



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, December 1, 2020
7:00 p.m.

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

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_KDXa264QQkyvO2q43ZDE5Q

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 953 9267 0367

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.



COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.
2. Do not take things personal.
3. Project a positive attitude.
4. Focus on issues, not on the person.
5. Be prepared to discuss issues.
6. Maintain decorum.
9. Follow goals, principles and action agenda.
10. Decide, vote and move on.
11. Avoid ambushes - Council or staff.
12. Talk to staff before meetings.
13. Vote our convictions, but be willing to compromise "What is best for Garland."
14. Follow Roberts Rules of Order consistently.

- 7. Keep your sense of humor.
- 8. Honor and respect each other; accept each other as individuals.
- 15. Agree to disagree.
- 16. Be open and honest.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

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 17, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. Replacement Pursuit Interceptors for Garland Police Department Bid No. 2020-21

Sam Pack's Five-Star Ford

\$267,525.00

This request is for the purchase of five (5) replacement Ford Explorer Hybrid Police Interceptor Vehicles to be used by the Garland Police Department in their daily operations.

- b. GP&L and TMPA SCADA/EMS Remote Terminal Units and Meters** **Bid No. 0189-216**

Schweitzer Engineering Laboratories, Inc. \$147,400.50

This request is for the as-needed purchase of remote terminal units and meters for GP&L and TMPA SCADA/EMS systems. All TMPA-related expenses will be reimbursed at 100%.

- c. Annual Software Maintenance for GP&L Computer Systems** **Bid No. 0190-21**

SHI Government Solutions Inc. \$393,220.57

This request is for the renewal of annual maintenance and support for Microsoft EA, backup application, anti-virus and other security and malware applications, data replication application, monitoring and reporting applications, and mail archiving applications on GP&L systems.

- d. GP&L Pump Repair and Reconditioning Service** **Bid No. 0930-18**

C I E \$343,898.61

This request is to approve a Change Order for additional funding for GP&L pump repair and reconditioning services.

- e. Security Cameras and Access Control Systems** **Bid No. 0254-21**

Preferred Technology Solutions \$160,000.00

This request is to provide security camera and access control system replacements and maintenance for GP&L substations on an as-needed-basis. This approval is for a Term Agreement with four (4) optional renewals.

- f. GP&L Construction Oversight & Field Project Management Services** **Bid No. 1110-20**

TechServ Consulting & Training, LTD \$300,000.00

This request is to obtain construction oversight and field project management services for GP&L Transmission and Distribution CIP projects. This approval is for a Term Agreement with four (4) optional renewals.

g. GP&L Substation Disconnect Switches

Bid No. 1389-206

Pascor Atlantic

\$1,000,000.00

This request is to provide 138kV and 345kV disconnect switches on an as-needed basis to be used in GP&L and TMPA Substations. This will allow for the continuity of switch types installed in the field as well as a standardized inventory of replacement parts. This approval is for a Term Agreement with four (4) optional renewals.

h. Oakland to McCree OPGW Construction

Bid No. 1434-20

Utility Construction Services, LLC

\$376,589.06

Optional Contingency

56,488.35

TOTAL:

\$433,077.41

This request is to obtain construction services for the installation of optical ground wire (OPGW) on the existing Oakland to McCree 69kV Transmission Line. Services also include the modification of transmission structures and substation dead ends to accommodate a single 138kV three-phase circuit of ACSS/TW 1929.6 conductor and underbuild. This is part of the McCree to Oakland Transmission Line Fiber CIP project. An Optional Contingency is included for additional work that may be required.

**i. Rowlett Creek Wastewater Treatment Plant
Secondary Clarifiers and Trickling Filters
Evaluation Project**

Bid No. 0243-21

Arcadis U.S., Inc.

\$103,514.00

Optional Contingency

10,000.00

TOTAL:

\$113,514.00

This request is to obtain engineering services for evaluation of the secondary clarifiers and trickling filters at the Rowlett Creek Wastewater Treatment Plant. Services include assessment of the physical condition of the trickling filters and secondary clarifiers, determination of the trickling filter media remaining service life, evaluation of the mechanical equipment, and evaluation of the return activated sludge pump station hydraulics. This was included as part of the 2016 Wastewater Treatment Master Plan. An Optional Contingency is included for any additional work that may be required.

- j. Design Services for Ridgewood, Vista, Celeste Alley, and Forestbrook Wastewater Main Replacement** **Bid No. 0169-21**

Lam Consulting Engineering **\$232,080.00**

This request is to obtain professional engineering services for replacing wastewater lines at the following locations: the alley between E. Ridgewood Drive and Vista Drive from Cumberland Drive to Dairy Road, the alley between Vista Drive and E. Celeste Drive from Cumberland Drive to Dairy Road, and Forestbrook Drive from Pleasant Valley Road to the cul-de-sac.

- k. Design Services for Ford and Belmont Alley Wastewater Main Replacement** **Bid No. 0210-21**

Kimley-Horn and Associates, Inc. **\$135,700.00**

This request is to obtain the design of approximately 3,000 linear feet of 6" wastewater main replacement, including manholes and service laterals. The wastewater mains are primarily located within existing alleys at the following locations: Clark and Ford Street, Oak and Hiland Street, and Belmont Drive and Hiland Street.

- l. GP&L Olinger to Wylie East 138kV Transmission Line Upgrade** **Bid No. 0009-21**

Maslonka Powerline Services	\$2,971,850.75
Optional Contingency	<u>297,185.00</u>
TOTAL:	\$3,269,035.75

This request is to obtain all construction, labor, and equipment necessary for upgrades to the Olinger to Wylie 138kV Transmission Line. This project will cross Lake Lavon and includes the installation of sixteen (16) new steel structures, conductor, and hardware. This is part of the approved Olinger to Wylie East Circuit CIP project. An Optional Contingency is included for additional work that may be required.

3. Purchase of Real Property for Fire Station No. 7

Consider by minute action ratifying a real property contract for the purchase of land for the future site of fire station no. 7 in the amount of \$745,626.00. Council was provided a written briefing on this item during the November 30, 2020 work session.

4. **Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.**

- a. **Zoning File No. Z 20-21, Development Engineering Consultants, LLC (District 3)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change of Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan for Single-Family Detached Units on a 1.00-acre tract of land located at 4926 Locust Grove 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; 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.

5. **Hold public hearing(s) on:**

- a. **Public Hearing to expand the boundaries of TIF #1 and revise the Project and Financing Plan**

At the August 31, 2020, Work Session, Council requested that staff bring forward a recommendation to the Board of Directors of the Tax Increment Financing (TIF) Zone #1 to expand the boundaries of the Forest/Jupiter area of the TIF to include Montgomery Park. In addition, Council requested that a portion of the tax increment be dedicated toward projects in the Forest/Jupiter area (specifically Montgomery Park). The Board of Directors held a meeting on October 14, 2020 and unanimously approved moving forward with this recommendation.

Sec. 311.003. of the Texas Tax Code specifies the procedure for expanding the boundaries and modifying the Project and Financing Plans of 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 and amend the Project and Financing Plan.

- b. Consider an ordinance expanding the boundaries of TIF #1 and revising the Project and Financing Plan**

At the November 16, 2020, Work Session, Council directed Staff to proceed with expanding the boundaries and modifying the Project and Financing Plan for Tax Increment Financing Reinvestment Zone #1.

- c. Consider a Zoning request by Monk Consulting Engineers to build a church at 2201 East Miller Road and 2214 East Centerville Road in District 2.**

Consideration of the application of Monk Consulting Engineers, requesting approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single Family-7 Uses. This property is located at 2201 East Miller Road and 2214 East Centerville Road. (File No. Z 19-40, District 2)

- d. Consider a Detail Plan request by Monk Consulting Engineers to build a church at 2201 East Miller Road and 2214 East Centerville Road in District 2.**

Consideration of the application of Monk Consulting Engineers, requesting approval of a Detail Plan for a Church or Place of Worship. This property is located at 2201 East Miller Road and 2214 East Centerville Road. (File No. Z 19-40, District 2)

- e. Consider a Zoning request by Spiars Engineering to modify an existing pylon sign at 3414 Broadway Boulevard in District 3.**

Consideration of the application of Spiars Engineering, requesting approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses to allow deviations for the existing nonconforming Pylon Sign. This property is located at 3414 Broadway Boulevard. (File No. Z 20-30, District 3)

- f. Consider a Detail Plan request by Spiars Engineering to modify an existing pylon sign at 3414 Broadway Boulevard in District 3.**

Consideration of the application of Spiars Engineering, requesting approval of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign. This property is located at 3414 Broadway Boulevard. (File No. Z 20-30, District 3)

g.

Consider a Zoning request by Masterplan to build an apartment complex with forty-eight (48) dwelling units at 5751 Marvin Loving Drive in District 3.

Consideration of the application of Masterplan, requesting approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use. This property is located at 5751 Marvin Loving Drive. (File No. Z 19-31, District 3)

h.

Consider a Detail Plan request by Masterplan to build an apartment complex with forty-eight (48) dwelling units at 5751 Marvin Loving Drive in District 3.

Consideration of the application of Masterplan, requesting approval of a Detail Plan for Multi-Family Use. This property is located at 5751 Marvin Loving Drive. (File No. Z 19-31, District 3)

i. Consider a Zoning request by Nationwide Construction to build a church at 1706, 1710, and 1714 Pleasant Valley Road in District 1.

Consideration of the application of Nationwide Construction, requesting approval of an Amendment to Planned Development (PD) District 07-42 to add a Church/Place of Worship. This property is located at 1706, 1710, and 1714 Pleasant Valley Road. (File No. Z 20-25, District 1)

j. Consider a Detail Plan request by Nationwide Construction to build a church at 1706, 1710, and 1714 Pleasant Valley Road in District 1.

Consideration of the application of Nationwide Construction, requesting approval of a Detail Plan for a Church/Place of Worship. This property is located at 1706, 1710, and 1714 Pleasant Valley Road. (File No. Z 20-25, District 1)

6. 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.

7. 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 Regular Session Agenda

1.

Meeting Date: 12/01/2020

Item Title: Minutes November 17

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the November 17, 2020 Regular Meeting.

Attachments

Minutes November 17



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, November 17, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member Deborah Morris
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick
Council Member B. J. Williams

Absent: Council Member Jerry A. Nickerson

Also Present: Deputy City Manager Mitch Bates
City Attorney Brad Neighbor
City Secretary Eloyce René Dowl

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CONSENT AGENDA

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Motion was made by Deputy Mayor Pro Tem Robert Vera, and seconded by Council Member Dylan Hedrick to approve the Consent Agenda as presented.
Motion carried:

AYE: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member Deborah Morris
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

1. **APPROVED** Consider approval of the minutes of the November 10, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Cartegraph Work/Operations Management Bid No. 0327-20
Software Maintenance and Support

Cartegraph Systems, Inc. \$152,000.00

This request is for the renewal of the annual support and maintenance for the work/operations management software used by the Streets, Transportation and Park Departments.

b. **APPROVED** TMPA Vegetation Maintenance Bid No. 0170-21

Nelson Tree Service \$341,104.00

This request is to provide tree-trimming services and vegetation management for the TMPA transmission lines and rights-of-way. This approval is for a Term Agreement with four optional renewals.

c. APPROVED GP&L and TMPA Transformer Services Bid No. 1379-20

City Transformer Service \$750,000.00

This request is to provide substation and extra high voltage transformer and breaker services for GP&L and TMPA. This approval is for a Term Agreement with four optional renewals.

d. APPROVED Animal Shelter and Adoption Facility - Site Construction Bid No. 0492-20

Hill & Wilkinson General Contractors \$1,330,796.00

This request is for the construction of an early package of grading / utility improvements in support of the new Animal Shelter and Adoption Facility.

e. APPROVED GP&L Ben Davis Substation Security Fence Bid No. 1364-20

Tri-Con Services, Inc. \$2,484,000.00

This request is for the construction of a 2,365 linear foot security fence including grading and civil work at the Ben Davis Substation.

f. APPROVED Rick Oden Park Construction - Phase 1A Bid No. 0976-20

Dean Construction (Dean Electric, Inc.) \$2,212,108.00

This request is for early site grading and utilities construction at Rick Oden Park which will support the start of the Skate Park construction in early 2021.

g. iCIMS Applicant Tracking System Software Bid No. 0214-21

iCIMS \$77,237.97

iCIMS 83,417.01

TOTAL: \$160,654.98

This request is for a 24-month renewal of the Internet Collaborative Information Management Systems (iCIMS) applicant tracking software.

3. **APPROVED Ordinance No. 7180** amending Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

At the November 9, 2020 Work Session, Council discussed an ordinance to create specific rules for the use of the Downtown Square.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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4. **APPROVED Ordinance No. 7179** canvassing the results of a General Election for the purpose of electing Council Members to Districts 1, 2, 4 and 5 of the City of Garland, Texas and for the purpose of submitting to the voters a proposition regarding the use of a portion of Hollabaugh Park as a library for an election having been held on November 3, 2020; declaring the results of that election; and providing an effective date.

Council adopted the ordinance canvassing the November 3, 2020 election results.

NAME OF CANDIDATE	TOTAL VOTES	VOTE %
<u>COUNCILMEMBER, DISTRICT 1</u>		
David Gibbons	Dallas Co. 11, 576 Collin Co. 67	100%
<u>COUNCILMEMBER, DISTRICT 2</u>		
Deborah S. Morris	Dallas Co. 3,853	57.11%
Koni Ramos-Kaiwi	Dallas Co. 2,894	42.89%
<u>COUNCILMEMBER, DISTRICT 4</u>		
B. J. Williams	Dallas Co. 5,082	61.98%
Jim Bookhout	Dallas Co. 3,117	38.02%
<u>COUNCILMEMBER, DISTRICT 5</u>		
Rich Aubin	Dallas Co. 5,709	100%
<u>PROPOSITION A</u>	<u>FOR</u>	<u>AGAINST</u>
	Dallas Co. 60,840	16,283
	Collin Co. 100	14

Motion was made by Deputy Mayor Pro Tem Robert Vera, and seconded by Council Member Dylan Hedrick to adopt an ordinance canvassing the November 3, 2020 election results. Motion carried:

AYE: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member Deborah Morris
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

Broadcast a video of the swearing in of Council Members for Districts 2, 4 and 5.

The Honorable David Gibbons, District 1, presented comments regarding accomplishments during his time on Council and expressed his appreciation for the privilege of serving the citizens of Garland.

Council Member in District 2, Deborah S. Morris was sworn in by The Honorable Annie Dickson, form District 2 Council Member, also standing with her, Terry Morris, husband.

Newly elected Council Member in District 4, B. J. Williams was sworn in by Julian Brown.

Council Member in District 5, Rich Aubin was sworn in by Brad Neighbor, City Attorney, standing with him were his daughters: Antoinette, Olivia, Eleanor and Genevieve Aubin.

5. Hold public hearings on:

- a. **APPROVED Consider a Zoning request by Development Engineering Consultants, LLC to construct five (5) single-family detached homes at 4926 Locust Grove Road in District 3.**

Consideration of the application of Development Engineering Consultants, LLC, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver. This property is located at 4926 Locust Grove Road. (File No. Z 20-21, District 3) (This item was postponed from the October 20, 2020 Regular City Council Meeting per the applicant's request.)

Kimberly Hopkins, Development Planner gave the staff presentation, along with Will Guerin, Director of Planning. Speaker on this item was Daniel Stewart for the applicant.

There was discussion by the Council.

Motion was made by Council Member Deborah Morris, and seconded by Deputy Mayor Pro Tem Robert Vera to approve the application as presented.
Motion carried

AYE: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member Deborah Morris
Council Member B. J. Williams
Council Member Rich Aubin
Council Member Dylan Hedrick

b. APPROVED Consider a Detail Plan request by Development Engineering Consultants, LLC to construct five (5) single-family detached homes at 4926 Locust Grove Road in District 3.

Consideration of the application of Development Engineering Consultants, LLC, requesting approval of a Detail Plan for Single-Family Detached Units. This property is located at 4926 Locust Grove Road. (File No. Z 20-21, District 3) (This item was postponed from the October 20, 2020 Regular City Council Meeting per the applicant's request.)

Motion was made by Council Member Deborah Morris, and seconded by Deputy Mayor Pro Tem Robert Vera to approve with the modification requiring fencing around the development and a sidewalk connection as agreed to by the applicant. Motion carried:

AYE: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member Deborah Morris
Council Member B. J. Williams
Council Member Rich Aubin
Council Member Dylan Hedrick

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

7. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:16 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 12/01/2020

Item Title: Replacement Pursuit Interceptors for Garland Police Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0076-21

Purchase Justification:

This request is for the purchase of five (5) replacement Ford Explorer Hybrid Police Interceptor Vehicles to be used by the Garland Police Department in their daily operations.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. Caldwell Country Chevrolet did not submit a quote stating the required items as specified and is, therefore, deemed nonresponsive. Sam Pack's Five-Star Ford submitted the Lowest Responsible Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Sam Pack's Five-Star Ford	All	\$267,525.00
	TOTAL:	\$267,525.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 44455

Fiscal Impact

Total Project/Account: \$2,161,435

Expended/Encumbered to Date: 1,100,921

Balance: \$1,060,514

This Item: 267,525

Proposed Balance: \$792,989

Account #: 444-1245-9009

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Police Department

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 275

Budget Director Approval: Ron Young

Approval Date: 11/19/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/19/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 12/01/2020

Item Title: GP&L and TMPA SCADA/EMS Remote Terminal Units and Meters

Submitted By: Ananth Palani, Technology Services

Bid Number: 0189-21

Purchase Justification:

This request is for the as-needed purchase of remote terminal units and meters for GP&L and TMPA SCADA/EMS systems. All TMPA-related expenses will be reimbursed at 100%.

Evaluation:

Schweitzer Engineering Laboratories, Inc., is the manufacturer and Sole Source distributor of the SEL equipment currently in use at the GP&L and TMPA Substations.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Schweitzer Engineering Laboratories, Inc.	All	\$147,400.50
	TOTAL:	\$147,400.50

Basis for Award: Sole Source

Purchase Requisition #: 44478

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$147,401

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L and TMPA Substation Operating accounts and the Electric Communications Upgrades/Improvements CIP as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 233 and CIP - Page 273

Budget Director Approval: Ron Young Approval Date: 11/19/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/18/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 12/01/2020

Item Title: Annual Software Maintenance for GP&L Computer Systems

Submitted By: Ananth Palani, Technology Services

Bid Number: 0190-21

Purchase Justification:

This request is for the renewal of annual maintenance and support for Microsoft EA, backup application, anti-virus and other security and malware applications, data replication application, monitoring and reporting applications, and mail archiving applications on GP&L systems.

Evaluation:

A majority of the maintenance and support services (93%) is available from SHI Government Solutions, Inc., through multiple Department of Information Resources (DIR) and OMNIA Partners Cooperative Purchasing contracts. The remaining maintenance and support services (7%) will be awarded to SHI Government Solutions, Inc., in order to consolidate like services under one provider. This will not only streamline the contract management process but also capitalize on economies of scale.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
SHI Government Solutions Inc.	All	\$393,220.57
	TOTAL:	\$393,220.57

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44472

Fiscal Impact

Total Project/Account: \$2,594,679

Expended/Encumbered to Date: 457,082

Balance: \$2,137,597

This Item: 393,221
Proposed Balance: \$1,744,376
Account #: 211-3141-7121
Fund/Dept/Project – Description and Comments:
Electric Utility Fund / Garland Power & Light

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2020-21
Document Location: Oper. Budget - Page 233

Budget Director Approval:	Ron Young	Approval Date: 11/19/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/18/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 12/01/2020

Item Title: GP&L Pump Repair and Reconditioning Service

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 0930-18

Purchase Justification:

This request is to approve a Change Order for additional funding for GP&L pump repair and reconditioning services. This increase is driven by substantial deterioration and damage on the Olinger 3a circulating water pump and the repairs needed on the Olinger 2 condensate pump and circulating water pump. These repairs were necessary to achieve full unit availability.

Evaluation:

Anytime Pump Repair Service Company, dba C I E, was awarded the original Purchase Order BL 7447 in the amount of \$175,000 at the September 18, 2018, City Council meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
C I E	All	\$343,898.61
	TOTAL:	\$343,898.61

Basis for Award: Change Order

Purchase Requisition #: 44548

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$343,899
Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L
Production CIP and Operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 233 and CIP - Page 279

Budget Director Approval: Ron Young Approval Date: 11/20/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/19/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 12/01/2020

Item Title: Security Cameras and Access Control Systems

Submitted By: Ananth Palani, Technology Services

Bid Number: 0254-21

Purchase Justification:

This request is to provide security camera and access control system replacements and maintenance for GP&L substations on an as-needed-basis. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

The security camera and access control system replacements and maintenance will be provided by Preferred Technology Solutions through the OMNI Partners Cooperative Purchasing Contract R170501-TX.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Preferred Technology Solutions	All	\$160,000.00
	TOTAL:	\$160,000.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44493

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$160,000
Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Substations Operating and CIP accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 233 and CIP - Page 281

Budget Director Approval: Ron Young Approval Date: 11/19/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/19/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 12/01/2020

Item Title: GP&L Construction Oversight & Field Project Management Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1110-20

Purchase Justification:

This request is to obtain construction oversight and field project management services for GP&L Transmission and Distribution CIP projects. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria. TechServ Consulting & Training, LTD, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
TechServ Consulting & Training, LTD	All	\$300,000.00
	TOTAL:	\$300,000.00

Basis for Award: Best Value

Purchase Requisition #: 43691

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$300,000
Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Transmission and Distribution CIP projects as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP Pages 275, 278 & 280

Budget Director Approval: Ron Young

Approval Date: 11/20/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/20/2020

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 12/01/2020

Item Title: GP&L Substation Disconnect Switches

Submitted By: Steve Martin, Transmission Director

Bid Number: 1389-20

Purchase Justification:

This request is to provide 138kV and 345kV disconnect switches on an as-needed basis to be used in GP&L and TMPA Substations. This will allow for the continuity of switch types installed in the field as well as a standardized inventory of replacement parts. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on published criteria. Texas Electric Cooperatives, Inc., quoted an unapproved alternate and is, therefore, deemed nonresponsive. Pascor Atlantic received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Pascor Atlantic	All	\$1,000,000.00
	TOTAL:	\$1,000,000.00

Basis for Award: Best Value

Purchase Requisition #: 44149

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$1,000,000

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Substations Operating & CIP accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 233 and CIP - Page 281

Budget Director Approval: Ron Young Approval Date: 11/20/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/19/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 12/01/2020

Item Title: Oakland to McCree OPGW Construction

Submitted By: Steve Martin, Transmission Director

Bid Number: 1434-20

Purchase Justification:

This request is to obtain construction services for the installation of optical ground wire (OPGW) on the existing Oakland to McCree 69kV Transmission Line. Services also include the modification of transmission structures and substation dead ends to accommodate a single 138kV three-phase circuit of ACSS/TW 1929.6 conductor and underbuild. This is part of the McCree to Oakland Transmission Line Fiber CIP project. An Optional Contingency is included for additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria. Utility Construction Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Utility Construction Services, LLC	All	\$376,589.06
Optional Contingency		56,488.35
	TOTAL:	\$433,077.41

Basis for Award: Best Value

Purchase Requisition #: 44256

Fiscal Impact

Total Project/Account: \$1,205,000

Expended/Encumbered to Date: 208,357

Balance: \$996,643

This Item: 433,077
Proposed Balance: \$563,566
Account #: 210-3599-3144701-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young

Approval Date: 11/20/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/20/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 12/01/2020

Item Title: Rowlett Creek Wastewater Treatment Plant Secondary Clarifiers and Trickling Filters Evaluation Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 0243-21

Purchase Justification:

This request is to obtain engineering services for evaluation of the secondary clarifiers and trickling filters at the Rowlett Creek Wastewater Treatment Plant. Services include assessment of the physical condition of the trickling filters and secondary clarifiers, determination of the trickling filter media remaining service life, evaluation of the mechanical equipment, and evaluation of the return activated sludge pump station hydraulics. This was included as part of the 2016 Wastewater Treatment Master Plan. An Optional Contingency is included for any additional work that may be required.

Evaluation:

Arcadis U.S., Inc., was selected as the Most Qualified firm for this project from RFQ 0767-18.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Arcadis U.S., Inc.	All	\$103,514.00
Optional Contingency		10,000.00
	TOTAL:	\$113,514.00

Basis for Award: Most Qualified

Purchase Requisition #: 44542

Fiscal Impact

Total Project/Account: \$7,157,169

Expended/Encumbered to Date: 1,395,473

Balance: \$5,761,696

This Item: 113,514
Proposed Balance: \$5,648,182
Account #: 231-4211-7101
Fund/Dept/Project – Description and Comments:
Wastewater Utility Fund / Wastewater Treatment Administration

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2020-21
Document Location: Page 248

Budget Director Approval:	Ron Young	Approval Date: 11/19/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/18/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 12/01/2020

Item Title: Design Services for Ridgewood, Vista, Celeste Alley, and Forestbrook Wastewater Main Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0169-21

Purchase Justification:

This request is to obtain professional engineering services for replacing wastewater lines at the following locations: the alley between E. Ridgewood Drive and Vista Drive from Cumberland Drive to Dairy Road, the alley between Vista Drive and E. Celeste Drive from Cumberland Drive to Dairy Road, and Forestbrook Drive from Pleasant Valley Road to the cul-de-sac.

Evaluation:

Lam Consulting Engineering was selected as the Most Qualified firm for this project from RFQ 0960-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Lam Consulting Engineering	All	\$232,080.00
	TOTAL:	\$232,080.00

Basis for Award: Most Qualified

Purchase Requisition #: 44463

Fiscal Impact

Total Project/Account: \$4,598,000

Expended/Encumbered to Date: 828,157

Balance: \$3,769,843

This Item: 232,080

Proposed Balance: \$3,537,763
Account #: 230-4149-3219000-7101 & 651-4699-1442519-710120
Fund/Dept/Project – Description and Comments:
Wastewater CIP Fund / Rehab Sewer Collection Mains in Dirt Alleys: \$204,630
Streets 2019 Bond Fund / Paving of Unimproved Alleys: 27,450
Total: \$232,080

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: Pages 111 & 260

Budget Director Approval:	Ron Young	Approval Date: 11/19/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/18/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 12/01/2020

Item Title: Design Services for Ford and Belmont Alley Wastewater Main Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0210-21

Purchase Justification:

This request is to obtain the design of approximately 3,000 linear feet of 6" wastewater main replacement, including manholes and service laterals. The wastewater mains are primarily located within existing alleys at the following locations: Clark and Ford Street, Oak and Hiland Street, and Belmont Drive and Hiland Street.

Evaluation:

Kimley-Horn and Associates, Inc., was selected as the Most Qualified firm for this project from RFQ-0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kimley-Horn and Associates, Inc.	All	\$135,700.00
	TOTAL:	\$135,700.00

Basis for Award: Most Qualified

Purchase Requisition #: 44520

Fiscal Impact

Total Project/Account: \$4,250,000

Expended/Encumbered to Date: 892,730

Balance: \$3,357,270

This Item: 135,700

Proposed Balance: \$3,221,570

Account #: 230-4149-3219000-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP Fund / Rehab Sewer Collection Mains in Dirt Alleys

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: Page 260

Budget Director Approval: Ron Young

Approval Date: 11/19/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/18/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 12/01/2020

Item Title: GP&L Olinger to Wylie East 138kV Transmission Line Upgrade

Submitted By: Steve Martin, Transmission Director

Bid Number: 0009-21

Purchase Justification:

This request is to obtain all construction, labor, and equipment necessary for upgrades to the Olinger to Wylie 138kV Transmission Line. This project will cross Lake Lavon and includes the installation of sixteen (16) new steel structures, conductor, and hardware. This is part of the approved Olinger to Wylie East Circuit CIP project. An Optional Contingency is included for additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received. KV Power, LP, and FB Timberline did not quote all the specified line items and are, therefore, deemed nonresponsive. Three (3) bids were evaluated based on the published criteria. Maslonka Powerline Services received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Maslonka Powerline Services	All	\$2,971,850.75
Optional Contingency		297,185.00
	TOTAL:	\$3,269,035.75

Basis for Award: Best Value

Purchase Requisition #: 44281

Fiscal Impact

Total Project/Account: \$4,817,874

Expended/Encumbered to Date: 1,280,778

Balance: \$3,537,096
This Item: 3,269,036
Proposed Balance: \$268,060
Account #: 210-3599-3140901-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 275

Budget Director Approval:	Ron Young	Approval Date: 11/19/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/19/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 12/01/2020

Item Title: Purchase of Real Property for Fire Station No. 7

Submitted By: Rick Galceran, Capital Project Management Director

Summary of Request/Problem

Consider by minute action ratifying a real property contract for the purchase of land for the future site of fire station no. 7 in the amount of \$745,626.00. Council was provided a written briefing on this item during the November 30, 2020 work session.

Recommendation/Action Requested and Justification

Staff recommends approval of this item.

Attachments

Fire Station 7 Real Property Contract

REAL PROPERTY CONTRACT

This Real Property Contract ("Contract") is made and entered into by and between **Marena Homes, LLC, a Texas limited liability company** ("Seller") and the **City of Garland, Texas, a Texas home-rule municipality** ("Buyer") (collectively, "Parties").

WITNESSETH:

For and in consideration of the respective undertakings and agreements of Seller and Buyer set forth herein, the sufficiency of which are hereby mutually acknowledged, Seller and Buyer hereby agree as follows:

1. Property. Seller hereby agrees to sell and convey and Buyer hereby agrees to purchase and take from Seller, upon and subject to all of the terms and conditions set forth hereinafter all of that property located in Dallas County, Texas, commonly known as **1805 Pleasant Valley Road, Garland, Dallas County, Texas**, and more particularly described as,

Being all that certain lot, tract or parcel of land lying and being situated in the County of Dallas, State of Texas, and being Lot 1, in Block 1, of Schwartz Addition, an Addition to the City of Garland, Texas, according to the Map thereof recorded in County Clerk Instrument No. 20080003623, of the Official Public Records of Dallas County, Texas.

2. Purchase Price. The total consideration for the sale of the Property (the "Purchase Price") shall be **Seven Hundred Forty Five Thousand Six Hundred Twenty Six and No/100 U.S. Dollars (\$745,626.00)**. The Purchase Price is to be paid at closing on the closing date.

3. Title Company; Earnest Money; Escrow Account. Within five (5) business days of full execution of this Contract, Buyer shall deliver the sum of \$20,000.00 to Republic Title Company of Dallas to be held as Earnest Money (herein so called) pursuant to the terms of this Contract. Parties agree that the Title Company shall be **Meredith Williams, Republic Title Company of Dallas**, 2626 Howell Street, 10th Floor, Dallas, Texas 75024, Phone 214-855-8888 ("**Title Company**"). The Earnest Money shall be invested in an interest bearing account under Buyer's Federal Tax ID number and the interest shall be added to and become part of the Earnest Money. If Buyer terminates this Contract after the Feasibility Period, or for any other reason not allowed under this Contract, the Title Company shall disburse the Earnest Money, including any interest earned thereon, to the Seller, and the Parties will have no further rights or obligations under this Contract. If this Contract is properly terminated by Buyer pursuant to a right of termination granted to Buyer in this Contract, the Earnest Money will be promptly refunded and disbursed to Buyer, and the Parties will have no further rights or obligations under this Contract (except for any that, by the explicit provision of this Contract, expressly survive the termination of this Contract.) Buyer shall be responsible for all transaction fees associated with the escrow account. Parties

agree that Buyer shall pay Purchase Price at closing, which is to be placed in an escrow account with the Title Company. Once funds have been received by Title Company from Buyer, each Seller agrees that funds are to be disbursed equally, share and share alike, to each individual Seller as named herein, unless otherwise agreed upon in writing between the individual Sellers.

4. Appraisal/Survey. Buyer shall be responsible for the cost of any appraisal or survey ("Appraisal"). Seller agrees to provide full and unlimited access to the surveyor performing the Survey. Seller agrees to provide Buyer with a survey of the Property completed in March of 2018.

5. Title Binder. Within sixty (60) days following the date when this Contract is fully executed, Buyer has the option, at Buyer's sole cost and expense, to obtain a title binder or commitment to issue a title insurance policy in the amount of the total Purchase Price of the Property by the Title Company (the "Title Binder"). If Buyer exercises its option, Buyer shall, within ten (10) days after receipt of the Title Binder and legible copies of all exceptions shown on the Title Binder and the Survey, advise Seller in writing of any and all objections to title, encumbrances, encroachments or other matters shown on the Title Binder or the Survey. If Buyer timely objects to such matters, then Seller shall have a reasonable time after the date of receipt of Buyer's objections, but in no event to exceed sixty (60) days, within which to cure any and all objections in that notice. If Buyer timely objects to such matters, Seller shall use its best efforts to cure such objections but in no event shall Seller be obligated to engage in litigation in effecting such curative work. If Buyer fails to object within such time period, it shall be conclusively presumed that Buyer has no objections to any matters shown on the Title Binder or the Survey.

6. Encumbrances and Exceptions. Seller agrees to convey to Buyer by means of a special warranty deed, good and indefeasible title to the Property, free and clear of all liens and encumbrances which will not be satisfied out of the sales proceeds except as set forth in this Paragraph 6. The Property shall be conveyed to Buyer, and Buyer shall accept title subject only to those exceptions to title shown on the Title Binder or the Survey as to which Buyer fails to timely raise any objections as required in Paragraph 5 above or any exceptions to title shown on the Title Binder or the Survey if waived by Buyer as provided in Paragraph 7 below (all of such matters being hereinafter collectively referred to as the "Permitted Exceptions"). As used in this Contract, the term "Permitted Exceptions" shall include the standard printed exceptions contained in Schedule B of the Title Binder for (i) standby fees, taxes, and assessments; (ii) discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements; (iii) marital rights; and (iv) waters, tidelands, beaches, streams and related matters. Notwithstanding anything else contained in this Contract, Buyer shall not have to object in writing or otherwise to any monetary lien affecting the Property or to any of the matters contained in Schedule C of the Title Binder, all of which shall be deemed objectionable for purposes of this Agreement.

7. Failure to Cure Objections to Title Binder. If, within fifteen (15) days from the date of receipt by Seller of Buyer's written objections to matters shown on the Title Binder or the Survey (other than the Permitted Exceptions), Seller notifies Buyer in writing that Seller is unable to cure such objections then, unless Buyer notifies Seller in writing within ten (10) days of such written notice to Buyer that Buyer waives all such uncured objections to the Title Binder or the Survey, whereupon all parties shall be released from all further obligations hereunder.

8. Title Policy. At the closing, as hereinafter defined, the Title Company shall issue to Buyer an Owner's Policy of Title Insurance on the Property in face amount equal to the Purchase Price subject only to the Permitted Exceptions, with the exception for taxes being limited to the year of closing and subsequent years endorsed "Not Yet Due and Payable". At Buyer's sole option and expense, the survey exception may be deleted except for "Shortages in Area".

9. Seller's Representations and Warranties. Seller represents and warrants to Buyer (which representations and warranties shall survive closing) that:

- (A) Seller has good and indefeasible title to the Property.
- (B) There is no action, suit or proceeding pending or, to Seller's actual knowledge, threatened against or affecting the Property or any portion thereof or relating to or arising out of the ownership or use of the Property or any portion thereof in any court or before any administrative body or governmental authority.
- (C) There are no adverse or other parties in possession of the Property.
- (D) Neither the entering into of this Contract nor the consummation of the transaction contemplated hereby will constitute a violation or breach by Seller of (i) any contract or other instrument to which Seller is a party, or to which Seller is subject or by which any of Seller's assets or properties may be affected, or (ii) any judgment, order, writ, injunction or decree issued against or imposed upon Seller, nor result in a violation of any applicable law, order, rule or regulation of any governmental authority affecting Seller.
- (E) Seller is not a "foreign person" as such term is used in Section 1445 of the Internal Revenue Code.
- (F) Except as disclosed in writing attached to this Contract as Exhibit "C", to the best of Seller's knowledge: (1) the Property does not presently contain any Hazardous Materials (as defined below) in an amount, condition, location, manner of storage, degree or concentration in violation of any Environmental Laws (as defined below); (2) neither the Property nor Seller are currently in violation of or subject to any existing, pending or threatened investigation or inquiry by any governmental authority or any remedial obligations under any Environmental Laws; (3) Seller is not aware of any condition that

could create liability to any party, public or private, of any environmental nature relating to the Property or due to the presence of any Hazardous Material on the Property; (4) Seller is in compliance with all applicable Environmental Laws with respect to the Property; (5) Seller is not aware of any release, spill, leak, discharge, disposal of, pumping, pouring, emitting, emptying, injecting, leaching, dumping or escape into or through the environment of any Hazardous Materials at, on, to or from the Property that is or could be a violation of any Environmental Law. In this Contract, the term "Environmental Laws" includes, but is not limited to, (a) with respect to federal law, CERCLA, the Hazardous Materials Transportation Act (49 U.S.C. §§ 1801 *et seq.*), the Resource Conservation and Recovery Act (42 U.S.C. §§ 6901 *et seq.*), the Federal Water Pollution Control Act (33 U.S.C. §§ 1251 *et seq.*), the Clean Air Act (42 U.S.C. §§ 7401 *et seq.*), the Toxic Substances Control Act (15 U.S.C. §§ 2601 *et seq.*), the Oil Pollution Act (33 U.S.C. §§ 2701 *et seq.*), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. §§ 11001 *et seq.*), the Occupational Safety and Health Act (29 U.S.C. §§ 651 *et seq.*), the Safe Drinking Water Act (42 U.S.C. § 300f *et seq.*), the Surface Mine Conservation and Reclamation Act (30 U.S.C. §§ 1251-1279), and regulations adopted pursuant thereto, and counterpart state and local laws, regulations adopted pursuant thereto; and (b) with respect to Texas law the Solid Waste Disposal Act (TEX. HEALTH & SAFETY CODE, Chap. 361 *et seq.*), the Texas Clean Air Act (TEX. HEALTH & SAFETY CODE, Chap. 382 *et seq.*), the Texas Water Code (TEXAS WATER CODE, Chap. 1 *et seq.*) and the regulations promulgated pursuant thereto. The term "Hazardous Materials" shall mean any hazardous, toxic or dangerous waste, substance, contaminant or material defined as such in any of the foregoing statutes and also includes lead-based paint, asbestos, radioactive materials, urea formaldehyde insulation or other substance considered to be hazardous by a reasonably prudent purchaser of real property.

- (G) This Contract constitutes the legal, valid and binding agreement of Seller, enforceable against Seller in accordance with its terms, and Seller has full power and authority to execute and deliver this Contract and to consummate the transactions contemplated hereby. The execution and delivery of this Contract and the consummation of the transactions contemplated hereby have been duly and validly authorized by all necessary corporate, partnership, trust or other action required on the part of Seller and this Contract has been duly and validly executed and delivered by Seller.

10. Conditions Precedent to Buyer's Obligation. The following matters shall constitute absolute conditions precedent to Buyer's obligation to purchase the Property:

- (A) Seller's representations and warranties shall be true and correct as of the closing date.
- (B) The Property is in the same or similar condition as it was when this Contract was fully executed.

- (C) Title to the Property shall remain as initially approved by Buyer in the Title Binder and on the Survey as set forth in the provisions of this Contract such that good and indefeasible title shall be conveyed to Buyer at closing.

In the event that the conditions set forth above are not satisfied at closing, then Buyer may waive in writing the nonfulfillment of such condition and purchase the Property pursuant to the terms and provisions hereof without any reduction in the Purchase Price.

11. Feasibility Period; Remediation of Hazardous Wastes.

- (A) Buyer shall have the right for a period of sixty (60) days (the "Feasibility Period") after the effective date (as provided below) of this Contract to enter onto the Property and to have full access the Property for the purpose of conducting such inspections, investigations, studies and tests as Buyer may deem fit. On or before the commencement of the Feasibility Period, Seller shall furnish Buyer with a copy of any hazardous waste reports or other environmental assessments, audits or test results obtained by Seller relative to any portion of the Property. In the event that Buyer determines, in its sole discretion, based upon its inspections, investigations, studies or tests, that the Property is not satisfactory for Buyer's purposes or is not suitable for Buyer's intended use, then Buyer shall deliver written notice of such determination to Seller on or before the expiration of the Feasibility Period. In the event of such termination, and provided that Buyer is not otherwise in default of any provision of this Contract, thereafter this Contract shall terminate and neither party shall have any further obligation or liability to the other under this Contract.
- (B) Buyer, in Buyer's sole discretion, may extend the Feasibility Period for fifteen (15) days by depositing an additional Ten Thousand and 00/100 dollars (\$10,000.00) of Earnest Money with Title Company prior to expiration of the Feasibility Period.
- (C) If Buyer's inspections, investigations, studies or tests disclose the existence of any Hazardous Materials in, on or under the Property, then Buyer may either:
- (1) Terminate this Contract (neither party shall have any further obligation or liability to the other under this Contract); or
 - (2) Waive, in writing, its objections to the existence of Hazardous Materials and proceed to closing without adjustment of the Purchase Price.

12. Closing.

- (A) The closing of the purchase and sale of the Property shall take place on or before **January 28, 2021** unless extended by written agreement or necessitated by unplanned circumstances. The closing shall take place at the offices of the Title Company or at such other place as the parties may mutually agree.
- (B) At the closing, Seller shall deliver to Buyer:
 - (1) One or more special warranty deeds, in the form of attached exhibit "A" conveying title to the Property to Buyer, its successors and assigns, duly executed and acknowledged by Seller; and
 - (2) All such other instruments of assignment, transfer or conveyance as shall, in the reasonable opinion of Buyer and its counsel, be necessary to transfer to Buyer the Property in accordance with this Agreement and where necessary or desirable in recordable form.

At the closing, exclusive possession of the Property shall be delivered to Buyer in accordance with the terms hereof on the date of closing.

13. Closing Adjustments and Prorations.

- (A) Real Estate Taxes. Real estate taxes and assessments for the calendar year of closing shall be prorated between Seller and Buyer as of the date of closing. If the amount of such taxes for the year of closing is not yet available, the proration shall be based upon the amount of such taxes for the previous year.
- (B) Recording Fees. Buyer shall pay all recording fees and any similar fees or assessments imposed by state or local law and payable in respect of the sale or transfer of the Property.
- (C) Title Insurance. Buyer shall pay all premiums and other costs respecting the Title Binder and the Owner's Policy of Title Insurance. Buyer shall pay any additional premium due for the deletion of the survey exception from the Owner's Policy of Title Insurance.
- (D) Escrow Fees. Seller shall pay equally any escrow or closing fee charged by the Title Company.

14. Brokerage Commission; License Holder Disclosure.

- (A) All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

(B) Seller is a real estate license holder and owns more than a 10% interest in the Property.

15. Time, Calculation. Time is of the essence in this Contract. If the final date in any provision of this Contract falls on a Saturday, Sunday or legal holiday (when national banks are closed), then, and in such event, the duration of such period shall be extended so that it shall end on the next succeeding day that is not a Saturday, Sunday or legal holiday.

16. Real Estate License Act of Texas. Buyer acknowledges that, in accordance with the terms of the Real Estate License Act of Texas, it has been advised that it should have an abstract covering the Property examined by an attorney of Buyer's selection or that Buyer should be furnished with or obtain a policy of title insurance.

17. Notices. Any notice required or desired to be given from one party to the other party to this Contract shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, postage prepaid, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice. Notice by email is permitted with confirmation of read receipt to the recipient(s).

18. Assignment. Parties shall have the right to assign their interest in this Contract without the prior written consent of the other party.

19. Severability. If any term or provision of this Contract is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Contract shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Contract a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

20. Waiver. Either Seller or Buyer shall have the right to waive any requirement contained in this Contract which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended and specifically identifying the provision or provisions being waived. No waiver of any breach or violation of any term of this Contract shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

21. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

22. Paragraph Headings; Construction. The paragraph headings contained in this Contract are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Contract and this Contract shall not be construed either more or less strongly against or for either party.

23. Binding Effect. Except as limited herein, the terms and provisions of this Contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

24. Gender. Within this Contract, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

25. Counterparts. This Contract may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

26. Entire Agreement. It is understood and agreed that this Contract contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Contract exist. This Contract cannot be changed or terminated orally and may be modified only by a written document signed by an authorized representative both parties.

27. Relationship of Parties; No Third-Party Beneficiaries. Nothing contained in this Contract shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Contract nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Contract. There are no third-party beneficiaries to this Contract and no third-party beneficiaries are intended by implication or otherwise.

EXECUTED on the dates indicated below but deemed to be effective as of the 21st day of October, 2020 ("Effective Date").

SELLER:

MARENA HOMES, LLC

By: Marc D. Schwartz

Name: Marc D. Schwartz
Title: Managing Partner

BUYER:

CITY OF GARLAND, TEXAS

By: Bryan Bradford

Name: Bryan Bradford
Title: City Manager

ADDRESS FOR NOTICE:

SELLER

Marc Schwartz
3301 Creekbend Dr.
Garland, Texas 75044

BUYER

City of Garland, Texas
Kallie Tanner
PO Box 469002
Garland, Texas 75046

EXHIBIT "A"
FORM OF SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS	§	
	§	KNOW ALL BY THESE PRESENTS:
COUNTY OF DALLAS	§	

That **Marena Homes, LLC, a Texas limited liability** ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by the **City of Garland, Texas**, a Texas home-rule municipality ("Grantee"), has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto Grantee all that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, commonly known as **1805 Pleasant Valley Road, Garland, Dallas County, Texas**, and more particularly described as,

Being all that certain lot, tract or parcel of land lying and being situated in the County of Dallas, State of Texas, and being Lot 1, in Block 1, of Schwartz Addition, an Addition to the City of Garland, Texas, according to the Map thereof recorded in County Clerk Instrument No. 20080003623, of the Official Public Records of Dallas County, Texas,

Together with, all and singular, all improvements thereon and all rights and appurtenances pertaining thereto, and any and all rights, titles, powers, privileges, easements, and interests of Grantor, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, its successors and assigns forever;

and Grantor binds Grantor and Grantor's heirs and successors to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the 23 day of October 2020.

GRANTOR:

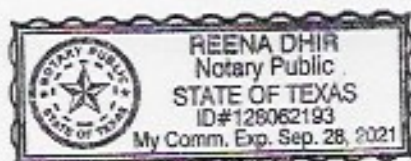
Marena Homes, LLC

By: Marc D. Schwartz I am certifying only to the
signature of the person
Printed Name: Marc D. Schwartz who signed this document.
Title: Managing Partner

THE STATE OF TEXAS §

COUNTY OF DALLAS §
Collin §

The foregoing instrument was acknowledged before me on the 23rd day of October, 2020, by Marc Donald Schwartz acting in his/~~her~~ capacity as Managing Partner for Marena Homes, LLC.



R. Dhir
NOTARY PUBLIC, STATE OF TEXAS

Grantee's Address:
City of Garland, Texas
Attn: Glenn Breysacher
PO Box 469002
Garland, Texas 75046



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4. a.

