



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, December 5, 2023
7 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.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

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.

BRILLE IS NOT AVAILABLE.

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.

Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above identified location. Members of the public that desire to make a public comment must attend the meeting in person.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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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 had the opportunity to review each of 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 November 14, 2023, Regular Meeting.
2. Consider approval of the following bids:
 - a. **GP&L Lookout Substation Expansion** **Bid No. 0570-23**
Project- Steel Structures

Techline, Inc.

\$51,133.70

This request is to approve a change order for GP&L Lookout Substation Steel Structures. Additional bus support structures are needed to optimize planned delivery points and allow for future growth flexibility at the substation.

b. GP&L Girvin Switch Station Control Enclosure **Bid No. 0923-23**

Electrical Power Products, Inc.	\$1,127,079.00
Owner's Contingency	112,707.90
TOTAL:	\$1,239,786.90

This request is for the purchase of a control enclosure for the GP&L Girvin Switch Station as part of the approved Girvin Switch Station CIP project.

c. GP&L Oakland Substation Structure **Bid No. 1097-23**

DIS-TRAN Packaged Substations, LLC.	\$878,360.00
Owner's Contingency	\$87,836.00
TOTAL:	\$966,196.00

This request is for the purchase of a factory-built substation to be installed at the GP&L Oakland Substation site.

d. Water Utilities Building - Construction Services **Bid No. 0840-21**

Hill & Wilkinson General Contractors	\$947,302.78
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This request is to approve a change order for construction services for the new Water Utilities Building.

e. TMPA Sabine Creek Tap Station Control Enclosure **Bid No. 1297-23**

Thermo Bond Buildings	\$260,705.00
Owner's Contingency	26,070.50
TOTAL:	\$286,775.50

This request is for the purchase of a Control Enclosure for the TMPA Sabine Creek Tap Station as part of the approved TMPA Rayburn Country 138kV Point of Interconnection CIP project and will be reimbursed at 100%.

f. GP&L Girvin Switch Station Steel Structures **Bid No. 1298-23**

SAE Towers, Ltd.	\$1,678,846.00
Owner's Contingency	83,942.30

TOTAL: \$1,762,788.30

This request is for the purchase of steel structures and associated materials needed for the construction of the GP&L Girvin Substation.

9. Powertrain Rebuild Bid No. 0231-24

Holt Cat \$445,678.41

This request is for a manufacturer rebuild of the powertrain on unit 160-1819R, a 2018 Caterpillar D6T Dozer utilized by the landfill.

h. NG 9-1-1 ESInet and NGCS Implementation Project Bid No. 1231-22

Motorola Solutions \$1,024,238.20

This request is to approve a ten-year contract for services related to Next Generation 9-1-1 Core Services and Emergency Services Internet Protocol Network (ESInet).

3. 2023 Capital Improvement Program Budget Amendment No. 2

Consider and take appropriate action to approve an Ordinance amending the 2023 Capital Improvement Program to appropriate supplemental funding for various Capital Projects and Programs in 2023.

4. 2023 Edward Byrne Memorial Justice Assistance Grant (JAG)

Council is requested to consider a resolution authorizing the Police Department to apply for the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) program.

5. 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. Z 23-23 ClayMoore Engineering (District 1)

Consider and take appropriate action to amend an ordinance of the Garland Development Code of the City of Garland, Texas, by approving 1) a Specific Use Provision for a Restaurant, Drive-through use and 2) a Detail Plan for a commercial building including a Restaurant, Drive-through use on a 1.033-acre

tract of located at 5050 North Garland Avenue zoned Planned Development (PD) District 01-16 for Community Retail uses; 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 Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date

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. Public Hearing on a Revised TIF #3 Project and Finance plan that includes the expansion of the boundaries, extension of the termination date, and revised project listing.**

On November 13, 2023, Council was briefed on the proposed boundary expansion, termination date extension and revised Project and Financing Plan. Sec. 311.003. of the Texas Tax Code specifies the procedure for expanding the boundaries, extending the termination date and adopting a Project and Financing Plan for reinvestment zones.

- 7. Hold public hearings on:**

- a. Consider a request by Marcer Construction to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard in District 5.**

Consider and take appropriate action of the application of Marcer Construction, requesting approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development. This property is located at 2920 Broadway Boulevard. (File Z 22-29, District 5)

- b. Consider a request by Marta Nambo de Flores for a Guest House in the backyard. The site is located at 609 Lawson Drive in District 6.**

Consider and take appropriate action of the application of Marta Nambo de Flores, requesting approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House. This property is located at 609 Lawson Drive. (File Z 23-31, District 6)

- c. Consider a request by MC Office, LLC for a Contractor's Office/Warehouse Use in an existing building. The site is located at 601 North First Street in District 8.**

Consider and take appropriate action of the application of MC Office, LLC., requesting approval of a 1) Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use. This property is located at 601 North First Street. (File Z 23-32, District 8)

- d. Consider a request by Shearer, Monk & Voigt for a Truck Repair facility with 3 service bay doors. The site is located at 3877 Miller Park Drive in District 6.**

Consider and take appropriate action of the application of Shearer, Monk & Voigt, requesting approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision [S 21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use. This property is located at 3877 Miller Park Drive. (File Z 23-37, District 6)

- e. Consider a request by Peak Health Diagnostics for a laboratory use in an existing medical/dental office building. The site is located at 1605 North Garland Avenue, Suite A in District 8.**

Consider and take appropriate action of the application of Peak Health Diagnostics, requesting approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use. This property is located at 1605 North Garland Avenue. (File Z 23-39, District 8)

8. 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.

9. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier 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. 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

1.

Meeting Date: 12/05/2023

Item Title: Minutes November 14

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the November 14, 2023, Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes November 14



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, November 14, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Council Member Deborah Morris
Mayor Pro Tem Jeff Bass
Deputy Mayor Pro Tem Ed Moore
Council Member B.J. Williams
Council Member Carissa Dutton
Council Member Margaret Lucht
Council Member Dylan Hedrick
Council Member Chris Ott

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phillip Urrutia
City Attorney Brian England
City Secretary Eloyce René Dowl

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All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of 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.

The motion was made by Council Member Dutton to approve the Consent Agenda as presented, seconded by Council Member Lucht. The motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the November 7, 2023, Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Bridge Remediation - Group 1C **Bid No. 1086-21**

BCTX, LLC	\$292,000.00
Optional Contingency	30,000.00
TOTAL:	\$322,000.00

This request is to approve a Change Order to provide additional repairs for three bridge locations as a part of the Bridge Inventory Inspection and Appraisal Program (BRINSAP) - Group 1C Bridge Remediation construction contract.

b. **APPROVED** Transformers for Warehouse Inventory **Bid No. 0786-23**

Power Electronics (Primary)	\$4,771,465.00
Anixter, Inc (Secondary)	5,634,555.50
	\$10,406,020.50

This request is for the purchase of distribution transformers for Warehouse inventory to support GP&L operations. This approval is for a two (2) year term agreement with three (3) optional one (1) year renewals.

c. APPROVED Duck Creek South Extension Trail Bid No. 1228-23

Dean Construction	\$2,356,725.58
Optional Contingency	125,000.00
TOTAL:	\$2,484,725.58

This request is for the construction of approximately 7,600 linear feet of a 12-foot wide concrete trail. The trail will be within electric transmission corridors south of IH-30 and will extend from the existing Mesquite Heritage Trail at the city limits of Mesquite towards Ablon Park to the east.

d. APPROVED Traffic Signal Cabinets for Warehouse Inventory Bid No. 0124-24

Consolidated Traffic Controls, Inc.	\$274,387.00
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This request is for the purchase of traffic signal cabinets for Warehouse inventory to support Transportation operations.

3. APPROVED City Health Plan Third-party Administrator Extension

Council approved the extension of our current agreement with BCBSTX through December 31, 2024.

4. APPROVED Acquisition of a single family home for affordable housing at 3922 University Drive Through the HOME Program

Council approved the purchase of the property located at 3922 University Drive and authorized the City Manager or designee to execute all legal documents regarding the purchase of the property for the accepted price of \$315,000.

5. APPROVED The Council Reviewed and Affirmed the City Council Investment Strategy and Policy in accordance with State law.

There is a requirement in the Public Funds Investment Act, Government Code 2256.005 that the governing body review and affirm the investment strategy and policy annually. There are no proposed changes to the City Council Investment Policy or strategy.

6. APPROVED Resolution of No Objection for Huntington Place Senior Living at 1702 Edgefield Drive

Council approved the Resolution of No Objection for a 4% Low-Income Non-Competitive Tax Credit Program application for the proposed development of Huntington Place Senior Living, to be located at 1702 Edgefield Drive; adopting **Resolution No. 10600**

7. Public hearing(s) were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. APPROVED Z 22-58, Abreham Tessema (District 5)

Ordinance No. 7478 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision Amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 20-28] for Truck/Bus Storage on a 2.609-acre tract of land located at 2430 Lonnecker Drive; 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 Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Z 23-20, CAT Scale Company (District 6)

Ordinance No. 7479 amending an ordinance of the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign at the existing development on a 7.293-acre tract of land located at 1910 South Jupiter 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 Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. APPROVED Z 23-24, Angie Lemus (District 1)

Ordinance No. 7480 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 05-60 & Planned Development (PD) District 12-19 to add attached signs and freestanding signs and 2) a Detail Plan to add attached signs and freestanding signs at the existing development on a 8.9414-acre tract of land located at 305 River Fern 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 Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

d. APPROVED Z 23-34, First Place Foods (District 6)

Ordinance No. 7481 of the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Food Processing & Storage Use on a 4.383-acre tract of land zoned Planned Development (PD) District 93-01 for Industrial Uses and located at 751 South International 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 Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

e. APPROVED Z 23-35, Bohler Engineering TX, LLC (District 1)

Ordinance No. 7482 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses and 2) a Detail Plan for an expansion of the existing Walmart Garden Center on a 20.22-acre tract of land located at 5302 North Garland 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 Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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8. Hold public hearings on:

- a. APPROVED Consider an amendment to an ordinance of the Garland Development Code to allow Automobile Repair, Minor only by Specific Use Provision in the Community Retail (CR) District. This item was reported and recommended by the Development Services Committee during the September 18, 2023, City Council Work Session.**

Consider and take appropriate action to amend the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail District.

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were Jerry Lawrence and Cornel Cernat.

The motion was made by Council Member Hedrick to approve the request as presented, seconded by Council Member Lucht. The motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7483**

b. APPROVED Consider a request by ClayMoore Engineering to allow a Coffee Shop / Restaurant with a Drive-Through [Tim Hortons] and a Retail Store. The site is located at 5050 North Garland Avenue in District 1.

Consider and take appropriate action on the application of ClayMoore Engineering, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 2) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use. This property is located at 5050 North Garland Avenue. (File Z 23-23, District 1).

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Clay Cristy (applicant).

There was discussion by the Council.

The motion was made by Mayor Pro Tem Bass to approve the item as presented, seconded by Council Member Morris. The motion carried:

Vote: 9 ayes, 0 nays

9. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

a. Council Member B.J. Williams

- Arleen Macias - Tax Increment Finance #3 Board

Council Member Williams presented his nomination and a vote was cast with the following result:

Vote: 9 ayes, 0 nays

10. Citizen comments: There were no speakers on this item

11. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:23 p.m.

12. Council will move into Executive Session: There was no action taken on this item.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 12/05/2023

Item Title: GP&L Lookout Substation Expansion Project- Steel Structures

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0570-23

Purchase Justification:

This request is to approve a change order for GP&L Lookout Substation Steel Structures. Additional bus support structures are needed to optimize planned delivery points and allow for future growth flexibility at the substation.

Evaluation:

Techline, Inc. was awarded the original PO 34909 in the amount of \$377,763 at the June 20, 2023 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Techline, Inc.	All	\$51,133.70
	TOTAL:	----- \$51,133.70

Basis for Award: Change Order

Purchase Requisition #: 50314

Fiscal Impact

Total Project/Account: \$4,750,000
Expended/Encumbered to Date: \$2,165,452
Balance: \$2,584,548
This Item: \$51,134
Proposed Balance: \$2,533,414
Account #: 210-3799-3180201-6051

Fund/Dept/Project – Description and Comments:Electric CIP / Substations Upgrades Program

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Page 276

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/21/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/15/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 12/05/2023

Item Title: GP&L Girvin Switch Station Control Enclosure

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0923-23

Purchase Justification:

This request is for the purchase of a control enclosure for the GP&L Girvin Switch Station as part of the approved Girvin Switch Station CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received. Crown Texas, Inc. and KD Johnson, Inc. were deemed non-responsive due to taking multiple exceptions to the technical specifications in the bid. One (1) bid was evaluated based on the published criteria. Electrical Power Products, Inc. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Electrical Power Products, Inc.	All	\$1,127,079.00
Owner's Contingency		112,707.90
	TOTAL:	\$1,239,786.90

Basis for Award: Best Value

Purchase Requisition #: 49333

Fiscal Impact

Total Project/Account: \$10,379,000

Expended/Encumbered to Date: \$2,647,596

Balance: \$7,731,404
This Item: \$1,239,787
Proposed Balance: \$6,491,617
Account #: 210-3799-3179001-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Page 276

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/21/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/20/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 12/05/2023

Item Title: GP&L Oakland Substation Structure

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 1097-23

Purchase Justification:

This request is for the purchase of a factory-built substation to be installed at the GP&L Oakland Substation site. The prefabricated station will include a distribution bus and distribution breaker bays pre-assembled with mounted disconnects. This is part of the approved GP&L Oakland Substation Upgrade CIP project. An owner's contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on the published criteria. Dis-Tran Packaged Substations, LLC. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
DIS-TRAN Packaged Substations, LLC.	All	\$878,360.00
Owner's Contingency		87,836.00
	TOTAL:	----- \$966,196.00

Basis for Award: Best Value

Purchase Requisition #: 49747

Fiscal Impact

Total Project/Account: \$6,800,000

Expended/Encumbered to Date: \$4,377,006

Balance: \$2,422,994

This Item: \$966,196
Proposed Balance: \$1,456,798
Account #: 210-3799-3179801-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Page 276

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/21/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/20/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 12/05/2023

Item Title: Water Utilities Building - Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0840-21

Purchase Justification:

This request is to approve a change order for construction services for the new Water Utilities Building. This allows the contractor to manage the installation of technology items in the facility, such as fiber, data cabling, surveillance systems, access controls, and building automation systems. Previously, these items were acquired separately and managed by the owner, separate from the general contractor's scope. This change provides overall efficiencies with the general contractor coordinating and managing the work in conjunction with other construction activities.

Evaluation:

Hill & Wilkinson was awarded the original PO 33385 in the amount of \$11,619,796 at the June 21, 2022, City Council Meeting. Change Order #1 was approved in the amount of \$566,164 at the March 21, 2023 City Council Meeting.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Hill & Wilkinson General Contractors	All	\$947,302.78
	TOTAL:	\$947,302.78

Basis for Award: Change Order

Purchase Requisition #: 50412

Fiscal Impact

Total Project/Account: \$16,588,000

Expended/Encumbered to Date: \$15,381,974

Balance: \$1,206,026
This Item: \$947,303
Proposed Balance: \$258,723
Account #: 220-4049-3023800-9002 & 230-4149-3218800-9002

Fund/Dept/Project – Description and Comments:

Water CIP / Field Operations Center Project	\$473,651.39
Wastewater CIP / Field Operations Center Project	473,651.39
Total	\$947,302.78

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2023
Document Location: Pages 241 & 256

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/21/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/20/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 12/05/2023

Item Title: TMPA Sabine Creek Tap Station Control Enclosure

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 1297-23

Purchase Justification:

This request is for the purchase of a Control Enclosure for the TMPA Sabine Creek Tap Station as part of the approved TMPA Rayburn Country 138kV Point of Interconnection CIP project and will be reimbursed at 100%. The control enclosure will contain switchboard panels, battery chargers, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received. KD Johnson was deemed non-responsive due to multiple exceptions to the technical specifications listed in the bid. Three (3) bids were evaluated based on the published criteria. Thermo Bond Buildings received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Thermo Bond Buildings	All	\$260,705.00
Owner's Contingency		26,070.50
	TOTAL:	\$286,775.50

Basis for Award: Best Value

Purchase Requisition #: 50051

Fiscal Impact

Total Project/Account: \$2,750,000

Expended/Encumbered to Date: \$1,004,722
Balance: \$1,745,278
This Item: \$286,776
Proposed Balance: \$1,458,502
Account #: 215-3542-3147201-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2023
Document Location: Page 270

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/21/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/20/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. f.

Meeting Date: 12/05/2023

Item Title: GP&L Girvin Switch Station Steel Structures

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 1298-23

Purchase Justification:

This request is for the purchase of steel structures and associated materials needed for the construction of the GP&L Girvin Substation. An owner's contingency is included for any additional materials that may be required. This is part of the approved GP&L Girvin Switch Station CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received with SAE Towers Ltd. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
SAE Towers, Ltd.	All	\$1,678,846.00
Owner's Contingency		83,942.30
	TOTAL:	----- \$1,762,788.30

Basis for Award: Straight Low Bid

Purchase Requisition #: 50052

Fiscal Impact

Total Project/Account: \$10,379,000
Expended/Encumbered to Date: \$3,887,383
Balance: \$6,491,617
This Item: \$1,762,788
Proposed Balance: \$4,728,829

Account #: 210-3799-3179001-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Page 276

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/21/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/15/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 12/05/2023

Item Title: Powertrain Rebuild

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0231-24

Purchase Justification:

This request is for a manufacturer rebuild of the powertrain on unit 160-1819R, a 2018 Caterpillar D6T Dozer utilized by the landfill. The rebuilt Dozer will carry a three (3) year, 5,000-hour powertrain and hydraulic warranty.

Evaluation:

Holt Cat is being awarded as a Sole Source based on providing original manufacturer parts to retain the warranty requirements. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Holt Cat	All	\$445,678.41
	TOTAL:	----- \$445,678.41

Basis for Award: Sole Source

Purchase Requisition #: 50365

Fiscal Impact

Total Project/Account: \$8,360,000

Expended/Encumbered to Date: \$5,540,526

Balance: \$2,819,474

This Item: \$445,678

Proposed Balance: \$2,373,796

Account #: 692-1609-1715420-9007

Fund/Dept/Project – Description and Comments:

Landfill/Transfer Station / Replacement of Landfill Equipment: Rebuild of the powertrain of 160-1819R for Hinton Landfill as approved in the 2023 CIP.

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Page 220

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/21/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/20/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 12/05/2023

Item Title: NG 9-1-1 ESInet and NGCS Implementation Project

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 1231-22

Purchase Justification:

This request is to approve a ten-year contract for services related to Next Generation 9-1-1 Core Services and Emergency Services Internet Protocol Network (ESInet). In 2022, the City was awarded grant funds from the Commission on State Emergency Communications (CSEC) to cover a portion of the cost of the implementation of NG 9-1-1. This request is for Year One of a Ten-Year contract with an option to terminate after Year Five. The total value of the Ten-Year contract is \$4,007,191.16.

Evaluation:

A targeted request for proposals was issued to selected cooperative contract vendors. Three (3) proposals were received and evaluated based on the published criteria. Motorola Solutions received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Motorola Solutions	All	\$1,024,238.20
	TOTAL:	\$1,024,238.20

Basis for Award: Best Value

Purchase Requisition #: 50455

Fiscal Impact

Total Project/Account: \$1,473,325 *

Expended/Encumbered to Date: \$0

Balance: \$1,473,325

This Item: \$1,024,238
Proposed Balance: \$449,087
Account #: 871-1284-2347623-9029

Fund/Dept/Project – Description and Comments:

Public Safety Grant Fund / Police Department / Next Generation 9-1-1 Project

FY 2023-24 is the first year of a ten-year contract for the Next Generation 9-1-1 subscription. The total Next Generation 9-1-1 grant award is \$1,473,325.00. Following the full expenditure of grant funding, the City will be responsible for the annual, ongoing expenditure, with an average annual cost of \$331,439, anticipated to be the City's responsibility beginning in FY 2025-26.

* FY 2023-24 Budget Amendment No. 1 will formally increase the Public Safety Grant Fund's operating appropriation by \$1,473,325 for the grant-funded Next Generation 9-1-1 project, anticipated to be expended in FY 2023-24, FY 2024-25, and FY 2025-26.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2023-24

Document Location: Prop. Budget - Page 192

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/21/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/20/2023



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.

Meeting Date: 12/05/2023

Item Title: 2023 Capital Improvement Program Budget Amendment No. 2

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the November 13, 2023, Work Session, the City Council reviewed the attached written briefing recommending the amendment of the 2023 Adopted Capital Improvement Program (CIP). For Council's consideration is an ordinance amending the 2023 Adopted CIP to appropriate funding for the replacement of one (1) Commercial Roll-Off Truck for the Sanitation Department, cost escalation associated with the replacement of three (3) Commercial Front-load Trucks for the Sanitation Department, the replacement of one (1) Knuckle Boom Truck for the Sanitation Department, repairs to the storm-damaged Parks Department's Greenhouses, the acquisition of 519 State Street, and acquisitions through the Economic Development & Redevelopment Program, anticipated to be expended in 2023.

Recommendation/Action Requested and Justification

Approval of CIP Budget Amendment No. 2 as presented to increase appropriations by Ordinance for the Replacement of Commercial Roll-Off program, Replacement of Commercial Front-Load Trucks program, Replacement of Knuckle Boom Trucks program, Parks Greenhouses Repair project, 519 State Street project, and the Economic Development & Redevelopment Program in the 2023 CIP.

Attachments

Ordinance - 2023 CIP Budget Amendment No. 2

2023 CIP Budget Amendment No. 2 Written Briefing

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2023 CAPITAL IMPROVEMENT PROGRAM ("2023 CIP AMENDMENT NO. 2"); PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE PARKS PROGRAM; THE ECONOMIC DEVELOPMENT PROGRAM; AND THE MISCELLANEOUS REVENUE SUPPORTED AND INTERNAL SERVICE PROGRAM; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2023 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary in the public interest; and

WHEREAS, the City Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the following programs and projects:

- (1) Replacement of Commercial Roll-Off Trucks program;
- (2) Replacement of Commercial Front-Load Trucks program;
- (3) Replacement of Knuckle Boom Trucks program;
- (4) Greenhouse Repair project;
- (5) 519 State Street project;
- (6) Economic Development & Redevelopment Program.

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

Section 1

The City Council hereby authorizes and approves an amendment to the 2023 Capital Improvement Program in the amount of \$23,782,000 for: the replacement of a Commercial Roll-Off Truck, the replacement of three Commercial Front-Load Trucks, the replacement of a Knuckle Boom Truck, the repair of the Parks Department's Greenhouses, land acquisition for the new 519 State Street project, and actual and anticipated land acquisition in the Economic Development & Redevelopment Program.

Section 2

The City Council hereby amends Ordinance No. 7398 *in part* and by addition to read as follows:

"Section 1 (A), adjusting appropriations of \$2,100,000 for the repair of the Parks Department's Greenhouses and land acquisition for the new 519 State Street project."

"Section 1 (F), adjusting appropriations of \$21,192,000 for actual and anticipated land acquisition in the Economic Development & Redevelopment Program."

"Section 1 (I), adjusting appropriations of \$490,000 for the replacement of a Commercial Roll-Off Truck, the replacement of three Commercial Front-Load Trucks, and the replacement of a Knuckle Boom Truck."

Section 3

That Ordinance No. 7398 of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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 5

This ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 5th day of December, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

Work Session Item 3. 0.

Meeting Date: November 13, 2023
Item Title: 2023 Capital Improvement Program Budget Amendment No. 2
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2023 Capital Improvement Program (CIP) to appropriate \$240,000 for the purchase of one (1) Sanitation Replacement Commercial Roll-Off Truck, \$30,000 for cost escalation on the replacement of three (3) Sanitation Commercial Front-Load Trucks, \$220,000 for the purchase of one (1) Sanitation Replacement Knuckle Boom Truck, \$150,000 for the repair of the Parks Department's Greenhouses, \$1,950,000 for the acquisition of 519 State Street, and \$21,192,000 in the Economic Development & Redevelopment Program.

OPTIONS

1. Approve CIP Budget Amendment No. 2 as presented.
2. Approve in part CIP Budget Amendment No. 2.
3. Do not approve CIP Budget Amendment No. 2.

RECOMMENDATION

1. Approve CIP Budget Amendment No. 2 as presented. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2023, Regular Meeting.

BACKGROUND

(A) Sanitation One (1) Replacement Roll-Off Truck

On October 12, 2023, City Management approved the purchase of a replacement Roll-Off Truck for the Sanitation Department in the amount of \$239,739.00. Roll-off trucks help to service the Sanitation Department's rapidly growing Commercial Division. This piece of equipment (#240-0260) was originally scheduled for replacement in 2026 but has been advanced to 2023 to take advantage of a vendor's available stock, helping to avoid the long production delays currently prevalent in equipment acquisition. Staff seeks an amendment to the 2023 CIP, providing for the supplemental appropriation of \$240,000 for the purchase of a replacement Commercial Roll-Off Truck in the Replacement of Commercial Roll-Off Trucks program. (2023 CIP, Page 207)

(B) Sanitation Three (3) Replacement Commercial Front-Load Trucks

On October 17, 2023, the City Council approved the purchase of three (3) replacement Commercial Front-Load Trucks, authorized for replacement in the 2022 CIP and 2023 CIP. Production delays resulted in a need to seek equipment from an alternative source. Equipment costs have escalated since the original bid, resulting in the need for additional funds to complete the purchase as approved. Staff seeks an amendment to the 2023 CIP, providing for the supplemental appropriation of \$30,000 for the purchase of three (3) replacement Commercial Front-Load Trucks in the Replacement of Commercial Front-Load Trucks program. (2023 CIP, Page 206)

(C) Sanitation One (1) Replacement Knuckle Boom Truck

On October 24, 2023, City Management approved the purchase of a replacement Knuckle Boom Truck for the Sanitation Department in the amount of \$218,500. This piece of equipment (#430-1799) was originally scheduled for replacement in 2024 but has been advanced to 2023 to take advantage of a vendor's additional available piece of equipment, helping to avoid long production delays currently prevalent in equipment acquisition. Staff seeks an amendment to the 2023 CIP, providing for the supplemental appropriation of \$220,000 for the purchase of a replacement Knuckle Boom Truck in the Replacement of Knuckle Boom Trucks program. (2023 CIP, Page 207)

(D) Parks Department Greenhouse Repairs

Staff is seeking City Council approval of \$150,000 to repair the Parks Department's Greenhouses. The repairs to the greenhouse walls and roof became necessary after a storm in early March 2023 destroyed some panels and damaged others. Staff seeks an amendment to the 2023 CIP, providing for the appropriation of \$150,000 for repairs to the Parks Greenhouses as a new project. These repairs will be funded by one-time cash funding transferred from the General Fund to the CIP in the FY 2022-23 Revised Budget. The one-time funding was transferred in the FY 2022-23 Revised Budget in anticipation of this project as well as to fund small project requests in the upcoming 2024 CIP. One-time funding was identified because the repair cost was below the City's threshold for a property insurance claim to be filed.

(E) 519 State Street Acquisition

On October 10, 2023, the City Council approved the purchase of 519 W. State Street, Garland, Texas, for \$1,950,000. The debt service from acquiring this property will be repaid by the Tax Increment Finance (TIF) Zone #1, beginning in FY 2024-25. Staff seeks an amendment to the 2023 CIP, providing for the appropriation of \$1,950,000 for the acquisition of 519 W. State Street as a new project.

(F) Economic Development & Redevelopment Program

During 2023, the Economic Development Department, in coordination with other City Departments, has identified various properties to acquire for redevelopment. All acquisitions made to date as well as any future acquisitions are/will be approved by City Council before finalization. Staff seeks an amendment to the 2023 CIP, providing for the supplemental appropriation of \$21,192,000 for the acquisitions made throughout 2023 (\$6,842,000) and anticipated acquisitions that may occur before the end of 2023 (\$14,350,000). These purchases will be funded by a combination of 2019 GO Bond Funds, one-time cash funding from the ED Reserve, and one-time interest earnings. (2023 CIP, Page 178)

CONSIDERATION

Staff seeks the Council's approval to appropriate \$240,000 to the Replacement of Commercial Roll-Off Trucks program, \$30,000 to the Replacement of Commercial Front-Load Trucks program, \$220,000 to the Replacement of Knuckle Boom Trucks program, \$150,000 for the repair of the Parks Department's Greenhouses, \$1,950,000 to the new 519 State Street project, and \$21,192,000 to the Economic Development & Redevelopment Program, anticipated to be expended in 2023.

(A) Certificates of Obligation

The City's cash reserves will be used to fund the increases outlined in the 519 State Street Redevelopment project, Sanitation's Replacement Roll-Off Truck program, Sanitation's Replacement of Commercial Front-Load Trucks program, and Sanitation's Replacement of Knuckle Boom Trucks program; and a Reimbursement Certificate will be issued allowing the reserves to be replenished in May 2024 when Certificates of Obligation are issued to fund these requests and the upcoming 2024 CIP.

(B) One-Time, Cash Funds

One-time cash funding transferred from the General Fund to the CIP in the FY 2022-23 Revised Budget will be used to fund the repairs to the Parks Department's Greenhouses in 2023. One-time cash funding appropriated in a future year of the Economic Development & Redevelopment Program will need to be advanced to 2023 for acquisitions made to date as well as future acquisitions. One-time interest earnings from the CIP Fund 691 were used to fund the acquisition of a property on Centerville Road and need to be appropriated formally in 2023.

(C) 2019 General Obligation Bonds

The City's cash reserves will be used to fund the increases outlined in the Economic Development & Redevelopment Program until 2019 General Obligation Bonds are issued to fund these requests in 2024. The 2019 GO Bond Funds were projected to be spent across years 2024-2027 in the 2023 CIP document; however, this budget amendment is proposing to advance \$21.2 million from future years to 2023 based on actual and anticipated expenditures.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 12/05/2023

Item Title: 2023 Edward Byrne Memorial Justice Assistance Grant (JAG)

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the December 4, 2023, Work Session, Council was scheduled to consider a request from the Police Department to apply for the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) program for reducing crime and improving public safety. The Police Department is requesting the Council's approval to apply for the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG). The Director of the Bureau of Justice Assistance (BJA) has made funds available to units of local government under the 2023 Justice Assistance Grant (JAG) for the purpose of law enforcement-related programs as prioritized by the Attorney General.

The Garland Police Department, as a local law enforcement agency, is applying to the BJA for a direct award of \$56,868.00 under the JAG program. The Attorney General of the State of Texas has certified Garland as a disparate jurisdiction, thereby requiring us to share 30% of this award (\$17,060.40) with Dallas County. The revised award totals \$39,807.60 and, from this amount, a 7% Administrative Fee will be paid to the City of Dallas as the designated fiscal agent for the participating Dallas County agencies. The resulting net award for the City of Garland will total \$37,021.07.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the Police Department to apply for the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) program.

Attachments

Resolution JAG 2023

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION AND ACCEPTANCE OF AN APPLICATION TO THE BUREAU OF JUSTICE ASSISTANCE FOR A GRANT UNDER THE 2023 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to submit an application to, and subsequently accept a grant from, the Bureau of Justice Assistance under the 2023 Edward Byrne Memorial Justice Assistance Grant Program, for an estimated net amount of \$37,021.07.

Section 2

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

PASSED AND APPROVED this the 5th day of December, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5. a.

Meeting Date: 12/05/2023

Item Title: Z 23-23 ClayMoore Engineering (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 23-23 ClayMoore Engineering

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 23-23 Ordinance

Z 23-23 Exhibit A

Z 23-23 Exhibit B

Z 23-23 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH USE AND 2) A DETAIL PLAN FOR A COMMERCIAL BUILDING INCLUDING A RESTAURANT, DRIVE-THROUGH USE ON A 1.033-ACRE TRACT OF LOCATED AT 5050 NORTH GARLAND AVENUE ZONED PLANNED DEVELOPMENT (PD) DISTRICT 01-16 FOR COMMUNITY RETAIL USES; 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 NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 23rd day of October 2023, the Plan Commission did consider and make recommendations on a certain request for 1) a Specific Use Provision for a Restaurant, Drive-Through Use and 2) a Detail Plan for a Commercial Building including a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 01-16 for Community Retail Uses by **ClayMoore Engineering**; 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 1) a Specific Use Provision for a Restaurant, Drive-Through Use and 2) a Detail Plan for a Commercial Building including a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 01-16 for Community Retail Uses 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 the Garland Development Code.

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

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

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 6

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 7

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

FILE NO. Z 23-23

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-23

Being a 1.033-acre tract of land out of the Onofre Alvarado Survey, Abstract No. 2, situated in the City of Garland, Dallas County, Texas, being a portion of Lot 1, Block 1, of TBCW Addition, a subdivision of record in Volume 2001172, Page 34, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the Southeast right-of-way line of North Garland Avenue (100-foot right-of-way), being the North corner of Lot 3, Block 1, of said TBCW Addition, and the northernmost West corner of said Lot 1;

THENCE, along the Southeast right-of-way line of North Garland Avenue and the common Northwest line of said Lot 1, the following three (3) courses and distances:

1. N44°33'07"E, a distance of 114.23 feet to an "X" cut set;
2. S45°26'53"E, a distance of 1.01 feet to an "X" cut set;
3. N44°33'06"E, a distance of 95.00 feet to an "X" cut set;

THENCE, over and across said Lot 1, the following six (6) courses and distances:

ZONING FILE NUMBER Z 23-23

1. S45°26'54"E, a distance of 78.39 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S44°33'06"W, a distance of 7.91 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. S45°26'53"E, a distance of 138.44 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S44°33'06"W, a distance of 160.79 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. S45°26'53"E, a distance of 15.17 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. S44°33'06"W, a distance of 40.53 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the East corner of said Lot 3, being an interior ell corner of said Lot 1, from which a 1/2 inch iron rod found in the Northeast right-of-way line of Naaman Forest Boulevard (right-of-way width varies), being the South corner of said Lot 3 and the southernmost West corner of said Lot 1, bears S44°33'06"W, a distance of 210.08 feet; THENCE, N45°26'53"W, with the Northeast line of said Lot 3 and the common Southwest line of said Lot 1, a distance of 233.01 feet to the POINT OF BEGINNING and containing an area of 1.033 acres (45,002 square feet) of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and

EXHIBIT A

ZONING FILE NUMBER Z 23-23

interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-23

5050 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of Restaurant, Drive-Through and Retail Store land use.
- 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 and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-23

5050 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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 Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

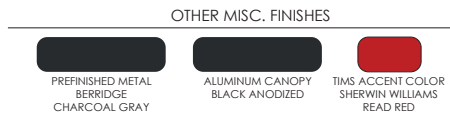
V. Specific Regulations:

Time Period: The Specific Use Provision shall be valid for a time period of twenty-five (25) years.





CM FILE NO.

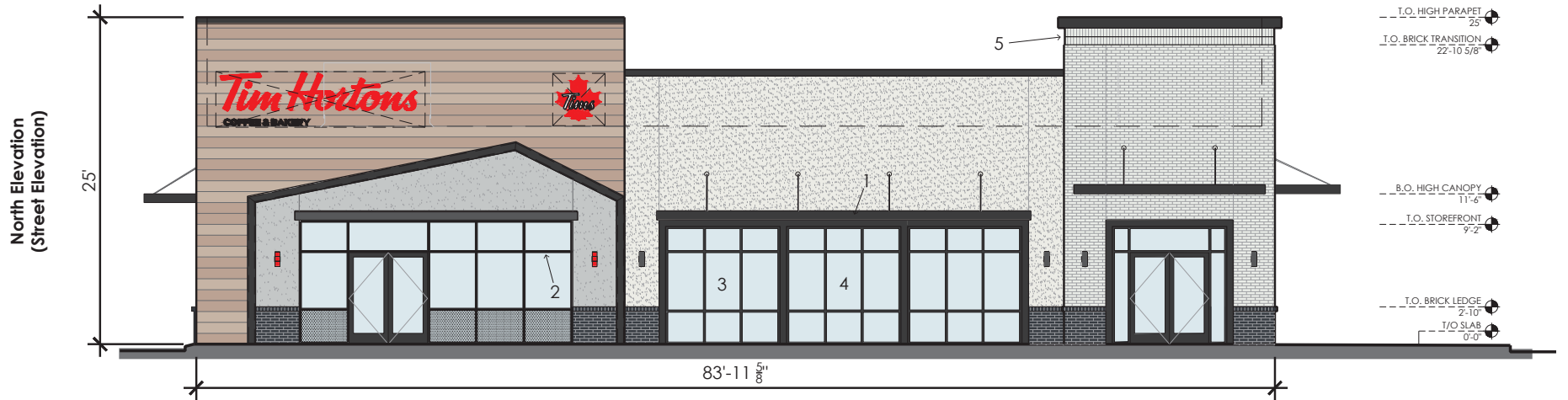


Architectural Elements

1. Canopy
2. Transoms
3. Display Windows
4. divided Window Lights
5. Ornamental Facade
6. Outdoor Seating (Re. Site plan)



N



Project Name:
Garland Retail Center

Drawing Title:
Preliminary Elevations

NOT FOR REGULATORY APPROVAL,
PERMITTING, or CONSTRUCTION
GREG RYDEN, ARCHITECT
DATE: 07/20/2023

Date:
07.20.2023

Scale:
1/8" = 1'-0"

Reference:
-

Sheet Number:
P.ELEV

Project No:
-

RYDEN ARCHITECTURE
architecture | planning

909 Wakefield Drive
Houston, Texas 77018
713.993.6690 (o)
contact: Greg Ryden, AIA

MATERIALS

ACME BRICK
DOVE GRAY
MODULAR - VELOUR

KNOTWOOD METAL SIDING
WHITE ASH
DESIGNATION: (MP.1)

CLOUD CERAMICS
MIDNIGHT
MODULAR - VELOUR

EFS PAINT COLORS (SHERWIN WILLIAMS)

GRAY SCREEN
SHERWIN WILLIAMS

SNOWBOUND
SHERWIN WILLIAMS

BLACK RED
SHERWIN WILLIAMS

CYBERSPACE
SHERWIN WILLIAMS

OTHER MISC. FINISHES

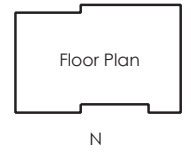
PREFINISHED METAL
BERRIDGE
CHARCOAL GRAY

ALUMINUM CANOPY
BLACK ANODIZED

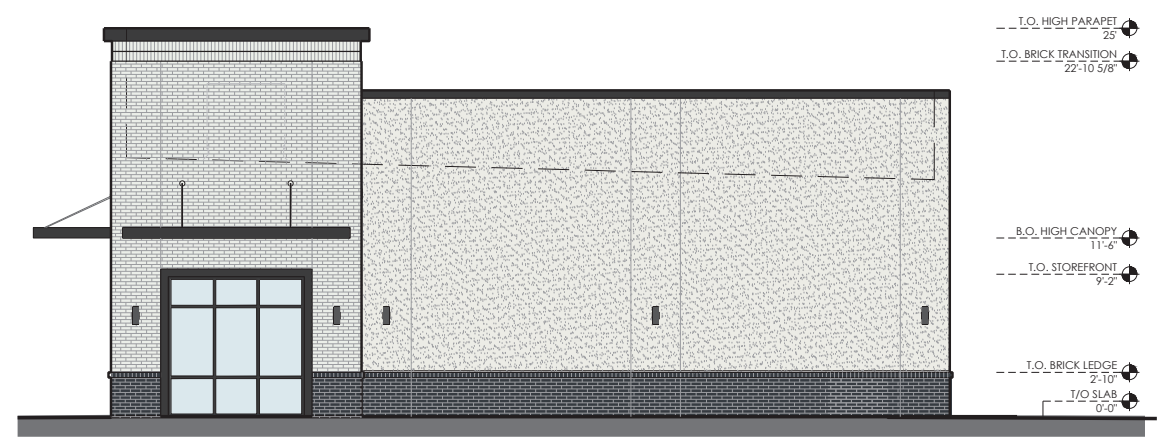
TIMS ACCENT COLOR
SHERWIN WILLIAMS
READ RED

Architectural Elements

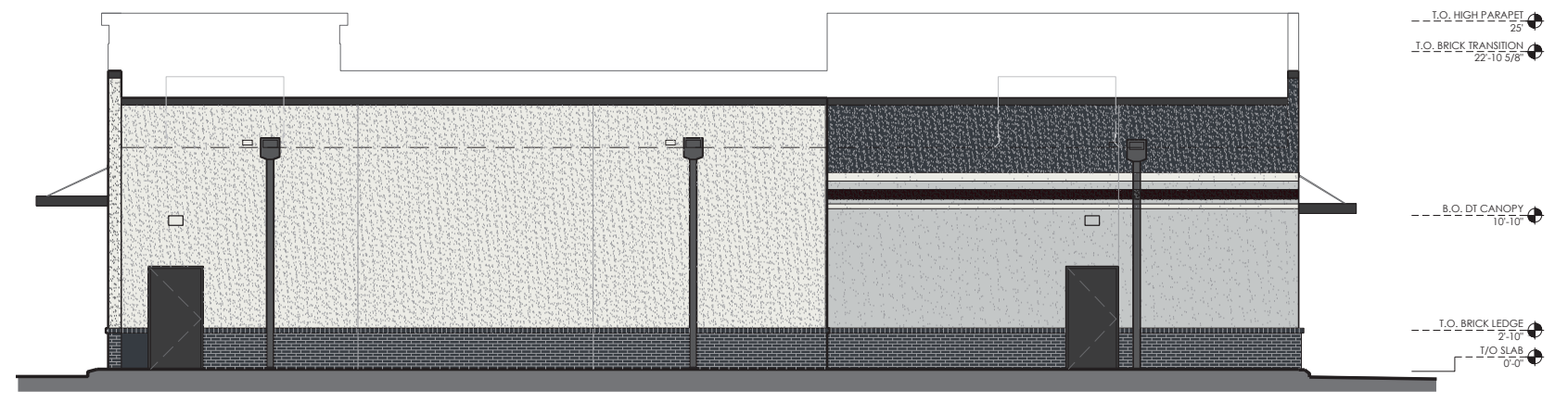
1. Canopy
2. Transoms
3. Display Windows
4. divided Window Lights
5. Ornamental Facade
6. Outdoor Seating (Re. Site plan)



West Elevation



South Elevation



Project Name:
Garland Retail Center

Drawing Title:
Preliminary Elevations

NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
GREG RYDEN, ARCHITECT
DATE: 07/20/2023

Date: 07.20.2023

Scale: 1/8" = 1'-0"

Reference: -

Sheet Number:
P.ELEV

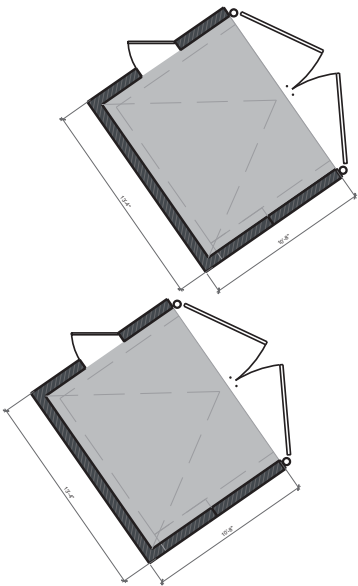
Project No: -

RYDEN ARCHITECTURE
architecture | planning

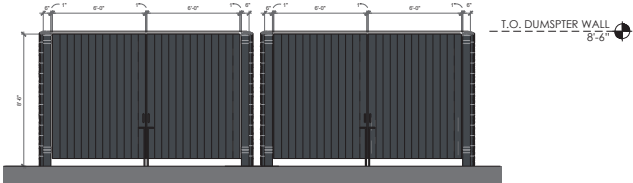
909 Wakefield Drive
Houston, Texas 77018
713.993.6690 (o)
contact: Greg Ryden, AIA

EXHIBIT E

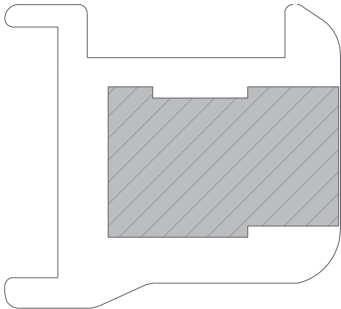
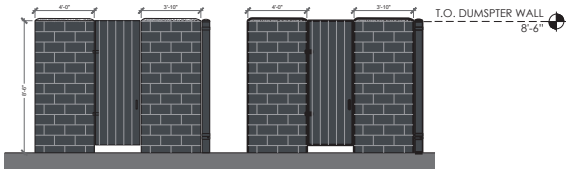
Dumpster Floor Plan



Dumpster Street Elevation



Dumpster Side Elevation



Dumpster Site Plan

Project Name:
Garland Retail Center

Drawing Title:
Dumpster Elevations

NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
GREG RYDEN, ARCHITECT
DATE: 07/31/2023

Date: 07.31.2023

Scale: 1/8" = 1'-0"

Reference: -

Sheet Number:
P.ELEV

Project No: -

RYDEN ARCHITECTURE
architecture | planning

909 Wakefield Drive
Houston, Texas 77018
713.993.6690 (o)
contact: Greg Ryden, AIA



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 12/05/2023

Item Title: Hold a public hearing and consider approval of an ordinance to expand boundaries, extend termination date, and revise the finance and project plan for TIF #3

Submitted By: Matt Watson, Chief Financial Officer

Summary of Request/Problem

On November 13, 2023, Council was briefed on the proposed boundary expansion, termination date extension and revised Project and Financing Plan. Sec. 311.003. of the Texas Tax Code specifies the procedure for expanding the boundaries, extending the termination date and adopting a Project and Financing Plan for reinvestment zones. A public hearing is required to obtain comments from interested parties regarding its boundaries or the concept of tax increment financing. Following the public hearing, Council will formally consider an ordinance to expand the boundaries of the TIF zone, extend the termination date and adopt a Revised Project and Financing Plan, as recommended by the TIF #3 Board of Directors.

Recommendation/Action Requested and Justification

- (A) Hold a public hearing to obtain comments from interested parties.
- (B) Adopt Ordinance

Attachments

Ordinance
Exhibit C - Project and Finance Plan
Notice of Public Hearing

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS APPROVING A REVISED PROJECT AND FINANCE PLAN AND APPROVING THE ENLARGEMENT OF THE BOUNDARIES AND THE EXTENSION OF THE TERM OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER 3; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THE ORDINANCE IS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 3, 2018, by Ordinance No. 6976, the City Council of the City of Garland, Texas (the "City Council"), established Tax Increment Financing Reinvestment Zone Number Three (the "Original Zone");

WHEREAS, by Resolution, the City Council appointed members to serve on the Board of Directors to make recommendations concerning the administration of the Original Zone, in accordance with the powers authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act");

WHEREAS, Section 311.007 of the Texas Tax Code allows a Tax Increment Financing Reinvestment Zone boundaries and term to be revised by ordinance or resolution of the City Council;

WHEREAS, Section 311.011(e) of the Texas Tax Code permits a Tax Increment Financing Zone Board of Directors to adopt an amendment to a Project and Financing Plan that is to take effect upon approval of the amendment by the governing body;

WHEREAS, on January 5, 2021, by Ordinance No. 6976, the City Council expanded the boundaries of the Original Zone and adopted a Project and Financing Plan to promote the development and redevelopment of a certain geographic area within its jurisdiction known as the "Medical District";

WHEREAS, the Tax Increment Financing Zone Number 3 Board of Directors met on October 25, 2023 and unanimously approved a revised Project and Financing Plan which contemplates expanded boundaries and provides that tax increment revenue derived from the Medical District only be used for projects within the Medical District boundaries, recommends the expansion of the boundaries of the Original Zone, and extends the termination date of the Original Zone to December 31, 2049;

WHEREAS, in compliance with the Act, the City Council held a public hearing on December 5, 2023 to hear public comments on the expansion of the boundaries, inclusion of additional properties in the Original Zone, extending the termination date in the Original Zone, and the creation of a Project and Financing Plan, notice of such hearing published as required not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, the City Council wishes to expand the boundaries of the Original Zone, extend the termination date of the Original Zone, and approve the revised Project and Financing Plan to promote the development and redevelopment of a certain geographic area within its jurisdiction, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Property Tax Code, Vernon's Texas Codes Annotated ("Act") (collectively as amended, the "Extended Zone").

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

Section 1

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section 2

That the City Council, after conducting a public hearing and having heard evidence and testimony, has made the following findings and determinations based on the evidence presented to it:

- a) That a public hearing on the approval of the amended Project and Financing Plan, expansion of the boundaries of the Original Zone, and extension of the term for the Original Zone has been properly called, held, and conducted, and that notices of the public hearing were published as required by law;
- b) That the tax increment generated from the boundaries described in Exhibit "A" will be restricted to projects within

this geographic boundary and not be used for any other projects within the expanded boundaries of the Expanded Zone;

c) That the expansion of the Original Zone as described in Exhibits "B" and the approval of the amended Project and Financing Plan attached hereto as Exhibit "C" is feasible and will benefit the City, its residents and property owners, in general and to the property, residents, and property owners in the Expanded Zone;

d) That the expansion of the Original Zone's Boundaries as defined in Exhibit "B" is a contiguous geographic area located wholly within the corporate limits of the City which meets the criteria for the expansion of a reinvestment zone as set forth in Section 311.005 and 311.007 of the Act in that, more specifically:

(1) The area substantially arrests or impairs the sound growth of the municipality or county designating the zone, retards the provision of housing accommodations, or constitutes an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

(i) a substantial number of substandard, slum, deteriorated, or deteriorating structures;

(ii) the predominance of defective or inadequate sidewalk or street layout;

(iii) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(v) the deterioration of site or other improvements;

(2) The area be predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors,

substantially impair or arrest the sound growth of the municipality or county;

- e) That many of the goals and objectives in the Envision Garland Comprehensive Plan and Economic Development Strategic Plan are related to creating opportunities for new development and redevelopment within the Expanded Zone;
- f) That the closure of the Baylor Scott & White Medical Center - Garland on February 28, 2018 and subsequent acquisition of the Facility by the U.S Department of Veterans Affairs (VA) on April 6, 2020 to serve as an outpatient and specialty care clinic for veterans, further enhanced the need for new development and redevelopment in the area;
- g) That while there are areas that have suffered a deterioration of site or other improvements, the ordinance does not constitute a blanket condemnation of all the properties within the reinvestment zone, or in any way open the door for future actions. It is a finding that there are some impediments to new development due to specific existing conditions that can be mitigated by the establishment of the Expanded Zone;
- h) That the improvements in the Expanded Zone will significantly enhance the value of all taxable real property in the Expanded Zone;
- i) That the development or redevelopment of the property in the Expanded Zone will not occur solely through private investment in the reasonably foreseeable future; and
- j) That the amended Project and Financing Plan as adopted by the Tax Increment Financing Zone Number 3 Board of Directors on October 25, 2023 meets the criteria set out in Section 311.011 of the Texas Tax Code.

