

City Plan Commission Members,

I am currently serving as the Interim Chair of the Garland Road Vision. As you will recall, the **Garland Road Vision (“GRV”) is a small area plan adopted by the City of Dallas in 2011.** The GRV study area includes the Garland Road corridor, from 635 to the Garland/Gaston/Grand intersection.

GRV resulted directly from community stakeholder input and has served effectively as guidance for the City of Dallas as Garland Road developments have been considered for zoning changes for the past 10 years. From its inception, the GRV was created by a representative advisory board and it was always intended that the process of enforcing the precepts of the GRV would continue through representatives of the immediate areas to be impacted by prospective development, in addition to a core group of individuals involved in GRV from the beginning. **Earlier this year a GRV Task Force was formed to discuss the Zoning case Z212-190 being proposed near the Garland/Easton intersection in East Dallas. The Task Force participants include several of the original advisory board members, plus individuals from surrounding stakeholder neighborhoods and entities.** A combination of the public comments and developer presentation materials were the basis for our review. I have attached a copy of our review comments which highlight areas of alignment and non-alignment with the GRV and led to the following recommendation.

**The Task Force was split evenly with five members voting for approval and five members voting for denial. We will not therefore, be making a recommendation of approval or denial, but encourage you to consider our review comments as you deliberate on this zoning application case.** We hope this will be helpful in your deliberations on this subject.



Gerald Worrall III  
Garland Road Vision Interim Chairman  
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# Garland Road Vision Task Force- review comments

## September 1, 2022

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**Date:** September 1, 2022

**Project:** Zoning case Z212-190- Shoreline rezoning request

**Members:** **Garland Road Vision Task Force (GRVTF)**  
Brad Boling- Alger Park Ash Creek NA  
Kirk Dooley-Lake Park Estates  
Greg Estell- Old Lake Highlands  
Gary Griffith-Founder of the Garland Road Vision (GRV advisory board)  
Christian Nilsson- Lochwood  
Mike Nurre- Casa View Alliance  
Brenda Catlett- Peninsula  
Jeff Snoyer- Monopoly Place  
Gloria Tarpley- (GRV advisory board)  
Debbie Van Zandt- Casa Linda Estates  
Darrell Wood- Eastwood  
Gerald Worrall-Interim Chairman (GRV advisory board)

The Garland Road Vision Task Force met with the developer (Daniel Smith of Ojala) and discussed the proposed development with him. The Task Force also reviewed the initial and ultimately the final zoning application documents to reach the following observations and recommendations.

**I. Zoning case Z212-190- Characteristics found compatible with Garland Road Vision (GRV)**

1. GRV Future Land Development Vision indicates that land use change is desired between Peavy Road and I-635 and supports the creation of new housing choices. In cases where development occurs adjacent to existing single family residential neighborhoods, the new development will be required to conform to City of Dallas standards related to residential proximity slopes, height and density standards.
  - With regard to the current zoning application, the project will conform to City of Dallas standards related to residential proximity slopes, height and density standards with modifications as noted in the PD ordinance.
  
2. GRV Future Circulation Vision identifies the benefit of continuous sidewalks along the street for improved pedestrian access to area businesses and public bus stops.
  - A continuous 6' wide sidewalk with a 5' minimum buffer to street will be provided across the entire width of the development as included in the PD ordinance.

3. GRV Future Beautification Vision identifies opportunities to enhance the Garland Road corridor through the use of urban design elements such as landscaping, special paving, street furnishings and public art.
  - The developer has included in the PD ordinance provisions for pedestrian amenities including hardscape, four pedestrian benches (2 with covered seating), bicycle racks for a minimum of 5 bicycles, flag poles, pedestrian lighting, and physical barriers 36 inches or less in height. There is no bus stop on this property, but the developer has indicated that they will locate at least one of the covered benches near the bus stop which is close to the Easton and Garland Road intersection.
4. GRV Future Beautification Vision recommends the creation of small green space along the corridor. In some places, this is envisioned as pocket park(s) displaying the work of local artists.
  - The developer will provide an Art Park for the display of local artist works between the development and Garland Rd. The developer will contact local artist organizations such as The Casa View Art Association as a resource for local artists about the public display of art in an Art Park.
5. The Future Beautification Vision suggests using street trees as the major unifying element along Garland Road.
  - The developer has included in the PD ordinance provisions for seven 6” caliper trees between the development and Garland Road.
6. GRV Future Beautification Vision emphasizes the visual importance of burying street utilities.
  - The developer has included in the PD ordinance provisions that any new utility lines that serve the Property must be buried below grade. The developer has committed up to \$100,000 towards the burial of existing overhead utilities if allowed by the utility companies.
7. GRV Future Implementation Vision emphasizes the stakeholders’ desire for future construction to meet or exceed the City’s green building standards.
  - The developer has included in the PD ordinance provisions to meet or exceed the current City of Dallas green standards for construction. The developer noted that the project would be 100% electric except for outdoor grills and pooling heating equipment. The town home garages will each have the wiring capacity for electric car charging stations. The parking garage will be constructed with wiring capacity of up to 25% electric car charging stations. These stations will be added as demand dictates in the future.
8. GRV Strategic Opportunity Vision Area 2 is located across Garland Road from the subject site. The description of parking structures indicates that they should be wrapped in residential or commercial uses to minimize visual exposure.
  - The developer included in the PD ordinance provisions for wrapping the parking garage with the residential apartment structure to minimize visual exposure.

## **II. Zoning case Z212-190- Characteristics found incompatible with GRV**

1. GRV Strategic Opportunity Vision Area 2 is located across Garland Road from the subject site. The maximum height of development in that area is recommended to be 36' or 3 stories and there is potential to reduce the height of the development to approximately 24' to be more compatible with the adjacent existing single family uses.

-The developer is proposing a building height of 60' and 4 stories which is not in alignment with the GRV Strategic Opportunity Vision Area 2 across the street. While members of the Task Force noted the higher ceilings that have become more common in apartment complexes since the GRV was approved, it seems difficult to argue that this site should therefore allow 4 floors of height with existing single family residential immediately adjacent to the site.

## **III. Zoning case Z212-190- Additional items requested by Task Force**

1. The GRVTF requested additional clarification from the developer on the issue of residential proximity slope from the single family residential adjacent to the site.

-The developer included in the PD ordinance language confirming that any structures over 26 feet in height will not be located above the 1:3 residential proximity slope per the City of Dallas requirements.

## **IV. Summary of GRVTF review**

After careful review and discussion of the proposed development and it's areas of compatibility and non-compatibility, the Garland Road Vision Task Force was split evenly with five members voting for approval and five members voting for denial. We will not therefore, be making a recommendation of approval or denial, but encourage you to consider our review comments as you deliberate on this zoning application case.