Meeting Date: 12/01/2020

Item Title: Z 20-21 Development Engineering Consultants, LLC (District 3)

Submitted By: Kimberly Hopkins, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-21 Development Engineering Consultants, LLC.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-21 Ordinance

Z 20-21 Exhibit A

Z 20-21 Exhibit B

Z 20-21 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY DETACHED UNITS, 2) AN ALLEY WAIVER, AND 3) A DETAIL PLAN FOR SINGLE-FAMILY DETACHED UNITS ON A 1.00-ACRE TRACT OF LAND LOCATED AT 4926 LOCUST GROVE 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; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 28th day of September, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan for Single-Family Detached Units by **Development Engineering Consultants, LLC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan for Single-Family Detached Units on 1.00-acre tract of land located at 4926 Locust Grove and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 20-21

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

Section 3

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

Section 4

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 Exhibit B 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 Exhibit B of 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.

ZONING FILE NO. Z 20-21

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-21

BEING a 1.00 acre tract of land situated in the Thomas Stone Survey, Abstract Number 1330, Dallas County, Texas and being all of a called 1.00 acre tract of land described in deed to James K. Cave, recorded in Volume 86234, Page 3332 of the Deed Records of Dallas County, Texas.

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-21

4926 Locust Grove Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for five (5) Single-Family detached homes.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.

B. Maximum Number of Lots: A maximum of five (5) single-family lots and one (1) open space lot are permitted.

C. Minimum Lot Area: The smallest minimum lot area is 3,700 square feet and as shown on the Detail Plan.

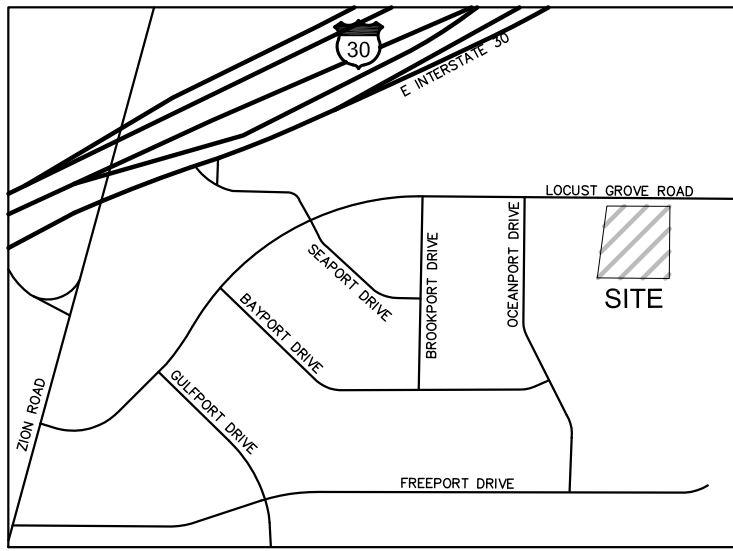
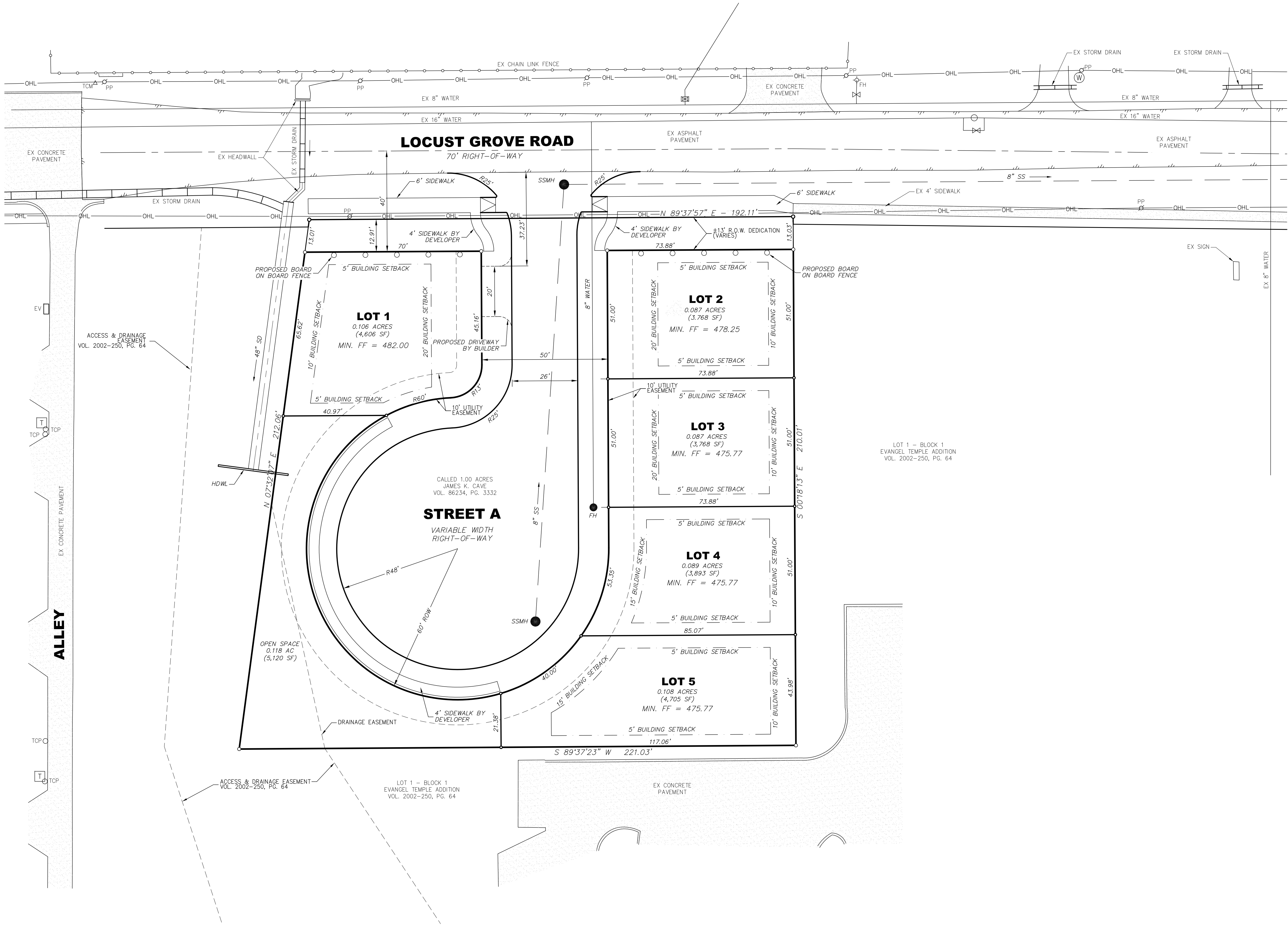
D. Minimum Lot Width: The minimum lot width is forty-three (43) feet and lot widths are measured between the lot lines.

E. Minimum Lot Depth: The minimum lot depth is seventy (70) feet and the lot depth is measured between the lot lines.

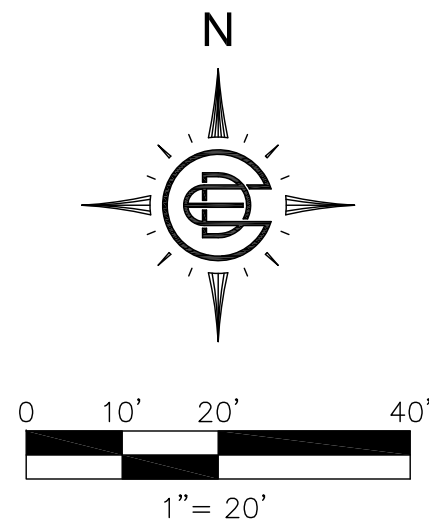
- F. Minimum Side Setback Adjacent to Street: The minimum side setback is five (5) feet and as shown on the Exhibit C.
- G. Garages:
- Front entry garages shall be allowed.
 - Offset front entry with the garage door set back at least five (5) feet behind the front of building face will not be required.
 - Regardless of other setbacks, a street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line.
 - "J" and "Swing" drives will not be required.
- H. Garage Setbacks: All garages shall be setback a minimum of twenty (20) feet from the property line.
- I. Alleys: Alleys will not be required with this development.
- J. Additional Front Entry: All front elevations shall contain a covered front porch with a minimum area of forty (40) square feet.
- K. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 8:12.
- L. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- M. Signage: All signs shall meet the Garland Development Code requirements.
- N. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a

sound and stable association.

- O. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.
- P. Fences shall be maintained by individual home owners and shall be in conformance with Exhibit D.



VICINITY MAP
N.T.S.



SITE DATA	
LOT AREA:	1.0 ACRES (GROSS) 0.40 ACRES ROW DEDICATION 0.59 ACRES NET
RESIDENTIAL LOTS:	5 (AVG: 0.095 ACRES / 4,148 SF)
OPEN SPACE:	1 LOT (0.12 ACRES)
EXISTING ZONING:	AG
PROPOSED ZONING:	PD 20-21
BUILDING HEIGHT:	2 STORY (MAX)
FRONT YARD SETBACK:	20 FEET
ALONG STREET:	15 FEET (NOT APPLICABLE FOR GARAGE DOORS)
ALONG CUL-DE-SAC:	20 FEET (ALL LOTS)
GARAGE DOORS:	10 FEET (EXCEPT LOT 2)
REAR YARD SETBACK:	10 FEET (EXCEPT LOT 2)
TOTAL IMPERVIOUS AREA:	10,700 SF

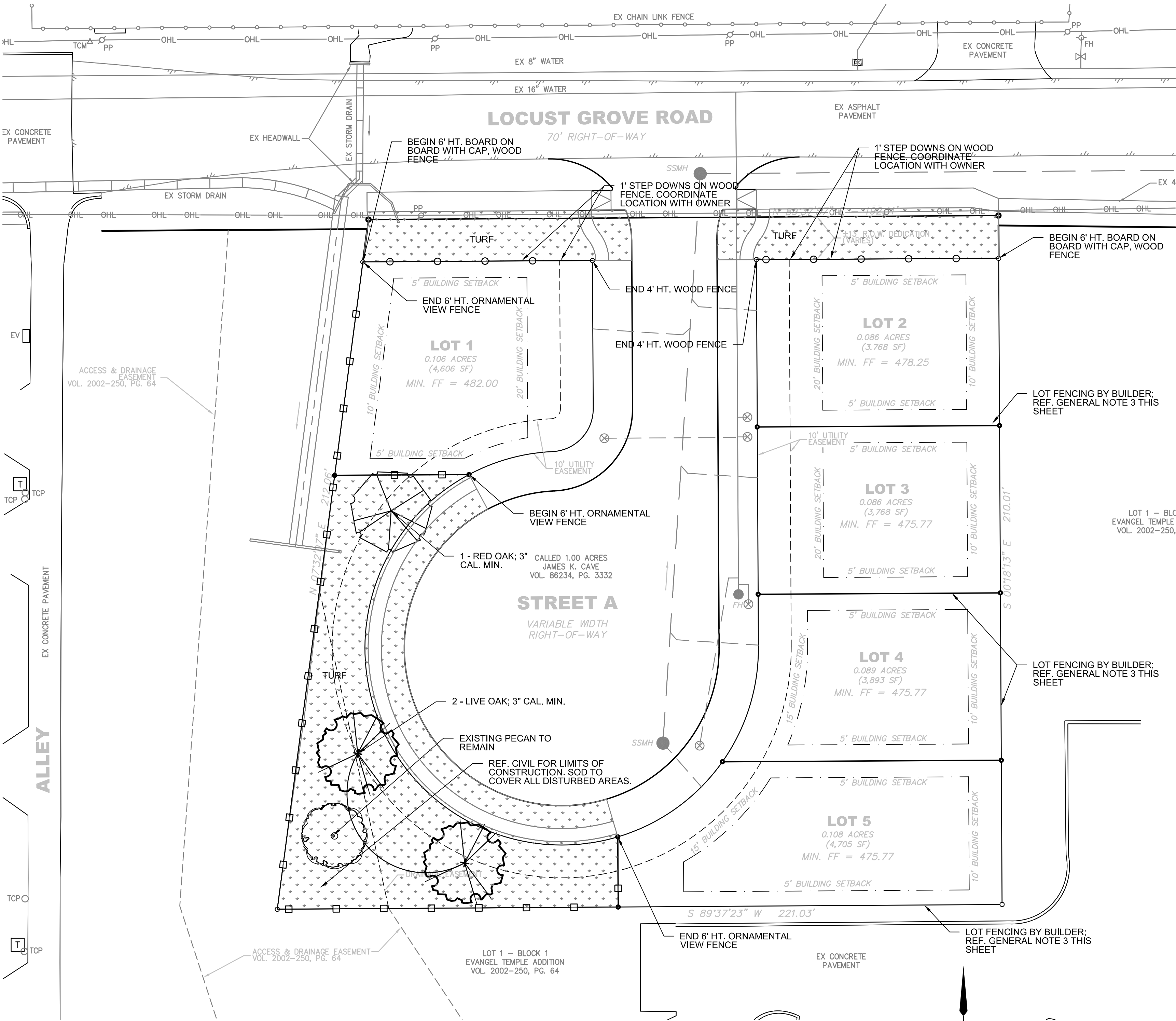
- GENERAL NOTES**
1. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

SITE PLAN		
CREEK VIEW RESIDENCES		
4926 LOCUST GROVE ROAD		
CITY OF GARLAND, TEXAS		
DEVELOPER BASAB CHATTERJEE	DESIGN DEC 2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 972-731-4354 TBPE FIRM NO. F-20255	
APPLICANT/ENGINEER DEVELOPMENT ENGINEERING CONSULTANTS, LLC	ISSUE DATE 11/18/20	DEC FILE NO. 0251
DANIEL STEWART, P.E.	CITY CASE NO. 200317-1	SHEET NO. SU1

LANDSCAPE SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHADE AND ORNAMENTAL TREE				
	1	TEXAS RED OAK	<i>Quercus buckleyi</i>	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	2	LIVE OAK	<i>Quercus virginiana</i>	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
TURF				
	8,740 SF	COMMON BERMUDAGRASS	<i>Cynodon dactylon</i>	sod, full

ADDITIONAL LANDSCAPE NOTE:
1. PER GDC AN ADDITIONAL (2) TREES WILL BE PROVIDED BY BUILDER ON EACH LOT WITH (1) TREE TO BE LOCATED IN FRONT YARD AND (1) TREE TO BE LOCATED IN THE REAR YARD. ALL TREES SHALL BE ON THE APPROVED TREE LIST.

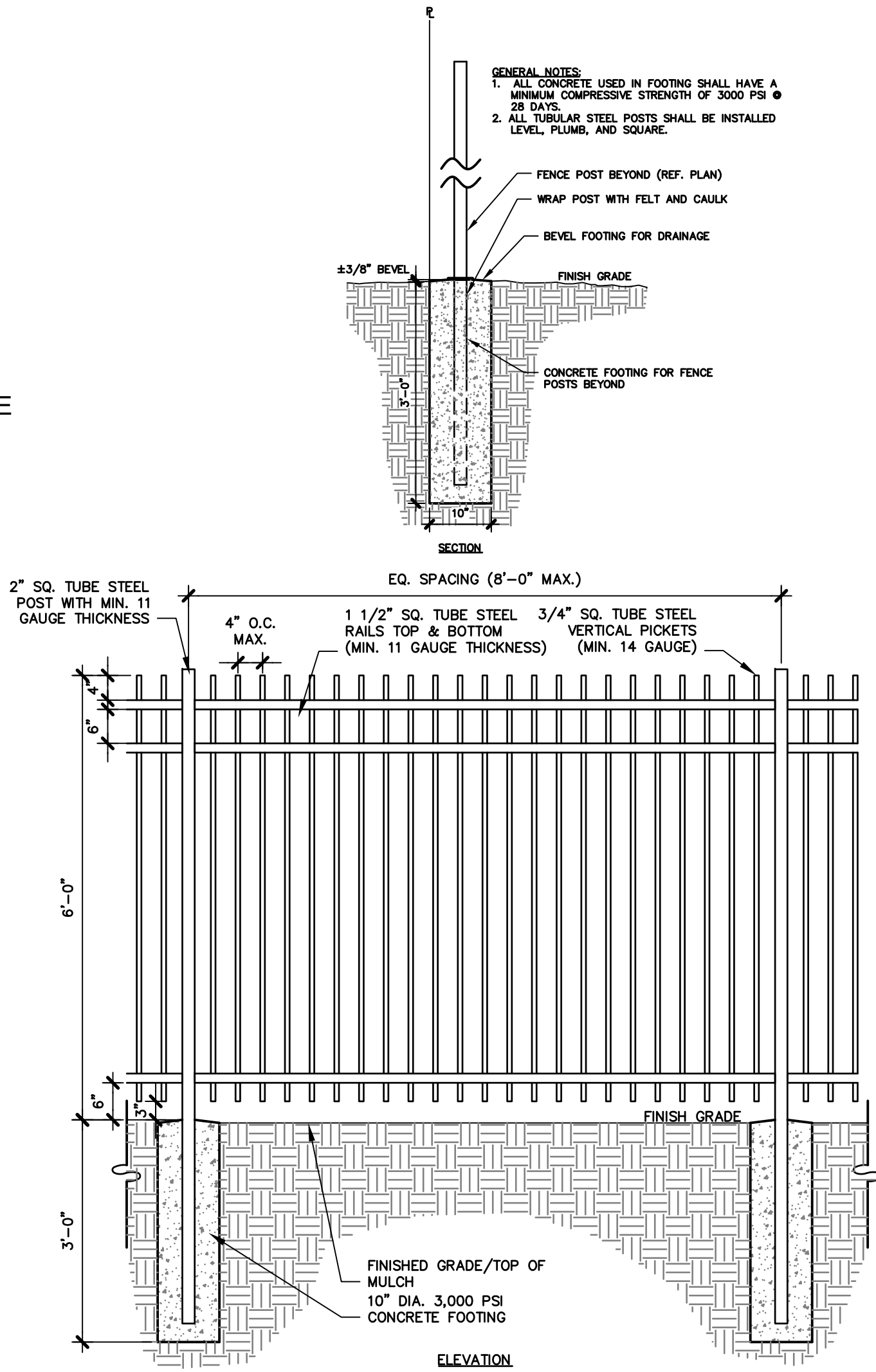


A FENCING AND LANDSCAPE PLAN

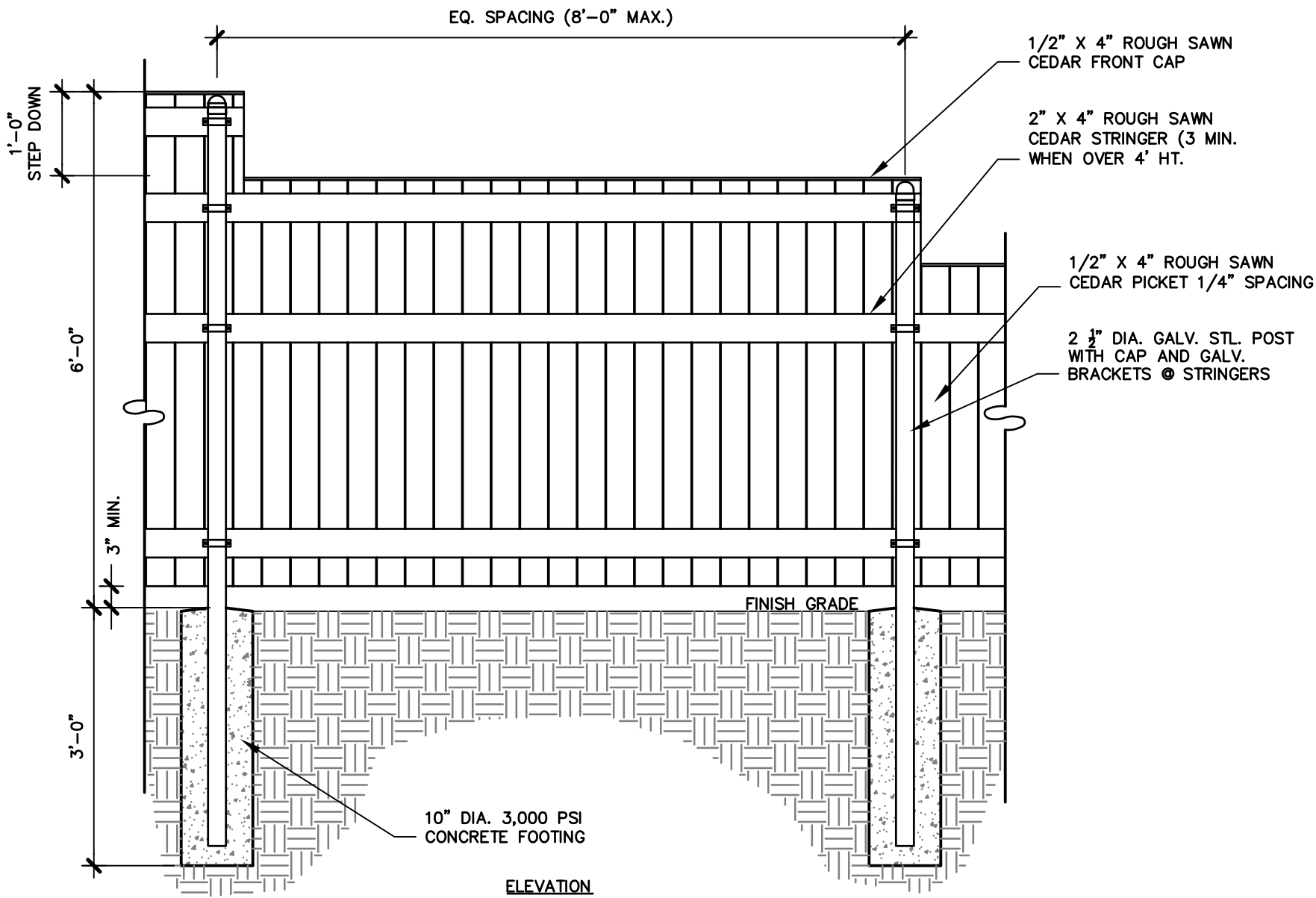
SCALE: 1" = 20'

FENCE TYPE LEGEND

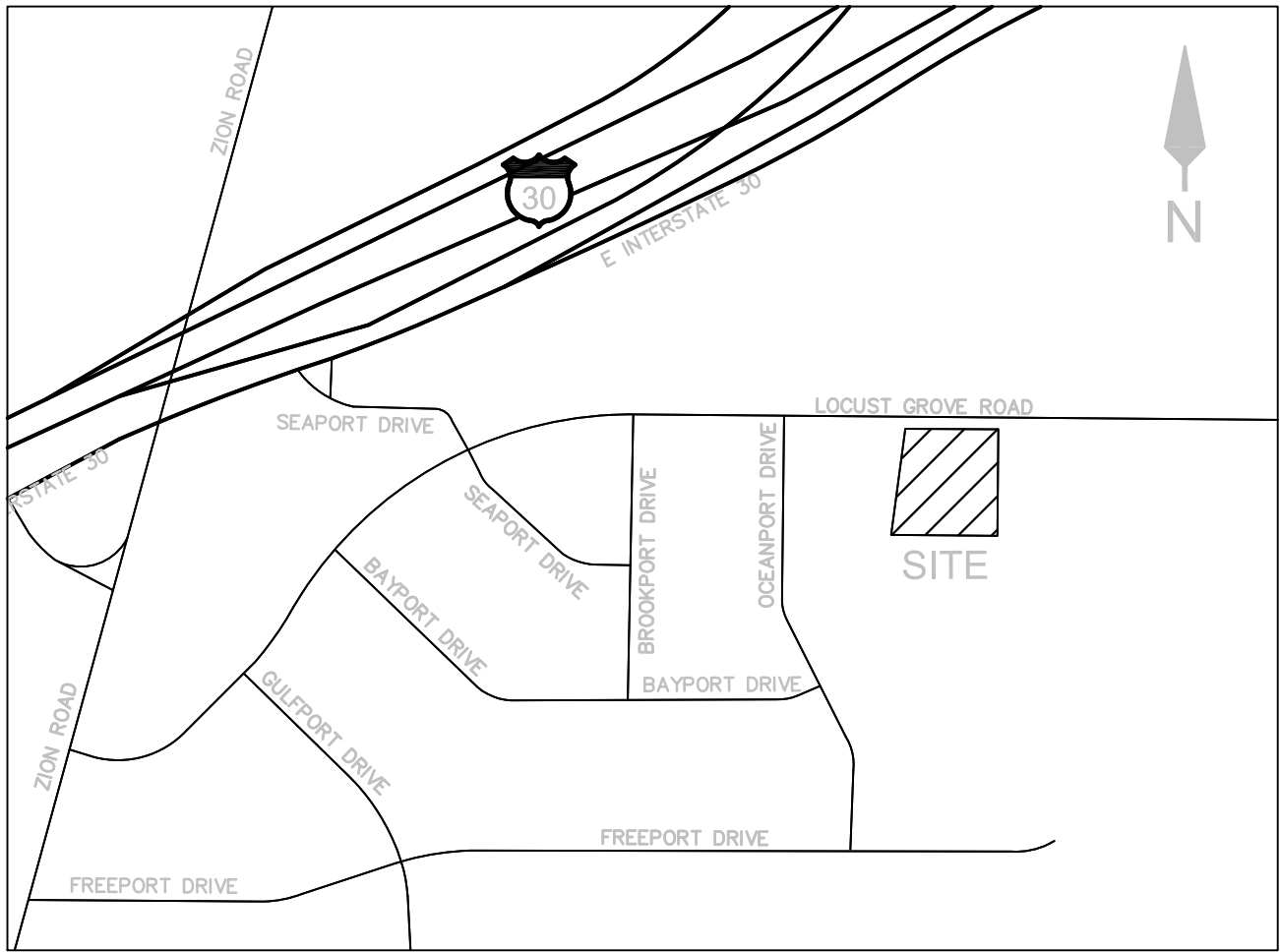
- ORNAMENTAL VIEW FENCE
- BOARD ON BOARD WOOD FENCE



C ORNAMENTAL VIEW FENCE SECTION NOT TO SCALE



B BOARD ON BOARD FENCE SECTION NOT TO SCALE



VICINITY MAP
N.T.S.

SITE DATA	
LOT AREA:	1.0 ACRES
EXISTING ZONING:	AG
PROPOSED ZONING:	PD 20-21
BUILDING HEIGHT:	2 STORY (MAX)

GENERAL NOTES:

- TREE PROTECTION MEASURES SHALL REMAIN IN PLACE THROUGH THE DURATION OF CONSTRUCTION.
- COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY.
- EACH LOT, UPON COMPLETION OF HOME CONSTRUCTION WILL RECEIVE A 6' TYP. WOOD PRIVACY FENCE. THIS FENCE WILL BE LOCATED ALONG LOT LINES AND IS NOT REFLECTED IN THIS PLAN.

PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: Clifton D. Hall L.A.#2806

FENCING AND LANDSCAPE PLAN

CREEK VIEW RESIDENCES

4926 LOCUST GROVE ROAD

CITY OF GARLAND, TEXAS

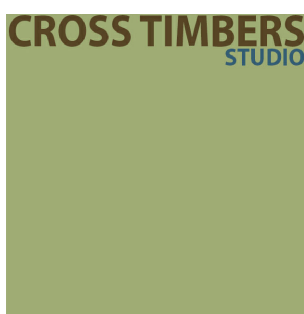
DEVELOPER
BASAB CHATTERJEE

APPLICANT/ENGINEER
DEVELOPMENT ENGINEERING CONSULTANTS, LLC

DANIEL STEWART, P.E.

DESIGN

ISSUE DATE	DEC FILE NO.
11/18/20	0251
CITY FILE NO.	SHEET NO.
200317-1	EXH2



CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

EXHIBIT D

[illegible]

SCALE: 1" = 20'

 EXISTING PROTECTED TREE TO REMAIN, UNLESS OTHERWISE NOTED

 EXISTING PROTECTED TREE TO BE REMOVED

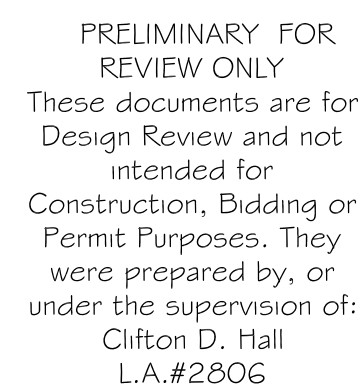
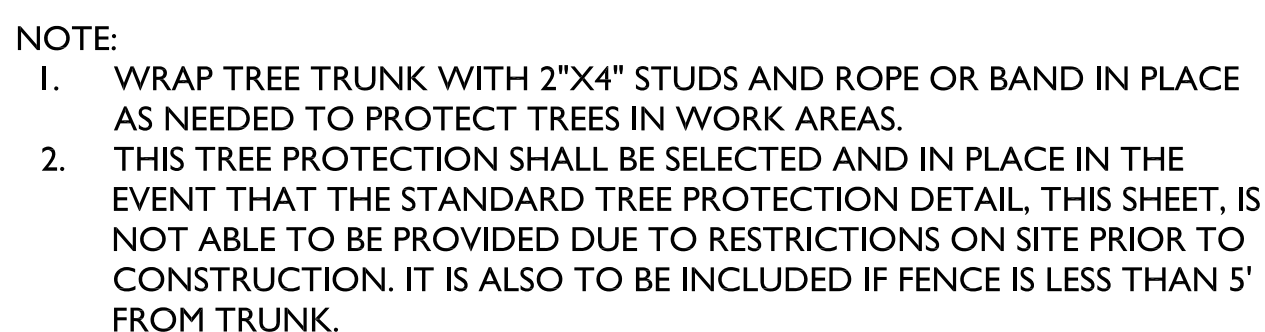
 EXISTING UNPROTECTED TREES (HACKBERRY) TO BE REMOVED

 TREE PROTECTION FENCING

EXISTING 18" OAK TO BE REMOVED

PROVIDED:
(3) 3" CAL. TREES*
(2) 3" CAL. LIVE OAK
(1) 3" CAL. RED OAK

PER GDC AN ADDITIONAL (2) TREES WILL BE PROVIDED BY BUILDER ON EACH LOT WITH (1) TREE TO BE LOCATED IN FRONT YARD AND (1) TREE TO BE LOCATED IN THE REAR YARD. ALL TREES SHALL BE ON THE APPROVED TREE LIST.



CITY FILE NO. 200317-1	SHEET NO. EXH1
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ELEVATION

SCALE: NTS



CROSS TIMBERS
STUDIO

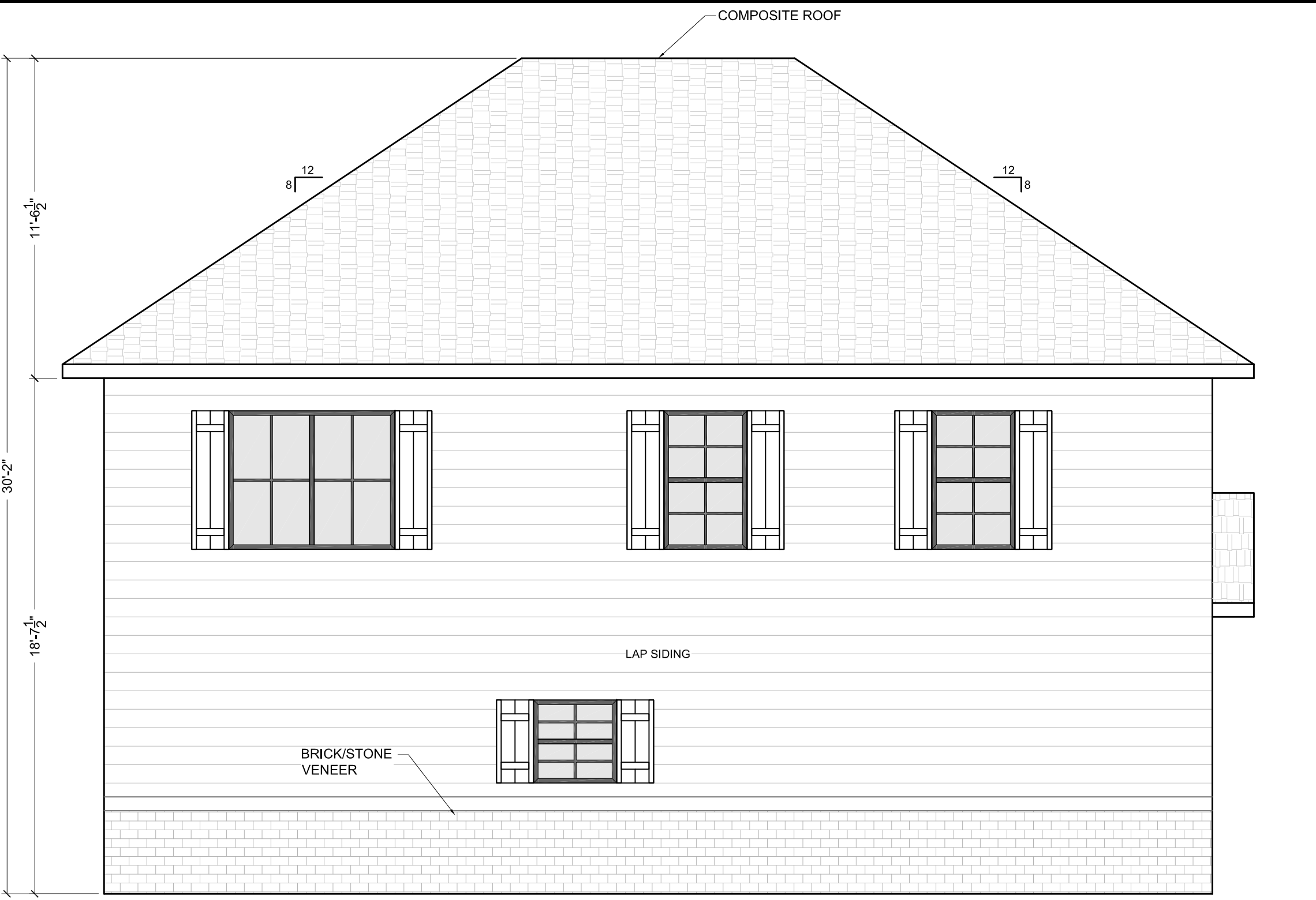
CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558



ELEVATION PLAN - NORTH

SCALE : 1/4" = 1'-0"

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) VI - MINIMUM 8:12 ROOF PITCH
3	(C) VIII - FRONT COVERED PORCH



ELEVATION PLAN - EAST

SCALE : 1/4" = 1'-0"

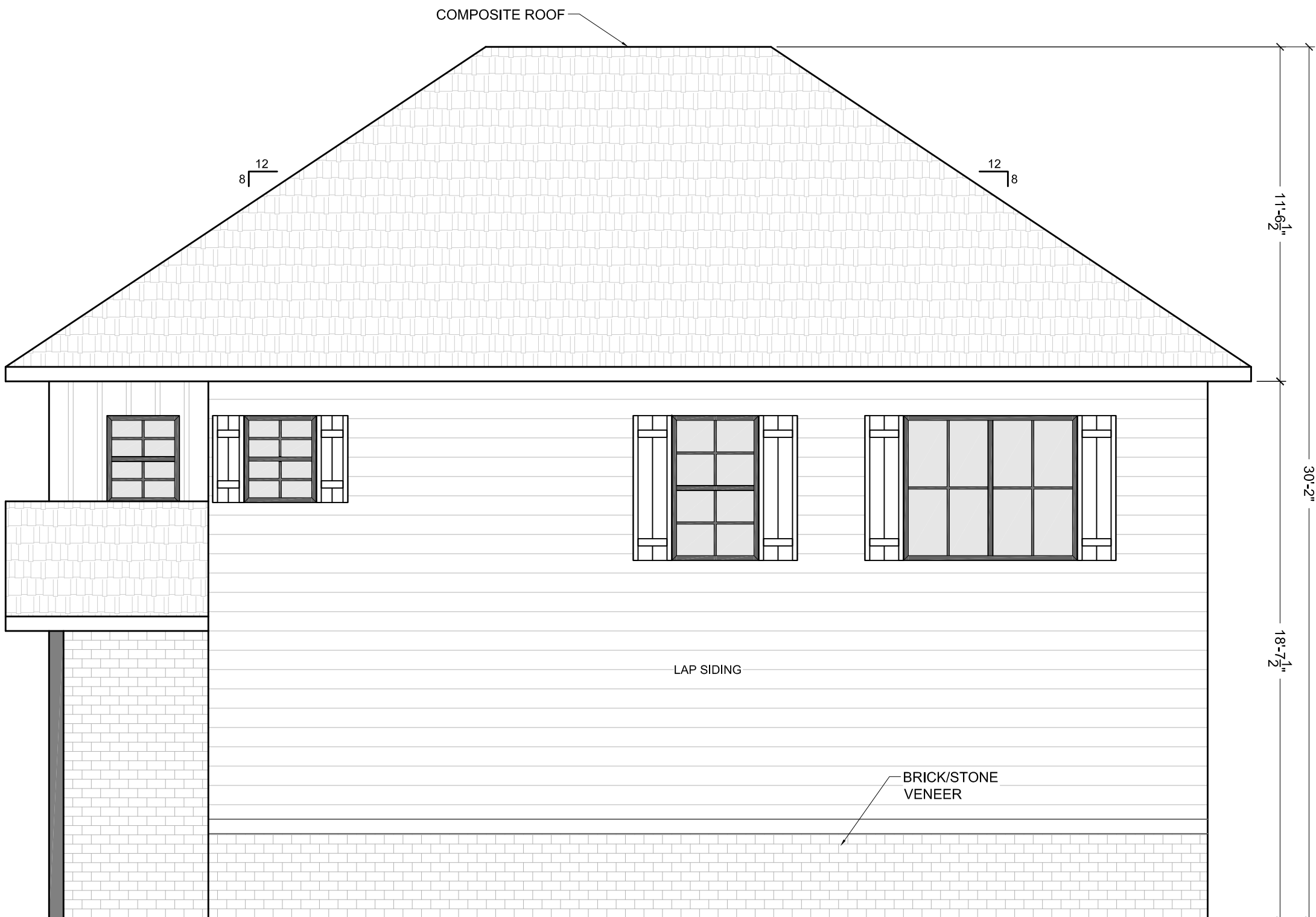
ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) VI - MINIMUM 8:12 ROOF PITCH
3	(E) II - 18" MINIMUM ROOF OVERHANG



ELEVATION PLAN - SOUTH

SCALE : 1/4" = 1'-0"

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) VI - MINIMUM 8:12 ROOF PITCH
3	(E) II - 18" MINIMUM ROOF OVERHANG



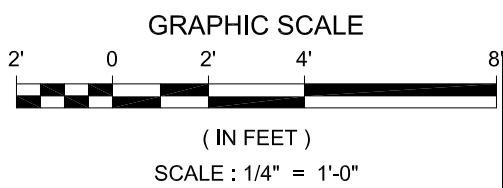
ELEVATION PLAN - WEST

SCALE : 1/4" = 1'-0"

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) VI - MINIMUM 8:12 ROOF PITCH
3	(E) II - 18" MINIMUM ROOF OVERHANG

ELEVATION NOTES:

- ALL DESIGN AND CONSTRUCTION WORK SHALL COMPLY WITH APPLICABLE STATUTES, ORDINANCES, REGULATIONS, LAWS AND CODES OF LOCAL JURISDICTIONS, AND ALL OTHER APPLICABLE REGULATIONS, REQUIREMENTS CODES AND STANDARDS OF THE STATE OF TEXAS, AND THE UNITED STATES FEDERAL GOVERNMENT, INCLUDING BUT NOT LIMITED TO OSHA, EPA AND OTHER AUTHORITIES, AGENCIES OR ENTITIES HAVING JURISDICTIONAL AUTHORITY...
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL TERMS AND CONDITIONS.
- THESE ELEVATION VIEWS ARE SCHEMATIC IN NATURE. ALL BRICK/STONE, TRIM, FINISHES, ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE SAFETY OF WORKERS, INSPECTORS, AND THE GENERAL PUBLIC WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL COMPLY WITH LATEST OSHA GUIDELINES AT ALL TIMES. THE CONTRACTOR SHALL CONSOLIDATE EQUIPMENT AND MATERIALS IN A NEAT AND ORDERLY MANNER AT THE CLOSE OF EACH WORKING DAY.



NO.	DATE	REVISIONS

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BETWEEN THE OWNER AND THE DESIGNER.

IF THIS PLAN IS FOUND ON ANY ACTIVE CONSTRUCTION SITE, CONTACT NASH GANN AT 940-642-2272.

