



# **GARLAND**

## **AGENDA**

### **REGULAR MEETING OF THE CITY COUNCIL**

**City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
October 18, 2016  
7:00 p.m.**

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

The Duckworth Building is wheelchair accessible. Special parking is available on the north side of the building on Austin Street and may be accessed by a sloped ramp from the street to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

### **CITY COUNCIL GOALS 2020**

**(Adopted by Resolution No. 9402 on December 20, 2005)**

- **Sustainable quality development and redevelopment**
- **Financially stable government with tax base that supports community needs**
- **Defends rightful powers of municipalities**
- **Fully informed and engaged citizenry**
- **Consistent delivery of reliable City services**
- **Safe, family-friendly neighborhoods**
- **Embrace diversity**

## **MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS**

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

## **CONSENT AGENDA**

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the October 3, 2016 Regular Meeting.
2. Consider approval of the following bids:
  - a. **Marketplace Drive Water Improvements - Northwest Highway to Saturn Road** **Bid No. 6890-16**  
  
**Tri-Con Services, Inc.** **\$757,795.00**  
  
*This request is to provide for the construction of approximately 143 linear feet of 6-inch water line and 2,826 linear feet of 8-inch water line from Northwest Highway to Saturn Road.*
  - b. **GP&L Wylie Switchyard Substation Construction** **Bid No. 6293-16**  
  
**Front Line Power Construction** **\$125,121.51**  
  
*The purpose of this Change Order is to fund additional labor expenses incurred when the Wylie Switchyard Construction Project deadline was moved forward. The Change Order amount of \$238,352.31 includes \$113,230.80 of approved contingency funding, resulting in a balance of \$125,121.51 for approval.*



**c. Term Contract for Turbine and Generator Maintenance**

**Bid No. 6873-16**

**HPI, LLC.**

**\$750,000.00**

*This request is to provide turbine and generator maintenance and repair services on an as-needed basis. This will be a Term Contract with four optional renewals.*

**3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

**a. Zoning File No. Z 16-25, John Garfias (District 7)**

*Consider an ordinance amending the Garland Development Code of the City of Garland, by approving a Specific Use Provision for a Kiosk: Retail (Ice) on property zoned Community Retail (CR) District on a 1.08-acre tract of land located at 3015 Arapaho Road providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**b. Zoning File Z 16-36, City of Garland (District 1)**

*Consider an ordinance amending the Garland Development Code of the City of Garland, by approving a change in zoning from Single-Family-10 (SF-10) District to Agriculture (AG) District on a 44.0-acre tract of land located along Talley Road between Provence Road and Murphy Road; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**c. Zoning File Z 16-22, Wier & Associates (District 1)**

*Consider an ordinance amending the Garland Development Code of the City of Garland by approving 1) an amendment to Planned Development (PD) District 07-46 for Community Retail Uses and 2) a Detail Plan for Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window) on a 1.730-acre tract of land zoned Planned Development (PD) District 07-46 for Community Retail Uses and located on the west corner of the service road of President George Bush Turnpike and Elliott Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**4. Consider a resolution approving and funding a 2016-2017 Cycle 1 Neighborhood Vitality Matching Grant Projects.**

*The Community Services Committee (CSC) met on September 19, 2016 to review nine Neighborhood Vitality applications. The CSC is recommending that the applications be approved by Council.*

**5. Consider a resolution of the City Council of the City of Garland supporting financing the Cotton Belt Rail Line, resetting delivery date; and providing an effective date.**

*Council is requested to approve a resolution that supports the DART Board adopting a 20-year Financial Plan.*

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

**Speaker Regulations:**

**Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.**

**6. Hold public hearings on:**

- a. Consider the application of CBRE, Inc., requesting approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for an Elder Care - Nursing/Convalescent Care Facility. The property is located at the northwest corner of West Walnut Street and Peggy Lane. (File No. Z 16-27, District 8)**

*Being a 506,239 square feet or 11.6217-acre tract of land situated in the John W. Keen Survey, Abstract No. 738, City of Garland, Dallas County, Texas, being all of Lot 1R, Block 1, Baylor Medical Office, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Instrument No. 200600277215, Official Public Records, Dallas County, Texas, as conveyed to Baylor Health Care System by Special Warranty Deed recorded in Volume 2004239, Page 4474 and by Deed Without Warranty recorded in Instrument No. 200600149048, Official Public Records, Dallas County, Texas. The subject property is located at the northwest corner of West Walnut Street and Peggy Lane. The applicant requests approval of a zoning change and a Detail Plan for the development of a 129-bed skilled nursing facility on approximately 5.9 acres of the 11.6217-acre tract.*

- b. **Consider the application of The Dimension Group, requesting approval of Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. The subject property is located at 2435 West Miller Road. (File No. Z 16-29, District 8)**

*Being a 1.795 acre tract of land situated in the Thomas Burris Survey, Abstract No. 63, Dallas County, Texas, and being all of Lot 1 of Town & Country Addition, an addition to the City of Garland according to the plat recorded in Volume 96007, Page 1858, Plat Records, Dallas County, Texas (PRDCT). The subject property is located at 2435 West Miller Road. The applicant requests approval of a Specific Use Provision to convert a portion of an existing convenience store with gas pumps into a restaurant with drive-through service on approximately 1.795 acres.*

**7. Citizen comments.**

*Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.*

**8. Adjourn.**

*All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Verizon FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at [www.garlandtx.gov](http://www.garlandtx.gov). Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.*



**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**Agenda Item 1.**

**Meeting Date:** October 18, 2016

**Item Title:** Minutes of the October 3, 2016 Regular Meeting

**Submitted By:** Rene Dowl, City Secretary

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**Summary of Request/Problem**

**Consider approval of the minutes of the October 3, 2016 Regular Meeting.**

**Recommendation/Action Requested and Justification**

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**Attachments**

Minutes 10-03-2016

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The City Council of the City of Garland convened in regular session at 7:00 p.m. on Monday, October 3, 2016, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

**COUNCIL PRESENT:**

Mayor	Douglas Athas
Mayor Pro Tem	Scott LeMay
Council Member	David Gibbons
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	B. J. Williams
Council Member	Rich Aubin
Council Member	Lori Dodson
Council Member	James Cahill

**STAFF PRESENT:**

City Manager	Bryan L. Bradford
City Attorney	Brad Neighbor
City Secretary	Eloyce René Dowl

**CALL TO ORDER:**

The meeting was called to order by Mayor Douglas Athas. Council Member Goebel led the pledge and invocation.

**CEREMONIALS:**

Mayor Athas presented the National Association of Clean Water Agencies' Gold Peak Service Award for 2015 to Wes Kucera, Tim Walker, Matt Cast, Alex Stuart, Don Dudley, and Angel Perez for achieving 100% compliance in one calendar year at the Duck Creek Wastewater Treatment Plant.

Mayor Athas presented a special recognition to Jackie Galloway for winning a bronze medal representing the United States in Women's Taekwondo at the 2016 Rio Olympics.

**CONSENT AGENDA:**

All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Goebel to approve the Consent Agenda, seconded by Council Member Stanley, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 3a, 3b, 3c, 4, 5, and 6. Motion carried, 9 ayes, 0 nays.

**1. APPROVED\*\***

Approval of the Minutes of the September 20, 2016 Regular Meeting.

**2a. APPROVED\*\***

Bid No. 6815-16 to Techline, Inc. in the amount of \$217,096.39 which includes an optional contingency of \$21,299.20, for a total bid of \$238,395.59 for reconstruction materials.

This request is to purchase the materials needed for the Apollo to E. Richardson 138kV Transmission Line Reconstruction CIP project. Due to the complex nature of the project, an optional contingency is included for any additional materials that may be required.

**2b. APPROVED\*\***

Bid No. 6826-16 to T&D Solutions in the amount of \$607,779.00 which includes an optional contingency of \$60,000.00, for a total bid of \$667,779.00 for underground cable replacement.

This request is to replace five aging underground cable loops in GP&L's Distribution System as part of the Underground 200-Amp Loop Replacement CIP Program. This bid includes boring in poly conduit, pulling primary and secondary cable, and replacing transformers and pads. Due to the complex nature of the project, an optional contingency is included for any unforeseen work that may be required.

**2c. APPROVED\*\***

Bid No. 3529-13 to Hubbell Power Systems in the amount of \$123,934.00 for Substation Air Break Switches.

The purpose of this Change Order is to add additional funds to the Substation Air Break Switch Term Contract BL 06048. The current Term Contract has no renewals remaining and was recently re-bid. During the procurement process, Swindell and Apollo to E. Richardson projects required switches that exceeded the funding available on the expiring Term Contract. This Change Order represents a 49.5% increase to Term Contract BL 06048.

**2d. APPROVED\*\***

Bid No. 6975-16 to URETEK USA in the amount of \$1,378,768.00 for Roadway Soil Stabilization and Pavement.

This request is to inject polymer material beneath settled pavement slabs to stabilize the soil and lift the pavement to match the joints of adjacent slabs. This work will be performed on E. Centerville Road, S.H. 66 – Broadway Blvd.

**2e. APPROVED\*\***

Bid No. 5455-15 to Videotex Systems, Inc. in the amount of \$91,324.69 for City Hall AV, Presentation, and Broadcast System Improvements.

The purpose of this Change Order is to provide for necessary design, engineering, equipment, and installation services that were not included within the original scope of work. During the City Hall renovations, the need for additional services and resources emerged. This Change Order represents a 33.6% increase to the original Purchase Order 23632 in the amount of \$271,897.34. This project is funded in the 2016 CIP by Public Educational Governmental Fees collected from cable operators.

**2f. APPROVED\*\***

Bid No. 6987-16 to Holt Caterpillar in the amount of \$192,878.05 for Heavy Haul Trailers.

This request is to purchase four Heavy Haul Trailers to be used by the Street Department in their daily operations.

**3a. APPROVED\*\***

Ordinance No. 6860 amending the Garland Development Code of the City of Garland, by approving a Detail Plan for Fuel Pumps, Retail; Convenience Store; Restaurant and Retail Store on a 0.76-acre tract of land zoned Planned Development (PD) District 03-40/41 for Heavy Commercial Uses and located at 1012/1020 South First Street; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date. (File Z-16-11 Talim Song, District 2)

**3b. APPROVED\*\***

Ordinance No. 6861 amending the Garland Development Code of the City of Garland by approving 1) a Detail Plan for

Restaurant, Drive-Through and 2) a Specific Use Provision for a Restaurant, Drive-Through on property zoned Planned Development (PD) 13-32 District for (limited) Community Retail, on a 0.918-acre tract of land located at the northwest intersection of Broadway Boulevard and Guthrie Road and providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date. (File Z-16-19 Jay Woo, District 4)

3c. APPROVED\*\*

Ordinance No. 6862 amending the Garland Development Code of the City of Garland, by approving a Specific Use Provision for a High Risk Use on a 3.46-acre tract of land zoned Industrial (IN) District located at 3802 Miller Park Drive, providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date. (Z-16-28 Henry Company, LLC, District 6)

4. APPROVED\*\*

Approval by minute action of the 2016-17 Garland Cultural Arts Commission Inc.'s budget, and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" providing revenues for GCACI's continuing promotion of the cultural arts in Garland.

5. APPROVED\*\*

Approval by minute action authorizing the City Manager to execute an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health & Hospital System for Bio-Tel Services in the amount of \$90,929.52.

6. APPROVED\*\*

Resolution No. 10260 amending the authorized representatives for purposes of participation in the Texas Local Government Investment Pool; and providing an effective date.

Each entity that participates in the TexPool Investment Pools must appoint authorized representatives. Only authorized representatives have the ability to conduct transactions with TexPool. For security purposes, TexPool requires the governing body approve a resolution to amend existing



authorized representatives. Due to staff changes, Financial Services is requesting authorized representatives to TexPool be amended.

**7a. APPROVED**

Consider the application of Wier & Associates, Inc., requesting approval of 1) an amendment to Planned Development (PD) District 07-46 for Community Retail Uses and 2) a Detail Plan for Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window), on a 1.7-acre tract. The property is located at the intersection of President George Bush Turnpike and Elliot Avenue. (File No. Z 16-22, District 1)

Being approximately a 1.730-acre tract of land and identified as Lot 3, Block 3, Firewheel Hotel Addition, an addition to the City of Garland as shown on the Plat recorded in Instrument No. 20070204435 of the Map Records of Dallas County, Texas. The property is located on the west corner of the service road of President George Bush Turnpike and Elliott Avenue. The applicant proposes to develop the subject property with a medical office building.

Mayor Athas opened the hearing at 7:17 p.m. The speakers on this item were Josue De la Vega, Development Planner and Jake Fears, Civil Engineer for the applicant. A motion was made by Council Member Gibbons to approve the request based on staff and Plan Commission recommendation, seconded by Council Member Goebel to close the hearing at 7:30 p.m. Motion carried, 9 ayes, 0 nays.

**7b. APPROVED**

Consider the application of John Garfias, requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Ice) on property zoned Community Retail (CR) District. This property is located at 3015 Arapaho Road. (File No. Z 16-25, District 7)

Being a 1.08-acre lot, tract or parcel of land situated in the Frederick Moss Survey, Abstract No. 941, City of Garland,

Dallas County, Texas, being all of Lot 2, Block I of the Simon Addition, recorded in Volume 98146, Page 13, Map Records of Dallas County. The subject property is located at 3015 Arapaho Road. The applicant requests approval of a Specific Use Provision for the placement of a freestanding ice vending kiosk.

Mayor Athas opened the hearing at 7:31 p.m. The speakers on this item were Isaac Williams, Development Planner, Will Guerin, Planning Director, and Richard Sheehan. Richard Kline testified in opposition to the request. A motion was made by Mayor Pro Tem LeMay to approve the request based on staff and Plan Commission recommendation, with the consideration that staff and the applicant work on the inclusion of the architectural elements as discussed at this meeting, seconded by Council Member Dodson to close the hearing at 8:02 p.m. Motion carried, 9 ayes, 0 nays.

**7c. APPROVED**

Consider the application of City of Garland, requesting approval of a Change in Zoning from Single-Famil-10 (SF-10) District to Agricultural (AG) District. The properties are located from the 900 – 1400 block of Talley Road. (File No. Z 16-36, District 1)

The applicant requests approval of a Change in Zoning from Single-Family-10 (SF-10) District to Agricultural (AG) District to conform zoning to existing large lot residential development. The properties are located between Provence Boulevard and Murphy Road, along Talley Road.

Mayor Athas opened the hearing at 8:03 p.m. The speakers on this item were Kira Wauwie, Principal Development Planner, Michael Baker, and Lee Prigmore. Janie Brittain and Mike Bauer submitted responses in support of the request, but did not testify. A motion was made by Council Member Gibbons to approve the request based on staff and Plan Commission recommendation, with the exclusion of the lot at 1205 Talley Road, seconded by Council Member

Stanley to close the hearing at 8:19 p.m. Motion carried, 9 ayes, 0 nays.

8. APPROVED

Council is requested to consider setting a public hearing date to receive public comments on Land Use Assumptions, Roadway and Water Impact Fees, Capital Improvement Plan; and, to consider adopting Maximum Roadway and Water Impact Fees. Unless otherwise directed by Council, a public hearing will be scheduled for November 15, 2016 to review and consider approval of updated Land Use Assumptions, Roadway and Water Impact Fee Capital Improvement Plan, and a Maximum Roadway and Water Impact Fee.

Mayor Athas opened the discussion at 8:20 p.m. The speaker on this item was Will Guerin, Director of Planning. A motion was made by Mayor Pro Tem LeMay to set a Public Hearing for November 15, 2016, seconded by Council Member Dodson to close the discussion at 8:22 p.m. Motion carried, 9 ayes, 0 nays

9. APPOINTED

A vote was cast with 9 ayes and 0 nays as the following name was placed in nomination:

- Ozair Ali – Garland Youth Council – Nominated by: Council Member Gibbons, District 1

10. CITIZEN COMMENTS: None

11. ADJOURN:

There being no further business to come before the Council, Mayor Athas adjourned the meeting at 8:23 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**Agenda Item 2. a.**

**Meeting Date:** October 18, 2016

**Item Title:** Marketplace Drive Water Improvements - Northwest Highway to Saturn Road

**Submitted By:** Michael Polocek, Engineering Director

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**PURCHASE JUSTIFICATION:**

The purpose of this bid is to provide for the construction of approximately 143 linear feet of 6-inch water line and 2,826 linear feet of 8-inch water line from Northwest Highway to Saturn Road. Construction will include 3,874 square yards of pavement replacement.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$757,795.00
<b>TOTAL:</b>		<b>\$757,795.00</b>

Basis for Award: Lowest Responsible Bid

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**Fiscal Impact**

**Total Project/Account:** \$5,500,000  
**Expended/Encumbered to Date:** 3,590,570  
**Balance:** \$1,909,430  
**This Item:** 757,795  
**Proposed Balance:** \$1,151,635  
**Account #:** 220-4049-3019100-9214

**Fund/Agency/Project – Description and Comments:**

Water Commercial Paper CIP / Water / Distribution Lines (Up to 14-Inch) - Marketplace Drive Water Improvements

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**Attachments**

Bid Recap  
Executive Summary

## Location Map

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### **Fiscal Reference:**

Budget Type: CIP  
Fiscal Year: 2016  
Document Location: Page W02

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<b>Budget Director</b>	<b>Approval Date:</b>
<b>Approval:</b>	10/05/2016
Ron Young	

<b>Purchasing Director</b>	<b>Approval Date:</b>
<b>Approval:</b>	10/04/2016
Gary L. Holcomb	





**GARLAND**  
**PURCHASING EXECUTIVE SUMMARY**

Bid 6890-16  
Marketplace Drive Water Improvements

**Recommended Vendor:**  
Tri-Con Services, Inc.

**Total Recommended Award:**  
\$757,795.00

**Basis for Award:**  
Lowest Responsible Bid

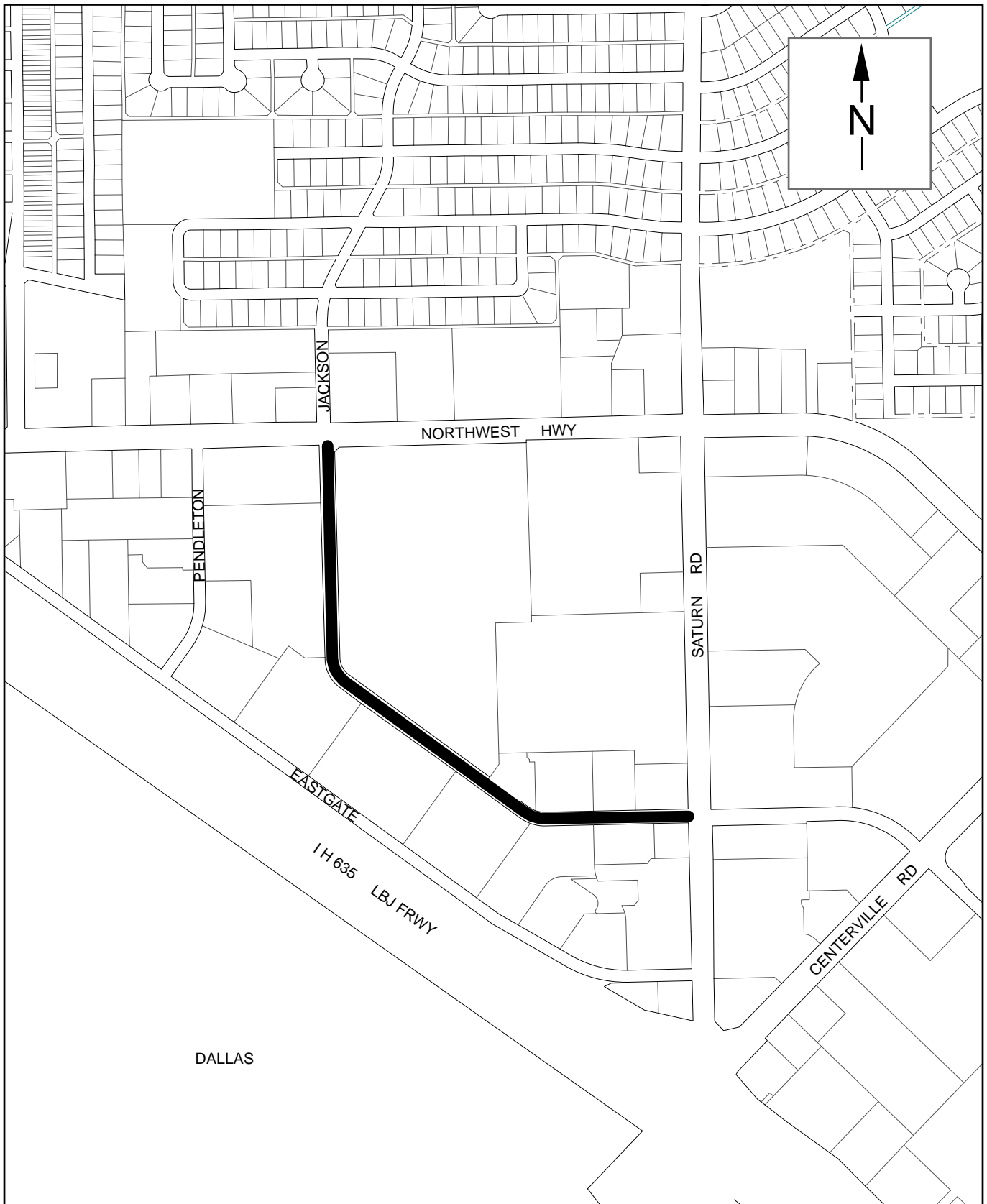
**Purpose:**  
The purpose of this bid is to provide for the construction of approximately 143 linear feet of 6 inch water line and 2,826 linear feet of 8 inch water line from Northwest Highway to Saturn Road. Construction will include 3,874 square yards of pavement replacement.

**Evaluation:**  
Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Tri-Con Services, Inc. submitting the lowest overall bid.

**Recommendation:**  
Staff recommends awarding the bid to Tri-Con Services, Inc.

**Funding Information:**  
220-4049-3019100-9214 (CW-191-CP-3-9214)

**Department Director:**  
Michael C. Polocek, P.E., Director of Engineering, 972-205-2178



**MARKETPLACE DRIVE  
WATER IMPROVEMENTS**

Scale: 1" = 600'
File: MrktplcDr.mxd
Date: 10/03/2016
Drawn: jmk

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**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**Agenda Item 2. b.**

**Meeting Date:** October 18, 2016

**Item Title:** GP&L Wylie Switchyard Substation Construction

**Submitted By:** Ross Owen, Director of Transmission & Distr

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**PURCHASE JUSTIFICATION:**

The purpose of this Change Order is to fund additional labor expenses incurred when the Wylie Switchyard Construction Project deadline was moved forward. The Change Order amount of \$238,352.31 includes \$113,230.80 of approved contingency funding, resulting in a balance of \$125,121.51 for approval.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Front Line Power Construction	All	\$125,121.51
<b>TOTAL:</b>		<b>\$125,121.51</b>

Basis for Award: Change Order

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**Fiscal Impact**

**Total Project/Account:** \$995,038  
**Expended/Encumbered to Date:** 762,251  
**Balance:** \$232,787  
**This Item:** 125,122  
**Proposed Balance:** \$107,665  
**Account #:** 217-3799-3174701-7111  
**Fund/Agency/Project – Description and Comments:**  
Electric CIP - Substations Upgrades

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**Attachments**

Bid Recap  
Executive Summary

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**Fiscal Reference:**

Budget Type: CIP  
Fiscal Year: 2016  
Document Location: Page E10

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<b>Budget Director</b>	<b>Approval Date:</b>
<b>Approval:</b>	10/05/2016
Ron Young	

<b>Purchasing Director</b>	<b>Approval Date:</b>
<b>Approval:</b>	10/04/2016
Gary L. Holcomb	





**GARLAND**  
**PURCHASING EXECUTIVE SUMMARY**

Bid 6293-16  
GP&L Wylie Switchyard Substation Construction

**Recommended Vendor:**

Front Line Power Construction

**Total Recommended Award:**

\$125,121.51

**Basis for Award:**

Change Order

**Purpose:**

The purpose of this Change Order is to fund additional labor expenses incurred when the Wylie Switchyard Construction Project deadline was moved forward. The Change Order amount of \$238,352.31 includes \$113,230.80 of approved contingency funding, resulting in a balance of \$125,121.51 for approval.

**Evaluation:**

Front Line Power Construction was awarded the original contract Purchase Order 24402 based on submitting the lowest total bid and receiving the highest evaluated score, thus offering the best value to the City.

**Recommendation:**

Staff recommends the approval of Change Order #1 to Purchase Order 24402.

**Funding Information:**

217-3799-3174701-7111

**Department Director:**

Ross Owen, Transmission & Distribution Director, 972-205-2667



**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**Agenda Item 2. c.**

**Meeting Date:** October 18, 2016

**Item Title:** Term Contract for Turbine and Generator Maintenance

**Submitted By:** Jeff Janke, Administration

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**PURCHASE JUSTIFICATION:**

The purpose of this bid is to provide turbine and generator maintenance and repair services on an as-needed basis. This will be a Term Contract with four (4) optional renewals.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
HPI, LLC.	All	\$750,000.00
<b>TOTAL:</b>		<hr/> \$750,000.00

Basis for Award: Best Value

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**Fiscal Impact**

**Total Project/Account:** \$2,846,257  
**Expended/Encumbered to Date:** 281,564  
**Balance:** \$2,564,693  
**This Item:** 750,000  
**Proposed Balance:** \$1,814,693  
**Account #:** 211-3434-7111  
**Fund/Agency/Project – Description and Comments:**  
Electric Operating Fund - Electric Plant

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**Attachments**

Bid Recap  
Executive Summary

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**Fiscal Reference:**

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page D-64

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<b>Budget Director Approval:</b>	<b>Approval Date:</b>
Ron Young	10/05/2016

<b>Purchasing Director Approval:</b>	<b>Approval Date:</b>
Gary L. Holcomb	10/04/2016

[illegible]



**GARLAND**  
**PURCHASING EXECUTIVE SUMMARY**

Bid 6873-16  
Term Contract for Turbine and Generator Maintenance

**Recommended Vendor:**

HPI, LLC.

**Total Recommended Award:**

\$750,000.00

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this bid is to provide turbine and generator maintenance and repair services on an as needed basis. This will be a Term Contract with four (4) optional renewals.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria of price, compliance to specifications, ability to provide a full range of services, and reputation/experience. HPI, LLC. received the highest evaluated score and submitted the lowest overall pricing, offering the best value for the City.

**Recommendation:**

Staff recommends awarding the bid including optional renewals to HPI, LLC.

**Funding Information:**

211-3434-7111

**Department Director:**

Dan Bailey, Energy Services Director, 972-205-2650





**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**Agenda Item 3. a.**

**Meeting Date:** October 18, 2016

**Item Title:** Z 16-25 John Garfias (District 7)

**Submitted By:** Isaac Williams, Development Planner

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**Summary of Request/Problem**

Zoning Ordinance Z 16-25 John Garfias

**Recommendation/Action Requested and Justification**

Consider adoption of attached ordinance.