Section 3

That pursuant to the Act, the Original Zone's original tax increment base is the total taxable value of all real property taxable by the unit and located in the zone for tax year 2019.

The expansion of the boundaries to include the areas North of Buckingham Road and South of Walnut Street and surrounding properties will increase the tax increment base by the taxable value of the real property added to the Expanded Zone for tax year 2023 as depicted in Exhibit "B."

Section 4

Pursuant to the Act, the City Council hereby expands the boundaries of the Original Zone as depicted in Exhibit "B," to include the boundaries of the Expanded Zone, extends the term of the Expanded Zone to December 31, 2049, and approves the amended Project and Financing Plan attached hereto as Exhibit "C," as adopted by the Tax Increment Financing Zone Number 3 Board of Directors on October 25, 2023.

Section 5

That if any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof.

Section 6

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Garland and it is accordingly so ordained.

PASSED AND APPROVED this the _____ day of _____, 2023.

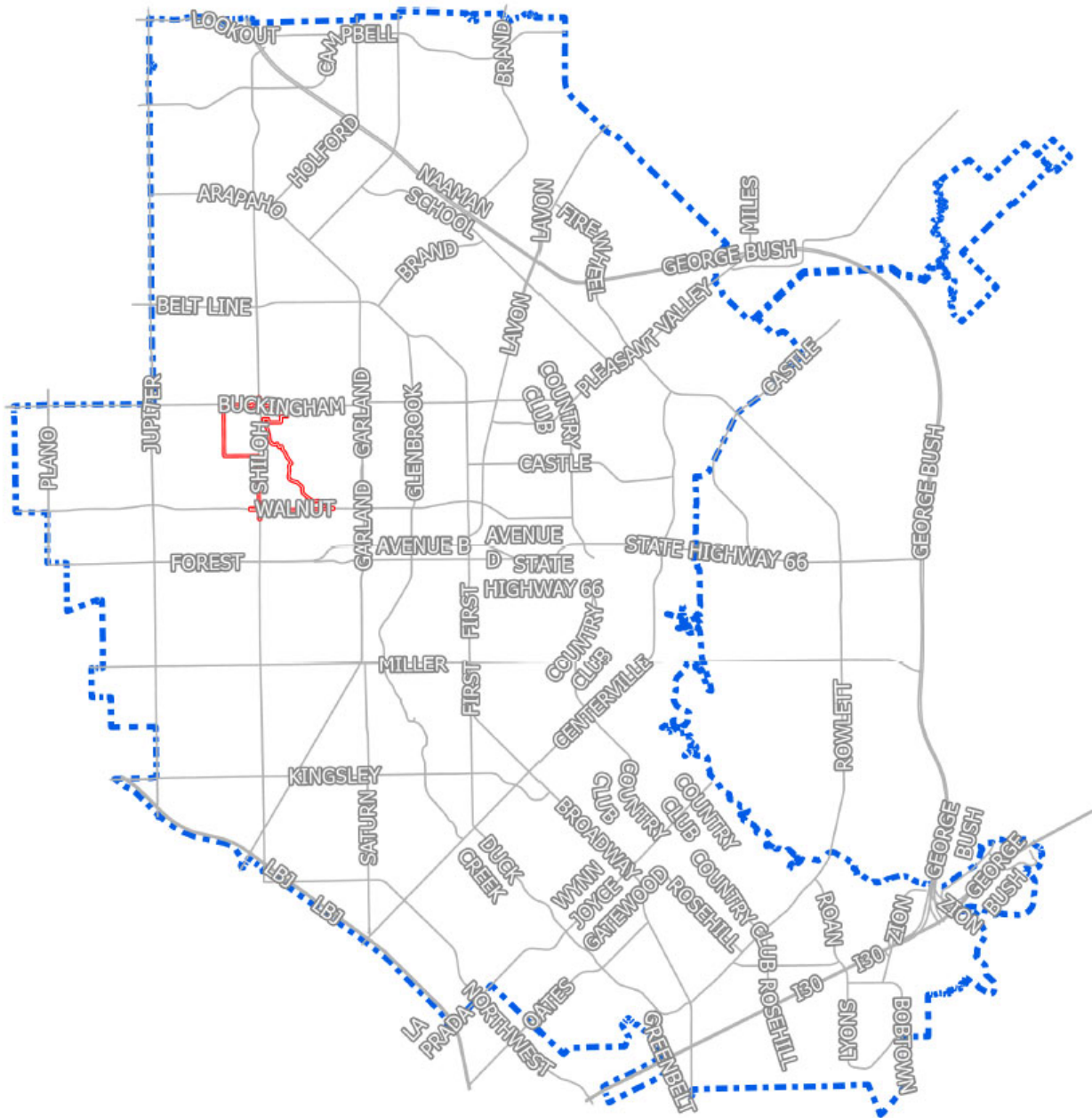
CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Medical District Boundaries



Expanded Boundaries

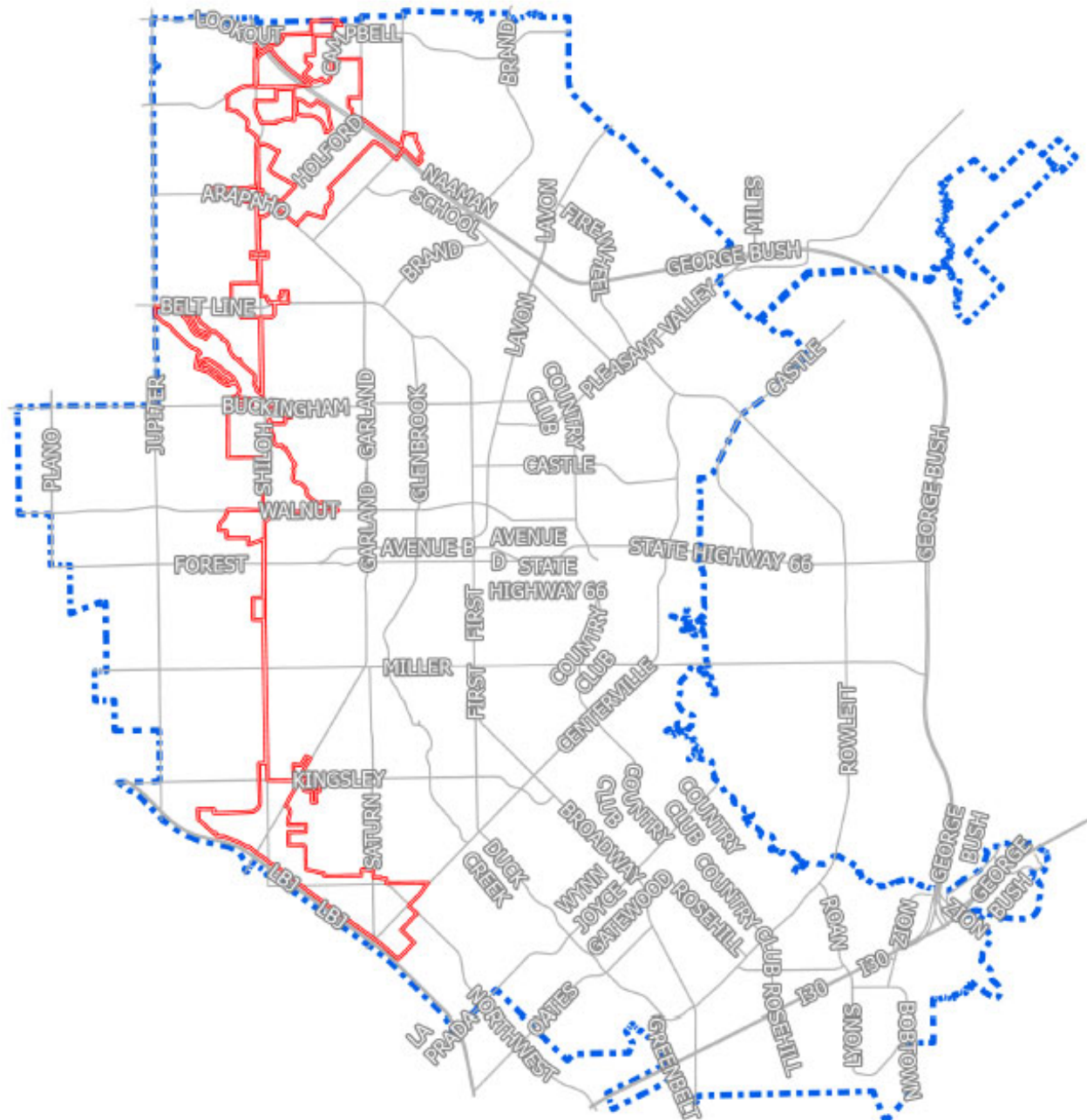


Exhibit "C"

Tax Increment Financing Reinvestment Zone No. 3

Project and Finance Plan

TIF **No. 3**

Project and Financing Plan



Tax Increment Financing Reinvestment Zone,
Number Three, City of Garland, Texas

October 25, 2023



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Section 1: What's Tax Increment Financing?

Tax increment financing is a tool for inducing improvements in an area Texas law or custom calls a "Tax Increment Financing Reinvestment Zone," "TIF zone," or "TIRZ." The basic concept is that the development or redevelopment of an area will generate new tax revenue that will be dedicated to financing local improvements that made possible the additional public revenue and/or public benefits. The dedicated tax may reimburse expenses originally paid by a developer or city or may secure bonds to finance the improvements.

TIF zones must be areas with unusual development challenges and opportunities for economic development. The City of Garland has three TIF zones. TIF zone 1 is located primarily in Downtown and along the Dallas Area Rapid Transit (DART) rail line to the Jupiter Road/Forest Lane area. Zone 2 is along the Interstate 30 Corridor from the Garland city limits east to Lake Ray Hubbard. Zone 3 is described in detail in section 2 of this document.

Statutes that authorize and govern tax increment financing are codified in Chapter 311 of the Texas Tax Code. To make an area eligible for tax increment financing, a city enacts an ordinance following procedural steps of Chapter 311. Steps preceding the designation ordinance include the preparation of a preliminary financing plan and a duly advertised public hearing.

Tax growth added by the increased value of real property in the TIF zone (and rarely--but not in this instance--sales tax) is called the "tax increment." A TIF zone's value growth is the difference between its total value liable for taxation by a governmental unit and that same indicator as of a base year. By statute, the base year is the year the TIF zone was designated. When real property is added to a TIF zone in a subsequent year, the base value is increased by the taxable value of the added properties for the year when the properties were added. To illustrate, if a TIF zone were created in 2018, its base value to the City of Garland would be the value liable for City real property tax on January 1, 2018, according to the most current version of the certified tax roll. If property were added to the TIF zone in 2019, the base value would be increased by the value liable for City property tax as of January 1, 2019.

All or part of the tax increment flows to a tax increment fund ("TIF fund") for a specified term of years. If only part of the tax increment is to flow to the TIF fund, a city must stipulate upon designation of the TIF zone and may not change the portion flowing to the TIF fund during its stated duration.

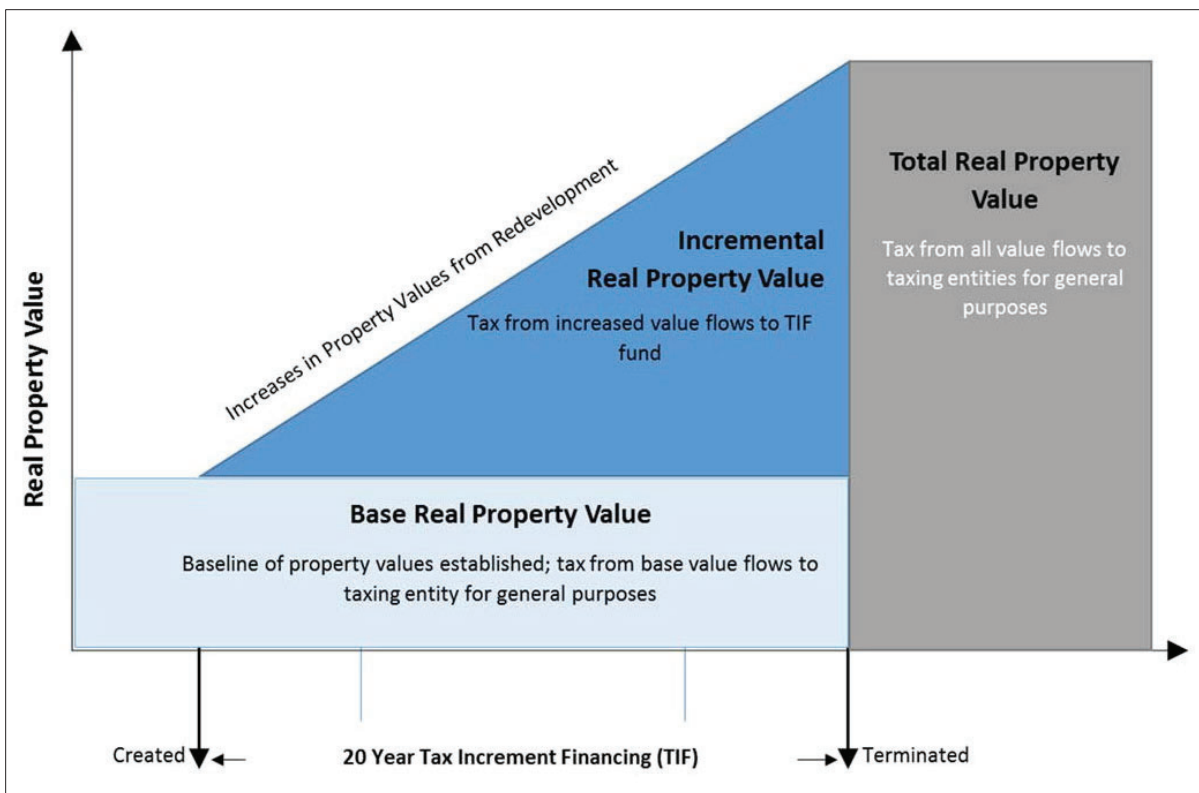
Money flowing to the TIF fund may be disbursed for projects and in approximate amounts consistent with a "project plan and financing plan" ("TIF plan," for short) approved by the City Council. Before approving a TIF plan, the Council must designate the TIF zone and

then receive a recommendation about the plan from a TIF Board as prescribed by Chapter 311. The TIF plan should resemble the preliminary financing plan, but it may differ, and it must address a checklist of items stipulated in Chapter 311. A TIF plan may be amended by the Council pursuant to Chapter 311. The TIF fund may be used for public purposes authorized by Chapter 311, including grants and loans to stimulate economic development. Disbursements from the TIF fund to entities other than the City itself should be pursuant to written contractual agreements.

Dallas County may consent by order of the County Commissioners Court to participate in TIF zone 3. In addition, the Garland Independent School District (GISD) has been approached and is considering participation within the TIF zone 3. Other local governmental units may participate, although recent history suggests other participations are unlikely.

Exhibit A illustrates how tax from real properties in a TIF zone flows to a taxing jurisdiction and a TIF Fund. Exhibit A assumes real property values in the Zone rise after the Zone's designation.

**Exhibit A:
Real Property Tax Flow with Tax Increment Financing**



Inclusion of a property in a TIF zone doesn't impact tax rates for the property. Rates in a TIF zone are the same as tax rates outside it and within the same taxing jurisdictions.

Section 2: TIF #3 Described

In February 2018, Baylor Medical Center – Garland closed its doors after over five decades in Garland. The closing of the community's only hospital facility led to additional closures for related medical offices and support businesses. City Council responded to the closure of the hospital by creating TIF #3 on April 3, 2018. The original boundaries of TIF #3 were set to capture value added by a residential development of agricultural land (Wyrick Farm) that would add approximately 600 new homes on the City of Garland's tax roll. Taxable values of real properties with improvements east of Shiloh Road at the former Baylor Garland hospital site were anticipated to decline after January 1, 2019, appraisal due to the closure of the hospital and the establishment of a tax-exempt Veterans Affairs (VA) Hospital at the site. Conversely, taxable values at the Wyrick Farm site increased after January 1, 2019. Accordingly, Garland designated TIF zone 3 with an initial boundary encompassing Wyrick Farms and nearby properties in calendar year 2019 and brought forward a second ordinance on December 15, 2020, to add the hospital area to the TIF zone after that area hit a probable low taxable value. This two-step process of setting the TIF zone boundary was designed to avoid burdening the TIF fund with a reduced value and revenue. Exhibit B maps the TIF #3 boundaries both before and after this initial expansion.

The Medical District has benefited significantly from the investments made by the VA to renovate the buildings and deliver comprehensive services to veterans living in North Texas. In addition, in July of 2021, the City of Garland partnered with Prevarian Companies and Harrison Street to bring new vitality to the medical office spaces surrounding the VA hospital now known as Valoris HealthPark Garland. The Dallas-based Prevarian Companies purchased three of the medical office buildings totaling more than 150,000 square feet and invested in the complete renovation and strategic leasing of these buildings. The two remaining medical office buildings were purchased by the City of Garland and were demolished in preparation for the future development of new healthcare facilities within Valoris HealthPark Garland.

Also, the city has focused on creating master plans for the Medical District area starting with City Council formally adopting a Medical District Area Plan on August 3rd, 2021, which outlined the need for improved infrastructure and connectivity within the Medical District, as well as to key transportation hubs. In addition, the plan identified opportunities to make targeted investments to commercial properties, landscaping, streetscaping, and trail development along Duck Creek. In addition, in April and May of 2023, the City Council also adopted Valoris Healthpark Landscaping and Streetscaping Masterplans.

TIF funds generated from the boundaries outlined in Exhibit C are anticipated to be used to make improvements identified in the Master Plans adopted for this area by City Council. This improvement may include the construction of trails and parks within the Medical District, streetscaping, landscaping, roadway, and sidewalk improvements, as well as

potentially for property acquisitions within the zone to promote redevelopment in the VA hospital area for the benefit of Garland.

In 2023, the City of Garland began exploring options to expand TIF #3 to incorporate the South Garland Corridor, Centerville Marketplace, and a portion of the SH-190 Catalyst areas which were identified in the Envision Garland Comprehensive Plan as priorities for future urban development. The expansion of the TIF would allow for the anticipated new development of over \$1 billion of real property value occurring in North Garland along SH-190 and Shiloh Road to be captured and utilized to fund Economic Development initiatives for these catalyst areas.

Specifically, the city has been focused on the South Garland Corridor Catalyst Area as it is in a key commercial corridor and gateway to the community. Since 2018, the City has acquired approximately 34 acres of vacant or dilapidated land in this area and has been proactively seeking development opportunities along South Garland Ave. and Shiloh Road to draw additional visitors into Garland to drive additional sales tax and property tax revenue. The area has become increasingly important due to the recent construction and improvements being made to IH-635 which is scheduled to be completed by the end of 2025.

On October 25, 2023, The TIF#3 board was presented with the plan to expand the TIF to include these regions and a map of these newly proposed boundaries is outlined in Exhibit D. By expanding the TIF#3 boundaries and the term of the TIF #3 to December 31, 2048, The City will be able to capture incremental Tax Growth to create a synergy between North Garland, the Medical District, and South Garland along Shiloh Road to make targeted investments that will create regional destinations in Garland, improve quality of life for Garland residents, and allow for the opportunity to ensure City service levels remain sustainable through additional sales tax growth (Historically Garlands Sales Tax collection is much less than other metroplex cities).

It should be noted that incremental tax revenues collected from the boundaries identified in Exhibit C will be restricted to the Medical District use only.

TIF Zone 3 Initial Boundaries & First Expansion Map

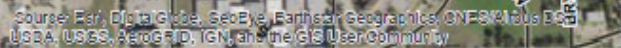
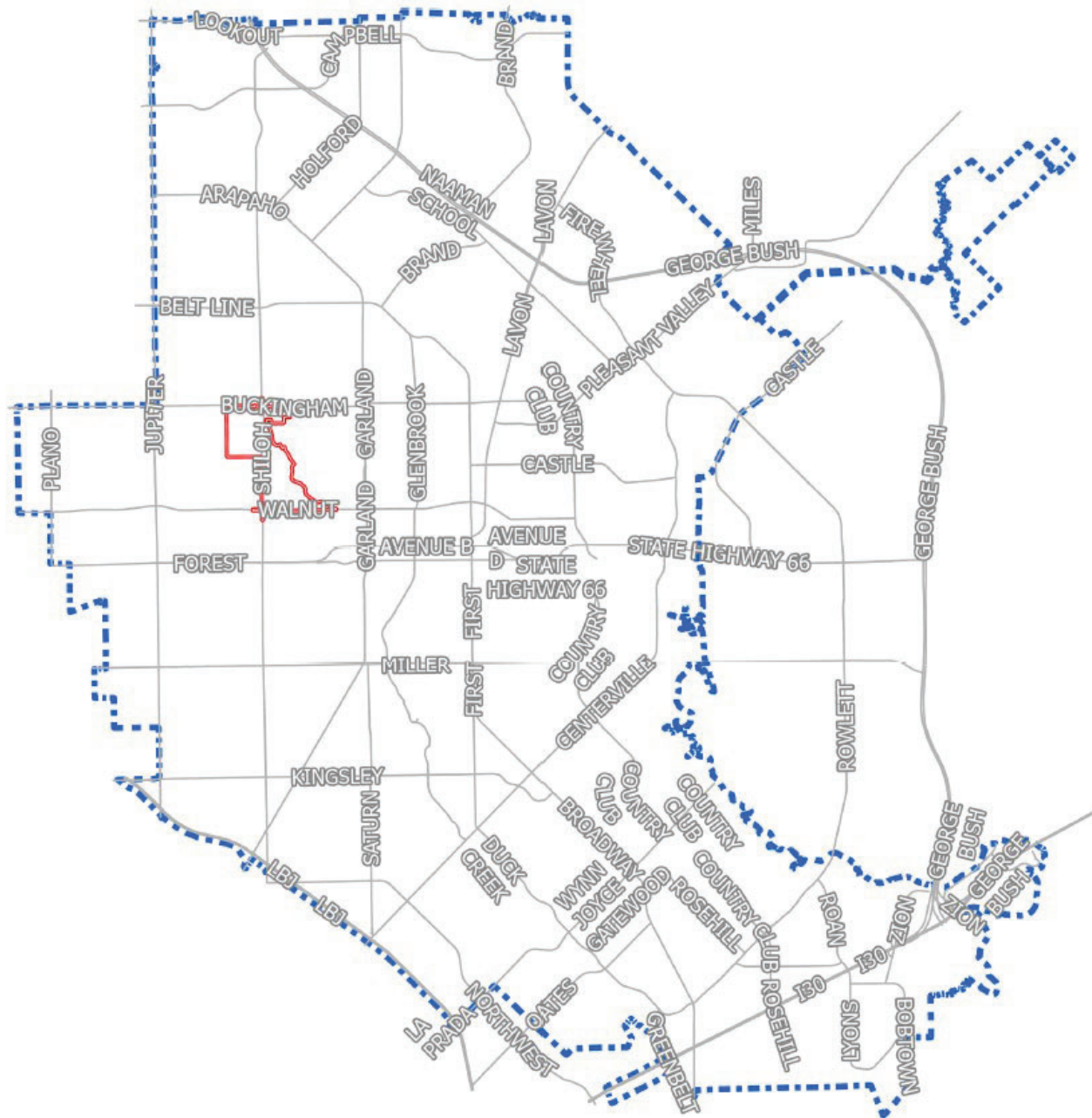
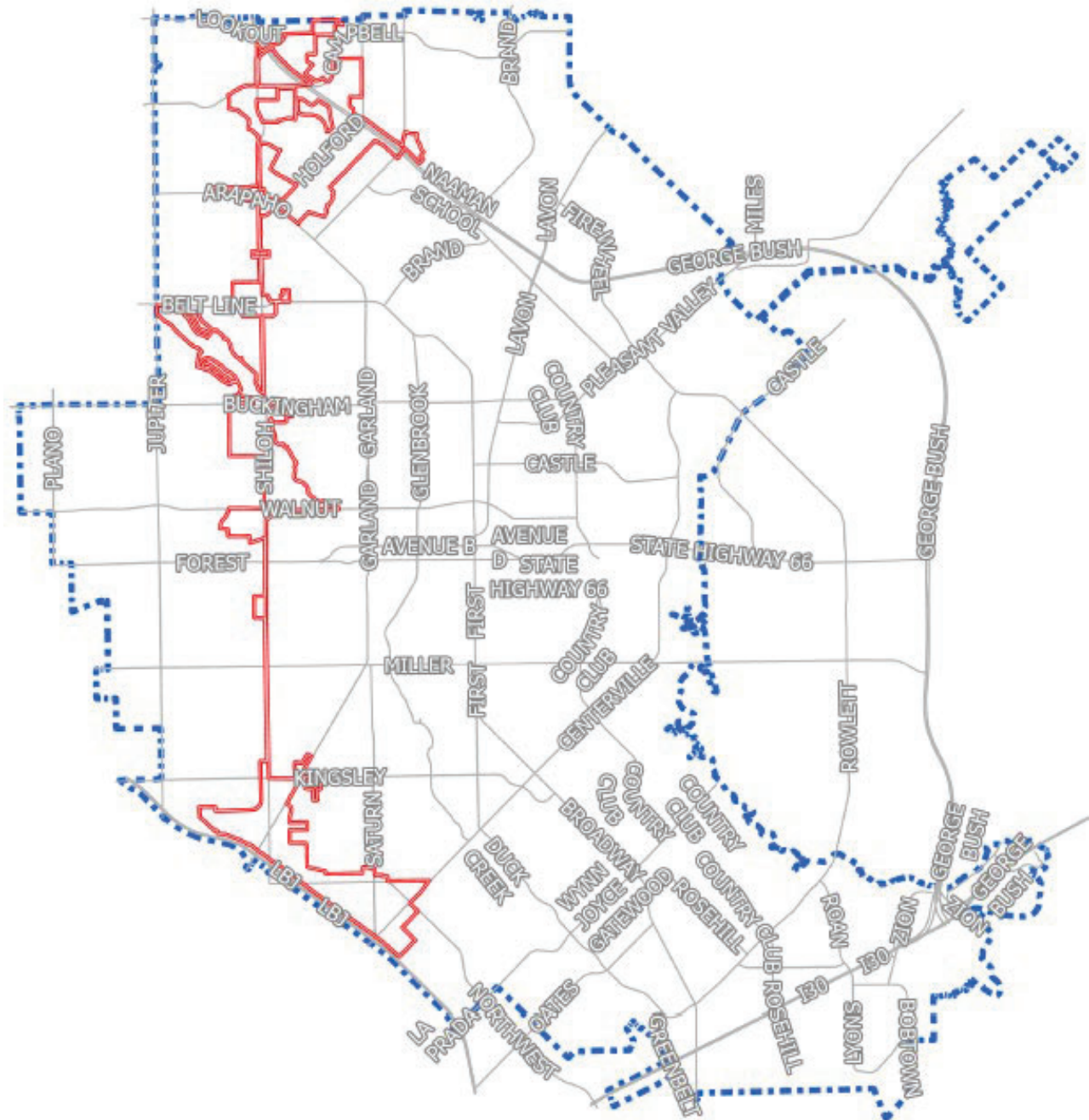


Exhibit C:
TIF Zone 3 First Expanded Boundary Map



TIF Zone 3 Expansion of North and South Shiloh Map



The Zone contains approximately 93,931,534 square feet of land. Prior to the Zone being expanded North and South of Shiloh, the square footage was 12,746,297, which was primarily made up of vacant agricultural land. At the creation of the Zone, residential land in the Zone was far below the statutory maximum of 30% of the entire zone. However, with the signing of an Economic Development Agreement between the City of Garland and Wilbow Corporation approximately 600 homes will be constructed in this area bringing in an estimated \$157,000,000 million in taxable value to the City of Garland between 2020 and 2025. The corrected value of real property in Zone #3 taxable by the City of Garland in the base year 2018 were \$25,150,851 according to the Dallas Central Appraisal District. After expansion in 2020, the first expanded zone base value was \$42,324,717 while the second expansion both North and South of Shiloh Road is anticipated to be \$822,601,372. These values were significantly below the statutory maximum of 25% of taxable real property a municipality may include in all its reinvestment zones.

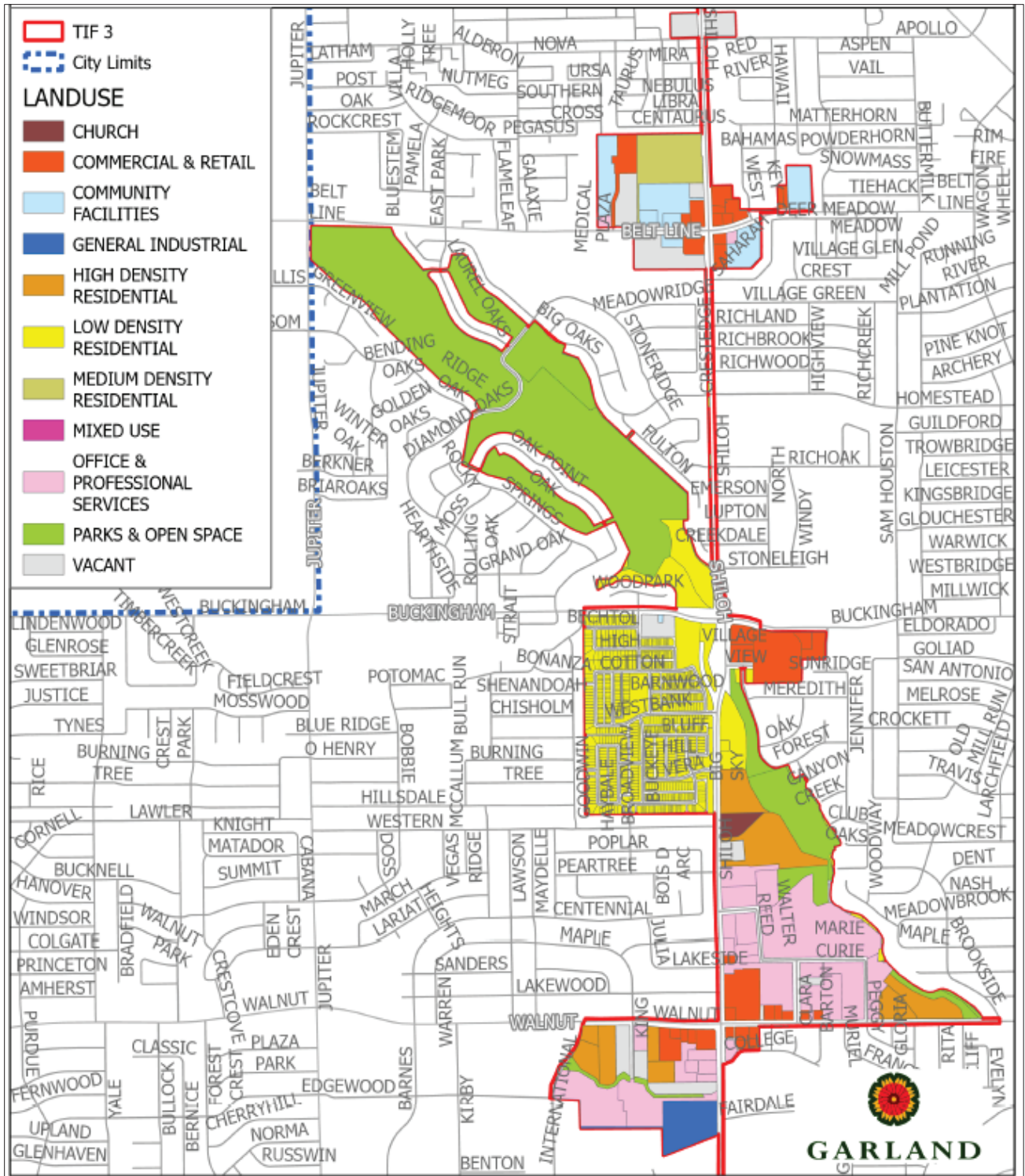
Exhibits E, F, and G map existing uses and conditions in the Zone broken down by Medical District/Duck Creek Golf Course, North Shiloh, and South Shiloh respectively.

Exhibits H, I, and J map future land use assumptions in the zone broken down by Medical District/Duck Creek Golf Course, North Shiloh, and South Shiloh respectively.

Chapter 311 requires the City Council to make findings about an area before designating a TIF zone. Findings must include the following:

- At the time of the creation of the Zone, residential properties (defined as properties with houses having fewer than five living units) constitute less than 30% of the property in the zone, excluding property that is publicly owned.
- The taxable value of real property in the proposed zone plus all other reinvestment zones in Garland is less than 25% of the taxable value of all real property in Garland.
- Development or redevelopment would not occur solely through private investment in the foreseeable future.
- Either or both of the following are true:
 - The area impairs the sound growth of the city, retards the provision of housing, or constitutes an economic or social liability, menacing public health, safety, morals, or welfare in its present condition due to one or more of the conditions of Tax Code Section 311.005(a)(1).
 - The area contains deteriorating structures, needs site improvements, and impairs the sound growth of the city.

**Exhibit E:
Existing Land Use Map for Medical District/Duck
Creek Golf Course Area**



Existing Land Use Map for North Shiloh Area

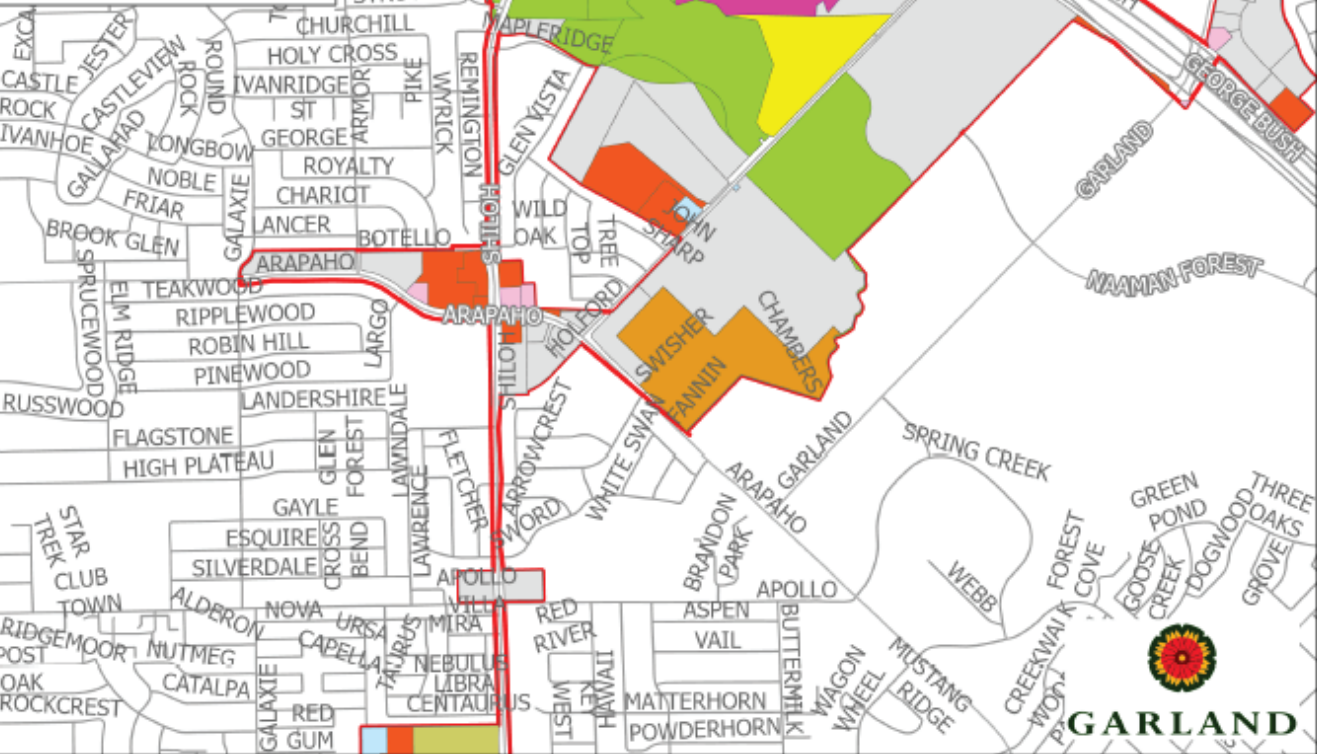


Exhibit G: Existing Land Use Map for South Shiloh Area

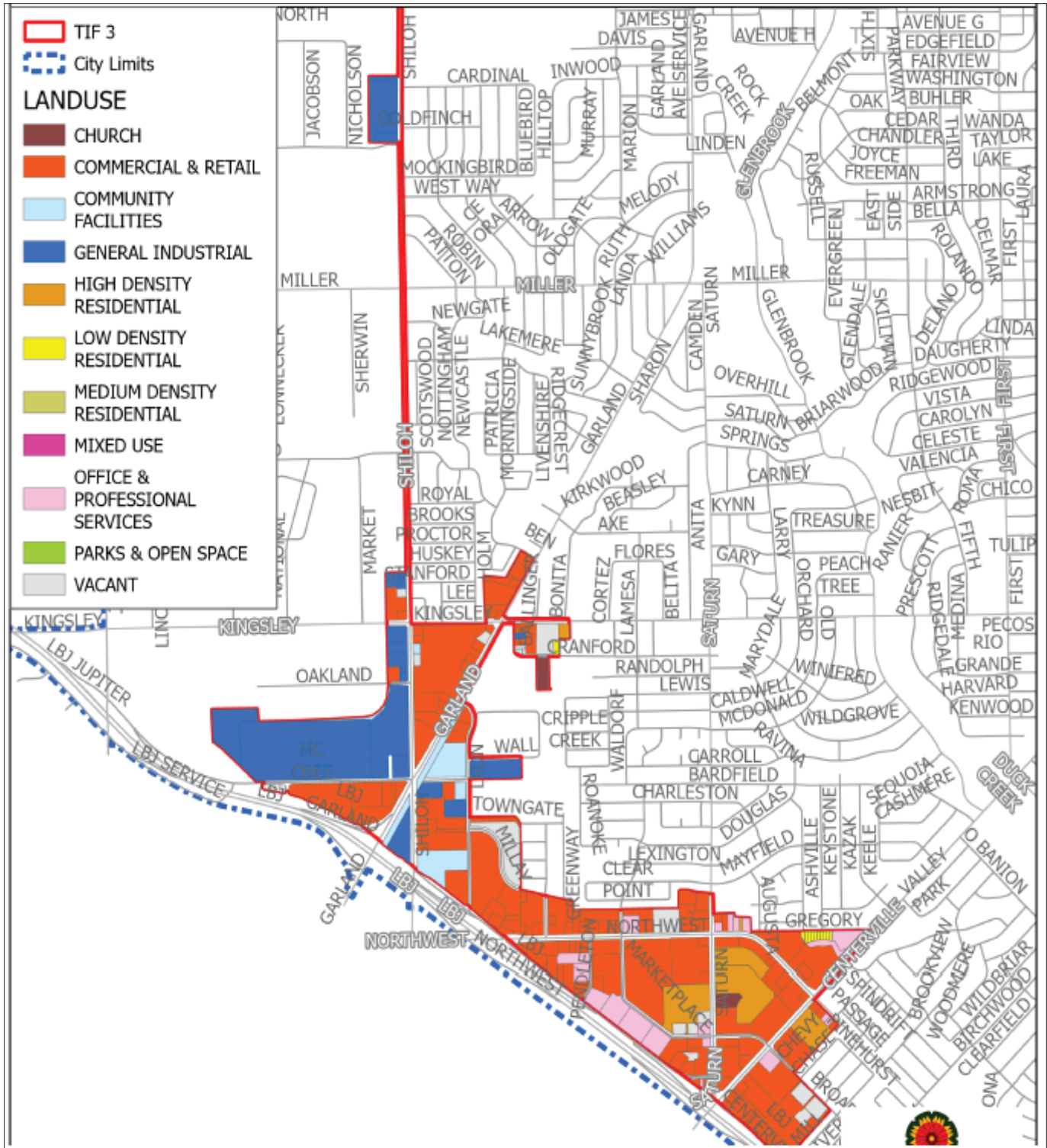


Exhibit H: Future Uses of Land Medical District/Duck Creek Golf Course Area

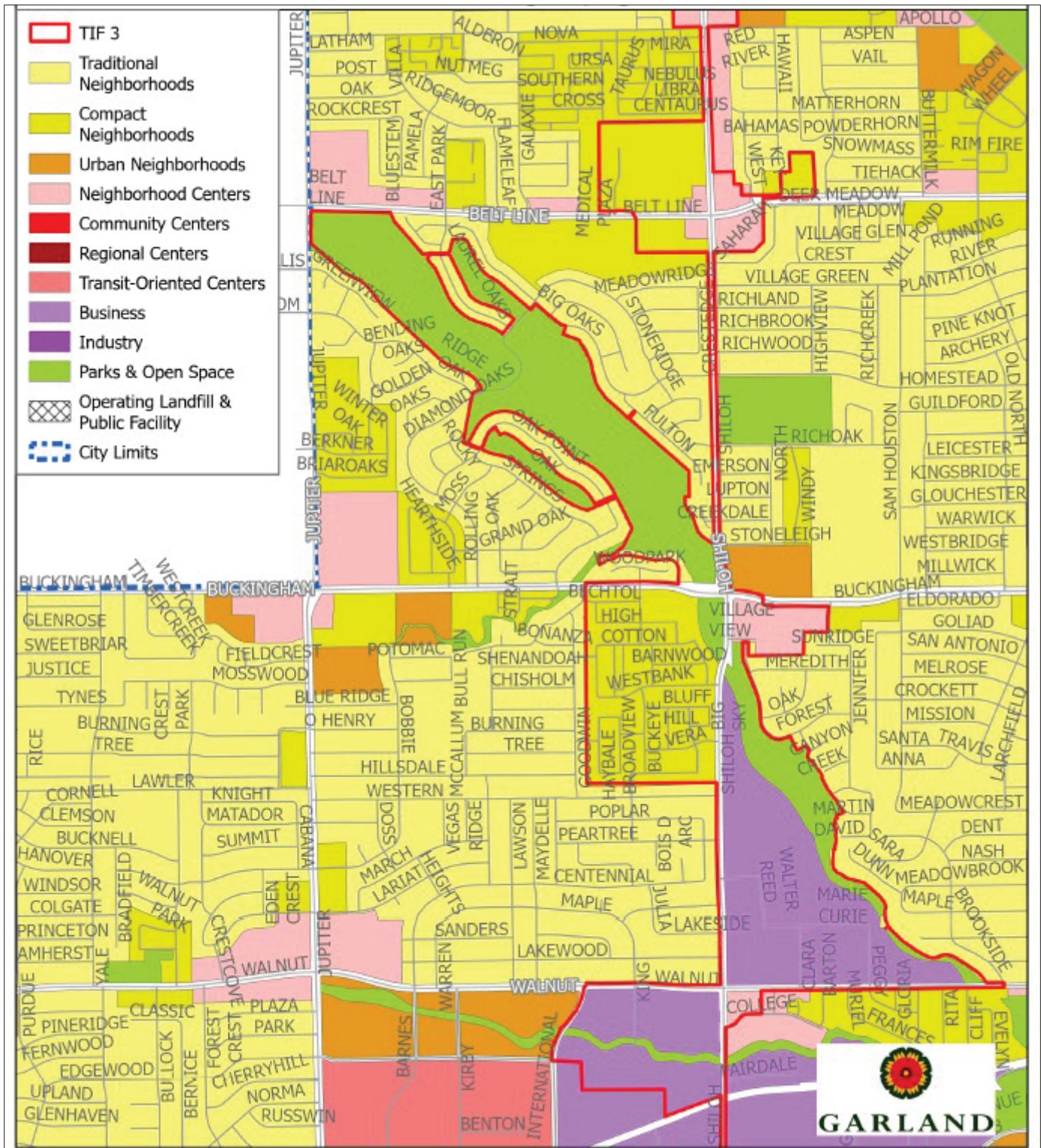
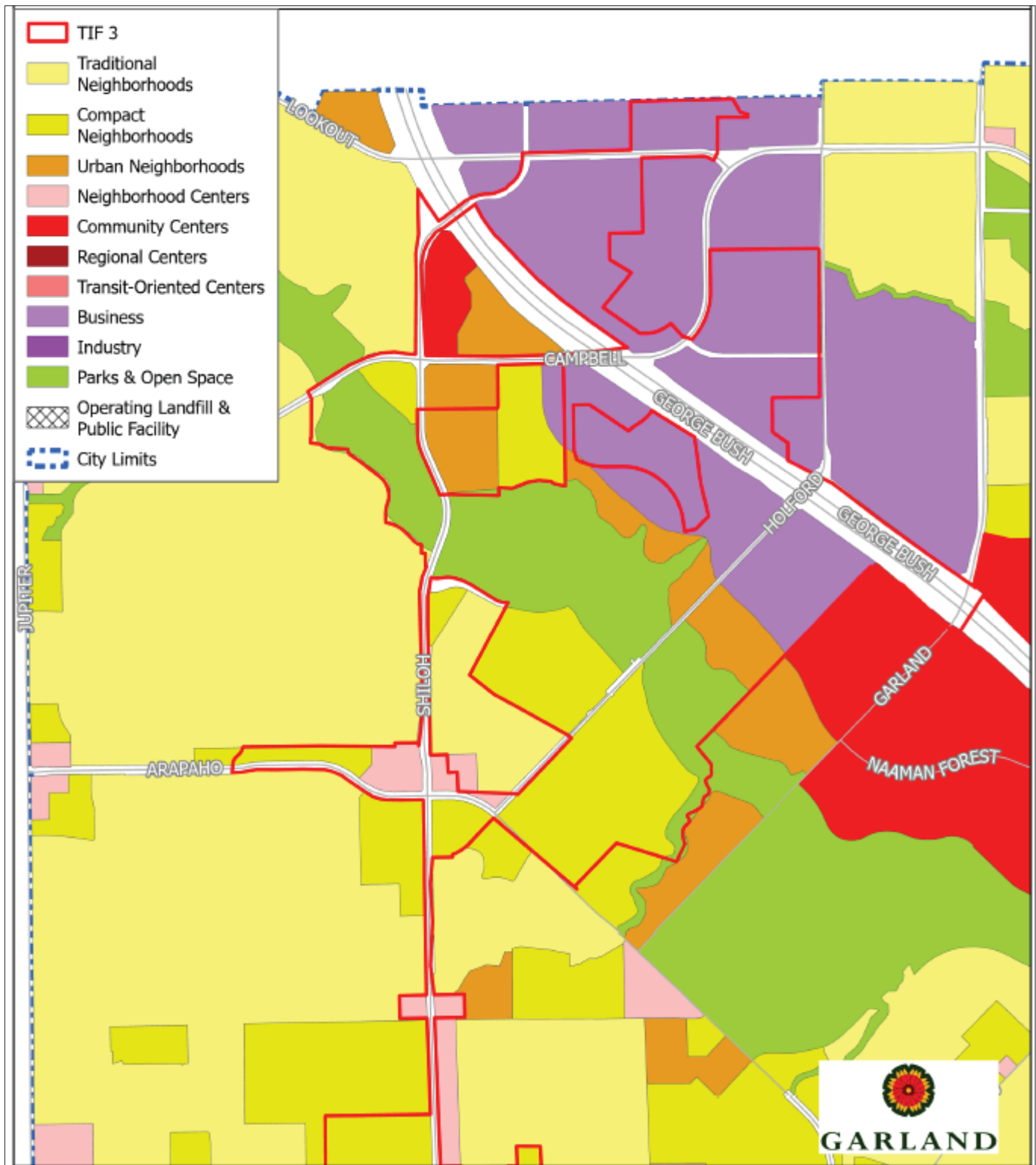
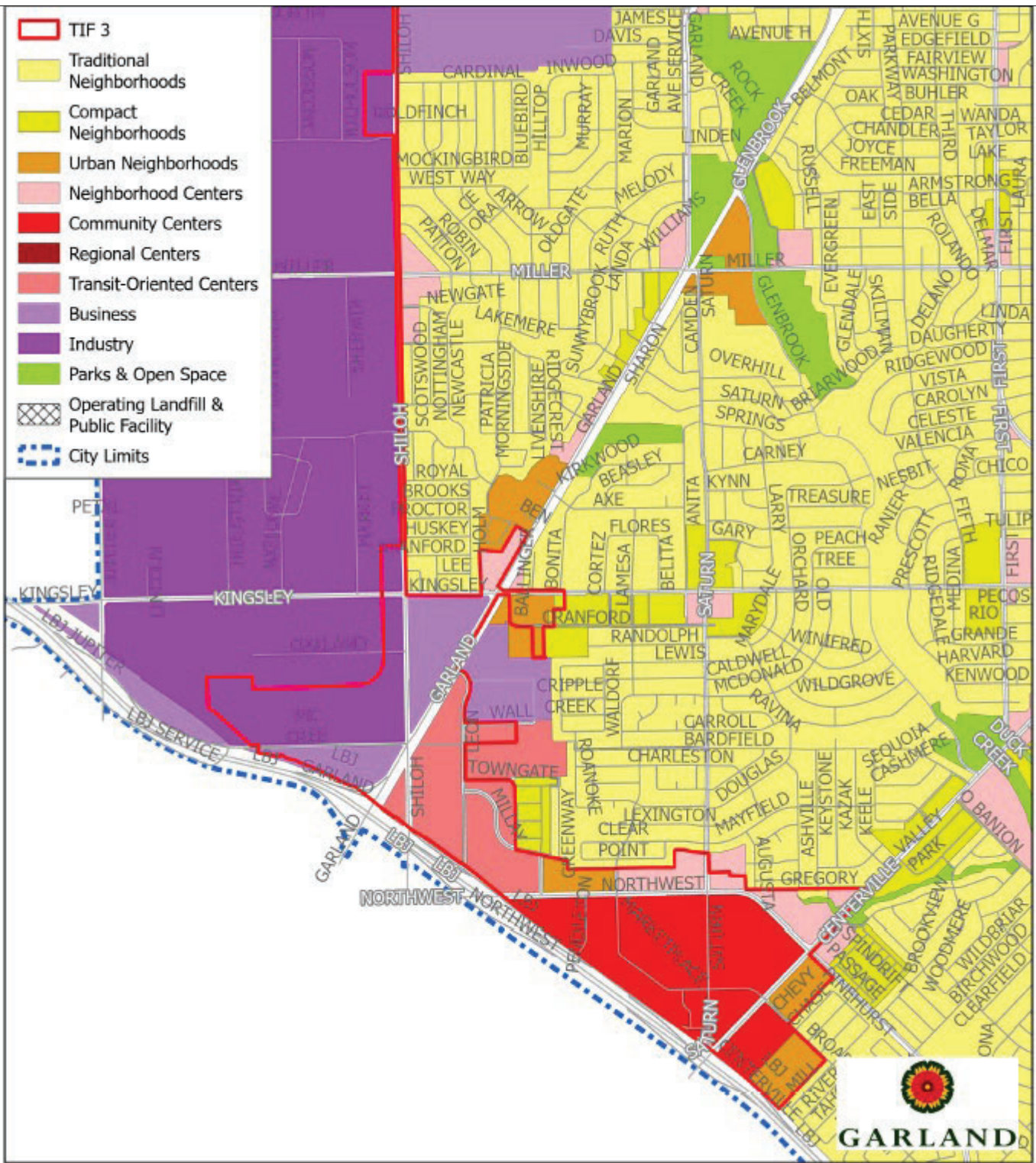


Exhibit I:
Future Uses of Land Map for North Shiloh Area



Future Uses of Land Map for South Shiloh Area



Section 3:

Forecast Revenue to TIF Fund 3

Tax increment revenues to TIF fund 3 for a term of thirty years (commencing with City tax assessments levied in September 2019) are forecasted to total about \$203 million. Annual revenue will ramp up gradually from less than \$100,000 in year 1 to roughly \$12 million in year 30. Details of the Total TIF#3 fund revenues, growth assumptions, and annual taxable value are outlined in Schedule 1 of this document.