9-Oct-20

CITY OF GARLAND CASE # - 200317-1

GARLAND DEVELOPMENT - BASAB CHATTERJEE

ELEVATION PLAN



NG Design Services
2640 Horseshoe Lake Road
Iowa Park, Texas 76367
Phone (940) 642-2272
Email : ngdesignservice@gmail.com

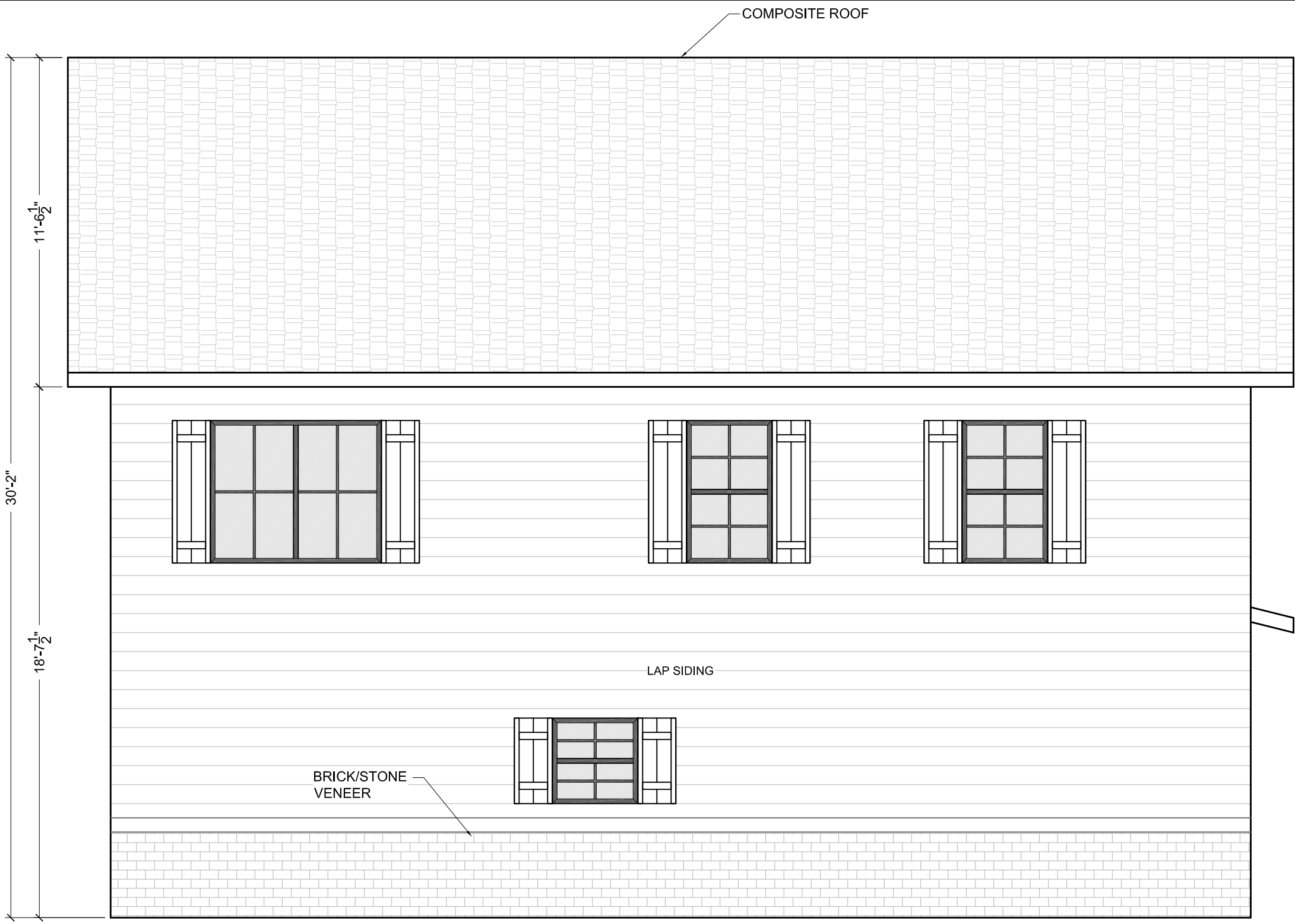
DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNG	MNG	10/9/20	1/4" = 1'-0"	-	2



ELEVATION PLAN - NORTH

SCALE : 1/4" = 1'-0"

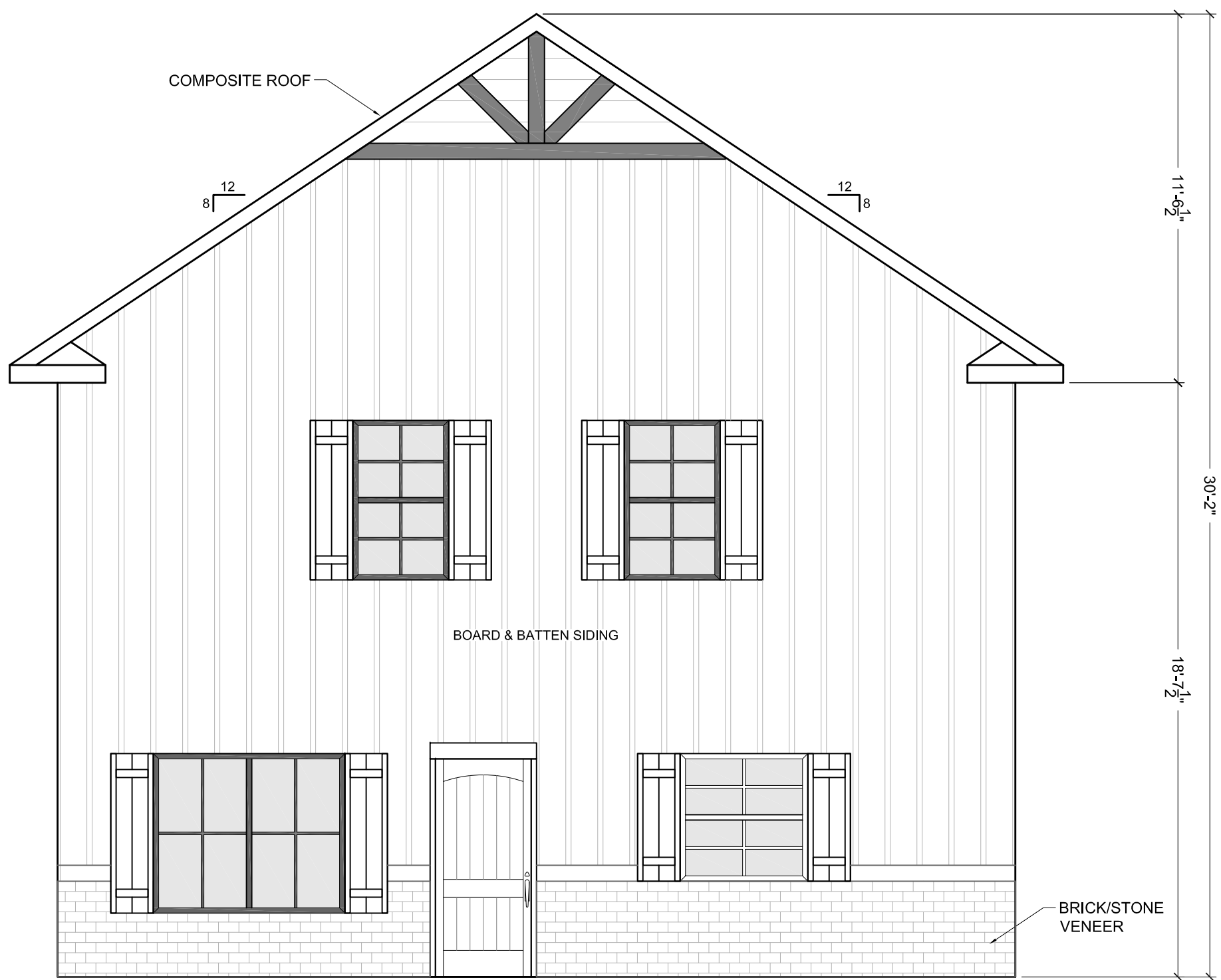
ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) vi - MINIMUM 8:12 ROOF PITCH
3	(C) viii - FRONT COVERED PORCH



ELEVATION PLAN - EAST

SCALE : 1/4" = 1'-0"

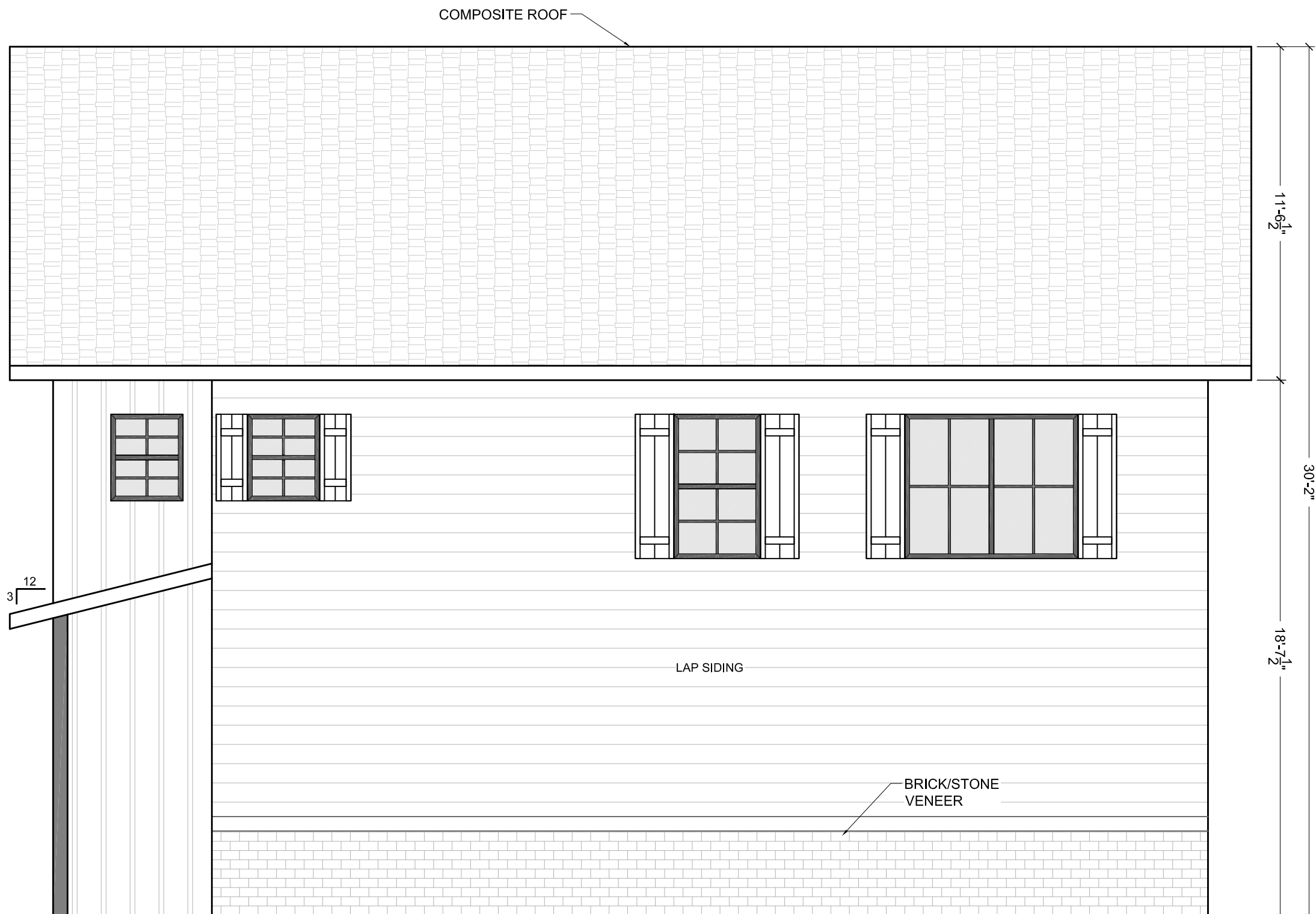
ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) vi - MINIMUM 8:12 ROOF PITCH
3	(E) ii - 18" MINIMUM ROOF OVERHANG



ELEVATION PLAN - SOUTH

SCALE : 1/4" = 1'-0"

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) vi - MINIMUM 8:12 ROOF PITCH
3	(E) ii - 18" MINIMUM ROOF OVERHANG



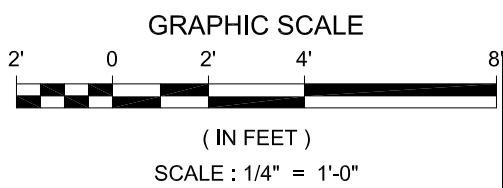
ELEVATION PLAN - WEST

SCALE : 1/4" = 1'-0"

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) vi - MINIMUM 8:12 ROOF PITCH
3	(E) ii - 18" MINIMUM ROOF OVERHANG

ELEVATION NOTES:

- ALL DESIGN AND CONSTRUCTION WORK SHALL COMPLY WITH APPLICABLE STATUTES, ORDINANCES, REGULATIONS, LAWS AND CODES OF LOCAL JURISDICTIONS, AND ALL OTHER APPLICABLE REGULATIONS, REQUIREMENTS CODES AND STANDARDS OF THE STATE OF TEXAS, AND THE UNITED STATES FEDERAL GOVERNMENT, INCLUDING BUT NOT LIMITED TO OSHA, EPA AND OTHER AUTHORITIES, AGENCIES OR ENTITIES HAVING JURISDICTIONAL AUTHORITY...
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL TERMS AND CONDITIONS.
- THESE ELEVATION VIEWS ARE SCHEMATIC IN NATURE. ALL BRICK/STONE, TRIM, FINISHES, ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
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DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNG	MNG	10/9/20	1/4" = 1'-0"	-	2



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5. a.

Meeting Date: 12/01/2020

Item Title: Public Hearing to expand the boundaries of TIF #1 and revise the Project and Financing Plan

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the August 31, 2020, Work Session, Council requested that staff bring forward a recommendation to the Board of Directors of the Tax Increment Financing (TIF) Zone #1 to expand the boundaries of the Forest/Jupiter area of the TIF to include Montgomery Park. In addition, Council requested that a portion of the tax increment be dedicated toward projects in the Forest/Jupiter area (specifically Montgomery Park). The Board of Directors held a meeting on October 14, 2020 and unanimously approved moving forward with this recommendation.

Sec. 311.003. of the Texas Tax Code specifies the procedure for expanding the boundaries and modifying the Project and Financing Plans of 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 and amend the Project and Financing Plan.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments from interested parties.

Attachments

Ordinance

Exhibit A - Project and Financing Plan

ORDINANCE OF THE CITY OF GARLAND ADOPTING THE REVISED PROJECT AND FINANCING PLAN FOR THE DOWNTOWN/FOREST-JUPITER TAX INCREMENT FINANCING REINVESTMENT ZONE (TIF #1), ENLARGING THE BOUNDARIES AND INCREASING THE GEOGRAPHIC AREA OF THE ZONE TO INCLUDE MONTGOMERY PARK GENERALLY LOCATED AT EDGEWOOD DR. AND INTERNATIONAL ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a Project and Financing Plan is required under Chapter 311 of the Texas Tax Code with the creation of a Tax Increment Financing Reinvestment Zone;

WHEREAS, the Project and Financing Plan for TIF #1 was created by Ordinance No. 5785 on December 2, 2003.

WHEREAS, the Project and Financing Plan was amended on January 20, 2015 by Ordinance No. 10175 to add funding to promote the City Center project through the encouragement of redevelopment;

WHEREAS, the Project and Financing Plan was amended on May 1, 2018 by Ordinance No. 10175 to add funding to further enhance, improve, redevelop, encourage, and manage the growth of Downtown Garland;

WHEREAS, additional funding is desired to enhance and improve the Forest/Jupiter area of the TIF and continue the redevelopment and infrastructure improvement efforts in Downtown Garland;

WHEREAS, the Board of Directors of TIF #1 met on October 14, 2020, and unanimously voted to submit a Revised Project and Financing Plan for TIF #1, and is requesting City Council to enlarge the boundaries of the TIF to include Montgomery Park.

WHEREAS, notice of a public hearing on TIF #1 was published in a newspaper of general circulation in the City on November 21, 2020, which date is at least seven (7) days before the date of the public hearing held on December 1, 2020, in accordance with Section 311.003 of the Act;

WHEREAS, on December 1, 2020, the City Council opened a public hearing in accordance with Section 311.003 of the Act and interested persons were allowed to speak for or against the approval of the Revised Project and Financing Plan, enlarging the boundaries and increasing the geographic area of the Zone and the concept of tax increment financing;

WHEREAS, the City Council finds that approving the Revised Project and Financing Plan and enlarging the Boundaries and increasing the geographic area of the Zone to include Montgomery Park as more fully set forth in the Revised Project and financing Plan is in the best interest of the City and its citizens.

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

Section 1

That the City of Garland approves and adopts the proposed changes to the Project and Financing Plan for TIF #1 and expanding the Boundaries and increasing the geographic area of the Zone to include Montgomery Park, a copy of which is attached hereto as Exhibit "A".

Section 2

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

PASSED AND APPROVED this the _____ day of December 1, 2020.
CITY OF GARLAND, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

TIF

No. 1

Downtown / Forest-Jupiter Project and Financing Plan



Updated December 1, 2020



GARLAND

Contents

	<u>Page</u>
Section 1: Tax Increment Financing Defined	1
Section 2: Zone Description	2
Section 3: Revenue from Tax Increment Financing	7
Section 4: TIF Fund Expenditures	9
Section 5: Additional Tax for Garland	10

Exhibits

Exhibit A: Real Property Tax Flow with Tax Increment Financing	1
Exhibit B: Original TIF Reinvestment Zone #1 Boundary Map	2
Exhibit C: Expanded TIF Reinvestment Zone #1 Boundary Map	3
Exhibit D: Existing Land Use – Downtown Part of TIF Zone	5
Exhibit E: Existing Land Use – Forest Jupiter Part of TIF Zone	6
Exhibit F: Proposed Uses of Land in the Zone	8

Schedules

Schedule 1: Historical and Forecasted Revenue to TIF Fund #1	11
Schedule 2: Expenditures from TIF Fund #1	12
Schedule 3: TIF Fund Prospective Disbursement Schedule	13

Appendix

Appendix 1: Historical and Projected Oak Fifth Street Crossing Cost	14
Appendix 2: Historical and Projected City Hall Façade Improvement Cost	15

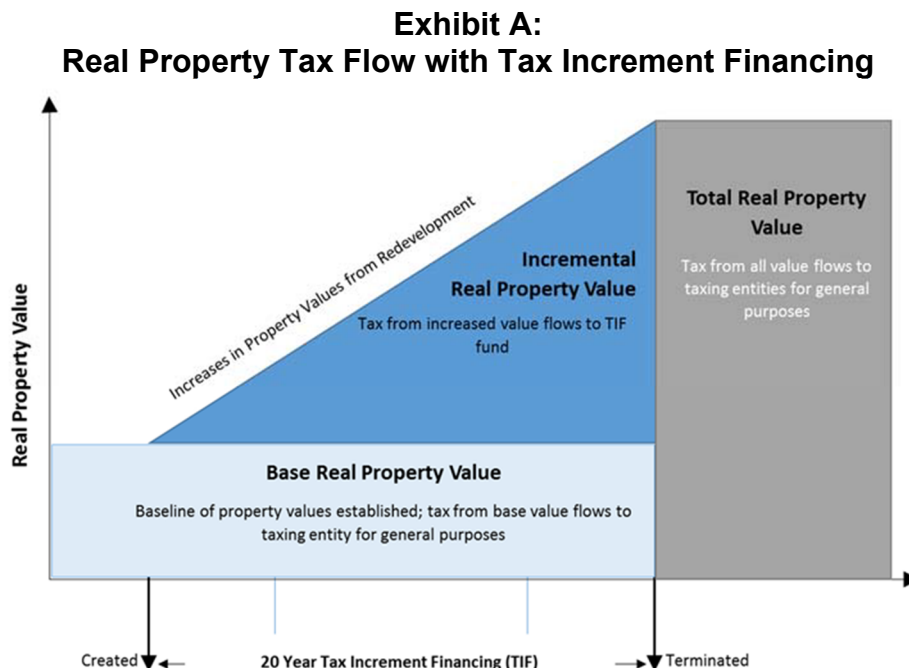
Section 1:

Tax Increment Financing Defined

Tax Increment Financing (TIF) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. Statutes governing Tax Increment Financing reinvestment zones are codified in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for Tax Increment Financing by designating a reinvestment zone ("Zone"). The additional tax dollars generated by growth of real property value in the Zone are called the "tax increment." All or a designated part of these tax increment dollars flow to a Tax Increment Fund ("Fund") for a specified term of years. Money flowing to the Fund may be disbursed according to a plan approved by the City Council after a TIF Board has made a recommendation concerning the plan, as prescribed by Chapter 311. The Fund may be used for public improvements within the Zone and other purposes authorized by Chapter 311, including grants and loans for activities that benefit the Zone and stimulate business and commercial activity in the Zone. This assumes that Dallas County consents by Commissioners Court Order to the revisions of the project plan and financing plan. Until and unless Dallas County agrees to plan revisions, the most recent project plan and financing plan approved by Court Order shall govern use of County funds paid to the TIF Fund.

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

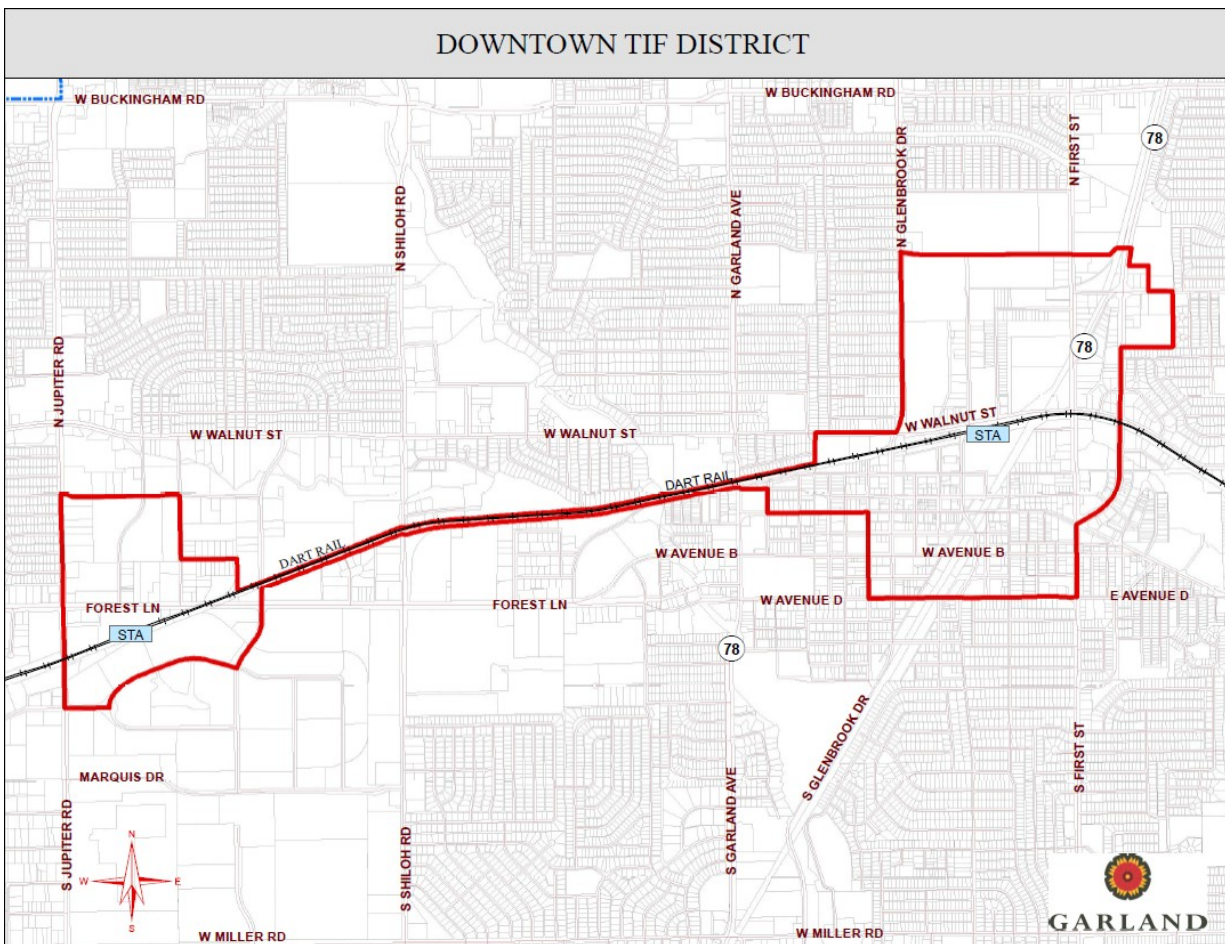


Inclusion of property in a Zone does not change any tax rate for the property. Tax rates in the Zone are the same as tax rates outside the Zone within the same set of taxing jurisdictions.

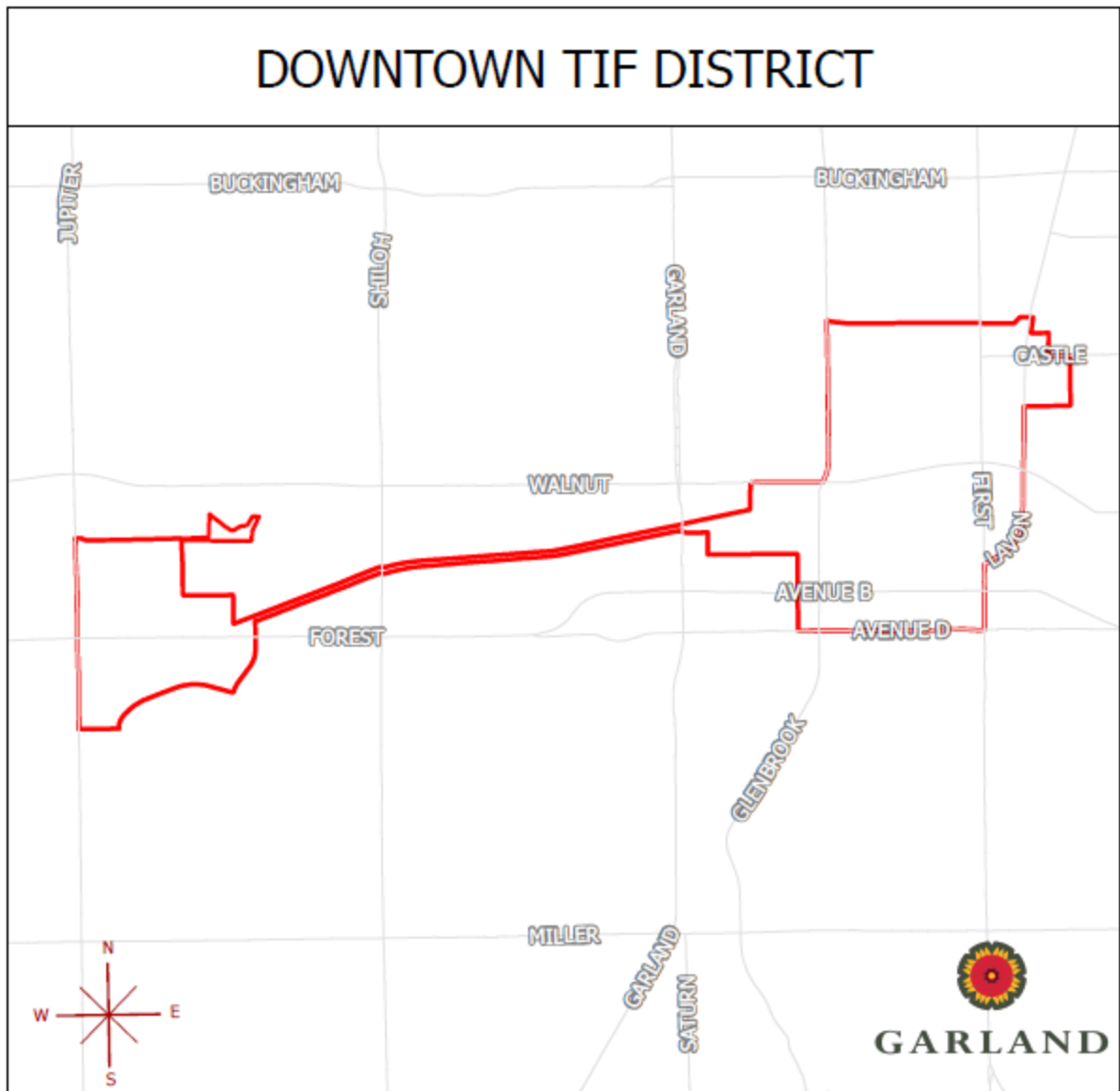
Section 2: Zone Description

The City of Garland designated TIF Zone Number One in 2003. The Zone #1 boundary includes both Downtown Garland and area around the Forest/Jupiter DART train station, as depicted in Exhibit B. In 2020, at the recommendation of the TIF #1 Board of Directors, City Council held a public hearing and adopted an ordinance expanding the the boundaries of TIF #1 to include Montgomery Park. Montgomery Park is located just northeast of the original boundaries of the Forest/Jupiter region of TIF #1. A map of the expanded boundaries is included in Exhibit C.

**Exhibit B:
Original TIF Reinvestment Zone #1 Boundary Map**



**Exhibit C:
Expanded TIF Reinvestment Zone #1 Boundary Map**



Boundaries that follow public streets and highways extend to the far sides of such rights-of-way, measured from the center of the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines.

The Zone contains approximately 30,221,703 square feet of land. Excluding rights-of-way and other land owned by government entities, land area was measured at 19,876,393 square feet. Taxable land was approximately 17,928,063 square feet. The corrected value of real property in Zone #1 taxable by the City of Garland in base year 2003 was \$102,575,503 according to the Dallas Central Appraisal District. This value was significantly below the statutory maximum 25% of taxable real property a municipality may include in all its reinvestment zones.

Exhibits D and E map existing uses and conditions in the Zone, as updated in 2020 by the City of Garland. In 2003, approximately 68% of land area in the zone, excluding land area owned by government, was used for commercial purposes. About 25% of privately owned land area was vacant. Only 7% of private land was used for residences with one to four dwellings per building. Residential land in the Zone was and is far below the statutory maximum 30% of the entire zone.

At the inception of TIF Zone #1, the City Council found that conditions of Downtown Garland and vicinity impaired sound growth and private investment. Impediments included the following problems, any of which were sufficient statutory cause to designate a zone for Tax Increment Financing:

1. A substantial number of deteriorated or deteriorating structures;
2. Inadequate sidewalks or street layout;
3. Small lots with many owners, making assembly of parcels with sufficient size, access, and utility for development an economically difficult or prohibitive task.

Economic development of Downtown Garland, Forest/Jupiter and adjacent areas has been a priority for City Council. As of 2020, Downtown development/redevelopment have included:

- DART train services to stations at Downtown Garland and Forest/Jupiter (began 2002).
- Extension of DART train service to Rowlett (began service 2012).
- 188 residences and 24,000 square feet of retail floor area in the Oaks Fifth Street Crossing project (opened 2008).
- Addition of 153 multi-family residential units and a 330-space parking structure to serve the public, residential tenants, and those using City Hall (opened 2015).
- Garland Campus of Richland College (opened 2009).
- Charles E. Duckworth Building, housing Garland Power & Light, City Utility Customer Service Department and City Tax and Revenue Recovery Department (opened 2010).
- Exterior and interior improvements to the Nicholson Memorial Library (ongoing).
- Relocation of the Garland Landmark Museum, rail car, and Lyles House to Heritage Crossing (relocated 2013).
- Re-skinning of the City Hall Façade, as well as major improvements to the interior (completed 2017).
- Improvements to the streetscape along State, Fifth, and Austin (2017).
- Creation of a public space adjacent to the Granville Arts Center (2016).
- Unused facilities demolished on square (demolished 2013).
- Establishment of a Downtown Façade Improvement Program
- Establishment of a Downtown Development Office

**Exhibit D:
Existing Land Use - Downtown Part of TIF Zone**

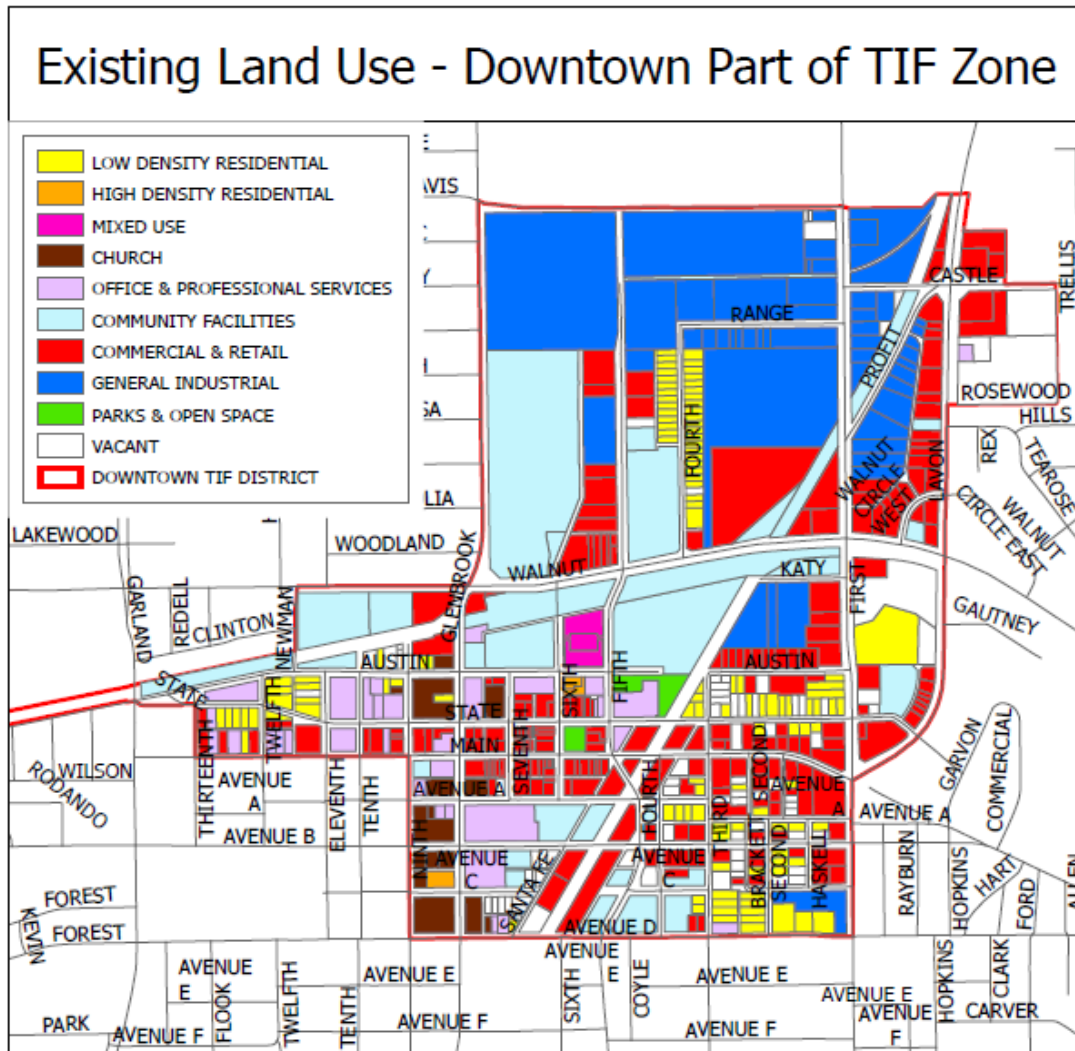
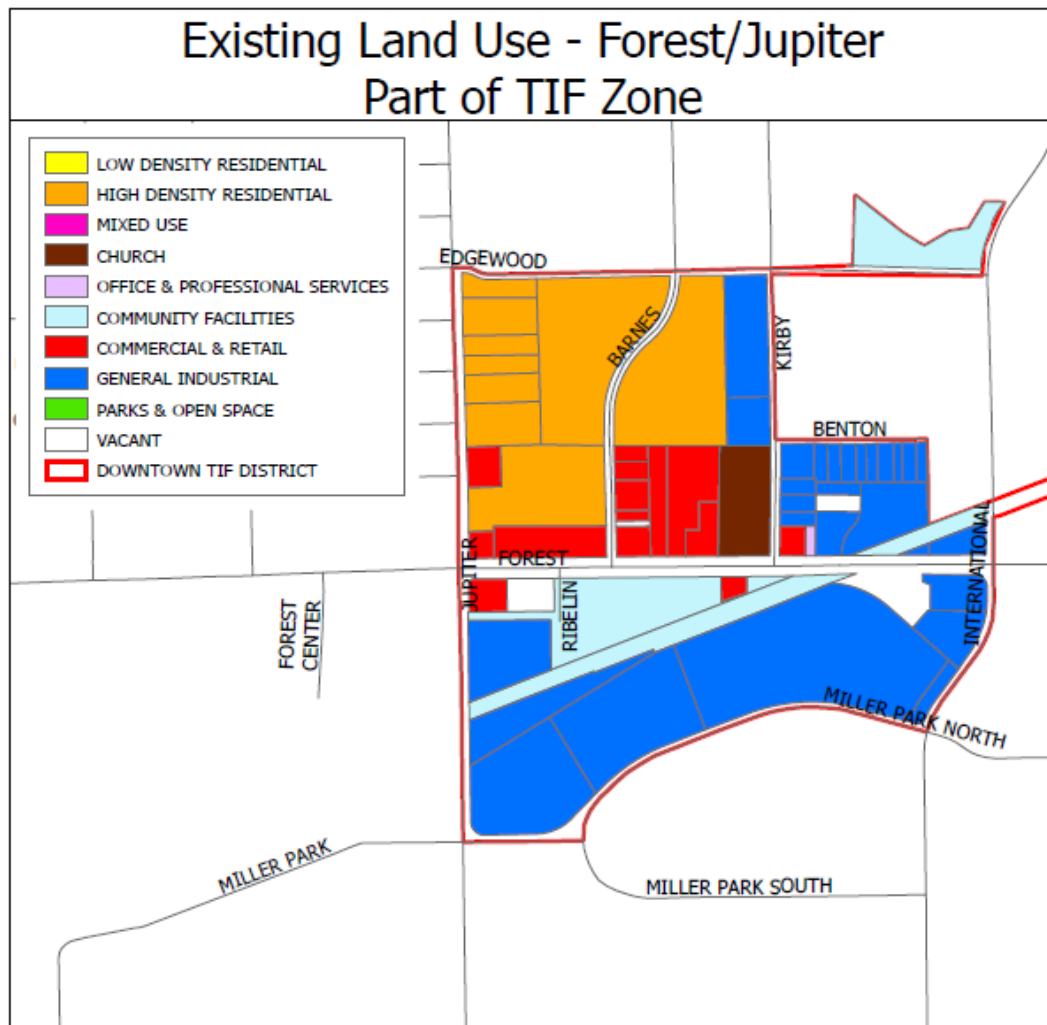


Exhibit E:
Existing Land Use – Forest/Jupiter Part of TIF Zone



Section 3:

Revenue from Tax Increment Financing

The Zone #1 Tax Increment Financing program has provided revenue of approximately \$5.3 million, including interest income on fund balances, from its inception through the end of fiscal year 2019. Through fiscal year ended September 30, 2019, \$2,573,038 had been applied to improvements to the City Hall facade (transfer to capital improvements fund, bond debt principal payment and bond debt interest payment), \$1,323,610 toward payment obligations for the Oaks Fifth Street Crossing residential and retail project, and \$142,548 to fund managed district services. A fund balance of \$1,202,936 was carried from September 30, 2019, into the 2019-20 fiscal year.

Schedule 1 forecasts annual revenue to the TIF Fund, based on several assumptions stated thereon. Cumulative tax increment revenue received by the TIF Fund from fiscal year 2019-20 through the end of the Zone's term (including tax increments from the levy of 2023, largely received in 2024) is forecast at approximately \$6.5 million. Added to receipts before fiscal year 2020-21, a total Fund revenue forecast from inception through the end of the Zone term totals approximately \$11.7 million.

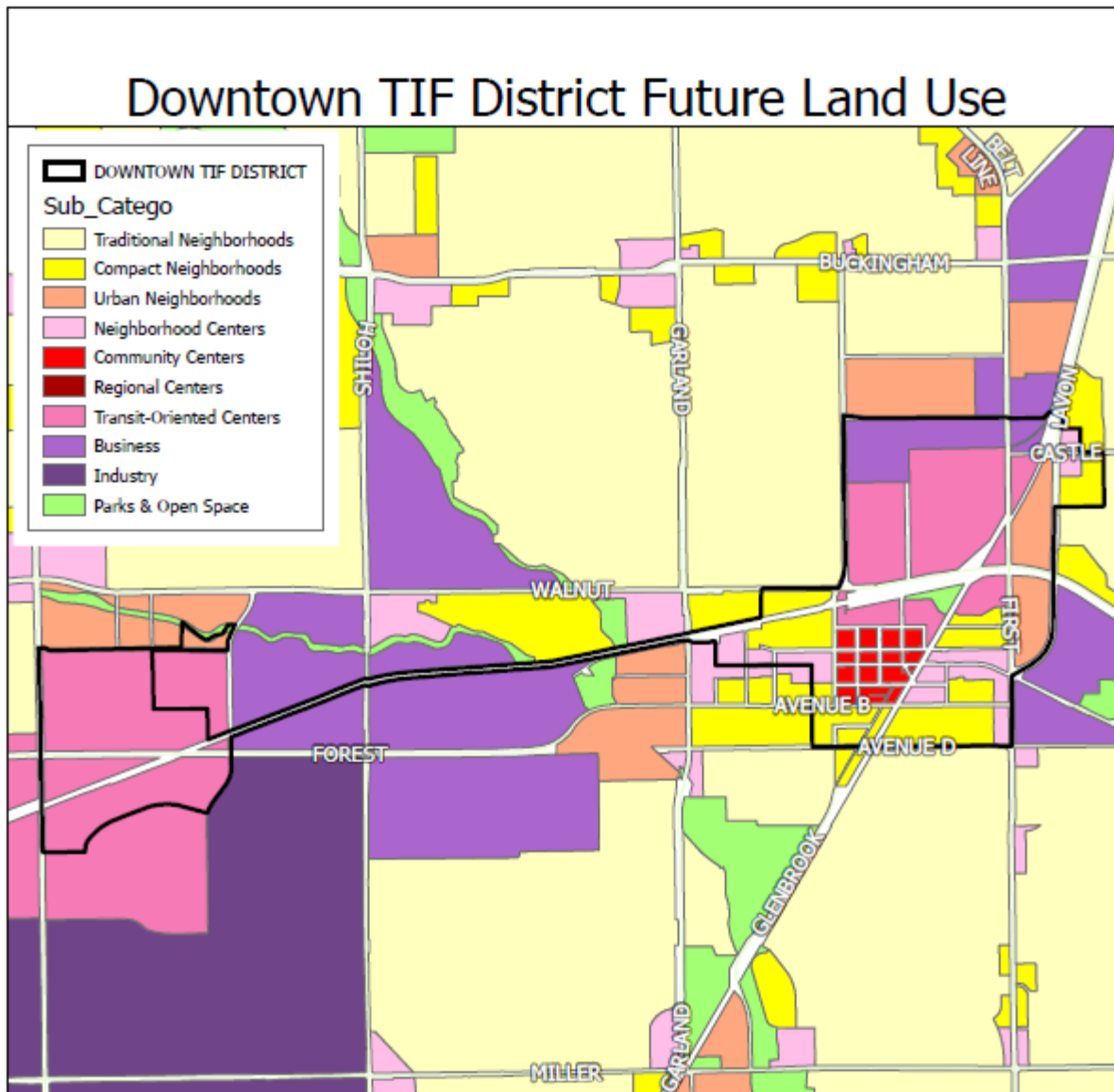
The historic annual rate of change in taxable real property value within TIF Zone #1 for the ten-year period from January 2007 to January 2016 was 3%. However, the tax valuations received from the Dallas Central Appraisal District from 2017 thru 2020 yielded an average increase of 11% due primarily to new construction generated from the City Center Oaks Fifth Street Crossing and City Square Lofts developments. Schedule 1 of this document assumes a conservative 1% increase in taxable value between tax year 2021 and 2023. Although Schedule 1 appears to be a plausible forecast of taxable values, actual taxable values will vary from the forecast. Taxable values for the Dallas County Community College District and Dallas County will differ slightly due to slightly different tax exemption and abatement policies.

In addition to annual taxable values, Schedule 1 forecasts "captured appraised values" – the differences between taxable value and the 2003 base value. Applying assumed tax rates to the captured appraised values yields annual forecasts of real property tax increments. Garland has pledged 100% of real property tax increments from the TIF #1 to the TIF Fund for a term of twenty years from 2004 through 2023. City tax increments levied in 2023 will flow to the TIF Fund. Dallas County has pledged 55% of real property tax increments to the TIF Fund for a term of fourteen years from 2010 through the levy of 2023. The Dallas County Community College District has pledged 50% of its tax increments earned from Zone value growth from tax years 2010 through the levy of 2023.

Note that real property tax generated in the Zone by the base value (or in the case of a tax decrement year, taxable value) flows to ordinary funds of the City and County in every year, not to the TIF Fund. Annual taxes on values up to the base value are not calculated in Schedule 1. At 2020 tax rates, the annual tax on base value retained by the City would be roughly \$773,000. County and College District taxes retained on base value would be roughly \$245,000 and \$125,000, respectively.

The Schedule 1 fund revenue forecast may be conservative in that it does not assume specific major development projects in the Zone. Normal good maintenance of existing structures, some replacement or infill of small-value properties, and market stability are conditions anticipated by the historic annual value change rate factor. Exhibit E locates types of activities, improvements, and neighborhood conditions planned for the Zone.

**Exhibit F:
Proposed Uses of Land in the Zone**



Section 4: TIF Fund Expenditures

The assets and future revenue to the TIF Fund are intended to be spent to push marginally infeasible development that would serve a public purpose to financial feasibility. Spending from the Fund must comply with a project plan and financing plan for the TIF Zone approved by the City Council.

Schedule 2 lists actual TIF "project cost," as of September 30, 2019, and estimated TIF "future project costs" for the fiscal year ended September 30, 2020, and thereafter. These are items eligible for payment or reimbursement from cash in the TIF Fund. This schedule of future project costs may be amended from time to time upon recommendation by the TIF Board and approval of the City Council.

A condition of participation in the TIF program by Dallas County is that twenty percent of all housing units in projects receiving Dallas County TIF Funds in the District must meet the County's criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. A developer may, subject to County approval, propose an alternative means of fulfilling the County's affordable housing requirement.

The preferred method of financing public improvements with the Fund will be for property developers or other private sources to advance funds for public improvements. The City may contract to reimburse principal costs and reasonable interest for the public improvements, using cash flow to the Fund. The City may issue bonds secured by revenue to the TIF Fund.

For the projects listed, Schedule 2 also provides an estimate for other items included in the City's CIP or Operating Budget that directly support the projects listed in the TIF Fund. These "nonproject costs" will not be reimbursed by the TIF Fund.

Schedule 3 is a forecast of annual sources and uses of TIF fund cash. It illustrates prospective tax increments received by the Fund and disbursements to repay approximately \$7.7 million of project costs after September 30, 2019. (This total disbursement includes 2025 debt service for bonds supporting City Hall facade improvements.) Schedule 3 of this study indicates that it will be economically feasible for the Fund to pay all identified project costs, with a surplus of approximately \$389, including money set aside for the 2025 debt service on bonds.

Appendix 1 is an estimate of the Fund's annual obligations to reimburse expenses for the parking garage at the Oaks Fifth Street Crossing development. Those obligations are modeled on a 2007 "Disposition and Development Agreement" between the City of Garland and High Street Development, LLC, more specifically by the "Exhibit J, TIF Agreement" referenced by that development agreement. Amounts due from the TIF Fund in fulfillment of the agreement will vary with taxes collected from the Oaks Fifth Street Crossing project.

No residents will be displaced as a result of implementing this project plan. No changes of zoning ordinances, the master plan of Garland, building codes, or other municipal ordinances will be necessary at this time to implement the project plan.

Section 5: Additional Tax for Garland

In addition to the tax on greater real property values in the Zone, the City of Garland and other taxing jurisdictions will likely receive additional business personal property tax. Increased sales tax from new development in the Zone is possible, depending on the type of new development in the Zone and the stability of sales tax from existing development.

The Tax Increment Fund may have a residual balance of cash on hand after all financial obligations have been met. A residual balance of \$389 is indicated on the bottom line of Schedule 3. Any residual balance will be prorated and returned to the general funds of participating taxing jurisdictions after all obligations of the TIF Fund have been discharged.

Schedule 1

Historical and Forecasted Revenue to TIF Fund #1

Notes:

Taxable values and captured appraised values through 2020 are as reported by Dallas County Appraisal District. Other values are estimates.

City taxable value for the base year was reset to the indicated amount after 2008. Base value fluctuated slightly with annual updates until set in 2009.

The City contributes 100% of tax increment from the zone to the TIF fund. Dallas County contributes 55% of increments, and Dallas County Community College District contributes 50% of tax increments.

DCCCD Taxes in arrear were collected in 2014.

The annual change in taxable value for 2020 is based on certified numbers from DCAD and may fluctuate slightly based on actual collections.

The average annual change in taxable value is assumed to be 1% between 2021 and 2023.

Values for shaded areas are unknown.

Year	Real Property Value for Jan. 1	Tax Due Without Penalty by Jan 31	City of Garland		Dallas County and DCCCD		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value	Captured	Taxable Value	Captured	City	County	DCCCD	This Year	Cumulative After 2006
			for Jan. 1 of This Year	Appraised Value for Year	for Jan. 1 of This Year	Appraised Value for Year	100%	55%	50%		
							Total	Total	Total		
Base	2003	2004	\$ 102,575,503	\$ -	\$ 102,504,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005									
2	2005	2006									
3	2006	2007	\$ 118,694,978	\$ 18,469,579			\$ 125,335			\$ 125,335	125,335
4	2007	2008	\$ 132,990,813	\$ 30,415,310			\$ 217,325			\$ 217,325	342,660
5	2008	2009	\$ 137,715,188	\$ 35,139,685			\$ 240,544			\$ 240,544	583,204
6	2009	2010	\$ 139,766,024	\$ 37,190,521			\$ 270,932	\$ 44,372		\$ 315,304	898,508
7	2010	2011	\$ 143,356,034	\$ 40,780,531			\$ 289,457	\$ 56,989		\$ 346,446	1,244,954
8	2011	2012	\$ 136,170,390	\$ 33,594,887			\$ 239,170	\$ 40,912		\$ 280,082	1,525,036
9	2012	2013	\$ 135,301,325	\$ 32,725,822			\$ 234,586	\$ 54,318		\$ 288,904	1,813,940
10	2013	2014	\$ 140,583,516	\$ 38,008,013	\$ 139,722,193	\$ 38,347,780	\$ 274,541	\$ 53,193		\$ 327,734	2,141,674
11	2014	2015	\$ 146,604,979	\$ 44,029,476	\$ 145,751,068	\$ 43,246,165	\$ 310,820	\$ 58,499	\$ 102,401	\$ 471,720	2,613,394
12	2015	2016	\$ 156,531,648	\$ 53,956,145	\$ 155,648,641	\$ 53,143,738	\$ 381,624	\$ 72,148	\$ 28,542	\$ 482,314	3,095,708
13	2016	2017	\$ 162,767,493	\$ 60,191,990	\$ 162,426,601	\$ 59,921,698	\$ 424,692	\$ 83,763	\$ 31,197	\$ 539,652	3,635,360
14	2017	2018	\$ 184,060,804	\$ 81,485,301	\$ 183,697,695	\$ 81,192,792	\$ 574,537	\$ 111,432	\$ 42,876	\$ 728,845	\$ 4,364,205
15	2018	2019	\$ 200,545,121	\$ 97,969,618	\$ 200,070,770	\$ 97,565,867	\$ 690,294	\$ 130,450	\$ 51,378	\$ 872,122	\$ 5,236,327
16	2019	2020	\$ 220,828,289	\$ 118,252,786	\$ 220,288,376	\$ 117,783,473	\$ 910,073	\$ 153,211	\$ 61,205	\$ 1,124,489	\$ 6,360,816
17	2020	2021	\$ 244,275,481	\$ 141,699,978	\$ 244,291,645	\$ 117,812,919	\$ 1,068,713	\$ 154,371	\$ 66,150	\$ 1,289,234	\$ 7,650,051
18	2021	2022	\$ 247,206,787	\$ 144,631,284	\$ 246,734,561	\$ 118,401,983	\$ 1,101,952	\$ 155,143	\$ 66,481	\$ 1,323,576	\$ 8,973,627
19	2022	2023	\$ 250,914,889	\$ 148,339,386	\$ 249,201,907	\$ 119,289,998	\$ 1,130,204	\$ 156,307	\$ 66,980	\$ 1,353,490	\$ 10,327,117
20	2023	2024	\$ 254,678,612	\$ 152,103,109	\$ 251,693,926	\$ 120,482,898	\$ 1,158,880	\$ 157,870	\$ 67,650	\$ 1,384,399	\$ 11,711,516

Total for years 1-20

Schedule 2

Expenditures from TIF Fund #1

Notes:

Private nonproject costs for mixed-use developments are not included in this schedule.

"Non Project Cost" include funding in the CIP or operating budget that directly support the projects listed in the TIF Fund but are not reimbursed by the TIF Fund.