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**Attachments**

Z 16-25 John Garfias Ordinance

Z 16-25 John Garfias Attachments

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**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A KIOSK: RETAIL (ICE) ON PROPERTY ZONED COMMUNITY RETAIL (CR) DISTRICT ON A 1.08-ACRE TRACT OF LAND LOCATED AT 3015 ARAPAHO ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on the 12th day of September, 2016, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **John Garfias**; and

**WHEREAS**, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:**

**Section 1.**

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Kiosk: Retail (Ice) on property zoned Community Retail (CR) District for a period of ten (10) years.

**Section 2.**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

**Section 3.**

The Garland Development Code, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

**Section 4.**

FILE NO. 16-25

Violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 5.**

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

**PASSED AND APPROVED** this\_\_\_\_\_ day of \_\_\_\_\_, 2016.

**THE CITY OF GARLAND, TEXAS**

By:

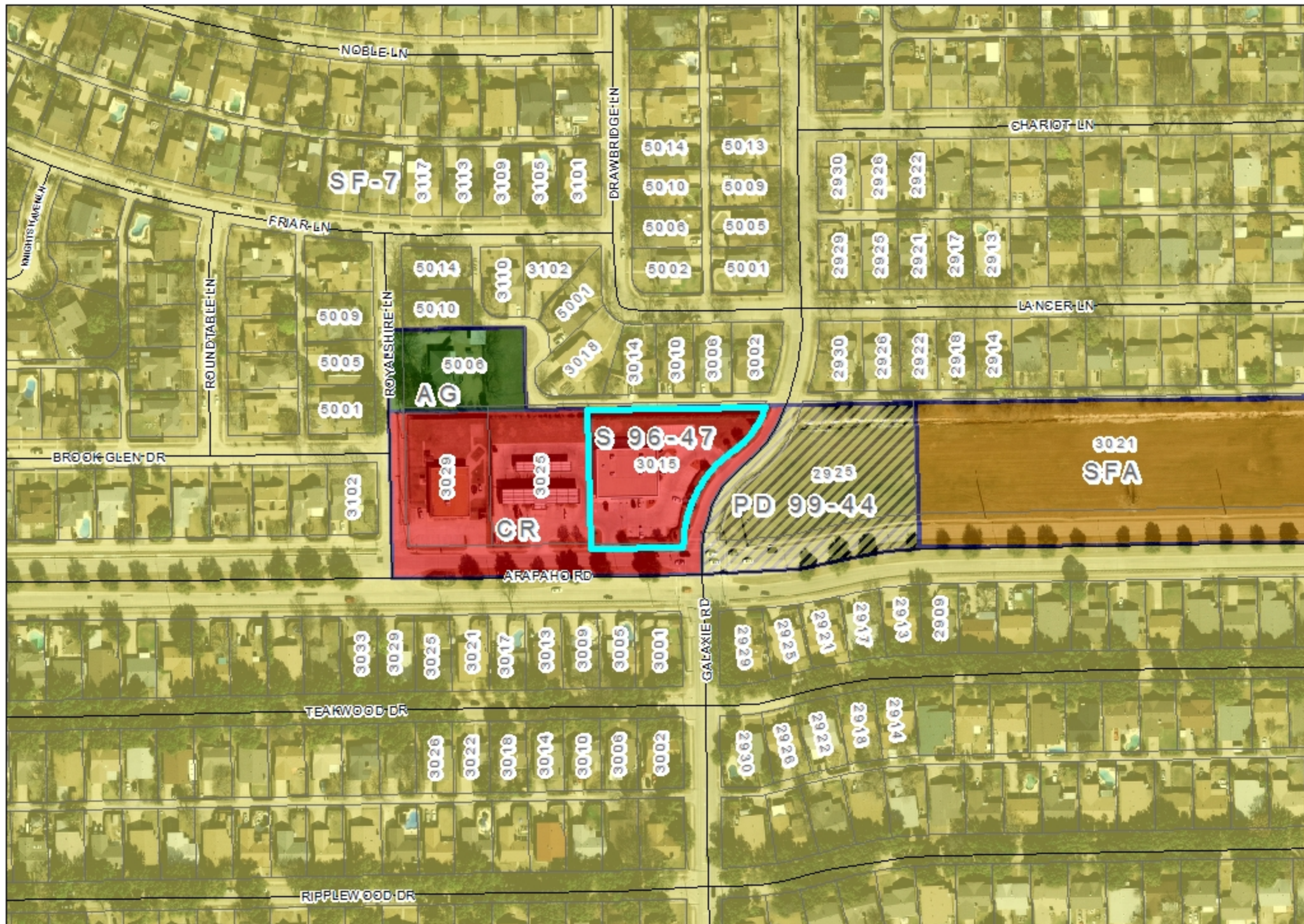
\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**Published:**






0 100 200 Feet  
1 inch = 200 feet

**ZONING**

**Z 16-25**

 INDICATES AREA  
OF REQUEST

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File 16-25**

Being a lot, tract or parcel of land situated in the Frederick Moss Survey, Abstract No. 941,

City of Garland, Dallas County, Texas, being all of Lot 2, Block I of the SIMON ADDITION, recorded in Volume

98146, Page 13, Map Records of Dallas County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found "x" in concrete at the southeast corner of said Lot 2, being at the intersection of the north line of Arapaho Road (100 foot right-of-way) and the west line of Galaxie Road (60 foot right-of-way);

THENCE South 89° 43' 03" West (bearing base from aforesaid plat 98146/13), a distance of 151.16 feet along said north line to a found 1/2-inch iron rod at the common south corner of said Lot 2 and Lot I of aforesaid Block I;

THENCE North 01° 04' 54" West, a distance of 227.83 feet along the common line of said Lots I and 2 to a point from which a found 1/2-inch iron rod bears North 64° 52' 50" West, a distance of 0.38 of one foot, said point being the common north corner of said Lots and being on the south line of a 15 foot alley;

THENCE North 89° 31' 30" East, a distance of 290.82 feet along said south alley line to a found 1/2-inch iron rod at the northeast corner of said Lot 2, being the intersection of said south line and the aforesaid west line of Galaxie Road, and being on a curve to the right having a radius of 134.06 feet;

THENCE along said west line and curve to the right, an arc distance of 90.46 feet, having a chord bearing and distance of South 36° 14' 16" West - 88.76 feet, to the beginning of a curve to the left having a radius of 190.00 feet;

THENCE continuing along said west line and curve to the left, an arc distance of 185.59 feet, having a chord bearing and distance of South 27° 42' 02" West - 178.30 feet, to the POINT OF BEGINNING and containing 47,021 square feet or 1.08 acres of land.



## **SPECIFIC USE PROVISION CONDITIONS**

### **ZONING FILE Z 16-25**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the operation of Kiosk, Self Service: Retail (Ice) subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
  - A. Specific Use Provision: The Specific Use Provision shall be effective for a period of 10 years.
  - B. Site Layout: The site layout shall remain in conformance with the site plan labeled Exhibit C.



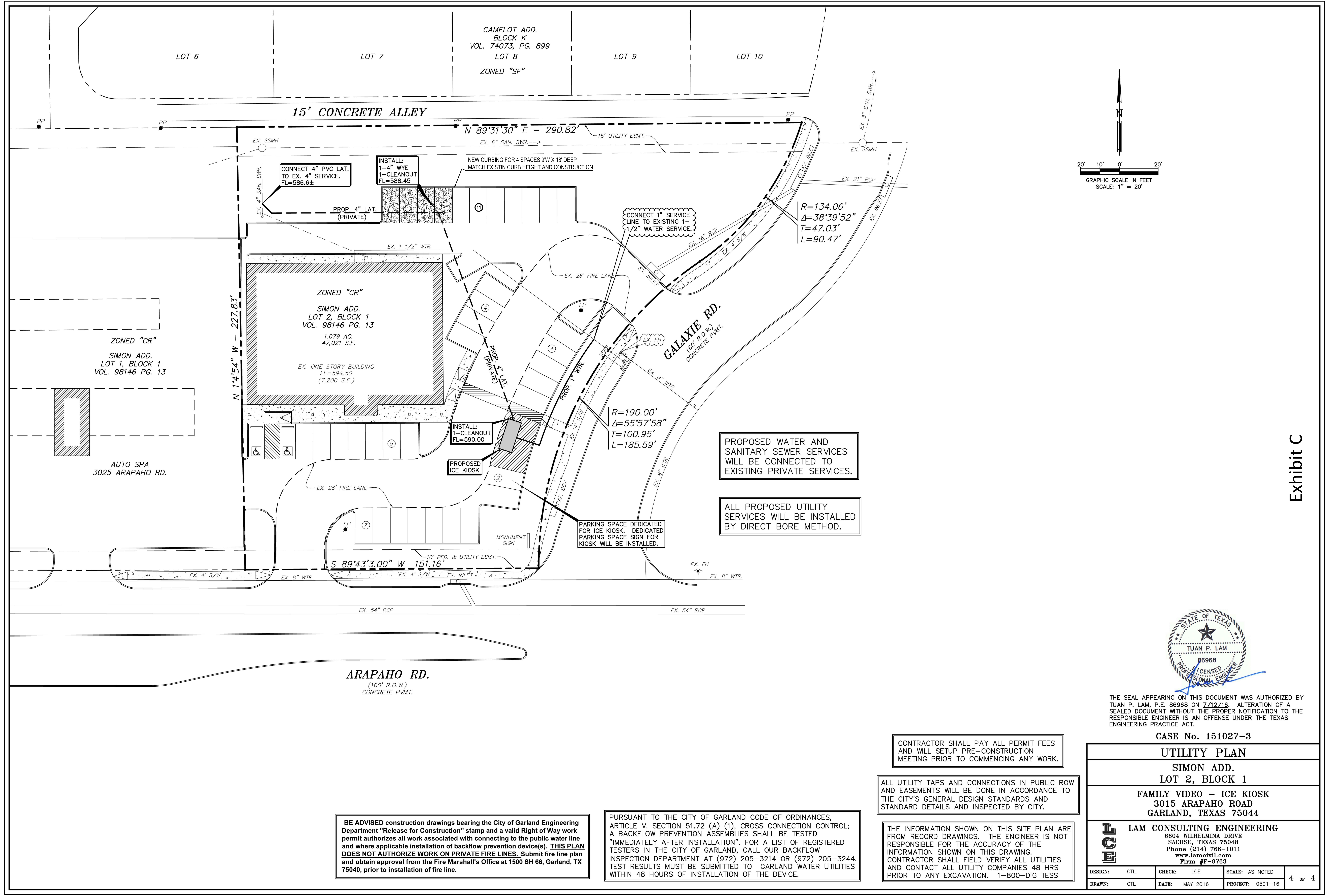


Exhibit C



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
TUAN P. LAM, P.E. 86968 ON 7/12/16. ALTERATION OF A  
SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE  
RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS  
ENGINEERING PRACTICE ACT.

CASE No. 151027-3

UTILITY PLAN

SIMON ADD.

LOT 2, BLOCK 1

FAMILY VIDEO - ICE KIOSK  
3015 ARAPAHO ROAD  
GARLAND, TEXAS 75044



LAM CONSULTING ENGINEERING

6804 WILHELMINA DRIVE  
SACHSE, TEXAS 75048  
Phone (214) 766-1011  
www.lamcivil.com  
Firm #F-9763

DESIGN:	CTL	CHECK:	LCE	SCALE:	AS NOTED
DRAWN:	CTL	DATE:	MAY 2016	PROJECT:	0591-16





**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**Agenda Item 3. b.**

**Meeting Date:** October 18, 2016

**Item Title:** Z 16-36 City of Garland (District 1)

**Submitted By:** Will Guerin, Planning Director

---

**Summary of Request/Problem**

Zoning Ordinance Z 16-36 City of Garland

**Recommendation/Action Requested and Justification**

Consider adoption of attached ordinance.

---

**Attachments**

Z 16-36 City of Garland Ordinance

Z 16-36 City of Garland Attachment

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ORDINANCE NO.

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM SINGLE-FAMILY-10 (SF-10) DISTRICT TO AGRICULTURE (AG) DISTRICT ON A 44.0-ACRE TRACT OF LAND LOCATED ALONG TALLEY ROAD BETWEEN PROVENCE ROAD AND MURPHY ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING FOR A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 26th day of September, 2016, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **City of Garland**; and

**WHEREAS**, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:**

**Section 1**

The Garland Development Code is hereby amended by approving a change in zoning from Single-Family-10 (SF-10) District to Agricultural (AG) District and located along Talley Road between Provence Road and Murphy Road more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

**Section 3**

The Garland Development Code, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

**Section 4**

Violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 5**

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

**PASSED AND APPROVED** this\_\_\_\_\_ day of \_\_\_\_\_, 2016.

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**Published:**

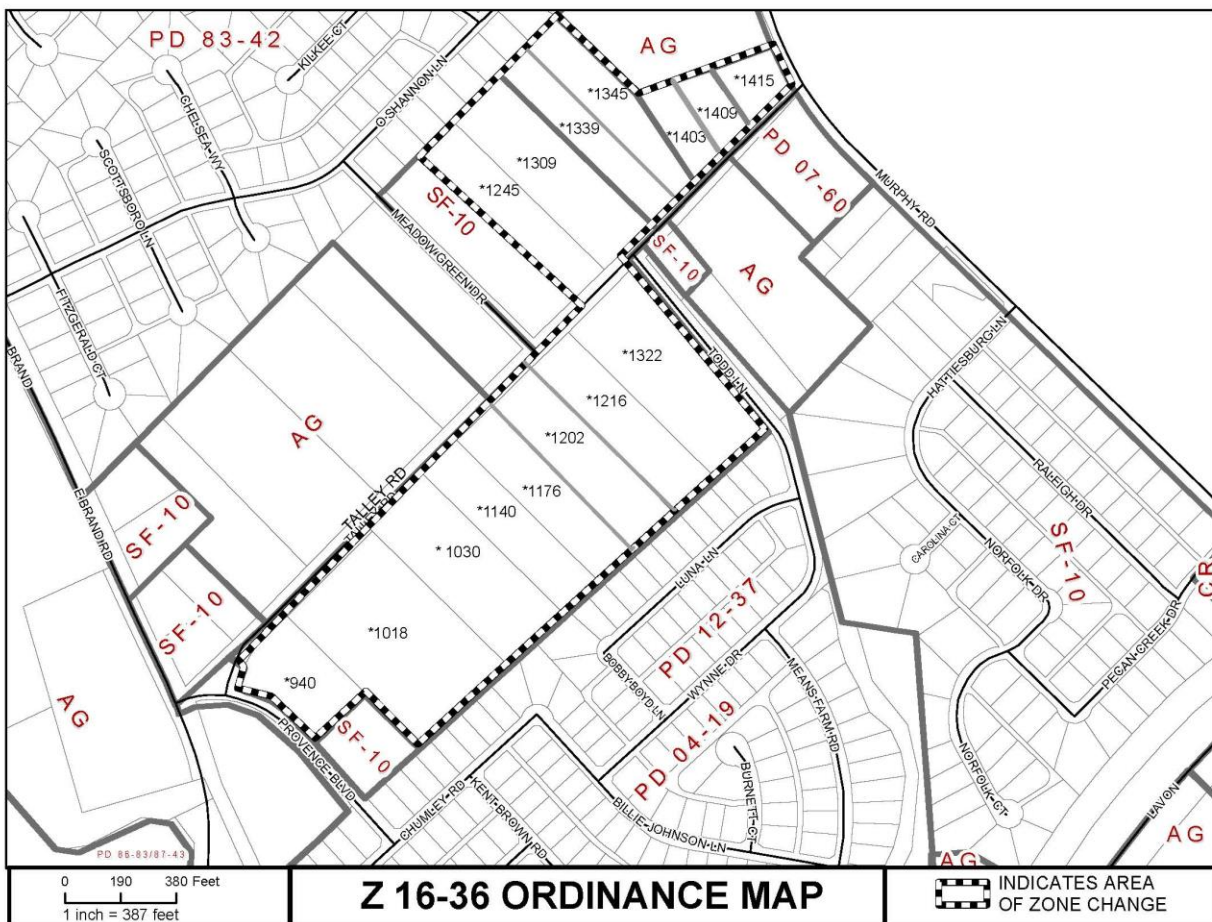
## EXHIBIT A

### PROPERTY "LEGAL" DESCRIPTION

### ZONING FILE 16-36

All that certain parcel of land situate in the County of Dallas, State of Texas, being known and designated as follows:

BEING a tract of land located along Talley Road between Province Road and Murphy Road, containing approximately 44 acres of land, more specifically shown on the following map.





**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**Agenda Item 3. c.**

**Meeting Date:** October 18, 2016

**Item Title:** Z 16-22 Wier & Associates (District 1)

**Submitted By:** Josue De La Vega, Development Planner

---

**Summary of Request/Problem**

Zoning Ordinance Z 16-22 Wier & Associates

**Recommendation/Action Requested and Justification**

Consider adoption of attached ordinance.

---

**Attachments**

Z16-22 Wier & Associates Ordinance

Z 16-22 Wier & Associates Attachments

---

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 07-46 FOR COMMUNITY RETAIL USES AND 2) A DETAIL PLAN FOR MEDICAL AND DENTAL OFFICE/CLINIC AND PHARMACY (WITHOUT DRIVE-THROUGH OR WINDOW) ON A 1.730-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 07-46 FOR COMMUNITY RETAIL USES AND LOCATED ON THE WEST CORNER OF THE SERVICE ROAD OF PRESIDENT GEORGE BUSH TURNPIKE AND ELLIOTT AVENUE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, at its regular meeting held on the 12<sup>th</sup> day of September, 2016, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an amendment to Planned Development (PD) District 07-46 for Community Retail Uses and 2) a Detail Plan for Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Drive-Through Window) made by **Wier & Associates, Inc.**; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the Garland Development Code would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:**

**Section 1**

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) District 07-46 for Community Retail Uses and 2) a Detail Plan for Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window) on a 1.730-acre tract of land zoned Planned Development (PD) District 07-46 for Community Retail Uses and located on the west corner of the service road of President George Bush Turnpike and Elliott Avenue

ZONING FILE NO. 16-22

and being more particularly described in Exhibit A, attached hereto and made a part hereof.

## **Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

## **Section 3**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

## **Section 4**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

## **Section 5**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

## **Section 6**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this \_\_\_\_\_day of\_\_\_\_\_, 2016.

**CITY OF GARLAND, TEXAS**

---

Mayor

ZONING FILE NO. 16-22

**ATTEST:**

---

City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 16-22**

Being approximately a 1.730-acre tract of land and identified as Lot 3, Block 3, Firewheel Hotel Addition, an addition to the City of Garland as shown on the Plat recorded in instrument No. 20070204435 of the Map Records of Dallas County, Texas. The property is located on the west corner of the service road of President George Bush Turnpike and Elliott Avenue, Garland, TX.

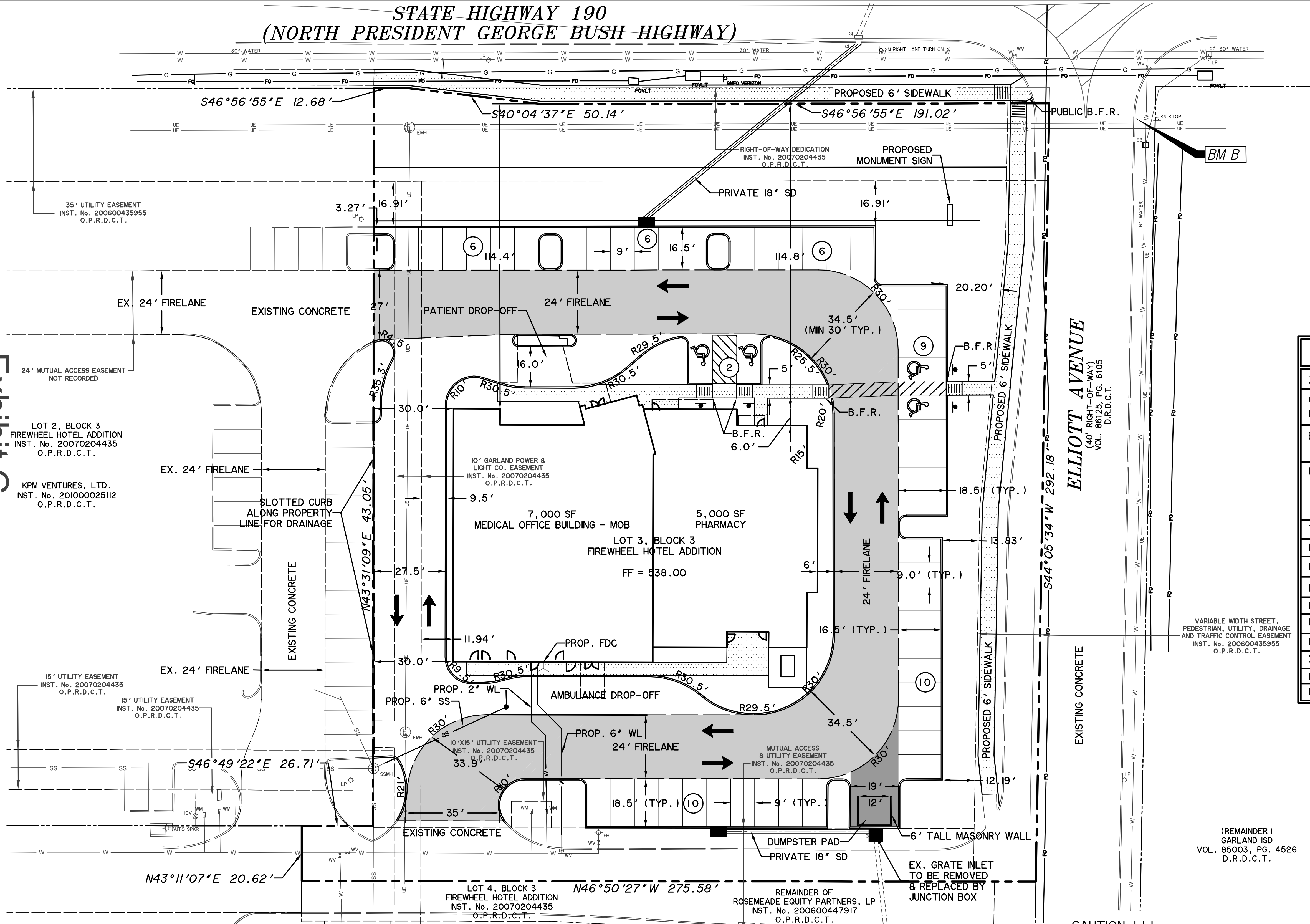


## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE Z 16-22**

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window).
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
  - A. Permitted Uses:** Only those uses as permitted in the Community Retail (CR) District. Restaurant, Drive-Through, however, is not a permitted use on the subject property.
  - B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
  - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
  - D. Signage:** Freestanding signage shall be limited to one monument sign along the service road of President George Bush Turnpike. Freestanding signage and attached signage shall comply with the applicable regulations in the Garland Development Code.

Exhibit C



LEGEND	
	PROPOSED LANDSCAPE SEEDING AREAS
	PROPOSED CONCRETE SIDEWALK
	5" - 3000 PSI CONC. (LIGHT DUTY)
	6" - 3600 PSI CONC. (MEDIUM DUTY)
	7" - 3600 PSI CONC. (DUMPSTER PAD)
	PARKING STALL COUNT
	EDGE OF PAVEMENT
	BARRIER FREE RAMP
	HANDICAP PARKING

SITE DATA	
ZONING	PLANNED DEVELOPMENT (CO)
CURRENT USE	VACANT
PROPOSED USE	MEDICAL OFFICE BUILDING - MOB
BUILDING AREA	MOB 12,000 S.F.
PARKING REQ'D.	MOB 1 SPACE/250 SF 12,000/250 SF = 48 SPACES MATERIAL: CONCRETE PAVEMENT
TOTAL PARKING PROVIDED	49
HANDICAP REQUIRED	2
HANDICAP PROVIDED	4
BUILDING HEIGHT PROPOSED	1 STORY
FINISHED FLOOR ELEVATION	538.00
LOT AREA GROSS	1.701 AC (74,098 S.F.)
IMPERVIOUS AREA	55,134 S.F.
% LOT COVERAGE	16.19 %
MAX FLOOR AREA RATIO	NONE
FLOOR AREA RATIO	0.16:1

**\* BENCHMARKS \***

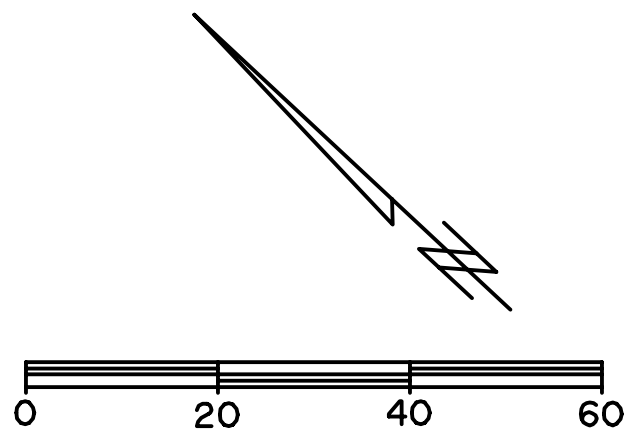
BM A - CITY OF GARLAND GPS MONUMENT #8, 3-INCH ALUMINUM DISC AT THE NORTH CORNER OF NAAMAN FOREST BLVD AND ELLIOTT AVE.  
ELEVATION = 528.91 FT.

BM B - AN "X" CUT ON THE SOUTHWEST END OF THE CURB RETURN ON THE SOUTHEAST SIDE OF ELLIOTT AVE, ABOUT 40 FEET SOUTHWEST OF THE EASTBOUND SERVICE ROAD OF GEORGE BUSH TURNPIKE.  
ELEVATION = 536.42 FT.

- GENERAL NOTES:
- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE BASED ON REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE GRAPHICAL REPRESENTATION OF THE UTILITIES SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES, BOTH HORIZONTALLY AND VERTICALLY. PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

CAUTION !!!  
UNDERGROUND UTILITIES



CASE NO. 160519-4

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.wierassociates.com

EMERGIS - FIREWHEEL  
LOT 3, BLOCK 3  
FIREWHEEL HOTEL  
ADDITION  
GARLAND, TEXAS

PLANNED DEVELOPMENT  
SITE PLAN

PRELIMINARY PLANS  
FOR PROJECT REVIEW.  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.  
Prepared By/Or Under  
Direct Supervision Of  
Jacob H. Fears, PE  
Texas Registration  
No. 93376  
On Date Shown Below.

COPYRIGHT ©  
WIER & ASSOCIATES, INC.  
LAST SHEET EDIT  
DATE 7/28/2016  
WA# 1542.01  
SHEET NO.  
07



LP

SDMH

b SN RIGHT LANE TURN ONLY

7,406 s.f. (10%)                      21,957 s.f. (30%)

1. 20' landscape buffer and one (1) tree and seven (7) shrubs per 30 l.f. adjacent to AA thoroughfare or larger.
2. 10' landscape buffer and one (1) tree per 30 l.f. adjacent to all other street types.
3. 75% max. turf in landscape buffer area.