The tax increment revenues generated within TIF#3 will be accounted for in two separate divisions (Medical District and North/South Shiloh Road Expansion) to ensure that revenue generated from the Medical District area will be utilized for only projects within this geographic area defined by Buckingham Road to the North and West Walnut Street to the South. This will ensure that the Tax Increments generated from the Wilbow Riverset Development are used to revitalize and improve the Medical District as originally intended when City Council created the TIF in 2018. The Medical District Area and North/South Shiloh Road Expansion forecasted incremental revenue and property valuation growth assumptions are outlined in Schedule 2.

Tax increment revenues within the Medical District boundaries of TIF#3 are forecasted to generate approximately \$46.2 million over the 30-year life of the TIF. This anticipated tax increment revenue stems primarily from the Wilbow Riverset development. Schedule 2 displays forecasts of annual taxable value, annual revenue to the TIF fund, and more for the TIF zone's proposed duration of Thirty years. Schedule 2 assumes no major redevelopment of taxable property in either the initial or expanded area of the TIF zone other than the Wilbow Riverset Development and only assumes a 1% annual growth in existing property.

The Tax increment revenues generated in the North/South Shiloh Road expansion of TIF#3 are forecasted to generate \$157,147,951 from FY 2024 through FY 2049 (Tax year 2023 to 20248). Schedule 2 assumes two major developments which combined are projected to add over \$800 million of taxable value between 2023 and 2037. The First development is North of SH-190 and Shiloh Road and consists of conservative estimates of real property growth expected to be generated from three separate Data Center projects which will have multiple phases. Original projections anticipated that over \$1 billion of real property valuation will be added to the tax roll from these projects. However, Schedule 2 uses a more conservative assumption and includes \$306 million of new construction property tax valuation being added over a period of 15 years (between 2023 and 2037). The Second Development is in South Garland along IH-635 and South Garland Ave. which is assumed to generate over \$500 million in new construction valuation over the life of the TIF.

Recognizing that a dollar received years in the future will almost certainly lack the buying power of a dollar today, by applying a discount rate of 2.5% for each year into the future, the 2023 present value of the forecast \$203.3 million total cash for the TIF fund is about \$140.2 million, so Garland could use TIF fund revenue to purchase roughly \$140.2 million

of improvements or services valued in 2023 dollars.

Another potential way to add cash flow to the TIF fund is for Dallas County and Garland Independent School District to participate. Dallas County ordinarily limits participation to twenty years, with 55% of the County tax increment flowing to a TIF fund. County participation beginning in tax year 2024 might potentially add about \$21.5 million in revenue or \$15.2 million of present value revenue. A typical condition of Dallas County participation in a TIF program, however, is that twenty percent of housing units in projects receiving TIF money must meet a Dallas County goal for affordable housing. Those units must be affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. The Wyrick Farm development does not meet the County's affordable housing goal. County participation may be precluded if a planned expenditure from the TIF fund is reimbursement of public improvement costs to Wilbow.

Garland Independent School District may also contribute to the TIF because of the anticipation of an educational component to the developments being considered in South Garland. GISD would only be able to contribute the I/S portion of the tax rate as any contribution made from the O&M tax rate portion would limit the school district's revenue received from the state. GISD participation beginning in tax year 2023 might potentially add about \$88.5 million in revenue or \$59.7 million of present value revenue. These Potential Revenues are outlined in both Schedule 1 and Schedule 2. However, at this time the City of Garland tax increment is the only funds being utilized for projects within the zone.

Section 4:

Potential TIF Fund 3 Expenditures

Schedule 3 is a list of infrastructure improvement needs and Economic Development incentives within the Zone to which TIF fund revenue might be applied. All cost estimates are approximate and are expressed in 2023 dollars. Costs will increase with inflation. The total project cost estimate is \$306.8 million in the Zone with the TIF Fund projected to make disbursements totaling \$200 million.

Given the Schedule 1 forecast of revenue for TIF Fund 3, it is clear the list of potential expenditures for TIF projects exceeds probable revenue. Although economically infeasible to finance 100% of the projects on the Schedule 2 list, Garland may retain the full list with knowledge it will eventually be necessary to set priorities, using TIF revenue to secure only some of the proposed projects.

Garland will have Four methods for financing public improvements with TIF fund 3:

- 1) Contract with a developer or other private source to construct public improvements, transfer land, or provide a service. In exchange, the City may agree to reimburse an amount, ultimately using cash accumulated by the TIF fund.
- 2) Issue bonds secured wholly or partly by revenue to the TIF fund to pay for public improvements.
- 3) Issue bonds secured wholly or partly by the I/S tax rate with the TIF fund reimbursing a portion of this debt service annually.
- 4) "Pay-as-you-go," allowing tax increment revenues to accumulate before a project is begun.

Schedule 1:
Forecast Real Property Value Growth and Incremental Tax Revenue to TIF #3 Fund

		CITY OF GARLAND				TOTAL TIF #3		Total Assuming Participation from GISD and County				
Year	Tax Year	TIF#3 Real Property Taxable Value (1)	Incremental Taxable Value (2)	City Tax Increment Revenue by Year (3)	City Tax Increment Revenue Cumulative	Potential GISD Tax Increment Revenue by Year (4)	Potential GISD Tax Increment Revenue Cumulative	Potential County Tax Increment Revenue by Year (5)	Potential County Tax Increment Revenue Cumulative	Potential Tax Increment Revenue By Year	TOTAL Potential Tax Increment Revenue Cumulative	
Base	2018	25,150,851	-	-	-	-	-	-	-	-	-	
1	2019	26,141,221	990,370	8,680	8,680	-	-	-	-	8,680.00	8,680.00	
2	2020	91,294,595	66,143,744	184,558	193,238	-	-	-	-	184,558.00	193,238.00	
3	2021	131,247,501	106,096,650	485,459	678,697	-	-	-	-	485,459.00	678,697.00	
4	2022	176,192,141	151,041,290	678,697	1,357,394	-	-	-	-	678,697.00	1,357,394.00	
5	2023	1,062,024,977	214,272,754	1,172,959	2,530,353	-	-	-	-	1,172,958.66	2,530,352.66	
6	2024	1,103,630,986	255,878,763	1,456,778	3,987,130	50,070	50,070	95,198.96	95,199	1,506,847.25	4,037,199.90	
7	2025	1,183,932,605	336,180,382	2,004,562	5,991,693	286,828	336,898	173,504.28	268,703	2,386,589.67	6,423,789.57	
8	2026	1,249,984,215	402,231,992	2,455,139	8,446,832	528,962	865,860	319,327.28	588,031	3,157,605.08	9,581,394.66	
9	2027	1,372,987,909	525,235,686	3,294,220	11,741,051	987,298	1,853,158	426,700.47	1,014,731	4,600,845.02	14,182,239.68	
10	2028	1,463,558,654	615,806,431	3,912,056	15,653,107	1,322,374	3,175,532	579,719.78	1,594,451	5,661,130.35	19,843,370.02	
11	2029	1,592,632,538	744,880,315	4,792,545	20,445,652	1,803,587	4,979,118	764,448.60	2,358,899	7,175,851.13	27,019,221.15	
12	2030	1,748,453,821	900,701,598	5,855,493	26,301,146	2,386,290	7,365,408	953,409.18	3,312,309	9,006,231.57	36,025,452.72	
13	2031	1,907,844,649	1,060,092,426	6,942,792	33,243,937	2,982,458	10,347,866	1,102,194.78	4,414,503	10,878,659.32	46,904,112.04	
14	2032	2,033,347,333	1,185,595,110	7,798,920	41,042,857	3,449,836	13,797,702	1,155,673.54	5,570,177	12,350,950.50	59,255,062.54	
15	2033	2,078,457,397	1,230,705,174	8,106,642	49,149,499	3,611,810	17,409,512	1,209,723.11	6,779,900	12,874,125.13	72,129,187.67	
16	2034	2,124,048,946	1,276,296,723	8,417,649	57,567,147	3,775,519	21,185,031	1,264,735.53	8,044,636	13,402,890.19	85,532,077.86	
17	2035	2,170,452,675	1,322,700,452	8,734,196	66,301,343	3,942,217	25,127,248	1,320,725.07	9,365,361	13,941,148.56	99,473,226.42	
18	2036	2,217,680,610	1,369,928,387	9,056,365	75,357,708	4,111,951	29,239,199	1,377,706.18	10,743,067	14,489,041.25	113,962,267.67	
19	2037	2,265,744,956	1,417,992,733	9,384,240	84,741,949	4,284,765	33,523,964	1,416,061.39	12,159,128	15,046,711.39	129,008,979.05	
20	2038	2,298,098,098	1,450,345,875	9,604,940	94,346,889	4,397,814	37,921,778	1,454,972.56	13,614,101	15,478,815.65	144,427,794.71	
21	2039	2,330,920,207	1,483,167,984	9,828,839	104,175,728	4,512,546	42,434,324	1,494,447.85	15,108,549	15,796,357.81	160,224,152.52	
22	2040	2,364,218,154	1,516,465,931	10,055,984	114,231,712	4,628,986	47,063,310	1,534,495.53	16,643,044	16,179,417.99	176,403,570.50	
23	2041	2,397,998,912	1,550,246,689	10,286,422	124,518,134	4,747,160	51,810,470	1,575,123.97	18,218,168	16,568,077.50	192,971,648.00	
24	2042	2,432,269,555	1,584,517,332	10,520,203	135,038,337	4,867,092	56,677,562	1,616,341.69	19,834,510	16,962,418.88	209,934,066.88	
25	2043	2,467,037,266	1,619,285,043	10,757,374	145,795,710	4,988,811	61,666,373	1,658,157.33	21,492,667	17,362,525.86	227,296,592.74	
26	2044	2,502,309,328	1,654,557,105	10,997,985	156,793,695	5,112,341	66,778,714	-	21,492,667	17,768,483.45	245,065,076.19	
27	2045	2,538,093,136	1,690,340,913	11,242,087	168,035,783	5,237,711	72,016,425	-	21,492,667	16,479,798.24	261,544,874.43	
28	2046	2,574,396,193	1,726,643,970	11,489,732	179,525,514	5,364,947	77,381,372	-	21,492,667	16,854,679.15	278,399,553.59	
29	2047	2,611,226,113	1,763,473,890	11,740,970	191,266,485	5,494,078	82,875,450	-	21,492,667	17,235,048.66	295,634,602.24	
30	2048	2,648,590,621	1,800,838,398	11,995,856	203,262,341	5,625,132	88,500,582	-	21,492,667	17,620,987.75	313,255,589.99	

Notes:

- 1) Includes all Real Property Value for all segments of TIF#3.
- 2) Includes all Incremental Real Property Value projected to flow into the TIF#3 Fund for all segments.
- 3) Projection of Incremental Tax Revenue from City of Garland (100% Participation) for all segments of TIF#3
- 4) Potential Revenue is based on GISD participating with only its /S tax rate which is 38.4 cents per \$100 of valuation in 2023. This is only a projection and actual contribution and length of participation will depend on GISD Board approval.
- 5) Potential Revenue is based on County participating with 55% tax rate for 20 years. This projection is based on historical County participation in TIF's throughout the County. The actual contribution and length of participation will require Dallas County Commissioners Court approval.

Schedule 2:
Forecast Real Property Value Growth and Incremental Tax Revenue for Medical District and North/South Shiloh Area

MEDICAL DISTRICT PORTION OF TIF #3															
Year	Tax Year	Original Boundaries Real Property Taxable Value		First Expansion Real Property Taxable Value (2)	New Construction (Riverset Development) (3)	Total Taxable Real Property	Incremental Taxable Value	City Tax		Potential GISD Tax Increment Revenue by Year (5)	Potential County Tax Increment Revenue by Year (6)	Potential County Tax Increment Revenue Cumulative		TOTAL Potential Tax Increment Revenue By Year	TOTAL Potential Tax Increment Revenue Cumulative
		(1)						Increment Revenue by Year (4)	Increment Revenue Cumulative			Tax Increment Revenue	Tax Increment Revenue Cumulative		
Base	2018	25,150,851				25,150,851									
1	2019	26,141,221				26,141,221	990,370	8,680	8,680					8,680	8,680
2	2020	39,743,788			9,226,090	91,294,595	66,143,744	184,558	193,238					184,558	193,238
3	2021	48,948,940			42,972,540	131,247,501	106,096,650	485,459	678,697					485,459	678,697
4	2022	102,094,424			21,633,980	179,673,980	151,041,290	1,458,370	1,458,370					1,458,370	1,458,370
5	2023	141,586,346			41,507,540	239,423,605	214,272,754	1,172,959	2,631,329					1,172,959	2,631,329
6	2024	184,924,825			26,591,104	268,690,594	243,539,743	1,372,606	4,003,935	3,208.90				1,375,815	4,007,144
7	2025	213,631,088			58,032,769	287,508,107	262,357,256	1,500,971	5,504,906	6,465.94	22,308.49			1,529,746	5,536,889
8	2026	231,770,580			58,902,769	290,673,349	265,522,498	1,522,563	7,027,469	9,771.83	26,060.94			1,558,396	7,095,285
9	2027	234,088,286			59,786,311	293,874,597	268,723,746	1,544,401	8,571,870	13,127.31	29,856.07			1,587,384	8,682,670
10	2028	236,429,169			60,683,105	297,112,274	271,961,423	1,566,487	10,138,357	16,533.12	33,694.39			1,616,714	10,299,384
11	2029	238,793,461			61,593,352	300,386,813	275,235,962	1,588,825	11,727,182	19,990.01	37,576.41			1,646,391	11,945,775
12	2030	241,181,395			62,517,252	303,698,647	278,547,796	1,611,417	13,338,598	23,498.77	41,502.65			1,676,418	13,622,193
13	2031	243,593,209			63,455,011	307,048,220	281,897,369	1,634,266	14,972,864	27,060.15	45,473.63			1,706,800	15,328,993
14	2032	246,029,141			64,406,836	310,435,977	285,285,126	1,657,376	16,630,240	30,674.95	49,489.87			1,737,541	17,066,533
15	2033	248,489,433			65,372,939	313,862,371	288,711,520	1,680,749	18,310,989	34,343.98	53,551.92			1,768,645	18,835,178
16	2034	250,974,327			66,026,668	317,000,995	291,850,144	1,702,160	20,013,149	36,826.68	57,272.82			1,796,259	20,631,438
17	2035	253,484,070			66,686,935	320,171,005	295,020,154	1,723,784	21,736,933	39,334.22	61,030.92			1,824,149	22,455,587
18	2036	256,018,911			67,353,804	323,372,715	298,221,864	1,745,625	23,482,558	41,866.83	64,826.60			1,852,318	24,307,905
19	2037	258,579,100			68,027,342	326,606,442	301,455,591	1,767,684	25,250,242	44,424.76	68,660.24			1,880,769	26,188,674
20	2038	261,164,891			68,707,615	329,872,507	304,721,656	1,789,964	27,040,206	47,008.28	72,532.21			1,909,504	28,098,179
21	2039	263,776,540			69,394,692	333,171,232	308,020,381	1,812,466	28,852,672	49,617.63	76,442.91			1,938,527	30,036,705
22	2040	266,414,306			70,088,639	336,502,944	311,352,093	1,835,194	30,687,866	52,253.07	80,392.71			1,967,840	32,004,545
23	2041	269,078,449			70,789,525	339,867,973	314,717,122	1,858,149	32,546,015	54,914.87	84,382.01			1,997,446	34,001,991
24	2042	271,769,233			71,497,420	343,266,653	318,115,802	1,881,333	34,427,348	57,603.29	88,411.21			2,027,348	36,029,338
25	2043	274,486,925			72,212,394	346,699,320	321,548,469	1,904,749	36,332,097	60,318.59	92,480.69			2,057,549	38,086,887
26	2044	277,231,795			72,934,518	350,166,313	325,015,462	1,928,400	38,260,497	63,061.04	96,590.87			2,088,052	40,174,939
27	2045	280,004,113			73,663,863	353,667,976	328,517,125	1,952,287	40,212,784	65,830.92	-			2,018,118	42,193,056
28	2046	282,804,154			74,400,502	357,204,656	332,053,805	1,976,412	42,189,196	68,628.50	-			2,045,041	44,238,097
29	2047	285,632,195			75,144,507	360,776,702	335,625,851	2,000,779	44,189,976	71,454.05	-			2,072,234	46,310,331
30	2048	288,488,517			75,895,952	364,384,469	339,233,618	2,025,390	46,215,366	74,307.86	-			2,099,698	48,410,029

Notes:

- 1) Original Boundaries created around Wyrick Farms with the anticipation of 600 new homes being constructed with Riverset Development
- 2) Medical District Boundaries expanded in 2020 to include the Medical District and VA Hospital
- 3) New Construction tax valuation is based on actual and projected completion of 600 residential homes between 2020 and 2025.
- 4) City of Garland is participating in TIF #3 at 100% of its tax rate.
- 5) Potential Revenue is based on GISD participating with only its i/S tax rate which is 38.4 cents per \$100 of valuation in 2023. This is only a projection and actual contribution and length of participation will depend on GISD Board approval.
- 6) Potential Revenue is based on County participating with 55% tax rate for 20 years. This projection is based on historical County participation in TIFs throughout the County. The actual contribution and length of participation will require Dallas County Commissioners Court approval.

NORTH AND SOUTH SHILOH ROAD EXPANSION

Year	Tax Year	Original North South		New Construction Taxable Value - North (2)	New Construction Taxable Value - South (3)	Total Taxable Real Property	Incremental Taxable Value	City Tax Increment Revenue by Year (4)	City Tax Increment Revenue Cumulative	Potential GISD Tax Increment Revenue by Year (5)	Potential GISD Tax Revenue Cumulative	Potential County Tax Increment Revenue by Year (6)	Potential County Tax Revenue Cumulative	TOTAL Potential Tax Increment Revenue By Year	TOTAL Potential Tax Increment Revenue Cumulative
		Boundaries	Property Taxable Value (1)												
-5	2018	-	-	-	-	822,601,372	-	84,172	84,172	-	46,861	-	-	-	-
-4	2019	-	-	-	-	834,940,393	12,339,021	503,591	587,763	280,363	327,223	72,890	72,890	131,032	131,032
-3	2020	-	-	-	-	847,464,498	73,823,126	932,576	1,520,338	519,190	846,413	147,443	77,890	856,844	987,876
-2	2021	-	-	-	-	909,870,866	136,709,494	1,748,819	3,270,157	974,171	1,820,584	289,471	220,334	1,599,209	2,587,085
-1	2022	-	-	-	-	973,700,529	256,511,940	2,345,589	5,615,726	1,305,841	3,126,425	393,006	509,805	3,013,461	5,600,546
BASE	2023	-	-	-	-	1,095,300,012	343,845,008	3,203,720	8,819,446	1,783,597	4,910,021	722,946	902,811	4,044,416	9,644,962
6	2024	-	-	-	-	1,183,943,076	469,644,354	4,244,077	13,063,523	2,362,791	7,272,812	1,052,705	1,444,954	5,529,460	15,174,422
7	2025	-	-	-	-	1,311,629,411	622,153,801	5,308,526	18,372,049	2,955,398	10,228,210	907,936	2,167,900	7,329,814	22,504,236
8	2026	-	-	-	-	1,466,426,501	778,195,056	6,141,544	24,513,593	3,419,161	13,647,371	1,102,122	3,075,836	9,171,860	31,676,095
9	2027	-	-	-	-	1,624,808,375	900,309,983	6,425,893	30,939,486	3,778,692	20,963,529	1,152,450	4,128,541	10,613,410	42,289,505
10	2028	-	-	-	-	1,748,755,026	941,993,654	6,715,489	37,654,975	3,902,883	24,866,412	1,203,705	5,230,663	11,105,480	53,394,985
11	2029	-	-	-	-	1,922,722,514	984,446,579	7,010,412	44,665,386	4,070,084	28,936,496	1,255,898	6,383,113	12,636,723	65,001,616
12	2030	-	-	-	-	2,077,715,210	1,027,680,298	7,310,740	51,976,126	4,240,340	33,176,836	1,309,046	7,586,817	13,165,942	77,118,616
13	2031	-	-	-	-	2,227,715,210	1,116,537,142	7,814,976	59,592,683	4,350,806	37,527,642	1,343,529	8,842,716	13,605,311	90,921,281
14	2032	-	-	-	-	2,372,715,210	1,205,113,838	8,016,373	67,407,659	4,462,929	41,990,571	1,378,530	10,151,762	13,959,311	103,930,592
15	2033	-	-	-	-	2,522,715,210	1,295,529,566	8,228,274	75,424,032	4,576,733	46,567,304	1,414,055	11,495,291	14,211,578	116,430,592
16	2034	-	-	-	-	2,672,715,210	1,385,950,166	8,428,274	83,644,822	4,692,245	51,259,549	1,450,114	12,873,821	14,663,692	129,884,233
17	2035	-	-	-	-	2,822,715,210	1,476,401,530	8,638,869	92,073,095	4,809,489	56,069,038	1,486,713	14,287,876	15,150,405	144,500,001
18	2036	-	-	-	-	2,972,715,210	1,566,852,624	8,852,624	100,711,965	4,928,492	60,997,530	1,523,861	15,737,989	15,673,571	159,070,633
19	2037	-	-	-	-	3,122,715,210	1,657,303,788	9,068,585	109,564,589	5,049,280	66,046,810	1,561,566	17,224,702	16,230,284	174,005,705
20	2038	-	-	-	-	3,272,715,210	1,747,736,574	9,288,801	118,634,174	5,171,880	71,218,690	-	18,748,563	16,794,071	189,310,682
21	2039	-	-	-	-	3,422,715,210	1,838,163,443	9,513,319	127,923,975	5,296,319	76,515,008	-	20,310,130	17,304,977	204,991,113
22	2040	-	-	-	-	3,572,715,210	1,928,590,166	9,740,191	137,437,294	5,422,624	81,937,633	-	20,310,130	18,809,638	224,262,432
23	2041	-	-	-	-	3,722,715,210	2,019,002,902	9,970,466	147,177,485	5,550,824	87,488,457	-	20,310,130	19,362,432	244,424,864
24	2042	-	-	-	-	3,872,715,210	2,109,415,530	-	-	-	-	-	-	-	-
25	2043	-	-	-	-	4,022,715,210	2,200,828,166	-	-	-	-	-	-	-	-
26	2044	-	-	-	-	4,172,715,210	2,291,240,801	-	-	-	-	-	-	-	-
27	2045	-	-	-	-	4,322,715,210	2,381,653,437	-	-	-	-	-	-	-	-
28	2046	-	-	-	-	4,472,715,210	2,472,066,073	-	-	-	-	-	-	-	-
29	2047	-	-	-	-	4,622,715,210	2,562,478,709	-	-	-	-	-	-	-	-
30	2048	-	-	-	-	4,772,715,210	2,652,891,345	-	-	-	-	-	-	-	-

Notes:

- 1) Original North South Boundaries created by ordinance of City Council in 2023. This expansion of the zone is designed to fund projects outside of the Medical District.
- 2) New Construction Taxable Value in the North is based on the anticipation of new Data Center Facilities being constructed from 2025 to 2037.
- 3) New Construction Taxable Value in the South is based on the anticipation of new mixed use development being constructed from 2027 to 2032.
- 4) City of Garland is participating in TIF #3 at 100% of its tax rate.
- 5) Potential Revenue is based on GISD participating with only its I/S tax rate which is 38.4 cents per \$100 of valuation in 2023. This is only a projection and actual contribution and length of participation will depend on GISD Board approval.
- 6) Potential Revenue is based on County participating with 55% tax rate for 20 years. This projection is based on historical County participation in TIF's throughout the County. The actual contribution and length of participation will require Dallas County Commissioners Court approval.

Schedule 3:
Potential Expenditures from TIF #3

MEDICAL DISTRICT AREA OF TIF#3 ZONE

	TIF#3	Non Project Cost	
<u>Project and Description</u>	Cost Estimate	(Not Reimbursed by TIF#3 Fund)	Total Cost
Wilbow Development Agreement			
<i>cash reimbursement incentives as outlined in the development agreement</i>	\$ 3,100,000	\$ 1,500,000	\$ 4,600,000
Prevarian Development Agreement			
<i>cash reimbursement incentives as outlined in the development agreement</i>	\$ 2,300,000	\$ 404,565	\$ 2,704,565
Public Improvements and Construction of Infrastructure in Valoris Park			
<i>The Valoris Health Park Masterplan Design identified several opportunities to improve the walkability and connectivity of the Medical district to accommodate increased traffic. Public infrastructure improvements are anticipated to include street, sidewalks, streetscaping, and landscaping on or around Clara Barton Blvd., Marie Curie Blvd., Peggie Lane Blvd., Westwood Street, and Walter Reed Blvd. In addition, this project is anticipated to fund the construction and development of park space for employees, patients, patients family members, and the general public to relax, eat, and enjoy nature. The Project cost includes the anticipation of payment of both Principle and Interest associated with a Bond Issuance.</i>	\$ 35,681,160	\$ 52,333,320	\$ 88,014,481
Land Acquisition			
<i>acquiring land with in Medical District boundaries as market presents opportunities</i>	\$ 1,800,000	\$ 7,911,254	\$ 9,711,254
TOTAL ESTIMATED MEDICAL DISTRICT	<u>\$ 42,881,160</u>	<u>\$ 62,149,139</u>	<u>\$ 105,030,300</u>

Medical District Notes:

1) If Garland ISD participates with I/S portion of tax rate and Dallas County participates with 55% of its tax rate it is estimated that an additional \$1.5 million will be available for projects within the Zone (in 2024 Dollars).

NORTH AND SOUTH EXPANSION OF SHILOH TIF#3 ZONE

	TIF#3	Non Project Cost	
<u>Project and Description</u>	Cost Estimate	(Not Reimbursed by TIF#3 Fund)	Total Cost
Construction and Improvements of Infrastructure associated with Economic Development Initiative			
<i>Cash Reimbursement for Principle and Interest Payments associated with Bond Issuance in South Garland along Shiloh Road and IH-635 (future opportunities currently under evaluation and this project will be update)</i>	\$ 157,147,951	\$ 21,362,049	\$ 178,510,000
Sub-Total of Estimated Cost for Project	\$ 157,147,951	\$ 21,362,049	\$ 178,510,000
Land Acquisition			
<i>acquiring land with in south Garland for Economic Development</i>	\$ -	\$ 23,307,037	\$ 23,307,037
Sub-Total of Estimated Cost for Project	\$ -	\$ 23,307,037	\$ 23,307,037
TOTAL ESTIMATED COST OF NORTH AND SOUTH EXPANSION	<u>\$ 157,147,951</u>	<u>\$ 44,669,086</u>	<u>\$ 201,817,037</u>

North and South Expansion Notes:

1) If Garland ISD participates with I/S portion of tax rate and Dallas County participates with 55% of its tax rate it is estimated that an additional \$75.3 million will be available for projects within the Zone(in 2024 dollars).

COMBINED TOTAL TIF #3 PROJECT COST	<u>\$ 200,029,111</u>	<u>\$ 106,818,225</u>	<u>\$ 306,847,337</u>
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Schedule 4:

TIF Year	Tax Due Without Penalty by Jan 31,	Estimated Tax Increment to TIF Fund	Estimated Int. Earnings to TIF Fund	TOTAL REVENUE	TOTAL - TIF Fund Prospective Disbursement					Revenue Over (Under) Expenditures	Beginning Fund		Change In Fund		Ending Fund	
					Medical District	North and South Shiloh Expansion	Total Expenditures	Balance	Balance		Balance	Balance				
0	2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	2019	8,680	35	8,715	-	-	-	-	8,715	-	-	8,715	8,715	8,715	8,715	8,715
2	2020	184,558	329	184,887	-	-	-	-	184,887	8,715	184,887	184,887	184,887	184,887	184,887	193,602
3	2021	485,459	4,041	489,500	-	-	-	-	489,500	193,602	489,500	489,500	489,500	489,500	489,500	683,102
4	2022	779,673	22,400	802,073	-	-	-	-	802,073	683,102	802,073	802,073	802,073	802,073	802,073	1,485,175
5	2023	1,172,959	18,400	1,191,359	-	-	-	-	1,191,359	1,485,175	1,191,359	1,191,359	1,191,359	1,191,359	1,191,359	2,676,534
6	2024	1,456,778	35,931	1,492,708	2,075,000	-	-	2,075,000	(582,292)	2,676,534	2,676,534	(582,292)	(582,292)	(582,292)	(582,292)	2,094,242
7	2025	2,004,562	39,455	2,044,017	1,776,402	-	-	1,776,402	267,616	2,094,242	2,094,242	267,616	267,616	267,616	267,616	2,361,857
8	2026	2,455,139	31,448	2,486,587	1,751,937	1,520,338	-	1,751,937	(785,688)	2,361,857	2,361,857	(785,688)	(785,688)	(785,688)	(785,688)	1,576,170
9	2027	3,294,220	29,515	3,323,735	2,143,339	1,749,819	-	2,143,339	(569,422)	1,576,170	1,576,170	(569,422)	(569,422)	(569,422)	(569,422)	1,006,747
10	2028	3,912,056	23,683	3,935,739	1,571,804	2,345,569	-	1,571,804	18,366	1,006,747	1,006,747	18,366	18,366	18,366	18,366	1,025,113
11	2029	4,792,545	18,015	4,810,560	1,571,804	3,203,720	-	1,571,804	35,036	1,025,113	1,025,113	35,036	35,036	35,036	35,036	1,060,149
12	2030	5,855,493	12,517	5,868,011	1,571,804	4,244,077	-	1,571,804	52,130	1,060,149	1,060,149	52,130	52,130	52,130	52,130	1,112,279
13	2031	6,942,792	7,194	6,949,986	1,571,804	5,308,526	-	1,571,804	69,656	1,112,279	1,112,279	69,656	69,656	69,656	69,656	1,181,936
14	2032	7,798,920	2,051	7,800,970	1,571,804	6,141,544	-	1,571,804	87,623	1,181,936	1,181,936	87,623	87,623	87,623	87,623	1,269,559
15	2033	8,106,642	-	8,106,642	2,013,974	6,425,893	-	2,013,974	(333,225)	1,269,559	1,269,559	(333,225)	(333,225)	(333,225)	(333,225)	936,334
16	2034	8,417,649	1,821	8,419,469	2,013,974	6,715,489	-	2,013,974	(309,994)	936,334	936,334	(309,994)	(309,994)	(309,994)	(309,994)	626,339
17	2035	8,734,196	1,966	8,736,161	1,703,974	7,010,412	-	1,703,974	21,775	626,339	626,339	21,775	21,775	21,775	21,775	648,115
18	2036	9,056,365	2,080	9,058,446	1,703,974	7,310,740	-	1,703,974	43,731	648,115	648,115	43,731	43,731	43,731	43,731	691,846
19	2037	9,384,240	1,914	9,386,154	1,703,974	7,616,556	-	1,703,974	65,624	691,846	691,846	65,624	65,624	65,624	65,624	757,469
20	2038	9,604,940	1,819	9,606,760	1,703,974	7,814,976	-	1,703,974	87,809	757,469	757,469	87,809	87,809	87,809	87,809	845,278
21	2039	9,828,839	1,901	9,830,740	2,005,227	8,016,373	-	2,005,227	(190,860)	845,278	845,278	(190,860)	(190,860)	(190,860)	(190,860)	654,418
22	2040	10,055,984	1,827	10,057,811	2,005,227	8,220,790	-	2,005,227	(168,206)	654,418	654,418	(168,206)	(168,206)	(168,206)	(168,206)	486,212
23	2041	10,286,422	1,865	10,288,287	2,005,227	8,428,274	-	2,005,227	(145,214)	486,212	486,212	(145,214)	(145,214)	(145,214)	(145,214)	340,998
24	2042	10,520,203	1,834	10,522,036	2,005,227	8,638,869	-	2,005,227	(122,060)	340,998	340,998	(122,060)	(122,060)	(122,060)	(122,060)	218,938
25	2043	10,757,374	1,837	10,759,211	2,005,227	8,852,624	-	2,005,227	(98,640)	218,938	218,938	(98,640)	(98,640)	(98,640)	(98,640)	120,297
26	2044	10,997,985	1,827	10,999,812	2,005,227	9,069,585	-	2,005,227	(75,000)	120,297	120,297	(75,000)	(75,000)	(75,000)	(75,000)	45,297
27	2045	11,242,087	1,826	11,243,913	1,913,825	9,289,801	-	1,913,825	40,287	45,297	45,297	40,287	40,287	40,287	40,287	85,584
28	2046	11,489,732	1,830	11,491,562	1,138,290	9,513,319	-	1,138,290	839,953	85,584	85,584	839,953	839,953	839,953	839,953	925,537
29	2047	11,740,970	2,081	11,743,052	1,046,889	9,740,191	-	1,046,889	955,972	925,537	925,537	955,972	955,972	955,972	955,972	1,881,509
30	2048	11,995,856	1,823	11,997,678	301,253	9,970,466	-	301,253	1,725,960	1,881,509	1,881,509	1,725,960	1,725,960	1,725,960	1,725,960	3,607,469

Schedule 4:

TIF Year	Tax Due Without Penalty by Jan 31,	Estimated Tax Increment to TIF Fund	Estimated Int. Earnings to TIF Fund	Medical District- TIF Fund Prospective Disbursement Schedule						Revenue Over (Under) Expenditures	Beginning Fund		Change In Fund		Ending Fund	
				Development Agreement	Wilbow Development Agreement	Prevarian Development Agreement	Public Improvements & Construction	Land Acquisition	Total Expenditures		Balance	-	Balance	-	Balance	-
0	2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	2019	8,680	35	-	-	-	-	-	-	8,715	-	-	8,715	8,715	8,715	8,715
2	2020	184,558	329	-	-	-	-	-	-	184,887	8,715	-	184,887	184,887	193,602	193,602
3	2021	485,459	4,041	-	-	-	-	-	-	489,500	193,602	-	489,500	489,500	683,102	683,102
4	2022	779,673	22,400	-	-	-	-	-	-	802,073	683,102	-	802,073	802,073	1,485,175	1,485,175
5	2023	1,172,959	18,400	-	-	-	-	-	-	1,191,359	1,485,175	-	1,191,359	1,191,359	2,676,534	2,676,534
6	2024	1,372,606	34,741	-	-	575,000	-	1,500,000	2,075,000	(667,653)	2,676,534	-	(667,653)	(667,653)	2,008,881	2,008,881
7	2025	1,500,971	32,901	310,000	310,000	575,000	881,402	-	1,776,402	(242,529)	2,008,881	-	(242,529)	(242,529)	1,766,352	1,766,352
8	2026	1,522,563	30,467	310,000	310,000	575,000	866,937	-	1,751,937	(198,906)	1,766,352	-	(198,906)	(198,906)	1,567,445	1,567,445
9	2027	1,544,401	28,252	310,000	310,000	575,000	958,339	300,000	2,143,339	(570,686)	1,567,445	-	(570,686)	(570,686)	996,759	996,759
10	2028	1,566,487	22,197	310,000	310,000	-	1,261,804	-	1,571,804	16,880	996,759	-	16,880	16,880	1,013,640	1,013,640
11	2029	1,588,825	16,366	310,000	310,000	-	1,261,804	-	1,571,804	33,387	1,013,640	-	33,387	33,387	1,047,027	1,047,027
12	2030	1,611,417	10,760	310,000	310,000	-	1,261,804	-	1,571,804	50,373	1,047,027	-	50,373	50,373	1,097,400	1,097,400
13	2031	1,634,266	5,383	310,000	310,000	-	1,261,804	-	1,571,804	67,846	1,097,400	-	67,846	67,846	1,165,246	1,165,246
14	2032	1,657,376	238	310,000	310,000	-	1,261,804	-	1,571,804	85,810	1,165,246	-	85,810	85,810	1,251,056	1,251,056
15	2033	1,680,749	-	310,000	310,000	-	1,703,974	-	2,013,974	(333,225)	1,251,056	-	(333,225)	(333,225)	917,830	917,830
16	2034	1,702,160	7	310,000	310,000	-	1,703,974	-	2,013,974	(311,807)	917,830	-	(311,807)	(311,807)	606,023	606,023
17	2035	1,723,784	151	-	-	-	1,703,974	-	1,703,974	19,961	606,023	-	19,961	19,961	625,984	625,984
18	2036	1,745,625	263	-	-	-	1,703,974	-	1,703,974	41,914	625,984	-	41,914	41,914	667,897	667,897
19	2037	1,767,684	96	-	-	-	1,703,974	-	1,703,974	63,805	667,897	-	63,805	63,805	731,703	731,703
20	2038	1,789,964	1	-	-	-	1,703,974	-	1,703,974	85,991	731,703	-	85,991	85,991	817,693	817,693
21	2039	1,812,466	82	-	-	-	2,005,227	-	2,005,227	(192,679)	817,693	-	(192,679)	(192,679)	625,014	625,014
22	2040	1,835,194	8	-	-	-	2,005,227	-	2,005,227	(170,025)	625,014	-	(170,025)	(170,025)	454,989	454,989
23	2041	1,858,149	45	-	-	-	2,005,227	-	2,005,227	(147,033)	454,989	-	(147,033)	(147,033)	307,955	307,955
24	2042	1,881,333	14	-	-	-	2,005,227	-	2,005,227	(123,880)	307,955	-	(123,880)	(123,880)	184,075	184,075
25	2043	1,904,749	17	-	-	-	2,005,227	-	2,005,227	(100,460)	184,075	-	(100,460)	(100,460)	83,615	83,615
26	2044	1,928,400	7	-	-	-	2,005,227	-	2,005,227	(76,820)	83,615	-	(76,820)	(76,820)	6,795	6,795
27	2045	1,952,287	6	-	-	-	1,913,825	-	1,913,825	38,467	6,795	-	38,467	38,467	45,262	45,262
28	2046	1,976,412	10	-	-	-	1,138,290	-	1,138,290	838,132	45,262	-	838,132	838,132	883,395	883,395
29	2047	2,000,779	258	-	-	-	1,046,889	-	1,046,889	954,149	883,395	-	954,149	954,149	1,837,544	1,837,544
30	2048	2,025,390	-	-	-	-	301,253	-	301,253	1,724,138	1,837,544	-	1,724,138	1,724,138	3,561,682	3,561,682

Schedule 4:

TIF Year	Tax Due Without Penalty by Jan 31,	Estimated Tax Increment to TIF Fund	Estimated Int. Earnings to TIF Fund	North/South Shiloh Area- TIF Fund				Revenue Over (Under) Expenditures	Beginning Fund Balance	Change In Fund Balance	Ending Fund Balance
				Construction of Infrastructure for ED Initiative		Land Acquisition	Total Expenditures				
				TOTAL REVENUE							
0	2018	-	-	-	-	-	-	-	-	-	-
1	2019	-	-	-	-	-	-	-	-	-	-
2	2020	-	-	-	-	-	-	-	-	-	-
3	2021	-	-	-	-	-	-	-	-	-	-
4	2022	-	-	-	-	-	-	-	-	-	-
5	2023	-	-	-	-	-	-	-	-	-	-
6	2024	84,172	1,189	85,361	-	-	-	85,361	-	85,361	85,361
7	2025	503,591	6,554	510,145	-	-	-	510,145	85,361	510,145	595,506
8	2026	932,576	981	933,557	1,520,338	-	1,520,338	(586,782)	595,506	(586,782)	8,724
9	2027	1,749,819	1,264	1,751,082	1,749,819	-	1,749,819	1,264	8,724	1,264	9,988
10	2028	2,345,569	1,486	2,347,055	2,345,569	-	2,345,569	1,486	9,988	1,486	11,473
11	2029	3,203,720	1,649	3,205,369	3,203,720	-	3,203,720	1,649	11,473	1,649	13,123
12	2030	4,244,077	1,757	4,245,834	4,244,077	-	4,244,077	1,757	13,123	1,757	14,880
13	2031	5,308,526	1,811	5,310,337	5,308,526	-	5,308,526	1,811	14,880	1,811	16,690
14	2032	6,141,544	1,813	6,143,357	6,141,544	-	6,141,544	1,813	16,690	1,813	18,503
15	2033	6,425,893	-	6,425,893	6,425,893	-	6,425,893	-	18,503	-	18,503
16	2034	6,715,489	1,813	6,717,302	6,715,489	-	6,715,489	1,813	18,503	1,813	20,316
17	2035	7,010,412	1,815	7,012,226	7,010,412	-	7,010,412	1,815	20,316	1,815	22,131
18	2036	7,310,740	1,817	7,312,558	7,310,740	-	7,310,740	1,817	22,131	1,817	23,948
19	2037	7,616,556	1,818	7,618,375	7,616,556	-	7,616,556	1,818	23,948	1,818	25,767
20	2038	7,814,976	1,818	7,816,795	7,814,976	-	7,814,976	1,818	25,767	1,818	27,585
21	2039	8,016,373	1,819	8,018,192	8,016,373	-	8,016,373	1,819	27,585	1,819	29,404
22	2040	8,220,790	1,819	8,222,609	8,220,790	-	8,220,790	1,819	29,404	1,819	31,223
23	2041	8,428,274	1,820	8,430,093	8,428,274	-	8,428,274	1,820	31,223	1,820	33,043
24	2042	8,638,869	1,820	8,640,689	8,638,869	-	8,638,869	1,820	33,043	1,820	34,862
25	2043	8,852,624	1,820	8,854,444	8,852,624	-	8,852,624	1,820	34,862	1,820	36,682
26	2044	9,069,585	1,820	9,071,405	9,069,585	-	9,069,585	1,820	36,682	1,820	38,502
27	2045	9,289,801	1,820	9,291,621	9,289,801	-	9,289,801	1,820	38,502	1,820	40,322
28	2046	9,513,319	1,820	9,515,140	9,513,319	-	9,513,319	1,820	40,322	1,820	42,142
29	2047	9,740,191	1,823	9,742,014	9,740,191	-	9,740,191	1,823	42,142	1,823	43,965
30	2048	9,970,466	1,823	9,972,288	9,970,466	-	9,970,466	1,823	43,965	1,823	45,788

TIF #3

Anticipated Debt Issuance and Cash Disbursement

		Medical District DS Debt Service	North and South Shiloh Expansion Debt Service	Medical District Cash	North and South Shiloh Expansion Cash	Medical District TOTAL	North and South Shiloh Expansion TOTAL	TIF#3 TOTAL
Year #	Tax Year	Amount by Year	Amount by Year	Amount by Year	Amount by Year	Amount by Year	Amount by Year	Amount by Year
0	2018	-	-	-	-	-	-	-
1	2019	-	-	-	-	-	-	-
2	2020	-	-	-	-	-	-	-
3	2021	-	-	-	-	-	-	-
4	2022	-	-	-	-	-	-	-
5	2023	-	-	-	-	-	-	-
6	2024	-	-	2,075,000	-	2,075,000	-	2,075,000
7	2025	91,401.83	-	1,685,000	-	1,776,402	-	1,776,402
8	2026	866,936.67	1,520,338	885,000	-	1,751,937	1,520,338	3,272,275
9	2027	958,338.50	1,749,819	1,185,000	-	2,143,339	1,749,819	3,893,157
10	2028	1,261,803.57	2,345,569	310,000	-	1,571,804	2,345,569	3,917,373
11	2029	1,261,803.57	3,203,720	310,000	-	1,571,804	3,203,720	4,775,524
12	2030	1,261,803.57	4,244,077	310,000	-	1,571,804	4,244,077	5,815,880
13	2031	1,261,803.57	5,308,526	310,000	-	1,571,804	5,308,526	6,880,330
14	2032	1,261,803.57	6,141,544	310,000	-	1,571,804	6,141,544	7,713,347
15	2033	1,703,974.43	6,425,893	310,000	-	2,013,974	6,425,893	8,439,867
16	2034	1,703,974.43	6,715,489	310,000	-	2,013,974	6,715,489	8,729,463
17	2035	1,703,974.43	7,010,412	-	-	1,703,974	7,010,412	8,714,386
18	2036	1,703,974.43	7,310,740	-	-	1,703,974	7,310,740	9,014,715
19	2037	1,703,974.43	7,616,556	-	-	1,703,974	7,616,556	9,320,531
20	2038	1,703,974.43	7,814,976	-	-	1,703,974	7,814,976	9,518,951
21	2039	2,005,227.05	8,016,373	-	-	2,005,227	8,016,373	10,021,600
22	2040	2,005,227.05	8,220,790	-	-	2,005,227	8,220,790	10,226,017
23	2041	2,005,227.05	8,428,274	-	-	2,005,227	8,428,274	10,433,501
24	2042	2,005,227.05	8,638,869	-	-	2,005,227	8,638,869	10,644,096
25	2043	2,005,227.05	8,852,624	-	-	2,005,227	8,852,624	10,857,851
26	2044	2,005,227.05	9,069,585	-	-	2,005,227	9,069,585	11,074,812
27	2045	1,913,825.22	9,289,801	-	-	1,913,825	9,289,801	11,203,626
28	2046	1,138,290.37	9,513,319	-	-	1,138,290	9,513,319	10,651,610
29	2047	1,046,888.54	9,740,191	-	-	1,046,889	9,740,191	10,787,080
30	2048	301,252.62	9,970,466	-	-	301,253	9,970,466	10,271,718
		\$ 34,881,160	\$ 157,147,951	\$ 8,000,000	\$ -	\$ 42,881,160	\$ 157,147,951	\$ 200,029,111

Assumptions for Debt Issuance

	Medical District	North and South Shiloh Expansion
Total Principle	26,462,824	90,000,000
Total Interest	8,418,336	67,147,951
Total P&I	34,881,160	157,147,951
Assumed Interest Rate	3.5% to 4.5%	6%
Amortization Length	20	20

**CITY OF GARLAND
CITY HALL
200 N. FIFTH ST.
GARLAND, TEXAS**

**NOTICE OF PUBLIC HEARING
TUESDAY, December 5, 2023
7 P.M.**

NOTICE is hereby given that at 7 p.m. **Tuesday, December 5**, the City Council of the **City of Garland**, Texas, shall hold a public hearing to consider an ordinance to expand the boundaries of the Tax Increment Financing Zone #3, extend the term of the TIF by ten (10) years, and approval of a Revised Project Plan and Finance Plan for the TIF #3.

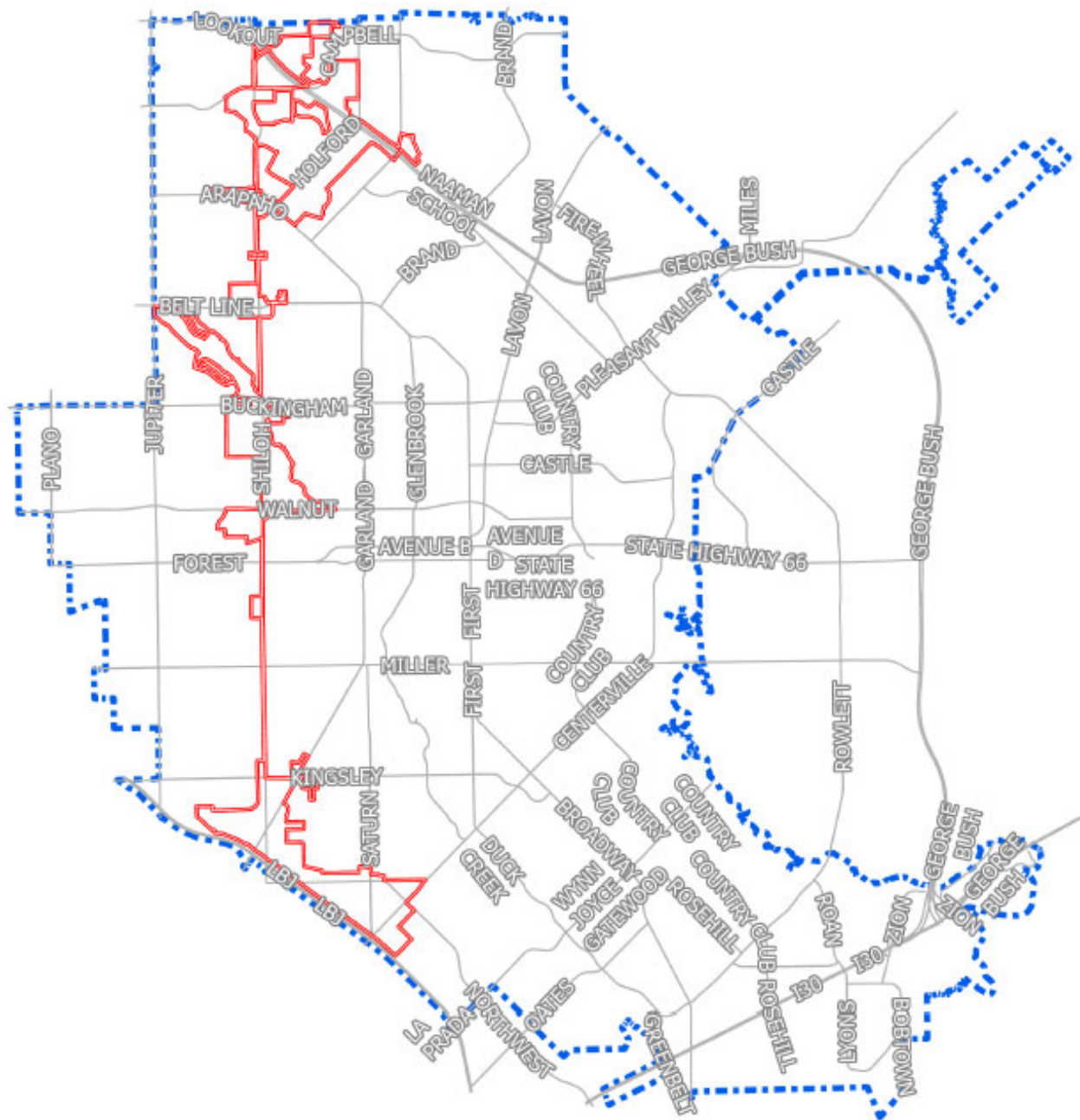
At such time and place, the Council will hear public comment and consider an ordinance on a proposed boundary expansion of the zone, extension of the zone's term, and revisions to the Project Plan and Finance Plan for TIF #3 generally depicted on the map (Exhibit A). A detailed description of the property to be included in the proposed zone is available at the Office of the Garland City Secretary, 200 N. Fifth St.