"Non Project Cost" include cost to construct Parking Garage at Oaks Fifth Street, additional City Center Cost, Plaza Theater sign/façade improvement, wayfinding signage for First/Main and Walnut St overpass to Lavon Dr., Austin St. Streetscape, Downtown Streetscape, Street/Utility Study, and Square redesign/construction.

Project	TIF FUND			Non Project Cost (Not Reimbursed by TIF Fund)
	Actual Project Cost as of FYE 2019	Estimate Future Project Cost	TOTAL TIF Fund Expenditures	
Oaks Fifth Street Crossing City Owned Parking Garage <i>Oaks Fifth Street Crossing consist of a 188 unit multi-family residential development and parking structure. The City entered into an agreement with the developer of the Oaks Fifth Street Crossing development to reimburse expenses made on the City owned parking garage. For years when the TIF fund received tax increments, the agreement called for the City to pay the owner of Oaks 5th Street Crossing the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development. Nonproject cost include the amounts spent by the City to construct the parking garage.</i>	\$1,323,610	\$1,028,110	\$2,351,720	\$8,643,437
City Center Development <i>This project provides funding to implement additional mixed-use development in Downtown, improvements to existing public facilities, as well as the development of additional open space in Downtown. Specific project elements include construction of a multi-level parking garage serving the public, staff, and residential tenants; re-skinning of the City Hall façade (TIF Funded); site preparation for residential development including relocating the structures residing at Heritage Park; continuation of streetscape improvements along Austin and State Streets; as well as creation of a public open space adjacent to the Granville Arts Center. The overall project will be accomplished in partnership with a private developer.</i>	\$2,573,038	\$2,200,775	\$4,773,813	\$14,553,466
Managed District Services <i>TDA Assessment finds that Downtown could benefit from operating as a managed district. To accomplish this, TDA recommends creating a unified identity and coordinated promotions and place-making efforts, to be managed by a dedicated professional. Specific recommendations include: 1) Create a Downtown Identity branding and marketing plan 2) Increase and coordinate promotional activities 3)Coordinate and administer contracts to create District and storefront seasonal decor, and beautification 4) Employee a Downtown Coordinator</i>	\$142,548	\$1,019,435	\$1,161,983	\$0
Façade Improvement Program <i>Implementation of economic development policies and programs to reduce blight and vacancies and to spur additional investment and economic growth in the district.</i>	\$0	\$490,000	\$490,000	\$9,000
Enhanced Downtown Square Programming <i>Installation of electrical utility upgrades to support enhanced event programming in the square and additional interactive play equipment.</i>	\$2,292	\$51,702	\$53,994	\$0
Public Art <i>Add color with murals and public art to make downtown more vibrant and encourage more foot traffic through the district.</i>	\$0	\$50,000	\$50,000	\$0
Forest/Jupiter Public Improvements <i>Includes a restroom facility, security lighting, seating, improvements to soccer fields and other site amenities at Montgomery Park and the Forest/Jupiter segment of TIF#1.</i>	\$0	\$460,000	\$50,000	\$0
Downtown Public Improvements <i>Includes infrastructure improvements, enhancements, upgrades, land acquisition, and enhancements to the downtown square and surrounding downtown area. Projects may include downtown wayfinding signage, enhanced streetscape, electrical upgrades, restrooms, playground equipment, audio systems, furnishings, retractable ballards, a water feature, observation tower, parking, and other improvements to downtown.</i>	\$5,871	\$2,413,918	\$2,419,789	\$5,905,910
Total Cost	\$4,047,359	\$7,713,940	\$11,761,298	\$29,111,813

Schedule 3 TIF Fund Prospective Disbursement Schedule

Notes:

Annual tax increment forecast for the TIF fund are from Schedule 1

Estimated annual disbursement to meet an obligation to Oaks Fifth Street Crossing are from Appendix 1

Disbursements for TIF projects may be more or less than indicated on this schedule. Annual disbursement must be less than or equal to actual total cash available to the TIF Fund in each year.

The TIF Zone will expire in FY 2024, but the TIF Fund will receive tax increment levied during the Zone term. If a sufficient cash balance in the Fund is distributed to another city fund before FY 2024-2025, the 2025 debt service payments for City Hall facade improvements may be paid from the recipient City fund.

	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Revenues						
City of Garland	\$ 910,073	\$ 1,068,713	\$ 1,101,952	\$ 1,130,204	\$ 1,158,880	\$ -
Dallas County (55%)	153,211	154,371	155,143	156,307	157,870	-
Dallas County Community College Dist (50%)	61,205	66,150	66,481	66,980	67,650	-
Interest Income	18,562	8,721	5,952	430	95	-
Total Revenues	\$ 1,143,051	\$ 1,297,955	\$ 1,329,528	\$ 1,353,921	\$ 1,384,495	\$ -
Expenditures						
Oak Fifth Street Crossing ED Agreement	\$ 193,046	\$ 199,416	\$ 205,526	\$ 211,820	\$ 218,302	\$ -
Debt Service for Façade Improvements	301,950	328,925	354,850	379,725	405,013	430,313
Managed District Services	290,183	152,484	187,620	191,574	197,574	-
Façade Improvement Program	-	100,000	100,000	150,000	140,000	-
Enhanced Square Programming	1,702	12,000	10,000	16,000	12,000	-
Public Art	4,982	15,000	15,000	15,018	-	-
Downtown Area Improvements	5,355	638,532	1,310,805	456,783	-	-
Forest/Jupiter Area Improvements	-	210,000	250,000	-	-	-
Total Expenditures	\$ 797,218	\$ 1,656,357	\$ 2,433,801	\$ 1,420,919	\$ 972,889	\$ 430,313
Revenues Less Expenditures	345,833	(358,402)	(1,104,273)	(66,999)	411,606	(430,313)
Beginning Fund Balance	\$ 1,202,936	\$ 1,548,769	\$ 1,190,368	\$ 86,095	\$ 19,096	\$ 430,702
Change in Fund Balance	345,833	(358,402)	(1,104,273)	(66,999)	411,606	(430,313)
Ending Fund Balance	\$ 1,548,769	\$ 1,190,368	\$ 86,095	\$ 19,096	\$ 430,702	\$ 389

0

Appendix 1

Historical and Projected Oaks Fifth Street Crossing Cost

Notes:

For years when the TIF fund receives tax increments, the City will pay to the owner of Oaks Fifth Street Crossing or its assigns the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development and received by the TIF fund .

The "Tax Increment Base" for the Oaks Fifth Street Crossing development is defined as \$441,698 by Exhibit J of the Disposition and Development Agreement (2007).

Annual obligations for the tax increment end with termination of the TIF zone.

Disbursements through Sept. 30, 2020 are actuals and disbursements after 2020 assume a 3% growth in taxable value.

Year	DCAD Appraisal for Jan. 1	Disbursement in FY Ending Sept. 30	City of Garland		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value for Jan. 1 of This Year	Captured Appraised Value for Year	City	County	DCCCD	Total Disbursement	Cumulative After 2010
					100%	55%	50%		
					Total	Total	Total		
Base	2003	2004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005	-	-	-	-	-	-	-
2	2005	2006	-	-	-	-	-	-	-
3	2006	2007	-	-	-	-	-	-	-
4	2007	2008	441,698	-	-	-	-	-	-
5	2008	2009	441,698	-	-	-	-	-	-
6	2009	2010	441,698	-	-	-	-	-	-
7	2010	2011	13,700,000	13,258,302	91,727	17,406	8,122	164,528	164,528
8	2011	2012	11,800,000	11,358,302	78,582	15,385	6,958	100,925	265,453
9	2012	2013	13,390,000	12,948,302	89,582	16,999	7,891	114,472	379,925
10	2013	2014	15,700,000	15,258,302	107,579	20,432	9,516	137,527	517,452
11	2014	2015	17,000,000	16,558,302	116,631	22,140	10,368	149,242	666,694
12	2015	2016	18,800,000	18,358,302	129,307	24,546	11,495	165,348	832,042
13	2016	2017	17,750,000	17,308,302	121,867	23,132	10,834	155,833	987,875
14	2017	2018	18,500,000	18,058,302	127,239	24,181	11,282	162,702	1,150,577
15	2018	2019	19,650,000	19,208,302	135,342	25,719	11,973	173,034	1,323,610
16	2019	2020	20,400,000	19,958,302	153,599	26,685	12,374	193,046	1,516,656
17	2020	2021	21,100,000	20,658,302	158,986	27,621	12,808	199,416	1,716,072
18	2021	2022	21,733,000	21,291,302	163,858	28,468	13,201	205,526	1,921,598
19	2022	2023	22,384,990	21,943,292	168,876	29,339	13,605	211,820	2,133,418
20	2023	2024	23,056,540	22,614,842	174,044	30,237	14,021	218,302	2,351,720

Total for years 1-20

Appendix 2:

Historical and Projected City Hall Facade Improvement Cost

1) The City issued Certificates of Obligation in May, 2013 to provide funding of \$3,000,000 to be used in conjunction with the City Center project. The \$3,000,000 of bond proceeds is being used to replace the existing City Hall exterior façade. The TIF Fund reimburses the Debt Service Fund each year the total principal and interest payments on this debt issue.

Amount \$ 3,000,000

2) The cash balance accumulated in the TIF Fund from 2004 to 2014 was transferred to the CIP fund to replace the City Hall exterior Façade.

Amount \$ 1,277,122

3) The City of Garland used a combination of the Economic Development Cash Reserves and left over debt proceeds from projects that came in under budget to fund a portion of the façade.

Amount \$ 3,128,878

Total Amount \$ 7,406,000

Notes:

<u>Debt Service Schedule for \$3 million Certificates of</u>				
Fiscal Year	<u>Obligation</u>			
	Principal	Interest	Total	
2013-14	\$ 55,000	\$ 98,716	\$ 153,716	
2014-15	95,000	81,250	176,250	
2015-16	125,000	78,425	203,425	
2016-17	155,000	74,225	229,225	
2017-18	185,000	68,200	253,200	
2018-19	220,000	60,100	280,100	
2019-20	250,000	51,950	301,950	
2020-21	285,000	43,925	328,925	
2021-22	320,000	34,850	354,850	
2022-23	355,000	24,725	379,725	
2023-24	390,000	15,013	405,013	
2024-25	425,000	5,313	430,313	
Total	\$ 2,860,000	\$ 636,691	\$ 3,496,691	

Checklist for Inclusion of Items Required in TIF Project Plans and Financing Plans by Sec. 311.011, Texas Local Government Code

(1) A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property.

Included on Exhibit D,E,F.

(2) Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable

Included on Page 10.

(3) A list of estimated nonproject costs

Included on Schedule 2.

(4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

Included on Page 10.

The reinvestment zone financing plan must include:

(1) A detailed list describing the estimated project costs of the zone, including administrative expenses. **Included on Schedule 2 & 3.**

(2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone. **Included on Page 9.**

(3) A finding that the plan is economically feasible and an economic feasibility study.

Included on page 9.

(4) The estimated amount of bonded indebtedness to be incurred. **Included on Schedule 3.**

(5) The estimated time when related costs or monetary obligations are to be incurred. **Included on Schedule 3.**

(6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone. **Included on Schedule 1.**

(7) The current total appraised value of taxable property in the zone. **Included on Schedule 1.**

(8) The estimated captured appraised value of the zone during each year of its existence.

Included on Schedule 1.

(9) The duration of the zone. **Included on page 7.**



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5. b.

Meeting Date: 12/01/2020

Item Title: Consider an ordinance expanding the boundaries of TIF #1 and revising the Project and Financing Plan

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the November 16, 2020, Work Session, Council directed Staff to proceed with expanding the boundaries and modifying the Project and Financing Plan for Tax Increment Financing Reinvestment Zone #1.

A public hearing is scheduled for December 1, 2020. Following the public hearing, Council is requested to consider an ordinance to expand the zones boundaries and amend the Project and Financing Plan.

Recommendation/Action Requested and Justification

It is recommended that Council approves an Ordinance expanding the boundaries and revising the Project and Financing Plan for Tax Increment Financing Reinvestment Zone #1.

Attachments

Ordinance

Exhibit A - Project and Financing Plan

ORDINANCE OF THE CITY OF GARLAND ADOPTING THE REVISED PROJECT AND FINANCING PLAN FOR THE DOWNTOWN/FOREST-JUPITER TAX INCREMENT FINANCING REINVESTMENT ZONE (TIF #1), ENLARGING THE BOUNDARIES AND INCREASING THE GEOGRAPHIC AREA OF THE ZONE TO INCLUDE MONTGOMERY PARK GENERALLY LOCATED AT EDGEWOOD DR. AND INTERNATIONAL ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a Project and Financing Plan is required under Chapter 311 of the Texas Tax Code with the creation of a Tax Increment Financing Reinvestment Zone;

WHEREAS, the Project and Financing Plan for TIF #1 was created by Ordinance No. 5785 on December 2, 2003.

WHEREAS, the Project and Financing Plan was amended on January 20, 2015 by Ordinance No. 10175 to add funding to promote the City Center project through the encouragement of redevelopment;

WHEREAS, the Project and Financing Plan was amended on May 1, 2018 by Ordinance No. 10175 to add funding to further enhance, improve, redevelop, encourage, and manage the growth of Downtown Garland;

WHEREAS, additional funding is desired to enhance and improve the Forest/Jupiter area of the TIF and continue the redevelopment and infrastructure improvement efforts in Downtown Garland;

WHEREAS, the Board of Directors of TIF #1 met on October 14, 2020, and unanimously voted to submit a Revised Project and Financing Plan for TIF #1, and is requesting City Council to enlarge the boundaries of the TIF to include Montgomery Park.

WHEREAS, notice of a public hearing on TIF #1 was published in a newspaper of general circulation in the City on November 21, 2020, which date is at least seven (7) days before the date of the public hearing held on December 1, 2020, in accordance with Section 311.003 of the Act;

WHEREAS, on December 1, 2020, the City Council opened a public hearing in accordance with Section 311.003 of the Act and interested persons were allowed to speak for or against the approval of the Revised Project and Financing Plan, enlarging the boundaries and increasing the geographic area of the Zone and the concept of tax increment financing;

WHEREAS, the City Council finds that approving the Revised Project and Financing Plan and enlarging the Boundaries and increasing the geographic area of the Zone to include Montgomery Park as more fully set forth in the Revised Project and financing Plan is in the best interest of the City and its citizens.

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

Section 1

That the City of Garland approves and adopts the proposed changes to the Project and Financing Plan for TIF #1 and expanding the Boundaries and increasing the geographic area of the Zone to include Montgomery Park, a copy of which is attached hereto as Exhibit "A".

Section 2

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

PASSED AND APPROVED this the _____ day of December 1, 2020.
CITY OF GARLAND, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

TIF

No. 1

Downtown / Forest-Jupiter Project and Financing Plan



Updated December 1, 2020



GARLAND

Contents

	<u>Page</u>
Section 1: Tax Increment Financing Defined	1
Section 2: Zone Description	2
Section 3: Revenue from Tax Increment Financing	7
Section 4: TIF Fund Expenditures	9
Section 5: Additional Tax for Garland	10

Exhibits

Exhibit A: Real Property Tax Flow with Tax Increment Financing	1
Exhibit B: Original TIF Reinvestment Zone #1 Boundary Map	2
Exhibit C: Expanded TIF Reinvestment Zone #1 Boundary Map	3
Exhibit D: Existing Land Use – Downtown Part of TIF Zone	5
Exhibit E: Existing Land Use – Forest Jupiter Part of TIF Zone	6
Exhibit F: Proposed Uses of Land in the Zone	8

Schedules

Schedule 1: Historical and Forecasted Revenue to TIF Fund #1	11
Schedule 2: Expenditures from TIF Fund #1	12
Schedule 3: TIF Fund Prospective Disbursement Schedule	13

Appendix

Appendix 1: Historical and Projected Oak Fifth Street Crossing Cost	14
Appendix 2: Historical and Projected City Hall Façade Improvement Cost	15

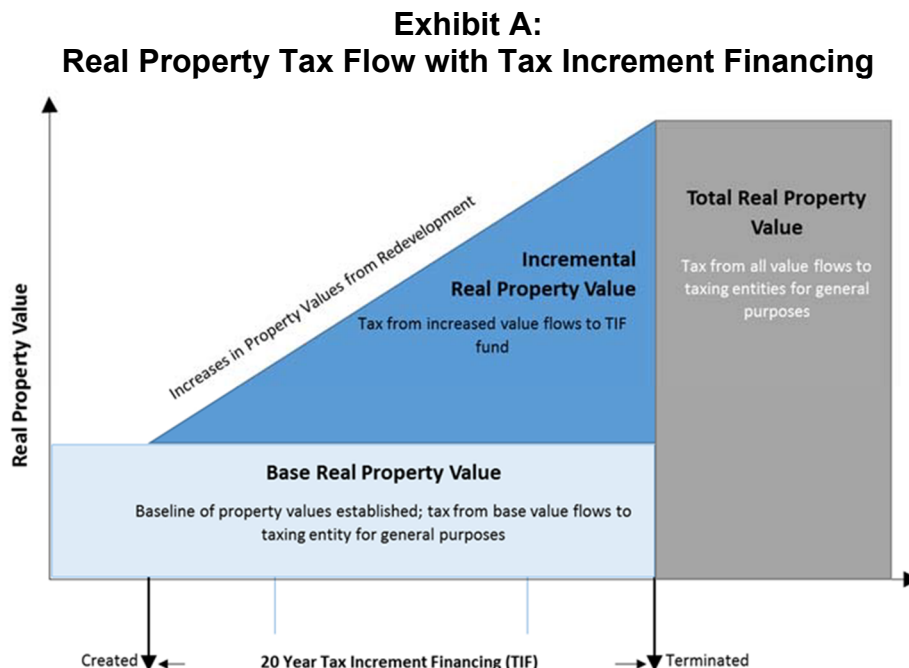
Section 1:

Tax Increment Financing Defined

Tax Increment Financing (TIF) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. Statutes governing Tax Increment Financing reinvestment zones are codified in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for Tax Increment Financing by designating a reinvestment zone ("Zone"). The additional tax dollars generated by growth of real property value in the Zone are called the "tax increment." All or a designated part of these tax increment dollars flow to a Tax Increment Fund ("Fund") for a specified term of years. Money flowing to the Fund may be disbursed according to a plan approved by the City Council after a TIF Board has made a recommendation concerning the plan, as prescribed by Chapter 311. The Fund may be used for public improvements within the Zone and other purposes authorized by Chapter 311, including grants and loans for activities that benefit the Zone and stimulate business and commercial activity in the Zone. This assumes that Dallas County consents by Commissioners Court Order to the revisions of the project plan and financing plan. Until and unless Dallas County agrees to plan revisions, the most recent project plan and financing plan approved by Court Order shall govern use of County funds paid to the TIF Fund.

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

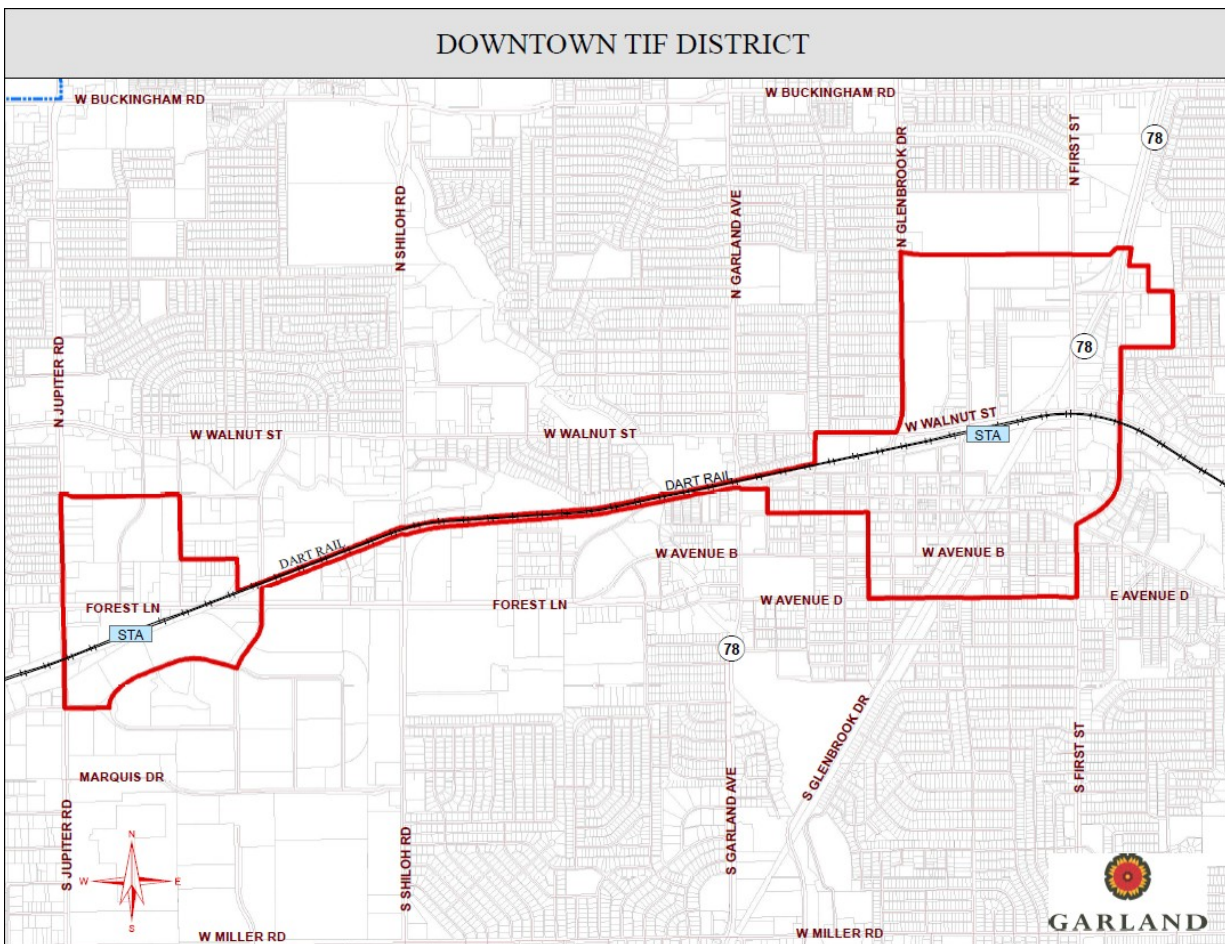


Inclusion of property in a Zone does not change any tax rate for the property. Tax rates in the Zone are the same as tax rates outside the Zone within the same set of taxing jurisdictions.

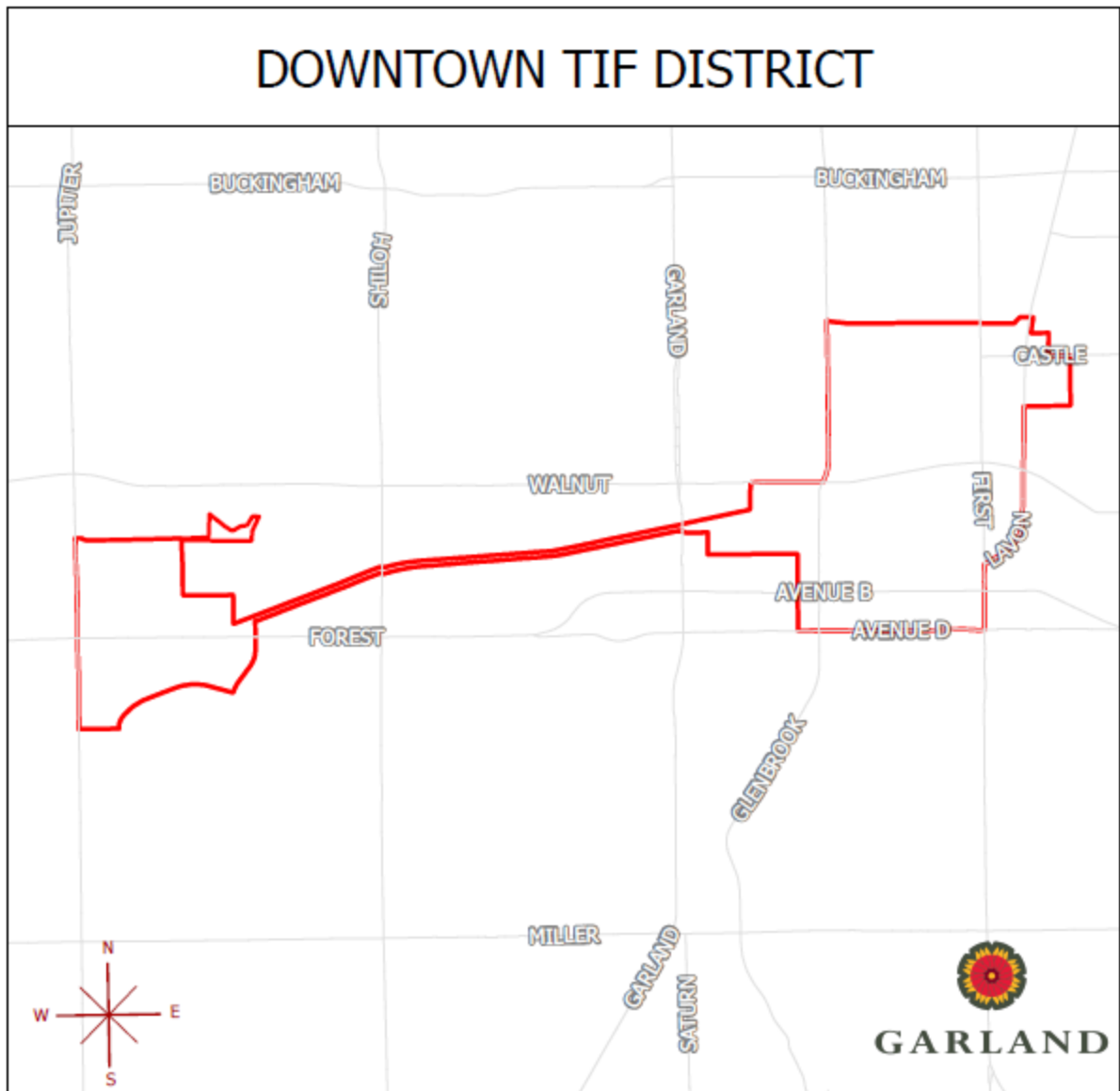
Section 2: Zone Description

The City of Garland designated TIF Zone Number One in 2003. The Zone #1 boundary includes both Downtown Garland and area around the Forest/Jupiter DART train station, as depicted in Exhibit B. In 2020, at the recommendation of the TIF #1 Board of Directors, City Council held a public hearing and adopted an ordinance expanding the the boundaries of TIF #1 to include Montgomery Park. Montgomery Park is located just northeast of the original boundaries of the Forest/Jupiter region of TIF #1. A map of the expanded boundaries is included in Exhibit C.

**Exhibit B:
Original TIF Reinvestment Zone #1 Boundary Map**



**Exhibit C:
Expanded TIF Reinvestment Zone #1 Boundary Map**



Boundaries that follow public streets and highways extend to the far sides of such rights-of-way, measured from the center of the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines.

The Zone contains approximately 30,221,703 square feet of land. Excluding rights-of-way and other land owned by government entities, land area was measured at 19,876,393 square feet. Taxable land was approximately 17,928,063 square feet. The corrected value of real property in Zone #1 taxable by the City of Garland in base year 2003 was \$102,575,503 according to the Dallas Central Appraisal District. This value was significantly below the statutory maximum 25% of taxable real property a municipality may include in all its reinvestment zones.

Exhibits D and E map existing uses and conditions in the Zone, as updated in 2020 by the City of Garland. In 2003, approximately 68% of land area in the zone, excluding land area owned by government, was used for commercial purposes. About 25% of privately owned land area was vacant. Only 7% of private land was used for residences with one to four dwellings per building. Residential land in the Zone was and is far below the statutory maximum 30% of the entire zone.

At the inception of TIF Zone #1, the City Council found that conditions of Downtown Garland and vicinity impaired sound growth and private investment. Impediments included the following problems, any of which were sufficient statutory cause to designate a zone for Tax Increment Financing:

1. A substantial number of deteriorated or deteriorating structures;
2. Inadequate sidewalks or street layout;
3. Small lots with many owners, making assembly of parcels with sufficient size, access, and utility for development an economically difficult or prohibitive task.

Economic development of Downtown Garland, Forest/Jupiter and adjacent areas has been a priority for City Council. As of 2020, Downtown development/redevelopment have included:

- DART train services to stations at Downtown Garland and Forest/Jupiter (began 2002).
- Extension of DART train service to Rowlett (began service 2012).
- 188 residences and 24,000 square feet of retail floor area in the Oaks Fifth Street Crossing project (opened 2008).
- Addition of 153 multi-family residential units and a 330-space parking structure to serve the public, residential tenants, and those using City Hall (opened 2015).
- Garland Campus of Richland College (opened 2009).
- Charles E. Duckworth Building, housing Garland Power & Light, City Utility Customer Service Department and City Tax and Revenue Recovery Department (opened 2010).
- Exterior and interior improvements to the Nicholson Memorial Library (ongoing).
- Relocation of the Garland Landmark Museum, rail car, and Lyles House to Heritage Crossing (relocated 2013).
- Re-skinning of the City Hall Façade, as well as major improvements to the interior (completed 2017).
- Improvements to the streetscape along State, Fifth, and Austin (2017).
- Creation of a public space adjacent to the Granville Arts Center (2016).
- Unused facilities demolished on square (demolished 2013).
- Establishment of a Downtown Façade Improvement Program
- Establishment of a Downtown Development Office

**Exhibit D:
Existing Land Use - Downtown Part of TIF Zone**

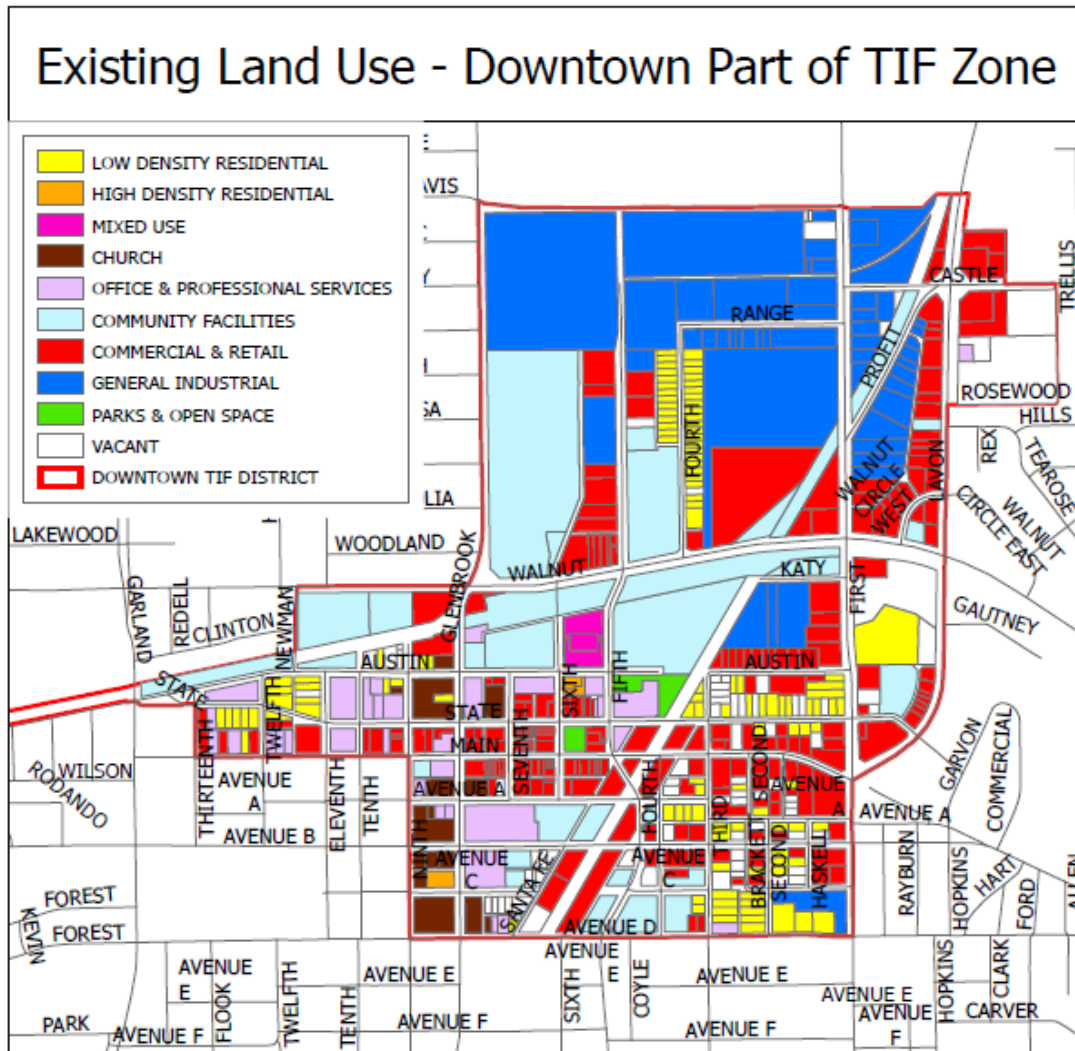
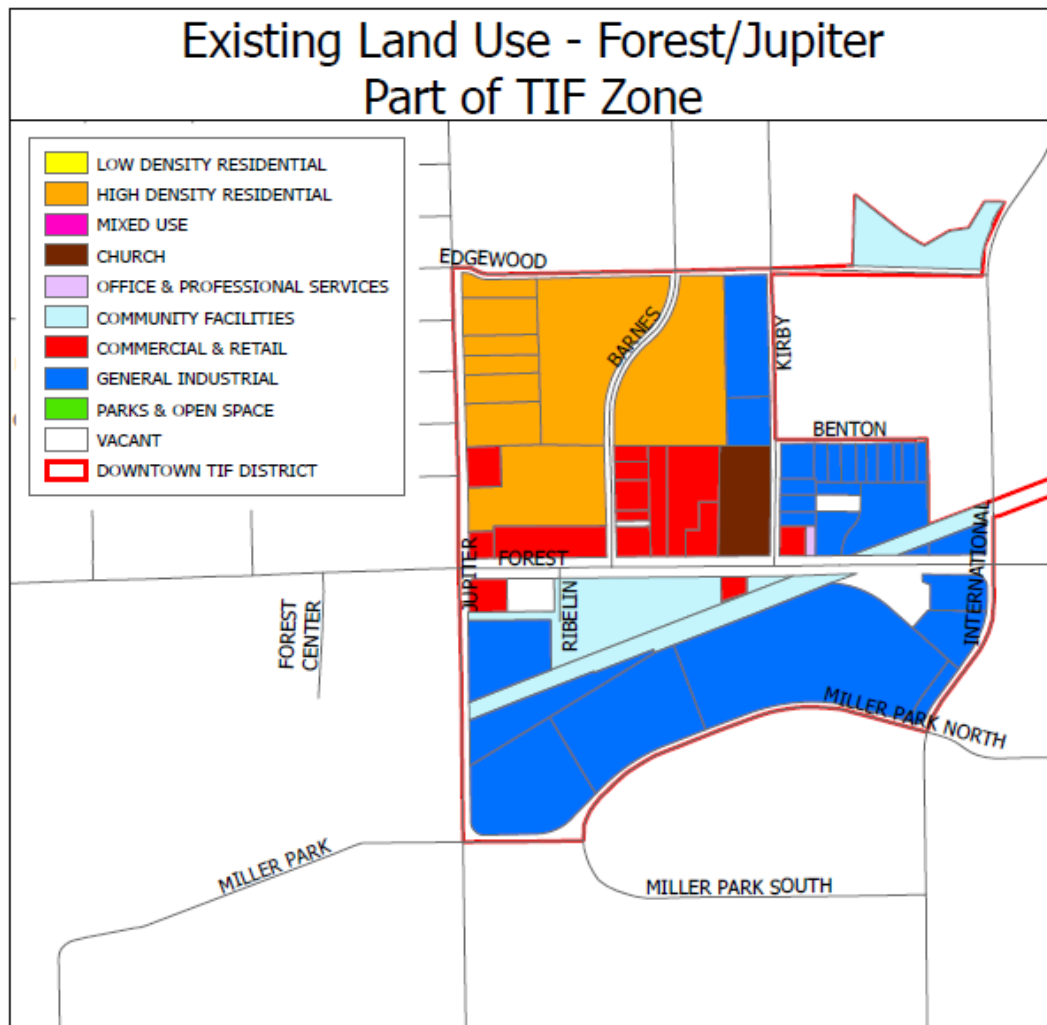


Exhibit E:
Existing Land Use – Forest/Jupiter Part of TIF Zone



Section 3:

Revenue from Tax Increment Financing

The Zone #1 Tax Increment Financing program has provided revenue of approximately \$5.3 million, including interest income on fund balances, from its inception through the end of fiscal year 2019. Through fiscal year ended September 30, 2019, \$2,573,038 had been applied to improvements to the City Hall facade (transfer to capital improvements fund, bond debt principal payment and bond debt interest payment), \$1,323,610 toward payment obligations for the Oaks Fifth Street Crossing residential and retail project, and \$142,548 to fund managed district services. A fund balance of \$1,202,936 was carried from September 30, 2019, into the 2019-20 fiscal year.

Schedule 1 forecasts annual revenue to the TIF Fund, based on several assumptions stated thereon. Cumulative tax increment revenue received by the TIF Fund from fiscal year 2019-20 through the end of the Zone's term (including tax increments from the levy of 2023, largely received in 2024) is forecast at approximately \$6.5 million. Added to receipts before fiscal year 2020-21, a total Fund revenue forecast from inception through the end of the Zone term totals approximately \$11.7 million.

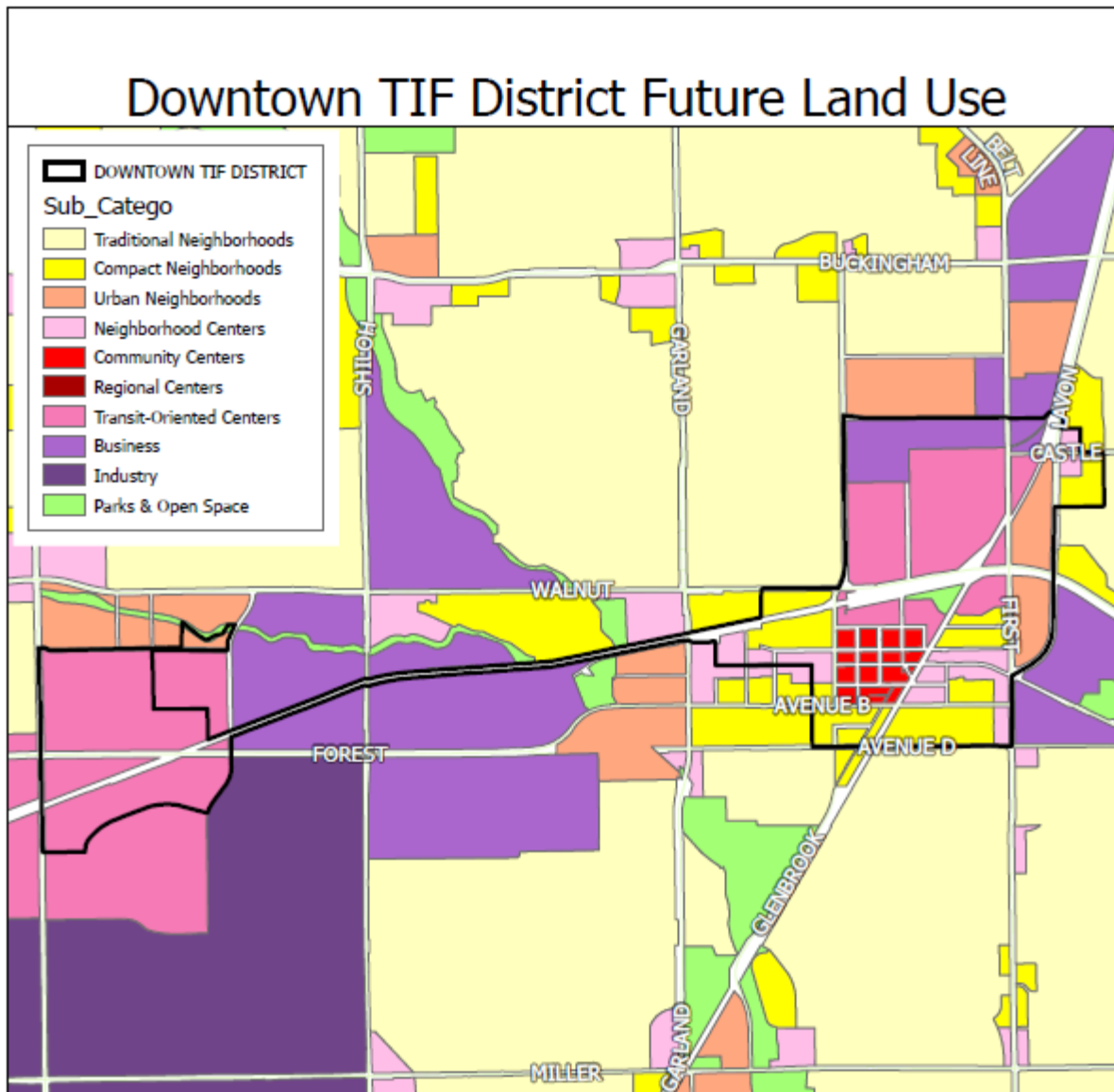
The historic annual rate of change in taxable real property value within TIF Zone #1 for the ten-year period from January 2007 to January 2016 was 3%. However, the tax valuations received from the Dallas Central Appraisal District from 2017 thru 2020 yielded an average increase of 11% due primarily to new construction generated from the City Center Oaks Fifth Street Crossing and City Square Lofts developments. Schedule 1 of this document assumes a conservative 1% increase in taxable value between tax year 2021 and 2023. Although Schedule 1 appears to be a plausible forecast of taxable values, actual taxable values will vary from the forecast. Taxable values for the Dallas County Community College District and Dallas County will differ slightly due to slightly different tax exemption and abatement policies.

In addition to annual taxable values, Schedule 1 forecasts "captured appraised values" – the differences between taxable value and the 2003 base value. Applying assumed tax rates to the captured appraised values yields annual forecasts of real property tax increments. Garland has pledged 100% of real property tax increments from the TIF #1 to the TIF Fund for a term of twenty years from 2004 through 2023. City tax increments levied in 2023 will flow to the TIF Fund. Dallas County has pledged 55% of real property tax increments to the TIF Fund for a term of fourteen years from 2010 through the levy of 2023. The Dallas County Community College District has pledged 50% of its tax increments earned from Zone value growth from tax years 2010 through the levy of 2023.

Note that real property tax generated in the Zone by the base value (or in the case of a tax decrement year, taxable value) flows to ordinary funds of the City and County in every year, not to the TIF Fund. Annual taxes on values up to the base value are not calculated in Schedule 1. At 2020 tax rates, the annual tax on base value retained by the City would be roughly \$773,000. County and College District taxes retained on base value would be roughly \$245,000 and \$125,000, respectively.

The Schedule 1 fund revenue forecast may be conservative in that it does not assume specific major development projects in the Zone. Normal good maintenance of existing structures, some replacement or infill of small-value properties, and market stability are conditions anticipated by the historic annual value change rate factor. Exhibit E locates types of activities, improvements, and neighborhood conditions planned for the Zone.

**Exhibit F:
Proposed Uses of Land in the Zone**



Section 4: TIF Fund Expenditures

The assets and future revenue to the TIF Fund are intended to be spent to push marginally infeasible development that would serve a public purpose to financial feasibility. Spending from the Fund must comply with a project plan and financing plan for the TIF Zone approved by the City Council.

Schedule 2 lists actual TIF "project cost," as of September 30, 2019, and estimated TIF "future project costs" for the fiscal year ended September 30, 2020, and thereafter. These are items eligible for payment or reimbursement from cash in the TIF Fund. This schedule of future project costs may be amended from time to time upon recommendation by the TIF Board and approval of the City Council.

A condition of participation in the TIF program by Dallas County is that twenty percent of all housing units in projects receiving Dallas County TIF Funds in the District must meet the County's criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. A developer may, subject to County approval, propose an alternative means of fulfilling the County's affordable housing requirement.

The preferred method of financing public improvements with the Fund will be for property developers or other private sources to advance funds for public improvements. The City may contract to reimburse principal costs and reasonable interest for the public improvements, using cash flow to the Fund. The City may issue bonds secured by revenue to the TIF Fund.

For the projects listed, Schedule 2 also provides an estimate for other items included in the City's CIP or Operating Budget that directly support the projects listed in the TIF Fund. These "nonproject costs" will not be reimbursed by the TIF Fund.

Schedule 3 is a forecast of annual sources and uses of TIF fund cash. It illustrates prospective tax increments received by the Fund and disbursements to repay approximately \$7.7 million of project costs after September 30, 2019. (This total disbursement includes 2025 debt service for bonds supporting City Hall facade improvements.) Schedule 3 of this study indicates that it will be economically feasible for the Fund to pay all identified project costs, with a surplus of approximately \$389, including money set aside for the 2025 debt service on bonds.

Appendix 1 is an estimate of the Fund's annual obligations to reimburse expenses for the parking garage at the Oaks Fifth Street Crossing development. Those obligations are modeled on a 2007 "Disposition and Development Agreement" between the City of Garland and High Street Development, LLC, more specifically by the "Exhibit J, TIF Agreement" referenced by that development agreement. Amounts due from the TIF Fund in fulfillment of the agreement will vary with taxes collected from the Oaks Fifth Street Crossing project.

No residents will be displaced as a result of implementing this project plan. No changes of zoning ordinances, the master plan of Garland, building codes, or other municipal ordinances will be necessary at this time to implement the project plan.

Section 5: Additional Tax for Garland

In addition to the tax on greater real property values in the Zone, the City of Garland and other taxing jurisdictions will likely receive additional business personal property tax. Increased sales tax from new development in the Zone is possible, depending on the type of new development in the Zone and the stability of sales tax from existing development.

The Tax Increment Fund may have a residual balance of cash on hand after all financial obligations have been met. A residual balance of \$389 is indicated on the bottom line of Schedule 3. Any residual balance will be prorated and returned to the general funds of participating taxing jurisdictions after all obligations of the TIF Fund have been discharged.

Schedule 1

Historical and Forecasted Revenue to TIF Fund #1

Notes:

Taxable values and captured appraised values through 2020 are as reported by Dallas County Appraisal District. Other values are estimates.

City taxable value for the base year was reset to the indicated amount after 2008. Base value fluctuated slightly with annual updates until set in 2009.

The City contributes 100% of tax increment from the zone to the TIF fund. Dallas County contributes 55% of increments, and Dallas County Community College District contributes 50% of tax increments.

DCCCD Taxes in arrear were collected in 2014.

The annual change in taxable value for 2020 is based on certified numbers from DCAD and may fluctuate slightly based on actual collections.

The average annual change in taxable value is assumed to be 1% between 2021 and 2023.

Values for shaded areas are unknown.