1/333 511 (1.57/110)

feet in height within 2 years of installation.

1 5% of park

feet in height within 2 years of installation.

(40' RIGHT-OF-WAY)  
VOLI 86125 PG 6105

ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

SHRUBS/GROUND COVER						
AB	<i>Abelia grandiflora</i>	Glossy Abelia	40	5 gal.	container full, 24" height, 36" o.c.	
DBH	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	96	5 gal.	container full, 24" height, 36" o.c.	
KO	<i>Rose hybrida 'Raidtko'</i>	Double Knock Out Rose	18	5 gal.	container full, 20" spread, 24" o.c.	
LIR	<i>Liriope muscari 'Big Blue'</i>	Liriope 'Big Blue'	1565	4" pots	container full top of container, 12" o.c.	
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	460	1 gal.	container full, 18" o.c.	
NS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	34	7 gal.	container full to base, 36" ht., 36" o.c.	
NRG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'	89	5 gal.	container full, 20" spread 24" o.c.	
TS	<i>Leucophyllum frutescens 'Green Cloud'</i>	Texas Sage 'Green Cloud'	36	5 gal.	container full, 20" spread, 36" o.c.	
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes	

7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**VIA**  
**ENGINEERING**  
2201 E. LAMAR BLVD.  
DALLAS, TEXAS 75206

[illegible]

LOT 3, BLOCK 3  
FIREWHEEL  
HOTEL ADDITION  
GARLAND, TEXAS

## LANDSCAPE PLAN



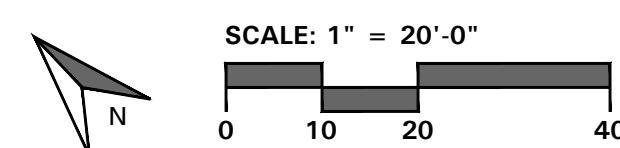
DATE	7/13/2016
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L1.01

# Exhibit D

**GENERAL TREE SURVEY NOTE:  
NO EXISTING TREES LOCATED ON SITE**

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

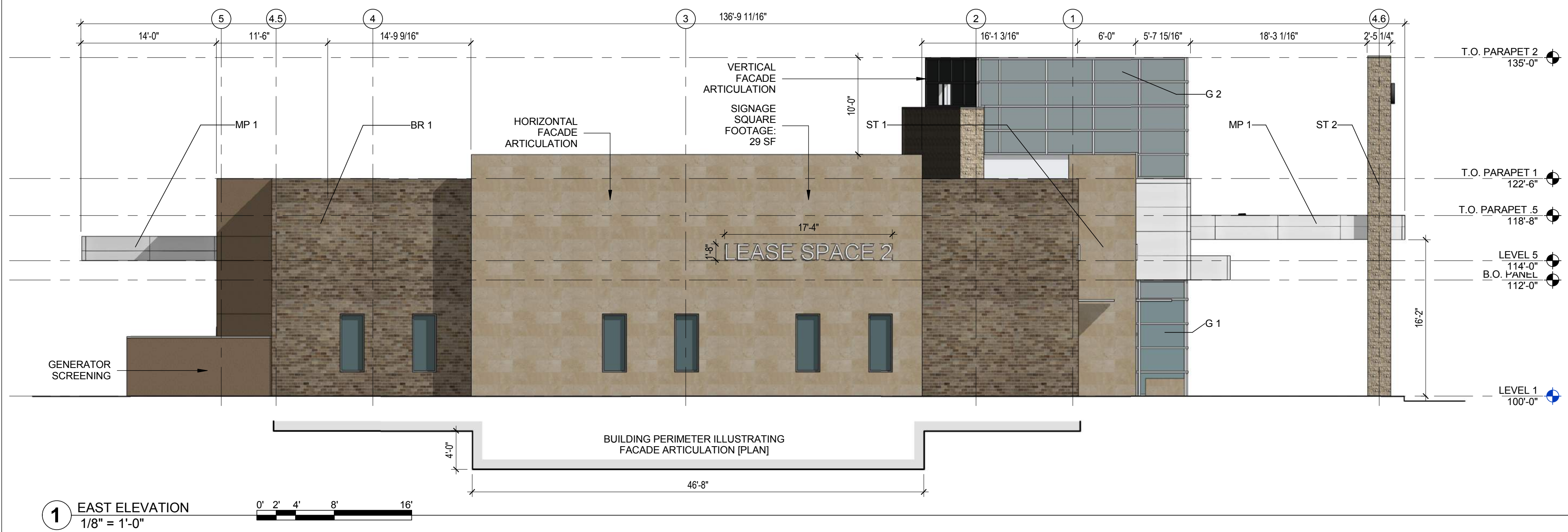


- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

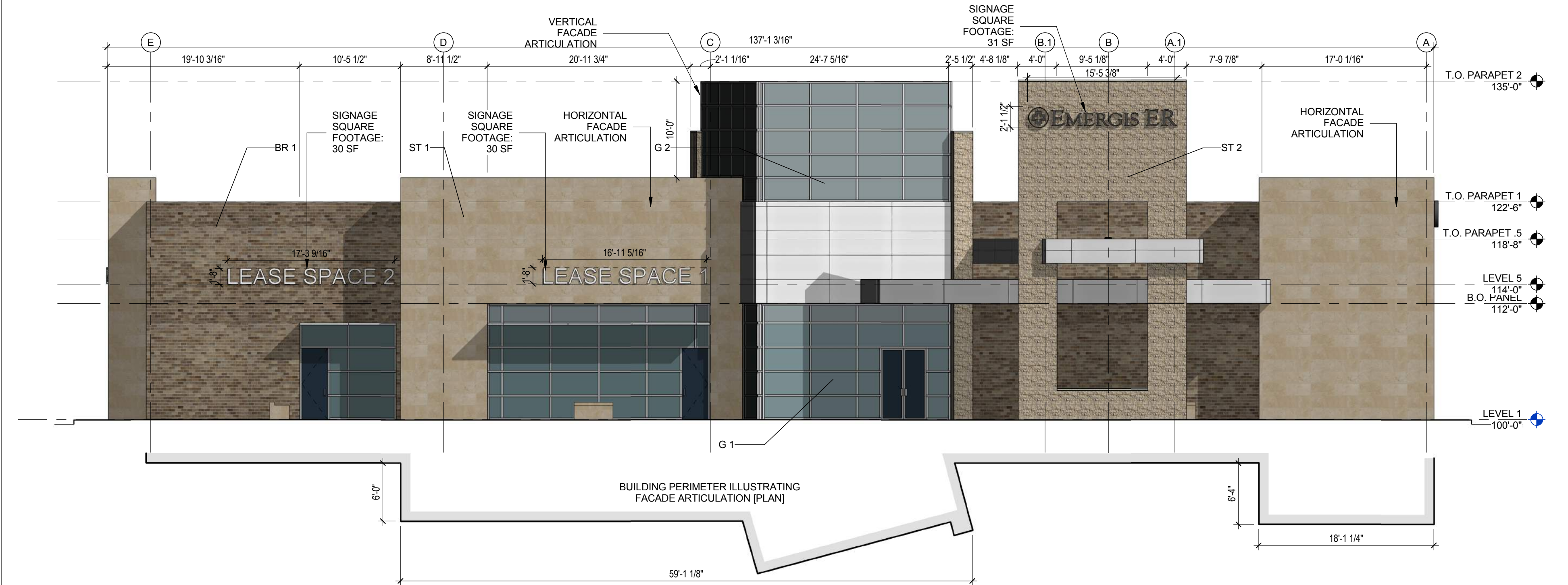




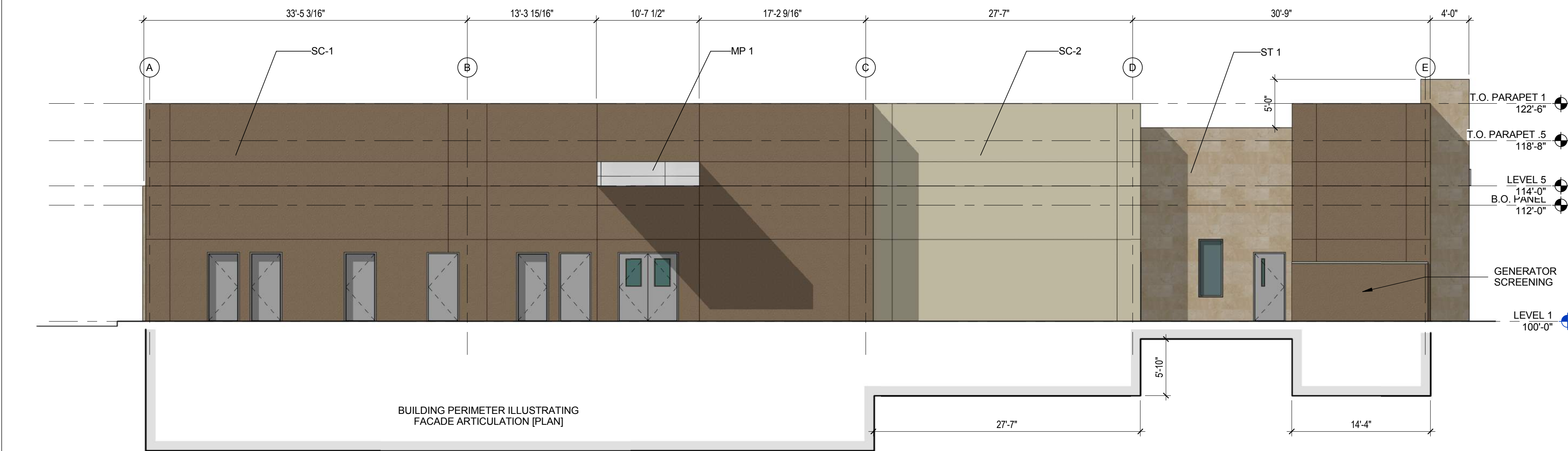




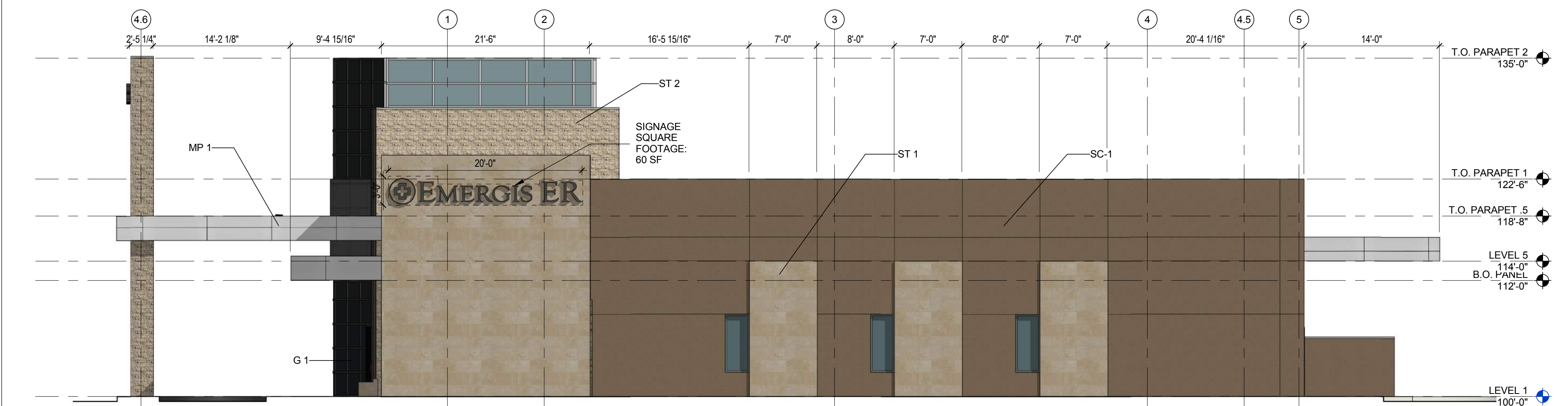
1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

**BRICK**  
BR 1: 919 SF [37 %]  
**STONE**  
ST 1: 1109 SF [44 %]  
ST 2: 207 SF [9 %]  
**METAL PANEL**  
MP 1: 259 SF [10 %]

**TOTAL AREA: 2494 SF**

**BRICK**  
BR 1: 1030 SF [37 %]  
**STONE**  
ST 1: 1158 SF [40 %]  
ST 2: 390 SF [14 %]  
**METAL PANEL**  
MP 1: 260 SF [9 %]

**TOTAL AREA: 2838 SF**

**STUCCO**  
SC 1: 2404 SF [85 %]  
**STONE**  
ST 1: 380 SF [13 %]  
ST 2: - SF [0 %]  
**METAL PANEL**  
MP 1: 48 SF [2 %]

**TOTAL AREA: 2832 SF**

**STUCCO**  
SC 1: 1361 SF [54 %]  
**STONE**  
ST 1: 832 SF [32 %]  
ST 2: 229 SF [9 %]  
**METAL PANEL**  
MP 1: 118 SF [5 %]

**TOTAL AREA: 2540 SF**



3D VIEW - FRONT



3D VIEW - BACK

**FACADE ARTICULATION:**

SECTION 4.83 (ILLUSTRATION 4-7) OF THE GARLAND DEVELOPMENT CODE REQUIRES HORIZONTAL BUILDING ARTICULATION OF BUILDINGS WITH LINEAR STREET-FRONTAGE GREATER THAN 80 FEET SHALL HAVE NO LESS THAN 30% OF THE TOTAL AREA OF THE FRONT FAÇADE OFFSET A MINIMUM OF 4 FEET. ALSO REQUIRED, IS VERTICAL ARTICULATION OF BUILDINGS GREATER THAN 50 FEET IN WIDTH TO HAVE NO LESS THAN 20% OFFSET OF 3 FEET. THE NORTH AND EAST FAÇADES OF THE PROPOSED EMERGIS COMPLIES WITH THESE REQUIREMENTS. THE 100 FOOT-LONG EAST FAÇADE PROVIDES 46'-7" [47%] OF HORIZONTAL ARTICULATION AND 26'-6" [27%] OF VERTICAL ARTICULATION. THE NORTH 136 FOOT-LONG FAÇADE PROVIDES 77' [57%] OF ARTICULATION AND 46'-6" [47%] OF VERTICAL ARTICULATION.

**SIGNAGE:**

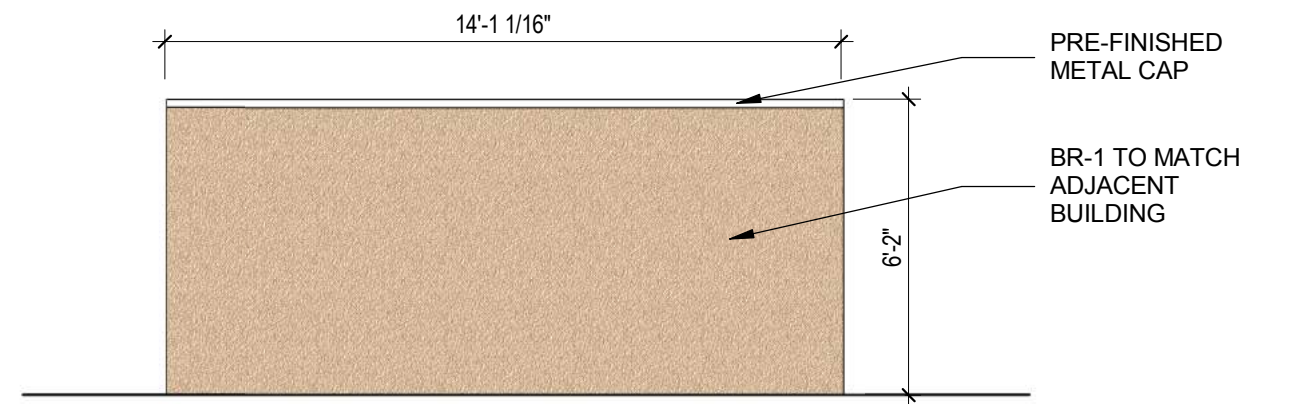
SECTION 4.78 OF THE GARLAND DEVELOPMENT CODE REGULATES SIGNAGE REQUIREMENTS ATTACHED TO BUILDING FAÇADES. THE EMERGIS ER SIGNAGE ON THE WEST, EAST AND NORTH FAÇADES COMPLY WITH SIGNAGE REQUIREMENTS IN REGARDS TO SIGNAGE AREA AND PLACEMENT.

**METAL PANEL :**

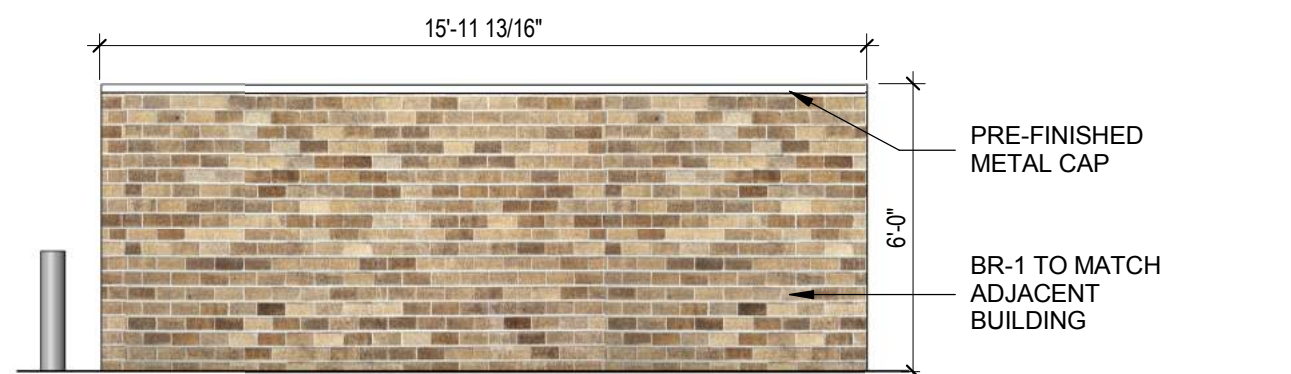
ALUCOBOND CHAMPAGNE METALLIC, BRUSHED 50, OR SIMILAR METALLIC-GRAY MATERIAL

**ARCHITECTURAL ELEMENTS:**

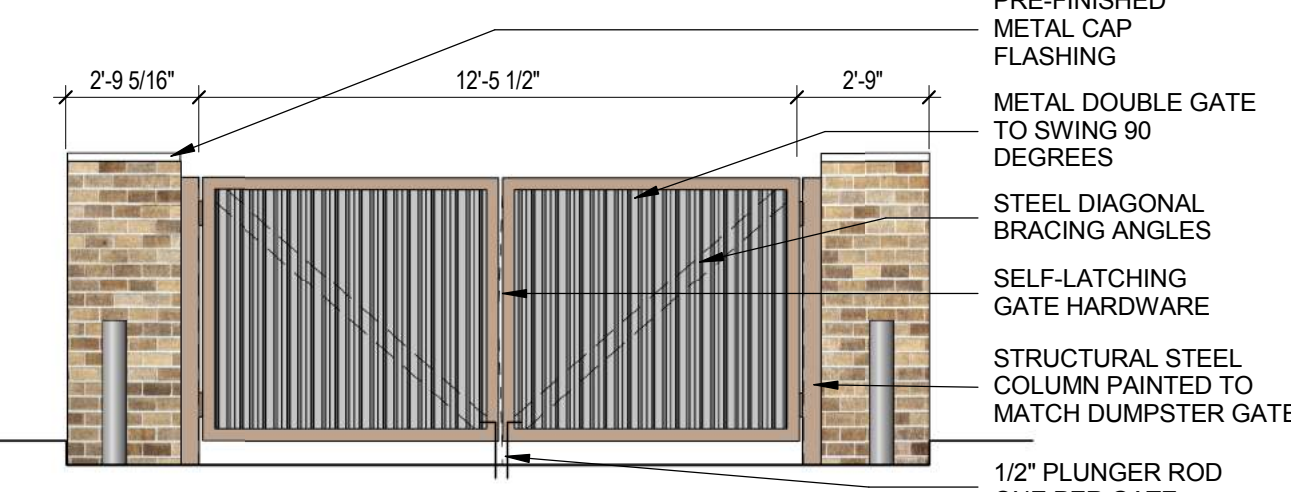
1. AWNINGS/CANOPIES
2. ALCOVES/PORTICOS
3. DIVIDED LIGHT WINDOWS
4. DISTINCTIVE LIGHTING FEATURES (BACK-LIT GLASS)
5. VARIED ROOF HEIGHTS
6. BENCHES FOR OUTDOOR SEATING



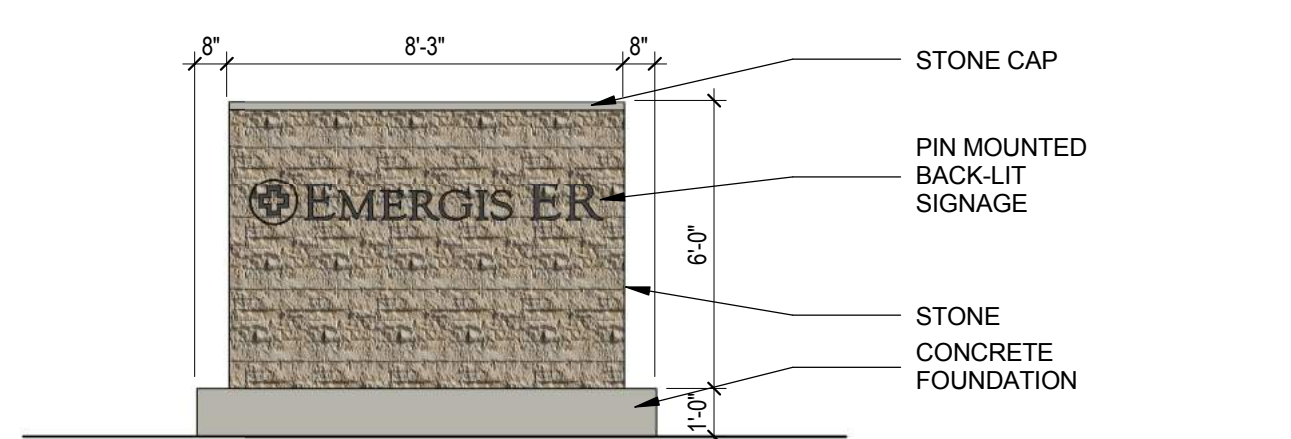
9 GENERATOR SCREENING  
1/4" = 1'-0"



8 DUMPSTER ELEVATION - WEST  
1/4" = 1'-0"



7 DUMPSTER ELEVATION - NORTH  
1/4" = 1'-0"



6 MONUMENT SIGN  
1/4" = 1'-0"

**ISSUES**

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

**REVISIONS**


This Document was produced by or under the direct supervision of  
**Registered Architect**  
**Tina Larsen**  
This document is incomplete and may not be used for regulatory approval, permit or construction.  
Date of issue:  
06/29/15

**MEDCORE EMERGIS  
FIREWHEEL**

Enter Project Address from the MANAGE tab> PROJECT INFORMATION> PROJECT ADDRESS

**EXTERIOR  
ELEVATIONS**

**JOB** 16010.0100  
**DATE** 09/19/16  
**SHEET**





**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**Agenda Item 4.**

**Meeting Date:** October 18, 2016

**Item Title:** Neighborhood Vitality Matching Grant Cycle 1

**Submitted By:** Scott Bollinger, Neighborhood Resource Manager

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**Summary of Request/Problem**

Council was briefed at the October 3rd Work Session regarding the application for Neighborhood Vitality Funding for the following neighborhood associations: Estates of Shiloh Ridge HOA, Fall Creek Estates HOA, Oaks at Firewheel HOA, Oaks at Stoney Creek HOA, Provence at Firewheel HOA, Spring Park HOA, Valley Creek No. 1 HOA, Villages of Valley Creek North HOA, and Wellington Run HOA.

The Community Services Committee had previously reviewed these applications and has recommended approval. Council directed that a Resolution be brought forward to fund these applications.

**Recommendation/Action Requested and Justification**

Consider adoption of attached resolution.

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**Attachments**

Neighborhood Vitality Matching Grant Attachment

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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING AND FUNDING A 2016-2017 CYCLE 1  
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND,  
TEXAS:**

**Section 1**

The Neighborhood Vitality Matching Grant Applications attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved according to the program guidelines. These funds will be appropriated as part of the annual Capital Improvement Program.

**Section 2**

That this resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED this the 18<sup>th</sup> day of October, 2016.**

**THE CITY OF GARLAND, TEXAS**

BY: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

## EXHIBIT A

### 2016-17 NEIGHBORHOOD VITALITY MATCHING GRANT APPLICATIONS Cycle 1

Applicant	Project	Fund Request	Council District
Estates of Shiloh Ridge HOA	Shiloh Rd Tree and Irrigation Installation	\$37,558.80	7
Fall Creek Estates HOA	Pavilion, Walking Trail, Exercise Stations, Creek Beautification/Erosion Control, Benches, rainwater harvesting stations for irrigation	\$75,000.00	1
Oaks at Firewheel HOA	ROW Enhancement & Beautification	\$16,989.37	1
Oaks at Stoney Creek HOA	Landscaping Grass for Beautification of Campbell Rd Corridor	\$8,875.41	1
Provence at Firewheel HOA	Tree and Landscaping Boulders Project	\$21,111.00	1
Spring Park HOA	Entryway Sign, Landscaping, and Parkway/Median enhancement	\$ 39,728.40	1
Valley Creek No. 1 HOA	Common Area Enhancement with Playground/Exercise Equipment and Playing Field	\$40,000.00	1
Villages of Valley Creek North HOA	Beautification of Pleasant Valley Corridor with ROW enhancements	\$21,995.00	1
Wellington Run HOA	Living Wall Beautification & Enhancement	\$1,217.00	3





**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**Agenda Item 5.**

**Meeting Date:** October 18, 2016

**Item Title:** DART Resolution

**Submitted By:** Paul Luedtke, Transportation Director

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**Summary of Request/Problem**

Council is requested to consider adoption of a resolution that supports the DART Board adopting a 20-year Financial Plan which includes:

- Rescheduling delivery of the Cottonbelt Rail from 2035 to 2022, and
- Constructing a second downtown light-rail line (D2) at the same time as the Cottonbelt Rail line.

**Recommendation/Action Requested and Justification**

Council is requested to consider adoption of a resolution that supports the DART Board adopting a 20-year Financial Plan.