All interested persons are invited to attend the public hearing and express any comments for or against the creation of the zone, its boundaries or the concept of tax increment financing. As provided by state law, owners of property may protest the inclusion of their property in the proposed reinvestment zone.

Additional information may be obtained at the Office of the Garland City Secretary, 200 N. Fifth St.

A copy of this notice shall be published in a newspaper having general circulation in the city not less than seven (7) days prior to the date of the hearing. A copy of this notice shall also be posted at the City of Garland City Hall at least seven (7) days prior to the date of the public hearing.

Exhibit A: TIF Zone #3 Boundary Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. a.

Meeting Date: 12/05/2023

Item Title: Z 22-29 Marcer Construction (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development.

LOCATION

2920 Broadway Boulevard

OWNER

Columbia Colson Corporation

PLAN COMMISSION RECOMMENDATION

On November 13, 2023 the Plan Commission, by a vote of eight (8) to one (1), recommended approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development.

Additionally, the Plan Commission recommended the applicant provide a masonry wall around the perimeter of the property in lieu of the original proposed wood fence.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for multi-family (condominium) development.

While the perimeter wood fence is not a requirement per the GDC, staff has recommended an enhanced screening fence. The applicant concurs and proposes a decorative horizontal board fence.

BACKGROUND

The subject property is currently unimproved. The applicant proposes fifteen (15) condominium units in a townhouse-style configuration.

SITE DATA

The subject property contains approximately 0.83 acres and has approximately 125 linear feet of frontage along Broadway Boulevard. The property can be accessed from Broadway Boulevard and an emergency access point from northwest of the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Neighborhood Office (NO) District. The Neighborhood Office (NO) district is intended to create an appropriate setting for low-intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

1. The applicant proposes fifteen (15) multi-family (condominium) units in a townhouse-style configuration. The site plan (Exhibit C) consists of three (3) buildings on one (1) lot of record. Per the applicant's narrative, "this style was selected in order to cater to a wide range of residents, from single individuals seeking a contemporary retreat to families in pursuit of a functional and elegant home. The use of stucco and batten siding ensures durability and longevity, while the inclusion of wood adds warmth and character to the exterior. The design is both modern and timeless, which we hope appeals to both the wants and preferences of our community members."
2. The GDC requires a minimum of forty (40%) percent of the site to be landscaped. The landscape plan shows 22.3% of the site is landscaped. The subject property is small and incorporating necessary infrastructure reduces space for adequate landscaping. Additionally, screening is not required; however, the applicant is proposing a six (6)-foot horizontal wood fence along the perimeter of the property.

The landscape plan (Exhibit D) with all other landscaping requirements per the GDC.

3. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is not proposing a clubhouse. This is a common deviation for small, infill multi-family developments.
- **Swimming Pool:** One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. This proposal is a small-scale development with fifteen (15) dwelling units. Therefore, the applicant is not proposing a swimming pool.

- **Leisure Areas:** One leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing playground equipment, a gazebo and workout stations. The applicant has incorporated additional outdoor amenities to compensate for the swimming pool and clubhouse.

4. Parking

The site plan (Exhibit C) complies with the parking requirements per the GDC. Each dwelling unit will consist of a two-car garage.

5. Building Separation

The site plan (Exhibit C) reflects an eleven (11)-foot building separation per the Multi-Family-0 (MF-0) District standards.

6. Building Design

The building elevations comply with building design requirements per the GDC.

7. Signage

The applicant has not requested any deviations or special standards on signage. Signage will conform to GDC standards.

8. Standards and Deviations

Development Standards	Required	Proposed	Applicant's Justification
Landscaping	40%	22.3%	The subject property is small and incorporating the necessary infrastructure reduces space for landscaping. This has been a common request for infill redevelopment projects.
Amenities	A minimum 2,500 square-foot clubhouse must be constructed on site. One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water is required.	The applicant is not providing a clubhouse or a swimming pool.	The proposal is for 15 dwelling units; therefore, the size of the property limits the ability to build a clubhouse and swimming pool. However, the applicant has used the limited space available for outdoor amenities such as workout stations within the parking islands, gazebo, grilling area and outdoor seating.

9. Benefits from the proposed Planned Development

The proposed development provides the following:

- Unique architectural style
- Unique amenities for residents
- Decorative perimeter screening
- Urban infill development, adding residents to the area
- Alignment with the Comprehensive Plan and Economic Development Strategic Plan

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

Although the proposed use is multi-family, it is designed in a townhouse-style configuration. Therefore, the proposal complies with the Comprehensive Plan.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

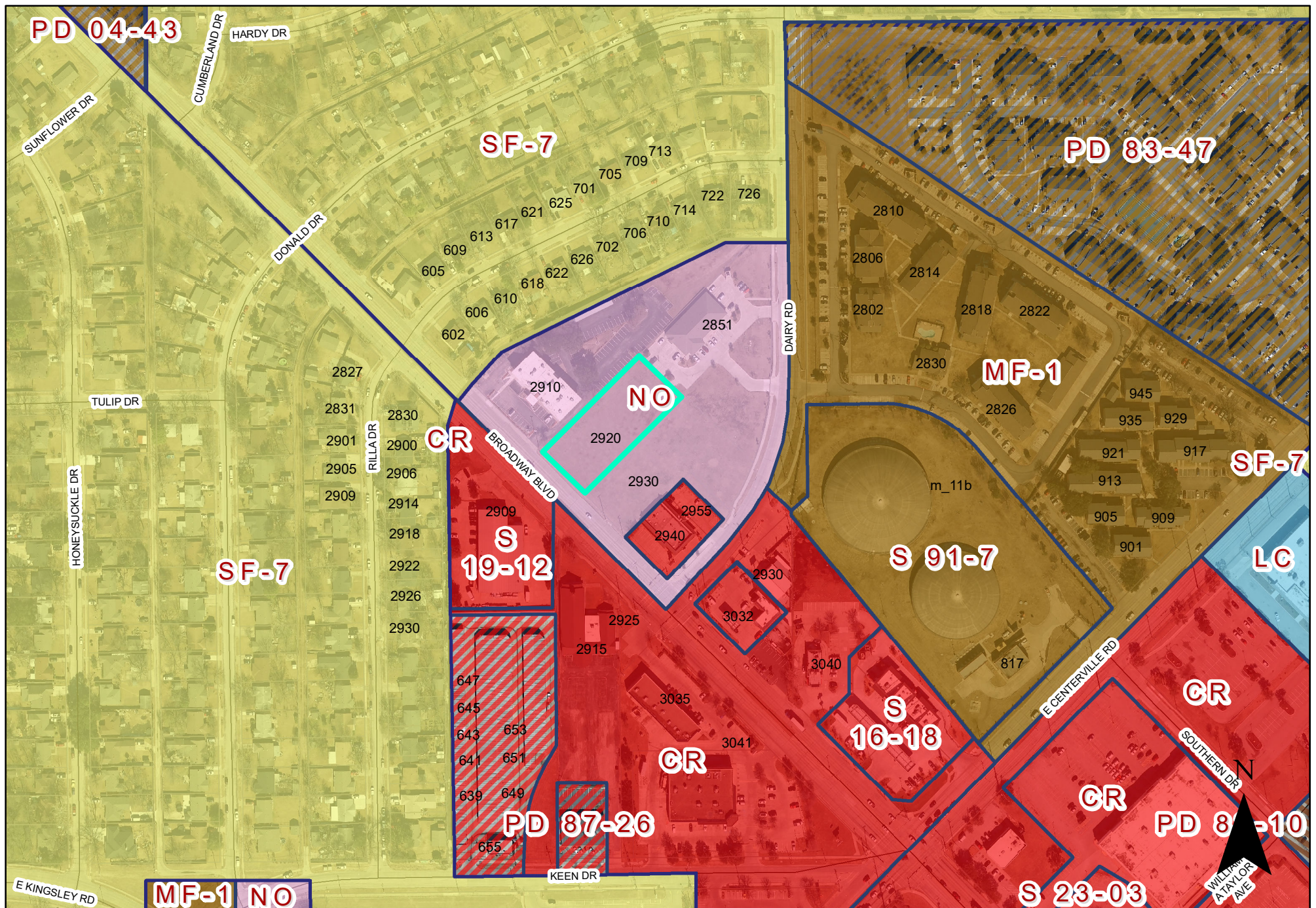
New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The subject property is an infill lot that will provide additional housing to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north zoned is Neighborhood Office (NO) District and it is developed with a grocery store/food bank. The property to the east is zoned Neighborhood Office (NO) District and is developed with a multi-tenant building. The property to the south, across Broadway Boulevard, is zoned Community Retail (CR) District; it is developed with a building that is currently used for Habitat and Humanity. The property to the west is zoned Neighborhood Office (NO) District and it is currently developed with a medical facility.

Attachments

Z 22-29 Location Map
Z 22-29 PD Conditions
Z 22-29 Exhibits
Z 22-29 R&M
Z 22-29 Responses
Z 22-29 Staff Presentation



0 175 350 Feet
1 inch = 266 feet

ZONING MAP Z 22-29

 INDICATES AREA OF REQUEST

2920 Broadway Boulevard

PLANNED DEVELOPMENT CONDITIONS

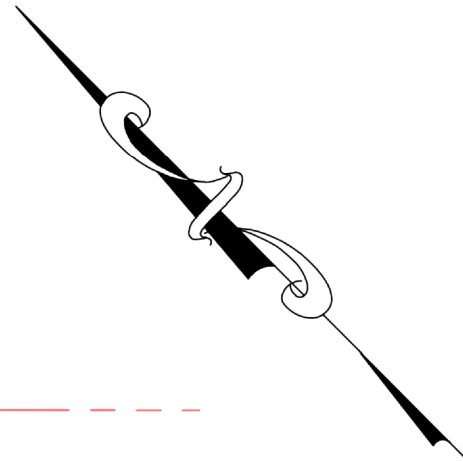
ZONING FILE Z 22-29

2920 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family (condominium) development.
- 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-1 (MF-1) 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. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses:** Land Uses are only permitted as in Multi-Family-1 (MF-1) District.
- B. Site Plan:** The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Dwelling Units:** A total of fifteen (15) dwelling units shall be permitted.
- D. Landscape Plan:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. A six (6)-foot horizontal wood fence is required along the perimeter of the property.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.



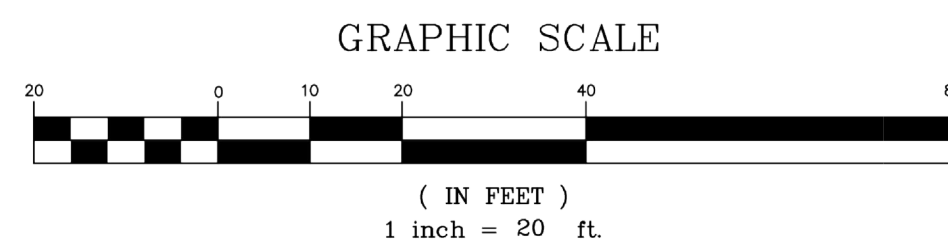
1. CONTRACTOR TO VERIFY BUILDING LAYOUT WITH ARCHITECT PRIOR TO FORMING OF BUILDINGS AND WALKS.
2. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
3. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
4. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
5. ALL FILL AND COMPACTION SHALL BE EXECUTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE GRADING PLAN.
6. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPE PAVING, SIDEWALKS, EXITS, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING BENCHMARK. BENCHMARK INFORMATION CAN BE FOUND ON THE GRADING PLAN.
9. SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS SITE.

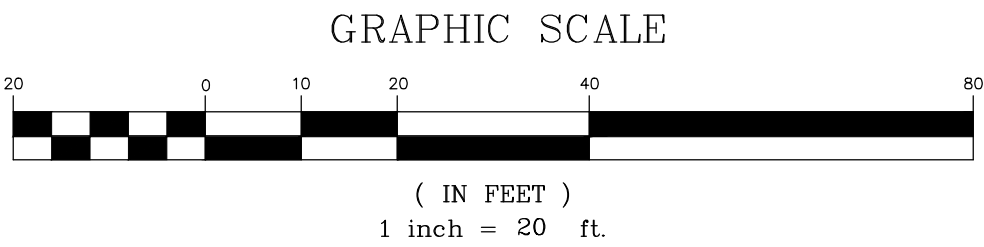
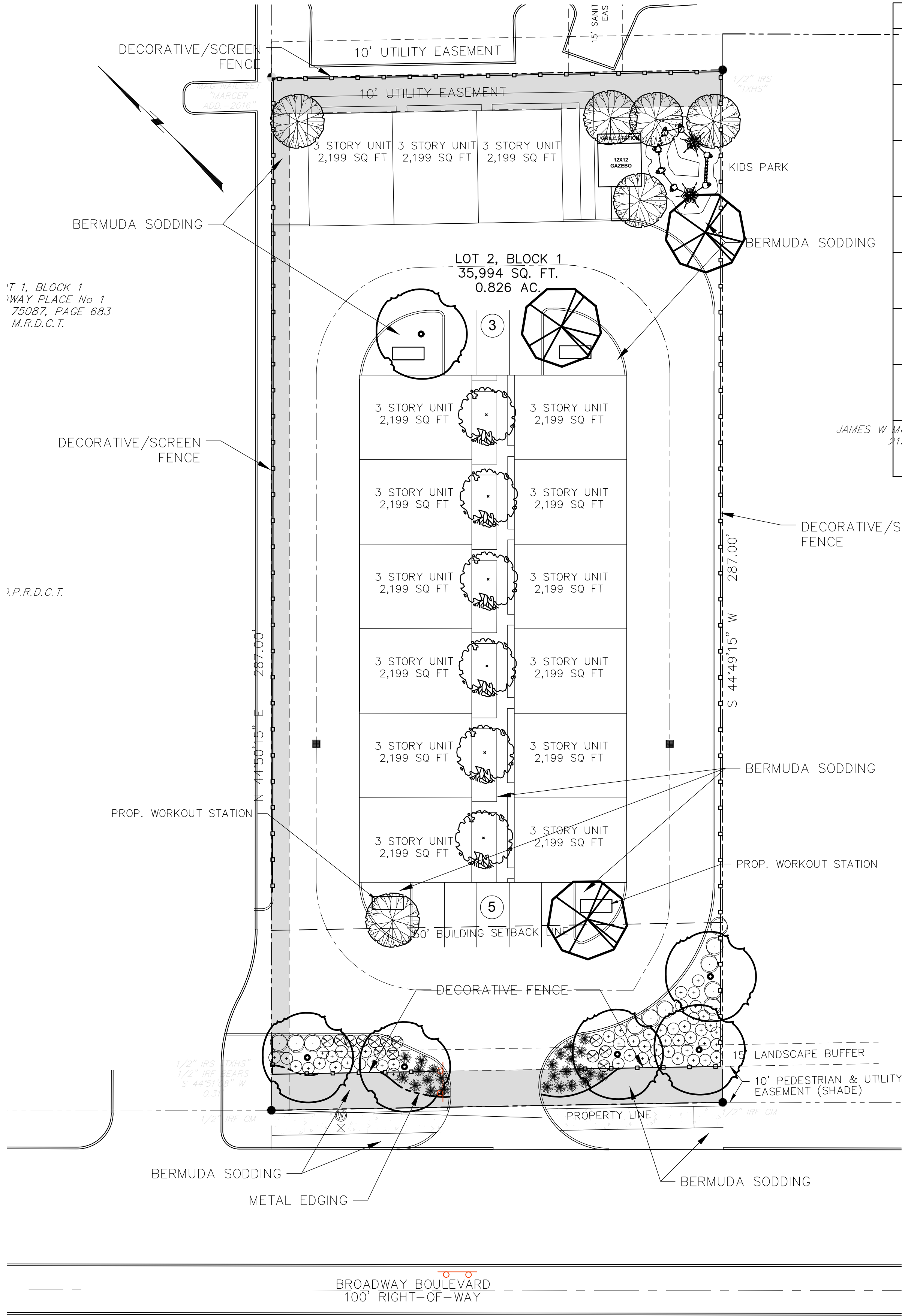
SITE STATISTICS:	
AREA OF CONCRETE PAVING (VEHICULAR USE)	16,397.75 SQ. FT.
LANDSCAPED AREA	\$792.27 SQ. FT.
BUILDING AREA	10,995.38 SQ. FT.
TOTAL SITE AREA	36,185.40 SQ.FT. OR (0.83 ACRES)
 GUEST PARKING STATISTICS:	
2 spaces for every unit with 2+ bedrooms	
TOTAL PARKING SPACES REQUIRED	30 SPACES
TOTAL PARKING SPACES PROPOSED	38 SPACES
LOT IMPERVIOUS COMPOSITION:	
PRE-DEVELOPMENT: 0 SF	
POST-DEVELOPMENT: 27,393.13 SF	
 CURRENT SITE ZONING:	
NEIGHBORHOOD OFFICE (NO)	

3 INCH IRON ROD SET FOR CORNER WITH A YELLOW CAP STAMPED "TXHS" IN THE NORTHEAST
RIGHT-OF-WAY OF BROADWAY BOULEVARD, SAID POINT BEING THE SOUTH CORNER OF LOT 1,
BLOCK 1 OF BROADWAY PLACE NO. 1, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75087, PAGE 693 OF THE MAP
RECORDS OF DALLAS COUNTY, TEXAS, SAME BRING THE WEST CORNER OF SAID COLUMBIA
COLSON CORPORATION TRACT.

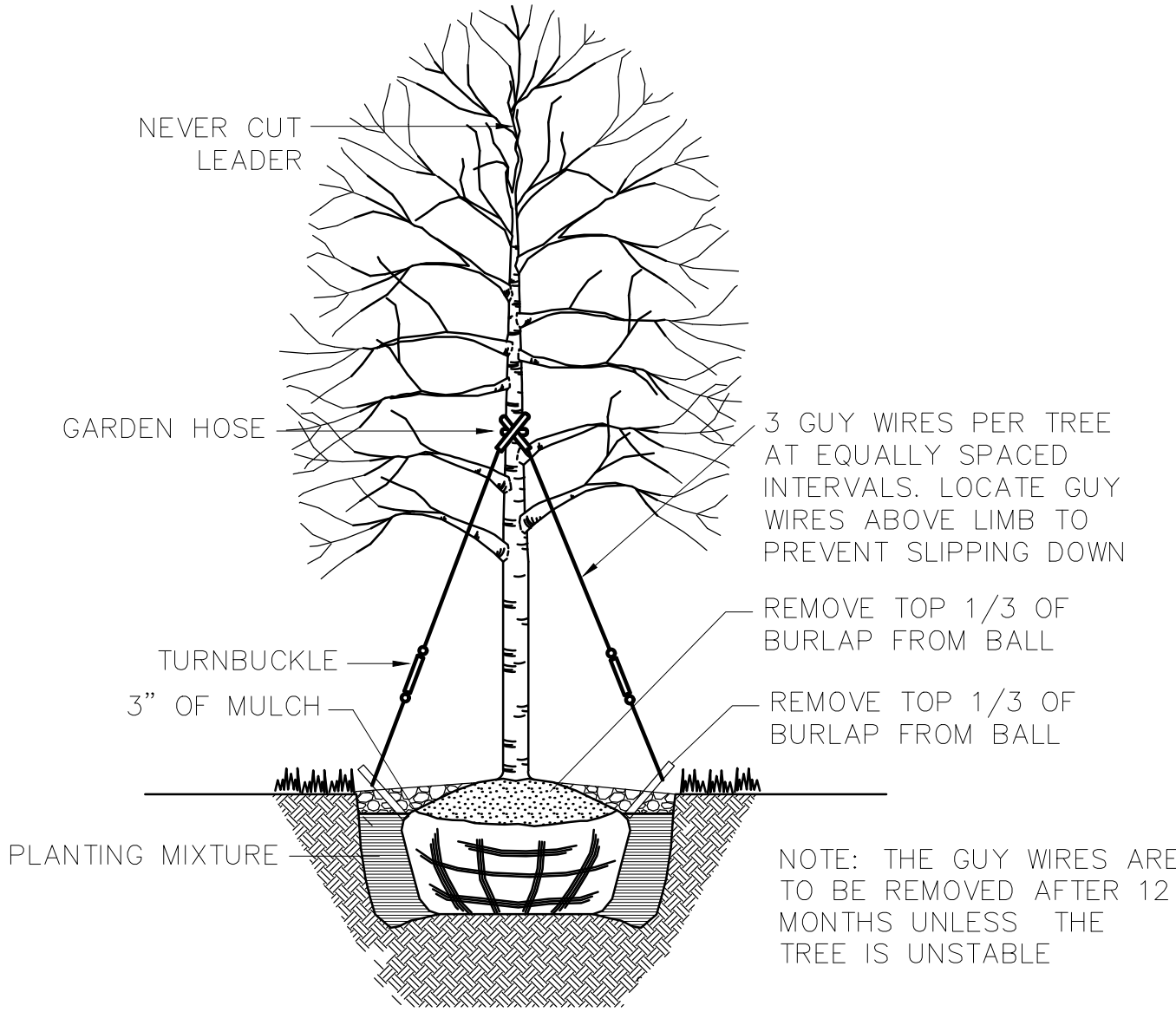
THIS SITE IS CURRENTLY LOCATED IN
FLOOD ZONE X AS SHOWN ON FEMA FLOOD
INSURANCE RATE MAP , COMMUNITY PANEL
NO. 48113C0240K.

SYMBOL	DESCRIPTION
(13)	# OF PARKING STALLS
	LANDSCAPED AREA
	PROPOSED SIDEWALK





SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SPECIFICATIONS
	SHUMARD OAK	Quercus shumardii	6	3" CAL., 10'-12' Ht.
	AMERICAN ELM	Ulmus americana	3	3" CAL., 10'-12' Ht.
	CHINESE PISTACHIO	Pistacia chinensis	6	3" CAL., 10'-12' Ht.
	CRAPE MYRTLE	Lagerstroemia indica "Natchez"	6	3" CAL., 10'-12' Ht.
	DWARF BURFORD HOLLY	Ilex cornuta "Burfordii nana"	45	5 Gal. @ 3' O.C.
	TEXAS SAGE	Leucophyllum frutescens	11	5 Gal. @ 3' O.C.
	NANDINA	Nandina domestica	13	5 Gal. @ 3' O.C.
	PINK MUHLY GRASS	Muhlenbergia capillaris	25	5 Gal. @ 3' O.C.



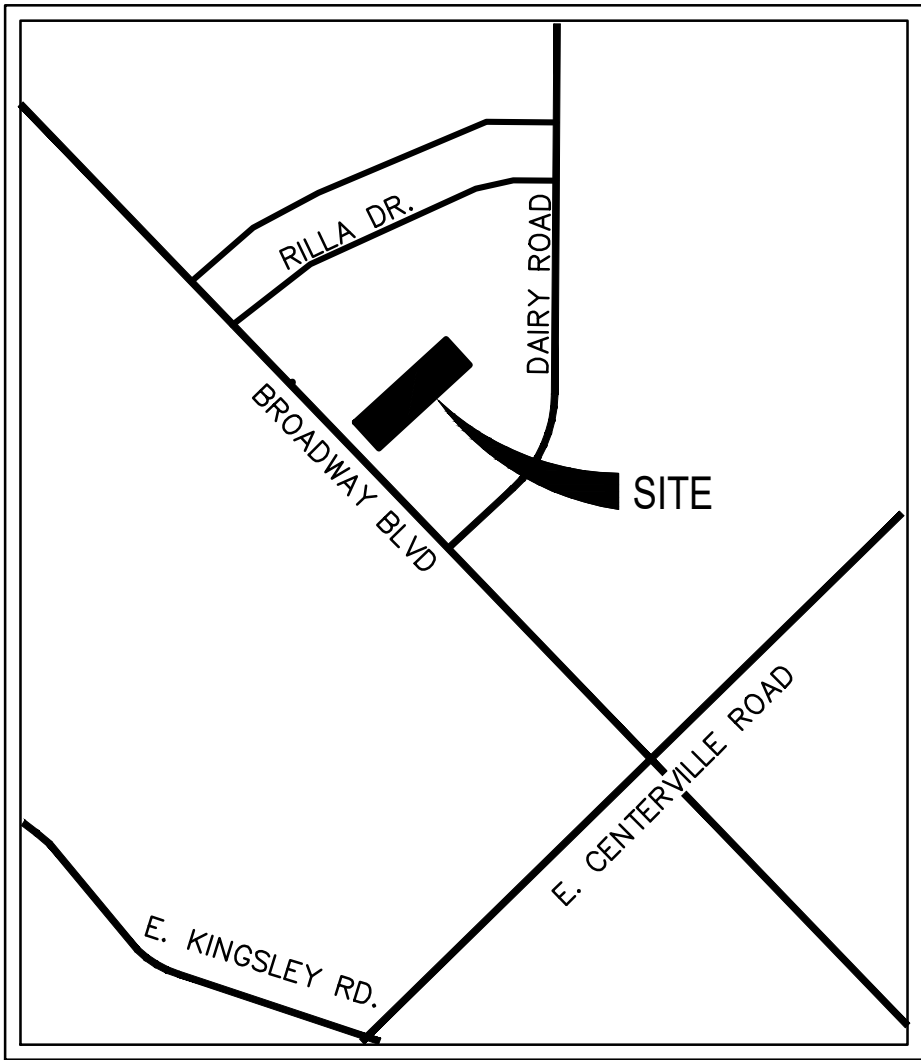
TREE PLANTING DETAIL

N.T.S.

TOTAL SITE : 35,994 S.F. 0.826 ACRES		
LANDSCAPE REQUIREMENTS	LANDSCAPE	
	REQUIRED	PROVIDED
TOTAL SITE - 40% LANDSCAPING	14,398 S.F.	8,034 S.F.
PARKING- 5% LANDSCAPING	811 S.F.	921 S.F.
BROADWAY BUFFER	1,875 S.F.	2,195 S.F.

DEVIATION

A DEVIATION IS REQUIRED FOR THE TOTAL SITE LANDSCAPE REQUIREMENT OF 40%.



VICINITY MAP

N.T.S.

LANDSCAPE NOTES:

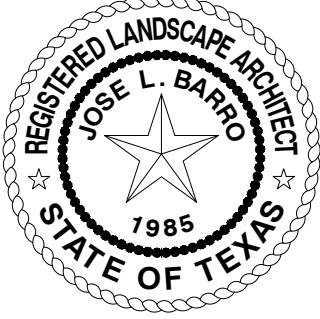
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 CURRENTLY IN EFFECT AT THE TIME OF THE WORK.
- PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- LANDSCAPE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL THE APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS. LANDSCAPE CONTRACTOR SHALL BE LICENSED IN THE STATE OF TEXAS AT THE TIME OF INSTALLATION.
- WHEN PLANT MATERIAL IS NOT AVAILABLE, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF SUBSTITUTIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROPER SURFACE DRAINAGE OF LANDSCAPED AREAS.
- ALL PLANTING BEDS AND TREE WELLS SHALL BE MULCHED. ALL OTHER AREAS SHALL BE SEEDED AND/OR SODDED, PER THE PLANS.
- ALL PLANTING AND SODDING AREAS ARE TO HAVE AN AUTOMATIC IRRIGATION SYSTEM.

CERTIFICATION

This plan was prepared by Jose L. Barro, Landscape Architect or under his direct supervision according to all of the statutes and regulations of the State of Texas.

Jose L. Barro

11/20/2023
Date



Jose L Barro, Landscape Architect and Planner, LLC
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Baton Rouge, LA 70808
Phone: 225-571-9534
E-mail: jBarro1972@gmail.com

Jose L. Barro
Landscape Architect and
Planner, LLC
1177 Magnolia Wood Ave.
Baton Rouge, LA 70808
225.571.9534



REVISIONS		DATE	REMARKS
NO.	BY	DATE	REMARKS
1	JLB	1/24/23	ADDED SIDEWALK BETWEEN PLUGS
2	JLB	10/10/23	CORRECTED DRIVEWAY.

SHEET INFO		JLB	JLB	JLB	JLB
DRAWN	CHECKED	APPROVED	LAST EDIT	PLOT DATE	SUBMITTAL
JLB	JLB	JLB	JLB	7/21/2021	

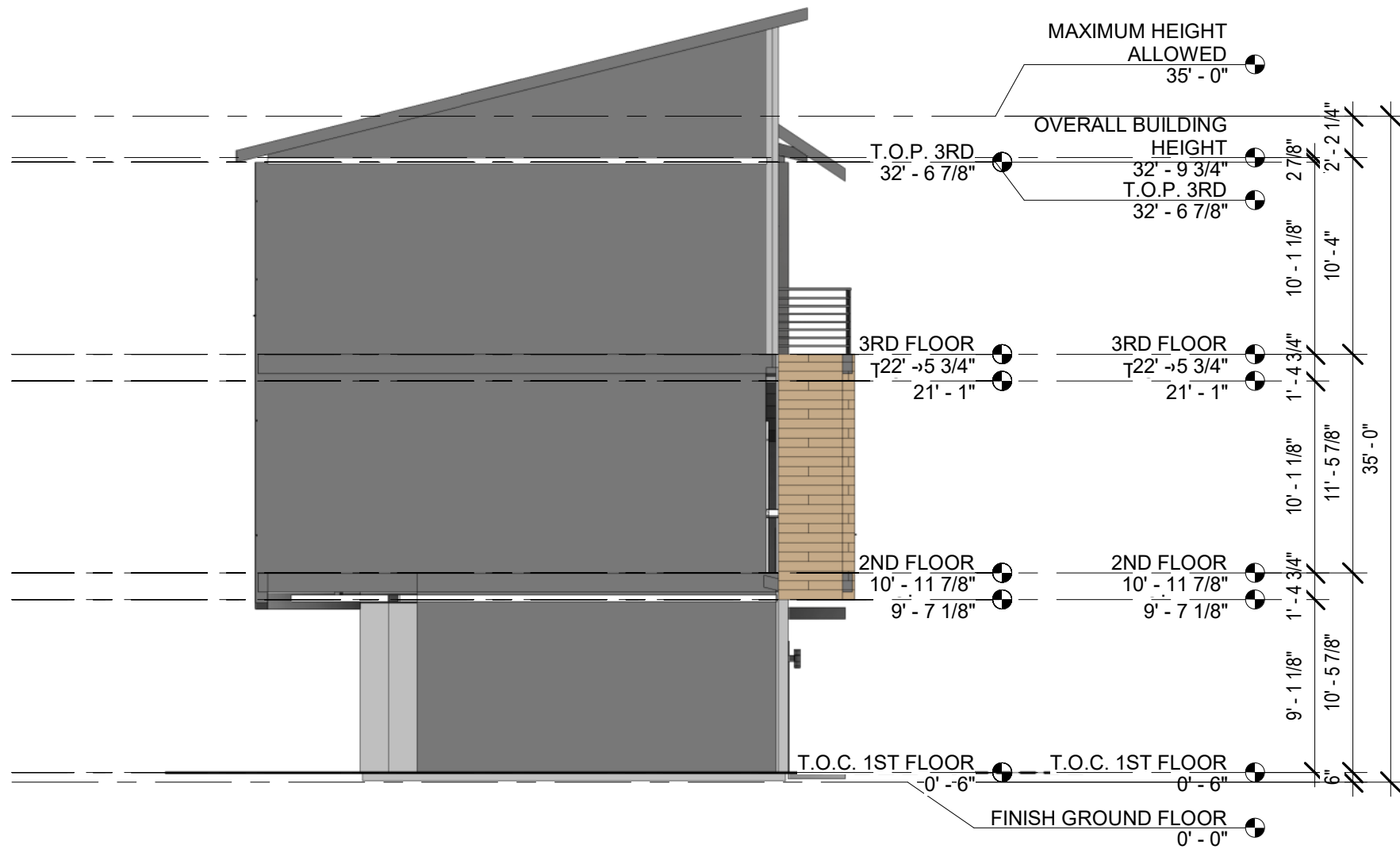
LANDSCAPE PLAN
TOWNHOMES
Broadway Blvd
Garland, TX

SCALE: #####

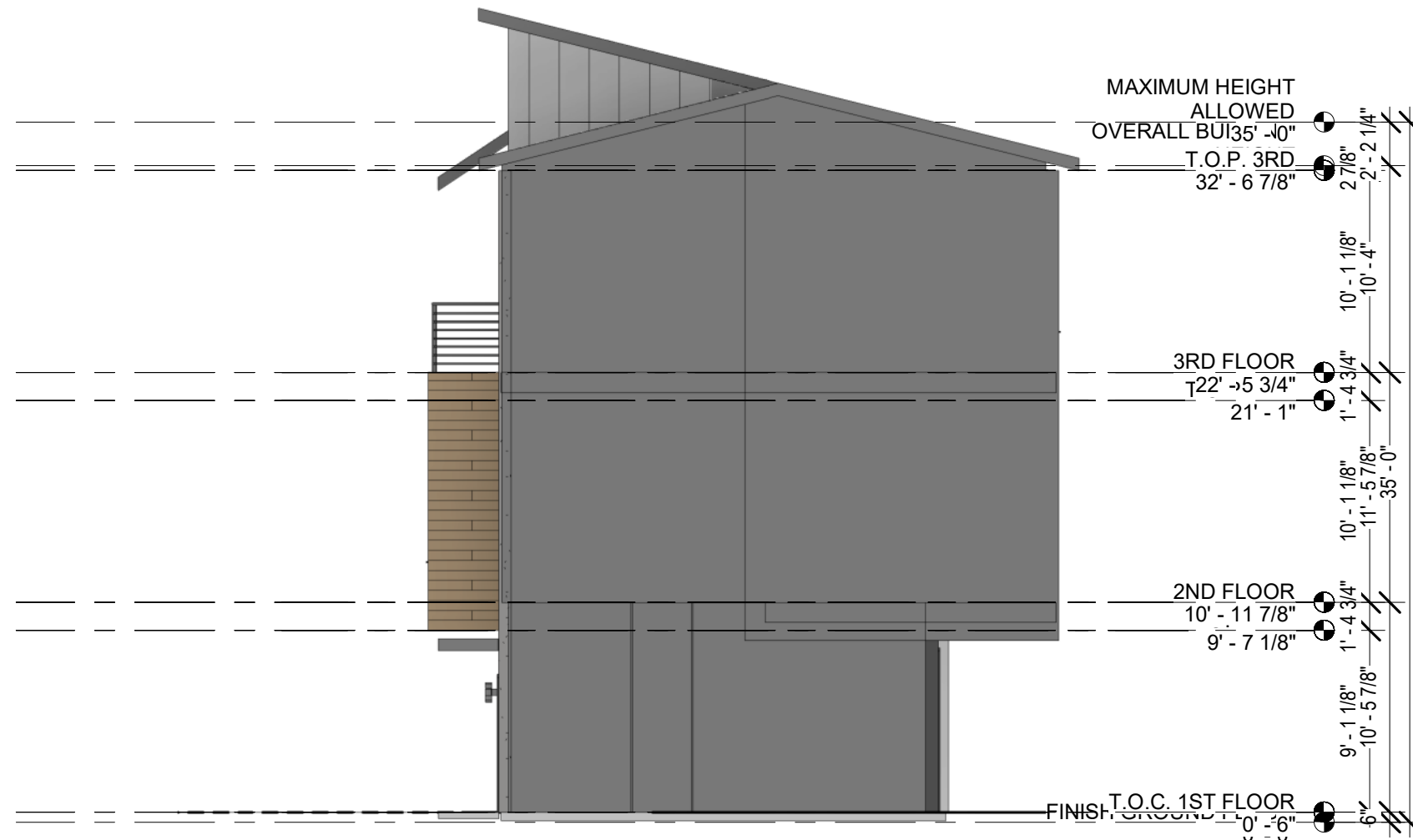
DRAWING FILE NAME: C1.0 SITE PLAN BROADWAY_GARLAND

PROJECT NUMBER: 2022-002

SHEET NUMBER
L 1.0
1 of 1



04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



03 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

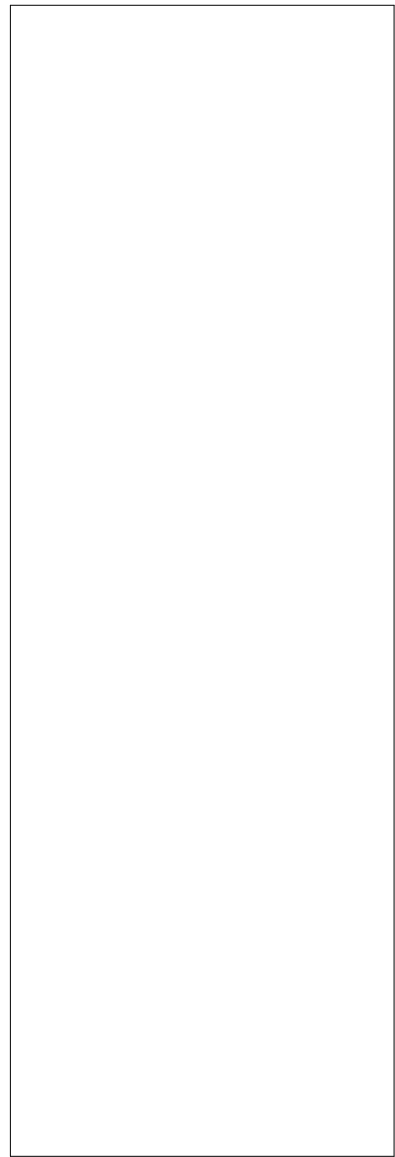


02 REAR ELEVATION
SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
johnny@vizualarchitecture.com
www.vizualarchitecture.com

GARLAND TOWNHOMES
GARLAND, TX

CURRENT REVISION

EXTERIOR
ELEVATIONS

A5.1

Project # 000000
Scale 1/8" = 1'-0"

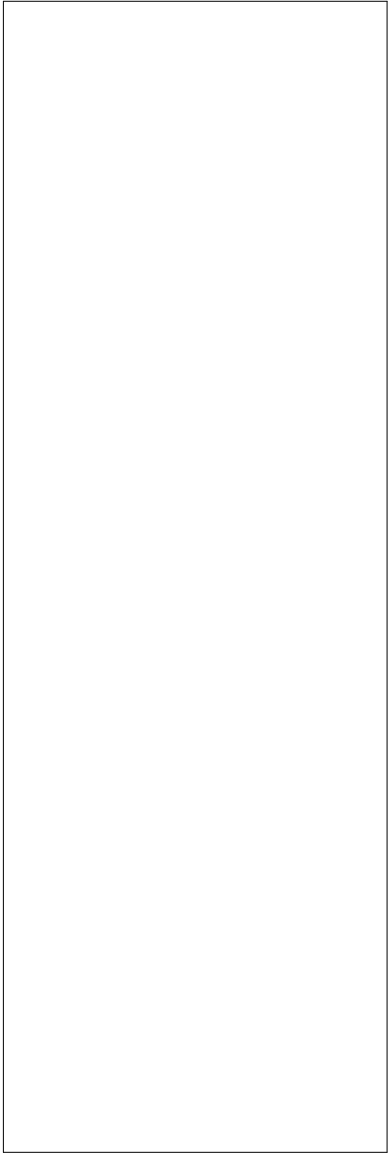


02 CONCEPTUAL PERSPECTIVE 03
SCALE:



01 CONCEPTUAL PERSPECTIVE 02
SCALE:

CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
johnny@vizualarchitecture.com
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GARLAND TOWNHOMES
GARLAND, TX

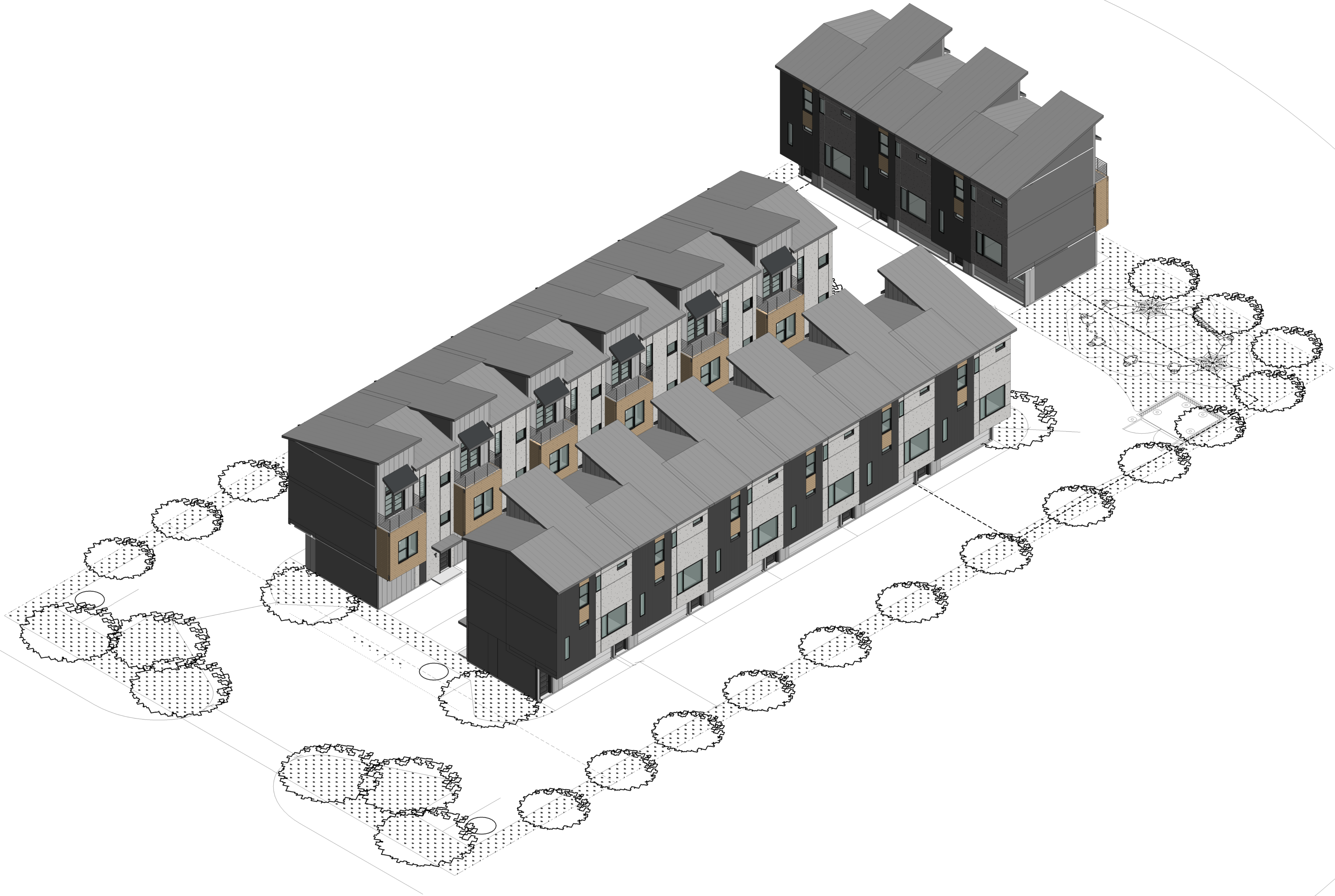
CURRENT REVISION

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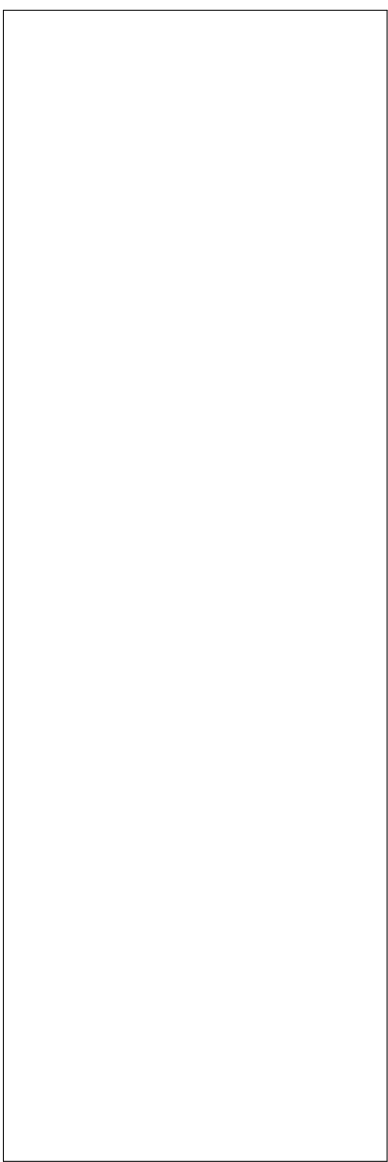
PERSPECTIVE
VIEWS

A10.1

Project #
Scale 000000



CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
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JOHNNY LIMONES
johnny@vizualarchitecture.com
www.vizualarchitecture.com

GARLAND TOWNHOMES
GARLAND, TX

CURRENT REVISION

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AXONOMETRIC
PERSPECTIVE

A10.2

Project #
Scale

000000

REPORT & MINUTES

P.C. Meeting, November 13, 2023

3a. APPROVED Consideration of the application of **Marcer Construction**, requesting approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development. This property is located at 2920 Broadway Boulevard. (District 5) (File Z 22-29).

The applicant, Raul Estrada, Jr., 1636 Cedar Hill Ave., Dallas, TX 75208, provided an overview of the request and remained available for questions.

Commissioner Rose asked the applicant if they were aware of staff's recommendation regarding a board fence as opposed to a standard wood fence and if they were open to that consideration.

The applicant stated they were open to staff's recommendation and had planned to install a 6 foot wood fence around the development.

Chair Roberts stated that he does not believe the proposed development is the appropriate one for the area. In his view, everything is packed in as the applicant is unable to meet any of the landscape standards. He noted that the sides of the building facing the street are very plain but because they are moving forward with MF-1 which does not require the elevation space in the street to have architectural features versus MF-0. In his view, the applicant is using some of MF-0 and MF-1 to make their proposed development work. Chair Roberts did ask the applicant to confirm if the 2,199 square feet for the units included the garage.

The applicant did confirm that the 2,199 square feet does include the garage portion of the units, therefore the actual size of the units is between 1,600 and 1,700 square feet.

Chair Roberts also mentioned his concerns regarding the parking as the area does not have street parking available. While the units will have a garage option, most people utilize their garages for storage, therefore they will be parking elsewhere. With the eight proposed spaces, he believes that the residents will ultimately begin parking in the spaces for the neighboring office building. Chair Roberts also noted that the guest parking spaces have the curb leading directly up to the building and if a truck with an overlap parks in one of those spaces, there is a risk that they might hit the building. In regards to the required landscaping, only about half of those requirements are being met and he commented that the applicant might want to consider decreasing the number of proposed units. Chair Roberts also noted that staff recommended a masonry wall and if the proposed development was an MF-0, that would automatically be required. In regards to the dumpster location, once that is put in place, it will end up overlapping the building.

The applicant clarified that there is an agreement in place with the City where the residents of the units will have a green trash receptacle available to them.

Commissioner Abell asked the applicant to clarify the makeup of the units (i.e. 3 bedroom, 2 bath).

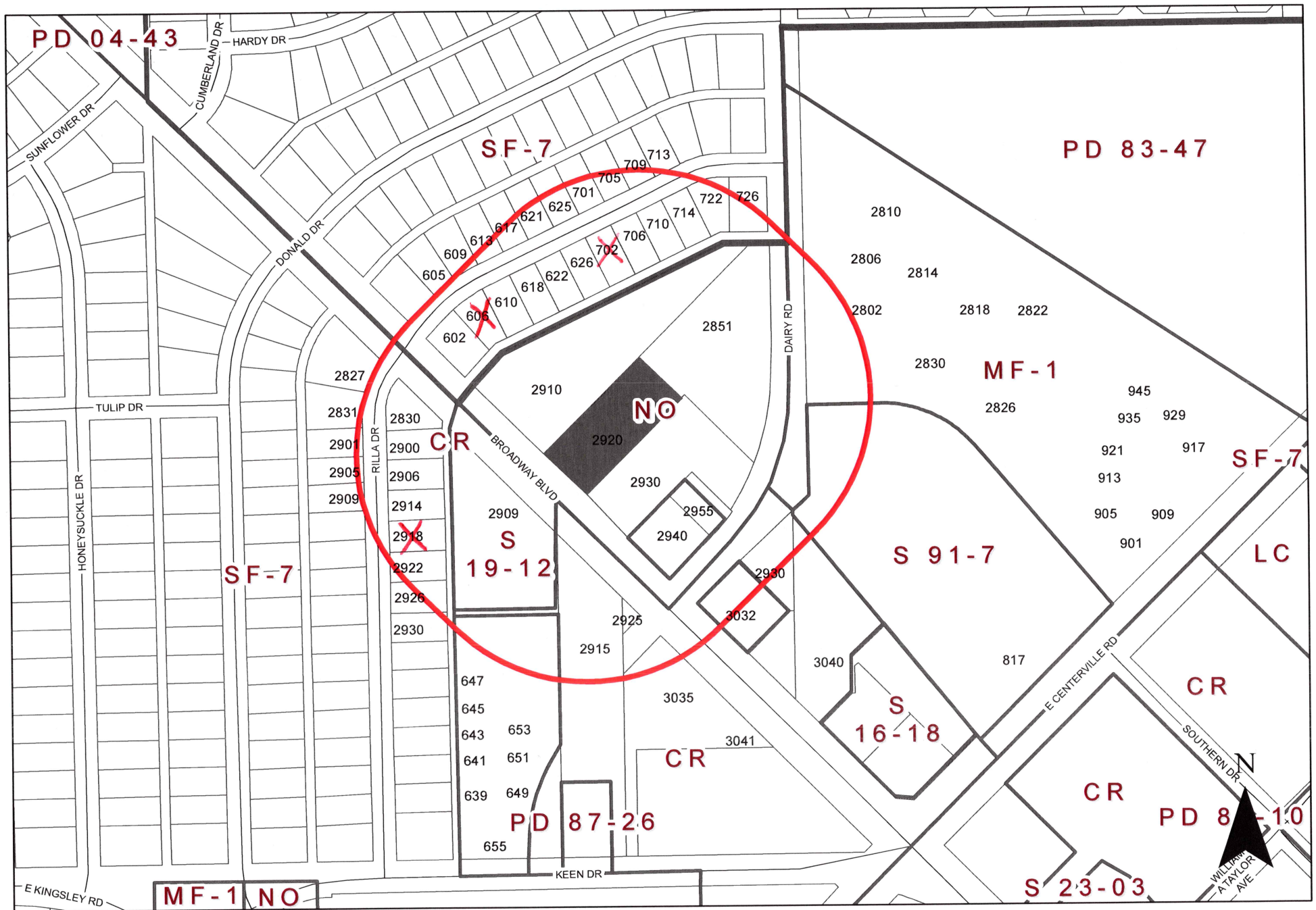
The applicant stated that the units would be 2 bed, 2 bath.