Year	Real Property Value for Jan. 1	Tax Due Without Penalty by Jan 31	City of Garland		Dallas County and DCCCD		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value	Captured	Taxable Value	Captured	City	County	DCCCD	This Year	Cumulative After 2006
			for Jan. 1 of This Year	Appraised Value for Year	for Jan. 1 of This Year	Appraised Value for Year	100%	55%	50%		
							Total	Total	Total		
Base	2003	2004	\$ 102,575,503	\$ -	\$ 102,504,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005									
2	2005	2006									
3	2006	2007	\$ 118,694,978	\$ 18,469,579			\$ 125,335			\$ 125,335	125,335
4	2007	2008	\$ 132,990,813	\$ 30,415,310			\$ 217,325			\$ 217,325	342,660
5	2008	2009	\$ 137,715,188	\$ 35,139,685			\$ 240,544			\$ 240,544	583,204
6	2009	2010	\$ 139,766,024	\$ 37,190,521			\$ 270,932	\$ 44,372		\$ 315,304	898,508
7	2010	2011	\$ 143,356,034	\$ 40,780,531			\$ 289,457	\$ 56,989		\$ 346,446	1,244,954
8	2011	2012	\$ 136,170,390	\$ 33,594,887			\$ 239,170	\$ 40,912		\$ 280,082	1,525,036
9	2012	2013	\$ 135,301,325	\$ 32,725,822			\$ 234,586	\$ 54,318		\$ 288,904	1,813,940
10	2013	2014	\$ 140,583,516	\$ 38,008,013	\$ 139,722,193	\$ 38,347,780	\$ 274,541	\$ 53,193		\$ 327,734	2,141,674
11	2014	2015	\$ 146,604,979	\$ 44,029,476	\$ 145,751,068	\$ 43,246,165	\$ 310,820	\$ 58,499	\$ 102,401	\$ 471,720	2,613,394
12	2015	2016	\$ 156,531,648	\$ 53,956,145	\$ 155,648,641	\$ 53,143,738	\$ 381,624	\$ 72,148	\$ 28,542	\$ 482,314	3,095,708
13	2016	2017	\$ 162,767,493	\$ 60,191,990	\$ 162,426,601	\$ 59,921,698	\$ 424,692	\$ 83,763	\$ 31,197	\$ 539,652	3,635,360
14	2017	2018	\$ 184,060,804	\$ 81,485,301	\$ 183,697,695	\$ 81,192,792	\$ 574,537	\$ 111,432	\$ 42,876	\$ 728,845	\$ 4,364,205
15	2018	2019	\$ 200,545,121	\$ 97,969,618	\$ 200,070,770	\$ 97,565,867	\$ 690,294	\$ 130,450	\$ 51,378	\$ 872,122	\$ 5,236,327
16	2019	2020	\$ 220,828,289	\$ 118,252,786	\$ 220,288,376	\$ 117,783,473	\$ 910,073	\$ 153,211	\$ 61,205	\$ 1,124,489	\$ 6,360,816
17	2020	2021	\$ 244,275,481	\$ 141,699,978	\$ 244,291,645	\$ 117,812,919	\$ 1,068,713	\$ 154,371	\$ 66,150	\$ 1,289,234	\$ 7,650,051
18	2021	2022	\$ 247,206,787	\$ 144,631,284	\$ 246,734,561	\$ 118,401,983	\$ 1,101,952	\$ 155,143	\$ 66,481	\$ 1,323,576	\$ 8,973,627
19	2022	2023	\$ 250,914,889	\$ 148,339,386	\$ 249,201,907	\$ 119,289,998	\$ 1,130,204	\$ 156,307	\$ 66,980	\$ 1,353,490	\$ 10,327,117
20	2023	2024	\$ 254,678,612	\$ 152,103,109	\$ 251,693,926	\$ 120,482,898	\$ 1,158,880	\$ 157,870	\$ 67,650	\$ 1,384,399	\$ 11,711,516

Total for years 1-20

Schedule 2

Expenditures from TIF Fund #1

Notes:

Private nonproject costs for mixed-use developments are not included in this schedule.

"Non Project Cost" include funding in the CIP or operating budget that directly support the projects listed in the TIF Fund but are not reimbursed by the TIF Fund.

"Non Project Cost" include cost to construct Parking Garage at Oaks Fifth Street, additional City Center Cost, Plaza Theater sign/façade improvement, wayfinding signage for First/Main and Walnut St overpass to Lavon Dr., Austin St. Streetscape, Downtown Streetscape, Street/Utility Study, and Square redesign/construction.

Project	TIF FUND			Non Project Cost (Not Reimbursed by TIF Fund)
	Actual Project Cost as of FYE 2019	Estimate Future Project Cost	TOTAL TIF Fund Expenditures	
Oaks Fifth Street Crossing City Owned Parking Garage <i>Oaks Fifth Street Crossing consist of a 188 unit multi-family residential development and parking structure. The City entered into an agreement with the developer of the Oaks Fifth Street Crossing development to reimburse expenses made on the City owned parking garage. For years when the TIF fund received tax increments, the agreement called for the City to pay the owner of Oaks 5th Street Crossing the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development. Nonproject cost include the amounts spent by the City to construct the parking garage.</i>	\$1,323,610	\$1,028,110	\$2,351,720	\$8,643,437
City Center Development <i>This project provides funding to implement additional mixed-use development in Downtown, improvements to existing public facilities, as well as the development of additional open space in Downtown. Specific project elements include construction of a multi-level parking garage serving the public, staff, and residential tenants; re-skinning of the City Hall façade (TIF Funded); site preparation for residential development including relocating the structures residing at Heritage Park; continuation of streetscape improvements along Austin and State Streets; as well as creation of a public open space adjacent to the Granville Arts Center. The overall project will be accomplished in partnership with a private developer.</i>	\$2,573,038	\$2,200,775	\$4,773,813	\$14,553,466
Managed District Services <i>TDA Assessment finds that Downtown could benefit from operating as a managed district. To accomplish this, TDA recommends creating a unified identity and coordinated promotions and place-making efforts, to be managed by a dedicated professional. Specific recommendations include: 1) Create a Downtown Identity branding and marketing plan 2) Increase and coordinate promotional activities 3)Coordinate and administer contracts to create District and storefront seasonal decor, and beautification 4) Employee a Downtown Coordinator</i>	\$142,548	\$1,019,435	\$1,161,983	\$0
Façade Improvement Program <i>Implementation of economic development policies and programs to reduce blight and vacancies and to spur additional investment and economic growth in the district.</i>	\$0	\$490,000	\$490,000	\$9,000
Enhanced Downtown Square Programming <i>Installation of electrical utility upgrades to support enhanced event programming in the square and additional interactive play equipment.</i>	\$2,292	\$51,702	\$53,994	\$0
Public Art <i>Add color with murals and public art to make downtown more vibrant and encourage more foot traffic through the district.</i>	\$0	\$50,000	\$50,000	\$0
Forest/Jupiter Public Improvements <i>Includes a restroom facility, security lighting, seating, improvements to soccer fields and other site amenities at Montgomery Park and the Forest/Jupiter segment of TIF#1.</i>	\$0	\$460,000	\$50,000	\$0
Downtown Public Improvements <i>Includes infrastructure improvements, enhancements, upgrades, land acquisition, and enhancements to the downtown square and surrounding downtown area. Projects may include downtown wayfinding signage, enhanced streetscape, electrical upgrades, restrooms, playground equipment, audio systems, furnishings, retractable ballards, a water feature, observation tower, parking, and other improvements to downtown.</i>	\$5,871	\$2,413,918	\$2,419,789	\$5,905,910
Total Cost	\$4,047,359	\$7,713,940	\$11,761,298	\$29,111,813

Schedule 3 TIF Fund Prospective Disbursement Schedule

Notes:

Annual tax increment forecast for the TIF fund are from Schedule 1

Estimated annual disbursement to meet an obligation to Oaks Fifth Street Crossing are from Appendix 1

Disbursements for TIF projects may be more or less than indicated on this schedule. Annual disbursement must be less than or equal to actual total cash available to the TIF Fund in each year.

The TIF Zone will expire in FY 2024, but the TIF Fund will receive tax increment levied during the Zone term. If a sufficient cash balance in the Fund is distributed to another city fund before FY 2024-2025, the 2025 debt service payments for City Hall facade improvements may be paid from the recipient City fund.

	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Revenues						
City of Garland	\$ 910,073	\$ 1,068,713	\$ 1,101,952	\$ 1,130,204	\$ 1,158,880	\$ -
Dallas County (55%)	153,211	154,371	155,143	156,307	157,870	-
Dallas County Community College Dist (50%)	61,205	66,150	66,481	66,980	67,650	-
Interest Income	18,562	8,721	5,952	430	95	-
Total Revenues	\$ 1,143,051	\$ 1,297,955	\$ 1,329,528	\$ 1,353,921	\$ 1,384,495	\$ -
Expenditures						
Oak Fifth Street Crossing ED Agreement	\$ 193,046	\$ 199,416	\$ 205,526	\$ 211,820	\$ 218,302	\$ -
Debt Service for Façade Improvements	301,950	328,925	354,850	379,725	405,013	430,313
Managed District Services	290,183	152,484	187,620	191,574	197,574	-
Façade Improvement Program	-	100,000	100,000	150,000	140,000	-
Enhanced Square Programming	1,702	12,000	10,000	16,000	12,000	-
Public Art	4,982	15,000	15,000	15,018	-	-
Downtown Area Improvements	5,355	638,532	1,310,805	456,783	-	-
Forest/Jupiter Area Improvements	-	210,000	250,000	-	-	-
Total Expenditures	\$ 797,218	\$ 1,656,357	\$ 2,433,801	\$ 1,420,919	\$ 972,889	\$ 430,313
Revenues Less Expenditures	345,833	(358,402)	(1,104,273)	(66,999)	411,606	(430,313)
Beginning Fund Balance	\$ 1,202,936	\$ 1,548,769	\$ 1,190,368	\$ 86,095	\$ 19,096	\$ 430,702
Change in Fund Balance	345,833	(358,402)	(1,104,273)	(66,999)	411,606	(430,313)
Ending Fund Balance	\$ 1,548,769	\$ 1,190,368	\$ 86,095	\$ 19,096	\$ 430,702	\$ 389

0

Appendix 1

Historical and Projected Oaks Fifth Street Crossing Cost

Notes:

For years when the TIF fund receives tax increments, the City will pay to the owner of Oaks Fifth Street Crossing or its assigns the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development and received by the TIF fund .

The "Tax Increment Base" for the Oaks Fifth Street Crossing development is defined as \$441,698 by Exhibit J of the Disposition and Development Agreement (2007).

Annual obligations for the tax increment end with termination of the TIF zone.

Disbursements through Sept. 30, 2020 are actuals and disbursements after 2020 assume a 3% growth in taxable value.

Year	DCAD Appraisal for Jan. 1	Disbursement in FY Ending Sept. 30	City of Garland		Incremental Real Property Tax			Combined Increments to TIF Fund	
			Taxable Value for Jan. 1 of This Year	Captured Appraised Value for Year	City	County	DCCCD	Total Disbursement	Cumulative After 2010
					100%	55%	50%		
					Total	Total	Total		
Base	2003	2004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2004	2005	-	-	-	-	-	-	-
2	2005	2006	-	-	-	-	-	-	-
3	2006	2007	-	-	-	-	-	-	-
4	2007	2008	441,698	-	-	-	-	-	-
5	2008	2009	441,698	-	-	-	-	-	-
6	2009	2010	441,698	-	-	-	-	-	-
7	2010	2011	13,700,000	13,258,302	91,727	17,406	8,122	164,528	164,528
8	2011	2012	11,800,000	11,358,302	78,582	15,385	6,958	100,925	265,453
9	2012	2013	13,390,000	12,948,302	89,582	16,999	7,891	114,472	379,925
10	2013	2014	15,700,000	15,258,302	107,579	20,432	9,516	137,527	517,452
11	2014	2015	17,000,000	16,558,302	116,631	22,140	10,368	149,242	666,694
12	2015	2016	18,800,000	18,358,302	129,307	24,546	11,495	165,348	832,042
13	2016	2017	17,750,000	17,308,302	121,867	23,132	10,834	155,833	987,875
14	2017	2018	18,500,000	18,058,302	127,239	24,181	11,282	162,702	1,150,577
15	2018	2019	19,650,000	19,208,302	135,342	25,719	11,973	173,034	1,323,610
16	2019	2020	20,400,000	19,958,302	153,599	26,685	12,374	193,046	1,516,656
17	2020	2021	21,100,000	20,658,302	158,986	27,621	12,808	199,416	1,716,072
18	2021	2022	21,733,000	21,291,302	163,858	28,468	13,201	205,526	1,921,598
19	2022	2023	22,384,990	21,943,292	168,876	29,339	13,605	211,820	2,133,418
20	2023	2024	23,056,540	22,614,842	174,044	30,237	14,021	218,302	2,351,720

Total for years 1-20

Appendix 2:

Historical and Projected City Hall Facade Improvement Cost

1) The City issued Certificates of Obligation in May, 2013 to provide funding of \$3,000,000 to be used in conjunction with the City Center project. The \$3,000,000 of bond proceeds is being used to replace the existing City Hall exterior façade. The TIF Fund reimburses the Debt Service Fund each year the total principal and interest payments on this debt issue.

Amount \$ 3,000,000

2) The cash balance accumulated in the TIF Fund from 2004 to 2014 was transferred to the CIP fund to replace the City Hall exterior Façade.

Amount \$ 1,277,122

3) The City of Garland used a combination of the Economic Development Cash Reserves and left over debt proceeds from projects that came in under budget to fund a portion of the façade.

Amount \$ 3,128,878

Total Amount \$ 7,406,000

Notes:

<u>Debt Service Schedule for \$3 million Certificates of</u>				
Fiscal Year	<u>Obligation</u>			
	Principal	Interest	Total	
2013-14	\$ 55,000	\$ 98,716	\$ 153,716	
2014-15	95,000	81,250	176,250	
2015-16	125,000	78,425	203,425	
2016-17	155,000	74,225	229,225	
2017-18	185,000	68,200	253,200	
2018-19	220,000	60,100	280,100	
2019-20	250,000	51,950	301,950	
2020-21	285,000	43,925	328,925	
2021-22	320,000	34,850	354,850	
2022-23	355,000	24,725	379,725	
2023-24	390,000	15,013	405,013	
2024-25	425,000	5,313	430,313	
Total	\$ 2,860,000	\$ 636,691	\$ 3,496,691	

Checklist for Inclusion of Items Required in TIF Project Plans and Financing Plans by Sec. 311.011, Texas Local Government Code

(1) A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property.

Included on Exhibit D,E,F.

(2) Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable

Included on Page 10.

(3) A list of estimated nonproject costs

Included on Schedule 2.

(4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

Included on Page 10.

The reinvestment zone financing plan must include:

(1) A detailed list describing the estimated project costs of the zone, including administrative expenses. **Included on Schedule 2 & 3.**

(2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone. **Included on Page 9.**

(3) A finding that the plan is economically feasible and an economic feasibility study.

Included on page 9.

(4) The estimated amount of bonded indebtedness to be incurred. **Included on Schedule 3.**

(5) The estimated time when related costs or monetary obligations are to be incurred. **Included on Schedule 3.**

(6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone. **Included on Schedule 1.**

(7) The current total appraised value of taxable property in the zone. **Included on Schedule 1.**

(8) The estimated captured appraised value of the zone during each year of its existence.

Included on Schedule 1.

(9) The duration of the zone. **Included on page 7.**



GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. c.

Meeting Date: 12/01/2020

Item Title: Z 19-40 Monk Consulting Engineers - Zoning (District 2)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single-Family-7 Uses.

LOCATION

2201 East Miller Road and 2214 East Centerville Road

OWNER

Casa De Mi Gloria Church

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single-Family-7 Uses.

Additionally, the Plan Commission recommended the applicant add horizontal articulation to the west elevation. The applicant has resubmitted revised elevations to comply with this recommendation.

STAFF RECOMMENDATION

Approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single Family-7 Uses.

BACKGROUND

In 2013, the City Council approved a Detail Plan to allow single-family residential development on the undeveloped subject property. The applicant intends to develop the land in two separate lots, displayed on the Detail Plan as Lot 1 and Lot 2. Lot 1 will be developed in the future and it will require a public hearing. Lot 2 is proposed to be developed in two (2) phases. Phase 1 will be for a 38,654 square-foot church and Phase 2 will be for an athletic facility, which will require a Detail Plan in the future prior to development.

A Church Use is permitted in any zoning district per the GDC. However, the current Planned Development (PD) District 13-01 only allows and contemplates single-family homes. Therefore, an amendment as well as a Detail Plan are required.

SITE DATA

The overall site consists of approximately 38.4 acres with 1,044 lineal feet of frontage along East Miller Road and 670 lineal feet of frontage along East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 13-01 District to allow Single-Family Residential development.

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.

CONSIDERATIONS

1. Site Plan: The site plan (Exhibit C in the Detail Plan agenda item) shows two (2) lots. Lot 1 will remain undeveloped at this time. However, it will require a Detail Plan through a public hearing prior to development.

Lot 2 will be developed in two (2) phases. Phase 1 will be for the 38,654 square-foot church and Phase 2 will be for an Athletic Facility, which will be developed in the future, and it will require a Detail Plan through Public Hearing.

2. Parking: The GDC requires 370 parking spaces for Phase 1 (Church). The site plan shows 370 parking spaces. Therefore, the applicant is complying with the parking requirements. In the future, the applicant will provide additional parking spaces for Phase 2 (Athletic Facility).
3. Screening and Landscaping: The landscape plan (Exhibit D in the Detail Plan item) complies with the landscaping standards per the GDC.
4. Building Height: The maximum height allowed in the Single-Family-7 (SF-7) District is thirty-five (35) feet. The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.
5. Building Design: The GDC requires the following design features (Exhibit E in the Detail Plan item):

- At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
- Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards. The elevations show the required six (6) architectural elements. The applicant initially requested relief from the horizontal articulation for the west façade. Per the Plan Commission's recommendation, the applicant submitted revised elevations to comply with the horizontal articulation for the west façade.

The proposal complies with the abovementioned GDC requirements.

6. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Building Height	The maximum height per the GDC is thirty-five (35) feet	The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.	The deviation is requested by the applicant in order for the building to be visible from East Centerville Road and East Miller Road.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north is zoned Planned Development (PD) District 15-19 for Light Commercial Uses; it is developed with a self-storage facility. Property to the east is zoned Agriculture (AG) District; it is currently undeveloped. Properties to the south across East Miller Road are zoned Planned Development (PD) District 14-11 for Single-Family Use; a portion of these properties are vacant and the other portion is developed with a ranch. The property immediately to the west of the subject property is zoned Community Retail (CR) District. The properties to the west across East Centerville Road are zoned Agriculture (AG) District and Planned Development (PD) District 01-17 for Single-Family Uses; these properties are developed with single-family detached homes.

Attachments

- Z 19-40 Monk Consulting Engineers Attachments
- Z 19-40 Monk Consulting Engineers Responses
- Z 19-40 Monk Consulting Engineers Staff Presentation



0 300 600 Feet 1 inch = 417 feet	Zoning Map Z 19-40	 INDICATES AREA OF REQUEST
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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-40

2201 East Miller Road and 2214 East Centerville Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Church/Place of Worship Use on Lot 2, Phase 1.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 13-01 District as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) 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. Future development on Lot 2, Phase 2 and Lot 1 shall require approval of a Detail Plan
- V. Specific Conditions:**
- A. Permitted Uses:** Land Uses are permitted as in the Single-Family-7 (SF-7) 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. Parking:** There shall be a total of 370 parking spaces for Phase 1. Additional parking spaces will be required for Phase 2.

- D. Building Height: The maximum building height shall be forty-one (41) feet.
- E. Retaining Wall: The maximum height of the keystone retaining wall shall be ten (10) feet.
- F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

REPORT & MINUTES

P.C. Meeting, November 9, 2020

Consideration of the application of **Monk Consulting Engineers**, requesting approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single Family-7 Uses. This property is located at 2201 East Miller Road and 2214 East Centerville Road. (District 2) (File Z 19-40 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

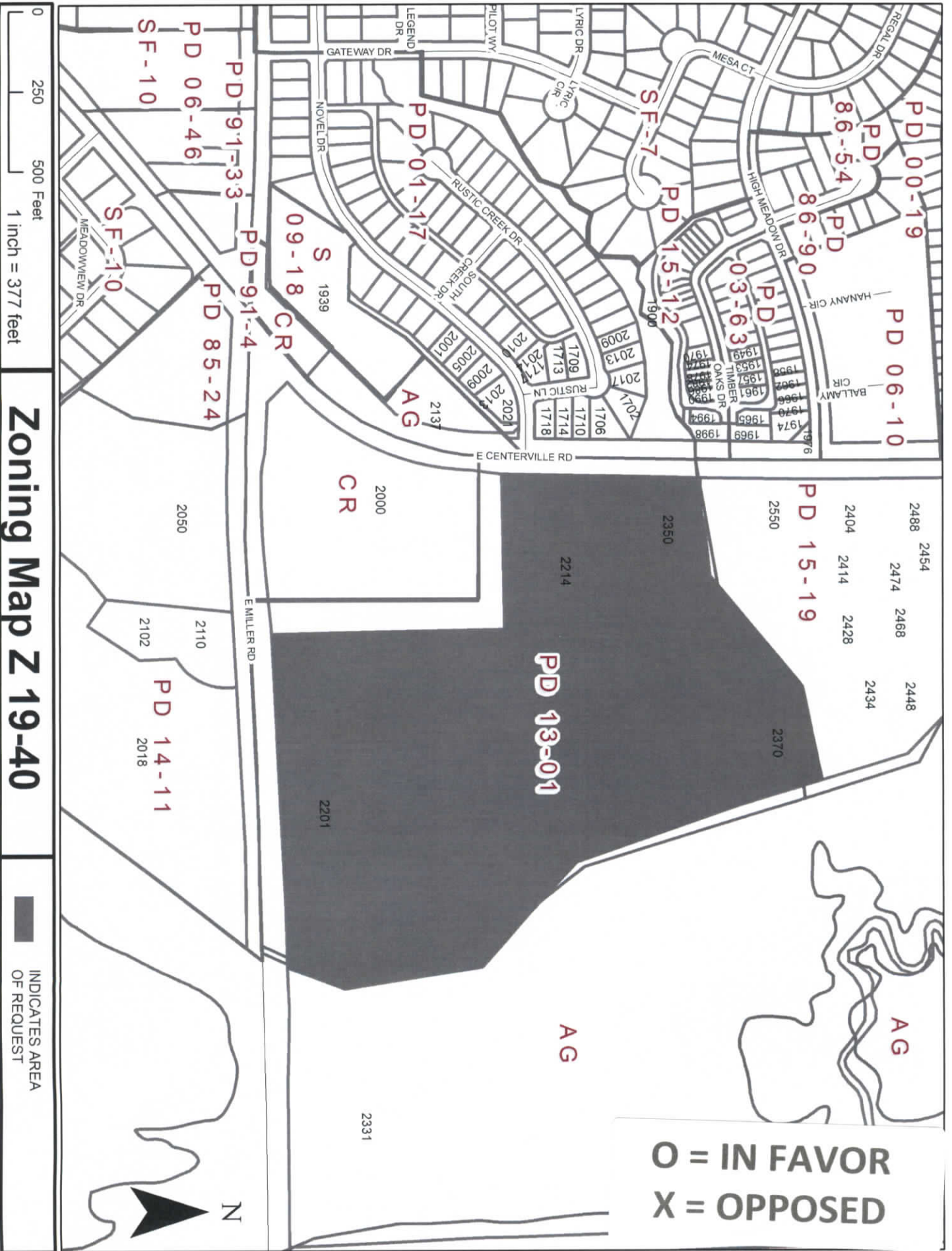
Commissioner Jenkins asked staff if a topography map was available for substantiation of the variance request of building height in consideration to the elevation of the surrounding area.

The applicant Gerald Monk, 1200 West State Street, Garland, Texas 75040, spoke of the difficulties with developing the site and spoke of the drainage directly to the lake.

Commissioner Ott asked the applicant for additional information regarding the horizontal articulation and inquired about the building facing the street.

Mr. Monk stated he would communicate the request for the articulation deviation to the architect.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request with the articulation as required by the Garland Development Code on the two elevations facing Centerville Road and Miller Road. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**



(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

GISD HBJ Stadium, 1209 E. Centerville Road, Garland 75041

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Address

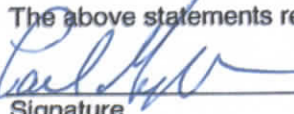
Garland, TX

City, State

75040

Zip

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


Signature

, GISD Executive Director of Facilities & Maintenance

Title

Date: 11/2/20

Z 19-40

Approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single Family-7 Uses.

Approval of a Detail Plan for a Church or Place of Worship Use

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 2201 East Miller Road and 2214 East Centerville Road

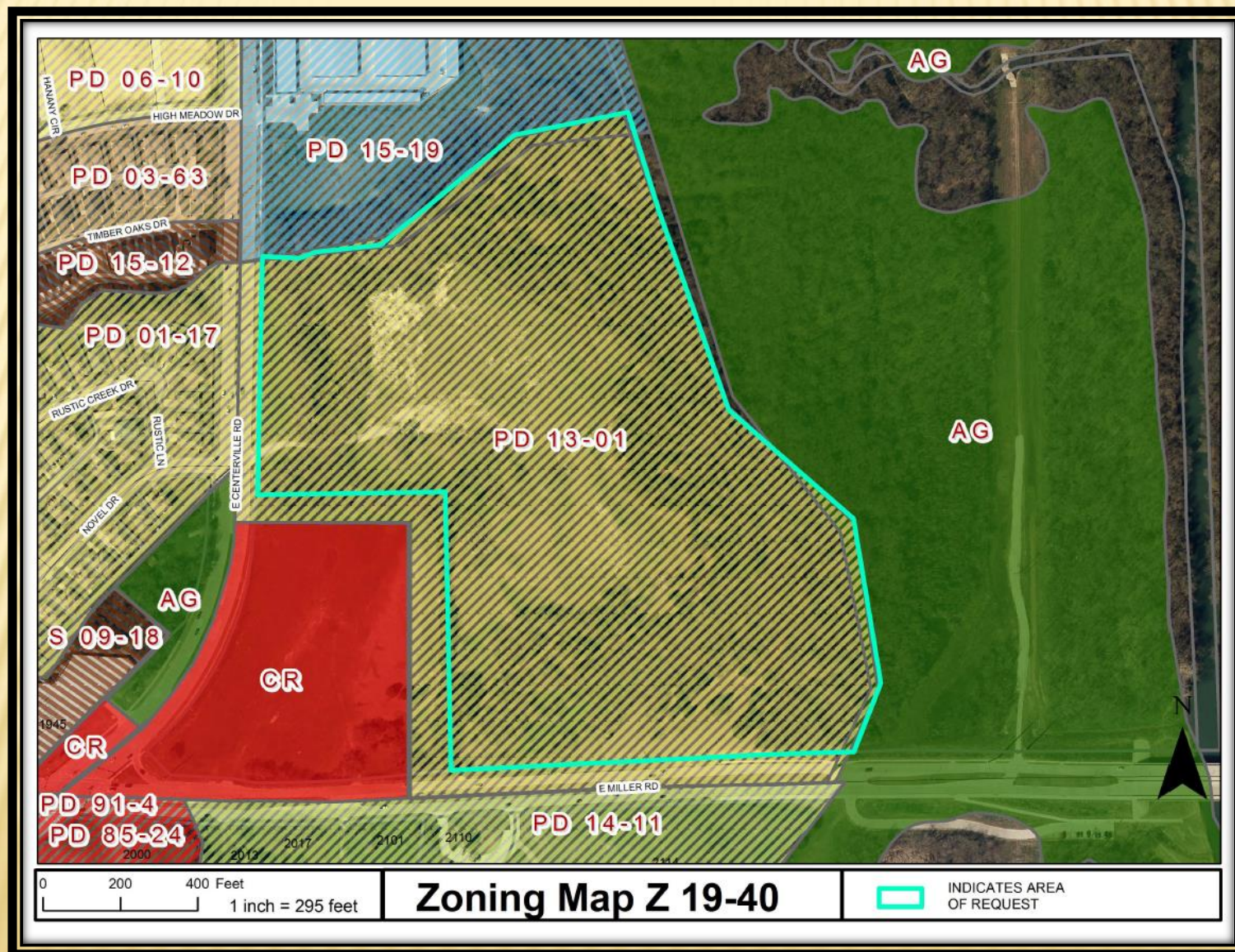
Applicant: Monk Consulting Engineers

Owner: Casa De Mi Gloria Church

Acreage: Approximately 38.4 acres

Zoning: Planned Development (PD) District 13-01

Location Map



Photos



View of the subject property from East Miller Road



South of the subject property from East Miller Road



West of subject property

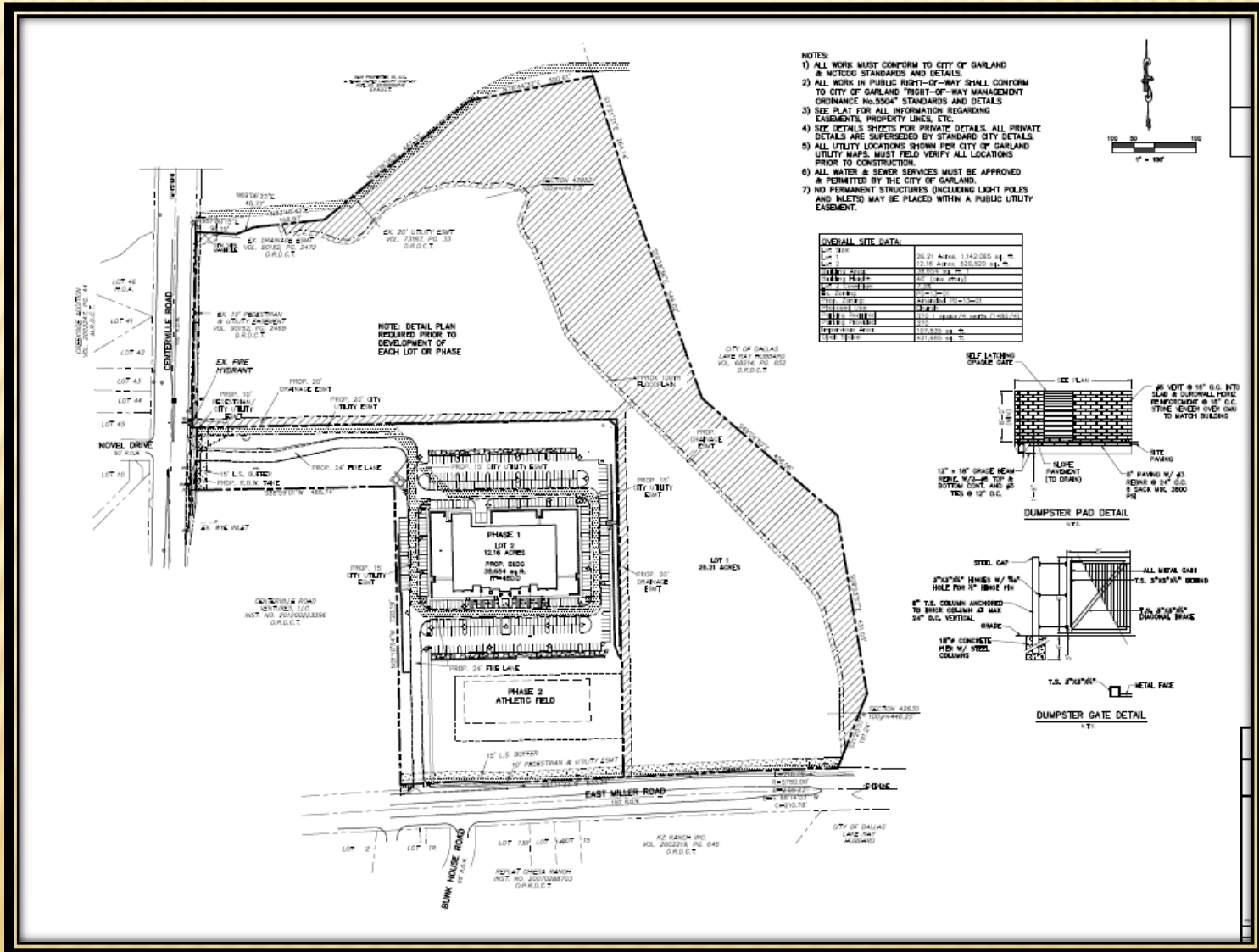


East of Subject Property



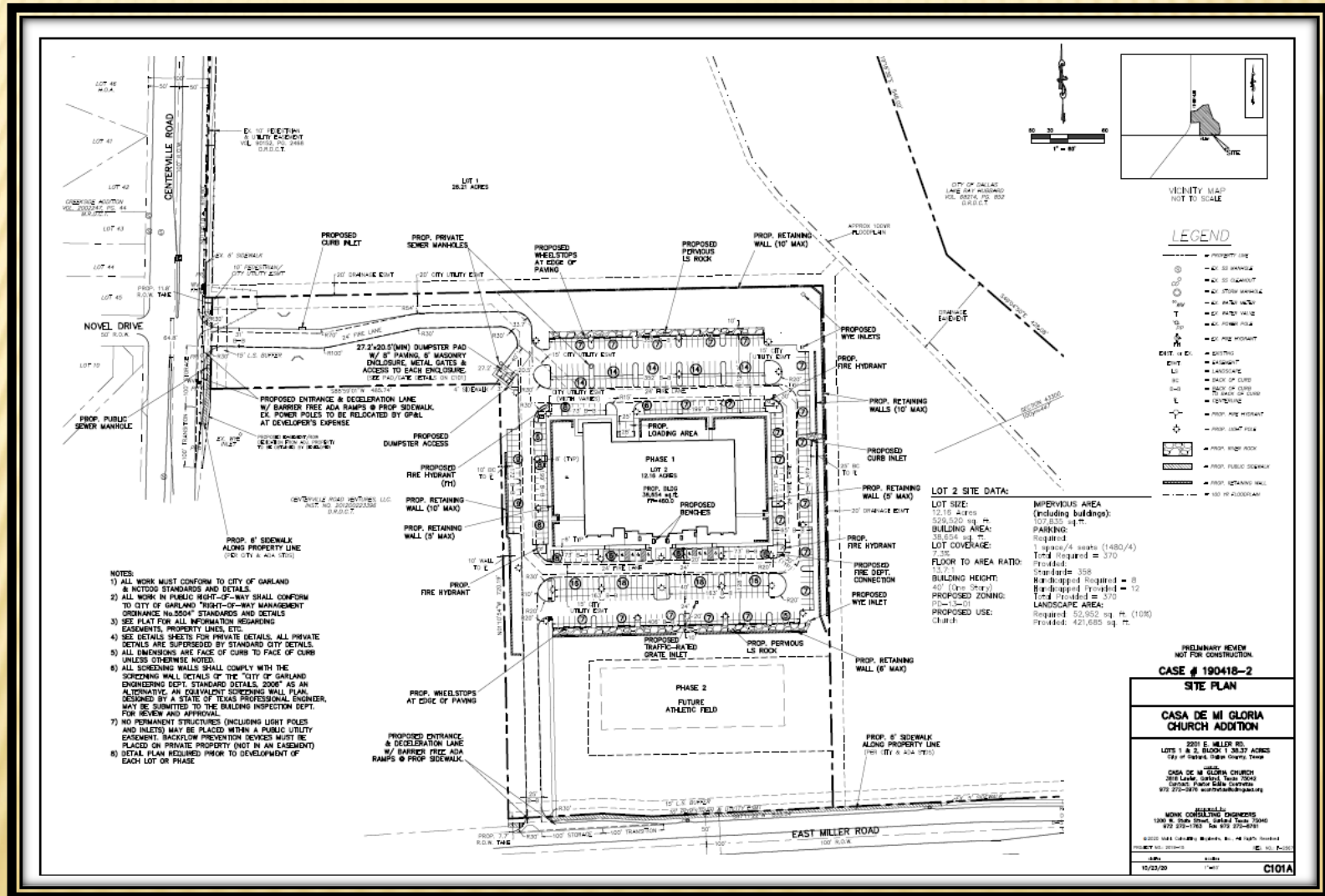
GARLAND
TEXAS MADE HERE

Phasing Plan





Z 19-40



[illegible]

Elevations



Elevations



Elevations



SOUTH ELEVATION

Elevations



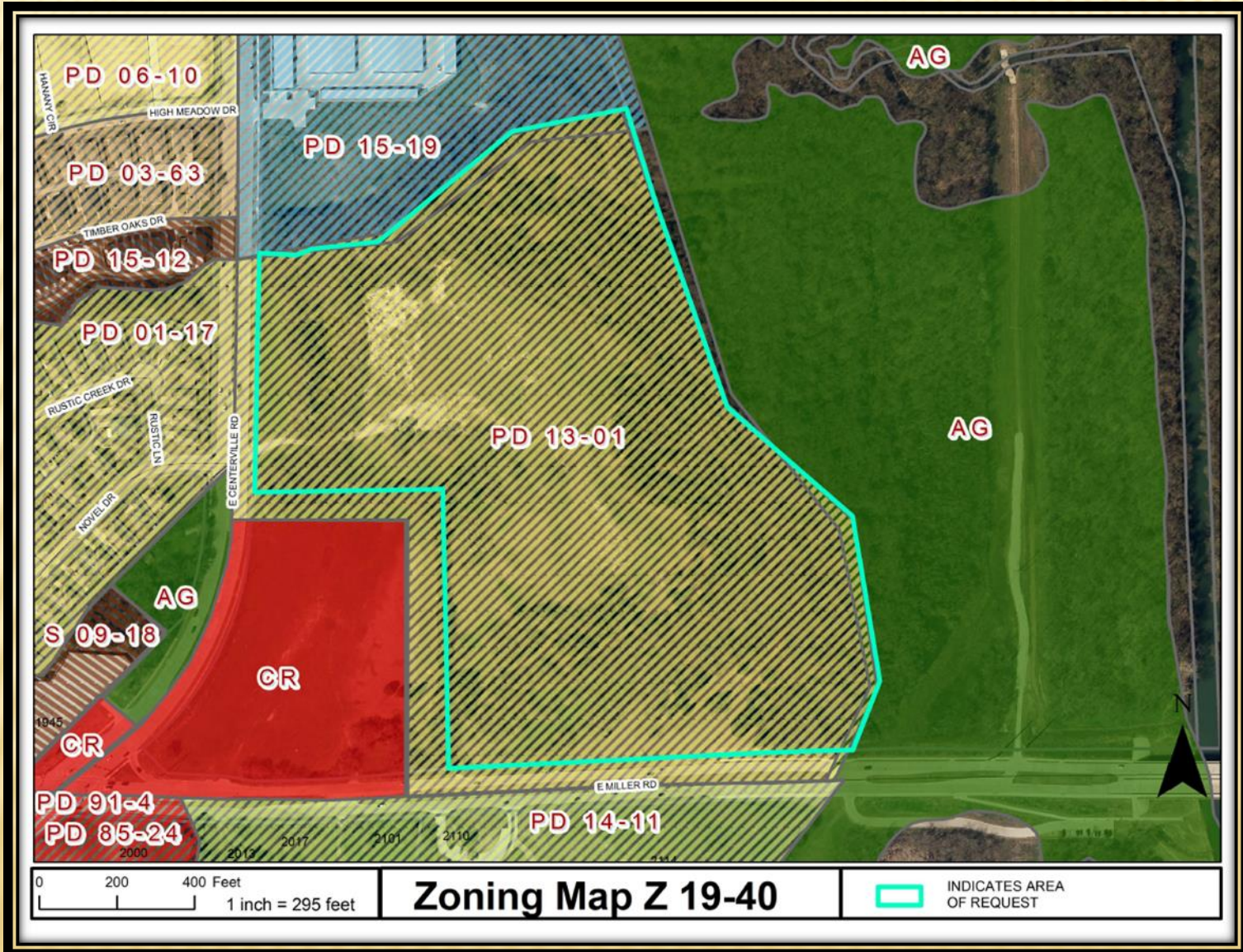
WEST ELEVATION



Summary of Deviations

Development Standards	Required	Proposed	Analysis
Building Height	The maximum height per the GDC is thirty-five (35) feet	The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.	The deviation is requested by the applicant in order for the building to be visible from East Centerville Road and East Miller Road.

Consideration





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. d.

Meeting Date: 12/01/2020

Item Title: Z 19-40 Monk Consulting Engineers - Detail Plan (District 2)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval a Detail Plan for a Church or Place of Worship Use.

LOCATION

2201 East Miller Road and 2214 East Centerville Road

OWNER

Casa De Mi Gloria Church

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval a Detail Plan for a Church or Place of Worship Use.

Additionally, the Plan Commission recommended the applicant add horizontal articulation to the west elevation. The applicant has resubmitted revised elevations to comply with this recommendation.

STAFF RECOMMENDATION

Approval of a Detail Plan for a Church or Place of Worship Use.

BACKGROUND

In 2013, the City Council approved a Detail Plan to allow single-family residential development on the undeveloped subject property. The applicant intends to develop the land in two separate lots, displayed on the Detail Plan as Lot 1 and Lot 2. Lot 1 will be developed in the future and it will require a public hearing. Lot 2 is proposed to be developed in two (2) phases. Phase 1 will be for a 38,654 square-foot church and Phase 2 will be for an athletic facility, which will require a Detail Plan in the future prior to development.

A Church Use is permitted in any zoning district per the GDC. However, the current Planned Development (PD) District 13-01 only allows and contemplates single-family homes. Therefore, an amendment as well as a Detail Plan are required.

SITE DATA

The overall site consists of approximately 38.4 acres with 1,044 lineal feet of frontage along East Miller Road and 670 lineal feet of frontage along East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 13-01 District to allow Single-Family Residential development.

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.

CONSIDERATIONS

1. Site Plan: The site plan (Exhibit C) shows two (2) lots. Lot 1 will remain undeveloped at this time. However, it will require a Detail Plan through a public hearing prior to development.
Lot 2 will be developed in two (2) phases. Phase 1 will be for the 38,654 square-foot church and Phase 2 will be for an Athletic Facility, which will be developed in the future, and it will require a Detail Plan through Public Hearing.
2. Parking: The GDC requires 370 parking spaces for Phase 1 (Church). The site plan shows 370 parking spaces. Therefore, the applicant is complying with the parking requirements. In the future, the applicant will provide additional parking spaces for Phase 2 (Athletic Facility).
3. Screening and Landscaping: The landscape plan (Exhibit D) complies with the landscaping standards per the GDC.
4. Building Height: The maximum height allowed in the Single-Family-7 (SF-7) District is thirty-five (35) feet. The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.
5. Building Design: The GDC requires the following design features (Exhibit E):
 - At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
 - Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards. The elevations show the required six (6) architectural elements. The applicant initially requested relief from the horizontal articulation for the west façade. Per the Plan Commission's recommendation, the applicant submitted revised elevations to comply with the horizontal articulation for the west façade.

The proposal complies with the abovementioned GDC requirements.

6. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Building Height	The maximum height per the GDC is thirty-five (35) feet	The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.	The deviation is requested by the applicant in order for the building to be visible from East Centerville Road and East Miller Road.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

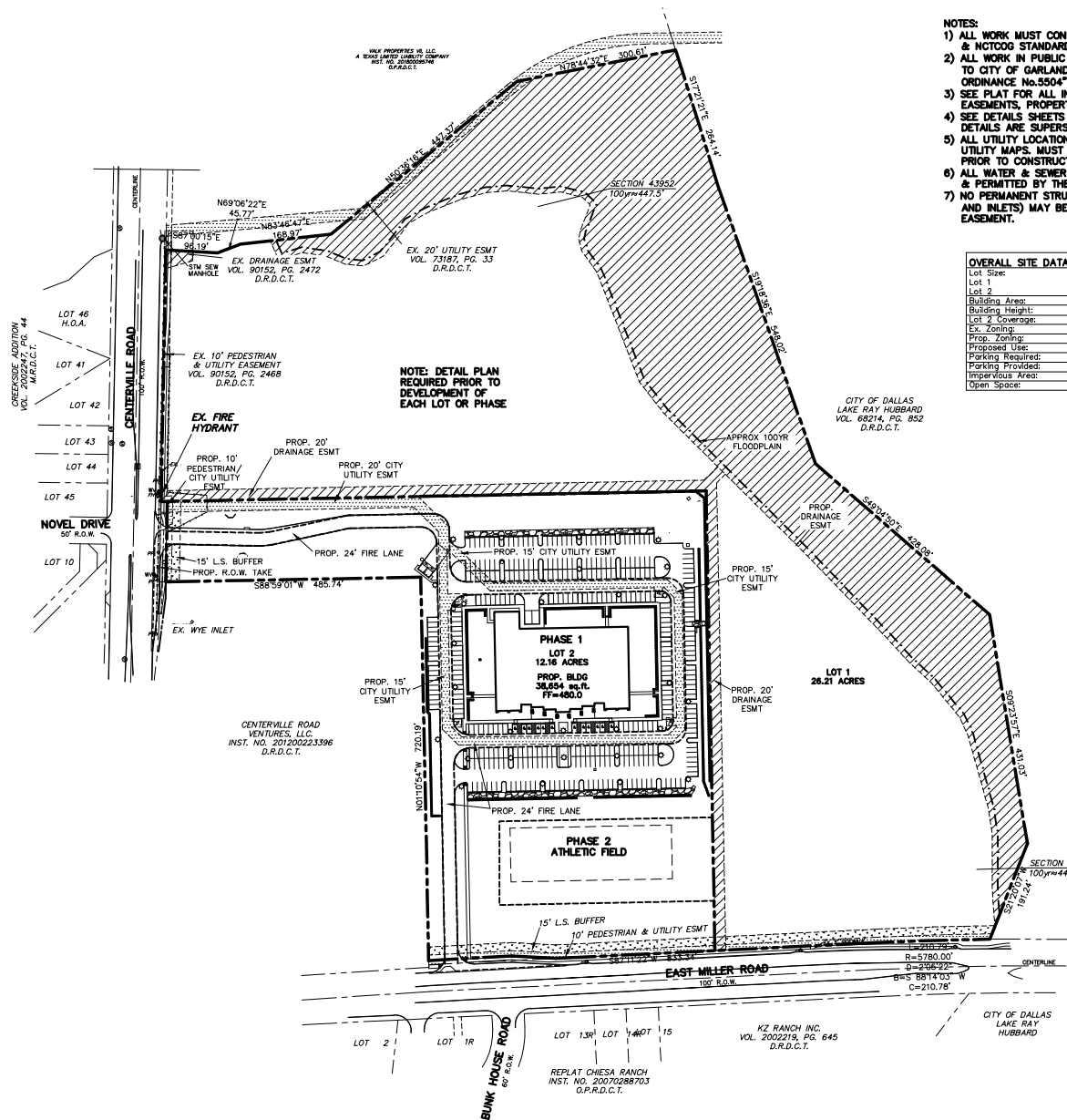
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north is zoned Planned Development (PD) District 15-19 for Light Commercial Uses; it is developed with a self-storage facility. Property to the east is zoned Agriculture (AG) District; it is currently undeveloped. Properties to the south across East Miller Road are zoned Planned Development (PD) District 14-11 for Single-Family Use; a portion of these properties are vacant and the other portion is developed with a ranch. The property immediately to the west of the subject property is zoned Community Retail (CR) District. The properties to the west across East Centerville Road are zoned Agriculture (AG) District and Planned Development (PD) District 01-17 for Single-Family Uses; these properties are developed with single-family detached homes.