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**Attachments**

DART Cotton Belt Extension Resolution

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## **RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, SUPPORTING FINANCING THE COTTON BELT RAIL LINE, RESETTling DELIVERY DATE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Garland has been a member of DART since its formation in 1983; and

**WHEREAS**, regional passenger rail service substantially benefits regional mobility, improves air quality initiatives, and improves the quality of life for all residents; and

**WHEREAS**, only the development of the full Cotton Belt Rail Line would connect D/FW International Airport with the northern areas of Dallas County and the southern areas of Collin County; and

**WHEREAS**, the City of Garland has strongly supported Transit-Oriented Development (TOD) as evidenced by the developments in downtown Garland; and

**WHEREAS**, the Dallas Area Rapid Transit Authority (DART) is considering resetting and advancing the delivery of the Cotton Belt Rail Line from 2035 to 2022; and

**WHEREAS**, the Dallas Area Rapid Transit Authority (DART) is also considering constructing a second downtown light-rail line (D2) at the same time as the Cotton Belt Rail Line; and

**WHEREAS**, the Cotton Belt Rail Line does not interfere with additional Federal Transit Administration grant funding and DART match for D2;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:**

### **Section 1**

That the City of Garland fully supports the DART Board's passage of a Fiscal Year 16/17 Budget that includes \$25M and \$29.3M, respectfully, in the Capital Budget to further the Cotton Belt Rail Line and Core Capacity projects.

### **Section 2**

That the City of Garland fully supports the DART Board's passage of a FY 17 Twenty-Year Financial Plan that: (1) includes the Cotton Belt Rail Line with service beginning in 2022 that includes all base project components, a "single seat" ride for the entire corridor, and that is completed as a single project from DFW International Airport to Shiloh Road; and (2) includes a second downtown light-rail line that utilizes a funding strategy composed of Federal Transit Administration grant dollars and a DART match.

### **Section 3**

That the City of Garland fully supports DART's efforts to proceed immediately with the application processes for grant funding from the Federal Transit Administration for the second downtown light-rail line and the Federal Railroad Administration's Railroad

Rehabilitation and Improvement Financing Program for the Cotton Belt Rail Line.

**Section 4**

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2016.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

### **Agenda Item 6. a.**

**Meeting Date:** October 18, 2016

**Item Title:** Z 16-27 CBRE, Inc. (District 8)

**Submitted By:** Isaac Williams, Development Planner

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### **REQUEST**

Approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for an Elder Care – Nursing/Convalescent Care Facility.

### **OWNER**

Baylor Health Care System

### **PLAN COMMISSION RECOMMENDATION**

On September 26, 2016, the Plan Commission by a vote of nine (9) to zero (0) recommended approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for an Elder Care – Nursing/Convalescent Care Facility.

### **STAFF RECOMMENDATION**

Staff recommends approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for an Elder Care – Nursing/Convalescent Care Facility.

### **BACKGROUND**

The applicant requests a change in zoning from Industrial to a Planned Development (PD) District for the development of a 64,607 square-foot, 88-unit skilled nursing facility named Canyon Creek Rehabilitation Suites. The facility will contain double and single occupancies for a total of 129 beds.

### **SITE DATA**

The subject site contains approximately 5.98 acres and fronts along West Walnut Street for approximately 301 feet, Peggy Lane for 750 feet and Marie Curie Boulevard for 530 feet. The now vacant tract was once a medical office complex; however, the site has been vacant since 2005.

### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Industrial (IN) District. The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some non-residential uses. The subject site is within a larger meandering industrial zoning district (approximately 23 acres), which includes a portion of the Baylor Medical Center at Garland Campus. The Nursing/Convalescent facility is not permitted within the Industrial (IN) District. Therefore, development of the site as proposed requires a change in zoning to a zoning district [Planned Development] where the use may be permitted.

## CONSIDERATIONS

1. The applicant proposes the development of a 64,607 square-foot, 129-bed Nursing/Convalescent Care Facility. The facility provides extended full-time care for those in need of convalescent or chronic care; Canyon Creek will contract physicians to provide the required oversight of the care given. The facility provides support services such as meals, laundry, housekeeping, transportation, social/recreational activities, and hairdressing either on-site or through contracted service. Also, the facility provides on-site hospice services through third party hospice providers.

2. **Building Design.** Canyon Creek consists of one single-story building. The proposed building meets the horizontal and vertical articulation requirements by utilizing mixed roof heights, and varying degrees of recesses and projections including alcoves and covered entries. The Building Elevation Plan reflects the incorporation of approved architectural design elements (e.g. distinct lighting features, transoms, awnings and canopies) as set forth in Chapter 4, Article 6 of the Garland Development Code.

Each external building elevation contains a 100 percent masonry façade that incorporates a predominantly stucco face with distinctive stone trims. The applicant utilizes variations in masonry color and material textures to complete an architecturally attractive aesthetic.

3. **Site Design.** Section 2.52 (A) (12) requires that indoor common or recreation areas must be provided at a rate of at least 100 square feet of gross floor area per dwelling unit; accordingly the site must provide 8,800 square feet of common area to accommodate the eighty-eight (88) units. The Detail Plan reflects a ratio of approximately eighty-six (86) square feet per dwelling unit for a total of 7,586 square feet. The applicant indicates that the common area provided is more than three times the State minimum of twenty (20) square feet per bed. The applicant also states that this standard is “more related to an assisted living or independent living facilities.” However, to mitigate the reduced indoor area, the facility will provide nearly 7,000 square feet of outdoor common area within enclosed courtyard spaces. The total common area provided between the indoor and outdoor spaces is 14,586 square feet and is provided at a ratio of 165.75 square feet per dwelling unit.

GDC Section 2.52 (A) (12) also requires the facility must provide a six-foot perimeter fence. The Detail Plan reflects development without the perimeter fencing. Typically, the perimeter fencing element of a senior living facility is a safety feature. The applicant has indicated that the facility will “ensure the safety and minimize unauthorized elopement from the facility with the use of delayed egress door hardware and audible alarms.” Staff recognizes that there are few “unauthorized elopement” deterrents that are fail proof, and those that are may not be desirable in all development settings. Also, staff recognizes that under most conditions, the perimeter fencing may be the most effective. However, the site

is within a mostly interconnected suburban neighborhood and campus setting where perimeter fencing may be less desirable. Staff and the Plan Commission have no objection to the development of the facility without the perimeter fencing.

4. **Landscape and Screening.** The GDC Section 2.52 (A) (12) requires senior living facilities to dedicate a minimum of forty (40) percent of the total site to landscaping, open space areas, pools and similar outdoor recreation activities. The Landscape Plan reflects the appropriate quantity of tree plantings and landscaping materials within the landscape buffers along Walnut Street, Peggy Lane and Marie Curie Boulevard. The parking area landscaping is designed in accordance with the standards of Chapter 4, Article 3 but also with a 38% increase in planting material. The development is compliant with the Landscape and Screening standards of Chapter 4 Article 3.
5. The GDC requires that Nursing/Convalescent Care facilities provide parking at a rate of 0.5 parking spaces per bed, which yields approximately sixty-five (65) parking spaces. The applicant states that “during a shift change, the facility would need close to 100 parking spots just to accommodate staff.” The applicant also states that “during a shift change, the incoming shift must be in the building and physically take over the care of the residents before the outgoing shift is able to leave.” The applicant proposes a minimum parking ratio of approximately 0.8 parking spaces for each bed for a total of 109 spaces. In accordance with the parking provisions in Section 4.20, the applicant has provided a certified parking study to support the additional parking demand. The study concluded that the increase in parking is justified and is in response to the patient care demands. The parking study recommends the site provide at least 109 spaces when accounting for alternate transportation modes (e.g. car pooling and public transit). Staff finds the parking ratio of 0.8 parking spaces as proposed is appropriate for the development.

## **COMPREHENSIVE PLAN**

The Envision Garland Plan 2030 Comprehensive Plan designates the site as Business Employment Center Building Block. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people.

Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Staff finds the request is consistent with the Envision Garland Plan 2030 Comprehensive Plan as it is the intent of the Business Employment Center Building Block to attract facilities such as the proposed use.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the south across West Walnut Street are zoned Single-Family-7 (SF-7) District and developed with single-family dwellings. Immediately to the east properties are zoned Community Office (CO) District, and are developed with low intensity medical office uses. The request only rezones a portion of the larger Industrial (IN) District and will thus remain along the western and northern property lines. Although twenty-three (23) acres of the surrounding area is zoned Industrial (IN) District, there are no traditional industrial uses in this area; industrial development would be contrary to the current development pattern.

The design of the building is contemporary in character and the scale of the overall development is compatible with the surrounding low impact commercial, ancillary health care and medical office buildings. The architectural building design and thoughtful landscape scheme provide a complimentary value to the surrounding area.

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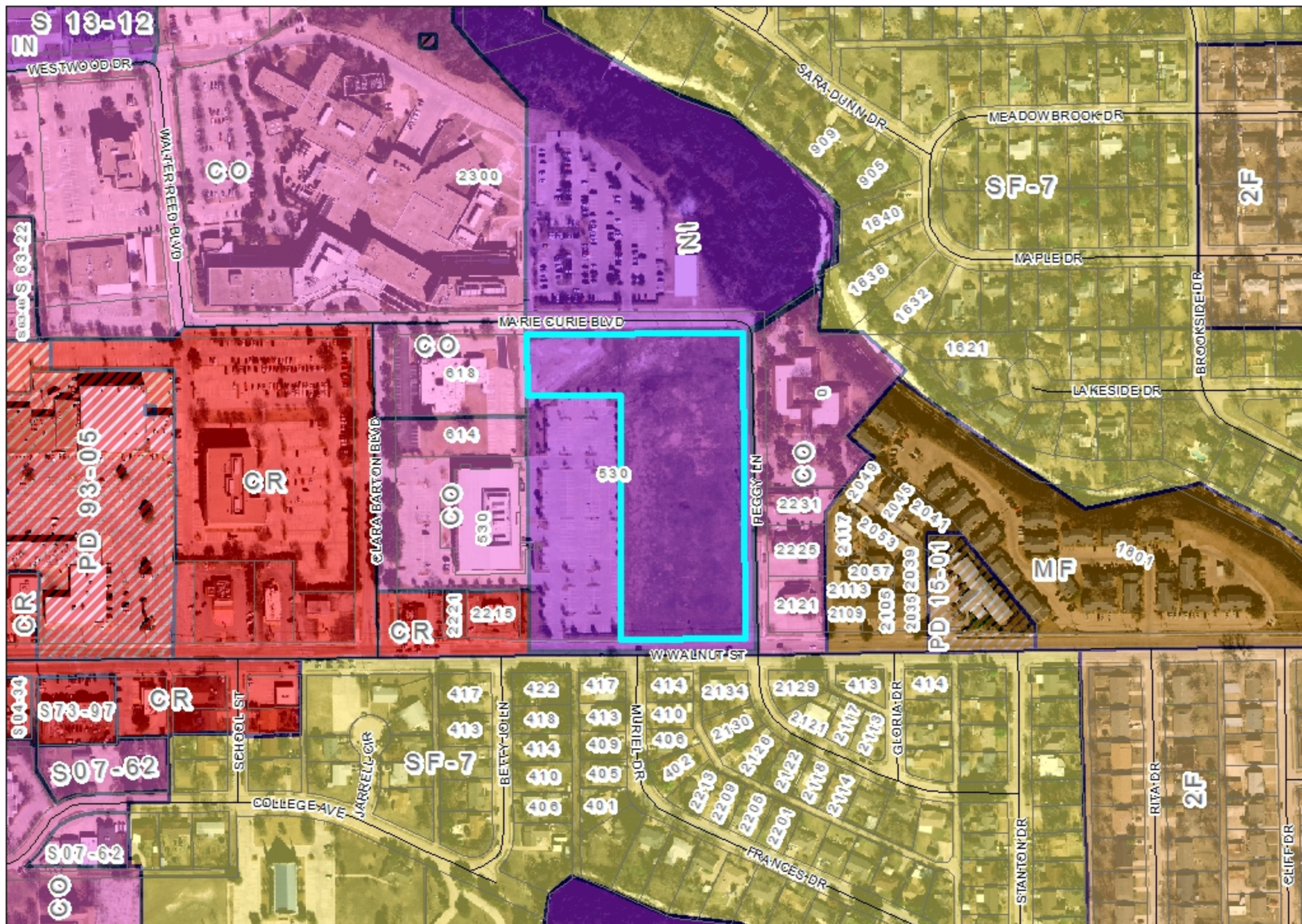
### **Attachments**

Z-16-27 CBRE

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0 150 300 Feet  
1 inch = 300 feet

**ZONING**

**Z 16-27**

 INDICATES AREA OF REQUEST



## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE Z 16-27**

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Elder Care - Nursing/Convalescent Care Facility.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
  - A. Permitted Uses:** No uses shall be permitted except for an Elder Care - Nursing/Convalescent Care Facility.
  - B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
  - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
  - D. Signage:** Freestanding signage shall be limited to monument signs and shall comply with the applicable regulations in the Garland Development Code.





Know what's below.  
Call before you dig.

BENCHMARK EL. 580.10  
ALUMINUM MONUMENT ON WEST ROW OF THE  
UNPLATTED TRACT 3

BENCHMARK EL. 569.30  
EXISTING WATER VALVE ON PEGGY LANE  
NORTH OF WALNUT STREET INTERSECTION

### ADDITIONAL NOTES

ALL MATERIALS SHALL CONFORM WITH CITY OF GARLAND STANDARDS AND SPECIFICATIONS, AND  
TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS  
LATEST EDITION AND THE CITY OF GARLAND ADDENDUM THERETO.

ALL SIDEWALKS SHALL BE CONSTRUCT AS BARRIER FREE RAMPS AS PER ADA/TAS/TDLR STANDARDS DETAILS

SEE ARCHITECT PLANS FOR THE BUILDING EXACT DIMENSIONS

## PROPOSED SITE PLAN

### PARKING REQUIREMENTS

TOTAL NUMBER OF SPACES REQUIRED (NURSING HOMES)  
1/2 BEDS (129/2=64.5)  
TOTAL NUMBER SPACES REQUIRED = 65  
TOTAL NUMBER SPACES PROVIDED = 109  
(INCLUDING 8 HANDICAP)  
TOTAL NUMBER OF HANDICAP SPACES REQUIRED (101-150) = 5  
TOTAL NUMBER OF HANDICAP SPACES PROVIDED = 8  
ALL PARKING STALLS 10'x18' UNLESS OTHERWISE NOTED

\*\* LANDSCAPE AREAS SHOW 40.35% OF THE TOTAL LOT ACREAGE  
AS REQUIRED PER CITY ORDINANCE (REFER TO LANDSCAPE PLANS)

= DENOTES SEE LANDSCAPING PLANS

(8) = DENOTES NUMBER OF CONTINUOUS PARKING STALLS

### LEGEND

#### EXISTING

- TREE
- M.B. MAIL BOX
- SIGN
- P.P. POWER POLE
- GUY
- P.P.W/BOX
- U.G.B. U'GND. CABLE BOX
- F.H. FIRE HYDRANT
- M.H. SEWER MANHOLE
- W.M. WATER METER
- G.M. GAS METER
- G.V. GAS VALVE
- W.V. WATER VALVE

#### PROPOSED

- TREE
- M.B. MAIL BOX
- SIGN
- P.P. POWER POLE
- GUY
- P.P.W/BOX
- U.G.B. U'GND. CABLE BOX
- F.H. FIRE HYDRANT
- M.H. SEWER MANHOLE
- W.M. WATER METER
- G.M. GAS METER
- G.V. GAS VALVE
- W.V. WATER VALVE
- F.D.C. FIRE DEPARTMENT CONNECTION

WALNUT STREET  
(60' RIGHT-OF-WAY)

MARIE CURIE BOULEVARD  
(60' RIGHT-OF-WAY)

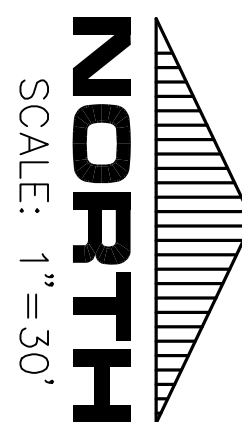


Exhibit C

**CAPCOO**  
ENGINEERING INC.  
Civil & Environmental Engineering  
13044 CR 192  
Tyler, Texas 75703  
Tel 903.531.9670  
Fax 903.531.9675  
TIRE REG. NO. F-4347

CANYON CREEK  
REHABILITATION SUITES  
PEGGY LANE  
GARLAND, TEXAS  
LEGAL DESCRIPTION  
BAYLOR MEDICAL OFFICE  
LOT 2 BLOCK 1  
CASE #160209-1  
by: **FUNDAMENTAL**

THIS DRAWING IS RELEASED UNDER  
THE AUTHORITY OF  
BRIAN E. CAPPS, P.E., TEXAS  
REGISTRATION NO. 82604, ON  
08-12-2016, FOR THE PURPOSES  
OF REVIEW ONLY. IT IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES.

Drawn By: Date: 5/15/2015 Project #: 160209-1  
Checked By: Date: 5/15/2015 Project #: 160209-1  
Scale: 1"=30' 12 AUG 2016  
11110448

PROPOSED  
SITE PLAN

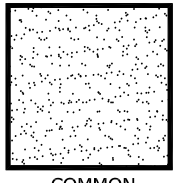
SHEET NO.  
**5**



LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-1 THROUGH L-3.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
  - VITAL EARTH COMPOST
  - BACK-TO-EARTH SOIL CONDITIONER
  - LIVING EARTH COMPOST
  - SOIL BUILDING SYSTEMS COMPOST
  - SILVER CREEK MATERIALS COMPOST
5. TOPDRESS ALL PLANTING AREAS WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
6. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
7. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

LANDSCAPE LEGEND



COMMON  
BERMUDA SOD  
(CYNODON DACTYLON)

- SOD INSTALLATION NOTES:
- a. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
  - b. ALL SUBGRADE SHALL BE RAKED SMOOTH, REMOVING ALL STONES, CLOUDS, AND DEBRIS.
  - c. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
  - d. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
  - e. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

TYPICAL MILSAP BOULDERS  
APPROX. 18-27 CF  
(EACH BOULDER)

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
LO	LIVE OAK	8	4" CAL.	12-14'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK	23	3" CAL.	10-12'	5-6'	NURSERY GROWN	
BO	BURR OAK	3	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACINIA MACROCARPA	28	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE	17	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
CMN	CRAPE MYRTLE	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
LGM	LITTLE GEM MAGNOLIA	1	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
PH	POSSUMHAW	2	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
FPR	FOREST PANSY REDBUD	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	NR STEVENS HOLLY	38	15 GAL.	4-5'	2-3'	CONTAINER GROWN	
ABB	AM. BEAUTYBERRY	3	5 GAL.	30"	24"	FULL	48"oc
OAK	OAKLEAF HYDRANGEA	15	5 GAL.	26"	20"	FULL	48"oc
EL	ELAEAGNUS	0	5 GAL.	30"	24"	FULL	48"oc
ZG	ZEBRA GRASS	5	5 GAL.	28"	18"	FULL	48"oc
LM	LINDHEIMER'S MUHLY	106	5 GAL.	28"	18"	FULL	48"oc
MS	MISCANTHUS	42	5 GAL.	28"	18"	FULL	48"oc
BPS	BLUE PRINCESS HOLLY	6	5 GAL.	20"	18"	FULL	36"oc
BP	BLUE PRINCE HOLLY	2	5 GAL.	20"	18"	FULL	36"oc
NP	NEEDLEPOINT HOLLY	130	5 GAL.	20"	18"	FULL	36"oc
SKY	SKY PENCIL HOLLY	69	5 GAL.	20"	12"	FULL	36"oc
SLY	SOFTLEAF YUCCA	9	5 GAL.	18"	18"	FULL	36"oc
RY	RED YUCCA	76	5 GAL.	18"	18"	FULL	36"oc
TRK	TURK'S CAP	14	5 GAL.	20"	18"	FULL	42"oc
IH	INDIAN HAWTHORN	119	5 GAL.	12"	15"	FULL	30"oc
RM	ROSEMARY	24	5 GAL.	18"	15"	FULL	36"oc

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
GM	GULF MUHLY	75	3 GAL.	15"	15"	FULL	36"oc
DP	DWARF PITTOSPORUM	48	3 GAL.	12"	15"	FULL	30"oc
DR	DRIFT ROSE	29	3 GAL.	12"	12"	FULL	24"oc
DC	DWARF CHINESE HOLLY	36	3 GAL.	12"	12"	FULL	24"oc
LOR	LOROPETALUM	115	3 GAL.	12"	12"	FULL	30"oc
CN	COMPACT NANDINA	74	3 GAL.	15"	12"	FULL	30"oc
GSN	GULFSTREAM NANDINA	228	3 GAL.	12"	12"	FULL	24"oc
HDN	HARBOR DWF NANDINA	73	3 GAL.	8"	12"	FULL	24"oc
DAY	DAYLILLY	271	1 GAL.	10"	12"	FULL	18"oc
DLY	DAYLILLY	104	1 GAL.	8"	10"	FULL	18"oc
MFG	MEX FEATHERGRASS	204	1 GAL.	10"	10"	FULL	18"oc
LI	LOUISIANA IRIS	51	1 GAL.	12"	8"	FULL	18"oc
ISO	IRIS LOUISIANA	228	1 GAL.	12"	8"	FULL	18"oc
GIA	GIANT LIRIOPE	230	1 GAL.	12"	12"	FULL	18"oc
GL	GREEN LIRIOPE	390	1 GAL.	8"	10"	FULL	18"oc
VL	VARIEGATED LIRIOPE	126	1 GAL.	8"	10"	FULL	18"oc
HTR	HORSETAIL REED	36	1 GAL.	12"	8"	FULL	18"oc
SG	SOCIETY GARLIC	18	1 GAL.	8"	10"	FULL	18"oc
HRS	HOSTA ROYAL STAND.	10	1 GAL.	8"	10"	FULL	30"oc
HFR	HOSTA 'FRANCE'	42	1 GAL.	8"	10"	FULL	30"oc
PW	WINTERCREEPER	320	1 GAL.	MIN. 5 - 15"	RUNNERS		18"oc
AJ	ASIAN JASMINE	574	1 GAL.	MIN. 5 - 12"	RUNNERS		18"oc
WS	WOOLY STEMODIA	223	4" POT	4"	6"	FULL	12"oc
OPH	OPHIPOGON	90	4" POT	3"	4"	FULL	12"oc
AN	ANNUALS	80	4" POT	TO BE DETERMINED			9"oc
SE	STEEL EDGING	2263	LIN. FT.	REF. DETAIL			

LANDSCAPE REQUIREMENTS

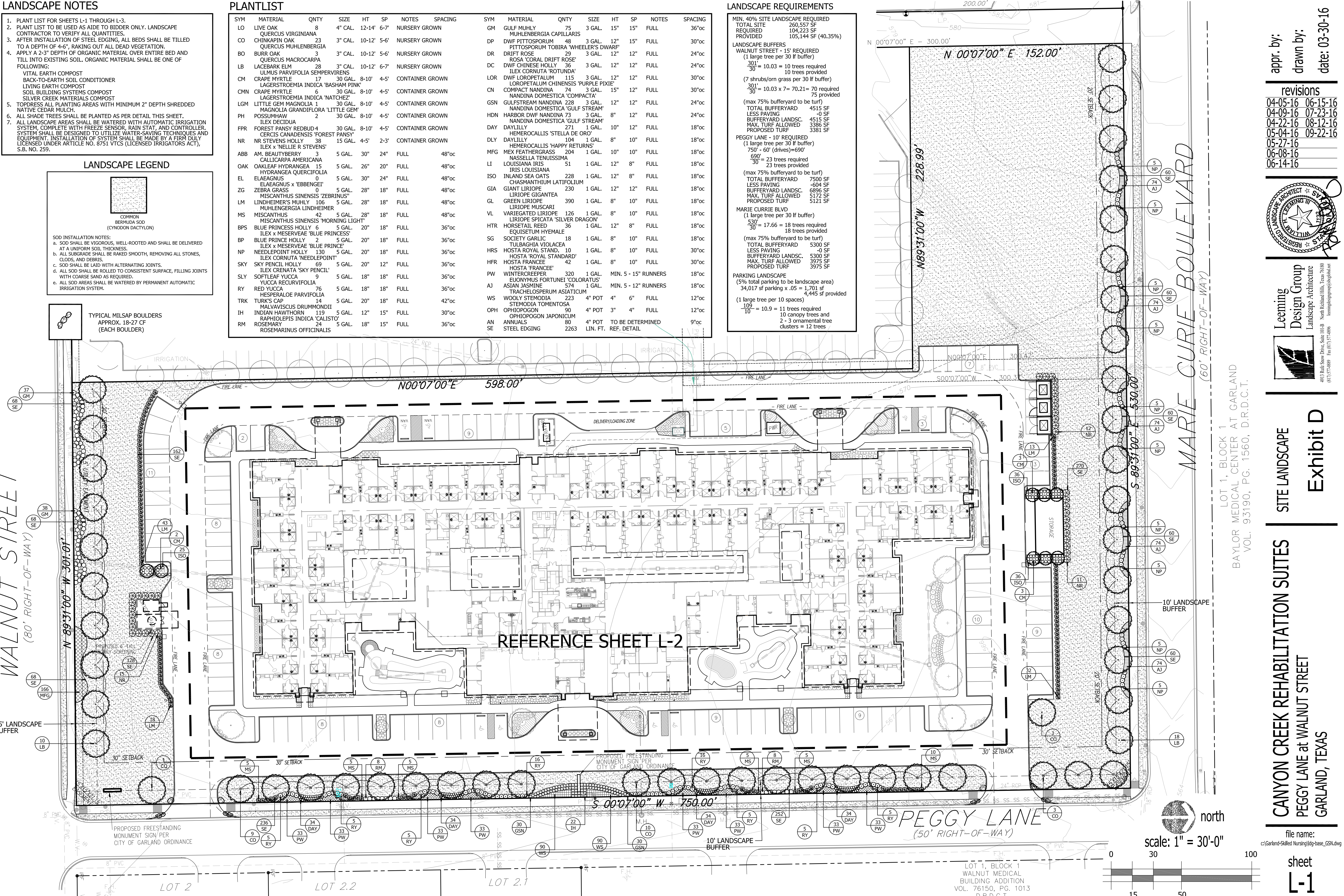
MIN. 40% SITE LANDSCAPE REQUIRED  
TOTAL SITE 260,557 SF  
REQUIRED 104,223 SF  
PROVIDED 105,144 SF (40.35%)

LANDSCAPE BUFFERS  
WALNUT STREET - 15' REQUIRED  
(1 large tree per 30 lf buffer)  
301' = 10.03 = 10 trees required  
30' = 10 trees provided  
(7 shrubs/orn grass per 30 lf buffer)  
301' = 10.03 x 7 = 70.21 = 70 required  
75 provided  
(max 75% bufferyard to be turf)  
TOTAL BUFFERYARD 4515 SF  
LESS PAVING -0 SF  
BUFFERYARD LANDSC. 4515 SF  
MAX. TURF ALLOWED 3386 SF  
PROPOSED TURF 3381 SF

PEGGY LANE - 10' REQUIRED  
(1 large tree per 30 lf buffer)  
750' - 60' (drives)=690'  
690' = 23 trees required  
30' = 23 trees provided  
(max 75% bufferyard to be turf)  
TOTAL BUFFERYARD 7500 SF  
LESS PAVING -604 SF  
BUFFERYARD LANDSC. 6896 SF  
MAX. TURF ALLOWED 5172 SF  
PROPOSED TURF 5121 SF