The other applicant, Raul Estrada, Sr., 1636 Cedar Hill Ave., Dallas, TX 75208, explained to the Commission that they have worked extensively with the Planning Department staff to incorporate a lot of their suggestions to try and make this proposed development work. The applicant explained that he purchased the parcel about 8-9 years ago with the intent to develop it into some sort of housing. He further explained that the units they are proposing to build will not be for rent but will instead be sold to prospective buyers. In regards to the access roads into the property, the applicant explained that they also worked with Planning staff to address any concerns and that in regards to parking concerns involving trucks, the spaces will be ample enough to fit a truck. The applicant reiterated that he feels the use of the lot is adequate with the development and that for the ten years it has sat vacant since they purchased it, this will be a good fit for the area and will help beautify the surrounding area. The applicant explained that at the time the design of the development was made people were working from home due to the Covid shutdown so that is where the concept of an office came into play into their units. He also noted that the original number of units they were proposing were higher than what the development has now, per staff recommendation as well.

Motion was made by Commissioner Aubin to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

There was discussion between the Commissioners that they are in favor of the area needing the proposed development and that an increased in traffic is not a concern at this time. There was a recommendation that a masonry fence be placed around the development for beautification of the area.

Motion was made by Commissioner Aubin to **approve** the application as presented with the stipulation that a masonry wall be added around the perimeter of the development. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 1 Nay** by Chair Roberts.



0 175 350 Feet
1 inch = 266 feet

ZONING MAP Z 22-29

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2920 Broadway Boulevard

Comment Form

Case Z 22-29

Z 22-29 Marcer Construction. The applicant proposes to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard. (District 5)

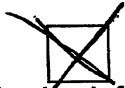
Z 22-29 Marcer Construction. El solicitante propone construir quince (15) unidades de vivienda en condominio en una configuración estilo casa adosada. El sitio está ubicado en 2920 Broadway Boulevard. (Distrito 5)

Z 22-29 Marcer Construction. Người nộp đơn đề xuất xây dựng mười lăm (15) căn hộ chung cư theo kiểu nhà phố. Địa điểm tọa lạc tại 2920 Broadway Boulevard. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

ELIZABETH R JENNINGS

PROPERTY OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2918 RILLA DR

~~GARLAND TX 75041~~ ERG 11/3/23

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Elizabeth R. Jennings

11/3/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Case Z 22-29

Z 22-29 Marcer Construction. The applicant proposes to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard. (District 5)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng



Against / En Contra / Không

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PINEDO HERRERA MARIA CELIA - PROPIETARIA

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

606 RILLA DRIVE, GARLAND TX. 75041

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính


Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

María Celia Pinedo Herrera

606 Rilla Drive

Garland Tx. 75041

Ciudad de Garland , Planning Departament.

P.P Box 469002

Garland Texas 75046-9002

Quien subscribe María Celia pinedo Herrera propietaria del inmueble ubicado en 606 RillaDrive en Garland Tx 75041, de la manera más atenta me dirijo al departamento de planeación de la ciudad de Garland Tx., para ratificar mi posición personal asentada en la carta que recibí por parte de este departamento y la cual es encontra del caso Z 2229 marcer construcción. En el sitio ubicado en 2920 Broadway Boulevad (distrito 5), por considerar que son varios aspectos por medio de los cuales me afectaría al llevarse a cabo el planteamiento mencionando como son el valor de mi propiedad, interés sobre arrendamiento, ambiente social entre otros que considero innecesarios mencionar porque creo que serán del conocimiento de quienes promueven y llevan a cabo estos proyectos.

Por lo anterior hasta aquí propongo que en el sitio mencionado para el fin el sitio mencionado y para el fin expuesto por parte del remitente, propongo que en el sitio referido sea construido un parque infantil, por considerar que sería de gran beneficio para todos los habitantes circunvecinos del área citada

Esperando vernos favorecidos, agradezco la atención prestada a la presente.

Atte.



C. Maria Celia pinedo herrera

Who subscribes Maria Celia pinedo Herrera property owner of 606 Rilla Drive in Garland, TX 75041, in the most respectful manner I address the Planning Department of the City of Garland, TX to ratify my personal position established in the letter I received by the Planning Department and which is against the case Z 22-29 regarding the construction. At the location 2920 Broadway Boulevard (District 5), there are several aspects to the development that would negatively impact me such as the value of my property, interest on lease, social environment among others that I consider unnecessary to mention because I believe that they will be known to those who promote and carry out these projects.

Due to my above points, I propose that the location mentioned above be used to build a playground considering that it would be of great benefits to all of the surrounding neighbors.

Hoping to see ourselves favored, I appreciate the attention paid to the present.

Atte. Maria Celia pinedo herrera

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-29	November 13, 2023	December 5, 2023	Nabiha Ahmed

Z 22-29 Marcer Construction. The applicant proposes to construct fifteen (15) condominium dwelling units in a townhouse-style configuration. The site is located at 2920 Broadway Boulevard. (District 5)

**Stacey
Chadwick**
11/19/2023
3:12:10 AM

Against

702 Rilla Dr

Garland

Texas

United States

75041

Restating what was provided to the Plan Commission: Building condos at this location would exacerbate the existing traffic issues, making the situation even more challenging for local residents and commuters who travel Broadway Blvd. and/or Dairy Rd. It's crucial to consider the potential negative impacts on traffic flow and quality of life for the existing community.

**Stacey
Chadwick**
11/5/2023
7:51:31 PM

Against

702 Rilla Dr

staceycouponemail@yahoo.com

Garland

9729657263

TX

United States

75041

Building condos at this location would exacerbate the existing traffic issues, making the situation even more challenging for local residents and commuters who travel Broadway Blvd. and/or Dairy Rd. It's crucial to consider the potential negative impacts on traffic flow and quality of life for the existing community.



GARLAND

TEXAS MADE HERE

The applicant proposes to construct fifteen (15) condominium dwelling units in a townhouse-style configuration.

City Council Meeting

December 5, 2023

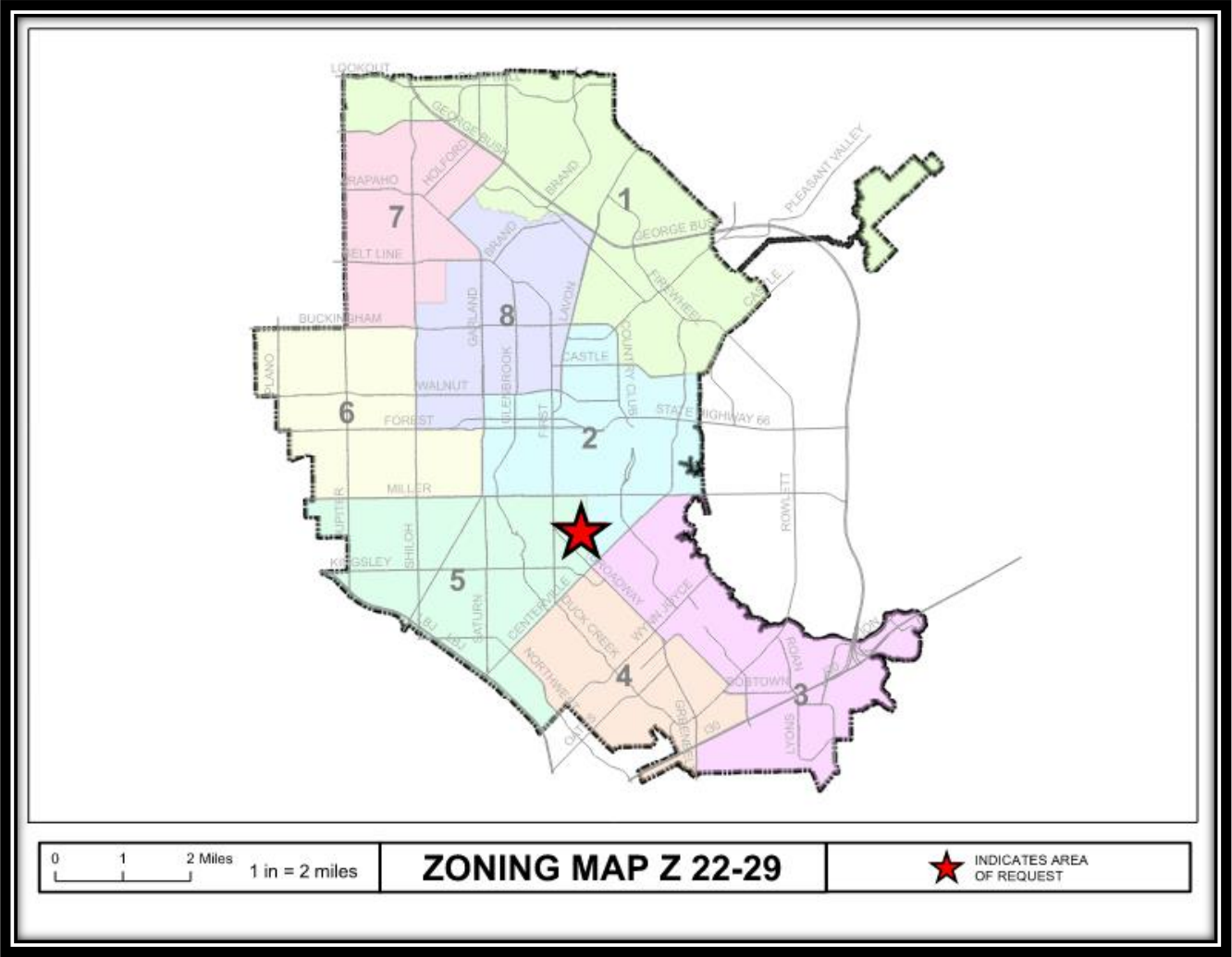
Z 22-29

CASE INFORMATION

Location:	2920 Broadway Boulevard
Applicant:	Marcer Construction
Owner:	Columbia Colson Corporation
Acreage:	0.83 acres
Zoning:	Neighborhood Office (NO) District



CITYWIDE LOCATION MAP

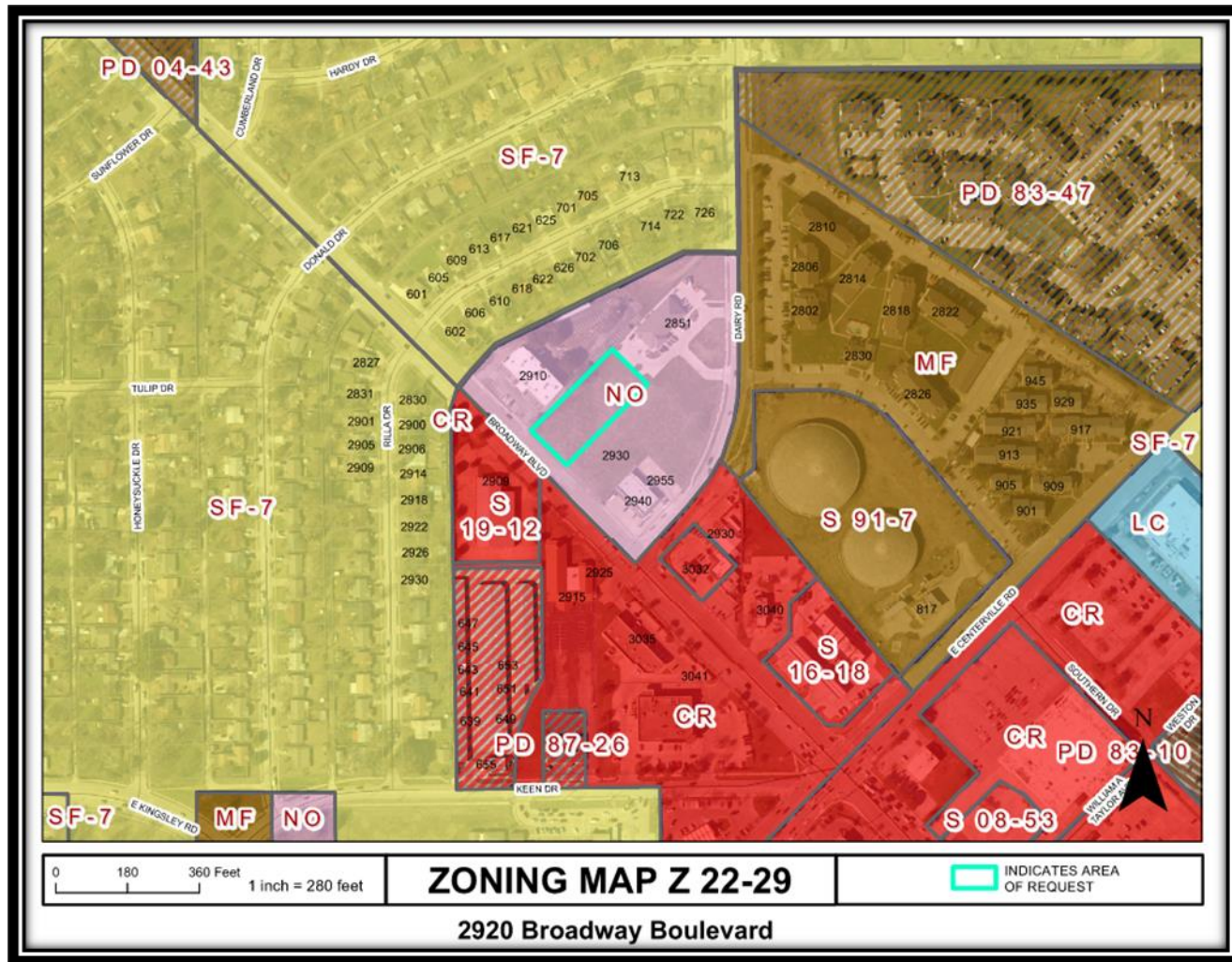




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LOCATION MAP



Z 22-29



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COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

Although the proposed use is multi-family, it is designed in a townhouse-style configuration. Therefore, the proposal complies with the Comprehensive Plan.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The subject property is an infill lot that will provide additional housing to the area.



GARLAND
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PHOTOS



View of the subject property



North of the subject property



GARLAND
TEXAS MADE HERE

PHOTOS



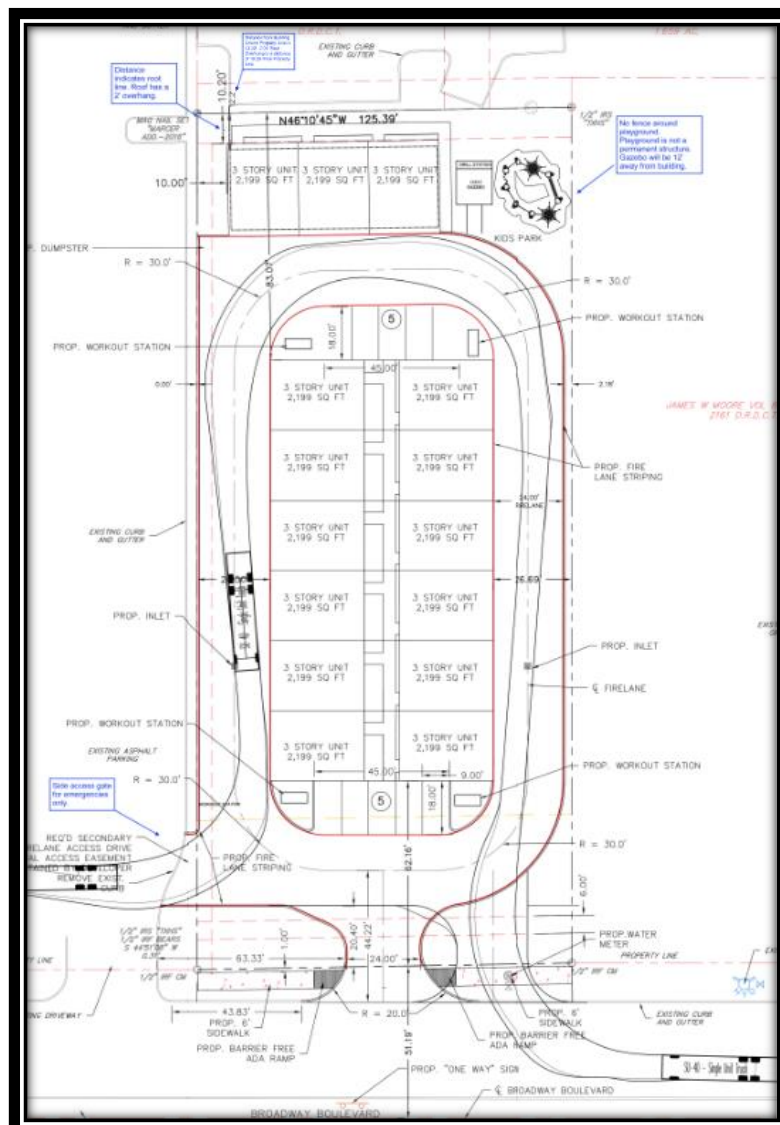
South of the subject property



West of the subject property



SITE PLAN



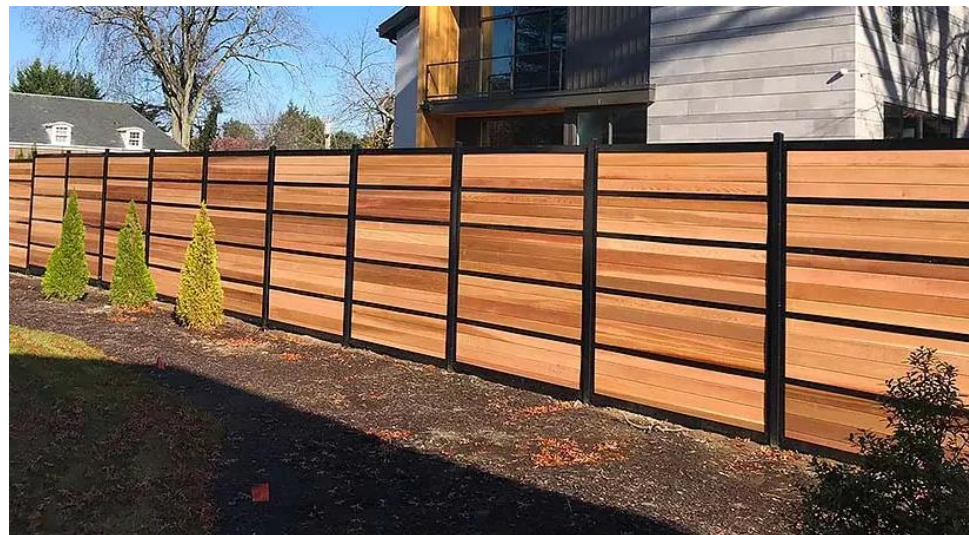
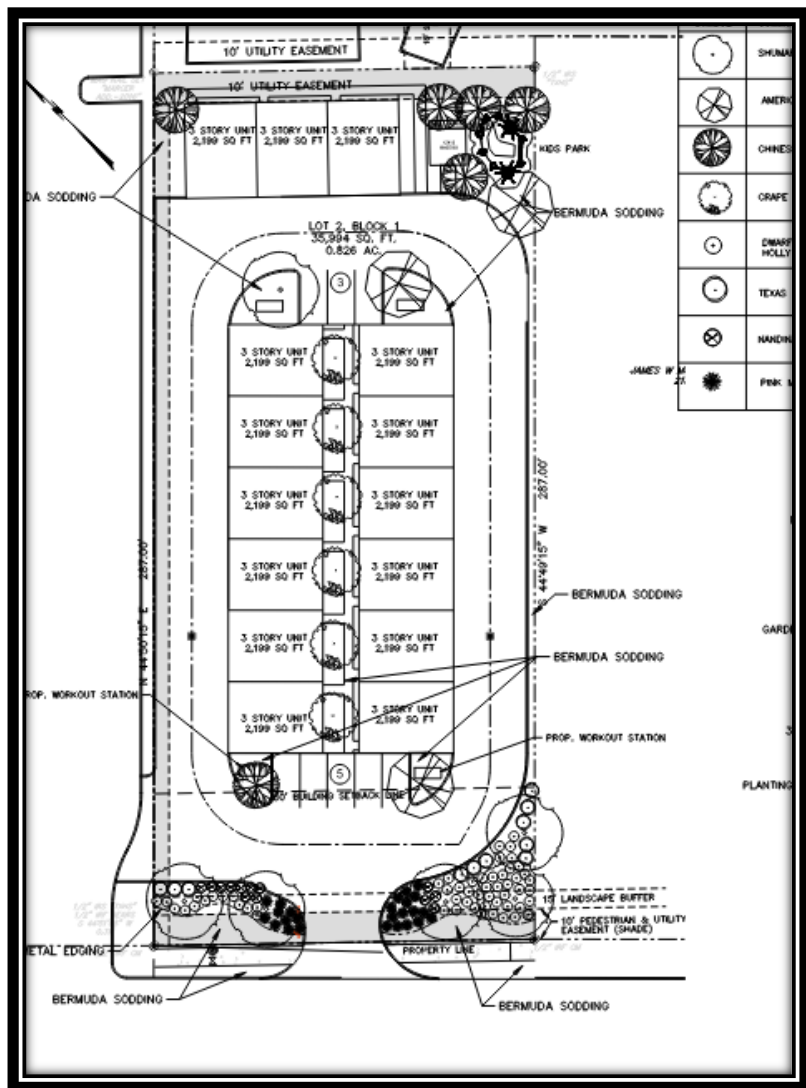
Z 22-29



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LANDSCAPE PLAN





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS





DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
Landscaping	40%	22.3%	The subject property is small and incorporating necessary infrastructure reduces space for landscaping. This has been a common request for infill redevelopment projects.
Amenities	A minimum 2,500 square-foot clubhouse must be constructed on site. One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water is required	The applicant is not providing a clubhouse or a swimming pool.	The proposal is for 15 dwelling units; therefore, the size of the property limits the ability to build a clubhouse and swimming pool. However, the applicant has used the limited space available for outdoor amenities such as workout stations within the parking islands, gazebo, grilling area and outdoor seating.



PLANNED DEVELOPMENT BENEFITS

- Unique architectural style
- Unique amenities for residents
- Decorative perimeter screening
- Urban infill development, adding residents to area.
- Alignment with Comprehensive Plan and Economic Development Strategic Plan.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for multi-family (condominium) development.

While the perimeter wood fence is not a requirement per the GDC, staff has recommended an enhanced screening fence from the original proposed wood fence. The applicant concurs and proposes a decorative horizontal board fence.

PLAN COMMISSION RECOMMENDATION

On November 13, 2023 the Plan Commission, by a vote of eight (8) to one (1), recommended approval of 1) a Change in Zoning from Neighborhood (NO) Office District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for a multi-family (condominium) development.

Additionally, the Plan Commission recommended the applicant provide masonry wall around the perimeter of the property in lieu of the proposed wood fence.



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GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 12/05/2023

Item Title: Z 23-31 Marta Nambo de Flores (District 6)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House.

LOCATION

609 Lawson Drive

OWNER

Marta Nambo de Flores

PLAN COMMISSION RECOMMENDATION

On November 13, 2023 the Plan Commission, by a vote of eight (8) to one (1), recommended approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House.

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling. Also on the site are a shed and a guest house. The applicant wishes to obtain proper permitting of the existing guest house which requires an SUP in the SF-7 District. It would be used to house family according to the applicant.

SITE DATA

The 0.2244-acre site is accessed from Lawson Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a Public Hearing by Plan Commission and City Council.

CONSIDERATIONS

1. **Site Plan:** The applicant requests approval of a 325 square-foot Guest House, to be located behind the primary house. The primary house is 1,667.72 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

The proposal complies with the maximum area allowed for a Guest House per the GDC.

2. **Parking:** The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces and meets the parking requirement. Two spaces are located in the garage and one space is in the driveway.
3. **Building Design:** The design of the building (Exhibit E) complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** The applicant requests a Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between five (5) years to unlimited.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for “aging in place” and multi-generational housing, as well as offering relief for a lack of affordable housing options.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family detached homes.

Attachments

Z 23-31 Location Map
Z 23-31 SUP Conditions
Z 23-31 Exhibits
Z 23-31 R&M
Z 23-31 Responses
Z 23-31 Staff Presentation

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-31

609 Lawson Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

EXHIBIT B

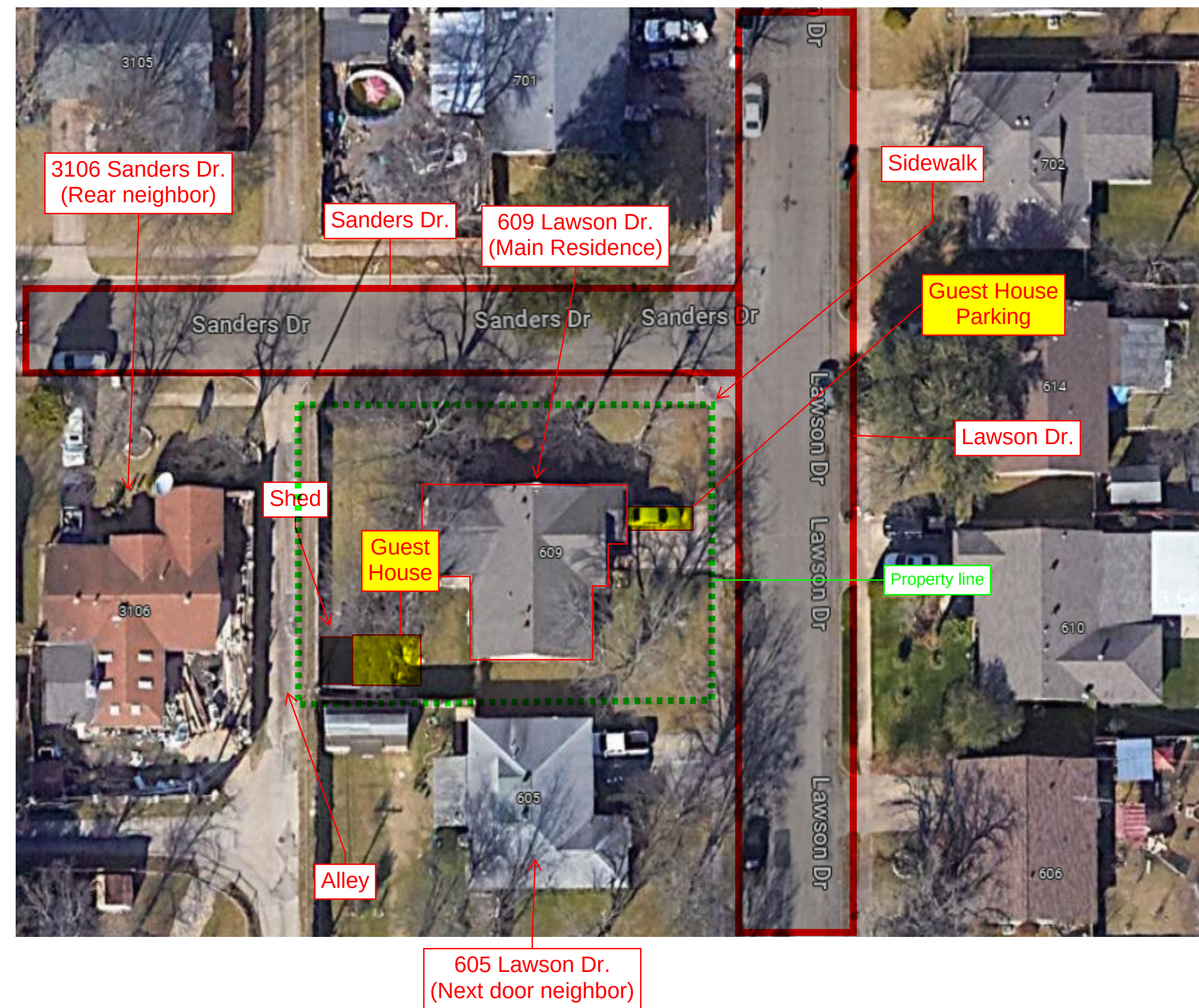
IV. General Regulations: All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

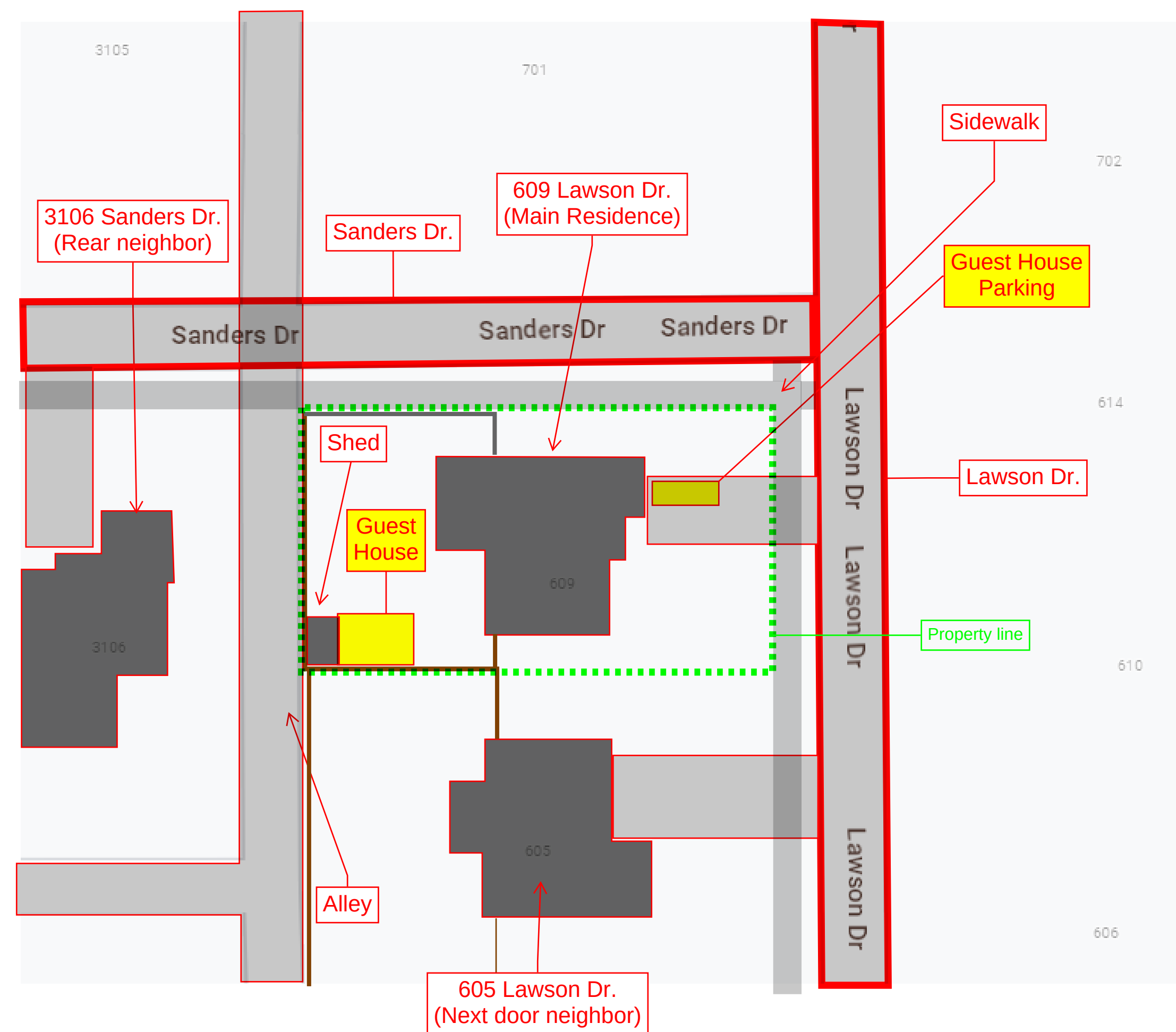
Site Layout: The site shall be in general conformance with the approved Site Plan and Building Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an indefinite time period.

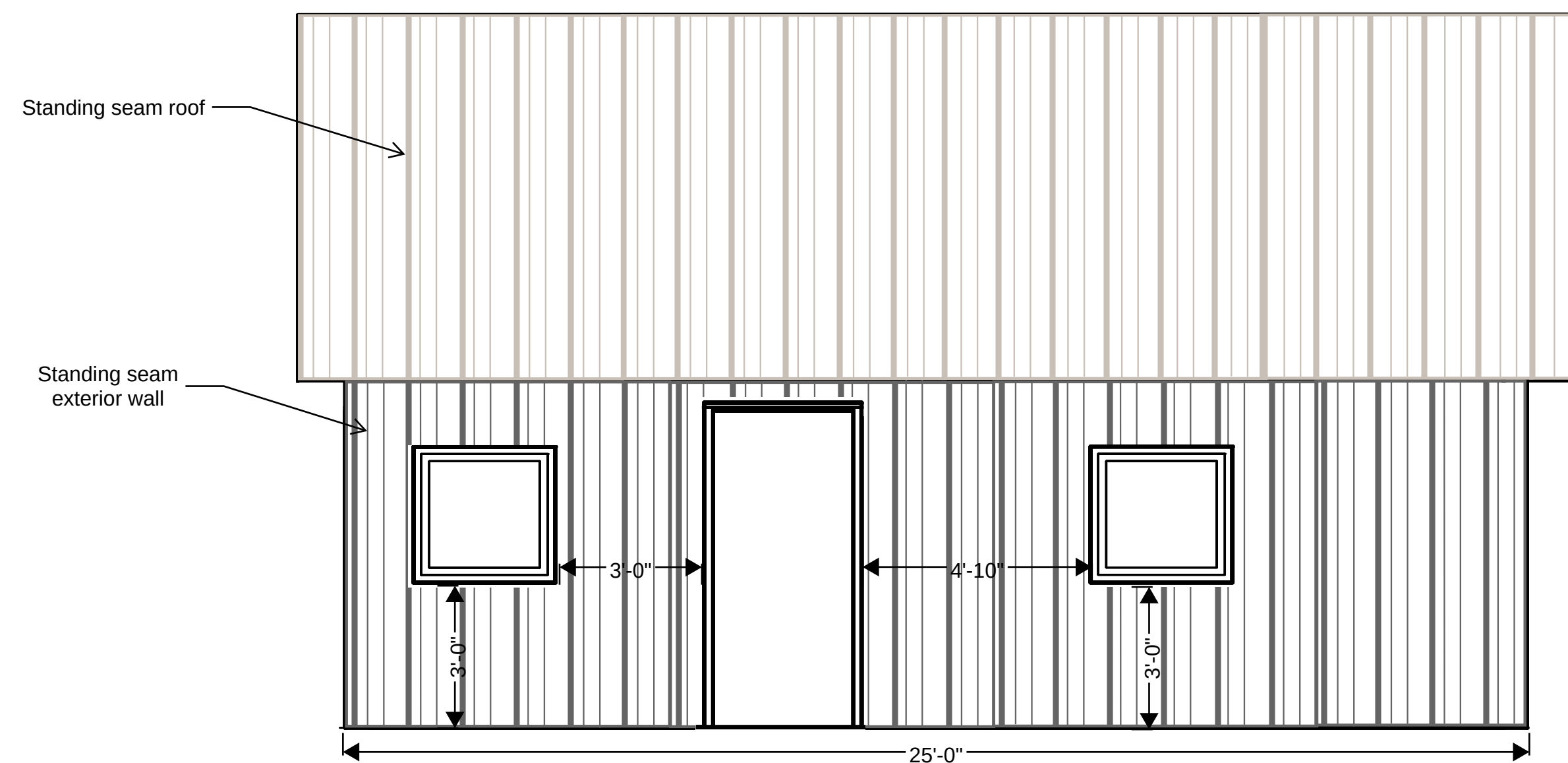


1 Vicinity Map

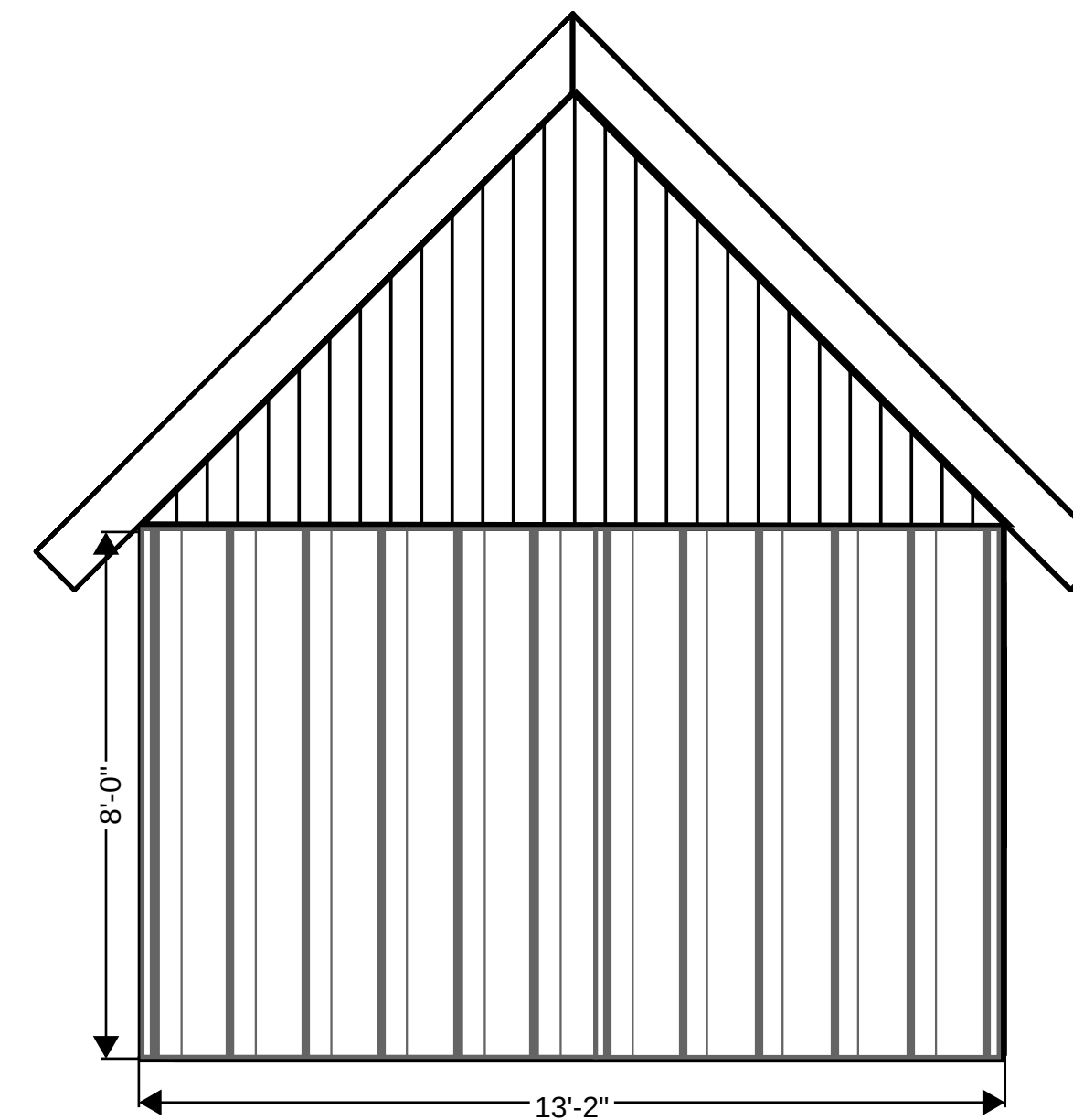


1 Vicinity Map

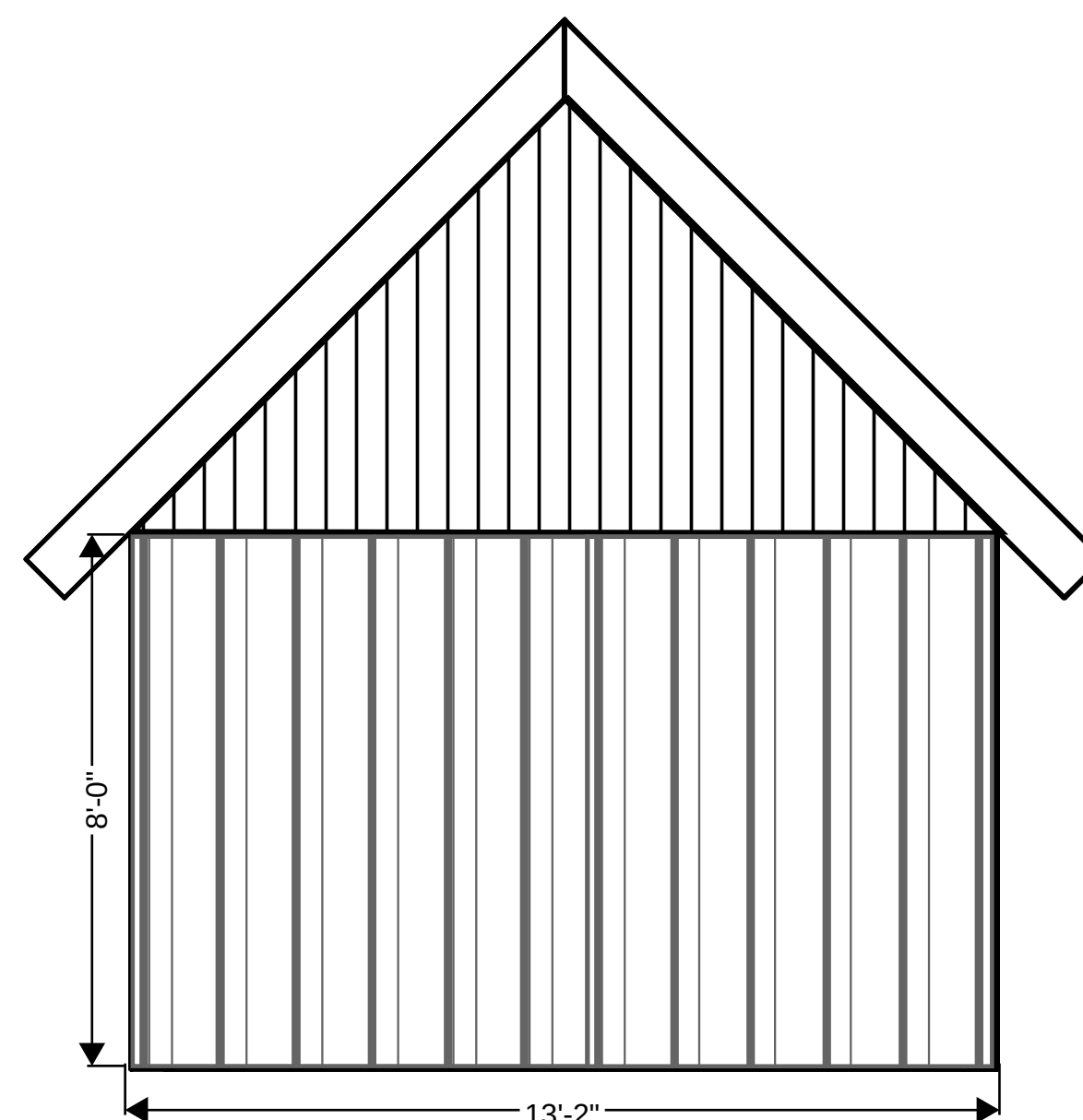
[illegible]



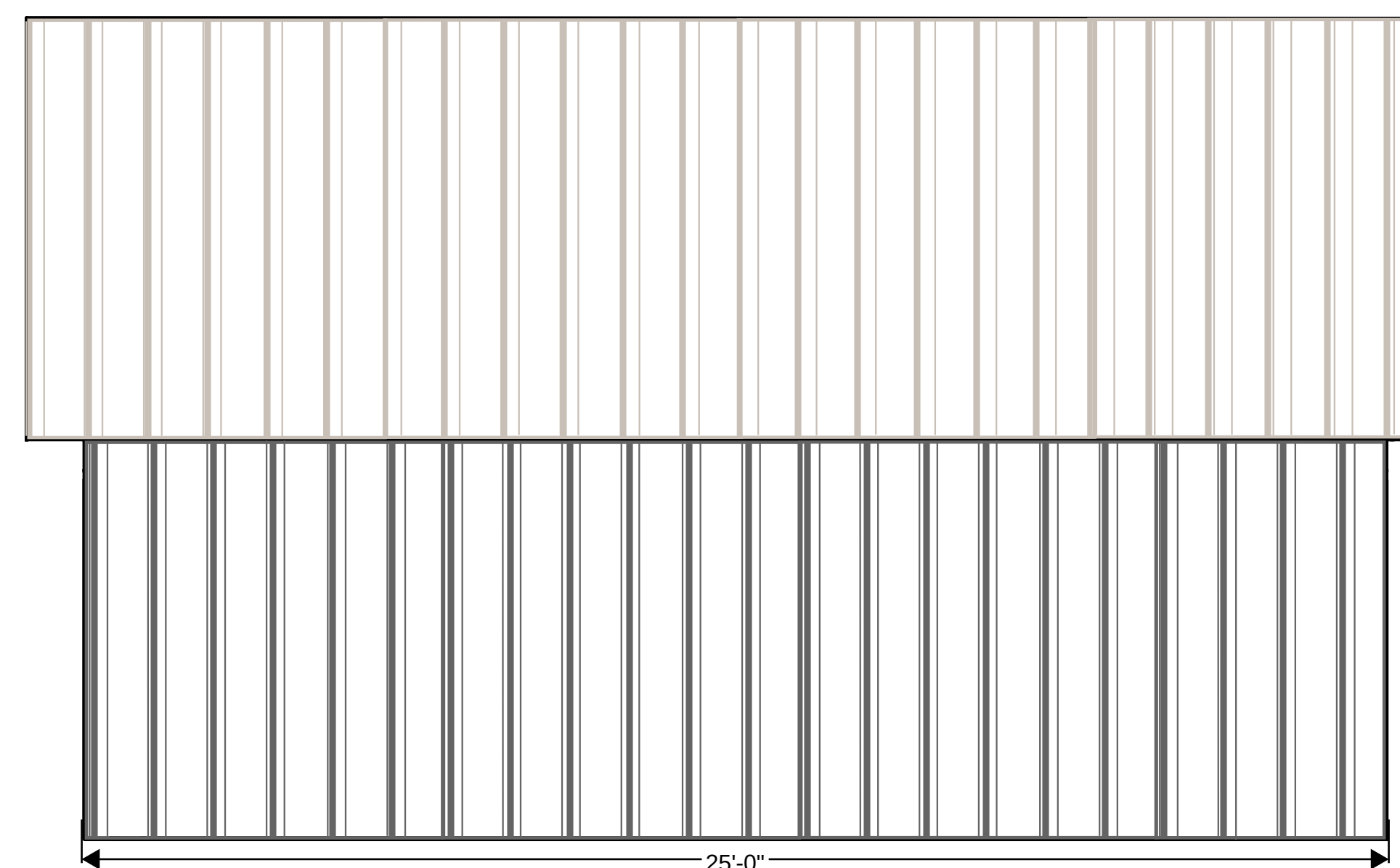
1 East Elevation
Scale: 3/8" = 1'-0"



2 North Elevation
Scale: 3/8" = 1'-0"



3 South Elevation
Scale: 3/8" = 1'-0"



4 West Elevation
Scale: 3/8" = 1'-0"

CONSULTANTS

609 Lawson Drive
Guest House

OWNER

Marta Nambo
De Flores

[illegible]

PROJECT NO:	1
CAD DWG FILE:	A-1 FLOOR PLAN.DWG
DRAWN BY:	Juan Lopez
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE

Elevations

A-2

REPORT & MINUTES

P.C. Meeting, November 13, 2023

3b. APPROVED Consideration of the application of **Marta Nambo de Flores**, requesting approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House. This property is located at 609 Lawson Drive. (District 6) (File Z 23-31).

The applicant, Jennifer Flores, 609 Lawson Dr., Garland, TX remained available for questions.