Attachments

Z 19-40 Monk Consulting Engineers - Detail Plan Attachments
Z 19-40 Monk Consulting Engineers - Detail Plan Responses
Z 19-40 Monk Consulting Engineers Staff Presentation

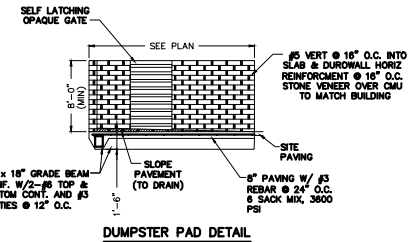




- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
 - 5) ALL UTILITY LOCATIONS SHOWN PER CITY OF GARLAND UTILITY MAPS. MUST FIELD VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.
 - 6) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF GARLAND.
 - 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.

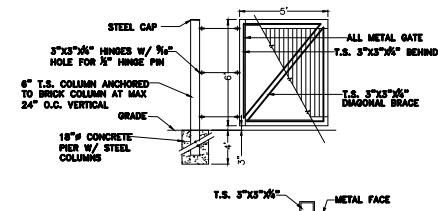
OVERALL SITE DATA:

Lot Size:	26.21 Acres, 1,142,065 sq. ft.
Lot 1:	12.16 Acres, 529,520 sq. ft.
Lot 2:	12.16 Acres, 529,520 sq. ft.
Building Area:	38,854 sq. ft.
Building Height:	40' (one story)
Lot 2 Coverage:	7.3%
Ex. Zoning:	PD-13-01
Prop. Zoning:	Amended PD-13-01
Proposed Use:	Church
Parking Required:	370 1 space/4 seats (1480/4)
Parking Provided:	370
Impervious Area:	107,835 sq. ft.
Open Space:	421,685 sq. ft.



DUMPSTER PAD DETAIL

N.T.S.



DUMPSTER GATE DETAIL

N.T.S.

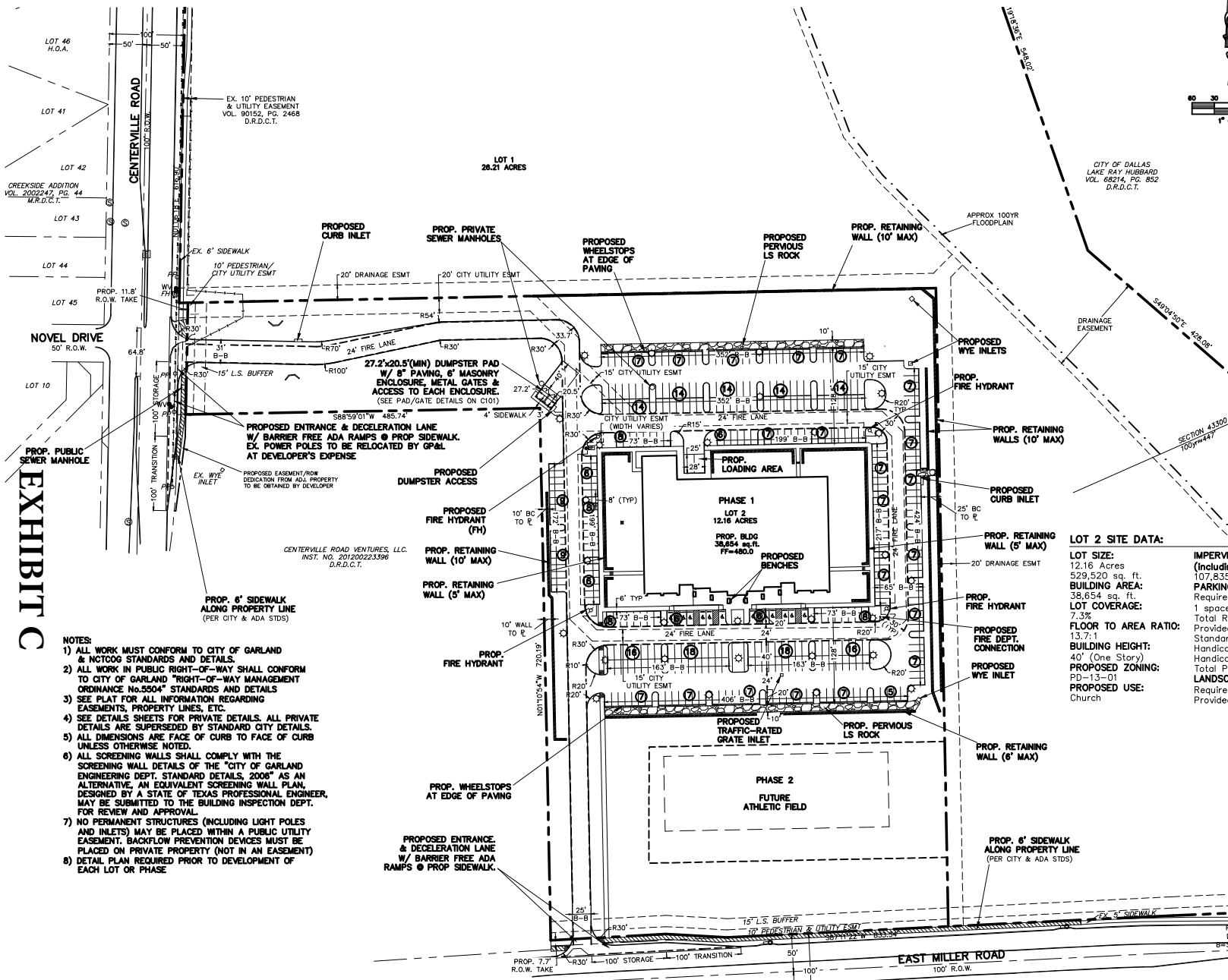
LEGEND

- = PROPERTY LINE
- - - = 100 YR WSEL
- [Hatched Box] = DRAINAGE ESMT
- [Dotted Box] = CITY UTILITY ESMT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT
- WSEL = WATER SURFACE ELEVATION
- [Solid Line] = PROP. RETAINING WALL

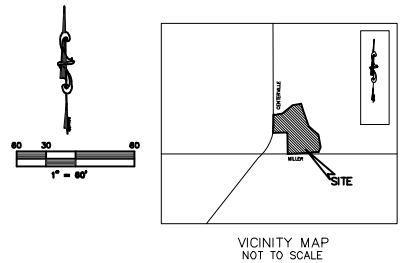
PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.CASE # 190418-2
OVERALL SITE PLANCASA DE MI GLORIA
CHURCH ADDITION2201 E. MILLER RD.
LOTS 1 & 2, BLOCK 1 38.37 ACRES
City of Garland, Dallas County, TexasOWNER:
CASA DE MI GLORIA CHURCH
3818 Lender, Garland, Texas 75042
Contact: Pastor Eddie Contreras
972 272-0876 econtreras@cmgusa.orgDESIGNED BY:
MONK CONSULTING ENGINEERS
1200 N. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761© 2019 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2019-15 REG. NO.: F-2567

date: 10/23/20 scale: 1"=40'

C101



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 6) ALL SCREENING WALLS SHALL COMPLY WITH THE SCREENING WALL DETAILS OF THE "CITY OF GARLAND ENGINEERING DEPT. STANDARD DETAILS, 2008" AS AN ALTERNATIVE, AN EQUIVALENT SCREENING WALL PLAN, DESIGNED BY A STATE OF TEXAS PROFESSIONAL ENGINEER, MAY BE SUBMITTED TO THE BUILDING INSPECTION DEPT. FOR REVIEW AND APPROVAL.
 - 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
 - 8) DETAIL PLAN REQUIRED PRIOR TO DEVELOPMENT OF EACH LOT OR PHASE



- LEGEND**
- - - - - PROPERTY LINE
 - SS - EX. SS MANHOLE
 - CO - EX. SS CLEANOUT
 - SM - EX. STORM MANHOLE
 - WM - EX. WATER METER
 - T - EX. WATER VALVE
 - PP - EX. POWER POLE
 - FH - EX. FIRE HYDRANT
 - EXIST. or EX. - EXISTING
 - LS - EASEMENT
 - LS - LANDSCAPE
 - BC - BACK OF CURB
 - B-B - BACK OF CURB TO BACK OF CURB
 - E - CENTERLINE
 - PH - PROP. FIRE HYDRANT
 - LP - PROP. LIGHT POLE
 - RR - PROP. RIVER ROCK
 - PS - PROP. PUBLIC SIDEWALK
 - RW - PROP. RETAINING WALL
 - 100YR - 100 YR FLOODPLAIN

LOT 2 SITE DATA:

LOT SIZE:
12.16 Acres
529,520 sq. ft.

BUILDING AREA:
38,054 sq. ft.

LOT COVERAGE:
7.3%

FLOOR TO AREA RATIO:
13.7:1

BUILDING HEIGHT:
40' (One Story)

PROPOSED ZONING:
PD-13-01

PROPOSED USE:
Church

IMPERVIOUS AREA (including buildings):
107,835 sq. ft.

PARKING:
Required:
1 space/4 seats (1480/4)
Total Required = 370
Provided:
Standard = 358
Handicapped Required = 8
Handicapped Provided = 12
Total Provided = 370

LANDSCAPE AREA:
Required: 52,952 sq. ft. (10%)
Provided: 421,685 sq. ft.

PRELIMINARY REVIEW
NOT FOR CONSTRUCTION.

CASE # 190418-2
SITE PLAN

CASA DE MI GLORIA CHURCH ADDITION

2201 E. MILLER RD.
LOTS 1 & 2, BLOCK 1 38.37 ACRES
City of Garland, Dallas County, Texas

CASA DE MI GLORIA CHURCH
3818 Lower, Garland, Texas 75042
Contact: Pastor Eddie Contreras
972-272-0978 econtreras@cmgus.org

prepared by
MONK CONSULTING ENGINEERS
1200 N. State Street, Garland Texas 75040
972-272-1763 Fax 972-272-8761

© 2020 Monk Consulting Engineers, Inc. All Rights Reserved
PROJECT NO: 2019-15 REG. NO: F-2567

date: 10/23/20 scale: 1"=60' **C101A**

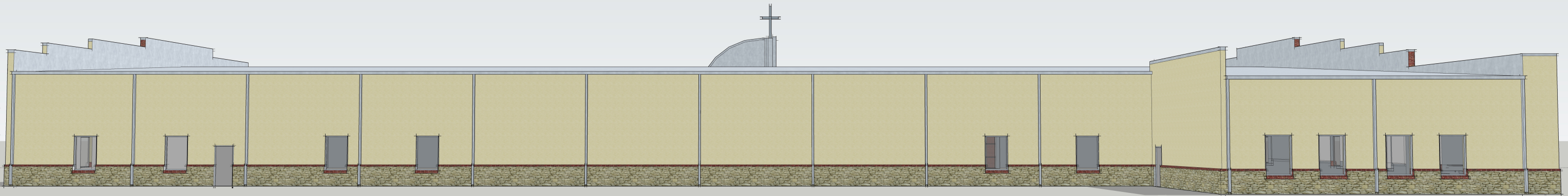


EXHIBIT E



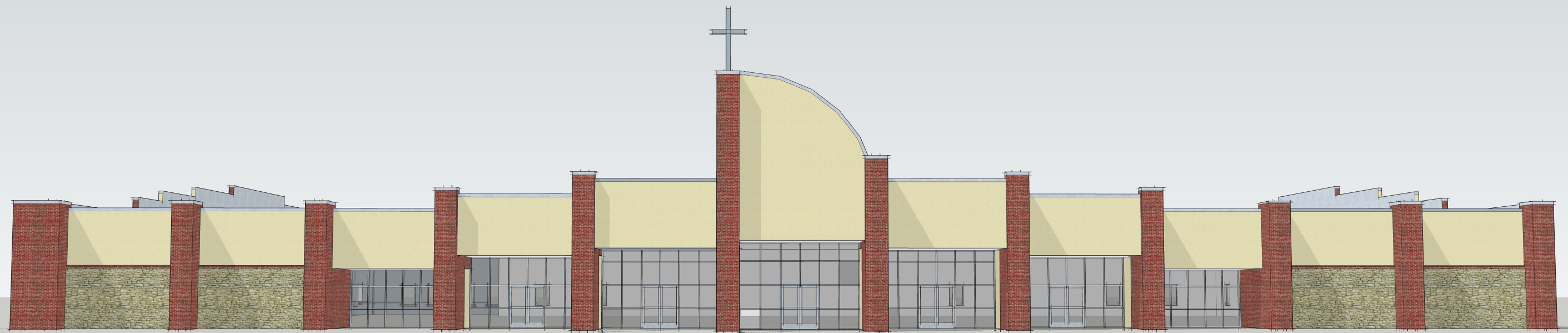
EAST ELEVATION

EXHIBIT E



NORTH ELEVATION

EXHIBIT E



SOUTH ELEVATION

EXHIBIT E



WEST ELEVATION

REPORT & MINUTES

P.C. Meeting, November 9, 2020

Consideration of the application of **Monk Consulting Engineers**, requesting approval of a Detail Plan for a Church or Place of Worship Use. This property is located at 2201 East Miller Road and 2214 East Centerville Road. (District 2) (File Z 19-40 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing **approve** the request per staff recommendation with the articulation as stated in the zoning request. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

GISD HBJ Stadium, 1209 E. Centerville Road, Garland 75041

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Address

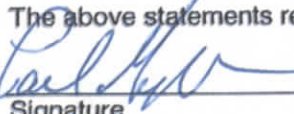
Garland, TX

City, State

75040

Zip

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


Signature

, GISD Executive Director of Facilities & Maintenance

Title

Date: 11/2/20

Z 19-40

Approval of a Planned Development (PD) District to allow a Church or Place of Worship on a property zoned Planned Development (PD) 13-01 for Single Family-7 Uses.

Approval of a Detail Plan for a Church or Place of Worship Use

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 2201 East Miller Road and 2214 East Centerville Road

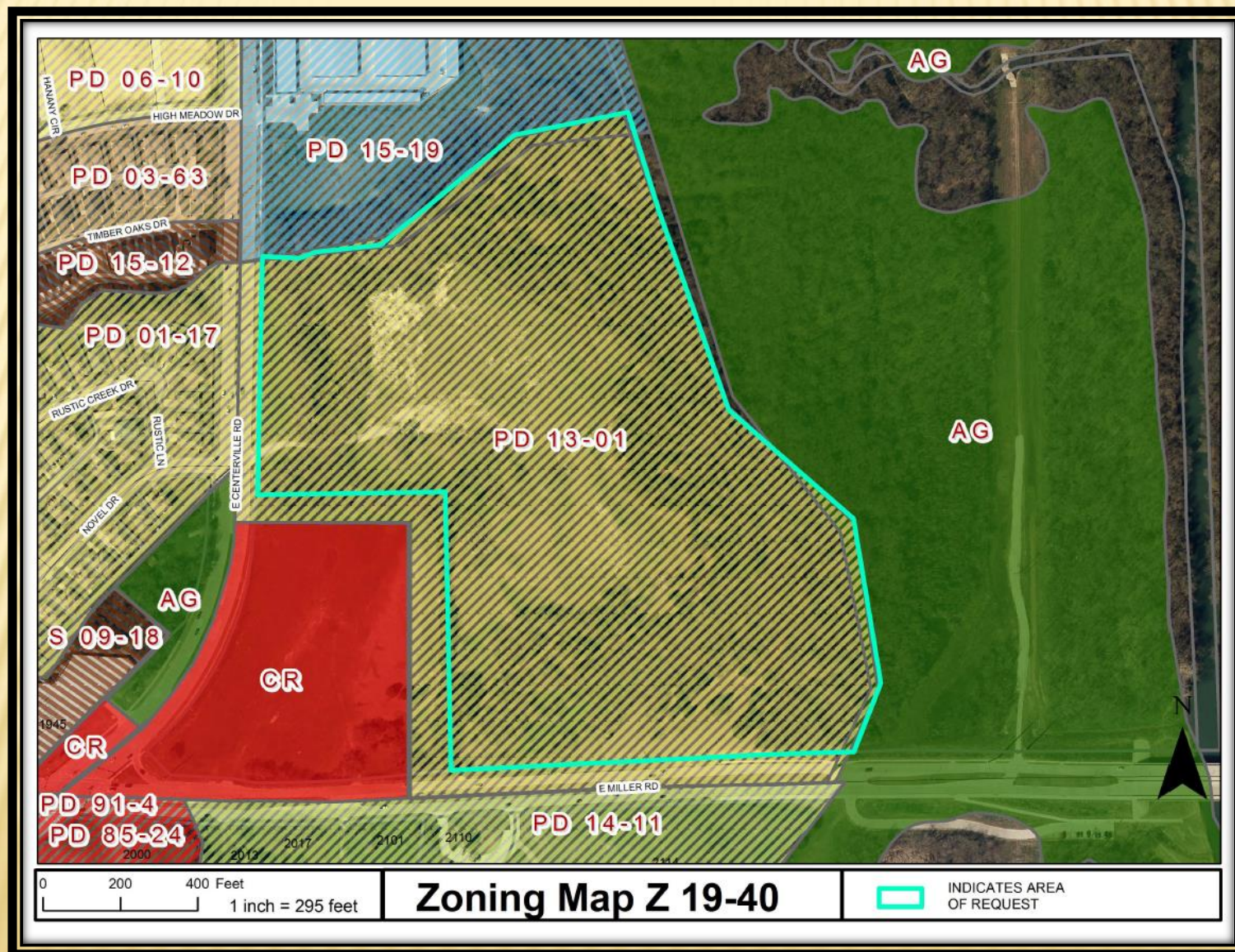
Applicant: Monk Consulting Engineers

Owner: Casa De Mi Gloria Church

Acreage: Approximately 38.4 acres

Zoning: Planned Development (PD) District 13-01

Location Map



Photos



View of the subject property from East Miller Road



South of the subject property from East Miller Road



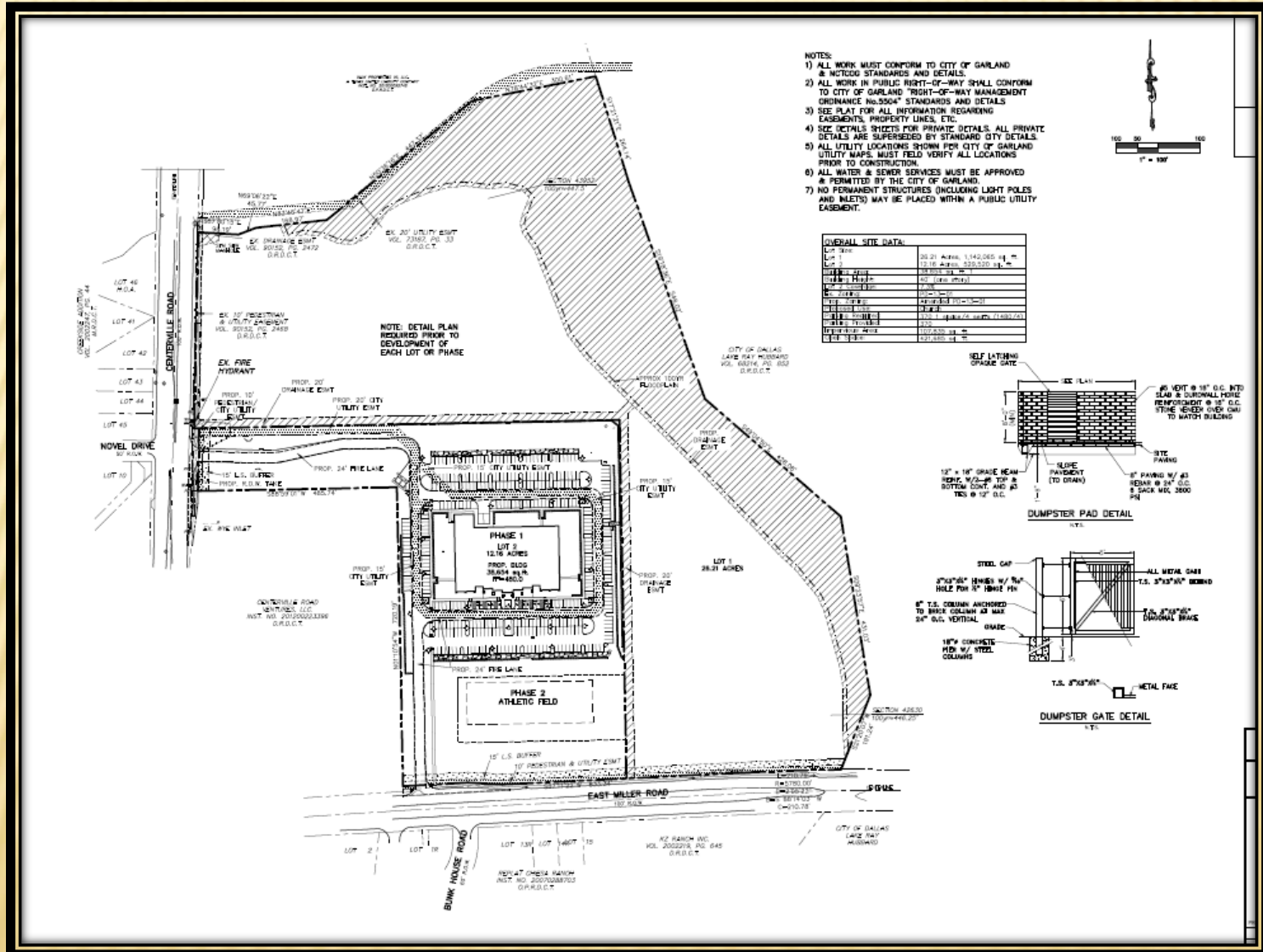
West of subject property



East of Subject Property

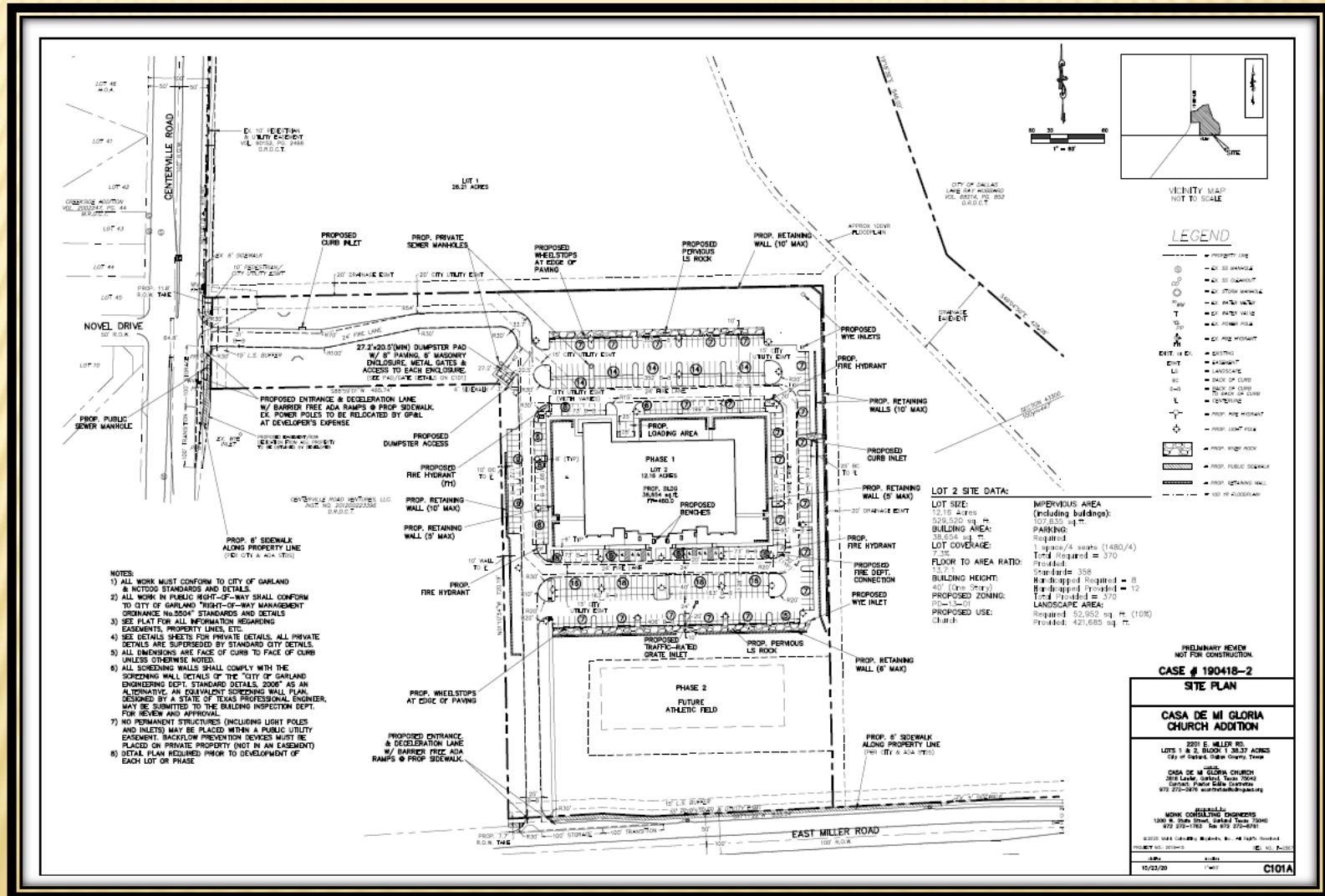


Z 19-40





Z 19-40



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Elevations



NORTH ELEVATION

Elevations



Elevations



SOUTH ELEVATION

Elevations



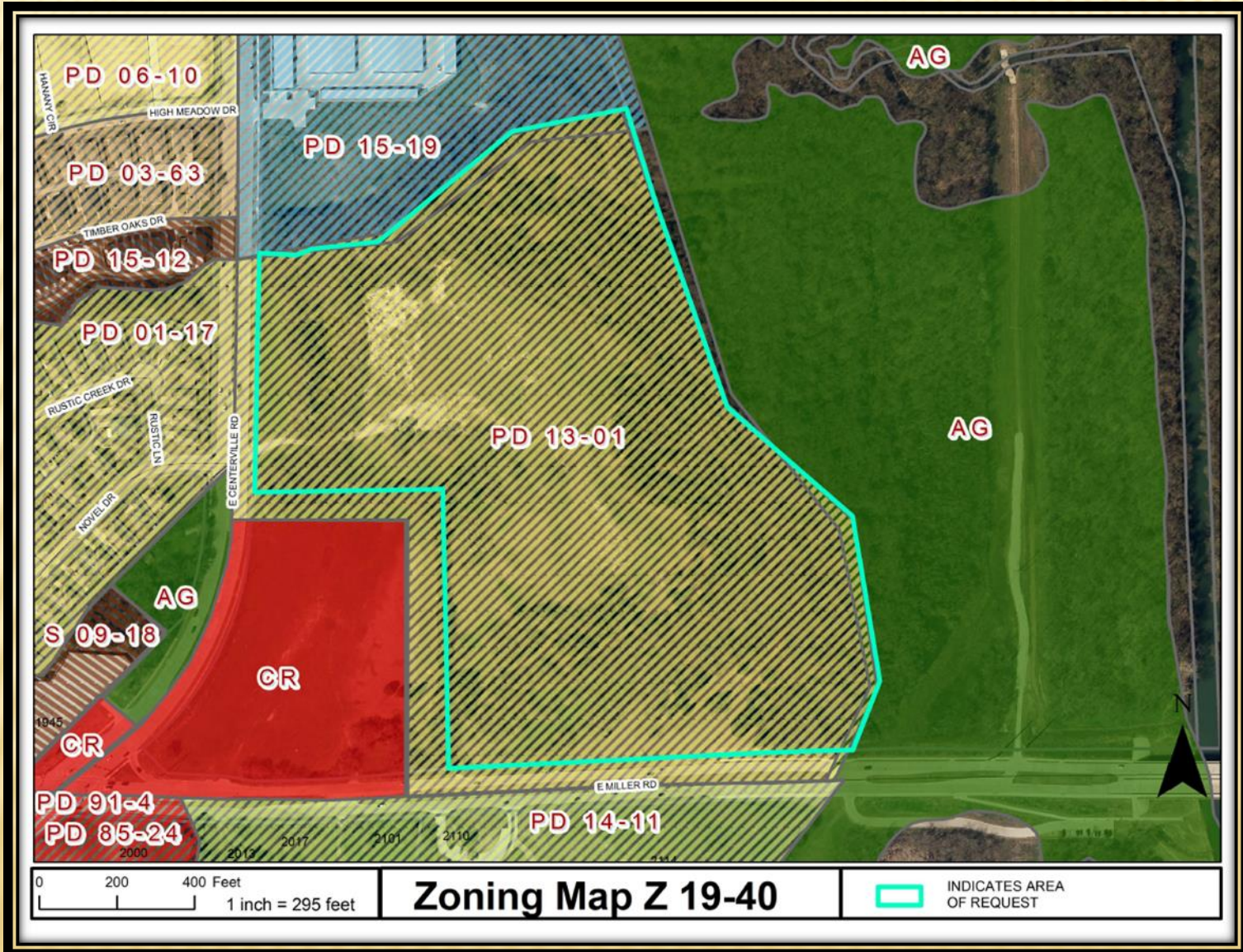
WEST ELEVATION



Summary of Deviations

Development Standards	Required	Proposed	Analysis
Building Height	The maximum height per the GDC is thirty-five (35) feet	The proposed height is forty (40) feet and one and one-eighth (1 1/8) inches.	The deviation is requested by the applicant in order for the building to be visible from East Centerville Road and East Miller Road.

Consideration





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. e.

Meeting Date: 12/01/2020

Item Title: Z 20-30 Spiars Engineering - Zoning (District 3)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses.

LOCATION

3414 Broadway Boulevard

OWNER

A + H Real Properties L.P.

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of five (5) to four (4), recommended denial of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses.

BACKGROUND

The subject property, a 2.964-acre lot, is developed with a shopping center and a drive-through restaurant (coffee shop). The applicant intends to improve the condition of an existing nonconforming sign, and increase the sign surface area to accommodate the drive-through restaurant (coffee shop) sign panel. In order to modify the sign, it must comply with all GDC requirements for a pylon sign. Therefore, the applicant seeks relief of the GDC requirements through this application for deviations.

SITE DATA

The site contains approximately 2.964 acres with approximately 272.50 lineal feet of frontage along Broadway Boulevard and 204.45 lineal feet of frontage along Colonel Drive. The property can be accessed from Colonel Drive and Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is currently zoned Community Retail (CR) District, which is intended to accommodate a variety of retail, service, and business establishments. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network.

The subject property also has a Specific Use Provision for a drive-through coffee shop, which was approved in 2019. The drive-through coffee shop is a lease area in the overall site.

CONSIDERATIONS

1. The subject property contains an existing nonconforming Pylon Sign. The current pylon sign area is 314.9 square feet and the applicant requests to add an additional 49.1 square feet to the pylon sign resulting in a total sign area of 364 square-feet. The maximum allowed area of a pylon sign is 150 square feet. The existing height is 39-foot and 3.5 inches tall. The GDC requires the maximum height to be 22-feet. The applicant requests to legally establish the existing height of the sign to allow the sign 17 feet, 3.5 inches greater than the allowed height.
2. The GDC requires the setback to be a minimum of twenty (20) feet from property or right-of-way line. The setback of the pylon sign from any property line or right-of-way line is forty-three (43) feet. Therefore, the pylon sign complies with the setback.
3. Section 4.78 (P) of the GDC requires all sign panels on a multi-tenant pylon sign to be architecturally compatible and cohesively designed. In addition, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). The applicant will paint the support structure, but does not intend to reconstruct with masonry material. The applicant requests to maintain the existing metal material.
4. Following the Plan Commission meeting, the applicant has proposed a Planned Development (PD) condition prohibiting the sign to converting to an electronic programmable sign.

5. Summary Table:

Development Standards	GDC	Existing	Proposed
Sign Area	150 SF	314.9 SF	364 SF
Sign Height	22-ft	39'-3 ½" ft	No changes

Masonry Construction	The support poles must be constructed of masonry material.	The poles are currently metal.	The applicant will paint the poles but not reconstruct the poles to add masonry.
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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

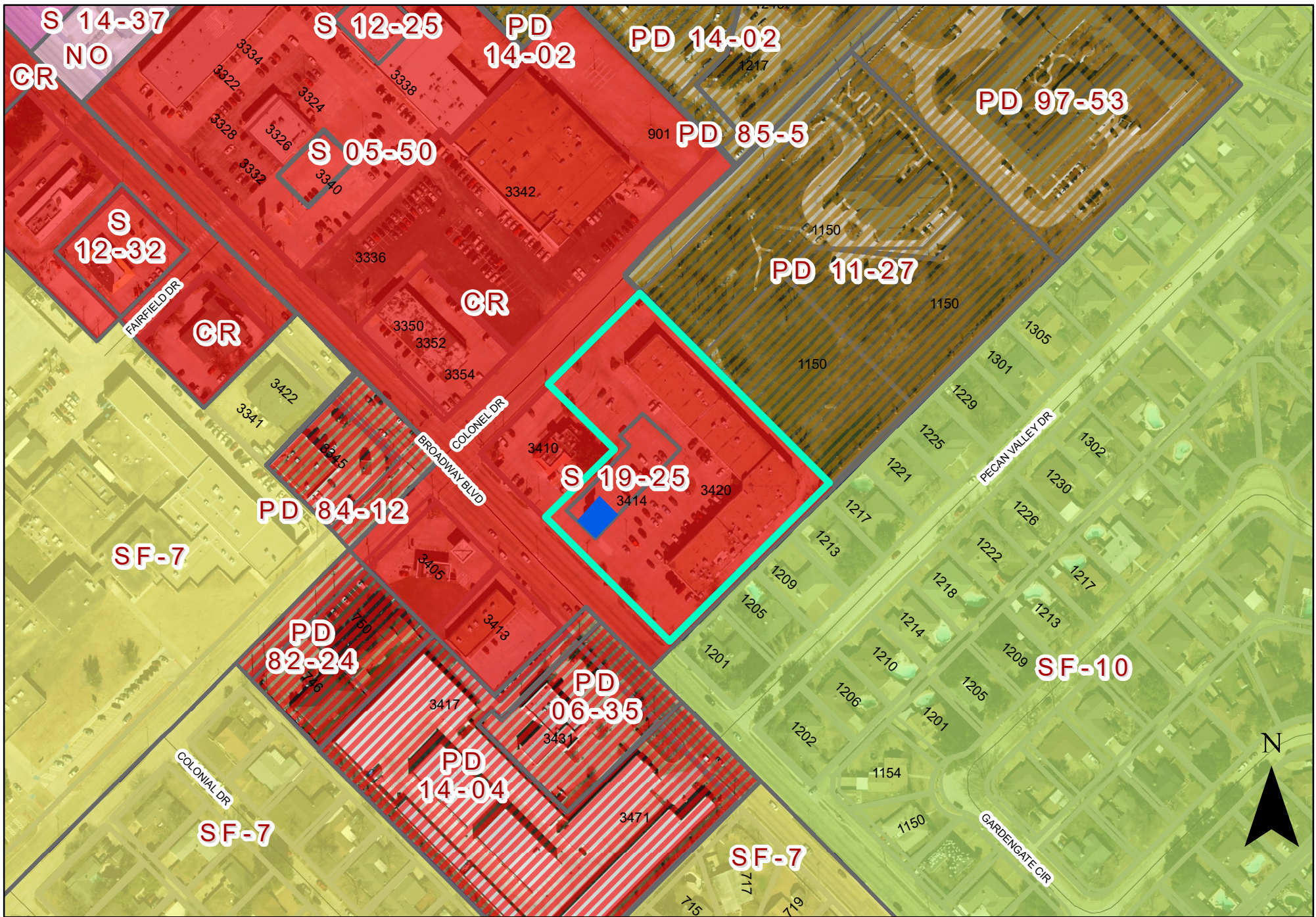
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the subject property shopping center, across Colonel Drive, is another shopping center zoned Community Retail (CR) District. The property to the east of the shopping center is zoned Planned Development (PD) District 11-27 and it is developed with a senior care facility. The property to the south across Broadway Boulevard is zoned Community Retail (CR) District, Planned Development District 06-35 and Planned Development (PD) District 14-04 for Community Retail Uses; these properties are developed as retail and other commercial uses. The properties to the west of the subject property shopping center at the intersection of Broadway Boulevard and Colonel Drive are zoned Planned Development (PD) District 84-12 for Community Retail Uses; these properties are developed with retail uses.

There is a pole sign on the adjacent property for a restaurant. It is approximately 178 feet away from the pylon sign on the subject property.

Attachments

Z 20-30 Spiars Engineering - Zoning Attachments
Z 20-30 Spiars Engineering Responses
Z 20-30 Spiars Engineering Staff Presentation



0 150 300 Feet 1 inch = 200 feet	Zoning Map Z 20-30	SUBJECT SITE AREA OF REQUEST
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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-30

3414 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to increase the sign area and to legally establish the existing height of the pylon sign.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Site Plan: Development shall conform to the Site Plan and Sign Elevation set forth in Exhibit C and D; however, in the event of conflict between the Site Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

- A. Pylon Sign: The pylon sign shall be in conformance with Exhibit C and Exhibit D.
- B. Sign Surface Area: The maximum surface area shall be 364 square feet.
- C. Height: The maximum height of the pylon sign shall be thirty-nine (39) feet and three and a half (3.5) inches tall.
- D. Programmable Signs (Electronic): The pylon sign shall not be converted to an electronic programmable sign.

REPORT & MINUTES

P.C. Meeting, November 9, 2020

Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses, to allow deviations for the existing nonconforming Pylon Sign. This property is located at 3414 Broadway Boulevard. (District 3) (File Z 20-30 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant Mark Ewing, 765 Custer Road, Suite 100, Plano, TX was available for questions.

Chairman Roberts questioned the signage height request, as it will create an obstruction to the building.

Mr. Ewing indicated the signage could be a result of corporate requirements for franchises.

Chairman Roberts spoke of concerns in approving a nonconforming sign and making it conforming, allowing the future conversion to a digital sign.

Mr. Hines expressed concern with the ability of converting the signage to a digital billboard sign and electronic programmable sign while conforming with Section 4.780 of the Garland Development Code.

Commissioner Jenkins requested confirmation of the building materials for the sign.

Ms. Ahmed stated the sign would be constructed of metal.

Commissioner Dalton requested verification that the requested size of the signage is what generated the zoning request.

Chairman Roberts confirmed the information stated by

Commissioner Dalton was indeed accurate.

Motion was made by Commissioner Edwards to close the public hearing and open for discussion, seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

There was discussion among the Commission regarding the application type and process; approval and opposition of the request and spoke of concerns regarding the possibility of a digital billboard sign.

Motion was made by Commissioner Edwards with the additional condition that the pylon sign not be converted to digital (electronic programmable) sign. Second by Commissioner Dalton, Commissioner Edwards Withdrew this motion.

Motion was made by Commissioner Welborn to **deny** the request. Seconded by Commissioner Rose. **Motion carried: 5 Ayes, 4 Nays** from Chairman Roberts, Commissioner Ott, Dalton, and O'Hara.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

South Garland High School, 600 Colonel Drive, Garland 75043
Your Property Address

Paul Gonzales
Printed Name

<u>701 N. First Street</u>	<u>Garland, TX</u>	<u>75040</u>
Address	City, State	Zip

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


Signature, GISD Executive Director of Facilities & Maintenance
Title

Date: 11/2/20

Z 20-30

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and

Approval of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign.

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3414 Broadway Boulevard

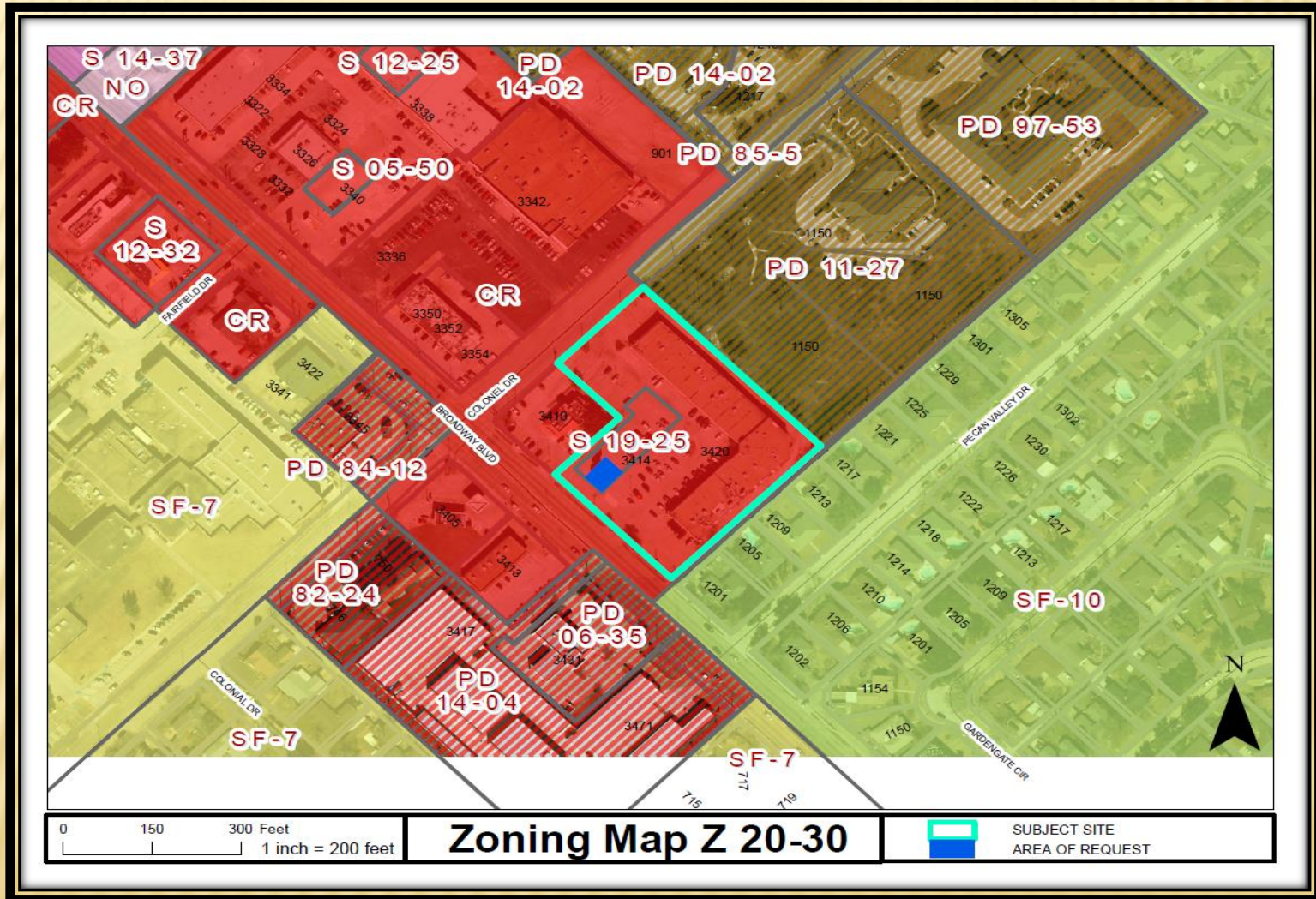
Applicant: Spiars Engineering

Owner: A + H Real Properties, L.P.

Acreage: 2.964

Zoning: Community Retail (CR) District

Location Map



Site Photos



View of the subject property from Broadway Boulevard



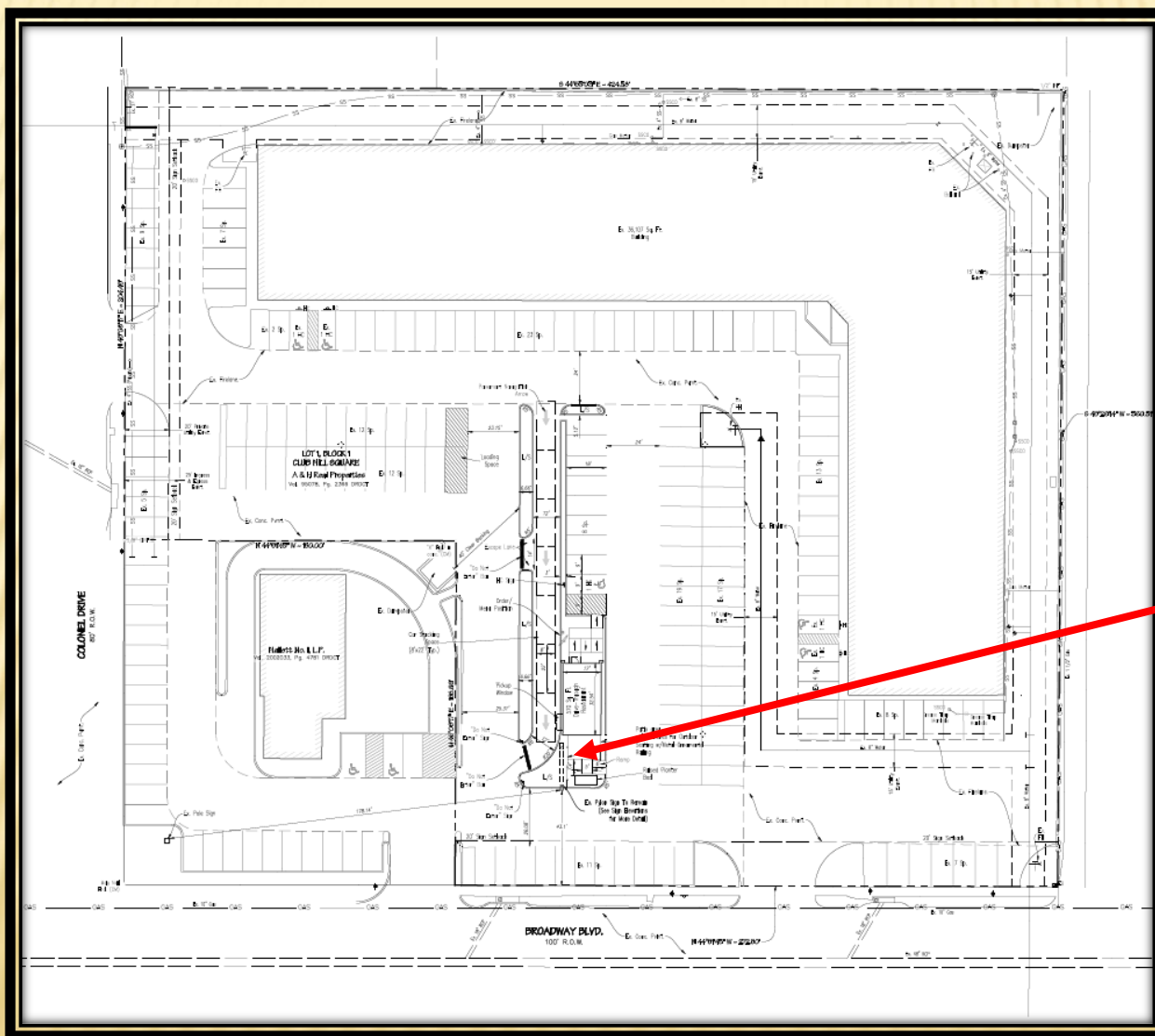
Southeast of the subject property
(shopping center)



West of subject property from Broadway Boulevard.