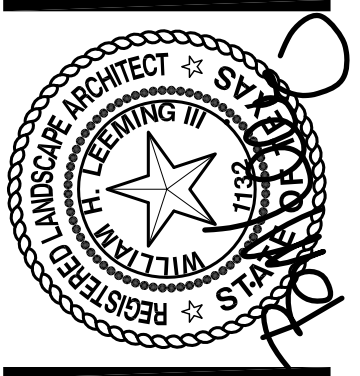
MARIE CURRIE BLVD  
(1 large tree per 30 lf buffer)  
530' = 17.66 = 18 trees required  
18 trees provided  
(max 75% bufferyard to be turf)  
TOTAL BUFFERYARD 5300 SF  
LESS PAVING -45 SF  
BUFFERYARD LANDSC. 5300 SF  
MAX. TURF ALLOWED 3975 SF  
PROPOSED TURF 3975 SF

PARKING LANDSCAPE  
(5% total parking to be landscape area)  
34,017 sf parking x .05 = 1,701 sf  
1,445 sf provided  
(1 large tree per 10 spaces)  
109' = 10.9 = 11 trees required  
10 canopy trees and  
2 - 3 ornamental tree  
clusters = 12 trees



apr. by:  
drawn by:  
date: 03-30-16

revisions  
04-05-16 06-15-16  
04-09-16 07-23-16  
04-22-16 08-12-16  
05-04-16 09-22-16  
05-27-16  
06-08-16  
06-14-16



Leeming  
Design Group  
Landscape Architecture  
4013 Buik Snow Drive, Suite 100-B North Richland Hills, Texas 76180  
(817) 577-5889 Fax: (817) 577-5896  
leemingdesigngroup@earthlink.net

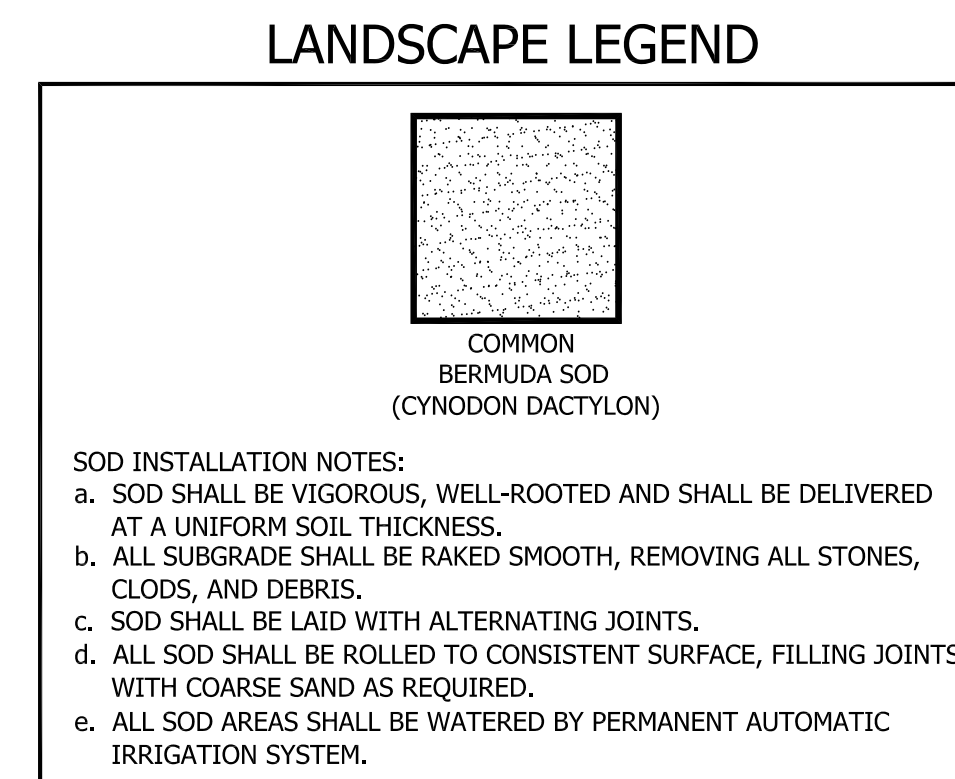
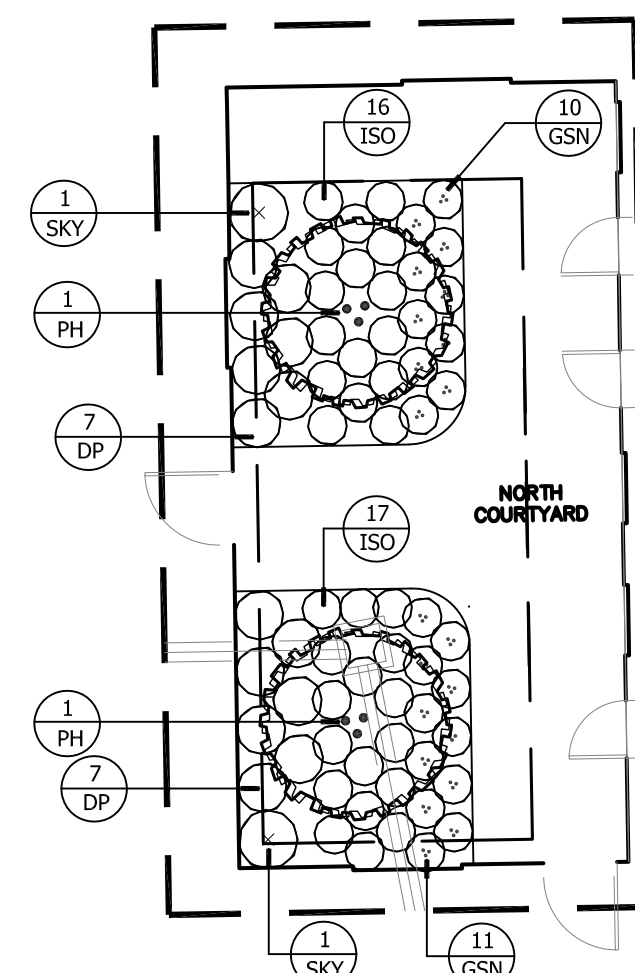
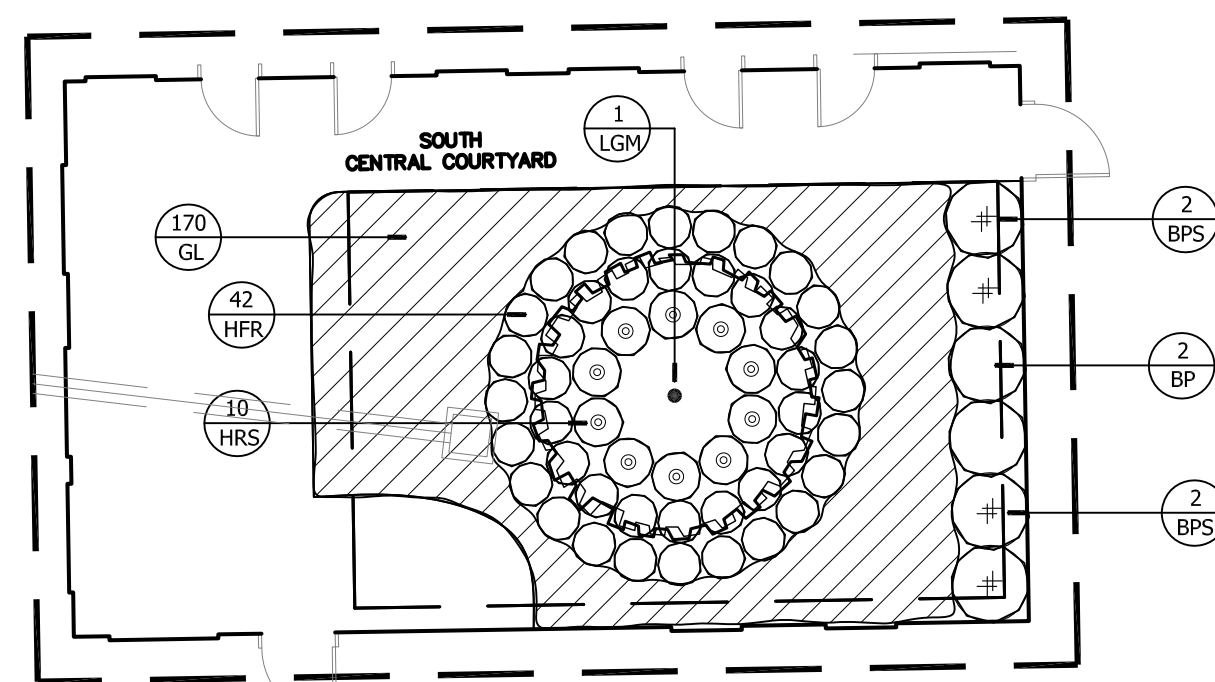
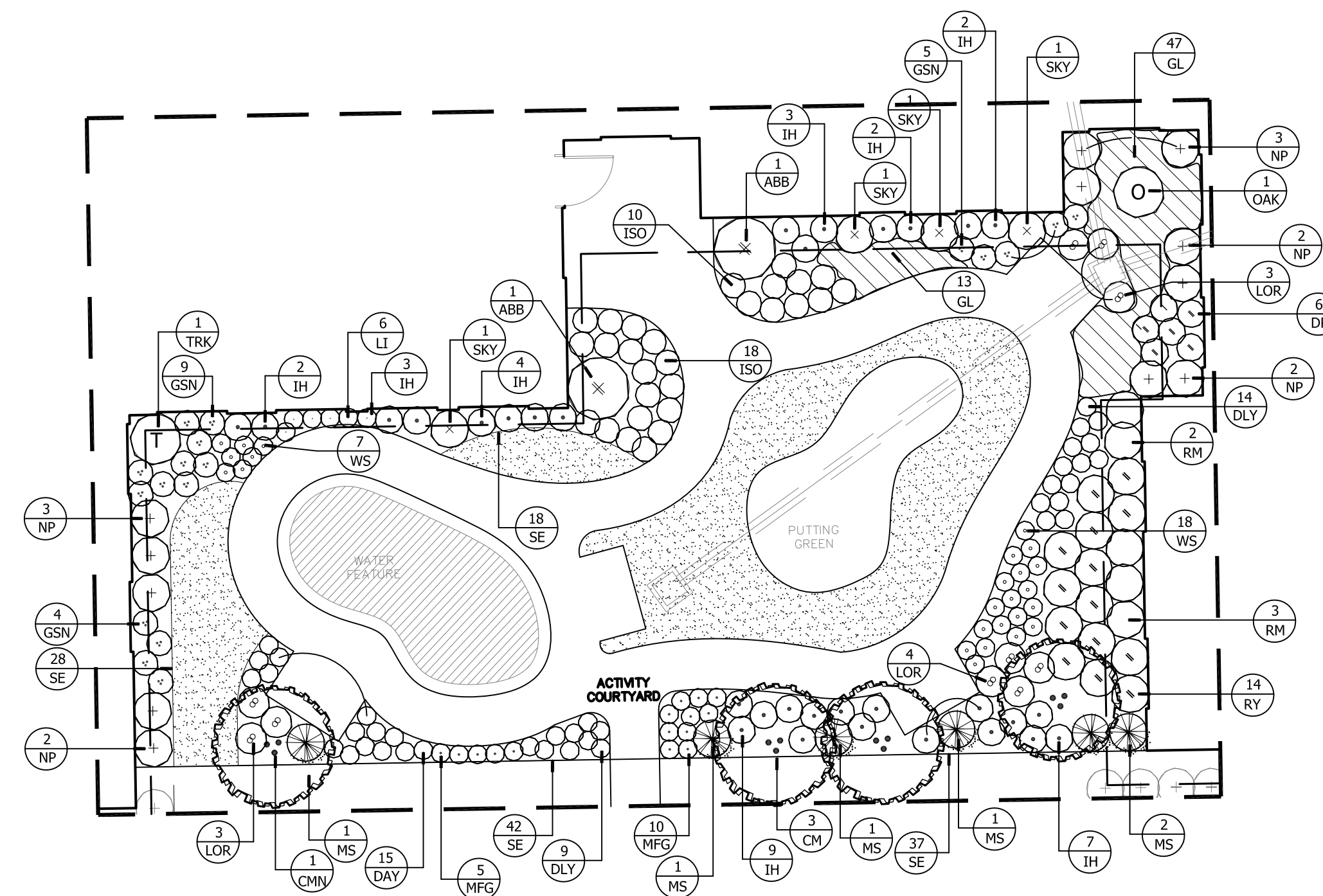
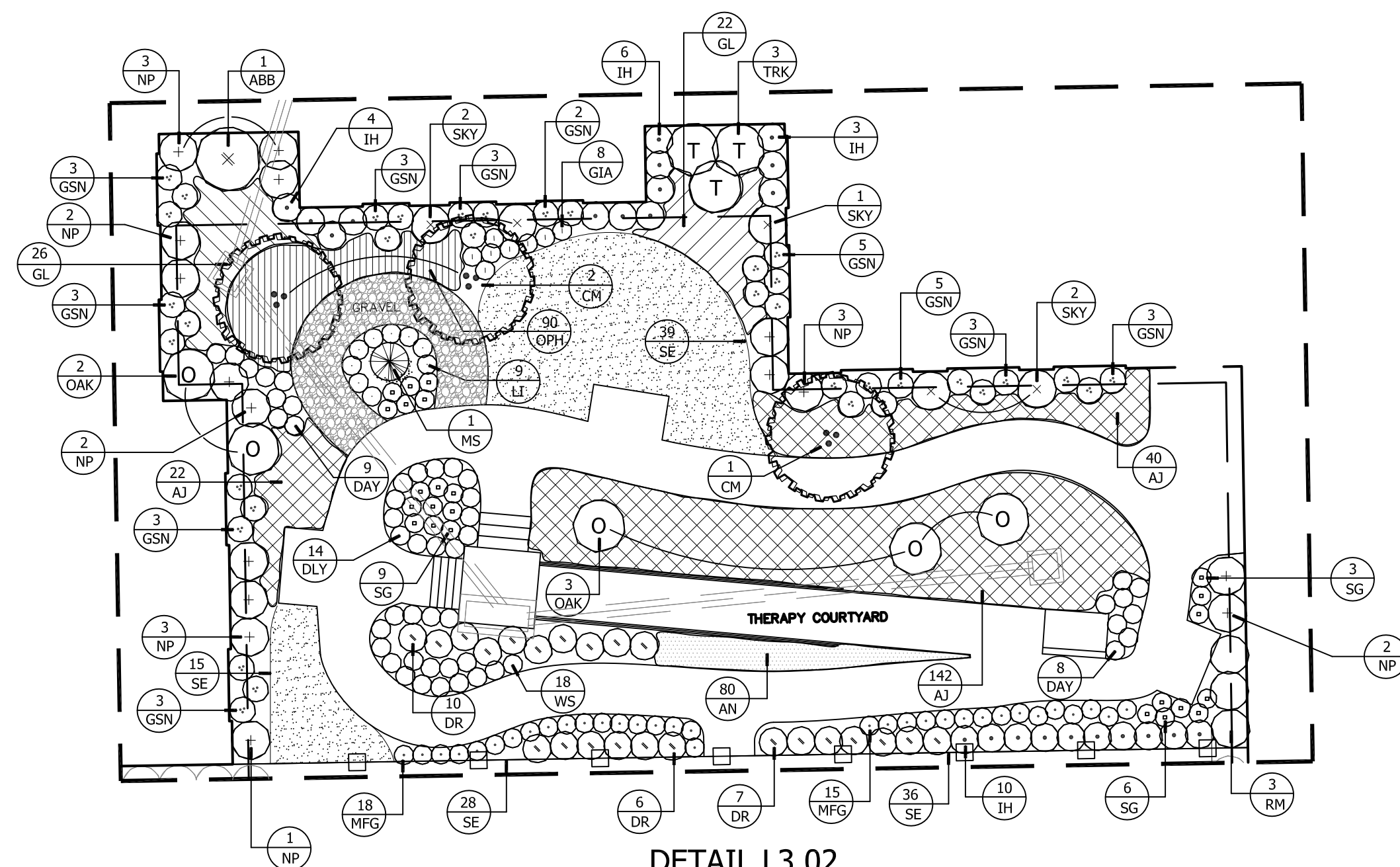
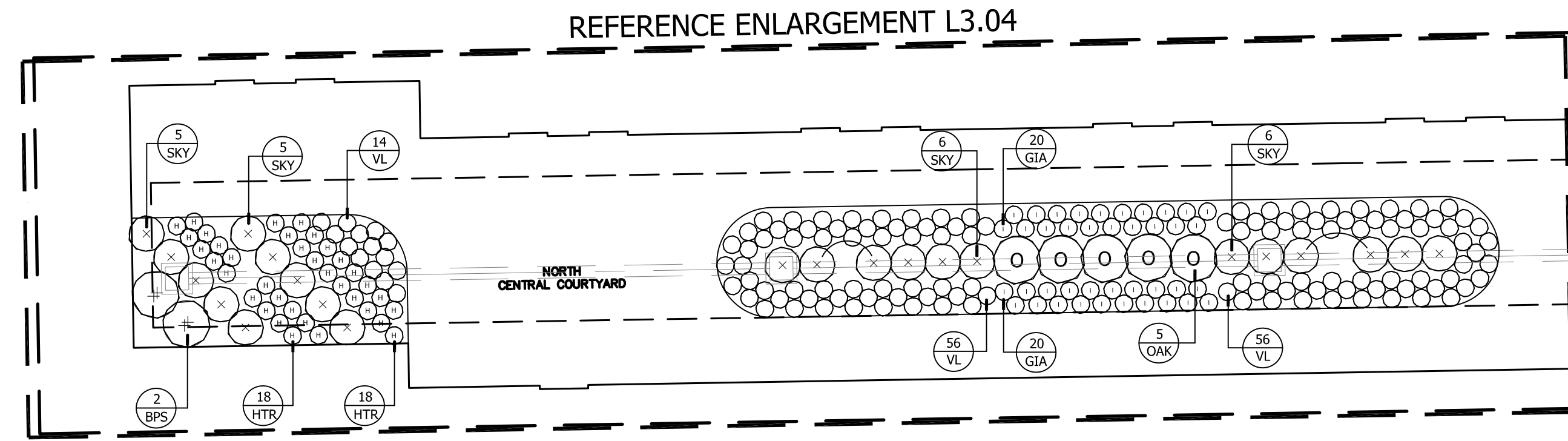
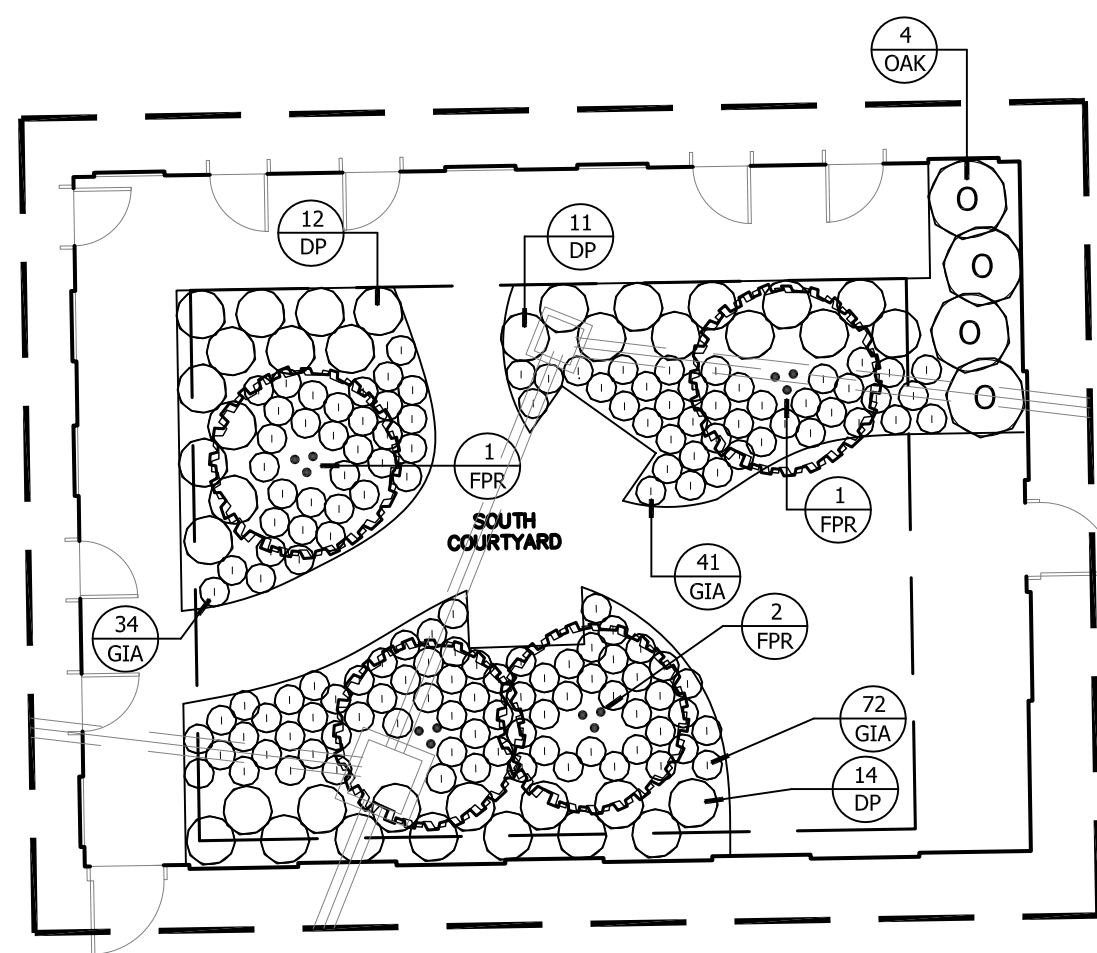
Exhibit D

CANYON CREEK REHABILITATION SUITES  
PEGGY LANE at WALNUT STREET  
GARLAND, TEXAS

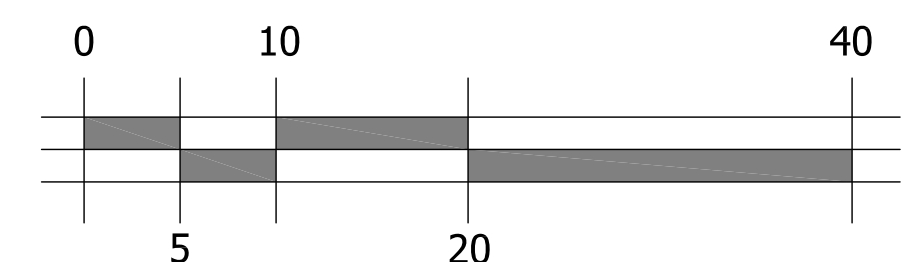
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sheet  
L-1



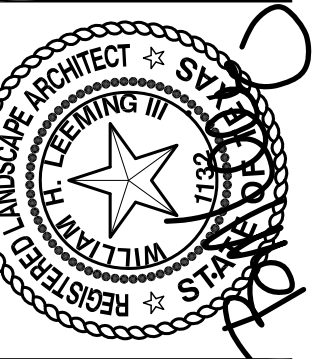


scale: 1" = 10'-0"



appr. by:  
drawn by:  
date: 05-04-16

revisions
05-27-16
06-08-16
06-14-16
06-15-16
07-23-16
08-12-16



**Leeming  
Design Group**  
Landscape Architecture

4913 Rufe Snow Drive, Suite 101-B  
North Richland Hills, Texas 76180  
(817) 577-0889 Fax (817) 577-6096  
leemingdesigngroup@sbcglobal.net

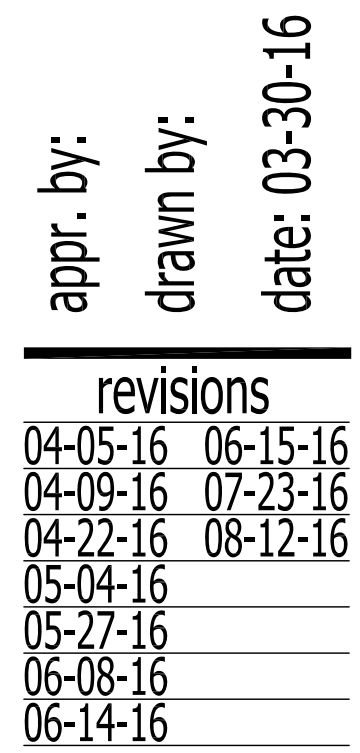
COURTYARD  
LANDSCAPE  
Exhibit C

**CANYON CREEK REHABILITATION SUITES**  
PEGGY LANE at WALNUT STREET  
GARLAND, TEXAS

file name:  
and-Skilled Nursing)\ldg-base\_GSN.dwg

Sheet  
-3

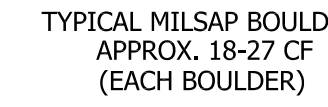


LANDSCAPE  
ENLARGEMENT  
Exhibit C

CANYON CREEK REHABILITATION SUITES  
PEGGY LANE at WALNUT STREET  
GARLAND, TEXAS

file name:  
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sheet  
L-2



UNDISTURBED SUBGRADE —————

MODEL 65BG-NS BELOW-GRADE —————

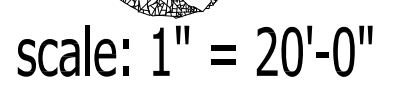
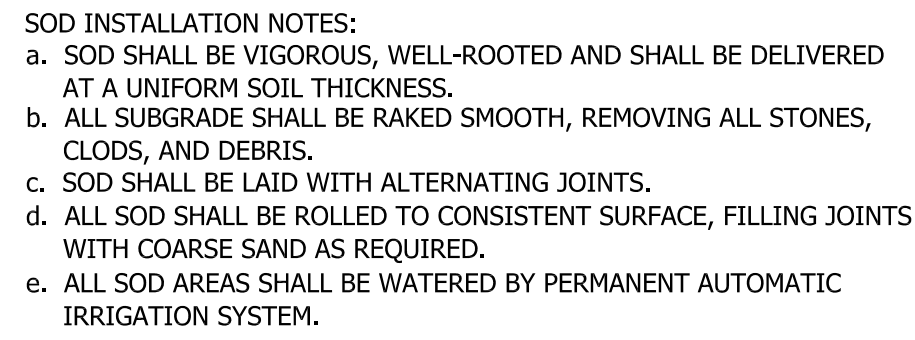
TREE STAKING AS MNFG. BY  
"TREE STAKE SOLUTIONS"  
([www.treestakesolutions.com](http://www.treestakesolutions.com))