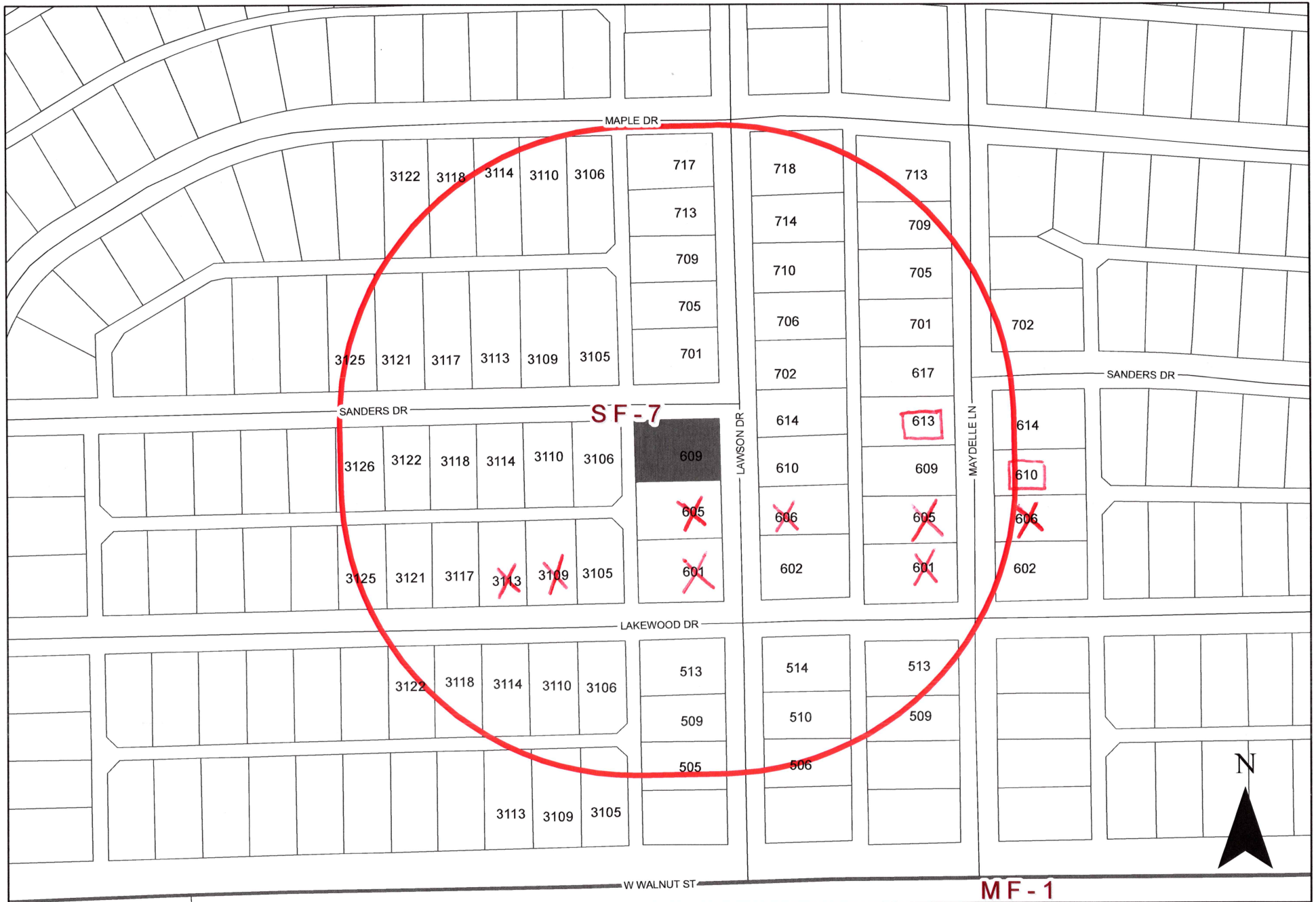
Commissioner Smith confirmed with the applicant that the guest house is currently used for her grandparents to stay when they come visit and that she hopes to have it approved so that it can continue to be used for that purpose.

Commissioner Rose asked the applicant if the proposed guest house would not be used as a rental unit.

The applicant confirmed that the guest house is not a rental unit and would never be used as such.

Commissioner Abell commented on how well-built the structure was in comparison to other surrounding structures and indicated he was inclined to approve the guest house.

Motion was made by Commissioner Smith to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris.
Motion carried: 8 Ayes, 1 Nay by Commissioner Aubin.



0 110 220 Feet
1 inch = 171 feet

ZONING MAP Z 23-31

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

609 Lawson Drive

Comment Form Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

Z 23-31 Marta Nambo de Flores. El solicitante propone una casa de huéspedes en el patio trasero. El sitio está ubicado en 609 Lawson Drive. (Distrito 6)

Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Vicente Hernandez

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6005 Lawson Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Vicente B Hermands

Signature / Firma / Chữ ký

11/3/23

Date / Fecha / Ngày

Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales.
(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales.)

Comment Form

Case Z 23-31

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Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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CHARLES BRADFORD OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

610 MAYDELLE LN

Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Charles Bradford

Signature / Firma / Chữ ký

11/5/23

Date / Fecha / Ngày

Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Case Z 23-31

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Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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Christian Cobal

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

606 Lawson Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Christian Cobal

Signature / Firma / Chữ ký

10/5/23

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

**Comment Form Continued –
Case Z 23-31**

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We dont want a guest house there.
It will be noisy, Street already crowded.

Comment Form

Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

Z 23-31 Marta Nambo de Flores. El solicitante propone una casa de huéspedes en el patio trasero. El sitio está ubicado en 609 Lawson Drive. (Distrito 6)

Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Offir Cabal

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

601 Lawson Drive

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75042

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Offir Cabal

Signature / Firma / Chữ ký

11/5/23

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 23-31

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Too many cars already in the Neighborhood.

Comment Form

Case Z 23-31

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Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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FRANCES DOLINAR

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

606 Maydelle Lane

City, State / Estado de la Ciudad / Thành bang

Garland, TX

Zip Code / Código postal / Mã B u Qhính

75042

Frances Dolinar

11-4-23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

I am concerned about illegal aliens

coming through the border and our state!

NOV 7 '23 PM 1:22

NOV 7 '23 PM 1:22

Comment Form

Case Z 23-31

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Linda Deskin, Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

613 Maydelle Ln.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Linda Deskin

Signature / Firma / Chữ ký

11/3/23

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

NOV 7 '23 PM 1:22

Comment Form Continued – Case Z 23-31

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I Think a property owner should have the Freedom to do what they want on their own property as long as it does not create a hazard.

therefore, I vote "FOR" the request.

L

Comment Form

Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

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Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Florence Waldon, Mrs.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3113 Lakewood Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Florence Waldon

Signature / Firma / Chữ ký

11-13-2013

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 23-31

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Due to the ~~the~~ current increase of parking and traffic on my street and the surrounding area, I object to the building of this structure.

Comment Form

Case Z 23-31

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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STEVE ROBINSON

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3109 LAKEWOOD DR

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND TX. 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

11/8/23
Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

NOV 15 '23 PM 2:45

Comment Form Continued – Case Z 23-31

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Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

WE HAVE TOO MANY CARS PARKED ON THE STREETS
ON LAKEWOOD AND OTHER STREETS. MY MAIN CONCERN
IS IF THIS GUEST HOUSE WILL EVENTUALLY TURN
INTO A RENTAL PROPERTY. WE ALREADY HAVE HOUSES
RENTING OUT GARAGE ROOMS FOR PEOPLE THAT
DON'T OWN THE HOUSE

Comment Form

Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

Z 23-31 Marta Nambo de Flores. El solicitante propone una casa de huéspedes en el patio trasero. El sitio está ubicado en 609 Lawson Drive. (Distrito 6)

Z 23-31 Marta Nambo de Flores. Người nộp đơn đề xuất một Nhà khách ở sân sau. Địa điểm tọa lạc tại 609 Lawson Drive. (Quận 6)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Offir Cabal

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

601 Lawson Drive

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75042

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Offir Cabal

Signature / Firma / Chữ ký

11/5/23
Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 23-31

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Too many cars already in the neighborhood.

Comment Form Case Z 23-31

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

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For / A Favor / Đúng



Against / En Contra / Không

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Vicente Hernandez Soto

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

609 Lawson Dr

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

11/17/23

Date / Fecha / Ngày

Vicente Hernandez Soto

Signature / Firma / Chữ ký

Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.

**Comment Form Continued –
Case Z 23-31**

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Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

She has already built the guest house.
She also has people living there. There are
about 8 cars parked in two streets.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-31	November 13, 2023	December 5, 2023	Matthew Wolverton

Z 23-31 Marta Nambo de Flores. The applicant proposes a Guest House in the backyard. The site is located at 609 Lawson Drive. (District 6)

Christian Cabal**Against**

11/18/2023
6:44:04 PM

606 Lawson Dr.

Christian.cabal@gmail.com

Garland

4697333545

Texas

United States

75044

The guest house is already there, i believe. Did they already build it without permit?

Christian Cabal**Against**

11/18/2023
6:41:47 PM

606 Lawson Dr.

Christian.cabal@gmail.com

Garland

4697333545

Texas

United States

75044



GARLAND
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The applicant proposes a Guest House in the backyard.

City Council Meeting

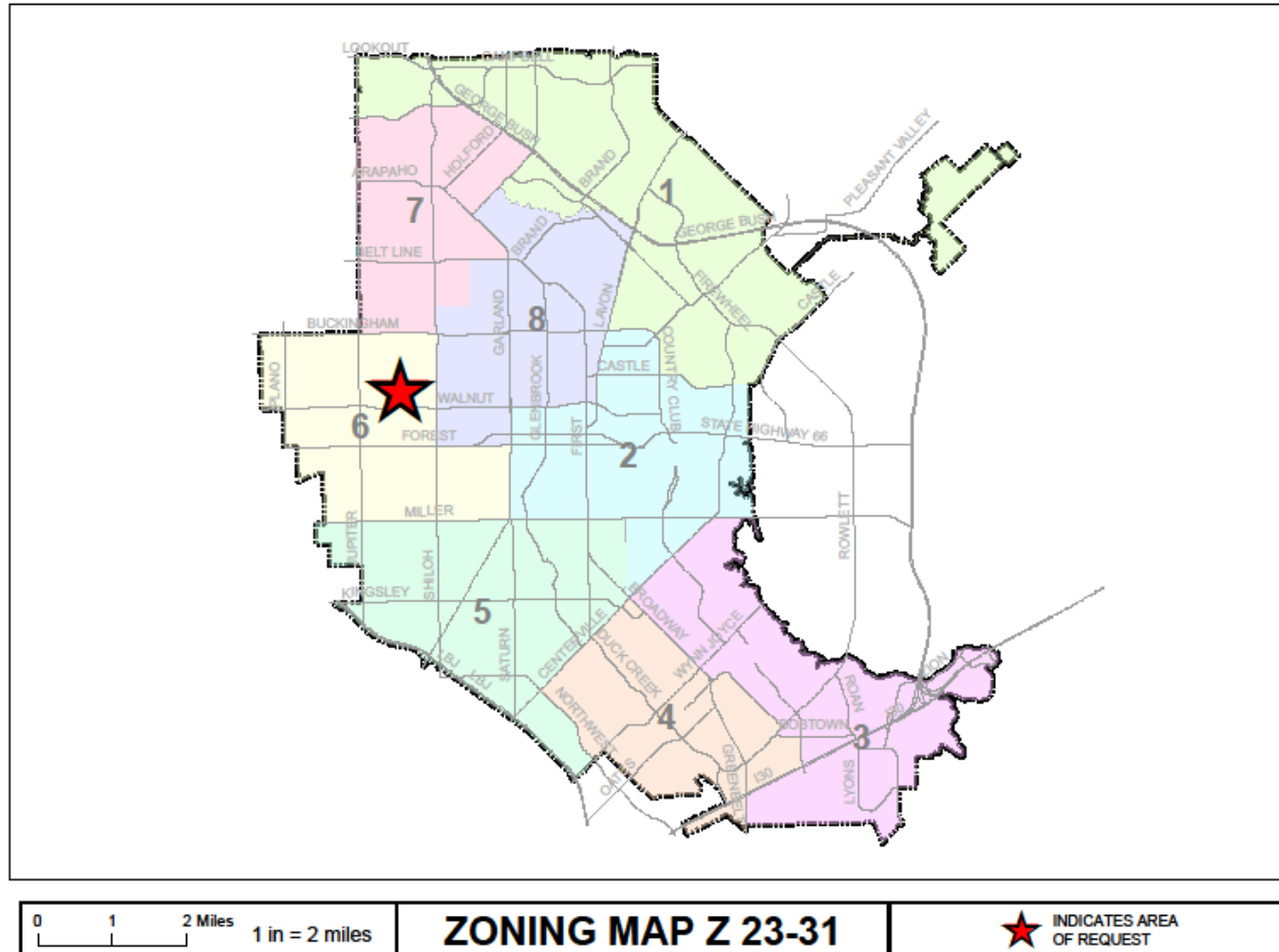
December 5, 2023

Z 23-31

CASE INFORMATION

Location:	609 Lawson Drive
Applicant:	Marta Nambo de Flores
Owner:	Marta Nambo de Flores
Acreage:	0.2244-acres
Zoning:	Single-Family-7 (SF-7) District

CITYWIDE LOCATION MAP

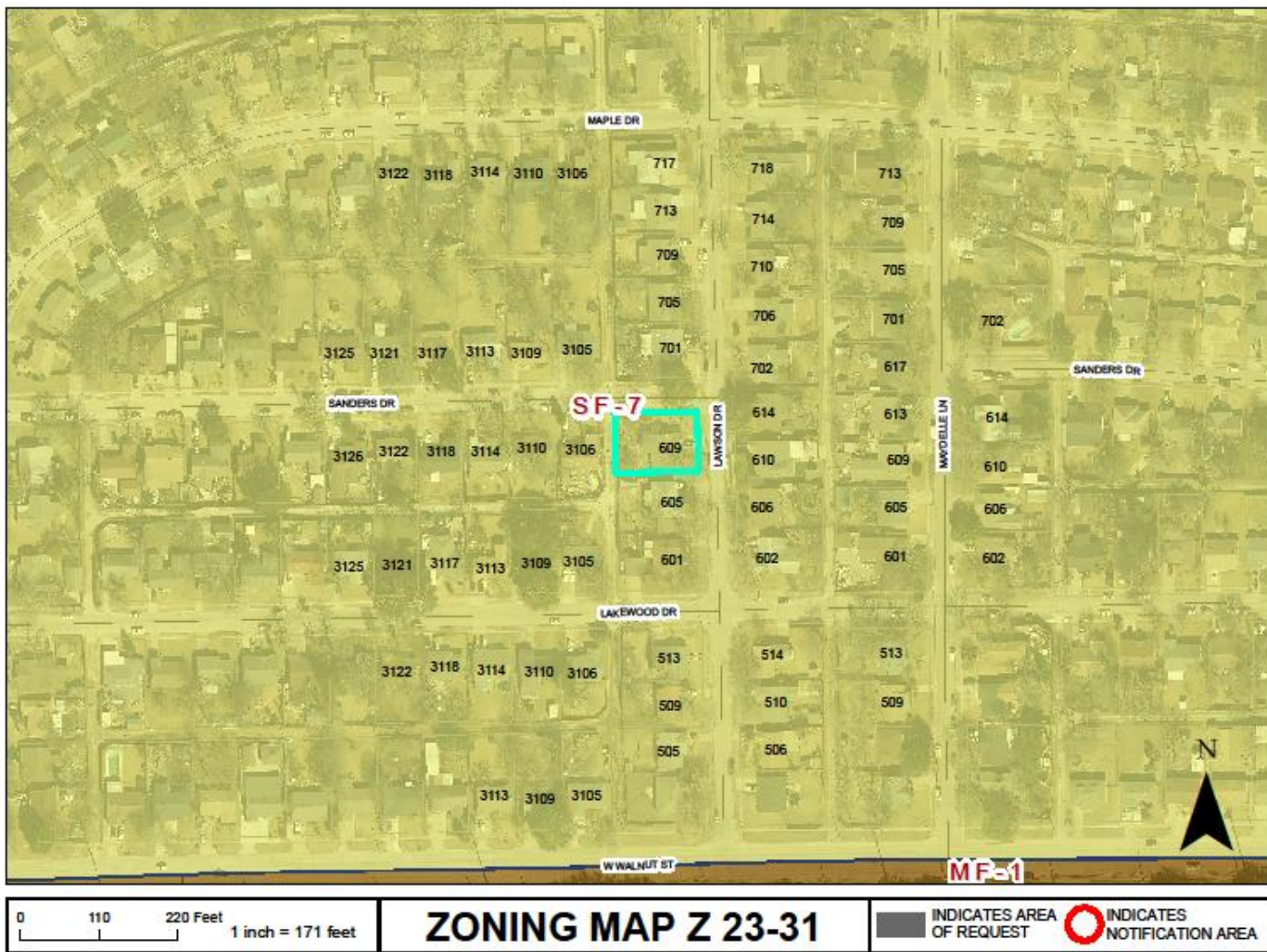


Z 23-31



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LOCATION MAP



609 Lawson Drive

Z 23-31

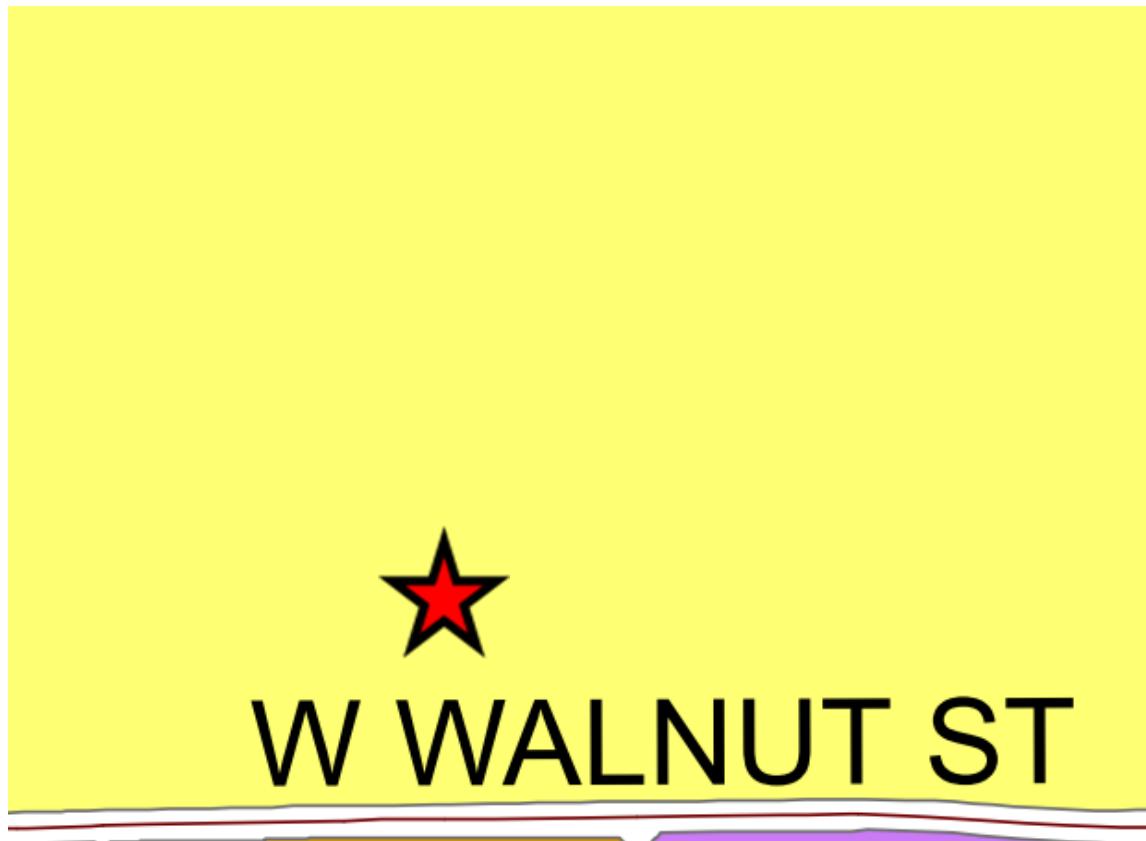


GARLAND
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COMPREHENSIVE PLAN



Traditional Neighborhoods



COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is generally compatible with the Comprehensive Plan. While the Comprehensive Plan does not directly address accessory dwelling units, guest houses offer an opportunity for “aging in place” and multi-generational housing, as well as offering relief for a lack of affordable housing options.

PHOTOS



View of the main house from Lawson Drive



View East from the house across Lawson Drive

PHOTOS



View North up Lawson Drive



View South down Lawson Drive



SITE PLAN



1

Vicinity Map



1

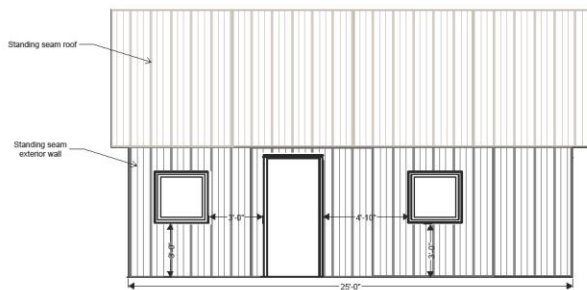
Vicinity Map

Z 23-31

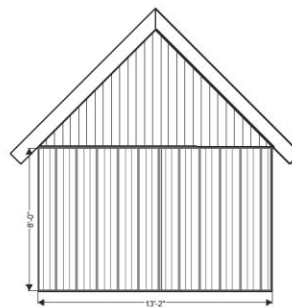


GARLAND
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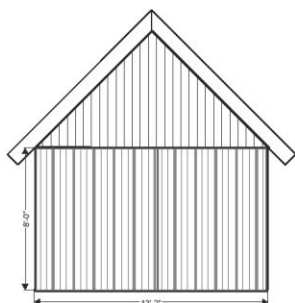
BUILDING ELEVATIONS



1 East Elevation
Scale: 3/8" = 1'-0"



2 North Elevation
Scale: 3/8" = 1'-0"



3 South Elevation
Scale: 3/8" = 1'-0"



4 West Elevation
Scale: 3/8" = 1'-0"

CONSULTANTS

609 Lawson Drive
Guest House

OWNER

Marta Nambo
De Flores

WORK DATE DESCRIPTION

PROJECT NO. 1

CAD FILE NAME

DRAWN BY: JUAN LOPEZ

CHECKED BY: -

COPYRIGHT:

SHEET TITLE

Elevations

A-2

Sheet 3 of 5

Z 23-31



GARLAND
TEXAS MADE HERE

SPECIFIC USE PROVISION

The applicant requests a Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between five (5) years to unlimited.



GARLAND
TEXAS MADE HERE

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House.

PLAN COMMISSION

On November 13, 2023 the Plan Commission, by a vote of eight (8) to one (1), recommended approval of 1) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 2) a Plan for a Guest House.



GARLAND

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GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. c.

Meeting Date: 12/05/2023

Item Title: Z 23-32 MC Office, LLC.

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use.

LOCATION

601 North First Street

OWNER

MC Office, LLC

PLAN COMMISSION RECOMMENDATION

On July 10, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District, and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use, as presented by the applicant.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use.

However, staff suggests a shorter SUP time period to consider future redevelopment opportunities within the greater Downtown (DT) district.

BACKGROUND

The subject property is an existing building that is proposed to be used for a Contractor's Office/Warehouse (indoors only). The building will remain the same square footage. However, the applicant intends to improve the interior and exterior of the building.

SITE DATA

The 1.41-acre site is accessed from North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Uptown (U) Sub-district of the overall Downtown (DT) District. The Uptown sub-district consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 18,000 square-foot building for a Contractor's Office/Warehouse (indoors only) Use. The building will be used for office space, storage of roofing materials, and forming, shaping, & bending of premanufactured metals to create roofing materials. There will be no outside storage.
2. The Contractor's Office/Warehouse (indoors only) Use requires a Specific Use Provision in the Uptown Sub-District of the Downtown District.
3. The applicant proposes the SUP time period of twenty-five (25) years. The SUP time period guide does not have a recommended time period for Contractor's Office/Warehouse (indoors only) Use.
4. No deviations from the Garland Development Code (GDC) are being requested with this application.

COMPREHENSIVE PLAN

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

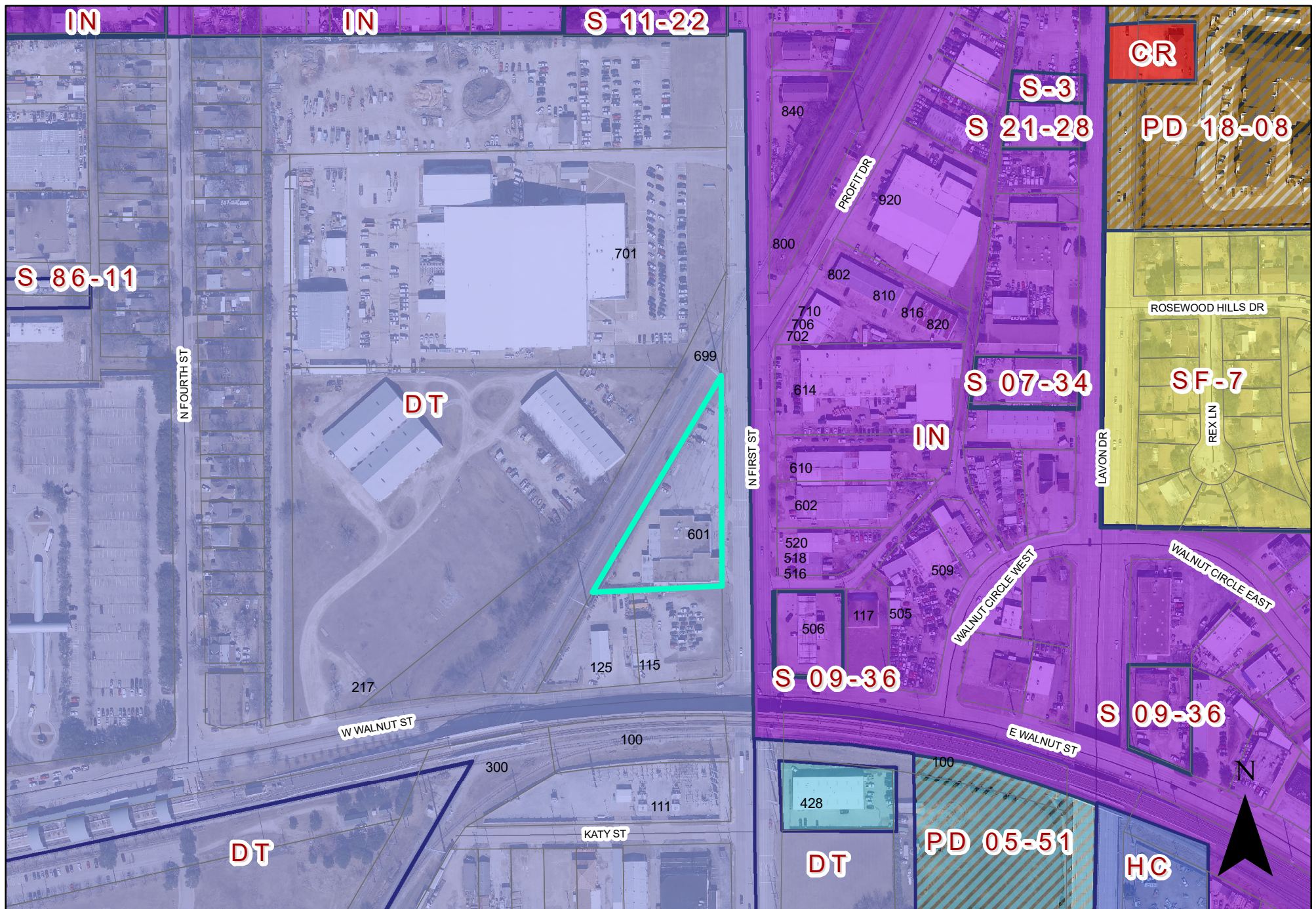
Transit-oriented development is characterized by moderate to high density residential greater than twelve dwelling units per acre. Land use opportunities for four identified transit-oriented development areas should be unique to the needs and character of the larger area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are all zoned Downtown (DT) District and Uptown sub-district as well. These properties include various commercial and industrial uses such as storage, auto repair, and contractor warehouses and a church.

The proposed use is generally compatible with the existing and immediate surrounding area. Future Downtown growth and redevelopment should be considered, however.

Z 23-32 Location Map
Z 23-32 SUP Conditions
Z 23-32 Exhibits
Z 23-32 R&M
Z 23-32 Responses
Z 23-32 Staff Presentation



0 180 360 Feet
1 inch = 269 feet

ZONING MAP Z 23-32

 INDICATES AREA OF REQUEST

601 North First Street

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-32

601 North First Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Contractor's Office/Warehouse (indoors only) Use.
- 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 Downtown (DT) District, Uptown Sub-District, and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

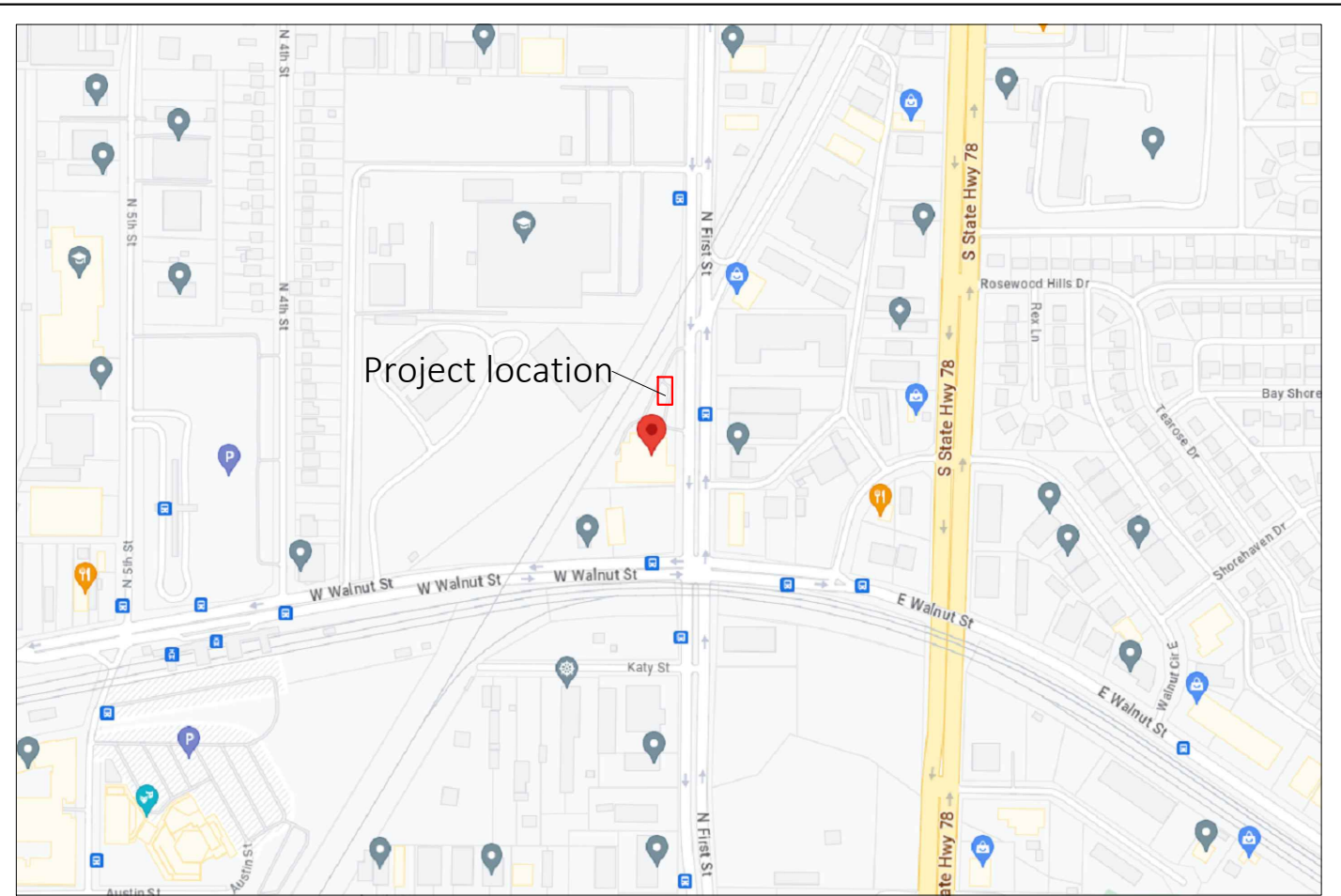
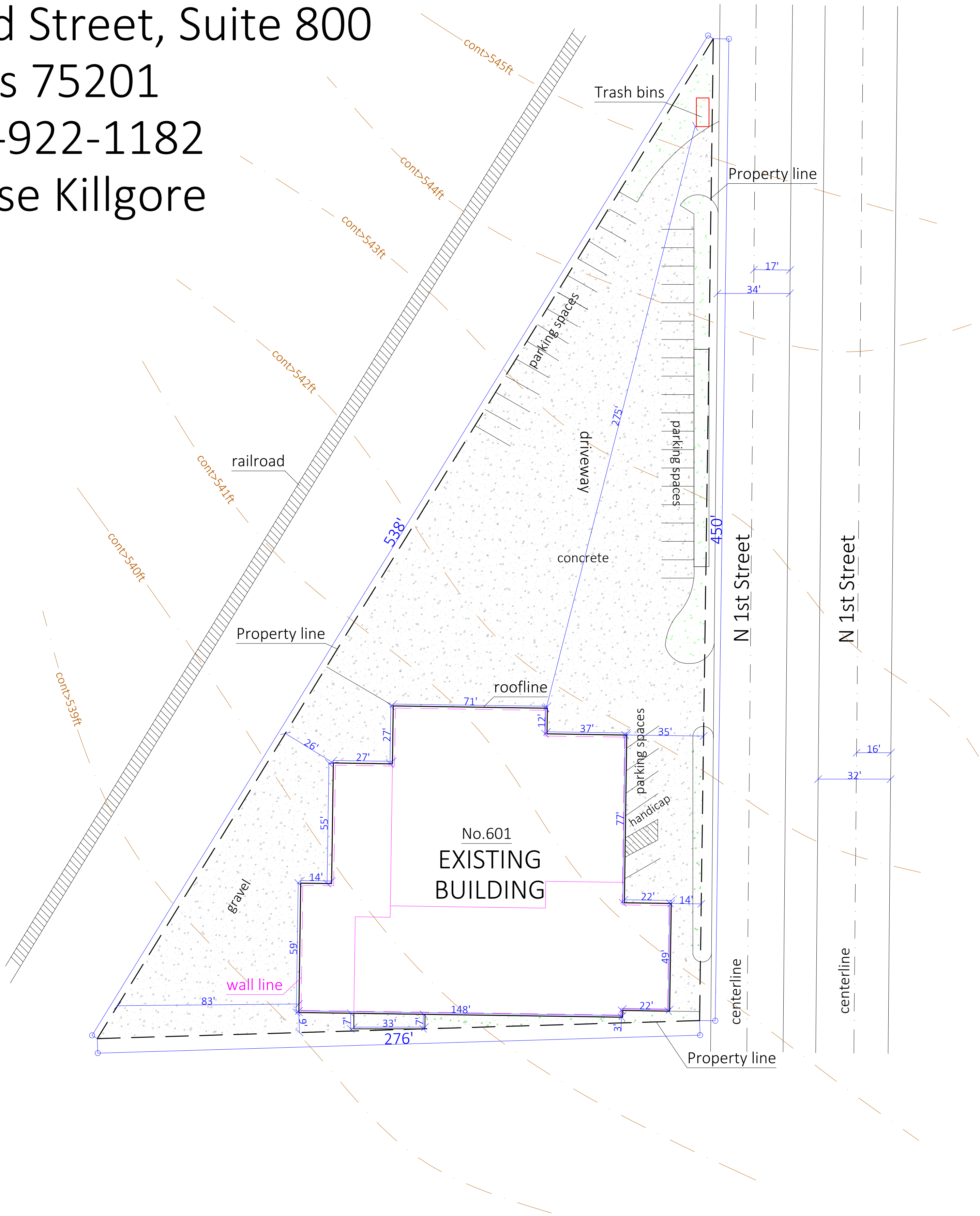
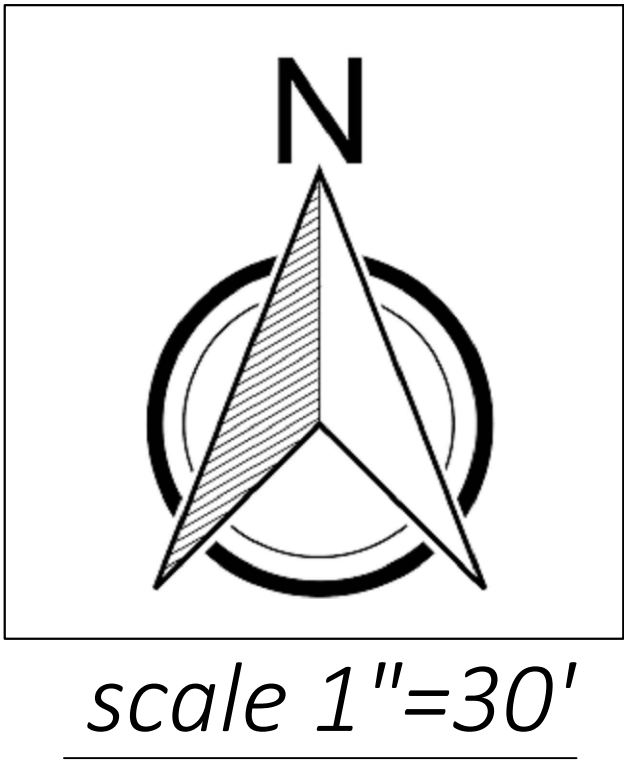
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a time period of twenty-five (25) years.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Indoor Materials Storage: The storage of materials shall be indoors only.

S I T E P L A N

601 N 1st Street
Garland, TX 75040
Parcel ID: 65003223010110000
Lot area: 1.41 Acres
Paper Size: 24"x36"
Owner: 543-5 Ghost, LLC
2300 N Field Street, Suite 800
Dallas, Texas 75201
Phone: 214-922-1182
Contact: Case Killgore



VICINITY MAP

SITE DATA SUMMARY TABLE	
EXISTING ZONING	DOWNTOWN DISTRICT (DT) DOWNTOWN UPTOWN
EXISTING LAND USE	INDUSTRIAL OR MANUFACTURING (LIGHT)
PROPOSED USE	BUILDING/GARDEN MATERIALS SALES & STORAGE (WHOLESALE)
TOTAL AREA OF SITE	0.99 AC (43,065 SF)
BUILDING AREA	OFFICE 1,461 SF
	WAREHOUSE 16,539 SF
	TOTAL 18,000 SF
FLOOR AREA RATIO	0.41
TOTAL IMPERVIOUS SURFACE COVER	4,696 SF – 10.9%
PARKING REQUIRED	OFFICE: 1 SPACE PER 1/400 SF (4 REQUIRED)
	WAREHOUSE 1 SPACE PER 1,000 SF (17 REQUIRED)
TOTAL PARKING REQUIRED	21 SPACES REQ.
PARKING PROVIDED (EX. CONC. PAVEMENT)	20 SPACES
EXISTING BUILDING HEIGHT	22.7 FT (1 STORY)
FINISHED FLOOR ELEVATION	545.11
LOADING DOCKS	2

REPORT & MINUTES

P.C. Meeting, November 13, 2023

3c. APPROVED Consideration of the application of **MC Office, LLC.**, requesting approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use. This property is located at 601 North First Street. (District 8) (File Z 23-32).

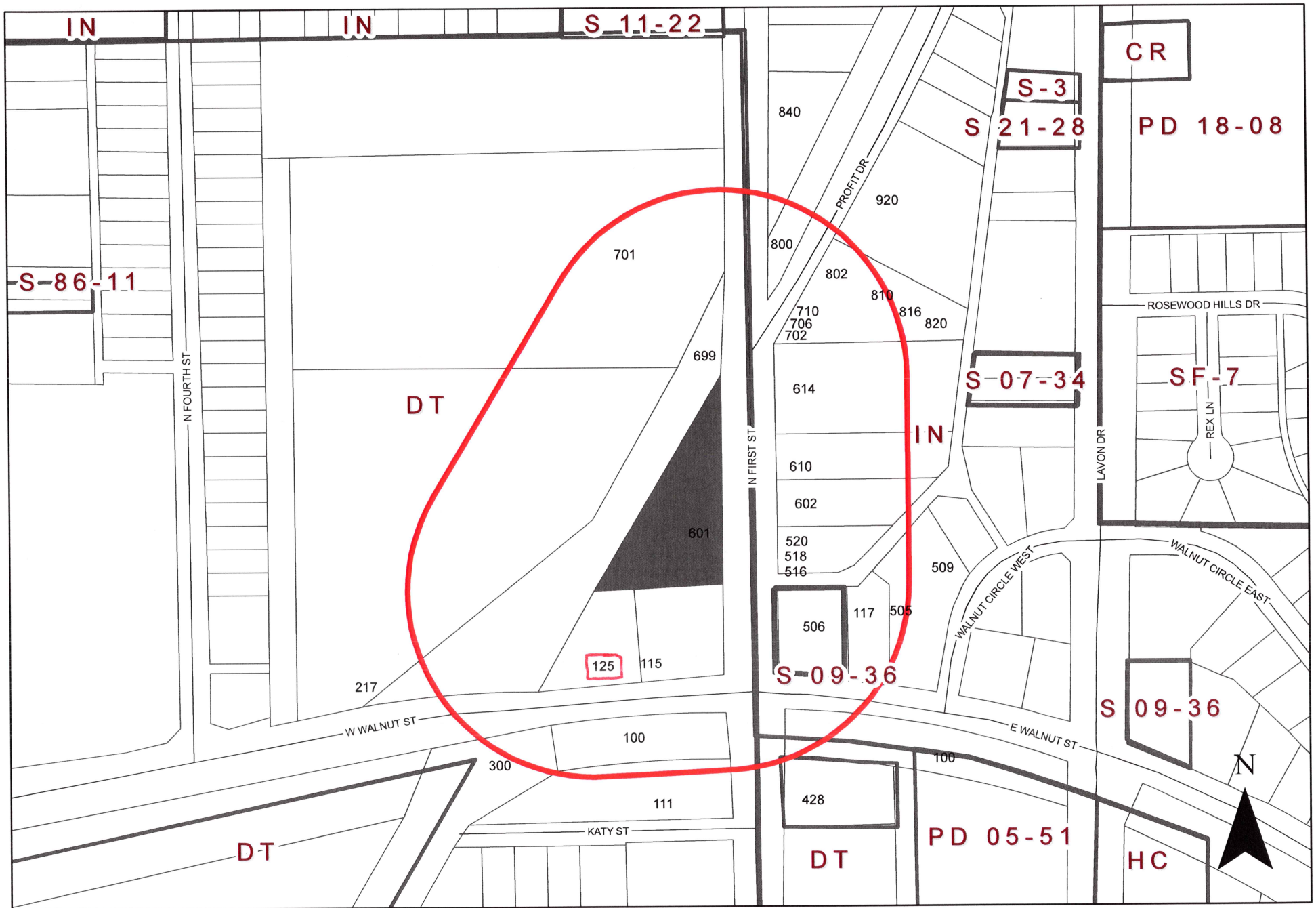
The applicants, Anthony Cass, 3705 Furneaux Ln., Carrollton, TX, and Lisa Whatley McCord, 4715 Rustic Ridge Ct., Sachse, TX 75048, provided an overview of the request and remained available for questions.

Commissioner Jenkins asked the applicant regarding the request for a 25-year SUP, if they would be opposed to a shorter SUP, for possibly 7 years.

The applicant explained that the reason behind the 25-year SUP request is to align with their 25-year bank mortgage.

Commissioner Smith stated that he is in favor of the proposed development and in support of the 25-year SUP request.

Motion was made by Commissioner Smith to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton.
Motion carried: 9 Ayes, 0 Nays.



ZONING MAP Z 23-32

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

601 North First Street

Comment Form

Case Z 23-32

Z 23-32 MC Office, LLC. The applicant proposes a Contractor's Office/ Warehouse Use in an existing building. The site is located at 601 North First Street. (District 8)

Z 23-32 MC Office, LLC. El solicitante propone un uso de oficina/almacén del contratista en un edificio existente. El sitio está ubicado en 601 North First Street. (Distrito 8)

Z 23-32 MC Office, LLC. Người nộp đơn đề xuất việc sử dụng Văn phòng/Nhà kho của Nhà thầu trong một tòa nhà hiện có. Địa điểm tọa lạc tại 601 North First Street. (Quận 8)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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William Popek Business Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

125 West Walnut Street

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Tx.

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qính

William Popek

Signature / Firma / Chữ ký

11/09/23

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 23-32

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DEBORAH POPEL PROPERTY OWNER (D&P Inv.)

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

125 West Walnut Street

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Deborah Popel

Signature / Firma / Chữ ký

11/09/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND
TEXAS MADE HERE

The applicant requests approval of a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District.

City Council Meeting

December 5, 2023

Z 23-32

CASE INFORMATION

Location: 601 North First Street

Applicant: MC Office, LLC

Owner: MC Office, LLC

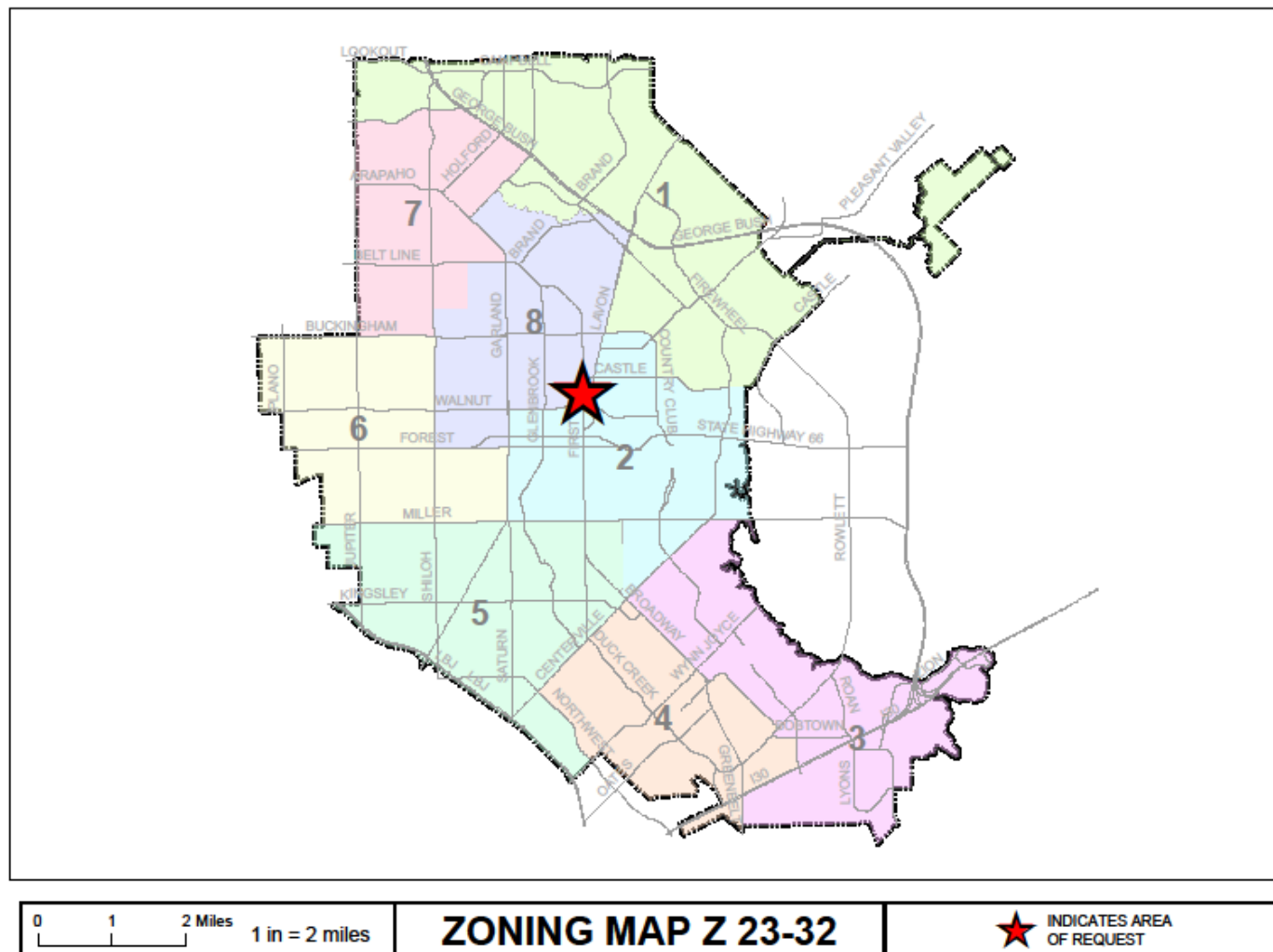
Acreage: 1.41-acres

Zoning: Downtown (DT) District and Uptown Sub-District



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CITYWIDE LOCATION MAP

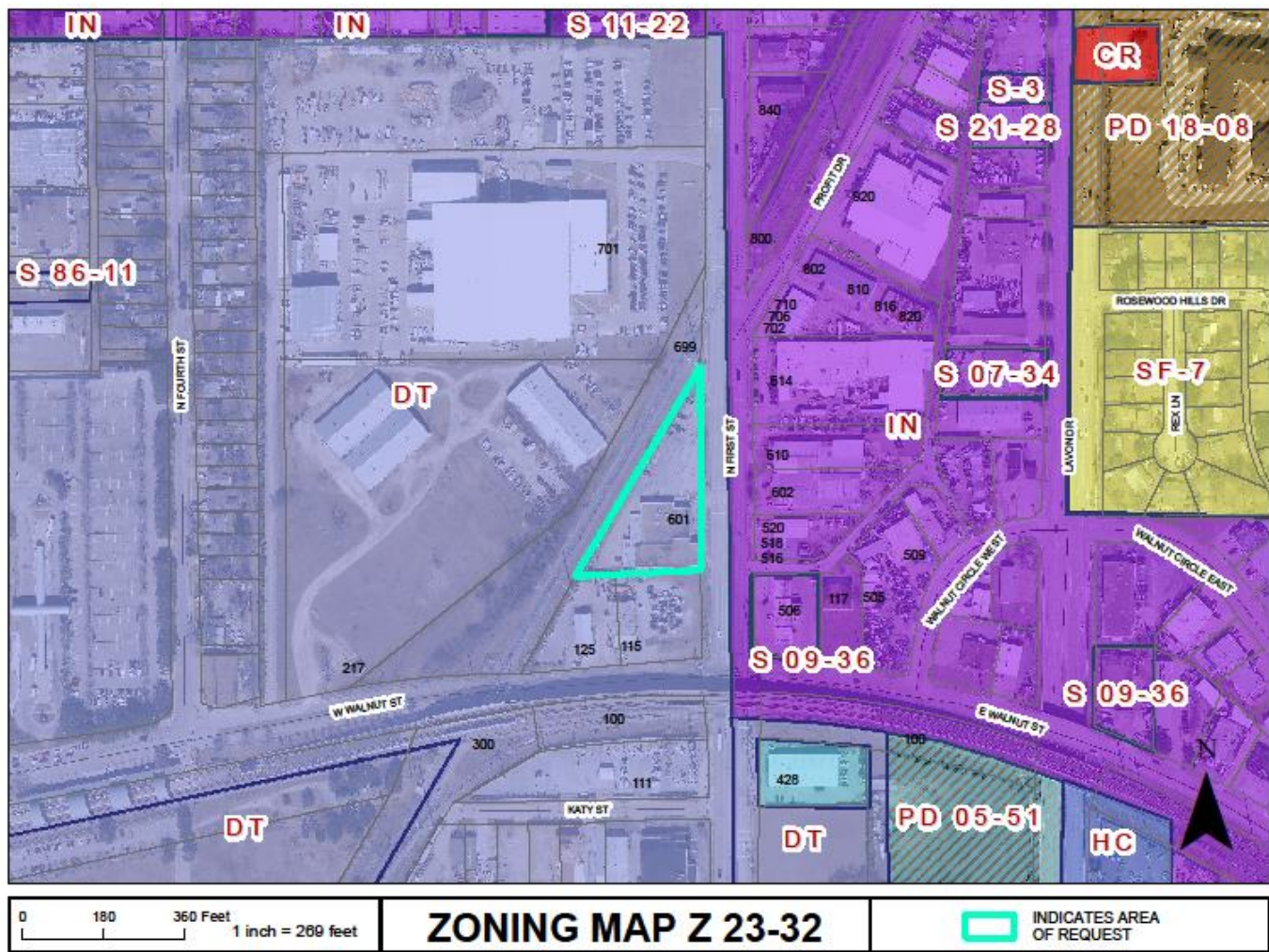


Z 23-32



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LOCATION MAP

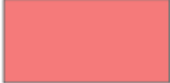


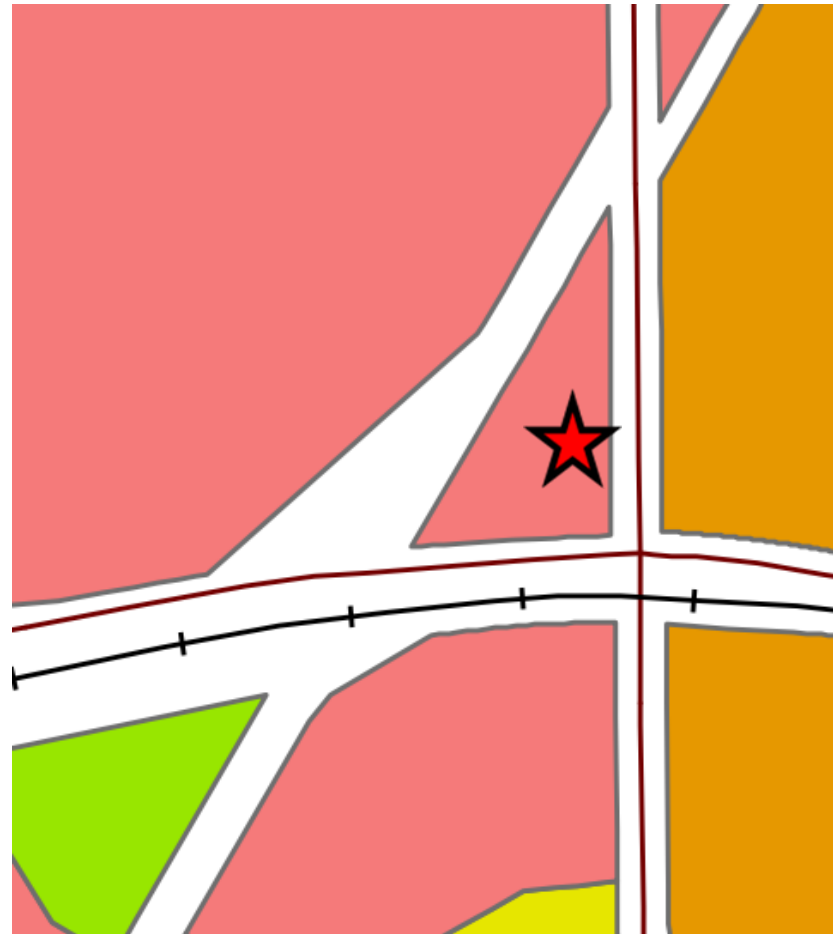
Z 23-32



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COMPREHENSIVE PLAN

 Transit-Oriented Centers



Z 23-32

COMPREHENSIVE PLAN

- Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.
- Transit-oriented development is characterized by moderate to high density residential greater than twelve dwelling units per acre. Land use opportunities for four identified transit-oriented development areas should be unique to the needs and character of the larger area.