Existing Pylon Sign



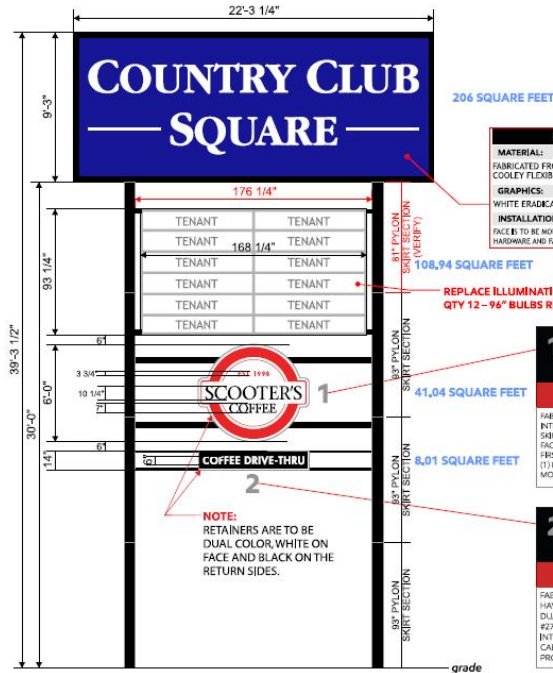
Z 20-30



GARLAND
TEXAS MADE HERE

Elevation

REFURBISH/ADD CABINET(S) TO EXISTING D/F PYLON SIGN - TOTAL PROPOSED SQUARE FOOTAGE = 363.99 sf



SCOPE OF WORK:
PAINT EXISTING CABINET(S), RETAINERS PAINTED BLACK.
REPLACE PYLON SKIRT STRUCTURES - PAINTED BLACK.

COUNTRY CLUB SQUARE: FABRICATE AND INSTALL NEW RETRO-FIT FACES FOR EXISTING UPPER CABINET DISPLAY (AS NOTED).

REPLACE ILLUMINATION SYSTEM IN TENANT SIGN CABINET W/LED'S

SCOOTER'S: FABRICATE AND INSTALL NEW D/F CABINET DISPLAYS (AS NOTED). CABINETS ARE TO BE MOUNTED TO EXISTING DUAL PYLON STRUCTURE.

NEW RETRO-FIT FACE(S)

MATERIAL:
FABRICATED FROM AN ANGLE FRAME WITH 502'S REFLEX BLUE COULEY FLEXIBLE SIGN SUBSTRATE OVER FRAME.
GRAPHICS:
WHITE ERASED/CUT FROM BACKGROUND.
INSTALLATION:
FACE IS TO BE MOUNTED INSIDE EXISTING CABINET USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

REPLACE ILLUMINATION SYSTEM - QTY 12 - 96\"/>

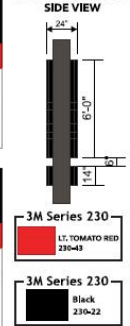
1 SCOOTER'S COFFEE DRIVE-THRU
Pylon Sign Display (Secondary)

FABRICATED FROM 200 ALUMINUM PAINTED WHITE OVER AN INTERNAL ANGLE FRAME WITH WHITE PRE-FINISHED ALUMINUM SPRAWDENERS ARE TO BE ALUMINUM DUAL PAINTED WHITE/BLACK. FACES ARE TO BE WHITE LEAN WITH 5M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH ONE (1) ROW OF 1W HANLEY PHOSPHOR USED. CABINET IS TO BE MOUNTED TO DOUBLE PYLON STRUCTURE (AS NOTED).

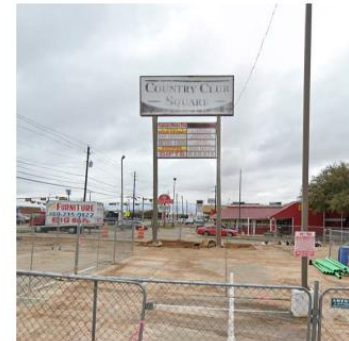
2 SCOOTER'S COFFEE DRIVE-THRU
Pylon Sign Display (Secondary)

FABRICATED FROM 200 ALUMINUM PAINTED WHITE OVER AN INTERNAL ANGLE FRAME WITH WHITE PRE-FINISHED ALUMINUM SPRAWDENERS ARE TO BE ALUMINUM DUAL PAINTED WHITE/BLACK. FACES ARE TO BE DUAL PAINTED WHITE/BLACK (FACES) IS TO BE 3/16\"/>

SCOOTER'S CABINETS SIDE VIEW



EXISTING



PROPOSED



Omaha Neon Sign Company

1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

This design and all material appearing herein constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed with written consent.

DRAWING #: 125641
PROJECT ID: 23124

SALES PERSON: Andye Nelson
DRAWN BY: wes stephens



3414 Broadway Blvd,
Garland, TX 75043

Date: 10.13.20
Revised: 000000

NOTICE:

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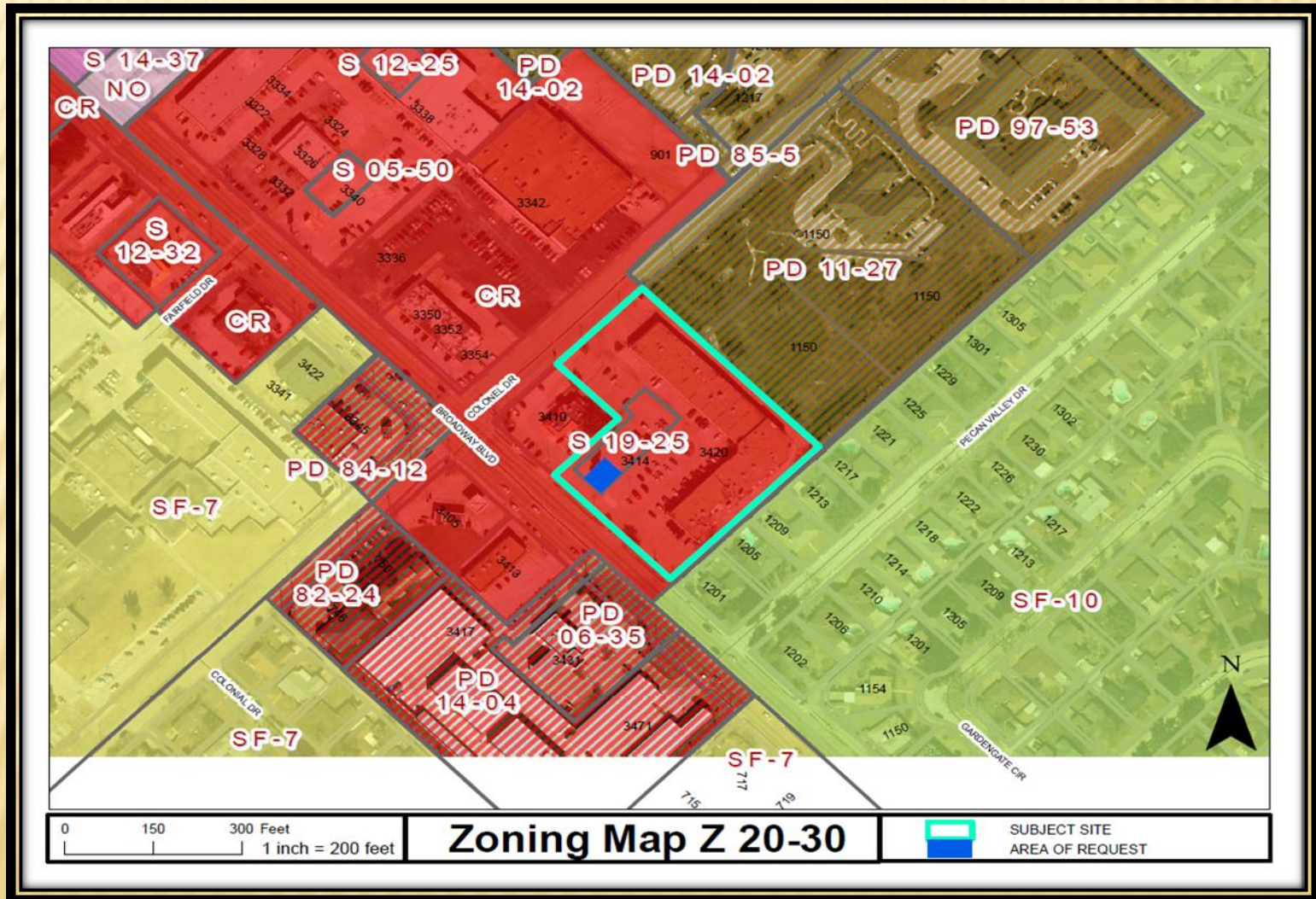
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding of the sign.



Summary

Development Standards	GDC	Existing	Proposed
Sign Area	150 SF	314.9 SF	364 SF
Sign Height	22-ft	39'-3 ½" ft.	No changes
Masonry Construction	The support poles must be constructed of masonry material.	The poles are currently metal.	The applicant will paint the poles but not reconstruct the poles to add masonry.

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. f.

Meeting Date: 12/01/2020

Item Title: Z 20-30 Spiars Engineering - Detail Plan (District 3)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign.

LOCATION

3414 Broadway Boulevard

OWNER

A + H Real Properties L.P.

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended denial of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign.

STAFF RECOMMENDATION

Approval of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign.

BACKGROUND

The subject property, a 2.964-acre lot, is developed with a shopping center and a drive-through restaurant (coffee shop). The applicant intends to improve the condition of an existing nonconforming sign, and increase the sign surface area to accommodate the drive-through restaurant (coffee shop) sign panel. In order to modify the sign, it must comply with all GDC requirements for a pylon sign. Therefore, the applicant seeks relief of the GDC requirements through this application for deviations.

SITE DATA

The site contains approximately 2.964 acres with approximately 272.50 lineal feet of frontage along Broadway Boulevard and 204.45 lineal feet of frontage along Colonel Drive. The property can be accessed from Colonel Drive and Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is currently zoned Community Retail (CR) District, which is intended to accommodate a variety of retail, service, and business establishments. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network.

The subject property also has a Specific Use Provision for a drive-through coffee shop, which was approved in 2019. The drive-through coffee shop is a lease area in the overall site.

CONSIDERATIONS

1. The subject property contains an existing nonconforming Pylon Sign. The current pylon sign area is 314.9 square feet and the applicant requests to add an additional 49.1 square feet to the pylon sign resulting in a total sign area of 364 square-feet. The maximum allowed area of a pylon sign is 150 square feet. The existing height is 39-foot and 3.5 inches tall. The GDC requires the maximum height to be 22-feet. The applicant requests to legally establish the existing height of the sign to allow the sign 17 feet, 3.5 inches greater than the allowed height.
2. The GDC requires the setback to be a minimum of twenty (20) feet from property or right-of-way line. The setback of the pylon sign from any property line or right-of-way line is forty-three (43) feet. Therefore, the pylon sign complies with the setback.
3. Section 4.78 (P) of the GDC requires all sign panels on a multi-tenant pylon sign to be architecturally compatible and cohesively designed. In addition, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). The applicant will paint the support structure, but does not intend to reconstruct with masonry material. The applicant requests to maintain the existing metal material.
4. Following the Plan Commission meeting, the applicant has proposed a Planned Development (PD) condition prohibiting the sign to converting to an electronic programmable sign.

5. Summary Table:

Development Standards	GDC	Existing	Proposed
Sign Area	150 SF	314.9 SF	364 SF
Sign Height	22-ft	39'-3 ½" ft	No changes

Masonry Construction	The support poles must be constructed of masonry material.	The poles are currently metal.	The applicant will paint the poles but not reconstruct the poles to add masonry.
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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

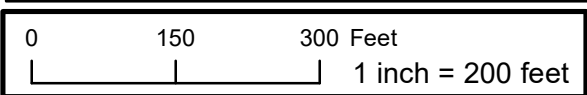
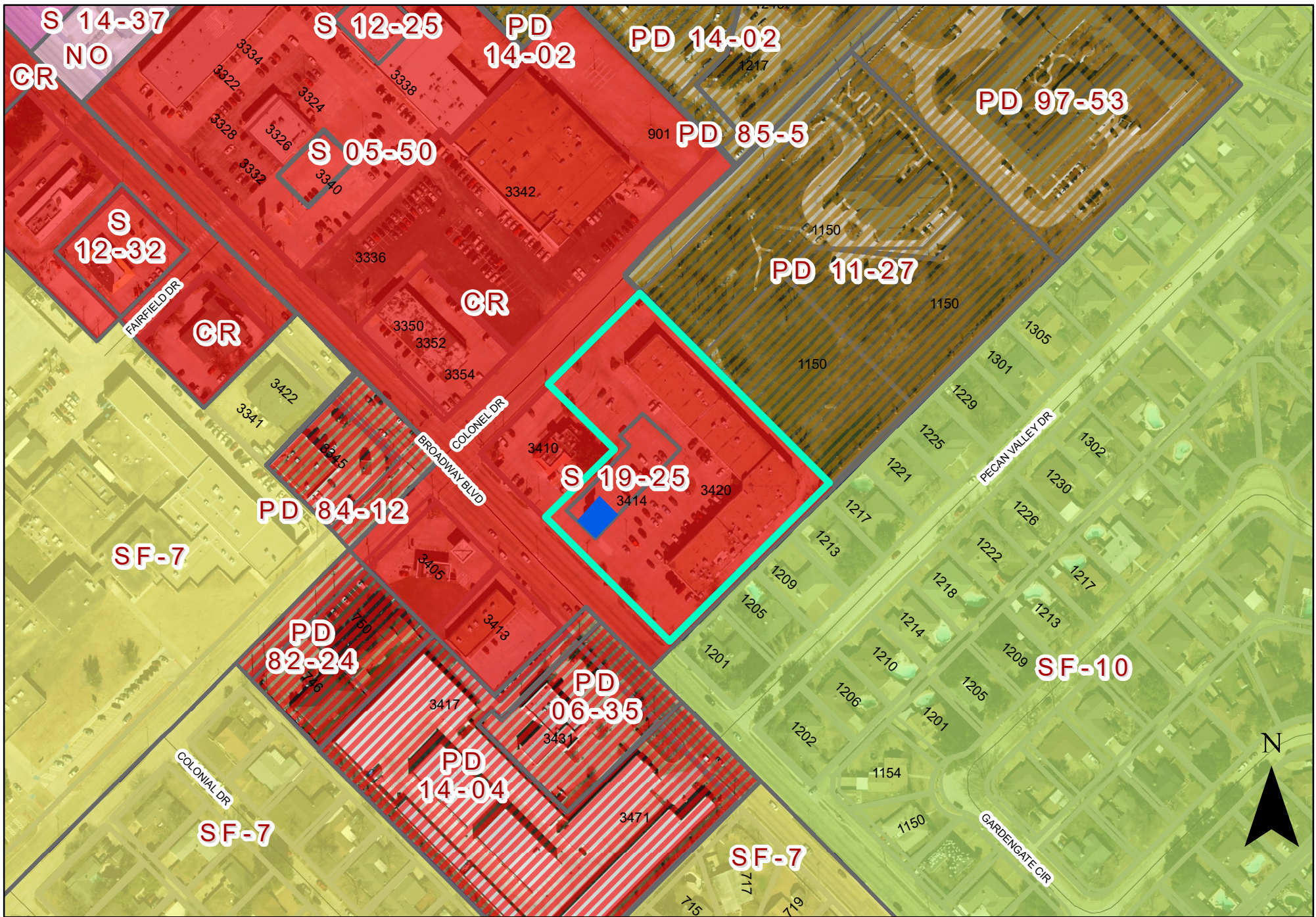
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the subject property shopping center, across Colonel Drive, is another shopping center zoned Community Retail (CR) District. The property to the east of the shopping center is zoned Planned Development (PD) District 11-27 and it is developed with a senior care facility. The property to the south across Broadway Boulevard is zoned Community Retail (CR) District, Planned Development District 06-35 and Planned Development (PD) District 14-04 for Community Retail Uses; these properties are developed as retail and other commercial uses. The properties to the west of the subject property shopping center at the intersection of Broadway Boulevard and Colonel Drive are zoned Planned Development (PD) District 84-12 for Community Retail Uses; these properties are developed with retail uses.

There is a pole sign on the adjacent property for a restaurant. It is approximately 178 feet away from the pylon sign on the subject property.

Attachments

Z 20-30 Spiars Engineering - Detail Plan Attachments
Z 20-30 Spiars Engineering Responses
Z 20-30 Spiars Engineering Staff Presentation

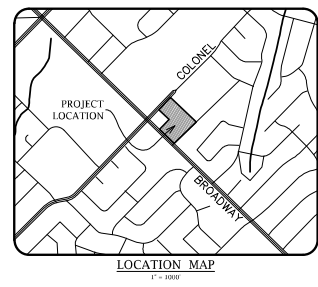
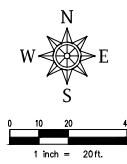
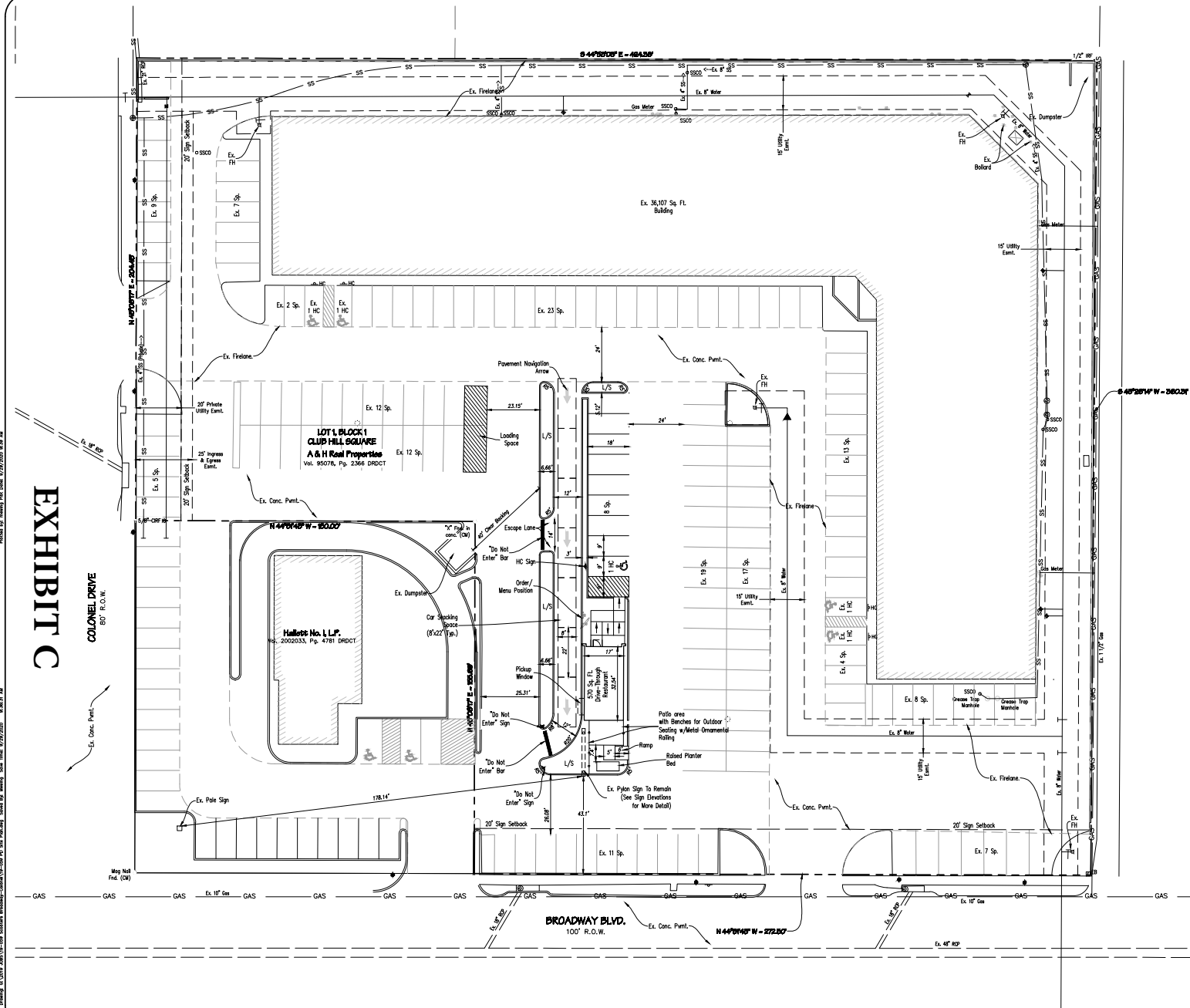


Zoning Map Z 20-30



SUBJECT SITE
AREA OF REQUEST

EXHIBIT C



- LEGEND**
- Curb & Gutter
 - Ex. Striping
 - Ex. Firelane
 - ⊙ Ex. Fire Hydrant
 - ⊙ Ex. Light Pole
 - L/S Landscape Area
 - Metal Ornamental Rolling

SYNOPSIS

Zoning	CR (Community Retail)
Total Lot Area	2,964 Ac./129,112 Sq. Ft.
Existing Building Area	36,677 Sq. Ft.
Floor Area Ratio	0.284:1
Building Height	1-Story
Impervious Area	125,665 Sq. Ft. => 97.33%
Overall Parking Required	158 Spaces
Overall Parking Provided	162 Spaces (Ind. 5 HC)

Case No. 200813-3
File No. Z20-30
PD SITE PLAN

SCOOTER'S - COUNTRY CLUB
LOT 1, BLOCK 1
CLUMP HILL SQUARE
JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2,964 Acres/129,112 Sq. Ft.
Current Zoning: CR (Community Retail)

OWNER
A & H Real Properties LTD
PO Box 851253
Richardson, TX 75085
Telephone: (972) 422-7666
Contact: Al Aoussad

APPLICANT
ARC Holdings, LLC
3615 Summit Plaza Dr., Ste. 109
Bellevue, NE 68123
Telephone: (402) 519-7848
Contact: Adam Cockerill

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

REFURBISH/ADD CABINET(S) TO EXISTING D/F PYLON SIGN - **TOTAL PROPOSED SQUARE FOOTAGE = 363.99 sf**

SCOPE OF WORK:

PAINT EXISTING CABINET(S), RETAINERS PAINTED BLACK.

REPLACE PYLON SKIRT STRUCTURES - PAINTED BLACK.

COUNTRY CLUB SQUARE: FABRICATE AND INSTALL
NEW RETRO-FIT FACES FOR EXISTING UPPER
CABINET DISPLAY (AS NOTED).

REPLACE ILLUMINATION SYSTEM IN TENANT SIGN
CABINET w/LEDs

SCOOTER'S: FABRICATE AND INSTALL NEW D/F CABINET
DISPLAYS (AS NOTED), CABINETS ARE TO BE
MOUNTED TO EXISTING DUAL PYLON STRUCTURE.

206 SQUARE FEET

NEW RETRO-FIT FACE(S)

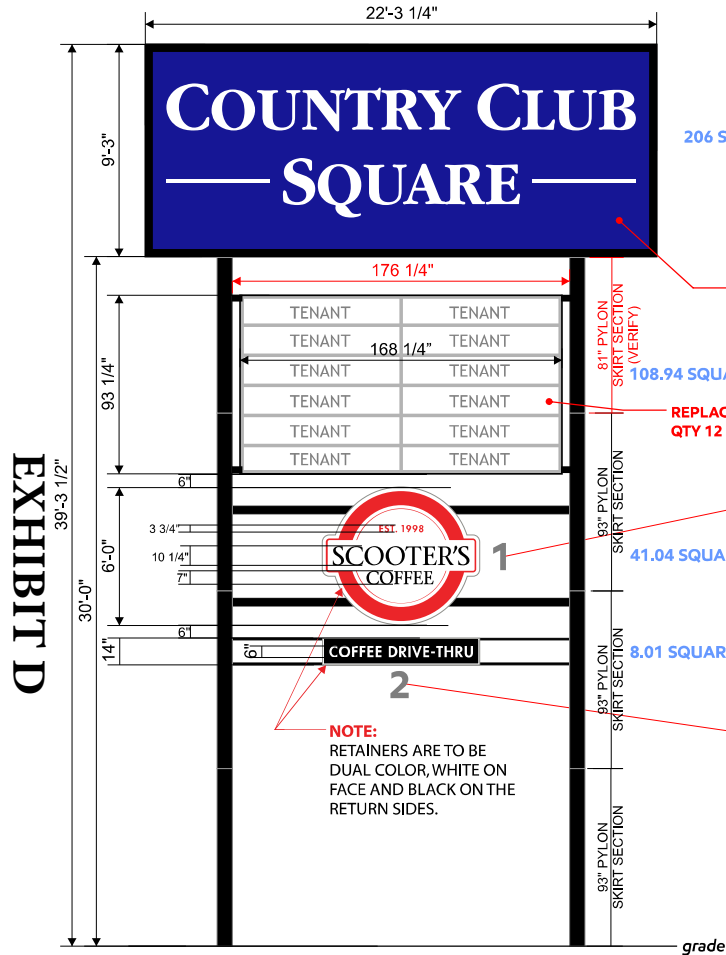
MATERIAL:
FABRICATED FROM AN ANGLE FRAME WITH 5025 REFLEX BLUE
COOLEY FLEXIBLE SIGN SUBSTRATE OVER FRAME.

GRAPHICS:
WHITE ERADICATED FROM BACKGROUND.

INSTALLATION:
FACE IS TO BE MOUNTED INSIDE EXISTING CABINET USING PROPER
HARDWARE AND FASTENERS (NON-CORROSIVE).

108.94 SQUARE FEET

**REPLACE ILLUMINATION SYSTEM -
QTY 12 - 96" BULBS REPLACED w/LEDs**



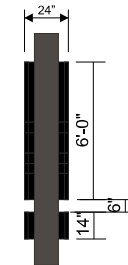
1 SCOOTER'S COFFEE DRIVE-THRU
Pylon Sign Display (Secondary)

FABRICATED FROM .050 ALUMINUM PAINTED WHITE OVER AN
INTERNAL ANGLE FRAME WITH WHITE PRE-FINISHED ALUMINUM
SKIN. RETAINERS ARE TO BE ALUMINUM DUAL PAINTED WHITE/BLACK.
FACES ARE TO BE WHITE LEXAN WITH 3M VINYL GRAPHICS APPLIED TO THE
FIRST SURFACE (AS NOTED). INTERNAL ILLUMINATION WITH ONE
(1) ROW OF WT HANLEY PHOENIX LED LIGHTING. CABINET IS TO BE
MOUNTED TO DOUBLE PYLON STRUCTURE (AS NOTED).

2 SCOOTER'S COFFEE DRIVE-THRU
Pylon Sign Display (Secondary)

FABRICATED FROM EC-FRAME (EXTRUDED ALUMINUM AND WILL
HAVE ALUMINUM SKIN PAINTED. CABINET AND RETAINERS ARE TO BE
DUAL PAINTED WHITE/BLACK. FACE(S) IS TO BE 3/16" WHITE PLEXIGLAS
#2793 WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.
INTERNAL ILLUMINATION WITH WHITE HANLEY PHOENIX S/S LED'S.
CABINET IS TO BE MOUNTED TO POLE STRUCTURE USING
PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

**SCOOTER'S CABINETS
SIDE VIEW**



3M Series 230
LT. TOMATO RED
230-43

3M Series 230
Black
230-22

EXISTING



PROPOSED



1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax

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DRAWING # : 125641
PROJECT ID: 23124

SALES PERSON: Andye Nelson

DRAWN BY: wes stephens



3414 Broadway Blvd.
Garland, TX 75043

Date: 10.13.20

Revised: 000000

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APPROVAL BY THE UNDERSIGNED AND DATED
PRIOR TO ANY FABRICATION OF PRODUCT.
OMAHA NEON SIGN COMPANY, INC. HOLDS ALL
AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be
installed in accordance with the
requirements of Article 650 of the
National Electric Code and/or
other applicable local codes. This
includes proper grounding and
bonding of the sign.



REPORT & MINUTES

P.C. Meeting, November 9, 2020

Consideration of the application of **Spiars Engineering**, requesting approval of a Detail Plan, to allow deviations for the existing nonconforming Pylon Sign. This property is located at 3414 Broadway Boulevard. (District 3) (File Z 20-30 – Detail Plan)

Motion was made by Commissioner Rose to **deny** the request as it does not meet technical requirements. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nay.**

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

South Garland High School, 600 Colonel Drive, Garland 75043
Your Property Address

Paul Gonzales
Printed Name

<u>701 N. First Street</u>	<u>Garland, TX</u>	<u>75040</u>
Address	City, State	Zip

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


Signature, GISD Executive Director of Facilities & Maintenance
Title

Date: 11/2/20

Z 20-30

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and

Approval of a Detail Plan to allow deviations for the existing nonconforming Pylon Sign.

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3414 Broadway Boulevard

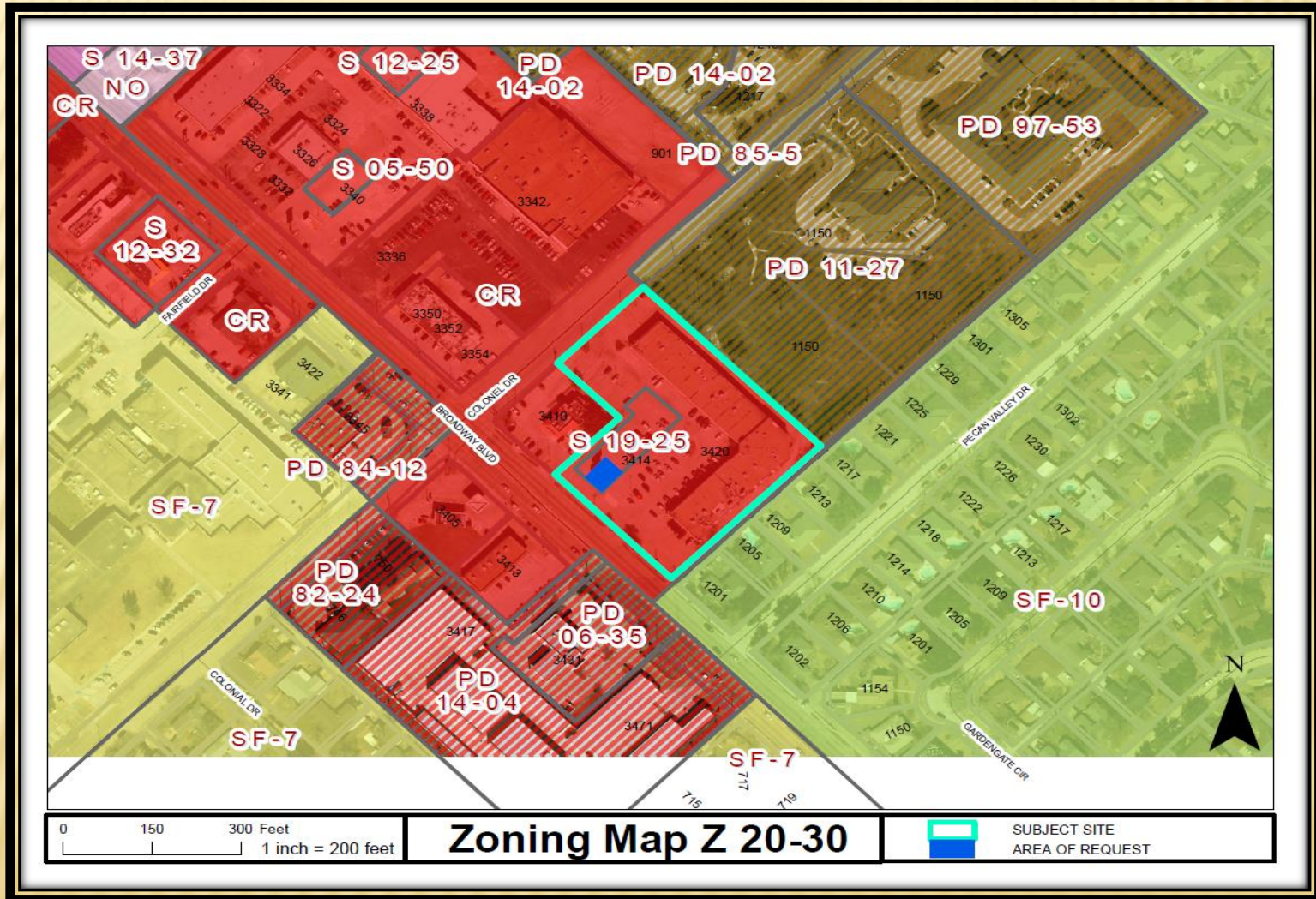
Applicant: Spiars Engineering

Owner: A + H Real Properties, L.P.

Acreage: 2.964

Zoning: Community Retail (CR) District

Location Map



Site Photos



View of the subject property from Broadway Boulevard



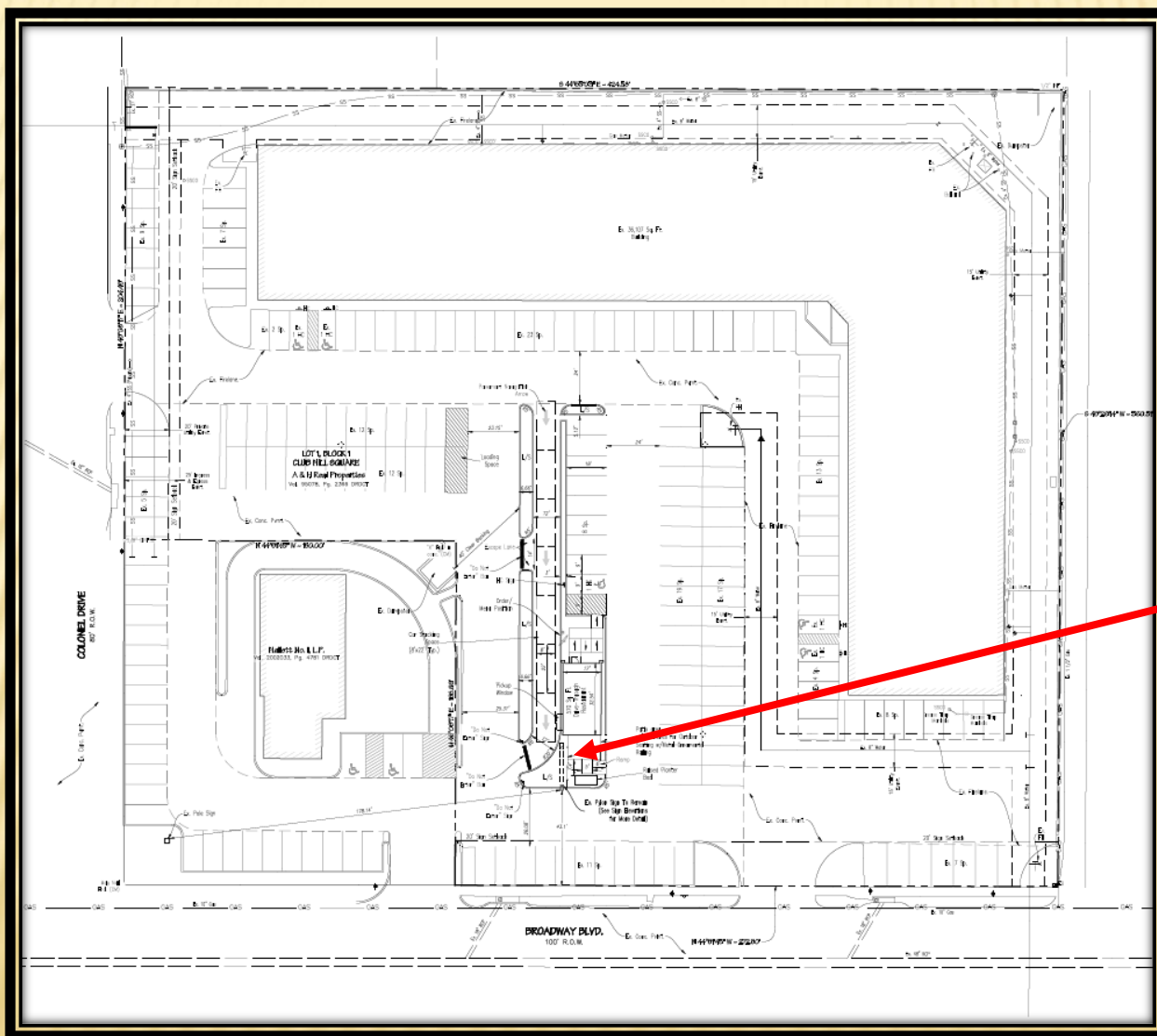
Southeast of the subject property
(shopping center)



West of subject property from Broadway Boulevard.



Existing Pylon Sign





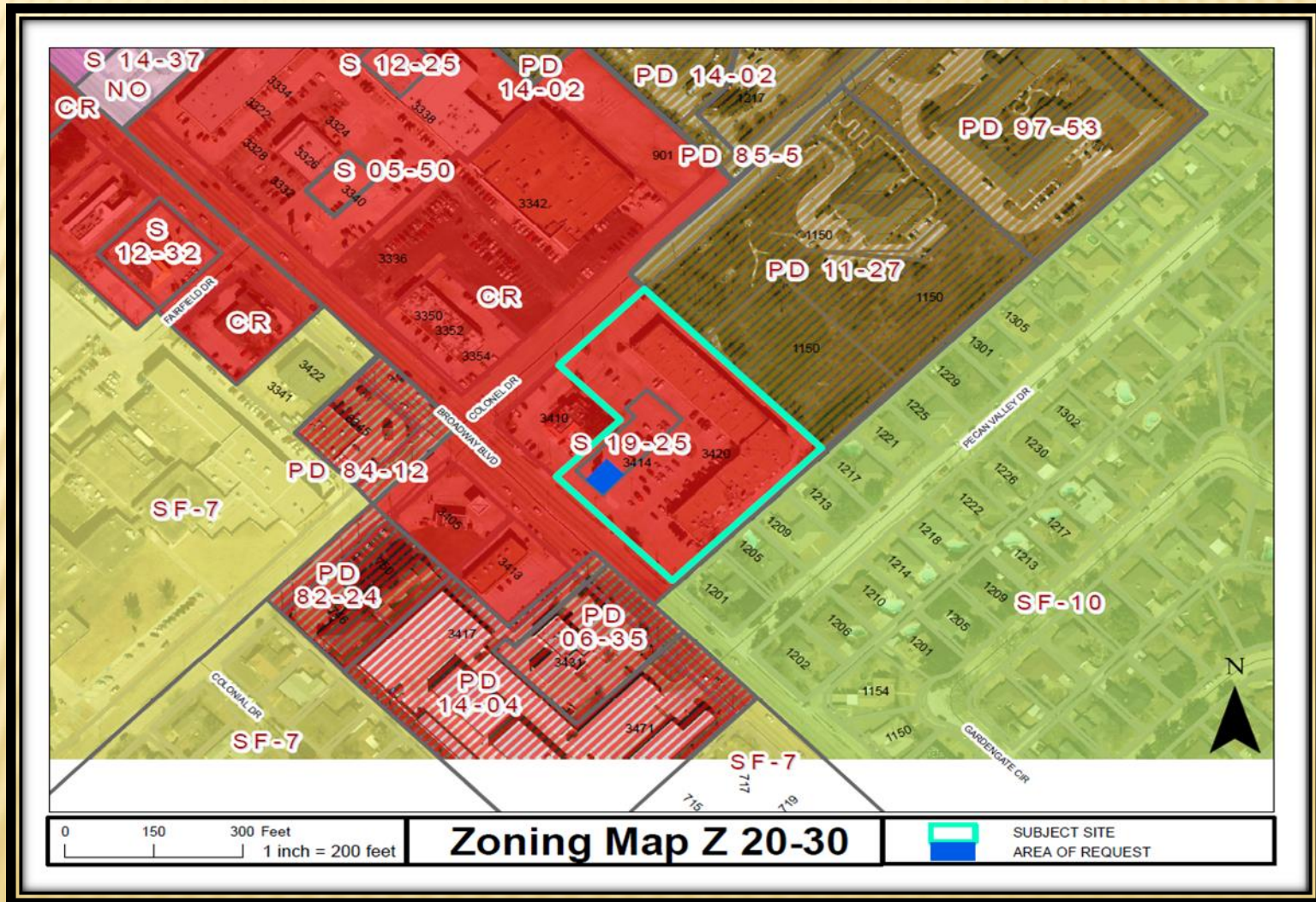
Z 20-30

Z 20-30

Summary

Development Standards	GDC	Existing	Proposed
Sign Area	150 SF	314.9 SF	364 SF
Sign Height	22-ft	39'-3 ½" ft.	No changes
Masonry Construction	The support poles must be constructed of masonry material.	The poles are currently metal.	The applicant will paint the poles but not reconstruct the poles to add masonry.

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. g.

Meeting Date: 12/01/2020

Item Title: Z 19-31 Masterplan - Zoning (District 3)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use

LOCATION

5751 Marvin Loving Drive

OWNER

Plutus21 Development Fund II, LLC.

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use.

In addition, the Plan Commission recommended a Planned Development (PD) condition for the access point to the northwest of the property to be for emergency purposes only. The Plan Commission also recommended a Planned Development (PD) condition for the on-site management to be available on the subject property, and recommended to shift the gazebo away from the proposed location of the dumpster and to add more landscaping around the dumpster enclosure. Additionally, pedestrian lighting was recommended on the subject property.

The applicant resubmitted the plans to reflect the abovementioned recommendations per Plan Commission.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use.

In addition, staff recommends the applicant to paint the carport poles to match the main buildings.

BACKGROUND

The subject property is currently unimproved. The applicant requests the development of forty-eight (48) multi-family dwelling units, which will be built in one (1) phase. The development will consist of two (2) buildings.

SITE DATA

The overall site consists of approximately 1.95 acres with 225 lineal feet of frontage along Marvin Loving Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Multi-Family (MF) District. The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of forty-eight (48) multi-family dwelling units on an unimproved property. The development will consist of two (2) buildings as outlined on the site plan (Exhibit C in the Detail Plan agenda item).

2. Parking

The GDC requires eight-four (84) parking spaces for this proposal. The site layout shows eighty-five (85) parking spaces. Additionally, fifty (50%) percent of the required parking spaces must be covered. The applicant proposes forty-five (45) covered parking spaces. Therefore, the applicant complies with the parking requirements.

3. Building Placement

Section 2.39 (G) of the GDC states "Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments from adjacent property". The applicant does not propose to locate any building at a minimum of thirty (30) degrees angle from Marvin Loving Drive. Due to the proposed small-scale development, the buildings will not be relatively long. Therefore, it

should not create an external appearance of long and monotonous.

4. Building Separation

Section 2.39(G)(2) states that all portions of a multi-family dwelling structure must be a minimum of twenty (20) feet from other multifamily dwelling structures, or any portions thereof. The site layout complies with this requirement.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-five (25) units per acre given the limited size of the site.

6. Carports

Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. The carports would have a roof design that ties into the roofs of the main buildings. Additionally, the carports will include masonry siding extending from the grade approximately four and a half (4 ½) feet from the base of the carport and on three (3) sides. The carport support poles at the ends of the carports will be clad in the siding material at the same height (4 ½ feet) although the poles in the remainder of the carports will be metal poles without cladding.

In addition, Section 2.60(A)(5) states that each carport structure cannot have more than ten (10) parking stalls under each roof structure. The applicant proposes three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.

7. 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. Given the limited scale of development, there would not be a clubhouse. A leasing office will not be provided on the property. Most office correspondence and services will be handled on-line in addition to an on-site resident manager to handle day-to-day issues and routine maintenance.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development. The request is to deviate and not provide a swimming pool. There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the applicant contends the limited scaled development makes alternative amenities more practical than providing a swimming pool.
- **Leisure Areas:** One leisure area 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, four (2) grilling station, benches, outdoor seating, three (3) gazebos and a dog park.

8. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

Required: 725 square feet

Proposed: 841 square feet

Minimum dwelling unit size.

Required one- bedroom: 650 square feet

Proposed: 772 square feet and 845 square feet

Required two-bedroom: 800 square feet

Proposed: 907 square feet

9. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC. Although screening is not required for this particular development, the applicant proposes a six (6)-foot ornamental metal fence along Marvin Loving Drive and a six (6)-foot wood fence around the remaining perimeter of the property.

10. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

- At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
- Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards.

11. Signage

No deviations were requested regarding signage.

12. Summary of Deviations:

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis	
	Section 2.39 (G) states: Where there are multiple multi-family structures located within a development, a minimum of fifty (50) percent of the structures that are	The applicant does	Due to the proposed small scale development, the	

Building Placement	located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous.	not intend to place the building at a thirty degrees angle from the right-of-way line.	buildings will not be relatively long. Therefore, it should not create the external appearance of long and monotonous.
Density	Eighteen (18) dwelling units per acre.	Twenty-Five (25) dwelling units per acre.	The applicant requests to increase the density to twenty-five (25) units per acre given the limited size of the site.
Carport	Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. In addition, Section 2.60(A)(5) states that each carport structure can't have any more than ten parking stalls under each roof structure.	The applicant proposes metal columns. The applicant proposes a total of three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.	The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. This deviation is requested in order to comply with the parking requirements. Section 2.52 (Land Use Matrix) states that all multi-family development must have a minimum of fifty (50%) percent covered parking. Forty-two (42) spaces must be covered. The site layout shows that forty-five (45) parking spaces will

			be covered.
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 does not propose a clubhouse.	Given the limited scale of development, there would not be an on-site clubhouse or leasing office. Most office correspondence and services will be handled on-line except that there would be an on-site resident manager to handle day-to-day issues and routine maintenance.
Swimming Pool	One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development.	The applicant does not propose a swimming pool.	There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the limited scale development makes alternative amenities more practical than providing a swimming pool.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional Centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

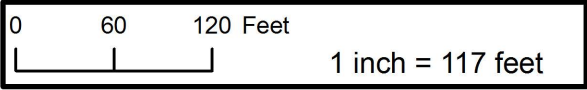
Properties to the north are zoned Multi-Family (MF) District; these properties are developed with multi-family uses. Properties to the east, across Marvin Loving Drive, are zoned Multi-Family (MF) District; these properties are developed with multi-family dwelling units. Properties to the south are zoned Multi-Family (MF) District and are developed with multi-family dwelling units. The property to the west is zoned Multi-Family (MF) District and it is unimproved.

Attachments

Z 19-31 Masterplan (Zoning) Attachments

Z 19-31 Masterplan Responses

Z 19-31 Masterplan Staff Presentation



Zoning Map Z 19-31



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-31

5751 Marvin Loving Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family 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 (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. 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 permitted as in the Multi-Family (MF) 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. Building Placement: None of the buildings are required to be located at a minimum angle of thirty (30) degrees from the right-of-way.
- D. Density: The maximum density for this development shall be twenty-five (25) dwelling units per acre.