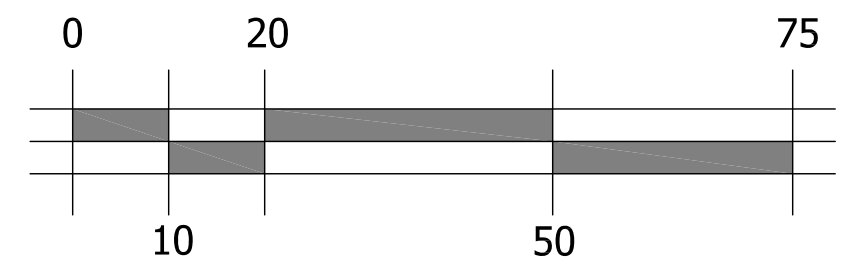
UNDISTURBED SUBGRADE —————

MODEL 65BG-NS BELOW-GRADE —————

TREE STAKING AS MNFG. BY  
"TREE STAKE SOLUTIONS"  
([www.treestakesolutions.com](http://www.treestakesolutions.com))



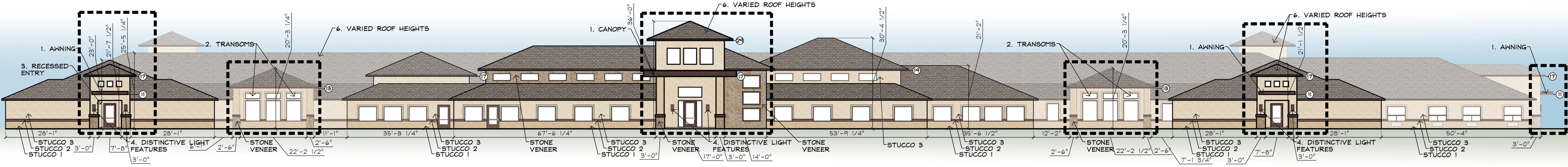
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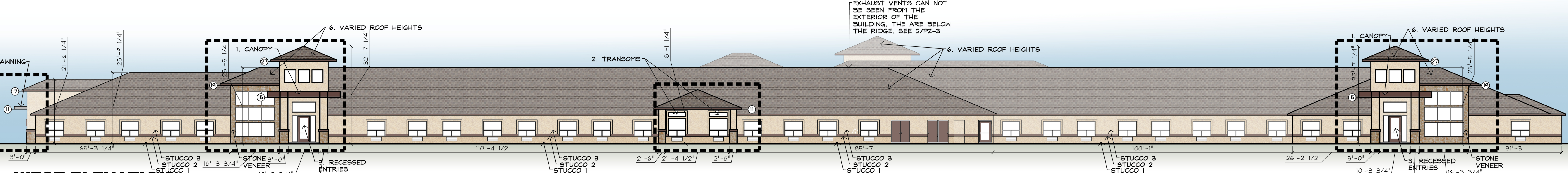


PLANNING AND ZONING SUBMITTAL  
PRELIMINARY NOT FOR CONSTRUCTION

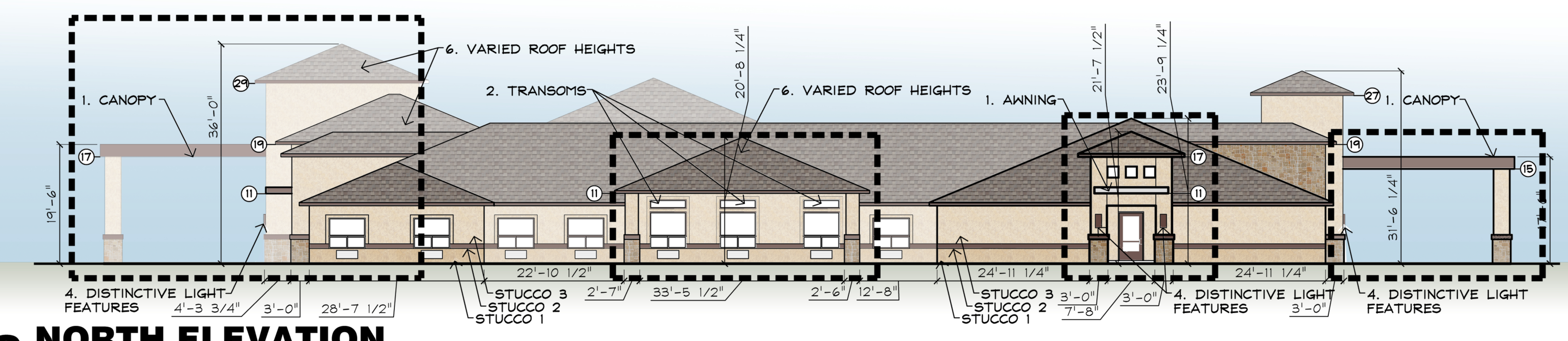
Exhibit E



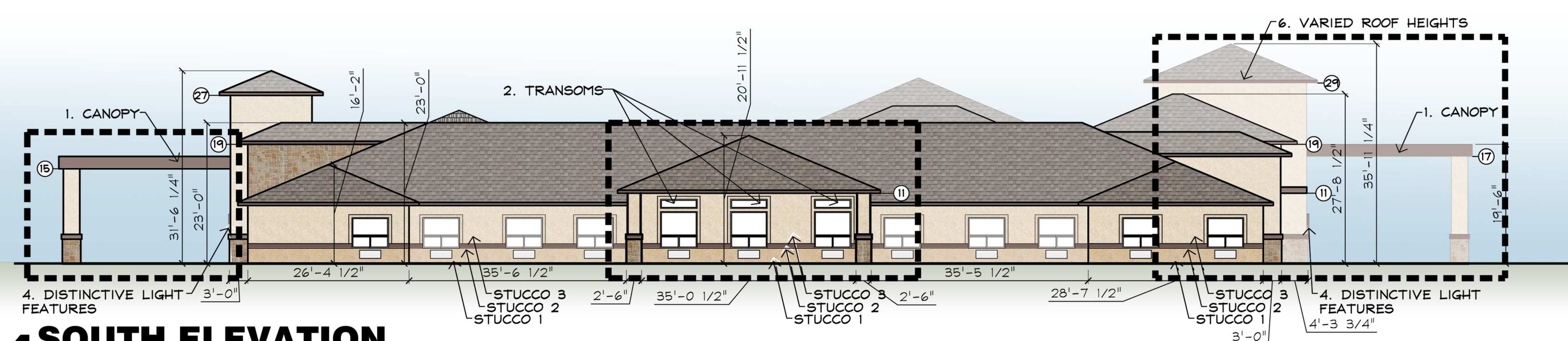
1 EAST ELEVATION  
1/16" = 1'-0"



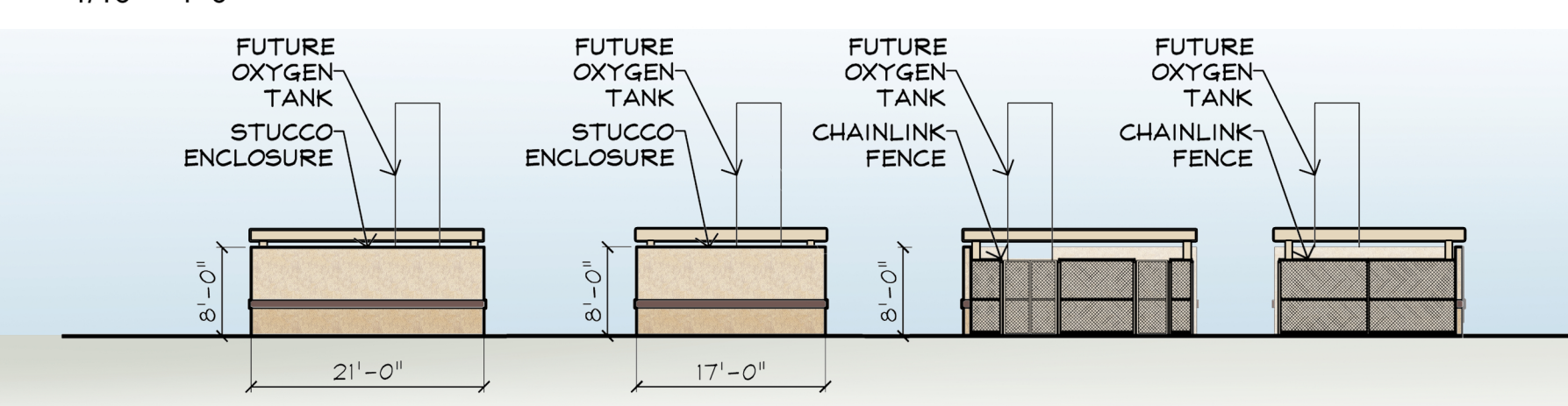
2 WEST ELEVATION  
1/16" = 1'-0"



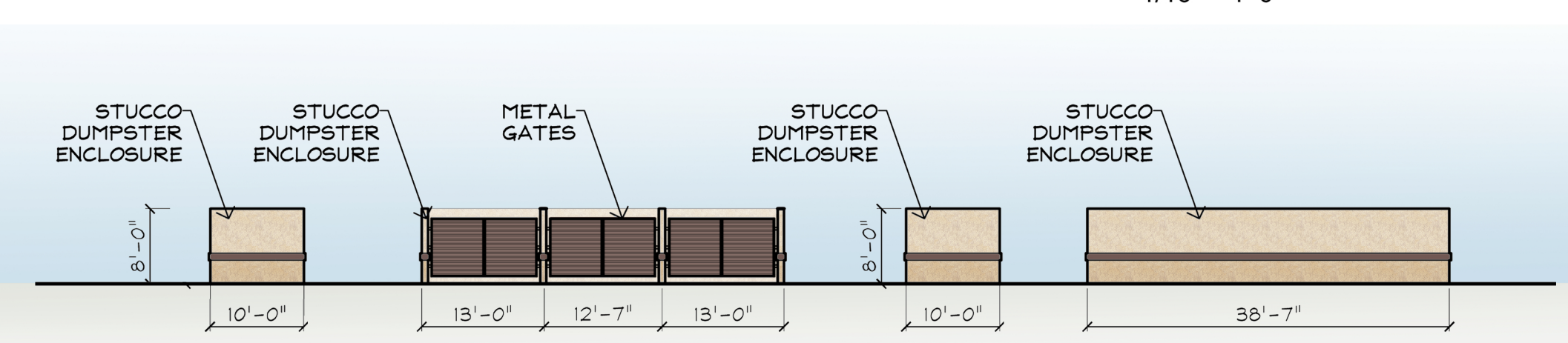
3 NORTH ELEVATION  
1/16" = 1'-0"



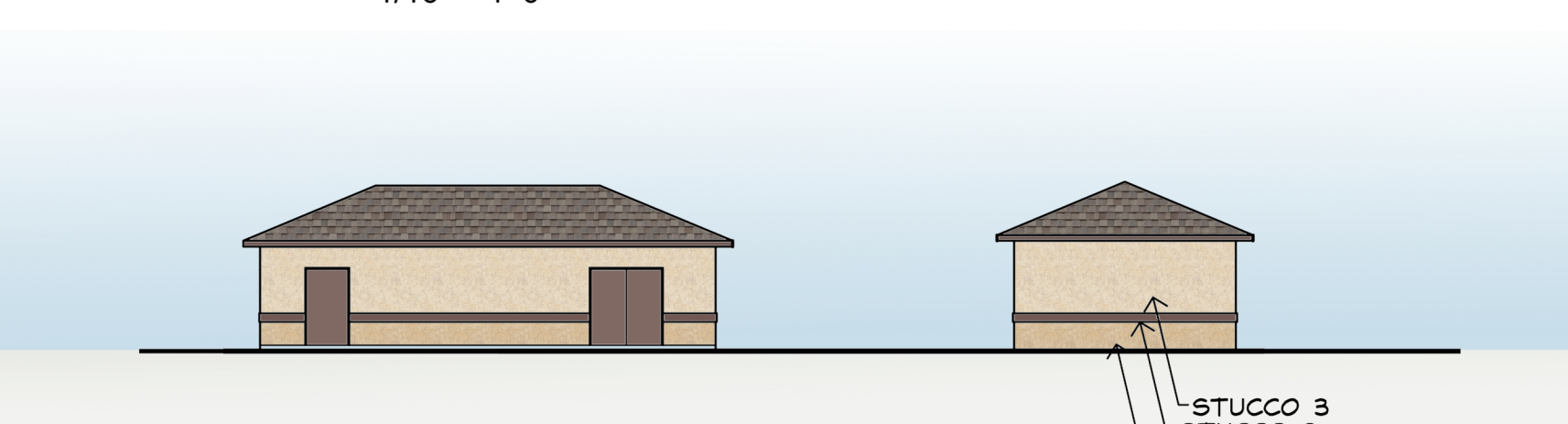
4 SOUTH ELEVATION  
1/16" = 1'-0"



5 OXYGEN TANK ENCLOSURE  
1/16" = 1'-0"



6 DUMPSTER ENCLOSURE  
1/16" = 1'-0"



7 STORAGE BUILDING  
1/16" = 1'-0"

<b>EAST ELEVATION</b>	
STUCCO 1 - 2147 SF	
STUCCO 2 - 375 SF	
STUCCO 3 - 6175 SF	(79% OF TOTAL AREA)
STONE VENEER - 1797 SF	(21% OF TOTAL AREA)
<b>NORTH ELEVATION</b>	
STUCCO 1 - 349 SF	
STUCCO 2 - 80 SF	
STUCCO 3 - 1185 SF	(92% OF TOTAL AREA)
STONE VENEER - 128 SF	(8% OF TOTAL AREA)
<b>SOUTH ELEVATION</b>	
STUCCO 1 - 463 SF	
STUCCO 2 - 85 SF	
STUCCO 3 - 787 SF	(94% OF TOTAL AREA)
STONE VENEER - 80 SF	(6% OF TOTAL AREA)
<b>WEST ELEVATION</b>	
STUCCO 1 - 1138 SF	
STUCCO 2 - 259 SF	
STUCCO 3 - 2607 SF	(78% OF TOTAL AREA)
STONE VENEER - 887 SF	(22% OF TOTAL AREA)
<b>TOTAL</b>	
STUCCO 1 - 4097 SF	
STUCCO 2 - 799 SF	
STUCCO 3 - 10,754 SF	(81.5% OF TOTAL AREA)
STONE VENEER - 2892 SF	(18.5% OF TOTAL AREA)

- ARCHITECTURAL ELEMENTS
1. AWNINGS AND CANOPIES
  2. TRANSOMS
  3. RECESSED ENTRIES
  4. DISTINCTIVE LIGHT FEATURES
  5. BENCHES FOR OUTDOOR SEATING
  6. VARIED ROOF HEIGHTS



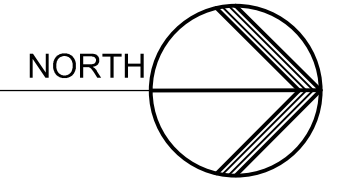
8 EAST ELEVATION



PLANNING AND ZONING SUBMITTAL  
PRELIMINARY NOT FOR CONSTRUCTION



1 COMPOSITE FLOOR PLAN  
1/16" = 1'-0" TOTAL SF - 64, 607 SF



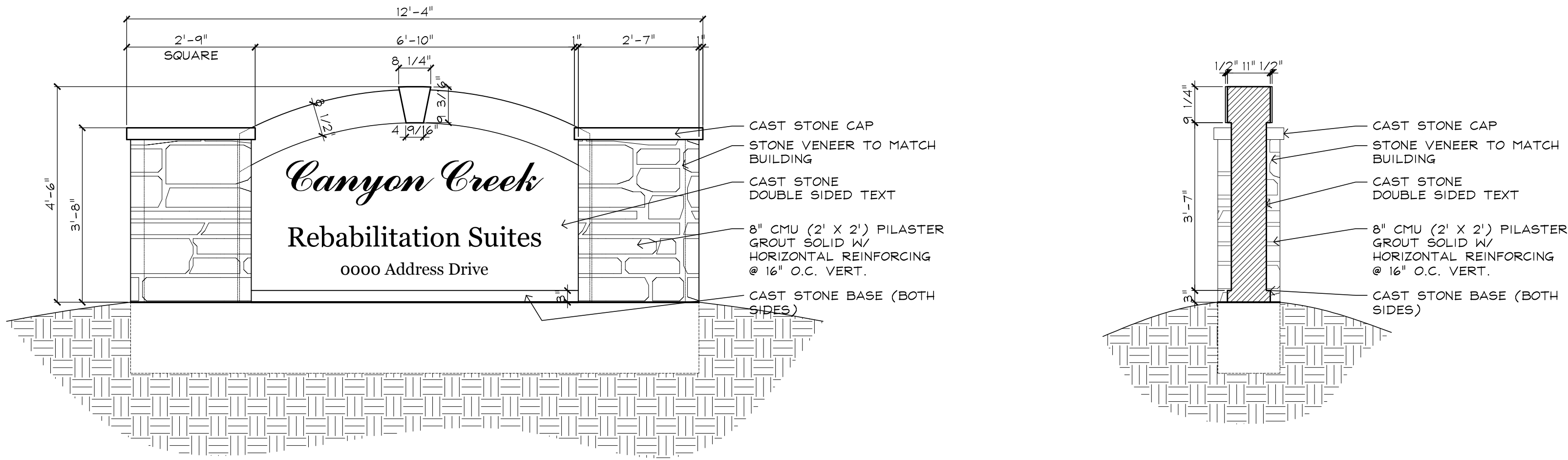
CITY OF GARLAND				
THIS PROJECT HAS RESIDENT COMMON AREA DESIGNED FOR THE MAXIMUM BED COUNT OF 129 BEDS. (88 DWELLING UNITS)				
CITY OF GARLAND CHAPTER 34	REQUIRED SPACE		AREA REQUIRED	AREA PROVIDED
RESIDENT ROOMS	SEMI PRIVATE ROOMS	41 ROOMS (82 BEDS)	NO REQUIREMENT	365, 373 SF
	PRIVATE ROOMS	47 ROOMS (47 BEDS)	NO REQUIREMENT	250, 296, 347 SF
COMMON SPACES	DINING & RESIDENT ACTIVITIES		88 X 100 SF/UNIT = 8,800 SF	7,586 SF INTERIOR SPACES 6,873 SF ENCLOSED OUTDOOR COURTYARDS 14,459 SF TOTAL

LEGEND

COMMON AREAS - INTERIOR

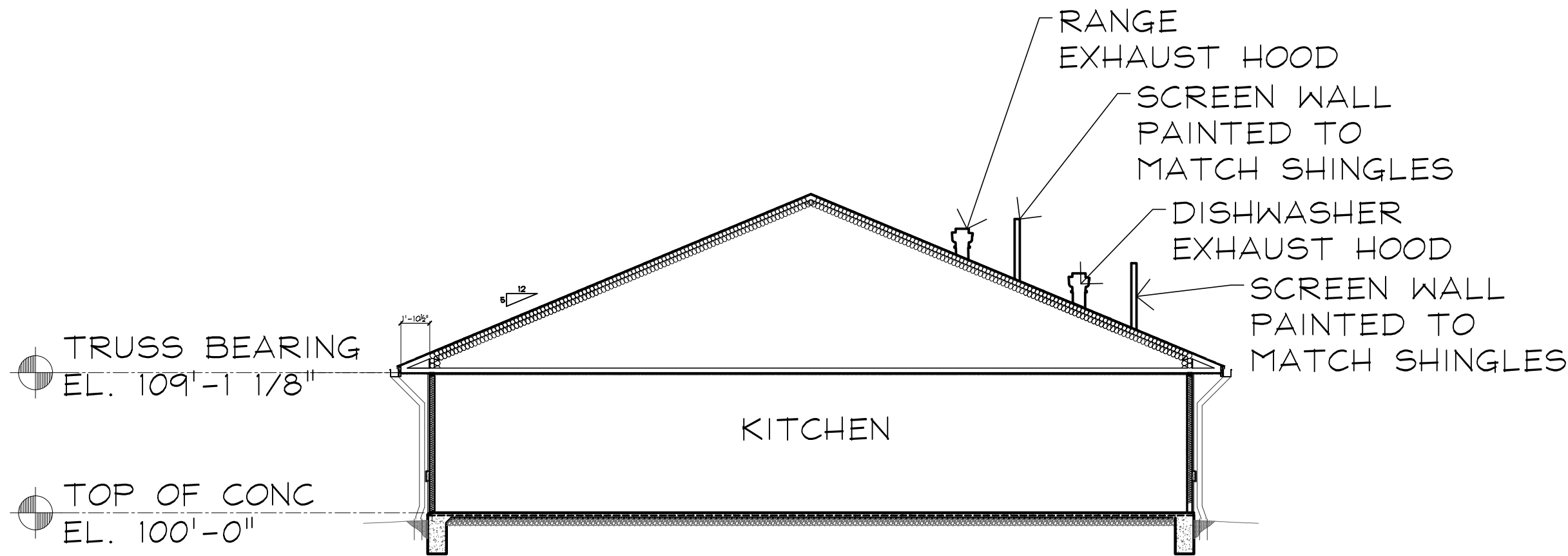
COMMON AREA - ENCLOSED OUTDOOR COURTYARDS

- ARCHITECTURAL ELEMENTS
- AWNINGS AND CANOPIES
  - TRANSOMS
  - RECESSED ENTRIES
  - DISTINCTIVE LIGHT FEATURES
  - BENCHES FOR OUTDOOR SEATING
  - VARIED ROOF HEIGHTS



1 MONUMENT SIGN ELEVATION

1/2" = 1'-0"



2 EXHAUST FAN ELEVATION

1/8" = 1'-0"

PLANNING AND ZONING SUBMITTAL  
PRELIMINARY NOT FOR CONSTRUCTION



MONUMENT SIGN  
ELEVATION  
AND DETAILS

CANYON CREEK REHABILITATION SUITES  
129 BED SKILLED NURSING FACILITY  
GARLAND, TEXAS



©2016 MARK E. BIXLER

DATE:  
5/27/16

SHEET NO.  
PZ-3



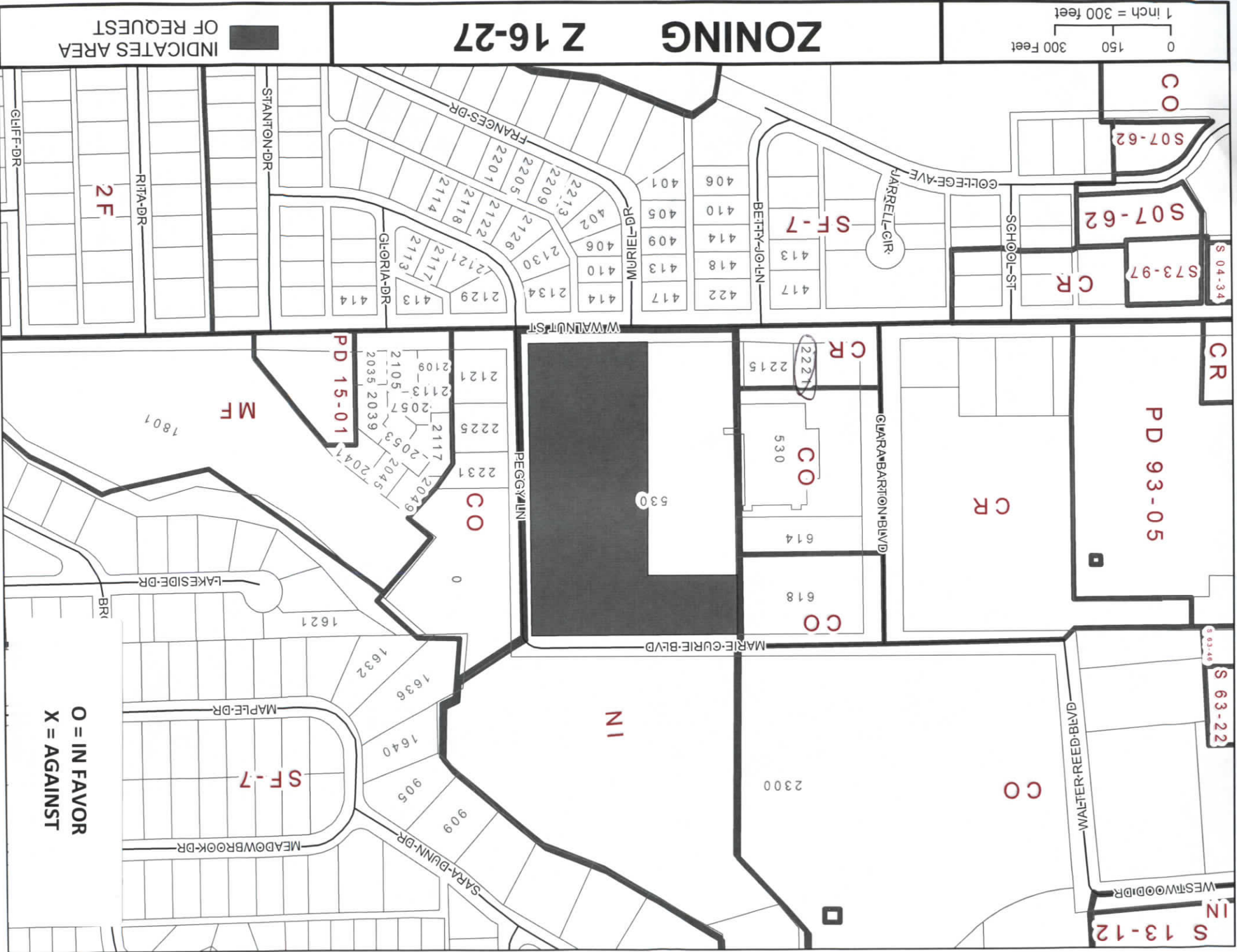
## REPORT & MINUTES

**P.C. Meeting, September 26, 2016**

**Consideration of the application of CBRE, Inc., requesting approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Multi-Family (MF) Uses and 2) a Detail Plan for an Elder Care – Nursing/Convalescent Care Facility. This property is located at the northwest corner of West Walnut Street and Peggy Lane. (District 8) (File Z 16-27) (This item was postponed from the September 12, 2016 Plan Commission meeting.)**

The applicant Bronz Peterson, 1540 Singleton Ct., Haslet, TX 76052, provided a brief overview of the request.

**Motion** was made by Commissioner Ott, seconded by Commissioner Vera to approve the request per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**



O = IN FAVOR  
X = AGAINST



# GARLAND

July 28, 2016

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

**HEARING DATE/TIME:** Plan Commission: August 8, 2016 – 7:00 PM

**APPLICANT:** CBRE, Inc.

**File:** Z 16-27

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 8, 2016, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **CBRE, Inc.**, requesting 1) a zoning change from Industrial (IN) District to Planned Development for Elder Care – Nursing/Convalescent Care Use, and 2) a Detail Plan for an Elder Care – Nursing/Convalescent Care Facility. The property is shown on the enclosed sketch and is described as follows:

Being a 506,239 square feet or 11.6217 acre tract of land situated in the John W. Keen Survey, Abstract No. 738, City of Garland, Dallas County, Texas, being all of Lot 1R, Block 1, Baylor Medical Office, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Instrument No. 200600277215, Official Public Records, Dallas County, Texas, as conveyed to Baylor Health Care System by Special Warranty Deed recorded in Volume 2004239, Page 4474 and by Deed Without Warranty recorded in Instrument No. 200600149048, Official Public Records, Dallas County, Texas. The subject property is located at the northwest corner of West Walnut Street and Peggy Lane. (District 8).