COMPATABILITY

- The properties surrounding the site are all zoned Downtown (DT) District and Uptown sub-district as well. These properties include various commercial and industrial uses such as storage, auto repair, and contractor warehouses, a transit center, and a church.
- The proposed use is generally compatible with the existing and immediate surrounding area.



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PHOTOS



View of the subject site West from North First Street



View from the subject site looking East across North First Street

PHOTOS



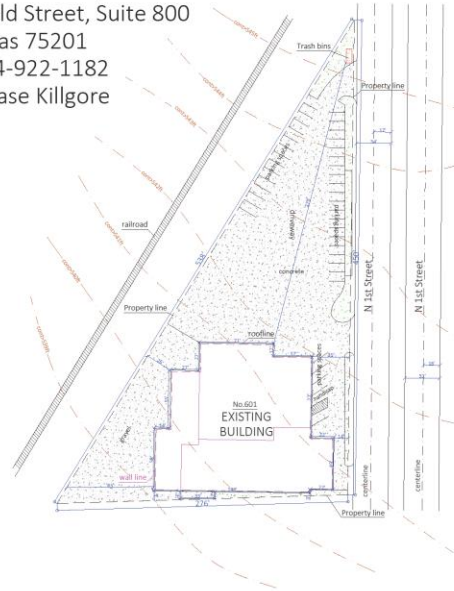
View from the subject site looking North along North First street



View from the subject site South down North First Street

SITE PLAN

SITE PLAN
601 N 1st Street
Garland, TX 75040
Parcel ID: 65003223010110000
Lot area: 1.41 Acres
Paper Size: 24"x36"
Owner: 543-5 Ghost, LLC
2300 N Field Street, Suite 800
Dallas, Texas 75201
Phone: 214-922-1182
Contact: Case Killgore



SITE DATA SUMMARY TABLE	
EXISTING ZONING	DOWNTOWN DISTRICT (DT) DOWNTOWN UPTOWN
EXISTING LAND USE	INDUSTRIAL OR MANUFACTURING (LIGHT)
PROPOSED USE	BUILDING/GARDEN MATERIALS SALES & STORAGE (WHOLESALE)
TOTAL AREA OF SITE	0.99 AC (43,065 SF)
BUILDING AREA	OFFICE 1,461 SF
	WAREHOUSE 18,539 SF
	TOTAL 18,000 SF
FLOOR AREA RATIO	0.41
TOTAL IMPERVIOUS SURFACE COVER	4,696 SF = 10.9%
PARKING REQUIRED	OFFICE: 1 SPACE PER 1,400 SF (4 REQUIRED)
	WAREHOUSE: 1 SPACE PER 1,000 SF (17 REQUIRED)
TOTAL PARKING REQUIRED	21 SPACES REQ.
PARKING PROVIDED (EX. CONC. PAVEMENT)	20 SPACES
EXISTING BUILDING HEIGHT	22.7 FT (1 STORY)
FINISHED FLOOR ELEVATION	545.11
LOADING DOCKS	2



SPECIFIC USE PROVISION

The applicant proposes to use an existing 18,000 square-foot building for a Contractor's Office/Warehouse (indoors only) Use. The storage of roofing materials will be indoors only.

The Contractor's Office/Warehouse (indoors only) Use requires a Specific Use Provision in the Uptown Sub-District of the Downtown District.

The applicant proposes the SUP time period of twenty-five (25) years. The SUP time period guide does not have a recommended time period for Contractor's Office/Warehouse (indoors only) Use.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use.

However, staff suggests a shorter SUP time period to consider future redevelopment opportunities within the greater Downtown (DT) district.

PLAN COMMISSION

On July 10, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Contractor's Office/Warehouse (indoors only) Use on a property zoned Downtown (DT) District and 2) a Plan for a Contractor's Office/Warehouse (indoors only) Use, as presented by the applicant.



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GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. d.

Meeting Date: 12/05/2023

Item Title: Z 23-37 Shearer, Monk, & Voight (District 6)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use.

LOCATION

3877 Miller Park Drive

OWNER

Star Miller Park

PLAN COMMISSION RECOMMENDATION

On November 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District and 2) a Plan for a Truck/Bus Repair Use.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use.

BACKGROUND

The subject site is currently being developed for the existing Specific Use Provision (SUP) [21-15] for truck storage. The applicant is requesting an additional Specific Use Provision (SUP) for a truck repair building.

SITE DATA

The overall site consists of approximately 3.421 acres with approximately 270 lineal feet of frontage along Miller Park Drive. The site plan (Exhibit C) shows one (1) access point from Miller Park Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District with an existing Specific Use Provision [21-15] for a Truck/Bus Storage Use.

CONSIDERATIONS

Specific Use Provision:

1. Development and Site Plan

The applicant proposes to construct a 3,320 square-foot truck service building. The truck repair building will contain three (3) service bays. The repair building will service the fleet of trucks that will also be stored on the property.

The GDC defines a Truck/Bus Repair Use as “An establishment that provides major and minor repairs to trucks, buses, trailers, and other heavy load vehicles for a fee. The term includes no outside storage except the parking of vehicles being repaired, which may remain on-site for no longer than ninety calendar days.”

2. Parking

The proposed parking layout complies with the standards per the GDC (Exhibit E).

3. Landscaping and Screening

The proposed landscaping and screening comply with the standards per the GDC (Exhibit D).

4. Building Design

The building elevations meet the building design standards per the GDC (Exhibit E). The proposed repair bay doors do not face the public street.

5. The applicant is requesting a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends twenty (20) to twenty-five (25) years for a Truck/Bus Repair Use.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Industry Centers.

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed use provides a supportive business to service trucks in the Industrial area. It is small-scale and is not located along a major corridor or thoroughfare.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

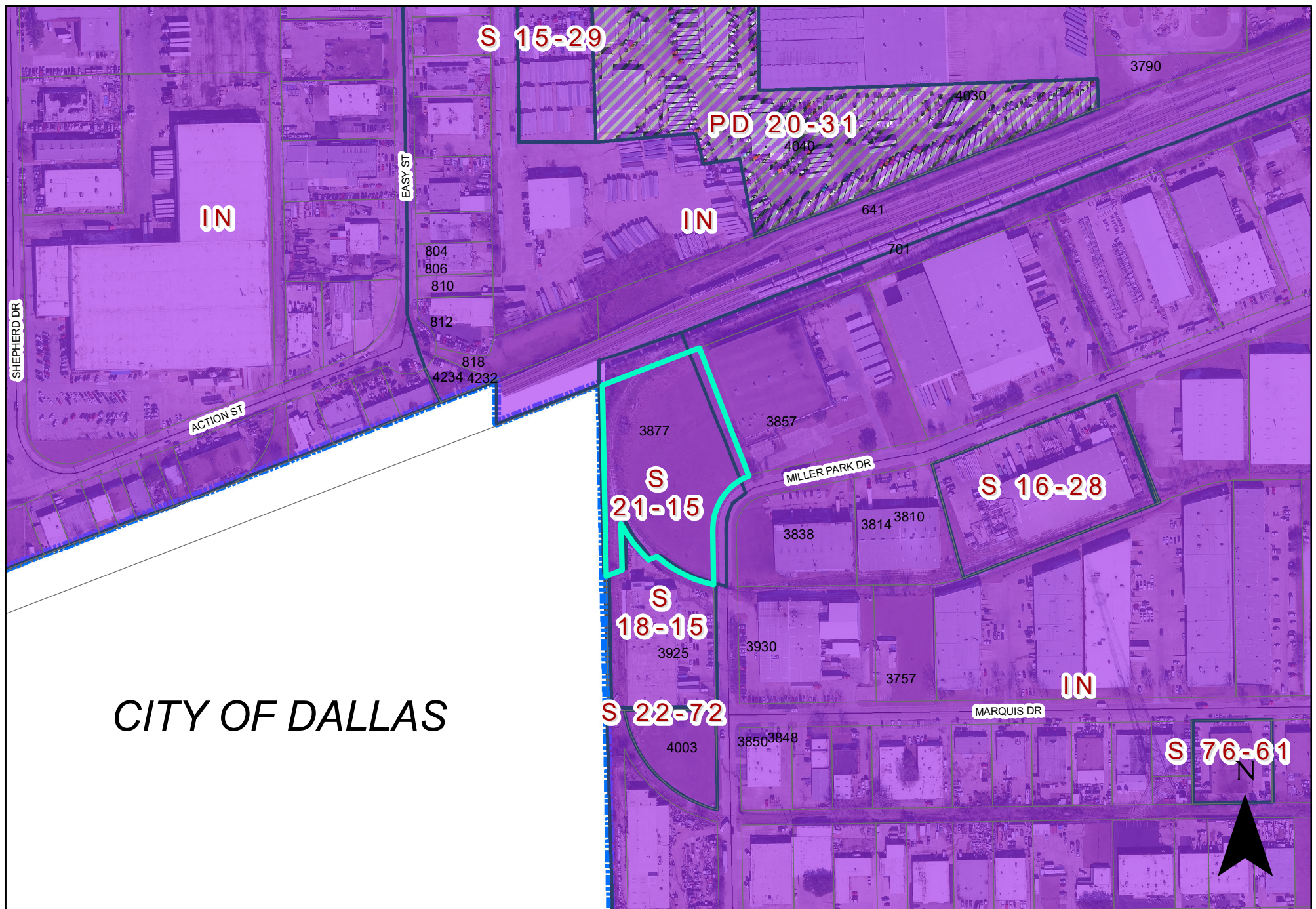
The Economic Development Strategic Plan recognizes the need for truck staging / parking in the Industrial District: “Evaluate and move on potential options for truck staging / parking.” This truck repair operation is an additional land use, but will not inhibit the approved truck staging site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, East, and South are zoned Industrial (IN) District and contain warehousing, light industrial, manufacturing, and other such allowed uses. The property to the South contains an SUP [18-15] for a food processing and storage use. Finally, the property to the West is in the City of Dallas and is also in an industrial area.

Attachments

Z 23-37 Location Map
Z 23-37 SUP Conditions
Z 23-37 Exhibits
Z 23-37 R&M
Z 23-37 Responses
Z 23-37 Staff Presentation



CITY OF DALLAS

0 210 420 Feet
1 inch = 315 feet

ZONING MAP Z 23-37

 INDICATES AREA
OF REQUEST

3877 Miller Park Drive

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-37

3877 Miller Park Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a truck repair facility and truck storage use.
- 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 Industrial (IN) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.

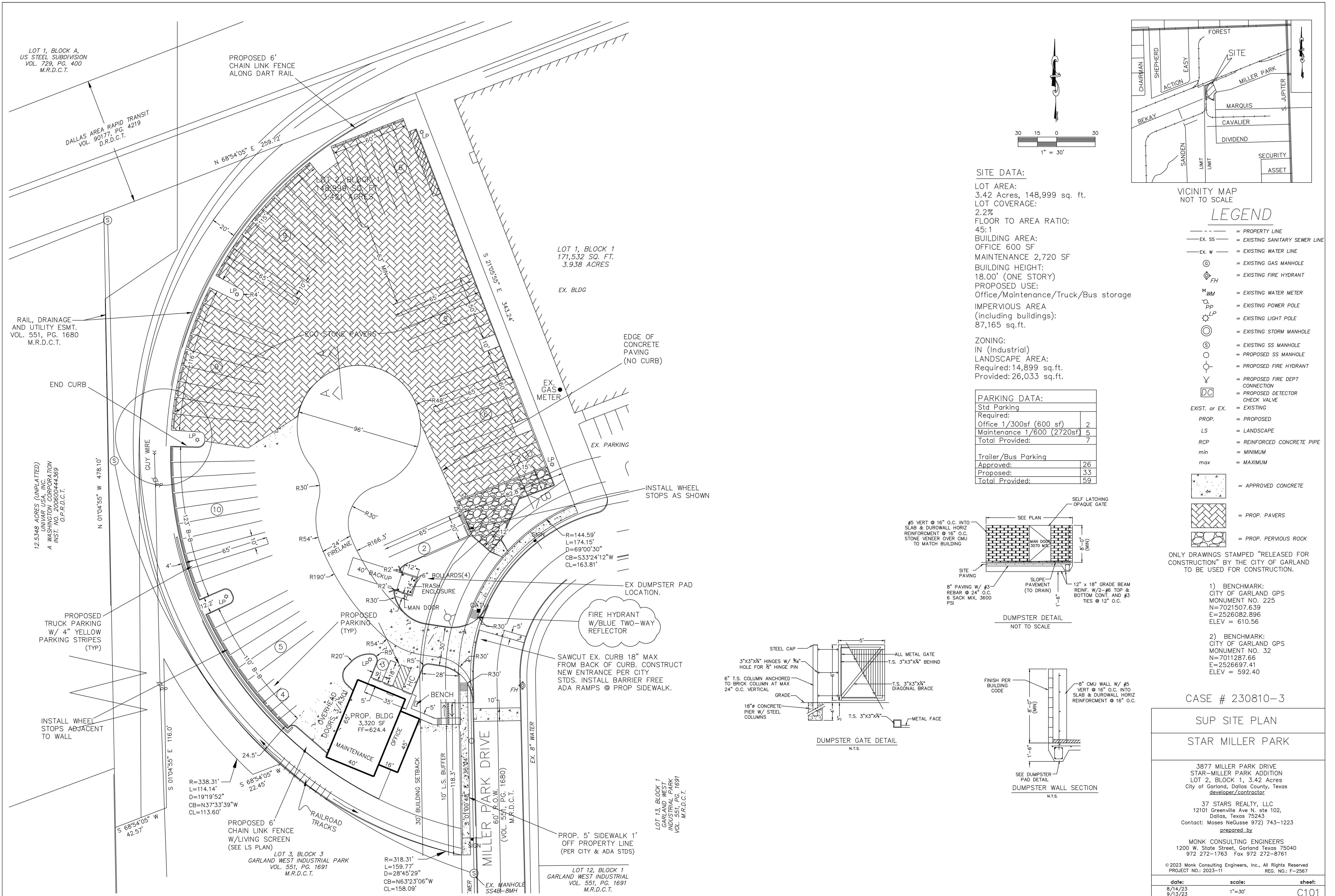
- B. Maintenance requirements:

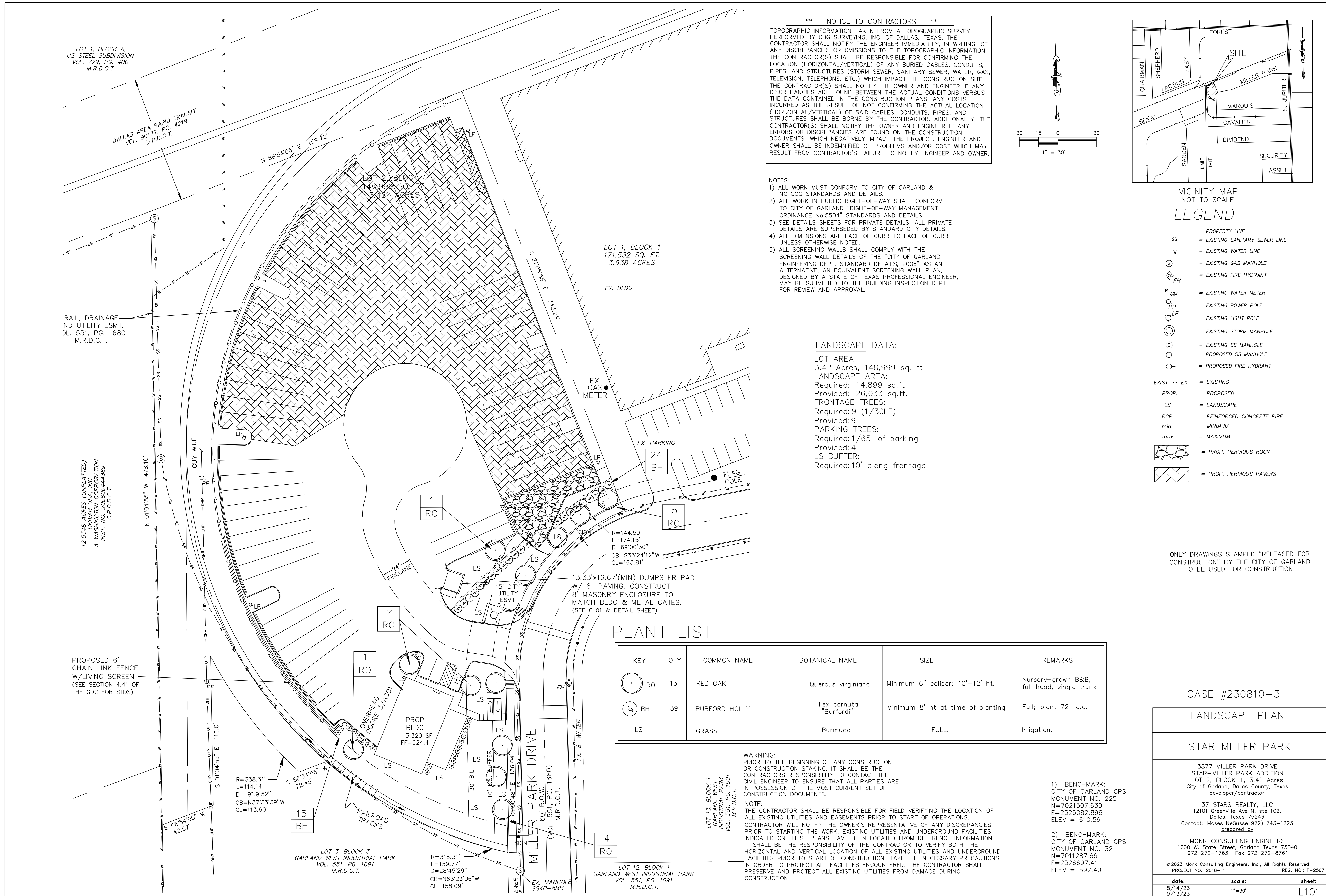
(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

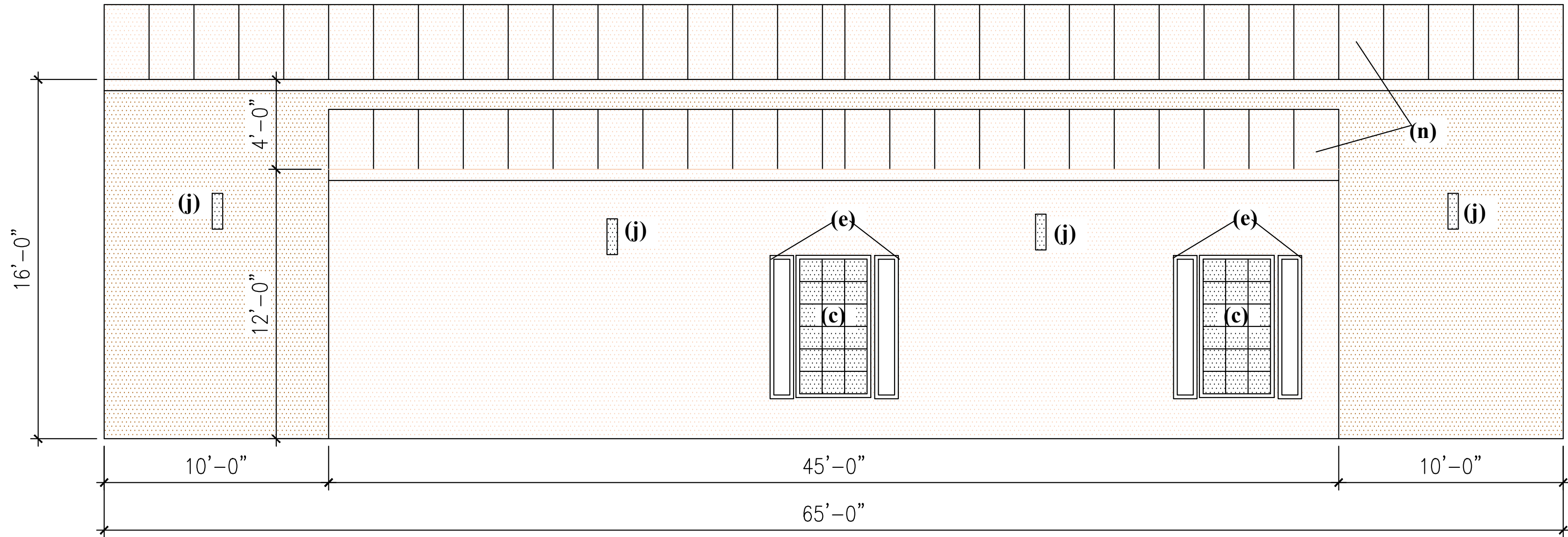
(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel

pumps and convenience store. See Section 4 of the granting ordinance.

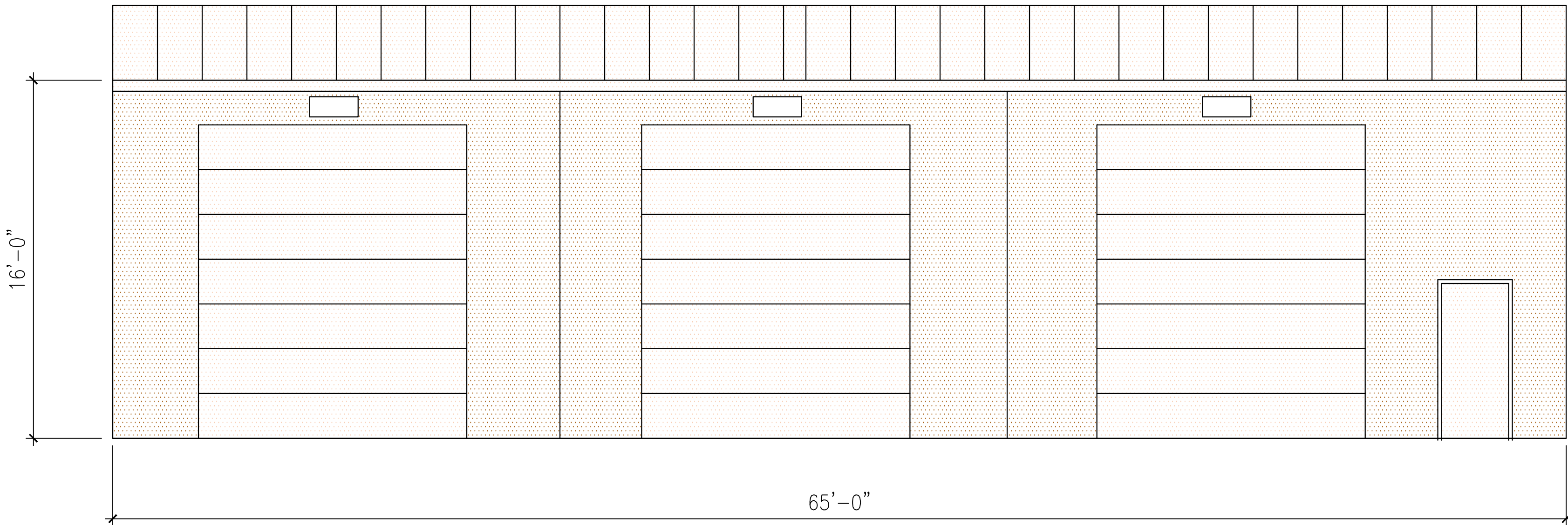
(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the Car Truck/Bus Repair use.





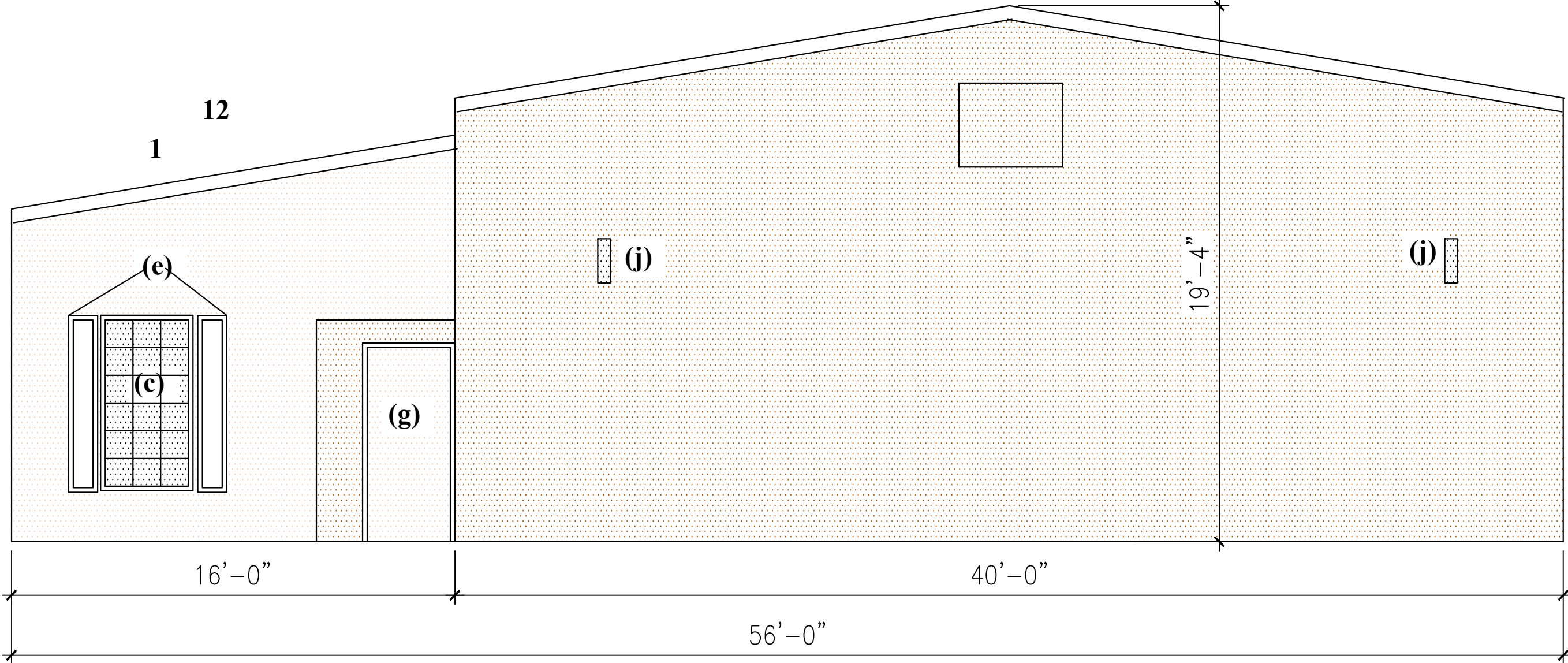


1 East Elevation (Miller Park Drive)
SCALE 1/4" = 1'-0"

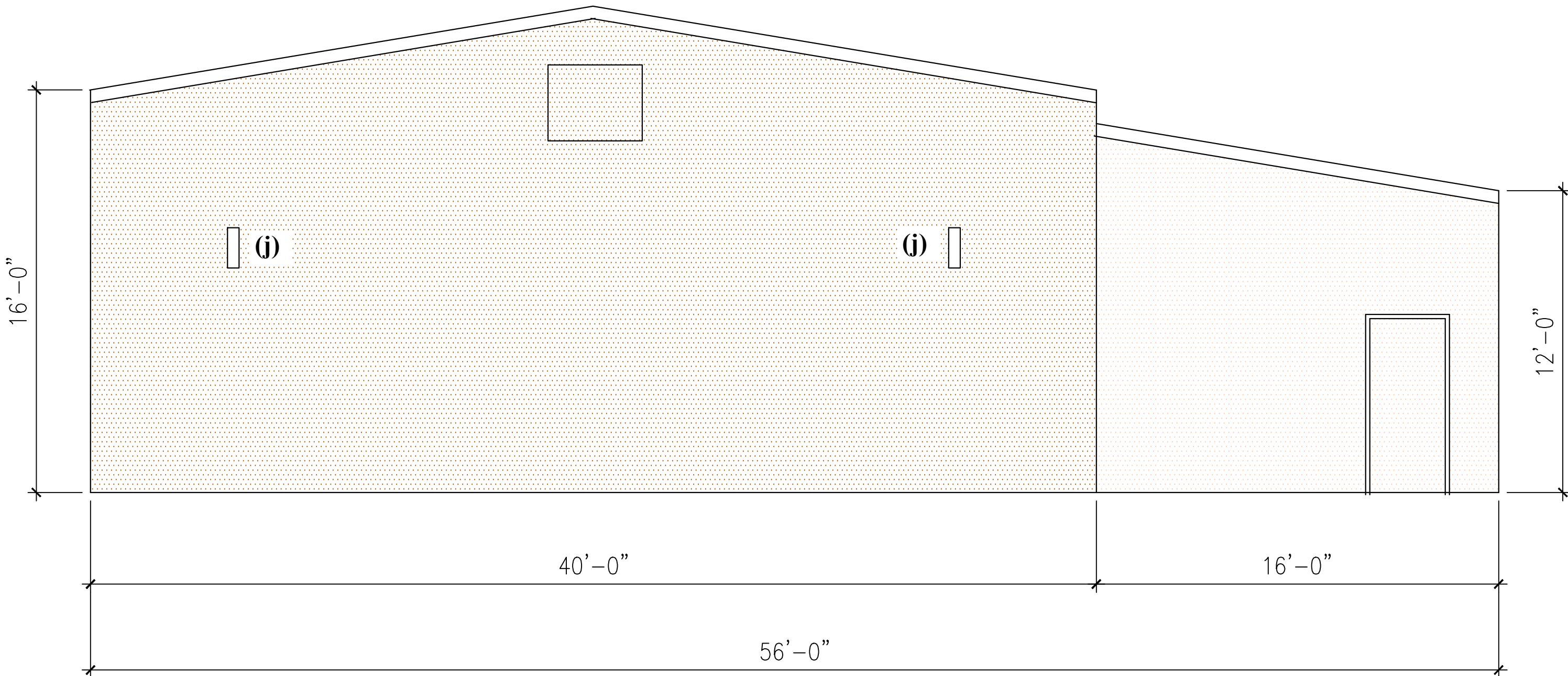


DOORS FACE BACK OF PROPERTY

3 West Elevation
SCALE 1/4" = 1'-0"



2 North Elevation
SCALE 1/4" = 1'-0"



4 South Elevation
SCALE 1/4" = 1'-0"

Park Bench
Refer to site Plan for location (i)



- Articulations**
Horizontal
Building Street Length 65 x 20% =13' Min.
Provided 45'
Building Depth Articulation at least 2'
Provided 16'
Vertical
Building Height Articulation 4'
- Architectural Elementsm (6)**
(c) Divided Light Windows
(g) Recessed Entries
(e) Shutters
(i) Bench for outdoor seating
(n) Varied Roof Heights
(j) Distinctive Lighting Fixture

- Exterior Color**
Office
Bridgersteel-Stone
SRI 62-TSR 54-E.84
- Maintenace**
Bridgersteel-Parchment
SRI 71-TSR 60-E.88

CASE # 230810-3

ELEVATIONS		
STAR MILLER PARK 3877 MILLER PARK DRIVE		
REBELIN-PARK ADDITION LOT 2, BLOCK 1, 3.42 Acres City of Garland, Dallas County, Texas <i>developer/contractor</i> 37 STARS REALTY, LLC 12101 Greenville Ave N. ste 102, Dallas, Texas 75243 Contact: Moses NeGusse 972) 743-1223		
<i>prepared by</i> MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
© 2023 Monk Consulting Engineers, Inc., All Rights Reserved PROJECT NO.: 2018-11 REG. NO.: F-2567		
date: 8/14/23 9/13/23	scale: 1/4"=1'-0"	sheet: A301

REPORT & MINUTES

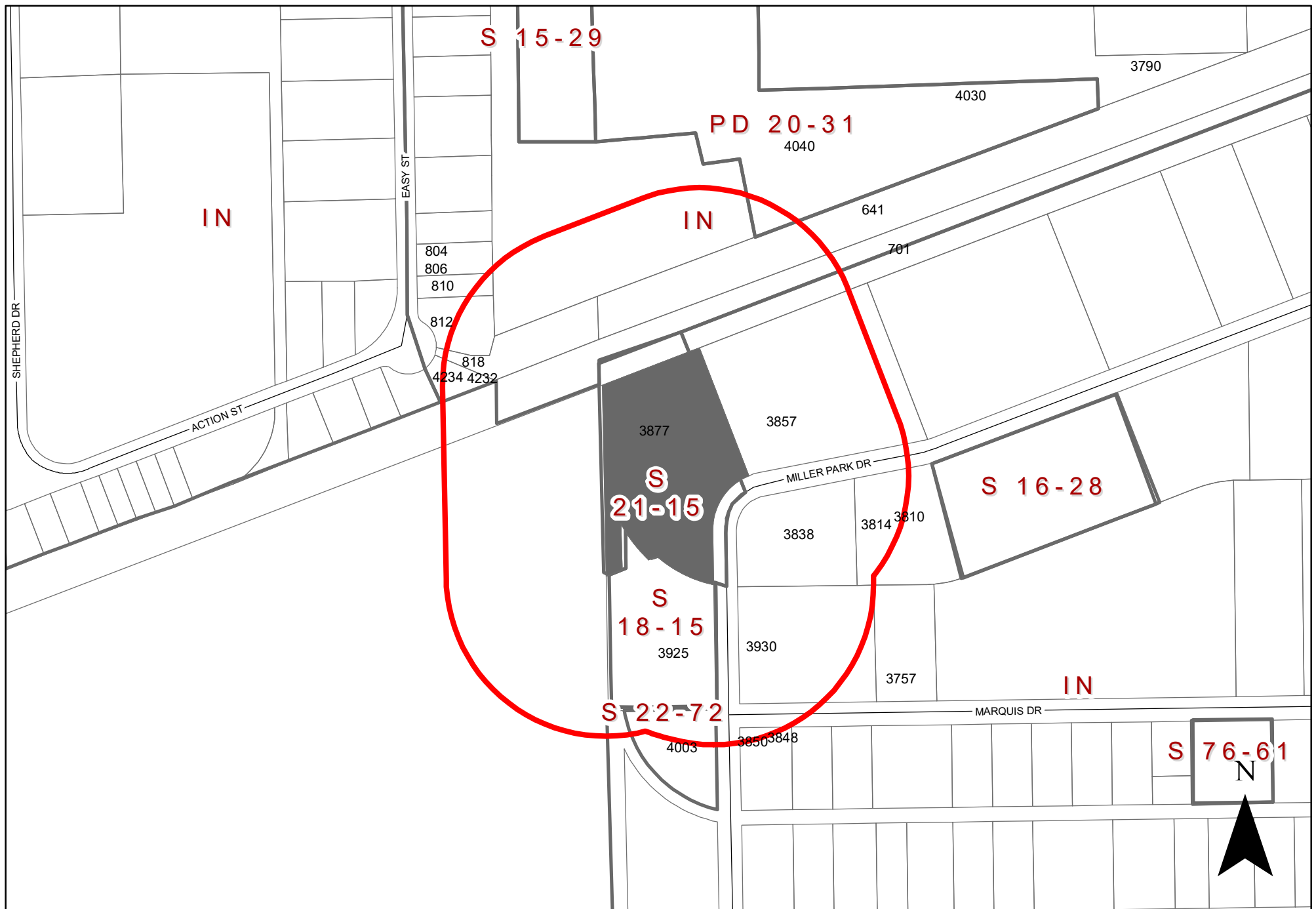
P.C. Meeting, November 13, 2023

3e. APPROVED Consideration of the application of **Shearer, Monk, & Voigt**, requesting approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 23-37).

The applicant, Charles Voigt, 2418 Country Valley, Garland, TX, remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Aubin.

Motion carried: 9 Ayes, 0 Nays.



0 210 420 Feet
1 inch = 315 feet

ZONING MAP Z 23-37

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

3877 Miller Park Drive

To date we have not received any responses for this case.



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The applicant requests approval of a Specific Use Provision for a Truck Repair Facility with three service bay doors.

City Council Meeting

November 13, 2023

Z 23-37

CASE INFORMATION

Location: 3877 Miller Park Drive

Applicant: Shearer, Monk, & Voigt

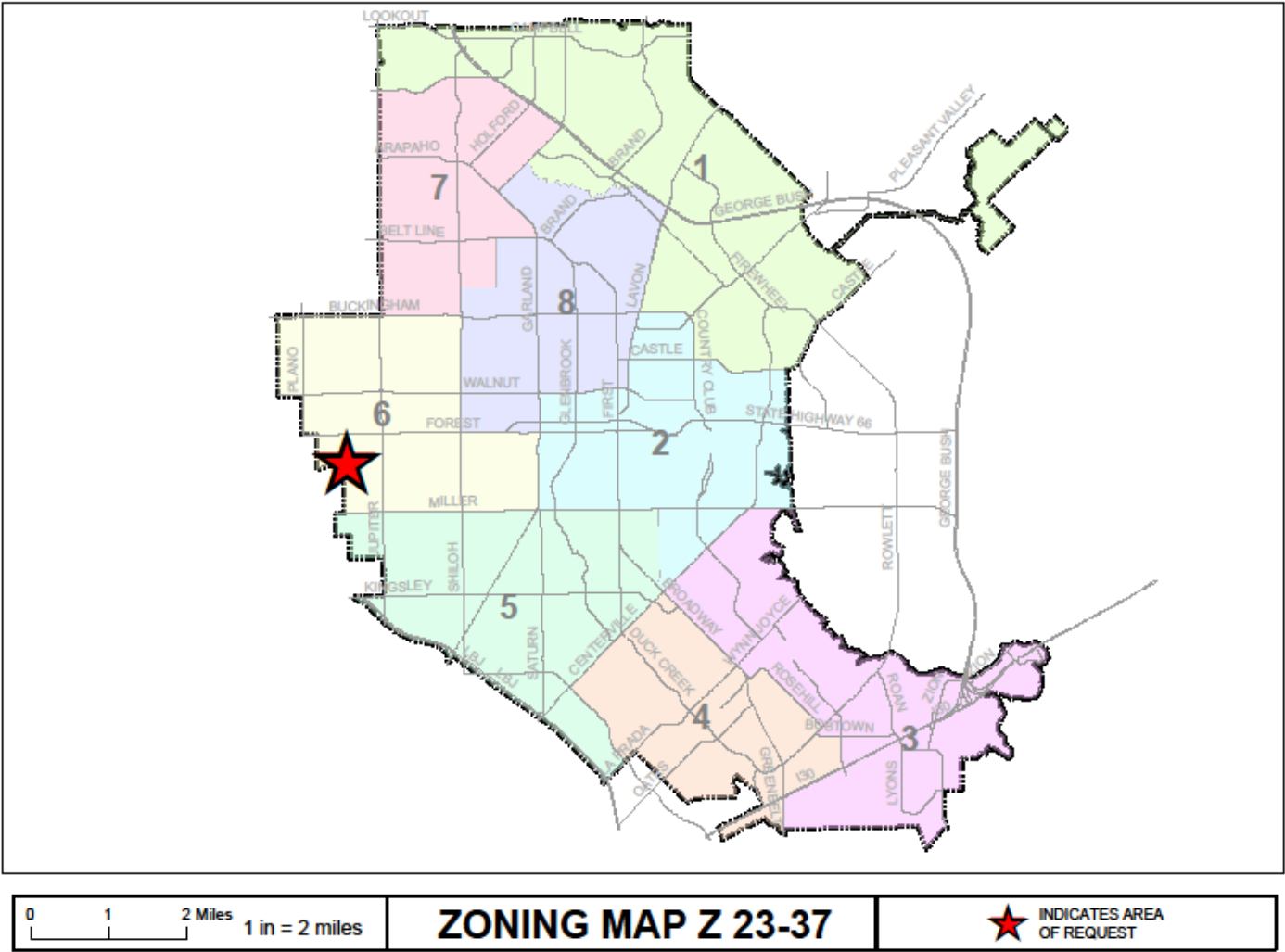
Owner: Star Miller Park

Acreage: 3.421 acres

Zoning: Industrial (IN) District, SUP [21-15]



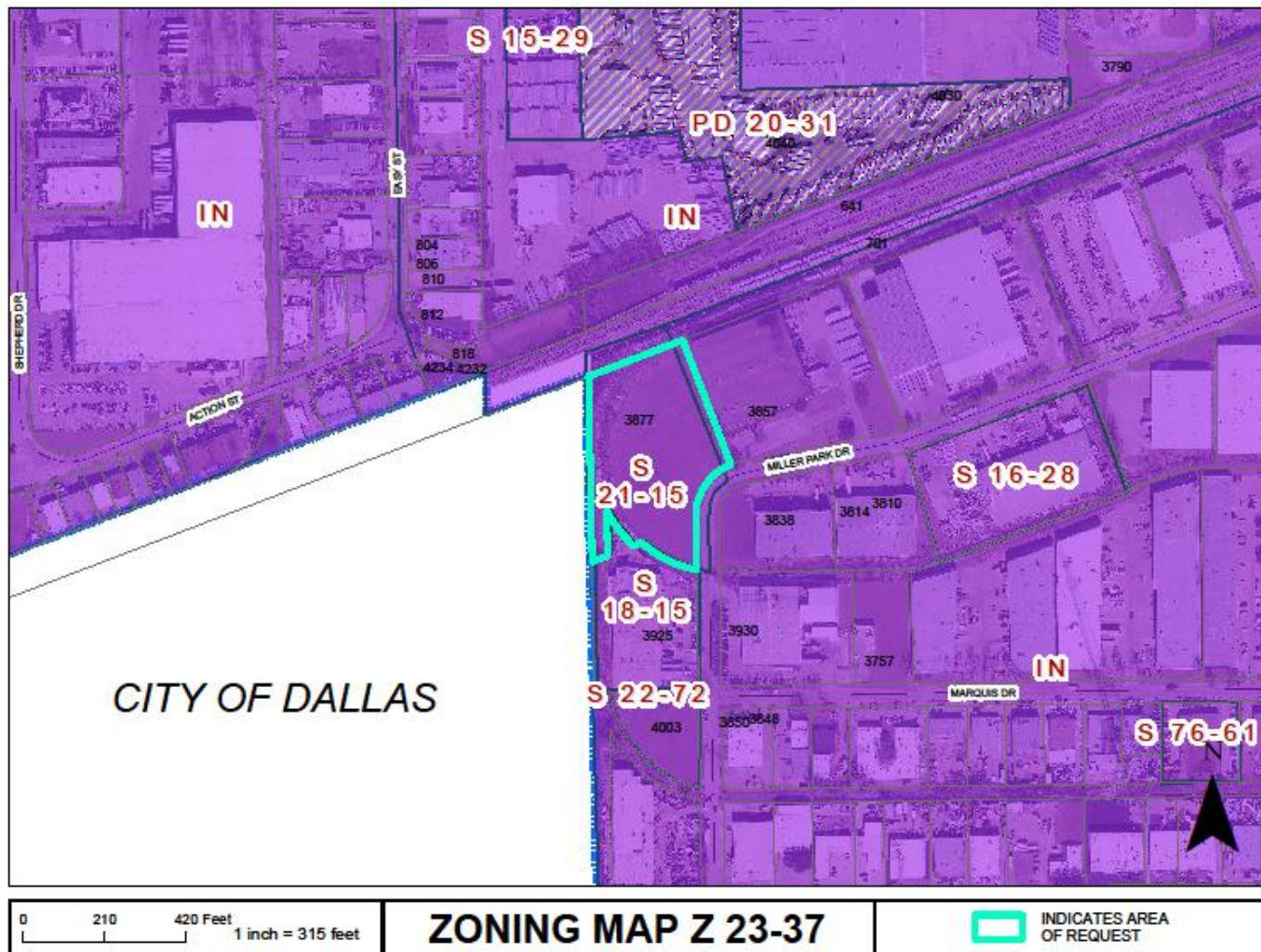
CITYWIDE LOCATION MAP





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LOCATION MAP



3877 Miller Park Drive

Z 23-37



GARLAND
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COMPREHENSIVE PLAN



Industry Center



W Miller Rd

Z 23-37

COMPREHENSIVE PLAN

- The Envision Garland Plan designates the subject property as Industry Centers.
- Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed use in the Industrial area provides a supportive business to service trucks in the area.



ECONOMIC DEVELOPMENT

- The Economic Development Strategic Plan recognizes the need for truck staging / parking in the Industrial District: “Evaluate and move on potential options for truck staging / parking.” This truck repair use will be paired with an approved truck staging site.