**Note: The applicant requests approval of a zoning change and a Detail Plan for the development of a 129-bed skilled nursing facility on approximately 5.9 acres of the 11.6217 acre tract.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Isaac Williams at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

---

---

(Please complete the following information)

Your Property Address

THOMAS A. REED 2221 W. WALNUT

Printed Name

GARLAND, TX

Address

City, State

75042

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature  
Date

Thomas A. Reed  
8/5/16

Owner  
Title



## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

### **Agenda Item 6. b.**

**Meeting Date:** October 18, 2016

**Item Title:** Z 16-29 The Dimension Group (District 8)

**Submitted By:** Isaac Williams, Development Planner

---

#### **REQUEST**

Approval of Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District.

#### **OWNER**

7-Eleven, Inc

#### **PLAN COMMISSION RECOMMENDATION**

On September 26, 2016, the Plan Commission by a vote of eight (8) to zero (0) recommended approval of 1) Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District.

#### **STAFF RECOMMENDATION**

Approval of a Specific Use Provision for Restaurant, Drive-Through on property zoned Community Retail (CR) District for a period of twenty-five (25) years. The redevelopment of the site reflects an emphasis on improved aesthetics more consistent with the Garland Development Code.

#### **BACKGROUND**

The subject property is developed with a stand-alone building that is currently occupied with Convenience Store and Fuel Pumps (retail) uses. The original development was established in 1996 receiving several subsequent Specific Use Provisions to reflect changes in ownership of the Convenience Store and Fuel Pumps (retail) use. The applicant is seeking approval of a Specific Use Provision to convert the existing single-tenant building into a two-tenant building to accommodate the existing Convenience Store and a new Restaurant, Drive-Through.

#### **SITE DATA**

The site is approximately 1.706 gross acres and has 270 linear feet of frontage along the West Miller Road and 220 linear feet of frontage along South Shiloh Road. The site has two access points from West Miller Road and two access points from South Shiloh Road.

### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District accommodates a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along and at the intersection of major transportation corridors. Fuel Pumps (retail) and Restaurant, Drive-Through each require Specific Use Provision approval for development within the Community Retail (CR) District (City Council approved the current Fuel Pump operation via Specific Use Provision in 2014).

### **CONSIDERATIONS**

1. The applicant requests approval of a Specific Use Provision to convert approximately 1,088 square feet of an existing 3,108 square foot Convenience Store (with fuel pumps) to a Restaurant, Drive-Through. The remaining 2,020 square feet will remain as the Convenience Store with Fuel pump operations [an additional fifteen (15) square feet will be added to the building to accommodate the drive-through tower for a total building size of 3,123 feet]. The drive-through will only serve the restaurant.
2. The site currently provides twenty-six (26) parking spaces for the convenience store use. Section 2.51 of the Garland Development Code establishes a parking requirement of one (1) parking space for every 100 square feet of gross floor area for Restaurant, Drive Through uses and one parking space for every 250 square feet of gross floor area is required for the Convenience Store. To accommodate the drive-through aisle, parking along the eastern portion of the building will be relocated to an area along the northern property line.
3. The proposed building elevations consist of a 100 percent masonry brick and stucco facade. The existing metal soffit will be demolished and re-faced with stucco. Façade re-facing will include the integration of ornamental façade trims and distinctive lighting features.
4. The Landscape and Screening section in Chapter 4, Article 3 specifies that if expansion of a parking lot increases the aggregate parking area by fifty (50) percent or less of the existing size of the parking area, only the new portion shall meet the screening and landscaping standards. The scope of converting the existing building to incorporate the proposed use reconfigures and redefines the existing parking area but does not increase it and thus does not activate Landscape and Screening regulations. Nonetheless, the applicant has provided a landscape plan that increases the number of tree plantings within the landscape buffers and increases the site and parking area landscaping to meet the minimum standards. The landscape plan reflects one large canopy tree and seven shrubs for every thirty feet of landscape buffer within each landscape buffer (eight large canopy trees along West Miller Road and ten large canopy trees along South Shiloh.)
5. The applicant seeks approval of a Specific Use Provision for a Restaurant, Drive-Through for a period of twenty-five (25) years.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas. For the past twenty (20) years, the existing Convenience Store and Fuel Pumps has served the residents of the neighborhoods located immediately to the east of the subject property; furthermore, the establishment is conveniently and appropriately located at the corner of two major thoroughfares. The location along a major thoroughfare also allows for additional accessibility from a broader community service area. Envision Garland recommends that redevelopment of outdated or underused sites be done so with the focus of establishing developments with updated and attractive designs to create desirable destinations within the city.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The subject property is located between an existing industrial area and a residential area. The properties to the west of South Shiloh Road are zoned Industrial (IN) District; these properties consist of a multi-story building containing Texas Brand Bank and other general office uses. The properties south across West Miller at or near the subject intersection have been developed with a mix of uses including a QuickTrip gas station. The properties further east of West Miller Road are zoned Single Family Dwelling (SF-10) District; these properties are developed with single-family residences.

The proposed use is consistent with surrounding land use patterns as Restaurant, Drive-Through establishments are commonly found along major thoroughfares. These uses typically provide a quick service to those in transit. The location of the subject site near the intersection of two major thoroughfares and nearby residential is compatible with both automobile and pedestrian traffic generated from the surrounding area.

The reinvestment of the subject property with a Restaurant, Drive-Through will serve as the impetus for an improved building and site aesthetic. The appearance of the subject property contributes to the surrounding area as the use provides an additional service to the nearby employment force.

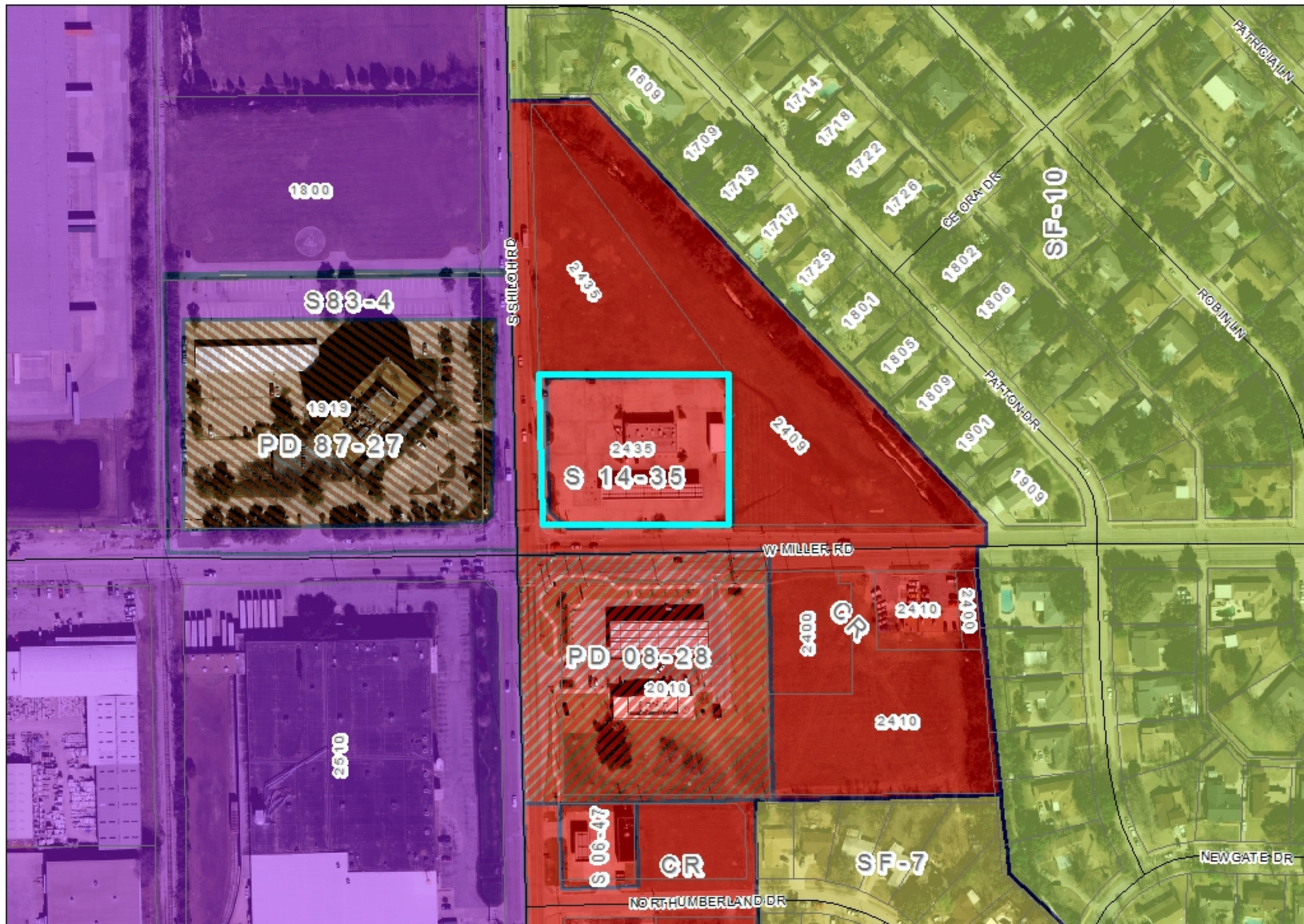
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### **Attachments**

Dimension Group Z-16-29

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0 100 200 Feet

1 inch = 200 feet

**ZONING**

**Z 16-29**



INDICATES AREA  
OF REQUEST

## **SPECIFIC USE PROVISION CONDITIONS**

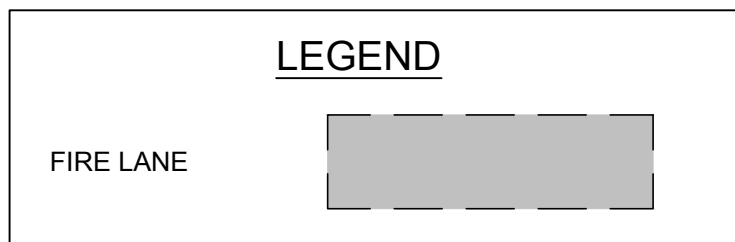
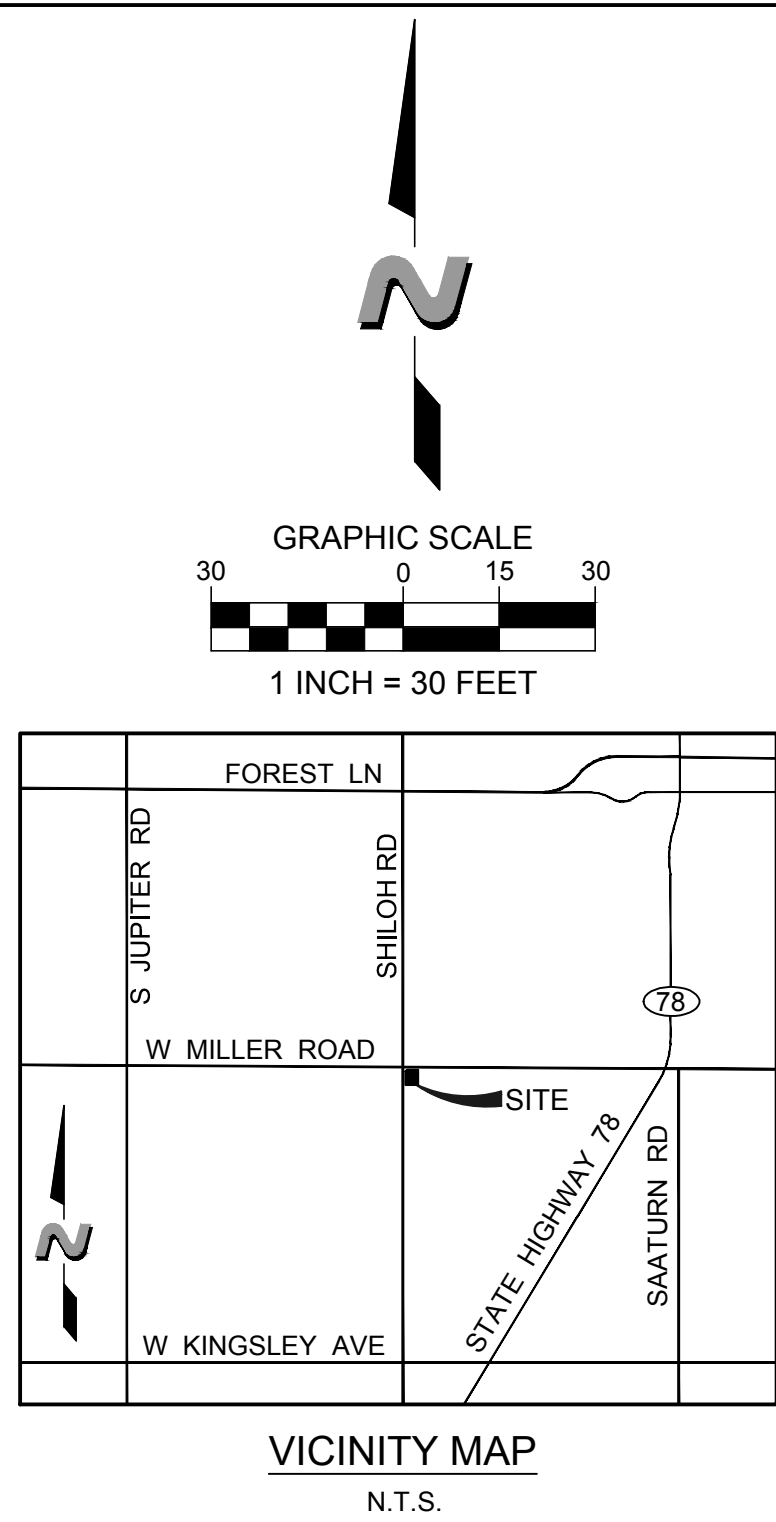
### **ZONING FILE 16-29**

#### **2435 Miller Road**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for a time period of twenty-five (25) years.
  - B. Site Plan: Development shall be in conformance with the approved site plan (Exhibit C).
  - C. Landscape Plan: Development shall be in conformance with the approved landscape plan (Exhibit D).
  - D. Elevations: The building materials, articulations and architectural elements shall be in conformance with the approved elevations (Exhibit E).
  - E. Signage: Attached signage shall be located as reflected on Exhibit E and in conformance with Chapter 4, Article 5 of the Garland Development Code.



THESE PLANS ARE THE PROPERTY OF PROFESSIONAL SERVICES AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.



ID	TYPE	SIZE	REMARK
1	DOMESTIC	2"	EXISTING (FIELD VERIFY SIZE)
2	IRRIGATION	1"	EXISTING (FIELD VERIFY SIZE)

#### CITY OF GARLAND PRIMARY BENCHMARK

GPS #206, 2" BRASS DISK STAMPED 206 LOCATED AT THE INTERSECTION OF MILLER ROAD AND SHILOH ROAD IN THE CENTER MEDIAN OF MILLER ROAD APPROXIMATELY 57 FEET EAST OF SHILOH ROAD CENTERLINE AND APPROXIMATELY 16 FEET NORTH OF EASTBOUND MILLER ROAD CENTERLINE.

ELEVATION = 574.83

#### CITY OF GARLAND PRIMARY BENCHMARK

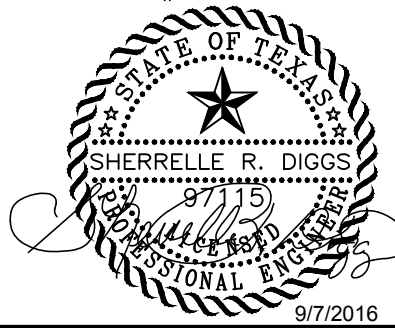
GPS #203, 2" BRASS DISK STAMPED 203 LOCATED AT THE DRIVEWAY ENTRANCE TO SHILOH ROAD AT 2255 & 2405 SHILOH ROAD IN THE CENTER MEDIAN APPROXIMATELY 54 FEET NORTH OF THE CENTERLINE OF THE DRIVEWAY CENTERLINE AND APPROXIMATELY 16 FEET WEST OF THE NORTHBOUND SHILOH ROAD CENTERLINE.

ELEVATION = 567.30



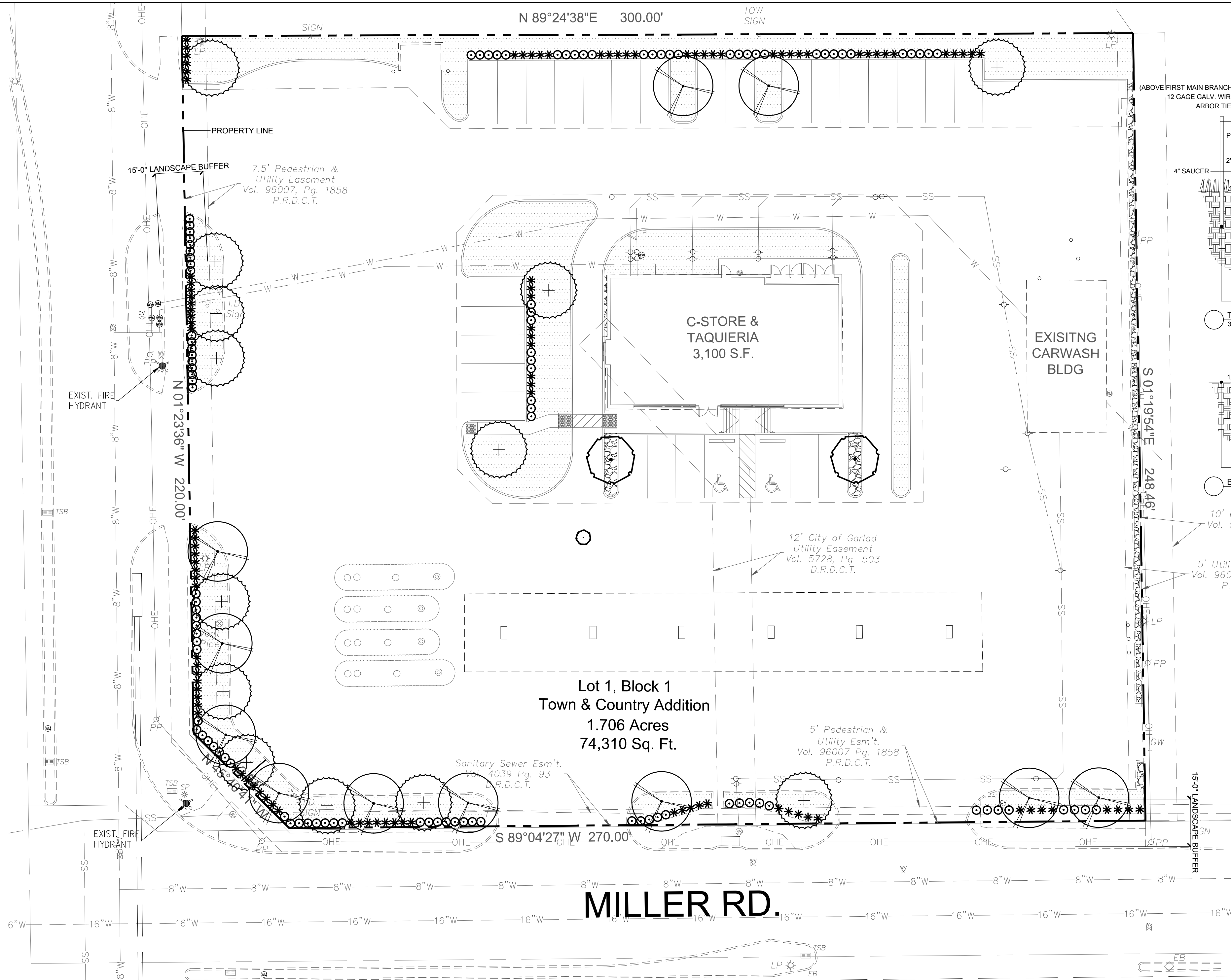
CAUTION NOTICE TO CONTRACTORS  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

TBPE FIRM REGISTRATION  
#F-8396



#	DATE	REVISION DESCRIPTION	BY
△			
△			
△			
△			
△			
project no.	14-515	drawn by	CS
date	7/11/2016	designed by	MS
dwg.	03-14515-SITE PLAN-C3.0	approved by	SD

S. SHILOH RD.



#### LANDSCAPE REQUIREMENTS

**SITE LANDSCAPE**  
**REQUIRED:** TEN (10) PERCENT OF TOTAL GROSS SITE AREA TO BE DEVOTED TO LANDSCAPING  
TOTAL SITE AREA = 74,310 SF x .1 = 7,431 SF  
**PROVIDED:** THIRTEEN (13) PERCENT = 9,870 SF

**LANDSCAPE BUFFER**  
**REQUIRED:** FIFTEEN (15) FOOT BUFFER: ONE (1) LARGE CANOPY TREE / 30 L.F. SEVEN (7) SHRUBS PER 30 L.F. OR FRACTION THEREOF. MILLER ROAD: 241.25 L.F. / 30 = 8.04 TREES AND 56 SHRUBS  
**PROVIDED:** 8 LARGE CANOPY TREES AND 66 SHRUBS

**REQUIRED:** FIFTEEN (15) FOOT BUFFER: ONE (1) LARGE CANOPY TREE AND SEVEN (7) SHRUBS PER 30 L.F. OR FRACTION THEREOF. SHILOH ROAD: 291.25 L.F. / 30 = 9.71 TREES AND 68 SHRUBS  
**PROVIDED:** 10 LARGE CANOPY TREES AND 68 SHRUBS

**LANDSCAPE AREA WITHIN PARKING LOTS**  
**REQUIRED:** FIVE (5) PERCENT OF INTERIOR PARKING TO BE LANDSCAPED  
TOTAL PARKING AREA = 5,583.27 X .05 = 279.15 SF  
**PROVIDED:** 3,871 SF (69%) INTERIOR LANDSCAPING PROVIDED

**REQUIRED:** ONE (1) LARGE CANOPY TREE PER 10 PARKING SPACES  
TOTAL PARKING SPACES: 28 / 10 = (3 LARGE TREES WITHIN INTERIOR PARKING LANDSCAPE)  
**PROVIDED:** FIVE (5) LARGE TREES PROVIDED WITHIN INTERIOR PARKING LANDSCAPE

#### LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
TREES					
	Quercus shumardii	Shumard Red Oak	11	3"	12'-14' Ht.
	Quercus virginiana	Live Oak	13	3"	12'-14' Ht.
	Ulmus parvifolia	Lacebark Elm	-	3"	12'-14' Ht.
	Myrica cerifera	Wax Myrtle	2	6" - 8"	Multi-trunk, 3-5 canes, min. 1" cal. Per cane
SHRUBS					
	Berberis thunbergii var. atropurpurea	Crimson Pycnanthemum Barberry	105	5 Gal.	36" min. ht, 18" min. spread, Plant 36" O.C.
	Raphiolepis indica	Dw. Indian Hawthorn	107	5 Gal.	36" min. ht, 18" min. spread, Plant 36" O.C.
GROUNDCOVER / MISCELLANEOUS					
	Cynodon spp.	Common Bermuda	8,830 S.F.		Solid Sod
	Color: Earth tones	1-2" Dia. River Rock	502 S.F.		Stone = 1" Dia., 2" Min. Depth, Install over Filter Fabric.

#### GENERAL MAINTENANCE:

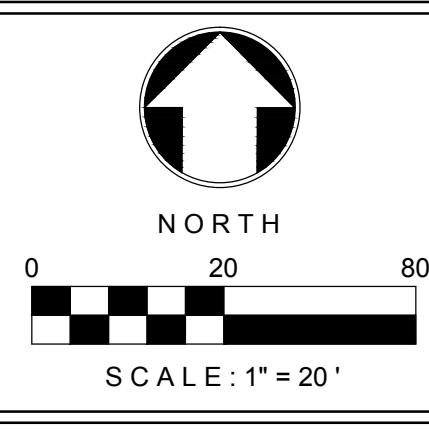
REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN (90) NINETY DAYS OF NOTIFICATION FROM THE CITY. THE BUILDING OFFICIAL MAY EXTEND TIME PERIOD UP TO AN ADDITIONAL (90) NINETY DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS THE PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

#### MAINTENANCE & INSTALLATION

THE OWNER AND/OR OCCUPANT SHALL BE JOINTLY AND SEVERALLY LIABLE FOR INSTALLING AND MAINTAINING ALL MASONRY WALLS, FENCES, AND LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND PHYSICALLY SOUND CONDITION AND REPLACING IT WHEN DEEMED NECESSARY BY THE DEVELOPMENT DEPARTMENT.

**LANDSCAPE ARCHITECT**  
MEEKS DESIGN GROUP, INC  
1755 N. COLLINS BLVD #300  
RICHARDSON, TEXAS 75080  
CONTACT: HERB MEEKS  
TEL: (972) 690-7474  
**ENGINEER / APPLICANT**  
THE DIMENSION GROUP  
FIRM REGISTRATION # F-8396  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238  
CONTACT: SHERRELLE DIGGS  
TEL: (214) 343-9400



SHEET NUMBER

L1

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No.	DATE	REVISION / DESCRIPTION	BY	No.	DATE	REVISION / DESCRIPTION	BY
1	05-17-16	CITY SUBMITTAL	NT				
2	07-13-16	CITY SUBMITTAL	NT				
3	08-30-16	RESUBMITTAL	NT				
4							
5							
6							



Meeks Design Group, Inc.  
1755 n. collins blvd. #300  
richardson, tx 75080  
p (972) 690-7474  
□ (972) 690-7878

PROJECT INFO.

C-STORE AND TAQUERIA  
MILLER & SHILOH  
GARLAND, TEXAS

DRAWING INFO.