PHOTOS



View of the subject site looking North from Miller Park Drive



View from the subject site looking South across Miller Park Drive



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PHOTOS



View from the subject site looking East along
Miller Park Drive



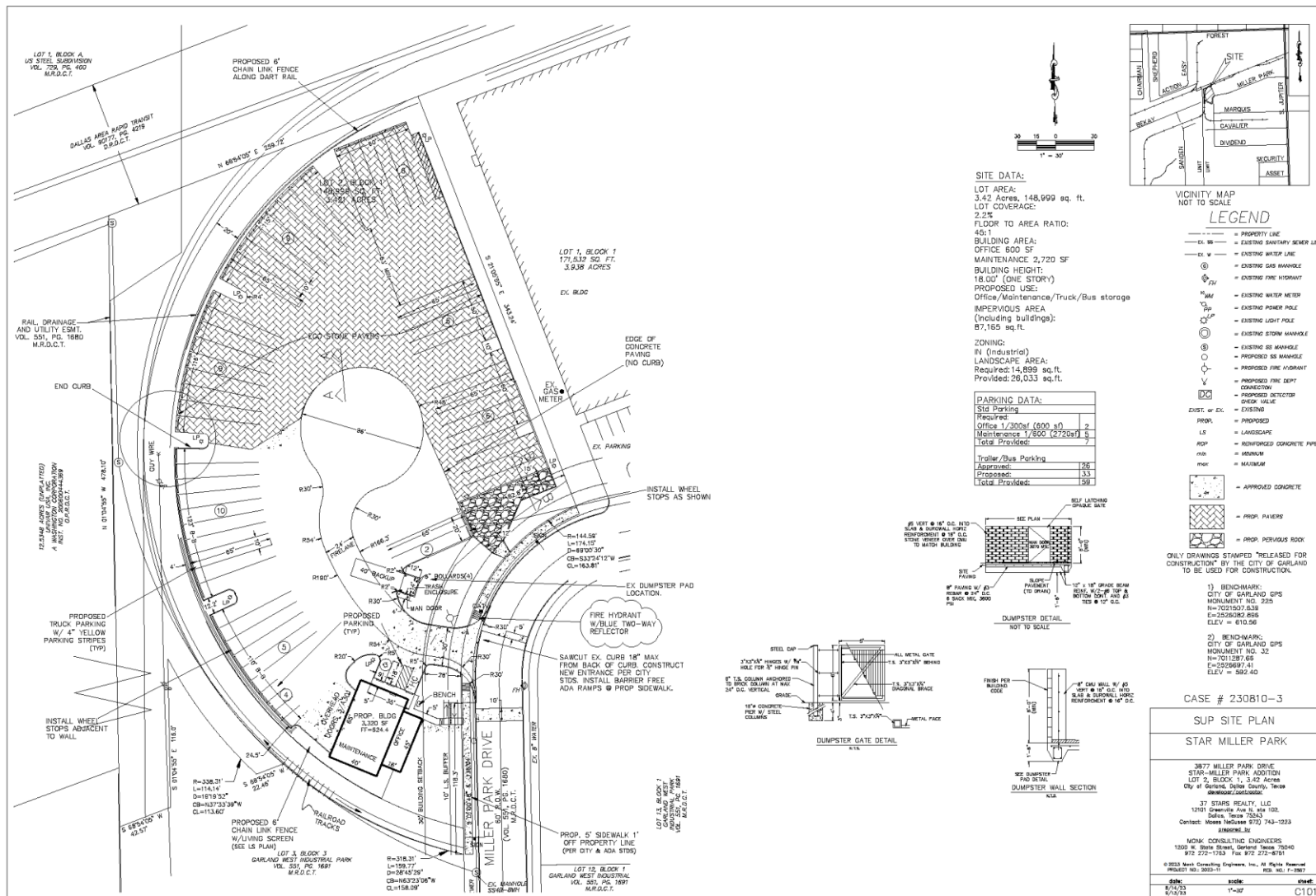
View of the subject site looking West down Miller
Park Drive



GARLAND

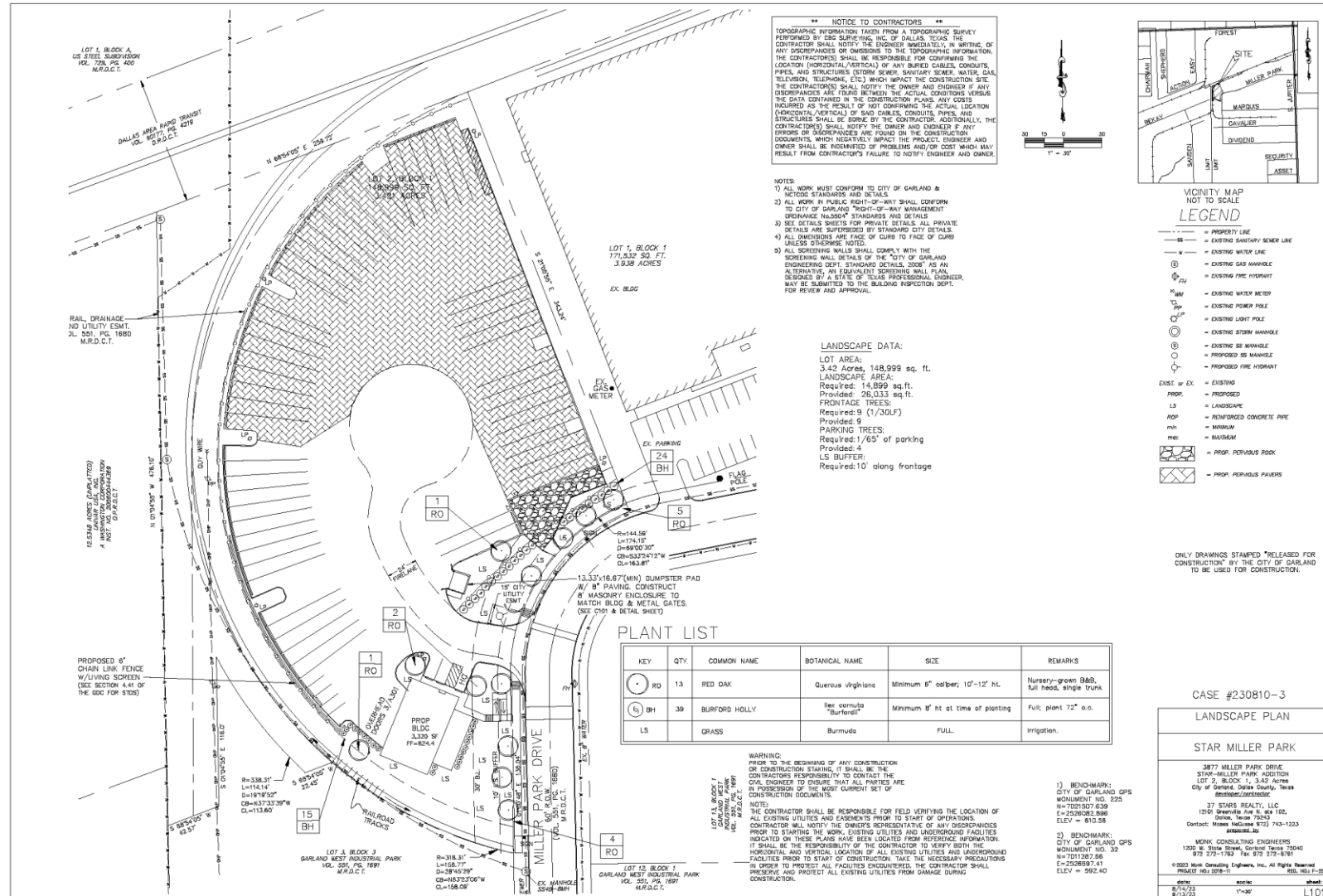
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SITE PLAN



Z 23-37

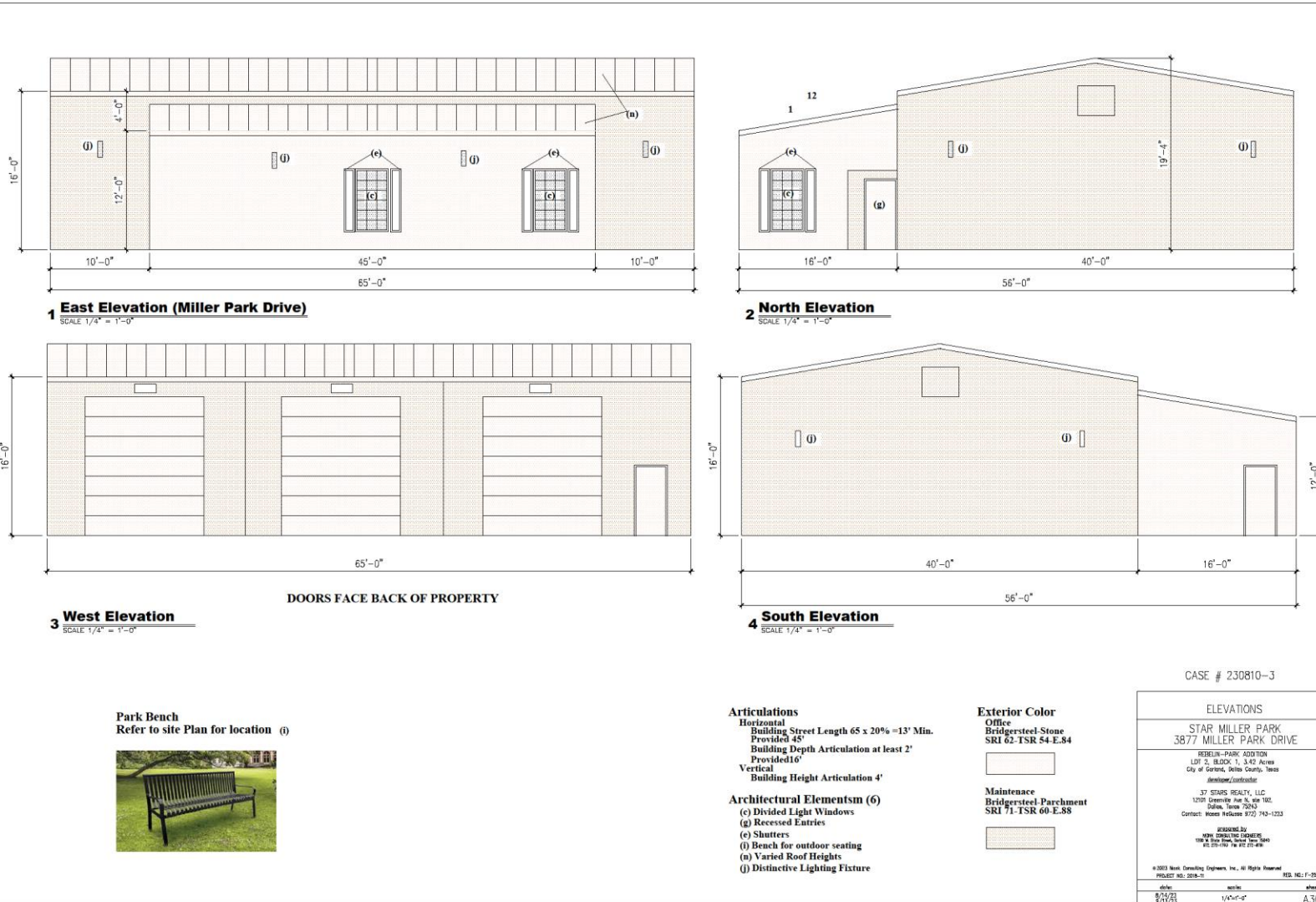
LANDSCAPE PLAN





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BUILDING ELEVATIONS



Z 23-37



SPECIFIC USE PROVISION

The applicant is requesting approval of a twenty-five (25) year duration of the Specific Use Provision. The SUP Time Period Guide recommends twenty (20) to twenty-five (25) years for a Truck/Bus Repair Use.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District with an existing Specific Use Provision (SUP) [21-15] for a Truck/Bus Storage Use and 2) a Plan for a Truck/Bus Repair Use.



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PLAN COMMISSION

On November 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District and 2) a Plan for a Truck/Bus Repair Use.



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GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. e.

Meeting Date: 12/05/2023

Item Title: Z 23-39 Peak Health Diagnostics (District 8)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use.

LOCATION

1605 North Garland Avenue

OWNER

Dynamix Holdings, LLC

PLAN COMMISSION RECOMMENDATION

On November 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Industrial (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use.

BACKGROUND

The subject property is an existing building that contains two (2) other medical/dental office use suites. The applicant intends to occupy an empty suite for the medical lab. The lab would use a PCR machine for simple medical tests including testing for UTI, Flu A, Flu B, RSV, and COVID. A Specific Use Provision (SUP) is required in the Community Office District for a laboratory.

SITE DATA

The 0.834-acre site is accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Planned Development (PD) 82-17 District for Community Office Uses. There are two (2) occupied suites for medical/dental office uses. The applicant wishes to move into a vacant suite that is 2,420 square feet.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 2,420 square-foot suite [Suite A] for a Laboratory, Analytical or Research (indoor) Use.
2. The Laboratory, Analytical or Research (indoor) Use requires a Specific Use Provision in the Planned Development (PD) District 82-17 for Community Office Use.
3. The applicant proposes the SUP time period of twenty-five (25) years. The SUP time period guide does not have a recommended time period for a Laboratory, Analytical or Research (indoor) Use.
4. No deviations from the Garland Development Code (GDC) are being requested with this application.

COMPREHENSIVE PLAN

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The proposed use aligns with other similar medical (non-residential) uses within the existing building, which supports surrounding neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are all zoned Single-Family-7 (SF-7) District. While there is no non-residential use in the immediate area outside of the Church bordering the property to the North, the site was purposely zoned for Community Office (originally health services) Use and the building currently contains three similar medical/dental office establishments.

The proposal is compatible with the surrounding area and existing site.

Attachments

Z 23-39 Location Map

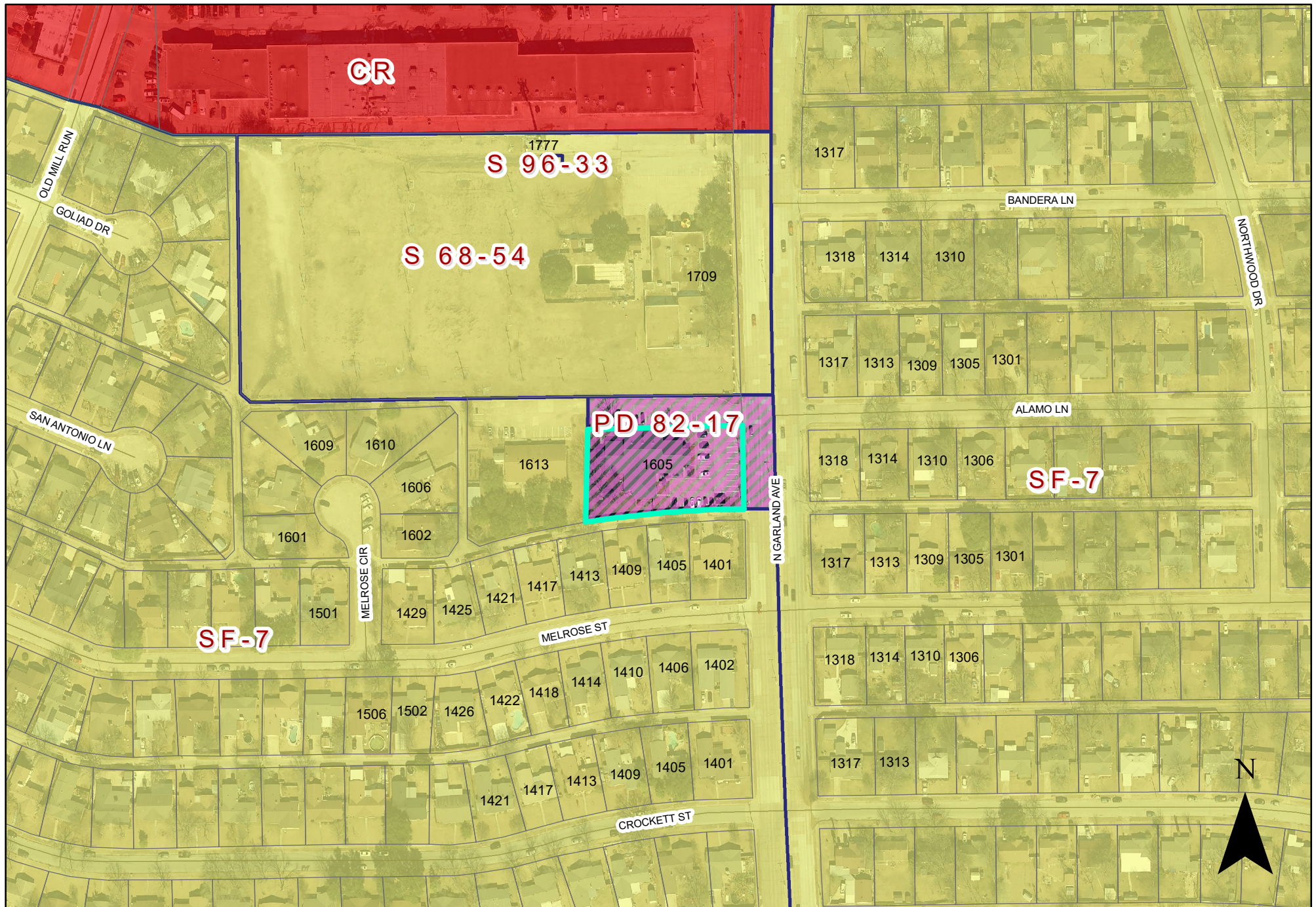
Z 23-39 SUP Conditions

Z 23-39 Exhibits

Z 23-39 R&M

Z 23-39 Responses

Z 23-39 Staff Presentation



0 125 250 Feet
1 inch = 192 feet

ZONING MAP Z 23-39

 INDICATES AREA OF REQUEST

1605 North Garland Avenue, Suite A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-39

1605 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laboratory, Analytical or Research (indoor) Use
- 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 Planned Development (PD) 82-17 District & Community Office (CO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

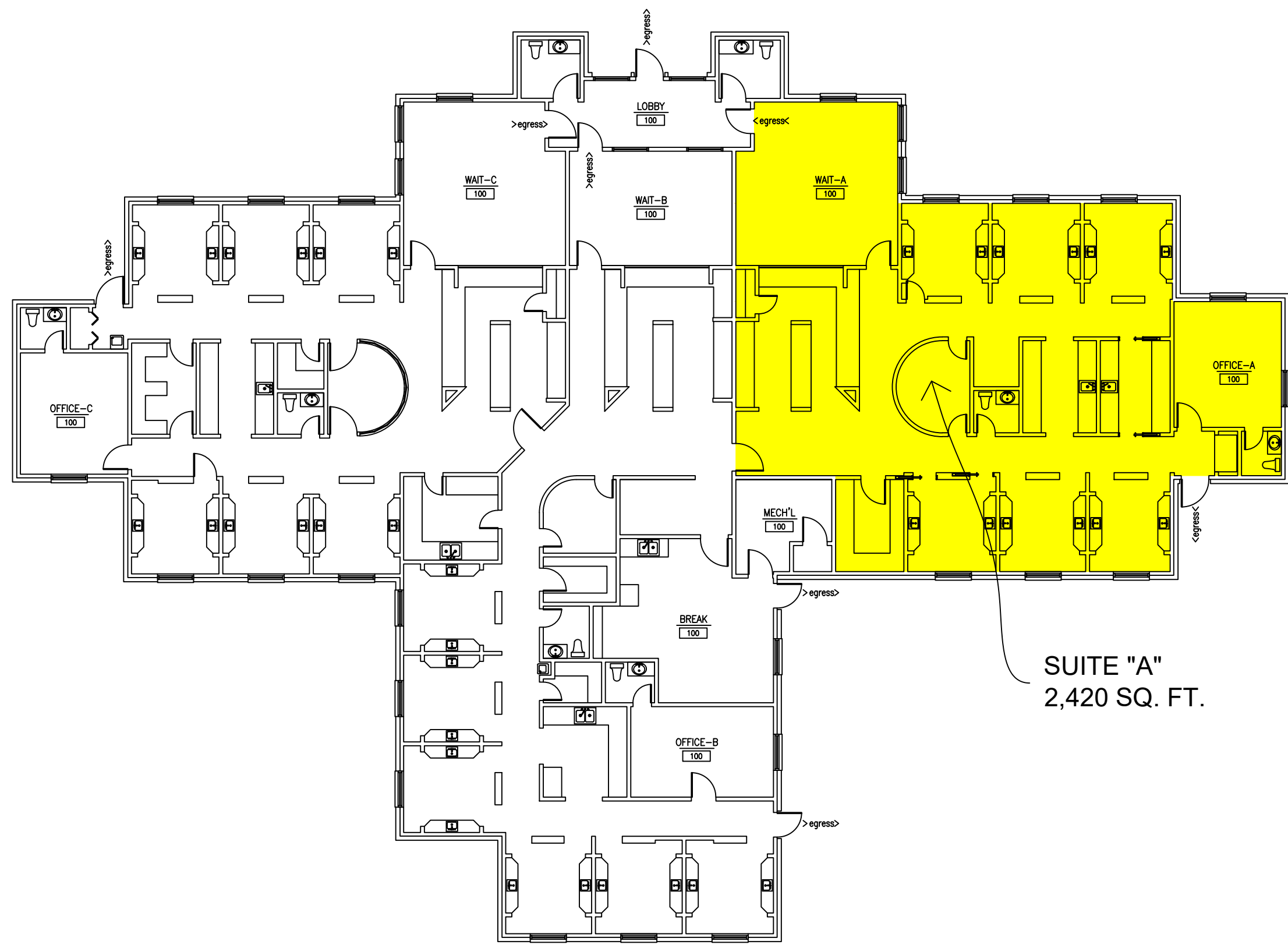
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

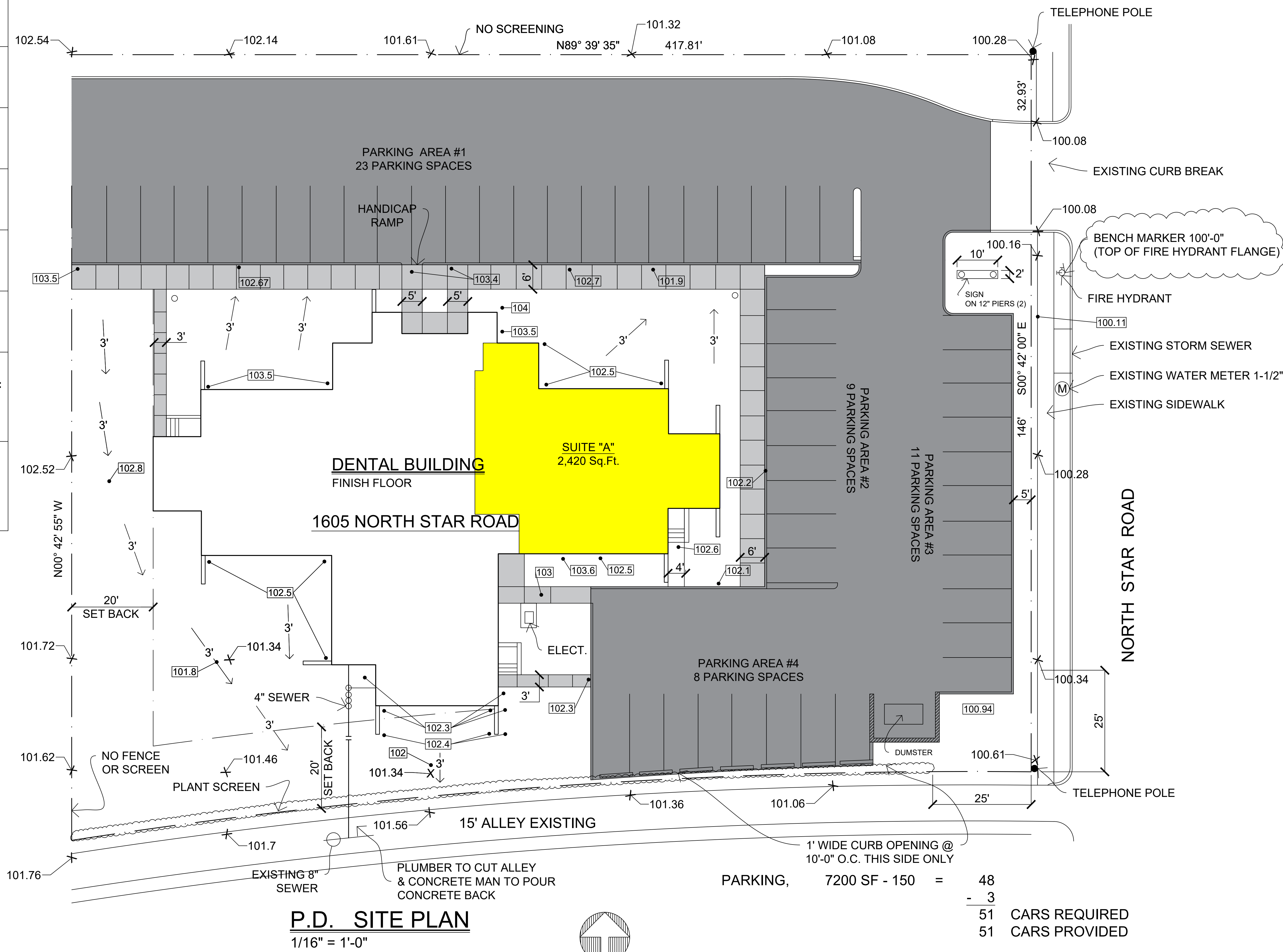
- A. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

SITE DATA TABLE

TOTAL SITE AREA	42,675 SQ. FT.	
TOTAL BUILDING AREA	7,535 SQ. FT.	
TOTAL SUITE "A" AREA	2,420 SQ. FT.	
PARKING AREA #1	3,620 SQ. FT.	23 PARKING SPACES
PARKING AREA #2	1,305 SQ. FT.	9 PARKING SPACES
PARKING AREA #3	1,555 SQ. FT.	11 PARKING SPACES
PARKING AREA #4	1,295 SQ. FT.	8 PARKING SPACES
PARKING RATIO IS 1/1,000 GFA OR 5 VISITORS + 1/EMPLOYEE AT MAXIMUM SHIFT, WHICHEVER IS GREATER.	AVERAGE PARKING SPACE = 17'x8.5' = 145 SQ.FT.	
PARKING REQUIRED COUNT 5 VISITORS & 5 EMPLOYEES AT MAX SHIFT	TOTAL PARKING ALLOTTED FOR SUITE "A" = 10 PARKING SPACES	

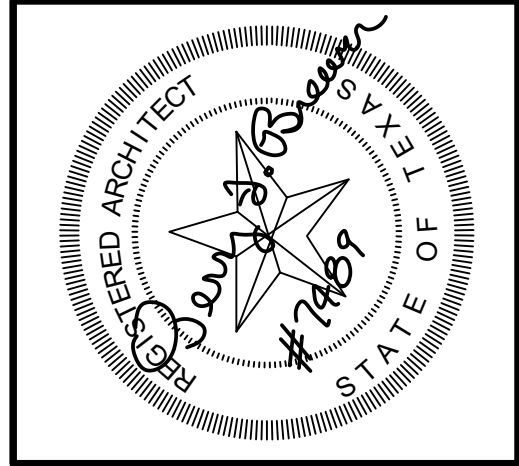


BUILDING FLOOR PLAN
1/16" = 1'-0"



SUITE "A" PARKING AREAS SIDEWALK

ME-1



TERRY F. BREWER & ASSOCIATES
3606 Marvin D. Love
Dallas Texas 75224
372-1562

NORTH GARLAND DENTAL BUILDING
NORTH STAR ROAD, GARLAND TEXAS

DATE: 4-26-82

REVISION: 3/9/83

JOB NO. 8203

SHEET NO.
A.1
OF:

REPORT & MINUTES

P.C. Meeting, November 13, 2023

3f. APPROVED Consideration of the application of **Peak Health Diagnostics**, requesting approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use. This property is located at 1605 North Garland Avenue. (District 8) (File Z 23-39).

The applicant, Mohammed Imran, 9249 Kildare Ave., Skokie, IL, remained available for questions.

Commissioner Abell asked the applicant to clarify how many employees would be at the facility as well as what the hours of operation would be.

The applicant explained that there would be a total of five employees and the hours of operation would be 9 a.m. to 5 p.m.

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris.
Motion carried: 9 Ayes, 0 Nays.



0 125 250 Feet
1 inch = 192 feet

ZONING MAP Z 23-39

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1605 North Garland Avenue

Comment Form

Case Z 23-39

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

Z 23-39 Peak Health Diagnostics. El solicitante propone un uso de laboratorio en un edificio de consultorios médico/dental existente. El sitio está ubicado en 1650 North Garland Avenue, Suite A. (Distrito 8)

Z 23-39 Peak Health Diagnostics. Người nộp đơn đề xuất sử dụng phòng thí nghiệm trong tòa nhà văn phòng y tế/nha khoa hiện có. Địa điểm tọa lạc tại 1650 North Garland Avenue, Suite A. (Quận 8)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

ALEX LAGO / ADMINISTRATOR

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1605 N GARLAND AVE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

11/3/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 23-39

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

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☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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RONALD A BARON (ADMINISTRATOR)

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1605 N. GARLAND AVE. SUITE A

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND

TEXAS

City, State / Estado de la Ciudad / Thành bang

750409417

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

11/03/2023

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 23-39

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

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DANIEL R MATTHEWS

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1413 CROCKETT ST

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Daniel R Matthews

Signature / Firma / Chữ ký

11-4-2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 23-39

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Larry N. Palmer

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1414 Melrose Street

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Qhính

Larry N. Palmer

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 23-39

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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ROBERT H. SMITH, JR DDS TENANT

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1605 N. GARLAND AVE STE B (TENANT)

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

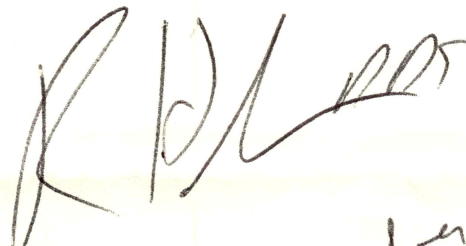
Robert H. Smith, Jr. D.D.S.
Family Dentistry

Again, concerning zoning case Z 23-39

After going to the Garland Planning Department, I received much more accurate and correct information concerning the operations of Peak Health Diagnostics. I realize my earlier decision to not support the zoning change request was based on erroneous and inaccurate information. I have also received correct information from other sources I reached out to. There are no concerns with any airborne issues at all and no concern with the operations of the lab now due to the accurate and more timely information. My earlier letter was largely based, quite frankly, on wrong information I received. I will leave it at that.

ALL of my concerns have been answered in a positive way, so I am sorry for my earlier urging for a rejection of the proposal.

Please, due to accurate information now received, I urge for APPROVAL of the zoning change request. This lab will be a good fit in our building.


November 10, 2023


Comment Form

Case Z 23-39

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Todd A Vinyard, OWNER Lynda C Vinyard, OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1409 ME/ROSE STREET

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TEXAS 75042-4245

City, State / Estado de la Ciudad / Thành bang

75042-4245

Zip Code / Código postal / Mã B u Chính

Todd A. Vinyard Lynda C Vinyard

Signature / Firma / Chữ ký

Date / Fecha / Ngày

11.03.2023

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 23-39

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

LETTER AND SUPPORTING
DOCUMENT ENCLOSED.

1. PEAK HEALTH DIAGNOSTICS IS
~~NOT~~ ACCREDITED BY THE BETTER BUSINESS
BUREAU, IN FACT, THE BBB HAS RATED
THE COMPANY AS F WITH NUMEROUS
COMPLAINTS ON FILE WITH THE BBB.

2. DO NOT APPROVE ANY LAB OR
ANYTHING MORE FOR THIS BUSINESS
UNTIL THEY ARE ACCREDITED BY THE
BETTER BUSINESS BUREAU.

3. THEIR ETHICS AND BUSINESS PRACTICES
WILL BE A DETRIMENT TO OUR NEIGHBORHOOD.

November 3, 2023

NO NO NO

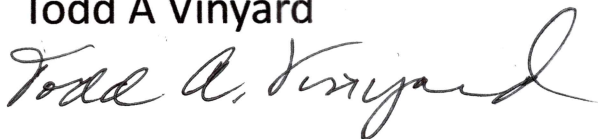
Peak Health Diagnostics is rated **F** by the Better Business Bureau

I do not support Peak Health Diagnostics installing a laboratory or anything more, than they currently have, until the COMPANY receives an approval rating from the Better Business Bureau.

Our neighborhood is in no need of F rated businesses to bring about neighborhood improvement. If this is approved it will be neighborhood dis-improvement. Please do not approve the zoning request.

Thank you,

Todd A Vinyard



Lynda C Vinyard



NOV 9 '23 PM 3:40



**Not BBB
Accredited**

Business Profile

Peak Health Diagnostics, LLC

Diagnostic Testing

 Multi Location Business

ADDITIONAL BUSINESS INFORMATION

Additional Info:

On July 20, 2023, BBB notified Peak Health Diagnostics, LLC of concerns in consumer complaints regarding the company's marketplace practices. Specifically, BBB identified a pattern of complaints where consumers alleged that Peak Health Diagnostics, LLC:

[See all additional business information](#)

- sends unsolicited COVID tests to personal residences via postal mail;
- sends expired COVID tests via postal mail;
- fraudulently billing respective Medicare and/or private insurance(s) for unsolicited COVID tests;

Contact Information

 1840 N Greenville Ave Ste 178
Richardson, TX 75081

or complaints and the investigation was closed on August 16, 2023, as failed to respond.

By the Federal Trade Commission based on the results of an investigation of these claims.

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Average of 12 Customer Reviews

[Read Reviews](#)

[Start a Review](#)

Customer Complaints

44 complaints closed in last 3 years

44 complaints closed in last 12 months

[Read Complaints](#)

[File a Complaint](#)

Related Categories

[Diagnostic Testing](#)

Business Details

This is a multi-location business.

Location of This Business

This website uses cookies to analyze traffic, assist with navigation, and improve your experience. You can learn more about our cookies in our [Privacy Policy](#).

es,
or M
Me

F

THIS BUSINESS IS NOT BBB ACCREDITED

[Search for Accredited
Businesses in this category](#)

Years in Business: 1

**Customer Reviews are not used in the calculation of
BBB Rating**

[Reasons for BBB Rating](#)

Customer Complaints

44 Customer Complaints

Years in Business: 1**Business Started:** 5/27/2022**Business Started Locally:** 5/27/2022**Type of Entity:** Limited Liability Company (LLC)**Related Businesses**[CMIU LLC](#)**Business Management**

Mr. Mohammed Imran, Managing Member
CMIU LLC, Managing Member

Contact Information

Customer Contact

Mr. Mohammed Imran, Managing Member

Additional Contact Information

Fax Numbers

(214) 983-1109 Other Fax

Phone Numbers

[\(214\) 396-4197](#) Other Phone**Complaint Type:** Problems with Product/Service**Status:** Unanswered

08/04/2023

This company sent COVID test kits to me without my having ordered them. They then charged my insurance ***** for these unrequested tests. This is certainly fraud. I do not need the tests as I already have some and could buy more at the pharmacy if needed. They are taking advantage of unsuspecting people.

Customer Reviews

12 Customer Reviews

What do you think? Share your review.[How BBB Processes Complaints and Reviews](#)[Start a Review](#)**Most Recent Customer Review**

Karen V



08/31/2023

Peak Health Diagnostics is raking in ***** money by sending un-ordered COVID test kits (often expired, or about to expire). They bill ***** \$200 and ***** pays \$94. Thats wasted taxpayer...

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Local BBB

BBB serving North Central Texas

[More Info on Local BBB](#)

BBB Reports On

BBB reports on known marketplace practices.

[See What BBB Reports On](#)

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When considering complaint information, please take into account the company's size and volume of transactions, and understand that the nature of complaints and a firm's responses to them are often more important than the number of complaints.

BBB Business Profiles generally cover a three-year reporting period. BBB Business Profiles are subject to change at any time. If you choose to do business with this business, please let the business know that you contacted BBB for a BBB Business Profile.

As a matter of policy, BBB does not endorse any product, service or business.

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Comment Form

Case Z 23-39

Z 23-39 Peak Health Diagnostics. The applicant proposes a laboratory use in an existing medical/dental office building. The site is located at 1650 North Garland Avenue, Suite A. (District 8)

Z 23-39 Peak Health Diagnostics. El solicitante propone un uso de laboratorio en un edificio de consultorios médico/dental existente. El sitio está ubicado en 1650 North Garland Avenue, Suite A. (Distrito 8)

Z 23-39 Peak Health Diagnostics. Người nộp đơn đề xuất sử dụng phòng thí nghiệm trong tòa nhà văn phòng y tế/nha khoa hiện có. Địa điểm tọa lạc tại 1650 North Garland Avenue, Suite A. (Quận 8)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

MARIA LAIGO - PRESIDENT

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1605 N GARLAND AVE

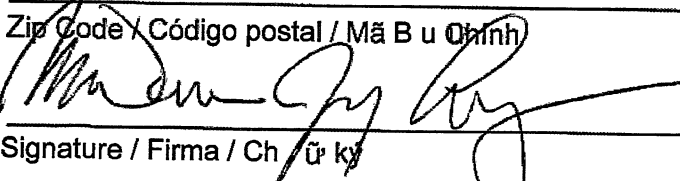
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND

City, State / Estado de la Ciudad / Thành bang

TX 75040

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

11/10/23

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 23-39

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Vicky L Opine.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1314 Alamo Ln

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Vicky L Opine

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



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The applicant requests approval of a Specific Use Provision for a Medical Laboratory.

City Council Meeting

December 5, 2023

Z 23-39

CASE INFORMATION

Location: 1605 North Garland Avenue

Applicant: Peak Health Diagnostics

Owner: Dynamix Holdings, LLC

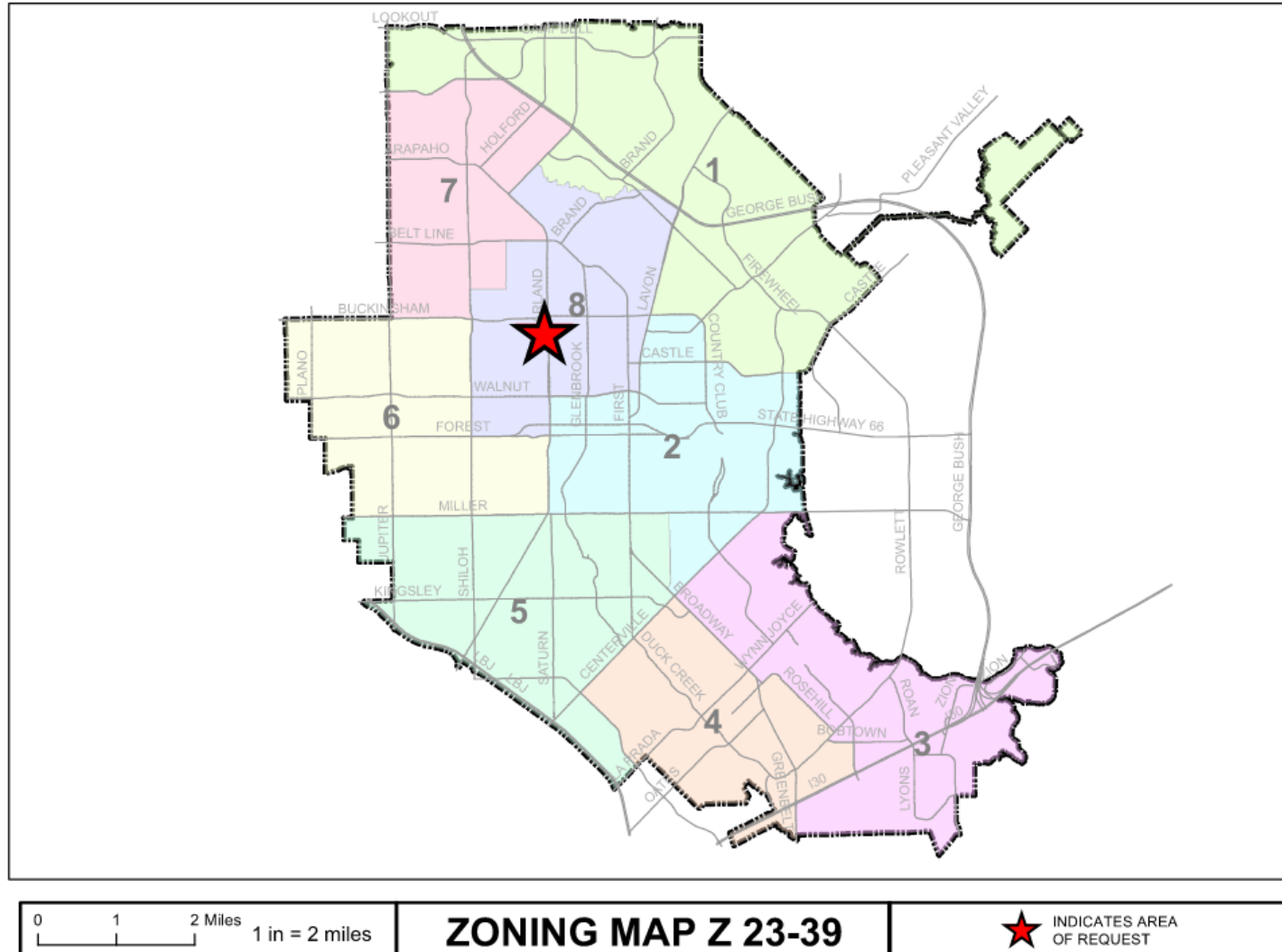
Acreage: 0.834-acres

Zoning: Planned Development (PD) District 82-17



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CITYWIDE LOCATION MAP

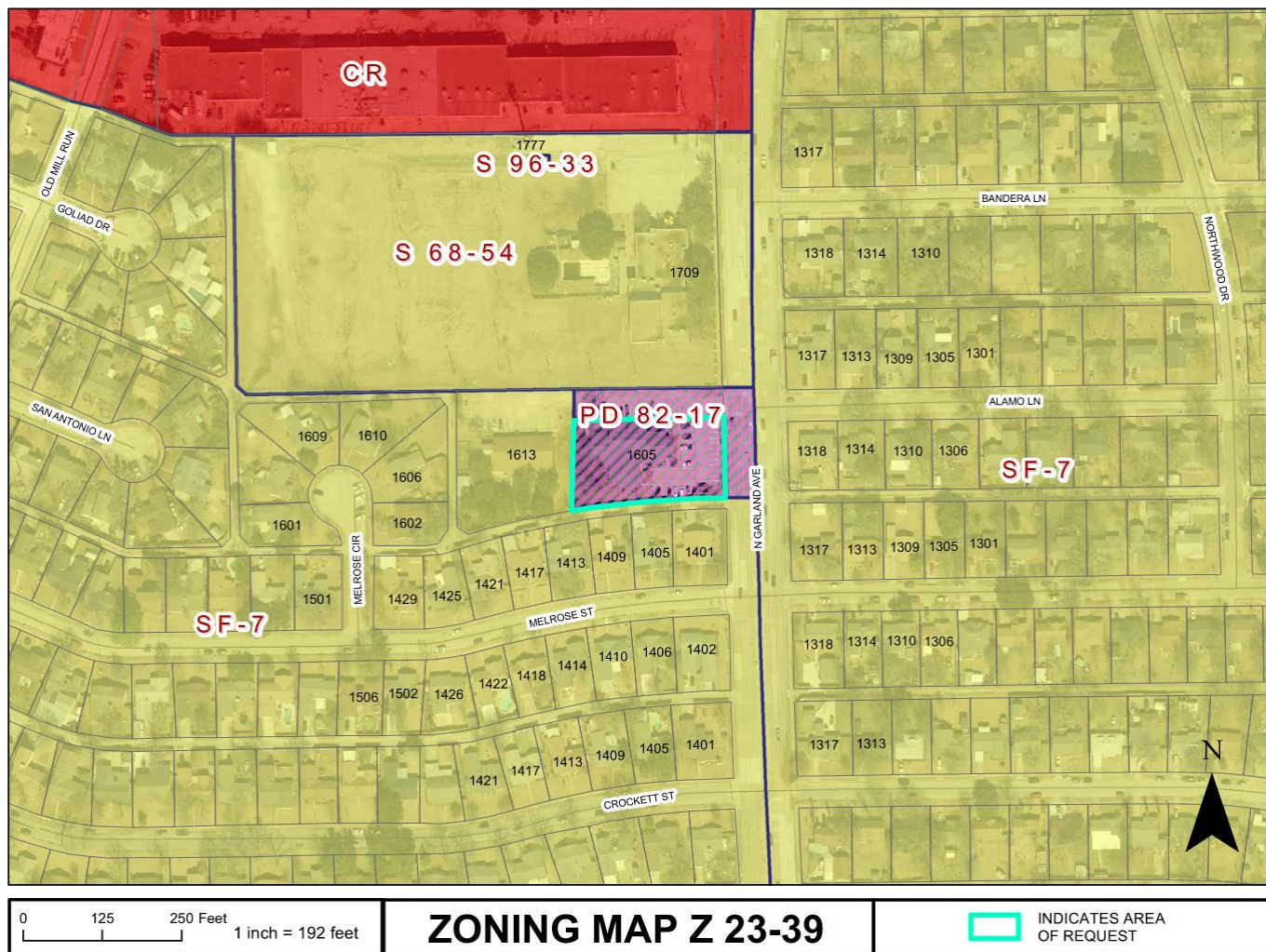


Z 23-39



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LOCATION MAP



1605 North Garland Avenue, Suite A

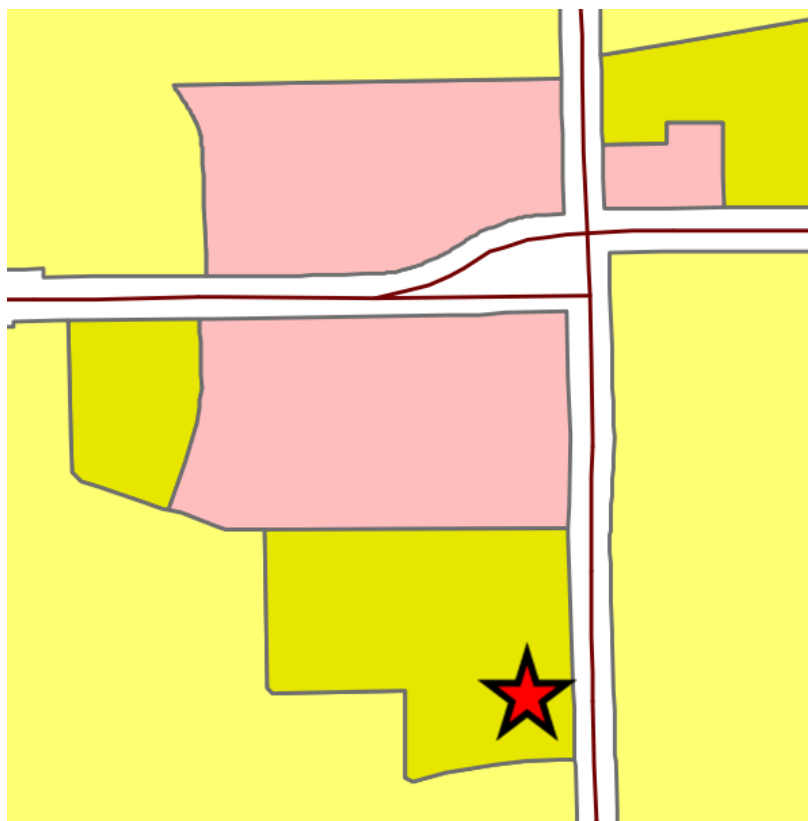
Z 23-39



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COMPREHENSIVE PLAN

 *Compact Neighborhoods*



Z 23-39



COMPREHENSIVE PLAN

- Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The proposed use aligns with other similar medical (non-residential) uses within the existing building, which supports surrounding neighborhoods.

PHOTOS



View of the subject site West from North Garland Ave



View from the subject site looking East across North Garland Ave



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PHOTOS



View from the subject site looking North along North Garland Ave

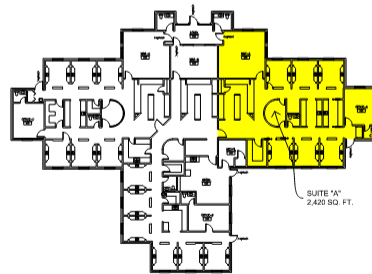


View from the subject site South along North Garland Ave

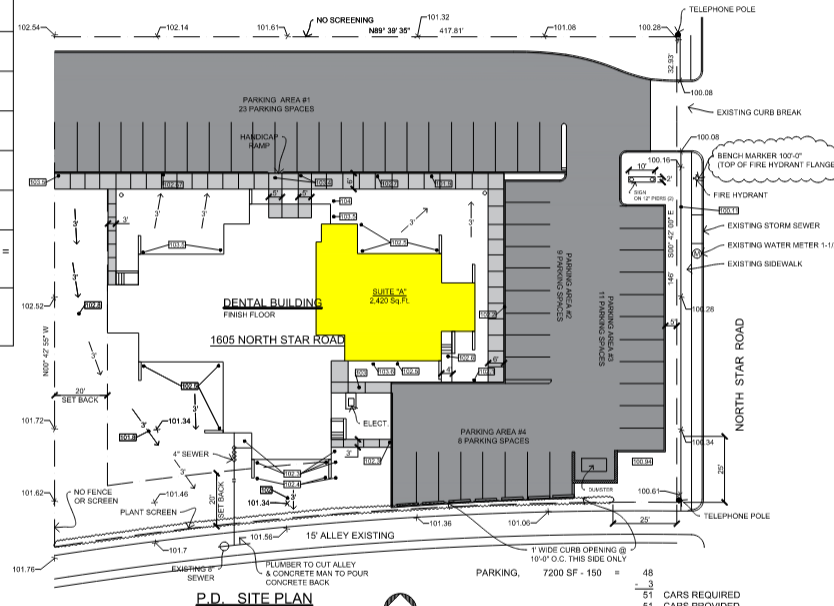
SITE PLAN

EXHIBIT C

SITE DATA TABLE		
TOTAL SITE AREA	42,675 SQ. FT.	
TOTAL BUILDING AREA	7,535 SQ. FT.	
TOTAL SUITE "A" AREA	2,420 SQ. FT.	
PARKING AREA #1	3,620 SQ. FT.	23 PARKING SPACES
PARKING AREA #2	1,305 SQ. FT.	9 PARKING SPACES
PARKING AREA #3	1,555 SQ. FT.	11 PARKING SPACES
PARKING AREA #4	1,295 SQ. FT.	8 PARKING SPACES
PARKING RATIO IS 1/1,000 GFA OR 5 VISITORS + 1/EMPLOYEE AT MAXIMUM SHIFT, WHICHEVER IS GREATER.	AVERAGE PARKING SPACE = 17'x8.5' = 145 SQ.FT.	
PARKING REQUIRED COUNT 5 VISITORS & 5 EMPLOYEES AT MAX SHIFT	TOTAL PARKING ALLOTTED FOR SUITE "A" = 10 PARKING SPACES	



BUILDING FLOOR PLAN
1/16" = 1'-0"



SUITE "A" PARKING AREAS SIDEWALK



TERRY F. BREWER & ASSOCIATES
3606 Marvin D. Lowe
Dallas, Texas 75224
972.456.62

NORTH GARLAND DENTAL BUILDING
NORTH STAR ROAD, GARLAND TEXAS

DATE: 4-26-82

REVISION: 3/9/89

JOB NO. 8206

SHEET NO.
A.1
OF

ME-1



SPECIFIC USE PROVISION

1. The applicant proposes to use an existing 2,420 square-foot suite [Suite A] for a Laboratory, Analytical or Research (indoor) Use.
2. The Laboratory, Analytical or Research (indoor) Use requires a Specific Use Provision in the Planned Development (PD) District 82-17 for Community Office Use.
3. The applicant proposes the SUP time period of twenty-five (25) years. The SUP time period guide does not have a recommended time period for a Laboratory, Analytical or Research (indoor) Use.
4. No deviations from the Garland Development Code (GDC) are being requested with this application.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Planned Development (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use.

PLAN COMMISSION RECOMMENDATION

On November 13, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Specific Use Provision for a Laboratory, Analytical or Research (indoor) Use on a property zoned Industrial (PD) District 82-17 and 2) a Plan for a Laboratory, Analytical or Research (indoor) Use.



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