LANDSCAPE PLAN

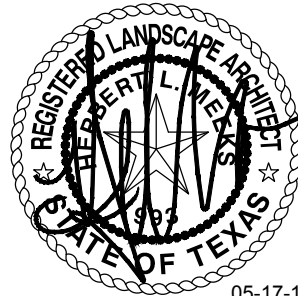
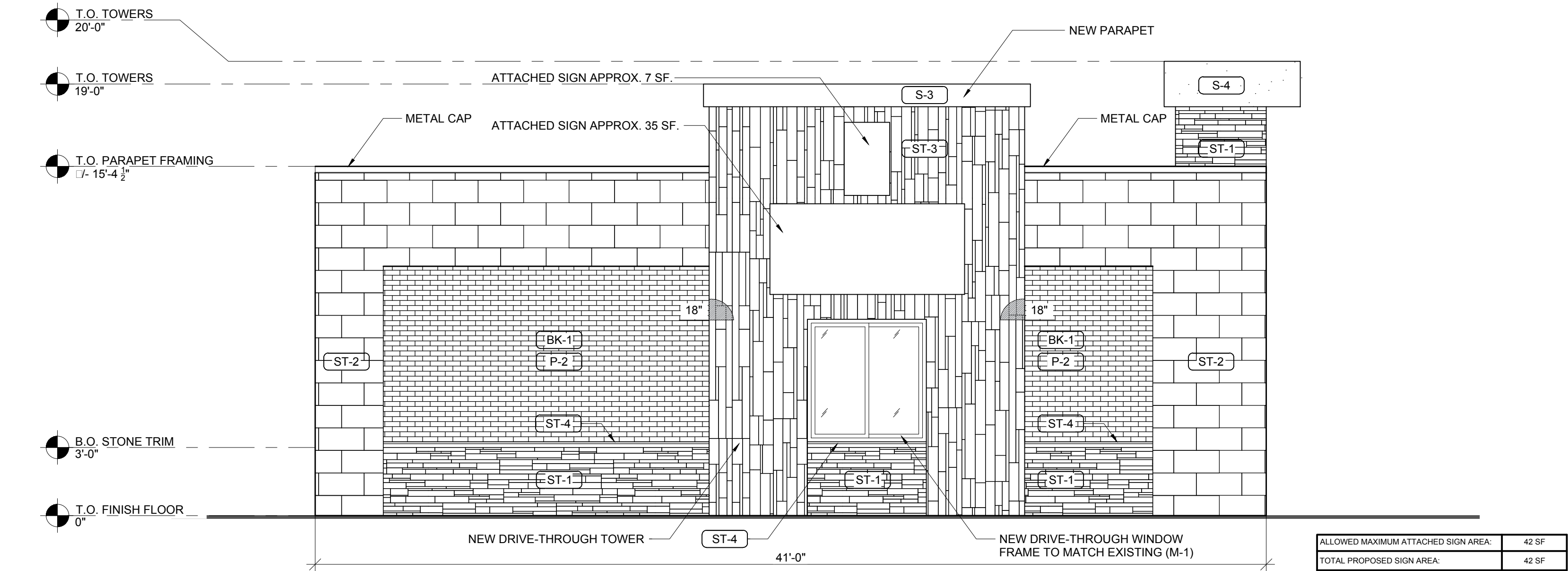
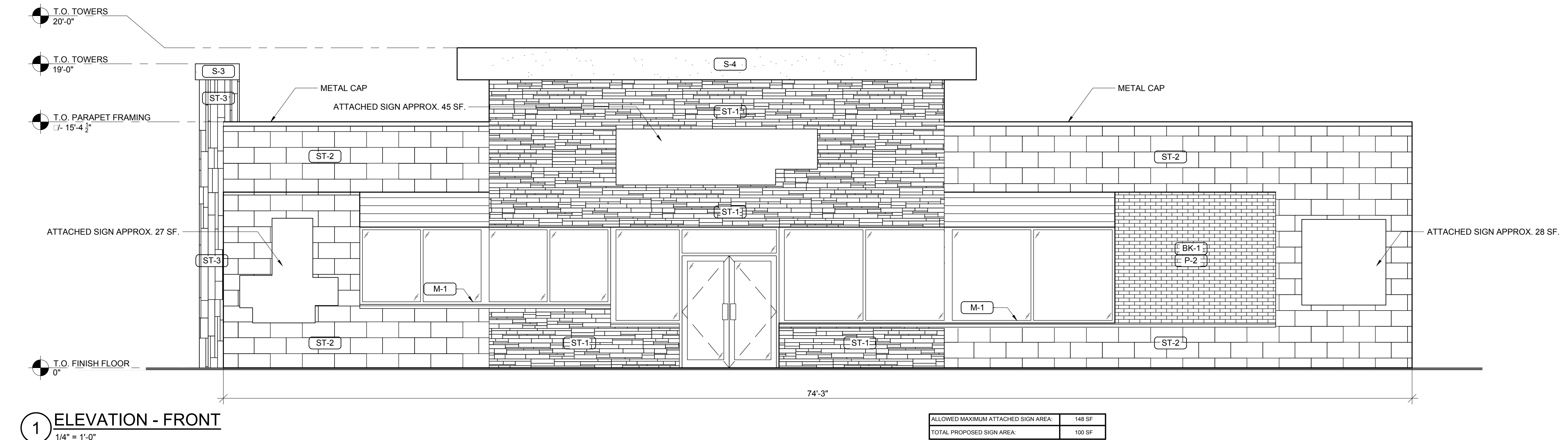




Exhibit E



2 ELEVATION - LEFT SIDE  
1/4" = 1'-0"



1 ELEVATION - FRONT  
1/4" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS			
ELEVATION	TOTAL ELEVATION AREA (SF AND %) (100%)	MASONRY CONSTRUCTION PERCENTAGE (100%)	NON-MASONRY CONSTRUCTION PERCENTAGE (100%)
FRONT ELEVATION	1,313 SF (100%)	100%	0%
LEFT SIDE ELEVATION	716 SF (100%)	100%	0%
RIGHT SIDE ELEVATION	666 SF (100%)	100%	0%
REAR ELEVATION	1,067 SF (100%)	100%	0%

EXTERIOR MATERIAL SCHEDULE	
NO.	DESCRIPTION
M-1	ALUMINUM FRAME
ST-1	MANUFACTURED STONE - EXISTING DARK BRONZE
ST-2	MANUFACTURED STONE - MANUFACTURER: CORONADO STONE - LEDGE SERIES: PO-LEDGE - DAKOTA BROWN
ST-3	MANUFACTURED STONE - MANUFACTURER: CORONADO STONE - CLASSIC SERIES: FRENCH LIMESTONE - FRENCH WHITE
ST-4	MANUFACTURED STONE - MANUFACTURER: CORONADO STONE - WOODLARK STONE
T-1	EXTERIOR TILE - MANUFACTURER: GROSSVILLE
S-1	PAINTED STUCCO - PAINT MANUFACTURER: TIBO - COLOR: BEIGE (TIBO)
S-2	PAINTED STUCCO - PAINT MANUFACTURER: TIBO - COLOR: MATCH WEATHERWOOD BRICK BY ACME
S-3	PAINTED STUCCO - PAINT MANUFACTURER: TROMPOS BRAND GREEN
S-4	PAINTED STUCCO - PAINT MANUFACTURER: HAPPY'S BRAND ORANGE
P-1	PAINT - MANUFACTURER: TIBO - COLOR: DARK BRONZE
P-2	PAINT - MANUFACTURER: SHERWIN WILLIAMS LATTE - SW6108
P-3	PAINT - MANUFACTURER: HAPPY'S BRAND ORANGE
BK-1	EXISTING BRICK VENEER - PAINT AS NOTED

REVISIONS:

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PROJECT NUMBER: 14-515

DATE: 08.30.2016

DRAWING BY:

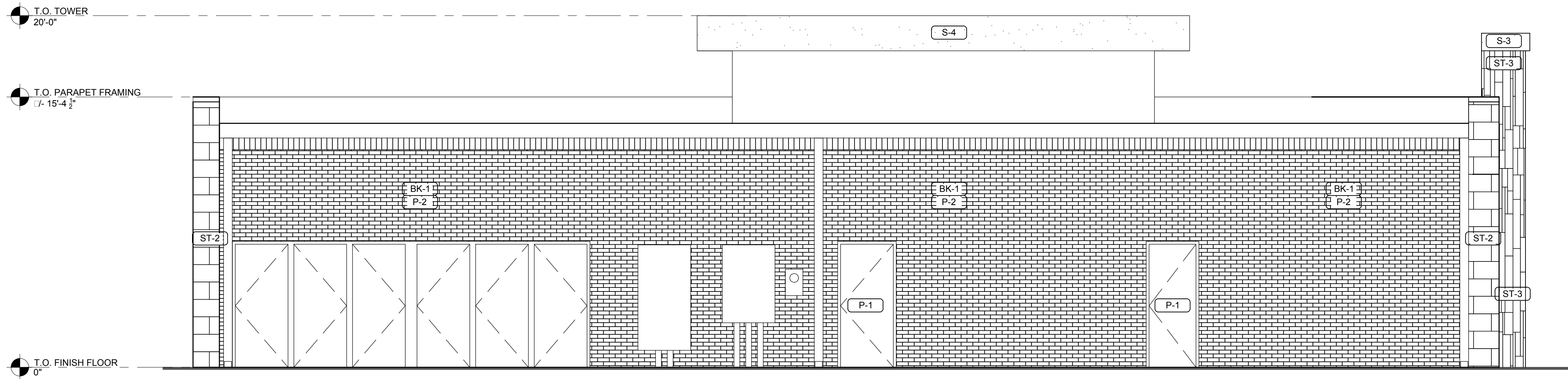
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FOR  
REVIEW  
ONLY  
NOT FOR  
CONSTRUCTION

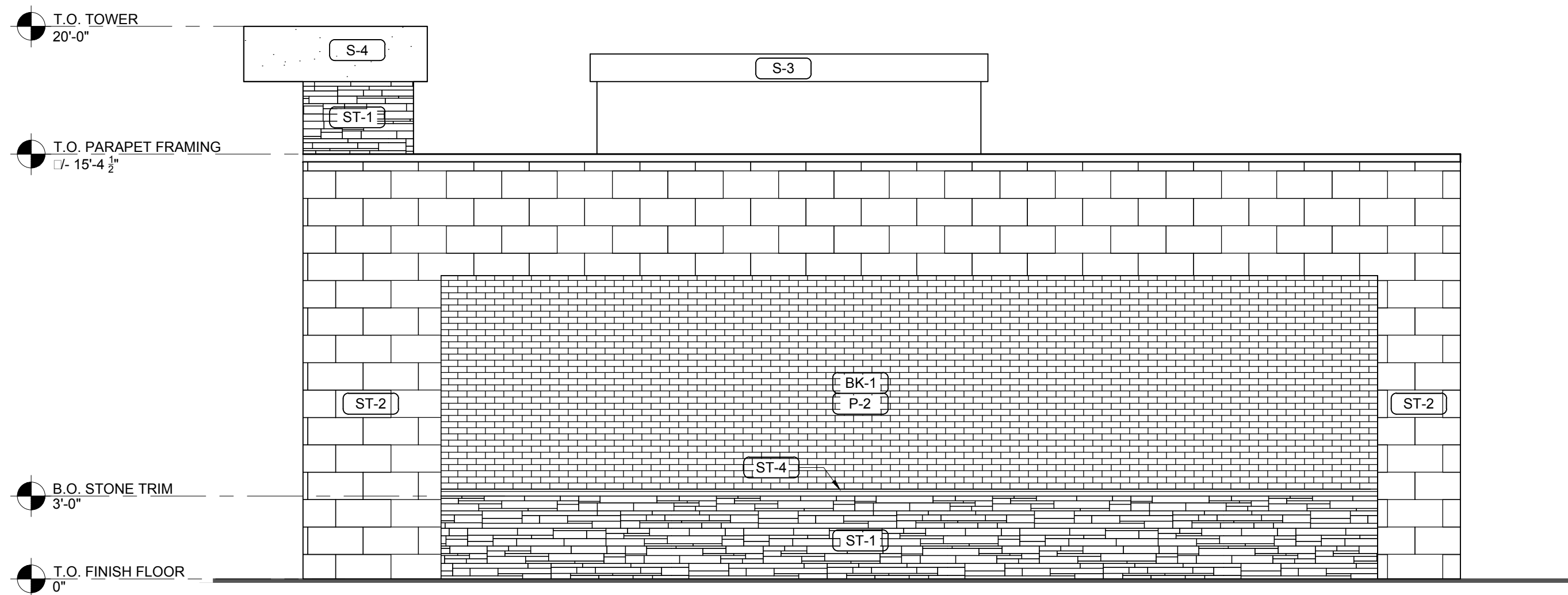
08.18.2016

A4.1

Exhibit E



2 ELEVATION - REAR  
1/4" = 1'-0"

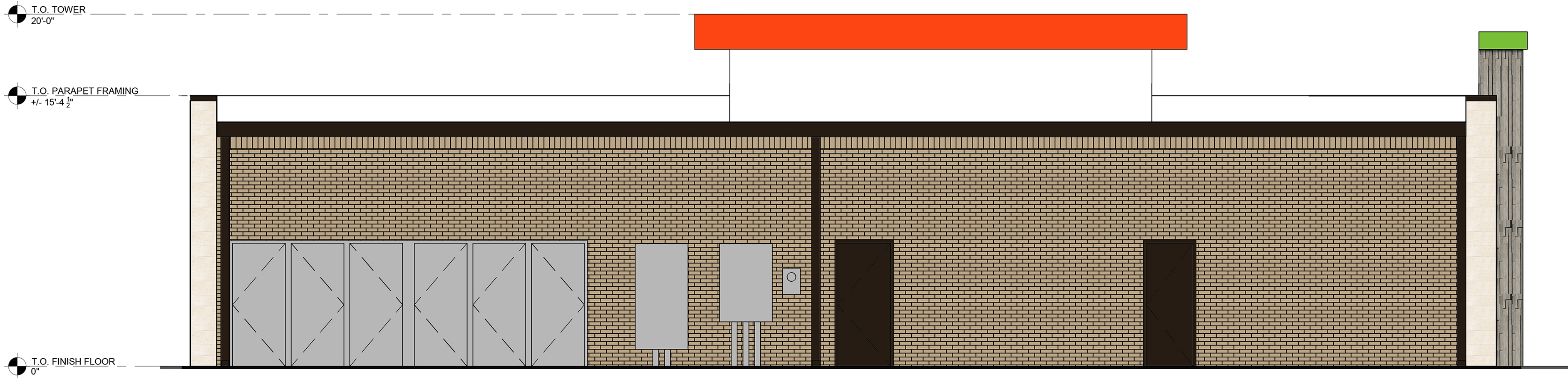


1 ELEVATION - RIGHT SIDE  
1/4" = 1'-0"

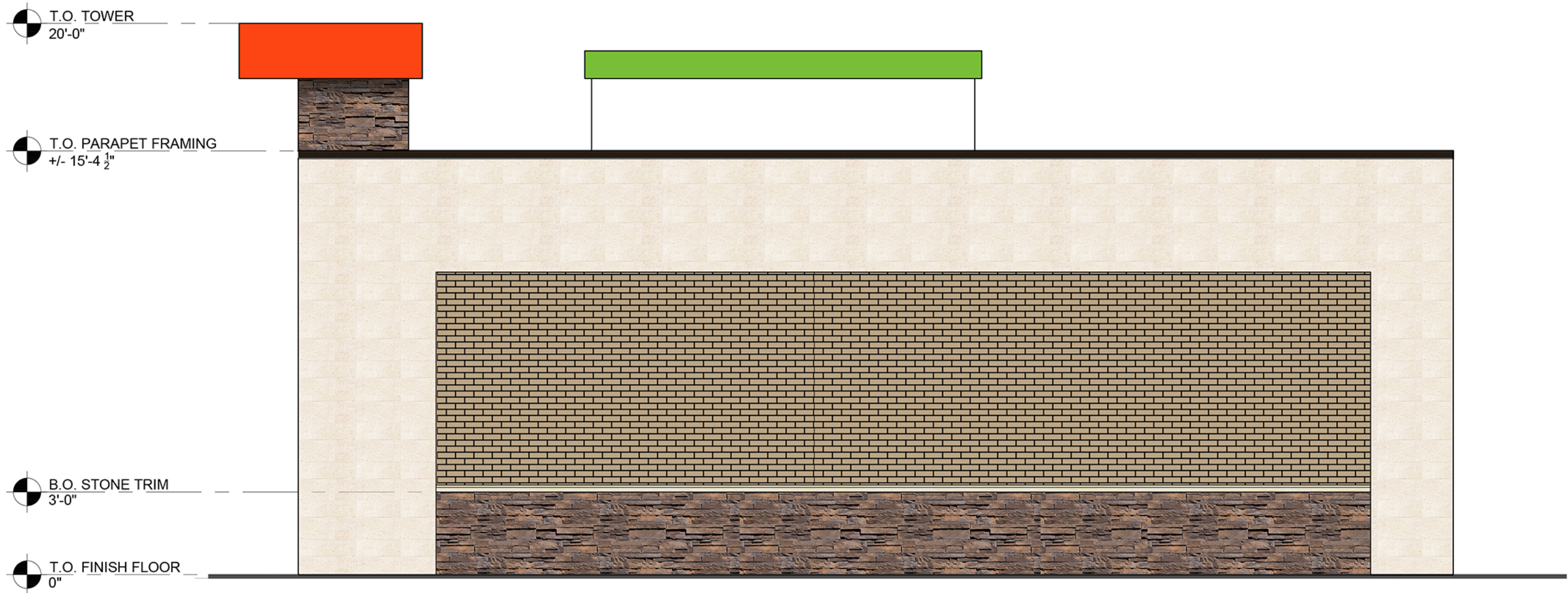
EXTERIOR MATERIAL CALCULATIONS			
ELEVATION	TOTAL ELEVATION AREA (SF AND %)	MASONRY CONSTRUCTION PERCENTAGE	NON-MASONRY CONSTRUCTION PERCENTAGE
FRONT ELEVATION	1713 SF (100%)	100%	0%
LEFT SIDE ELEVATION	718 SF (100%)	100%	0%
RIGHT SIDE ELEVATION	869 SF (100%)	100%	0%
REAR ELEVATION	1067 SF (100%)	100%	0%

EXTERIOR MATERIAL SCHEDULE	
NO.	DESCRIPTION
M-1	ALUMINUM FRAME
ST-1	MANUFACTURED STONE - EXISTING DARK BRONZE
ST-2	MANUFACTURED STONE - MANUFACTURER: CORONADO STONE - LEDGE SERIES: PO-LEDGE - DAKOTA BROWN
ST-3	MANUFACTURED STONE - MANUFACTURER: CORONADO STONE - CLASSIC SERIES: FRENCH LIMESTONE - FRENCH WHITE
ST-4	MANUFACTURED STONE - MANUFACTURER: CORONADO STONE - W2-COLOR: KE STONE
T-1	EXTERIOR TILE - MANUFACTURER: CROSSVILLE
S-1	PAINTED STUCCO - PAINT MANUFACTURER: TBO - COLOR: BEIGE (TBO)
S-2	PAINTED STUCCO - PAINT MANUFACTURER: TBO - COLOR: MATCH WEATHERWOOD BRICK BY ACME
S-3	PAINTED STUCCO - PAINT MANUFACTURER: TROMPOS BRAND GREEN
S-4	PAINTED STUCCO - PAINT MANUFACTURER: HAPPY'S BRAND ORANGE
P-1	PAINT - MANUFACTURER: TBO - COLOR: DARK BRONZE
P-2	PAINT - MANUFACTURER: SHERWIN WILLIAMS LATITE - BW6108
P-3	PAINT - MANUFACTURER: HAPPY'S BRAND ORANGE
BK-1	EXISTING BRICK VENEER - PAINT AS NOTED



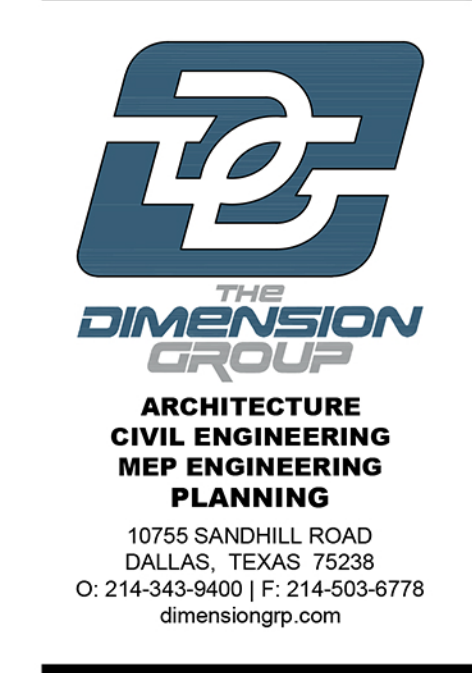


2 ELEVATION - REAR  
1/4" = 1'-0"



1 ELEVATION - RIGHT SIDE  
1/4" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS			
ELEVATION	TOTAL ELEVATION AREA (SF AND %)	MASONRY CONSTRUCTION PERCENTAGE	NON-MASONRY CONSTRUCTION PERCENTAGE
FRONT ELEVATION	3,112 SF (100%)	100%	0%
LEFT SIDE ELEVATION	718 SF (100%)	100%	0%
RIGHT SIDE ELEVATION	868 SF (100%)	100%	0%
REAR ELEVATION	1,087 SF (100%)	100%	0%



C-STORE GAS STATION &  
DRIVE-THROUGH TAQUERIA  
2435 W MILLER RD.  
GARLAND, TEXAS 75041

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REVISIONS:	
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PROJECT NUMBER: 14-515

DATE: 09.01.2016

DRAWING BY:

CHECKED BY:



09.01.2016





2 ELEVATION - LEFT SIDE  
1/4" = 1'-0"



1 ELEVATION - FRONT  
1/4" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS			
ELEVATION	TOTAL ELEVATION AREA (SF AND %) (100%)	MASONRY CONSTRUCTION PERCENTAGE	NON-MASONRY CONSTRUCTION PERCENTAGE
FRONT ELEVATION	1,313 SF (100%)	100%	0%
LEFT SIDE ELEVATION	715 SF (100%)	100%	0%
RIGHT SIDE ELEVATION	560 SF (100%)	100%	0%
REAR ELEVATION	1,087 SF (100%)	100%	0%



ARCHITECTURE  
CIVIL ENGINEERING  
MEP ENGINEERING  
PLANNING  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238  
O: 214-343-9400 | F: 214-503-6778  
dimensiongrp.com

C-STORE GAS STATION &  
DRIVE-THROUGH TAQUERIA  
2435 W MILLER RD.  
GARLAND, TEXAS 75041

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REVISIONS:

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PROJECT NUMBER: 14-515

DATE: 09.01.2016

DRAWING BY:

CHECKED BY:



09.01.2016



## **REPORT & MINUTES**

**P.C. Meeting, September 26, 2016 (9 Members Present)**

**Consideration of the application of The Dimension Group, requesting approval of a Specific Use Provision for a Restaurant with Drive-Through on property zoned Community Retail (CR) District. This property is located at 2435 West Miller Road. (District 8) (File Z 16-29) (This item was postponed from the September 12, 2016 Plan Commission meeting per the applicant's request.)**

**Motion** was made by Commissioner Vera, seconded by Commissioner Dalton to approve the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Fisher recused himself from this case.



0 100 200 Feet  
1 inch = 200 feet

# ZONING Z 16-29

 INDICATES AREA OF REQUEST





# GARLAND

August 12, 2016

HEARING DATE/TIME: Plan Commission: August 22, 2016 – 7:00 PM

APPLICANT: The Dimension Group

File: Z 16-29

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 22, 2016, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **The Dimension Group**, requesting a Specific Use Provision for a Restaurant with Drive-Through on property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

Being a 1.795 acre tract of land situated in the Thomas Burris Survey, Abstract No. 63, Dallas County, Texas, and being all of Lot 1 of Town & Country Addition, an addition to the City of Garland according to the plat recorded in Volume 96007, Page 1858, Plat Records, Dallas County, Texas (PRDCT). The subject property is located at 2435 Miller Road. (District 8).

**Note: The applicant requests approval of a Specific Use Provision to convert a portion of an existing convenience store with gas pumps [Retail sales with gas pumps] into a restaurant with drive-through service on approximately 1.795 acres.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Isaac Williams at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

The gas station has made accommodations by turning off sound after 10pm and stadium lights after 10. The drive-through will have a noise late at night.

(Please complete the following information)

Your Property Address

Printed Name

Address

Signature

Date:

Kit Elliott

1725 Patton

Garland TX

75042

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Kit Elliott

Closest homeowner

Title

8/17/16

→ please see map

Aug 31 2016 PM 1:57

***Good Evening Planning Commission.***

My name is Kit Elliott and I live at 1725 Patton in Garland, TX. I am responding to FILE: Z 16-29

APPLICANT: The Dimension Group

RE: 24-7 Drive-Thru Tacqueria

I attended the 8/22 hearing that was postponed, and I want to make sure that I get my word in regarding this proposed 24-7 Drive-Thru Tacqueria. My bed is the closest to this re-zoning and I believe I would be most affected by this.

This location has had a few rezoning requests over the past five years, and they have made good on their accommodations that we have brought up during these planning meetings.

**I want to make sure you are aware of the past requests here:**

1. This location has turned off their 24-7 carwash so the noise and the car wash and the speaker phone doesn't blare into our neighborhood past 9 pm. That's great.
2. This location has redirected their stadium lights to their own parking lot. Before – they lit up our homes all throughout the night.

So they have made accommodations that I think need to carry over to this request as well, but let's take a look at the bigger picture here

This location is two miles from Plano Rd/Miller. There is a **STRIP CLUB** on that corner of Plano/Miller. We're at Shiloh/Miller, but thankfully we have 2 miles of WAREHOUSES that pad us from that traffic AND that keeps the crime rate low.

If you drive through that area on a Friday and Saturday night, you will see 100's of cars and kids loitering/hanging out at Plano and Miller Rd.

If you drive through this same area, you will also notice the graffiti and the spray paint full of curse words and gang signs.

Let me ask you something:

**Where do they go at 2 am to eat?** Right now, they have to drive two miles to the nearest Whataburger, and we observed that drive through wrapped around the building & plenty of people at 2 am trying to get sober. I believe this is the drunk crowd on a Friday and Saturday at 2 AM.

If they are willing to drive 2 miles to that location – what's stopping them from driving two miles to **THIS** location. Will the drunks drive to this location at 2 am to get tacos? **I BELIEVE THEY WOULD!!**

Let's look at our neighborhood:

We have a brand new Walmart neighborhood store, brand new Wendy's, brand new bank, brand new Subway, brand new Firestone, a brand new QT gas station, and a brand new Lilians Pupuseria.

**THE ONLY THING NOT UPDATED IS THIS OLD GAS STATION THAT THEY WANT TO ADD A TACQUERIA INSIDE IT!**

That's the only thing in our beautiful neighborhood that hasn't been updated. Because of the competition across the street with QT – they aren't getting the customers. I believe this is a last ditch effort to make this location profitable.

If you look at their other location at Broadway and Centerville, you will observe that this is a "flea market" type of store with no health code regulations. We drove by at noon and noticed that cars were parked



on the grass, in the street, and in random places with no regard to signs or rules.

**We believe this will carry over to THIS location as well.**

What you have is an old gas station – slash convenience store – slash car wash trying to shove a 24-7 drive through Tacqueria in a last ditch effort to make this profitable.

My question is this:

Will the 24-7 Drive Through Food Place attract the drunk crowd from the strip club down the street and introduce them to our neighborhood?

Will the speaker noise from the drive through affect the neighborhood trying to sleep at 2 am?

Will the “ding ding” notification wake everyone up all through the night?

Will crime increase because of this approval?

**If you approve this, will this make our neighborhood safer?**

If the answer is YES, then, go ahead and approve it.

If the answer is NO, then, go ahead and reject it.

**MY VOTE IS NO! I AM OPPOSED TO THIS REQUEST BECAUSE I BELIEVE IT BRINGS IN A DRUNK CROWD AT 2 AM AND INTRODUCES THEM TO OUR NEIGHBORHOOD WHICH HAS A VERY LOW CRIME RATE BECAUSE OF THE 2 MILES OF WAREHOUSE PADDING BETWEEN 635 and OUR HOUSES AND BRINGS IN A LOT OF LATE NIGHT NOISE!!!**