- E. Clubhouse: A clubhouse is not required with this development.
- F. Swimming Pool: A swimming pool is not required with this development.
- G. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- H. Carports:
- A maximum of twelve (12) parking stalls are allowed per structure.
 - The support columns are allowed to be metal in lieu of masonry material.
- I. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- J. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- K. Access: The access at the northwest portion of the site shall be for emergency purposes only.
- L. On-site management shall be available on the subject property.

REPORT & MINUTES

P.C. Meeting, November 9, 2020

Consideration of the application of **Masterplan**, requesting approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use. This property is located at 5751 Marvin Loving Drive. (District 3) (File Z 19-31 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

Chairman Roberts spoke regarding the mutual access easement and possible drainage issues.

The applicant, Maxwell Fisher, 2201 Main Street, Dallas, Texas 75201, provided a brief overview. Mr. Fisher also provided additional information regarding proposed amenities, mutual and limited emergency access.

Commissioner Welborn inquired to the location of the refuse container and location of the utilities.

Mr. Fisher identified the location refuse location and stated all utilities would be underground.

Commissioner Ott inquired as to the location decision regarding the refuse container.

Mr. Fisher indicated the possibility of adjusting the location away from the refuse container closer to the fence and away from the gazebos.

Commissioner Rose asked about the addition of landscaping around the refuse container.

Mr. Fisher stated shrubbery could be added around the refuse container.

Commissioner Welborn commented on full masonry around the carport poles.

Mr. Fisher stated adding brick columns to the interior of the carport creates issues for the residents. To compensate, the poles are to be painted and a 4-foot brick wall has been added.

Commissioner Jenkins inquired to any possible traffic congestion at the ingress and egress.

Mr. Fisher stated only 48-units are being developed with adequate ingress and egress access

Commissioner Ott inquired as to the type of lighting being proposed.

Mr. Fisher stated building mounted wall pack lighting for security, lighting in the parking and amenities area will be provided.

Chairman Roberts asked if the emergency exit only and onsite manager is written into the Planned Development (PD) language, expansion of the proposed mutual access easement to include the utility easement and other infrastructure.

Mr. Fisher stated the language can be added to the Planned Development (PD) language.

Commissioner Rose asked if there has been discussion to make it a gated complex.

The property owner Daniyal Awan, 6116 North Central Expressway, Suite 700, Dallas, Texas cited insufficient space for a proper gate.

Motion was made by Commissioner Edwards to **approve** the request per staff recommendation, with the inclusion that the shrubs behind the dumpster be addressed, in addition with shrubs behind refuse, gazebo locations, added language to the Planned Development (PD) for the ingress/egress at the rear of the property is for emergency purposes only, the onsite manager and lighting. Seconded by Commissioner Rose.
Motion carried: 9 Ayes, 0 Nays

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Do not wish to have section 8 dwelling
lowering property value. construction
causing traffic, noise, chaos, & havoc for
those of us close by & more traffic.

(Please complete the following information)

Streets blocked etc.
5702 Marvin Loring Rd. Just receiving not
Your Property Address giving time to respond, email rate

Sue Thum
Printed Name

5702 Marvin Loring
Address

Carland TX
City, State

75043
~~75043~~
Zip

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

Sue Thum
Signature

1200 am
Title

Date: 11-11-20

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

TO MANY UNITS FOR THE AREA

(Please complete the following information)

5824 MARYIN LOVING UNITS 102/105 5825 UNITS 205/211

Your Property Address

RAND STABBERY

Printed Name

P.O. Box 2042, Rowlett, TX 75080

Address

City, State

Zip

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

Signature

OWNER

Title

Date: 10-30-20

October 30, 2020

From; Rano Stabbert
P O Box 2042
Rowlett, TX 75030

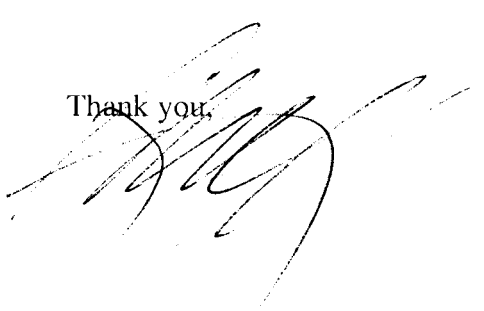
City of Garland
Planning Department
PO Box 469002
Garland, TX 75046-9002

Mailed to Plan Commission November 9, 2020

To Whom It May Concern:

Against this change. To many units per acre Over crowd area.

Thank you,

A large, stylized handwritten signature in black ink, appearing to be 'Rano Stabbert', is written over the 'Thank you,' text and extends across the middle of the page.

Copy to file

NOV 20 2020

To

Planning & Community Development Department

&/Or Plan commission

City of Garland

Letter of no objection

This is to certify that VINCENT CORREO a resident of unit # 2/2 of the Marina Del Sol condominiums, Marvin Loving Drive, Garland, TX 75043, certifies their full support of the development on 5751 Marvin Loving Drive Garland Tx 75043 by Plutus21 Development fund II LLC.

All proposed development attributes, along with proposed utility and storm water infrastructure are to positively affect the neighborhood in general hence the residents show support of the proposed development.

Vincent

VC

To

Planning & Community Development Department

&/Or Plan commission

City of Garland

Letter of no objection

This is to certify that O. Lopez a resident of unit # 206-106 of the Marina Del Sol condominiums, Marvin Loving Drive, Garland, TX 75043, certifies their full support of the development on 5751 Marvin Loving Drive Garland Tx 75043 by Plutus21 Development fund II LLC.

All proposed development attributes, along with proposed utility and storm water infrastructure are to positively affect the neighborhood in general hence the residents show support of the proposed development.





To

Planning & Community Development Department

&/Or Plan commission

City of Garland

Letter of no objection

This is to certify that Kathleen S. Jacobs a resident of unit # 102 + 103, of the Marina Del Sol condominiums, Marvin Loving Drive, Garland, TX 75043, certifies their full support of the development on 5751 Marvin Loving Drive Garland Tx 75043 by Plutus21 Development fund II LLC.

All proposed development attributes, along with proposed utility and storm water infrastructure are to positively affect the neighborhood in general hence the residents show support of the proposed development.

Kathleen Jacobs

11-9-20

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.



☒ I am opposed to the request.

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

(Please complete the following information)

5801 Manning Loring # 310

Your Property Address

Lisa Pickrell

Printed Name

4402 Meadowcove Dr. Rowlett TX 75088

Address

City, State

Zip

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

Signature

Title

Date:

9/9/2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

The development would be a welcome addition to the area. The lot has been vacant for a long time & the multi-family property is needed.

(Please complete the following information)

Hill Point Condos
5821 Marvin Loving #106, Garland, TX 75043

Your Property Address

Debbie Paul

Printed Name

Hill Point Condos
5821 Marvin Loving #106, Garland, TX 75043

Address

City, State

Zip

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

Debbie Paul

Signature

President Hill Point HOA

Title

Date: 11-9-20

NOV 09 2020

Allmendinger, Tracy

From: Ahmed, Nabiha
Sent: Friday, November 6, 2020 1:06 PM
To: Allmendinger, Tracy
Subject: FW: Attn: Nabiha Ahmed - Concerns: File Z 19-31: 5751 Marvin Loving Drive

FYI

From: Kathy Jacobs <Kathleen.Jacobs@childrens.com>
Sent: Friday, November 6, 2020 11:52 AM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Cc: 'richardljacobs@gmail.com' <richardljacobs@gmail.com>; 'B. J. Jameson' <b.jameson@live.com>
Subject: Attn: Nabiha Ahmed - Concerns: File Z 19-31: 5751 Marvin Loving Drive

REGARDING: MONDAY NOVEMBER 9 PLAN COMMISSION HEARING – FILE Z 19-31: Zoning change hearing and matters for land use of tract at address 5751 Marvin Loving Drive

FROM:
Kathleen S. Jacobs - Concerned long-time, permanent resident-homeowner, Marina del Sol Condominium Homes 5705 Marvin Loving Drive (Units 102, 103), adjacent property, located downhill, to the west of 5751 Marvin Loving.
Barbara Jameson (Unit 104), resident-homeowner

Matters of concern:

1. Developer entered emergency vehicle access easement agreement in 2019 with Marina del Sol Owners Association regarding access easement use of Marina del Sol Condominiums property driveway for Emergency Vehicle Only Access for 5751 Marvin Loving.
Developer agreed with that contract to submit an annual payment amount to Marina del Sol Owner Association, due every year on the anniversary date of the signed agreement.
Payment due on first anniversary in January 2020 was not made and remains outstanding – potentially placing the written agreement in default.
2. Storm Water drainage risks to adjacent neighboring downhill residential property and condominium homes at 5701-5705 Marvin Loving Drive: During construction with removal and disruption of existing well-established absorbent grasses and turf
AND Ongoing long term effects and property risks due to construction that adds building structures, extensive concrete surfacing, parking areas, etc. for use of multi-family residents. Vehicles and traffic.

This major concern was discussed initially and extensively with developer and board members of Marina del Sol Owners Association (prior to execution of Emergency Vehicle access easement agreement). Developer repeatedly stated assurances that storm water run-off or drainage would not become a risk or affect Marina del Sol property and that storm waters would be effectively directed, securely and effectively drained from the area along the Marvin Loving Drive side of the development project, via City of Garland street and storm water drainage systems, not directed (during construction nor permanently) through or affecting the private property of Marina del Sol premises, driveways or parking areas.

Months later, after easement agreement was signed, developer informed the property manager of Marina del Sol that storm water drainage would, instead, need to be directed to the west via Marina del Sol property, likely under (and/or through?) the corridor of the Marina del Sol emergency access driveway easement. This matter and flood risks are of

great concern, particularly due to changing and unpredictable weather patterns and increasing quantity of rainwater run-off that has been absorbed, for the past 4 decades, by the turf and absorbent surfaces of the sloping and terraced vacant land tract above, to the east of, the Marina del Sol Condominium Homes.

Ms. Ahmed. Thank you. Your time for review and to communicate, address and resolve these matters is greatly appreciated.

Kathleen S. Jacobs - Cell/Text/Voicemail: 972.571.8606, Email: RichardLJacobs@gmail.com
5705 Marvin Loving Drive, Unit 102, Garland, TX 75043

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

5714 Marvin Loving dr Bldg D #215 Garland TX 75043
Your Property Address

Leland Brian Petty
Printed Name

1108 N. Lakeshore dr. Rockwall TX. 75087
Address City, State Zip

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

Leland Brian Petty
Signature

Owner
Title

Date: 11/4/2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

LEAVE THE LAND ALONE FOR
TAXES PAYERS THATS LIVED THERE
40 YEARS + TEXAS, DALLAS COUNTY, ETC.
AS PROPERTY OF DEED TO FUNDS.

(Please complete the following information)

High Point Landing PT #6 BLK 2 PT(LOT) Unit 8
Your Property Address

MICHELLE R SHIPP/RICHESON
Printed Name

5722 MARVIN LOVING DR GARLAND, TX 75043
Address City, State Zip

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

Michelle Shipp-Richeson
Signature Title

Date: 10-31-2020

NOV 09 2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

_____ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

5718/120[#] marring Loring
Your Property Address

MARIE CHEN
Printed Name

3612 matagorda springs Dr. plano, Tx 75025
Address City, State Zip

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

Marie Chen
Signature Title

Date: 10/31/2020

NOV 09 2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

_____ I am in favor of the request.

X I am opposed to the request.

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

(Please complete the following information)

5706/208 Marvin Loving
Your Property Address

YAO CHIEH CHEN
Printed Name

3612 MATAFORDA SPRINGS DR, PLANO TX 75025
Address City, State Zip

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

Jerry Chen
Signature Title

Date: 10/31/2020

NOV 09 2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

GISD Couch Elementary School, 4349 Waterhouse Blvd, Garland 75042

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Address

Garland, TX

City, State

75040

Zip

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

Paul Gonzales

Signature

GISD Executive Director of Facilities & Maintenance

Title

Date: 11/4/20

Outside the Notification Area

Z 19-31

Approval of Approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use and

Approval of a Detail Plan for Multi-Family Use.

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 5751 Marvin Loving Drive

Applicant: Masterplan

Owner: Plutus21 Development Fund II, LLC

Acreage: Approximately 1.95 acres

Zoning: Multi-Family (MF) District

Location Map



Photos

Z 19-31



View of the subject property from Marvin Loving Drive



North of the subject property from Marvin Loving Drive



East of subject property

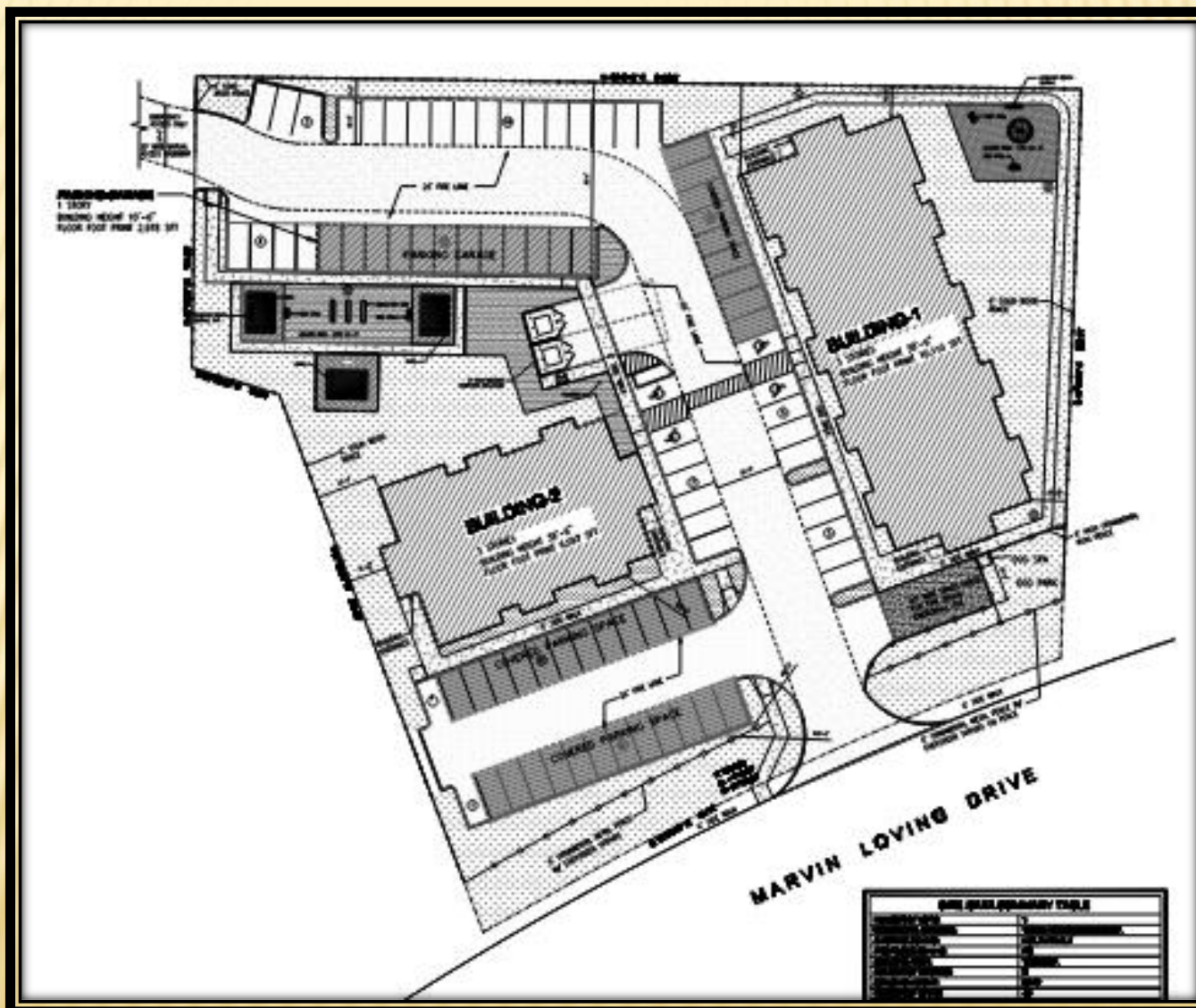


West of Subject Property

Z 19-31



Site Plan



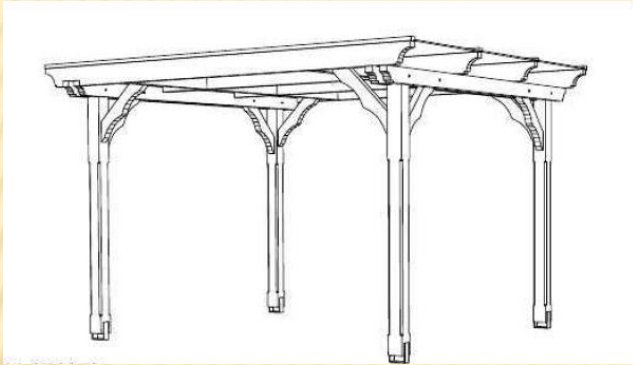
Landscape Plan



Six (6) -
foot high
wood
fence

Six (6)-foot
Ornamental
Metal Fence

Amenities



Gazebo



Trash
Receptacle

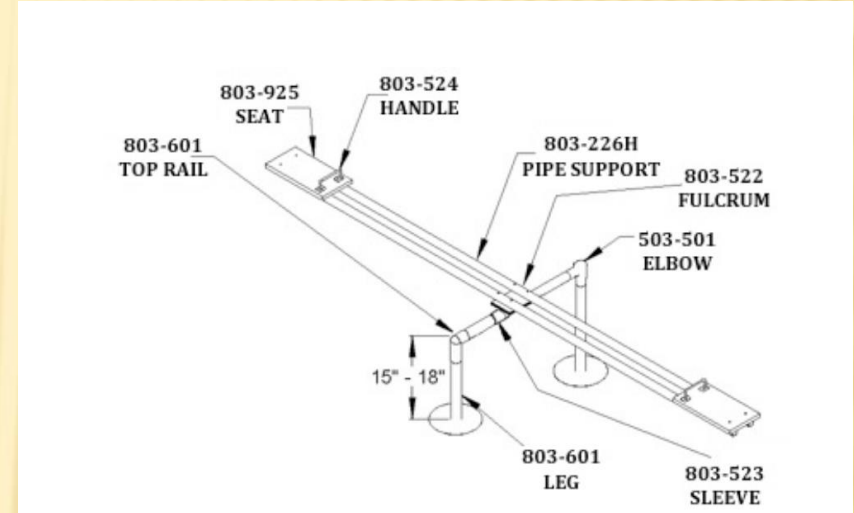


BBQ Grill and Dog Spa

Amenities



Bench



Playground Equipment



Elevations





ACKNOWLEDGMENTS

- ① DANCES AT DYNASTY
- ② DANCES WITH GIGGLES
- ③ DANCES
- ④ DANCES DYNASTY AT STARS
- ⑤ DANCES AT DYNASTY CORNERS
- ⑥ PLAYS SHIP ON THE FLAT
- ⑦ DANCE (SHIP) FLY SHIP ON THE FLAT
- ⑧ DANCE BOOK DYNASTY

- EXERCISE MATERIALS AND COLOR MATERIALS**

- [illegible]

BUILDUP-C, VERTICAL DIMENSIONS REQUIRED	PROVIDE
100/12 = 8.33 $\times$ 12 FT VERTICAL DIMENSIONS (8.33 REQUIRED)	42 INCH PROVIDED
100/50 = 2.00 $\times$ 50 IN 12 FT VERTICAL DIMENSIONS	3 FEET PROVIDED
BUILDUP-C, HORIZONTAL DIMENSIONS REQUIRED	PROVIDE
100/12 = 8.33 $\times$ 12 FT HORIZONTAL DIMENSIONS (8.33 REQUIRED)	42 INCH PROVIDED
100/50 = 2.00 $\times$ 50 IN HORIZONTAL DIMENSIONS	3 FEET PROVIDED

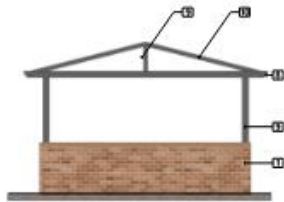
NAME	DATE	TIME	DAY	TIME
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2. NAME	2022-12-01	10:00	2022-12-01	10:00
3. NAME	2022-12-01	10:00	2022-12-01	10:00
4. NAME	2022-12-01	10:00	2022-12-01	10:00
5. NAME	2022-12-01	10:00	2022-12-01	10:00
6. NAME	2022-12-01	10:00	2022-12-01	10:00
7. NAME	2022-12-01	10:00	2022-12-01	10:00
8. NAME	2022-12-01	10:00	2022-12-01	10:00
9. NAME	2022-12-01	10:00	2022-12-01	10:00
10. NAME	2022-12-01	10:00	2022-12-01	10:00

CASE NO. 198808-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 8, BLOCK 3, FLUNKER POINT NO. 7
5700 Marvin Loving Drive
City of Garland



GARLAND
TEXAS MADE HERE

Elevations



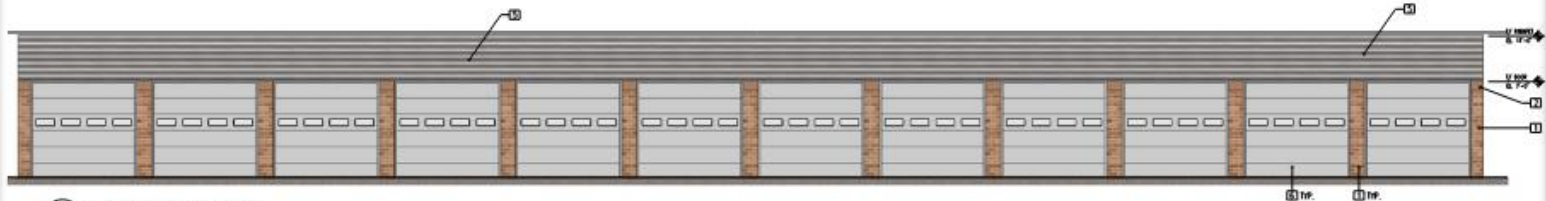
5 PARKING SHED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



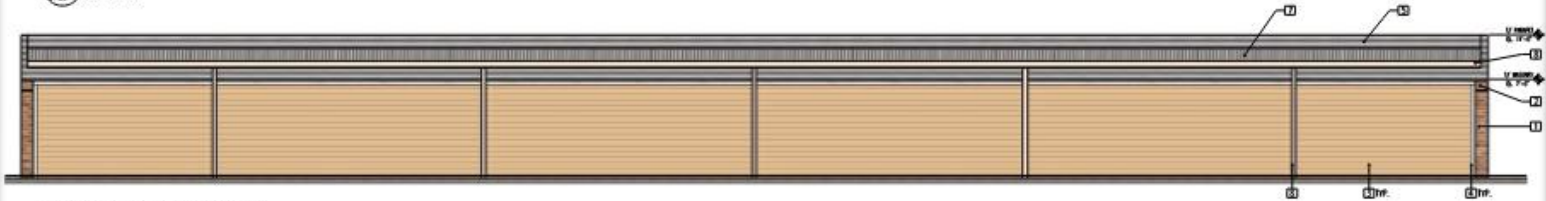
6 TYPICAL PARKING SHED FRONT/REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES AND COLOR SCHEDULE

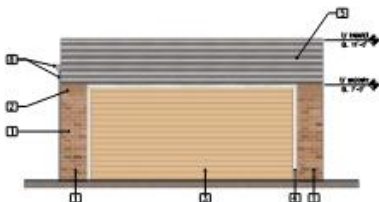
- 1) THIN BRICK VENEER - ACME BRICK, KING SIZE, KENNEDICK, W/NATURAL GRAY MORTAR
- 2) THIN BRICK SOLIDER COURSE - ACME BRICK, KING SIZE, KENNEDICK, W/NATURAL GRAY MORTAR
- 3) HARDY PIER CEMENT BOARD Siding, EXTERIOR - SW 6015 UNICELLY MARNE OR APPROVED EQUAL
- 4) PAINTED WOOD BOARD - SW 6106, KILM BOGE OR APPROVED EQUAL
- 5) PREFINISHED METAL WALL PANEL - SW 7003, DARKROOM OR APPROVED EQUAL
- 6) METAL GARAGE DOOR - PAINTED, SW-6018, EXHORN OR APPROVED EQUAL
- 7) METAL ROOF - SW 7003, DARKROOM OR APPROVED EQUAL
- 8) PREFINISHED METAL CUTTER AND DOWNSPOUT - SW 6015 UNICELLY MARNE OR APPROVED EQUAL
- 9) PAINTED STEEL COLUMN AND SHED FRAMING SYSTEM - SW 6219 CLOSE GRAY OR APPROVED EQUAL
- 10) COMPOSITION SHINGLE ROOFING SYSTEM - TIMBERLINE HD SLATE LIFETIME ARCHITECTURAL SHINGLES OR APPROVED EQUAL



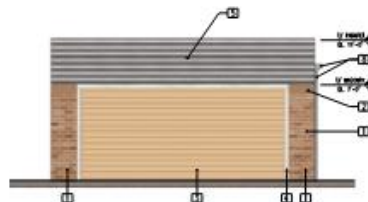
4 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 VICINITY MAP
SCALE: 1/4" = 1'-0"

CASE NO. 100888-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 2, BLOCK 3, FLUNKER POINT NO. 7
6788 Marvin Levine Drive

Summary of Deviations

Development Standards	Required	Proposed	Analysis
Building Placement	Section 2.39 (G) states Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous.	The applicant does not intend to place the building at a thirty degrees angle from the right-of-way line.	Due to the proposed small scale development, the buildings will not be relatively long. Therefore, it should not create the external appearance of long and monotonous.
Density	Eighteen (18) dwelling units per acre	Twenty-Five (25) dwelling units per acre.	The applicant requests to increase the density to twenty-five (25) units per acre given the limited size of the site.

Summary of Deviations

(Continued)

Carport	Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. In addition, Section 2.60(A)(5) states that each carport structure can't have any more than ten parking stalls under each roof structure.	The applicant proposes metal columns. The applicant proposes a total of three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.	The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. This deviation is requested in order to comply with the parking requirements. Section 2.52 (Land Use Matrix) states that all multi-family development must have a minimum of fifty (50%) percent covered parking.
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 will not propose a clubhouse.	Given the limited scale of development, there would not be an on-site clubhouse or leasing office. Most office correspondence and services will be handled on-line except that there would be an on-site resident manager to handle day-to-day issues and routine maintenance.

Summary of Deviations

(Continued)

Swimming Pool	One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development.	The applicant will not propose a swimming pool.	The requests to deviate and not provide a swimming pool. There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the limited scaled development makes alternative amenities more practical than providing a swimming pool.
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Consideration





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. h.

Meeting Date: 12/01/2020

Item Title: Z 19-31 Masterplan - Detail Plan (District 3)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Detail Plan for Multi-Family Use.

LOCATION

5751 Marvin Loving Drive

OWNER

Plutus21 Development Fund II, LLC.

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Multi-Family Use.

In addition, the Plan Commission recommended a Planned Development (PD) condition for the access point to the northwest of the property to be for emergency purposes only. The Plan Commission also recommended a Planned Development (PD) condition for the on-site management to be available on the subject property, and recommended to shift the gazebo away from the proposed location of the dumpster and to add more landscaping around the dumpster enclosure. Additionally, pedestrian lighting was recommended on the subject property.

The applicant resubmitted the plans to reflect the abovementioned recommendations per Plan Commission.

STAFF RECOMMENDATION

Approval of a Detail Plan for Multi-Family Use.

In addition, staff recommends the applicant paint the carport poles to match the main buildings.

SITE DATA

The subject property is currently unimproved. The applicant requests the development of forty-eight (48) multi-family dwelling units, which will be built in one (1) phase. The development will consist of two (2) buildings.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Multi-Family (MF) District. The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of forty-eight (48) multi-family dwelling units on an unimproved property. The development will consist of two (2) buildings as outlined on the site plan (Exhibit C).

2. Parking

The GDC requires eight-four (84) parking spaces for this proposal. The site layout shows eighty-five (85) parking spaces. Additionally, fifty (50%) percent of the required parking spaces must be covered. The applicant proposes forty-five (45) covered parking spaces. Therefore, the applicant complies with the parking requirements.

3. Building Placement

Section 2.39 (G) of the GDC states "Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments from adjacent property". The applicant does not propose to locate any building at a minimum of thirty (30) degrees angle from Marvin Loving Drive. Due to the proposed small-scale development, the buildings will not be relatively long. Therefore, it should not create an external appearance of long and monotonous.

4. Building Separation

Section 2.39(G)(2) states that all portions of a multi-family dwelling structure must be a

minimum of twenty (20) feet from other multifamily dwelling structures, or any portions thereof. The site layout complies with this requirement.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-five (25) units per acre given the limited size of the site.

6. Carports

Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. The carports would have a roof design that ties into the roofs of the main buildings. Additionally, the carports will include masonry siding extending from the grade approximately four and a half (4 ½) feet from the base of the carport and on three (3) sides. The carport support poles at the ends of the carports will be clad in the siding material at the same height (4 ½ feet) although the poles in the remainder of the carports will be metal poles without cladding.

In addition, Section 2.60(A)(5) states that each carport structure cannot have more than ten (10) parking stalls under each roof structure. The applicant proposes three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.

7. 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. Given the limited scale of development, there would not be a clubhouse. A leasing office will not be provided on the property. Most office correspondence and services will be handled on-line in addition to an on-site resident manager to handle day-to-day issues and routine maintenance.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development. The request is to deviate and not provide a swimming pool. There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the applicant contends the limited scaled development makes alternative amenities more practical than providing a swimming pool.
- **Leisure Areas:** One leisure area 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, four (2) grilling station, benches, outdoor seating, three (3) gazebos and a dog park.

8. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.
 Required: 725 square feet
 Proposed: 841 square feet

Minimum dwelling unit size.
 Required one- bedroom: 650 square feet
 Proposed: 772 square feet and 845 square feet

Required two-bedroom: 800 square feet
 Proposed: 907 square feet

9. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC. Although screening is not required for this particular development, the applicant proposes a six (6)-foot ornamental metal fence along Marvin Loving Drive and a six (6)-foot wood fence around the remaining perimeter of the property.

10. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

- At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
- Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards.

11. Signage

No deviations were requested regarding signage.

12. Summary of Deviations:

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC. The table below indicates the deviations as proposed.

Development Standards	Required	Proposed	Analysis	
Building Placement	Section 2.39 (G) states: Where there are multiple multi-family structures located within a development, a minimum of fifty (50) percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be	The applicant does not intend to place the building at a thirty degrees angle from the	Due to the proposed small scale development, the buildings will not be relatively long. Therefore, it should not create the	

	positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous.	right-of-way line.	external appearance of long and monotonous.
Density	Eighteen (18) dwelling units per acre.	Twenty-Five (25) dwelling units per acre.	The applicant requests to increase the density to twenty-five (25) units per acre given the limited size of the site.
Carport	Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. In addition, Section 2.60(A)(5) states that each carport structure can't have any more than ten parking stalls under each roof structure.	The applicant proposes metal columns. The applicant proposes a total of three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.	The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. This deviation is requested in order to comply with the parking requirements. Section 2.52 (Land Use Matrix) states that all multi-family development must have a minimum of fifty (50%) percent covered parking. Forty-two (42) spaces must be covered. The site layout shows that forty-five (45) parking spaces will be covered.

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 does not propose a clubhouse.	Given the limited scale of development, there would not be an on-site clubhouse or leasing office. Most office correspondence and services will be handled on-line except that there would be an on-site resident manager to handle day-to-day issues and routine maintenance.
Swimming Pool	One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development.	The applicant does not propose a swimming pool.	There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the limited scale development makes alternative amenities more practical than providing a swimming pool.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional Centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

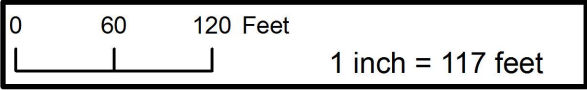
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Properties to the north are zoned Multi-Family (MF) District; these properties are developed with multi-family uses. Properties to the east, across Marvin Loving Drive, are zoned Multi-Family (MF) District; these properties are developed with multi-family dwelling units. Properties to the south are zoned Multi-Family (MF) District and are developed with multi-family dwelling units. The property to the west is zoned Multi-Family (MF) District and it is unimproved.

Z 19-31 Masterplan (Detail Plan) Attachments

Z 19-31 Masterplan Responses

Z 19-31 Masterplan Staff Presentation

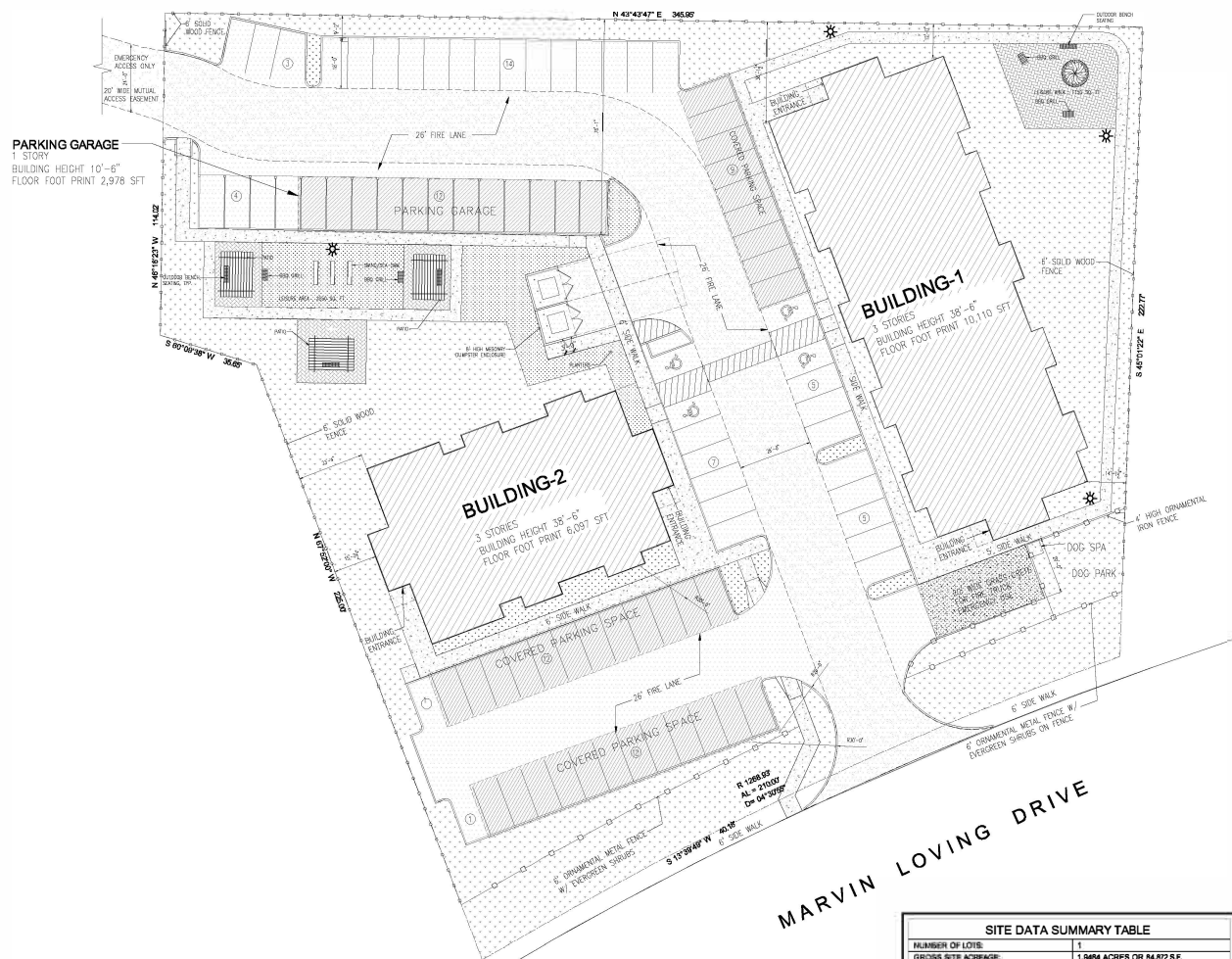


Zoning Map Z 19-31



INDICATES AREA
OF REQUEST

EXHIBIT C



SITE DATA SUMMARY TABLE		
NUMBER OF LOTS:	1	
GROSS SITE ACRES:	1.9844 ACRES OR 84.872 S.F.	
EXISTING ZONING:	MULTI-FAMILY	
PROMISED ZONING:	PD	
BUILDING AREA:	10,207 S.F.	
NUMBER OF STORES:	3	
BUILDING HEIGHT:	38'-6"	
NUMBER OF UNITS:	48	
REGULAR PARKING REQUIRED:	84 PARKING SPACES	
1.5 PER 1 BEDROOM UNIT (24 UNITS)		
2.0 PER 2 BEDROOM UNIT (24 UNITS)		
REGULAR PARKING PROVIDED:	87 PARKING SPACES	
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)	
TOTAL PARKING PROVIDED:	89 PARKING SPACES	
IMPERVIOUS COVERAGE:	38,265 S.F. OR 46.85%	
ZONING REQUIREMENTS MF	REQUIRED	PROVIDED
FRONT YARD SETBACK	40'	40'
SIDE YARD SETBACK	0	0
REAR YARD SETBACK	0	0
MAXIMUM LOT COVERAGE	MAX. 15%	15%
MAXIMUM DENSITY	MAX. 15/ACRE	24.82/ACRE

ENDING THE RACE CHARGE

1. **ENDING THE RACE CHARGE** As a result of the
1990s, the race charge has been largely
eliminated from the legal system.

2. **ENDING THE RACE CHARGE** As a result of the
1990s, the race charge has been largely
eliminated from the legal system.



BUILDING DATA					
UNIT	UNITS NO.	TYPE	STORAGE	AREA	EXTENDED AREA
A	12	1 BR.	25 SFT	772 SFT	9,264
B	24	2 BR.	25 SFT	907 SFT	21,768
C	12	1 BR.	22 SFT	845 SFT	10,140
48 UNITS NET AREA SUBTOTAL:					41,172 S.F.
APARTMENT BUILDING - 1			1x30 = 30 UNITS		26,028 S.F.
APARTMENT BUILDING - 2			1x18 = 18 UNITS		15,144 S.F.
GROSS LIVING AREA					41,172 S.F.

PARKING DATA	
1 BED ROOM UNIT-A : 1.5x12 UNIT	18 SPACES
1 BED ROOM UNIT-B : 1.5x12 UNIT	18 SPACES
2 BED ROOM UNIT : 2x24 UNIT	48 SPACES
TOTAL PARKING REQUIREMENT	84 SPACES
TOTAL PARKING REQ. 84, PROVIDED 86 (INCLUDING 12 ENCLOSED & 33 COVERED PARKING)	
ACCESSIBLE PARKING REQ.	4 SPACES
ACCESSIBLE PARKING PROV.	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED	1 SPACE

AMENITIES PROVIDED WITH THE SITE:

1. DOG WALK
2. DOG SPA
3. BENCH FOR OUT DOOR SEATING
4. PLANTERS
5. WALKING TRAIL
6. BBQ GRILLS
7. CHILDREAN PLAY EQUIPMENT
8. PATIO

CASE NO. 190502-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 2, BLOCK 3, FLUNKER POINT NO. 7
5751 Marvin Loving Drive
City of Garland

	Design Associates & Consultants 2550 Oaklawn Drive Ft. Worth, Texas 76105 Tel: 817-342-7744 Fax: 817-342-7745 info@designassoc.com																					
SEAL OF THE ARCHITECT  (S-18-2)																						
Developer: Fulton 21 Development PO BOX 802 BOSTON																						
Participating Consultants:																						
Project Name: MULTI FAMILY APARTMENT AT 5751 MARVIN LIVING DRIVE GARLAND, TEXAS-75043																						
Drawing Title: DETAIL PLAN																						
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Project Plot name:	Date:	Scale:																				
Drawn By:	CHECKED BY:																					
SHEET NO. SHEET-1																						

PLANT MATERIAL SCHEDULE

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE REQUIREMENTS

Required:	Provided:
7 trees	8 trees
56 shrubs	132 shrubs
1250 s.f. groundcover	1270 s.f. groundcover

Required:	Provided:
7 trees	8 trees
56 shrubs	132 shrubs
1250 s.f. groundcover	1270 s.f. groundcover

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DISCREPANCIES SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED TO OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS.
3. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING NEARBY THE VICINITY OF UNDERGROUND UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED REDDRED LANDSCAPE AND IRRIGATION PERMITS.
5. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
6. ALL PLANTING BEDS AND LAMINAE MUST BE SEPARATE TERRY STEEL EDGE CURB. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALK OR CURBS.
7. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
8. ALL LAWN AREAS TO BE SOLID SOLO BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

1. FRADE AGENT AS TO ACHIEVE F.NAL CONTROLS INDICATED ON/CLIP PLAN.
2. ADJUST CONTROLED AREAS POSTHURDANERANATION DURING PLANTING. PROVIDE UNIFORM ROWDINGS A TOP AND BOTTOM OF SLOPES/AND/OR BREAKS IN GRADE. CORRECT REGULARITIES AND UNIFORMITY WITH SHOT STONE.
3. ALL LAWN AREAS FORMED TO SLOE SOBBLEABLE, BUT LEAVE A MAXIMUM OF 1/2 INCH FRAIN F.NINER GRADE. CONTRACTOR TO OBTAIN APPROVAL OF TOWNSHIP ON SUB-CONSTRUCTION MATERIAL.
4. IMPORTED TOPSOIL, SHALLE NUTRIENT, FRALES SLOPES/AND/OR BREAKS IN GRADE, AND BOTTOM GRADES. PROVIDE UNIFORM ROWDINGS, CLAY TOP-SUBSTANCES, ROOTS, GRASSES, VEGETATION, STONES. CONTAINING NO SALTS AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FRADE GRADED, IRRIGATION TRINCHES COMPLETED, AND IRRIGATION SYSTEM APPROVED BY THE INSTALLATION CONTRACTOR FOR ARDRECT/ PROJECT BY THE OWNER.
6. ALL PROPOSED 36" DIAMETER AND LARGER DIRT CLOS, STOPS, STOPS, STOPS AND STOPS SHALL BE REMOVED PRIOR TO PLACING TOPSOIL ON LAWN AREAS.
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL, ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- [illegible]

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOWGREENSPOT.COM



GARLAND APARTMENT COMPLEX

ISSUE:

CITY COMMENTS 10.22.2020

CITY COMMENTS 11/19/2020

DATE: 4.8.08

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

SHEET N
LANDSCAPE

100

SHEET N

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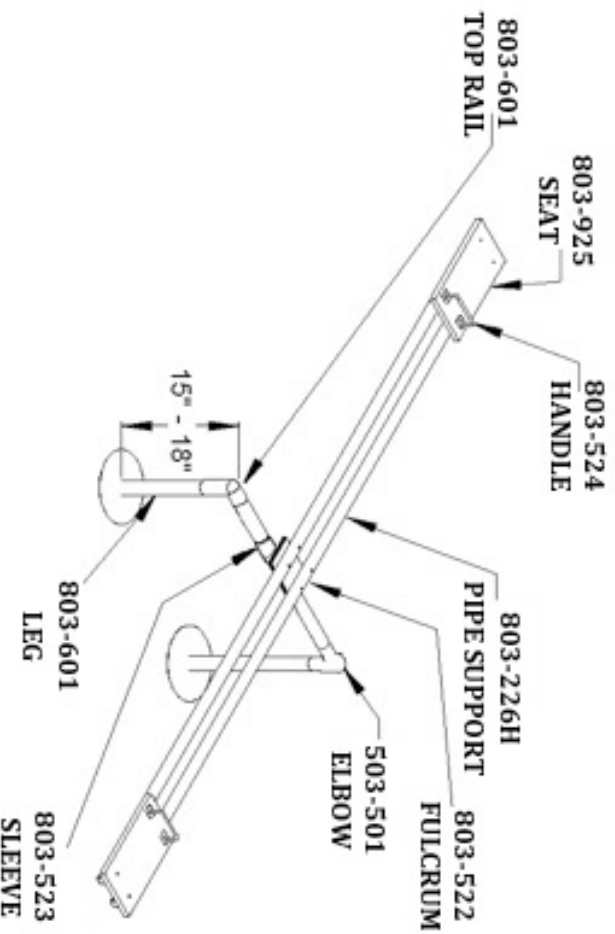
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L. 1

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IMPORTANT

PLEASE READ THESE INSTRUCTIONS BEFORE COMMENCING ASSEMBLY. Please retain this instruction sheet in your files. It contains important replacement parts information. All equipment must be installed in accordance with these instructions. It is important to use and maintain all public playground equipment properly. Playground equipment, which is improperly maintained, can cause serious injury. Periodical inspections, maintenance, repair and/or replacement of damaged parts is necessary for safe operation of equipment. Appropriate publications, available at no charge, from the consumer product safety commission, include "A Handbook for Public Playground safety". You can receive your free copy by calling 1-301-504-7908.

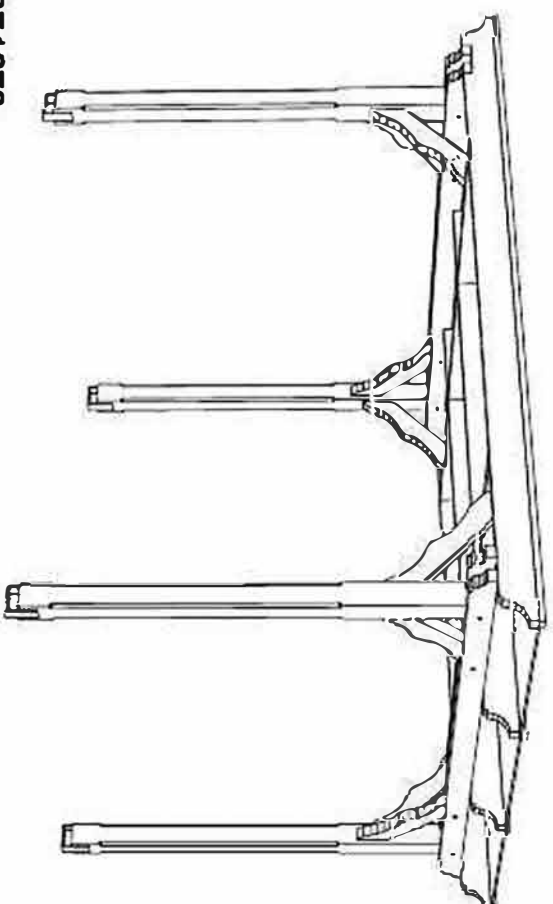


CTN		PACKING LIST		HARDWARE BAG	
		Hardware Bag			
1	1	503-501 Elbow	4	105-017 2 3/8" Pipe Plug	
	2	803-522 Fulcrum	6	196-802 1/2" x 1/2" Socket Set Screw	
	1	803-523 Sleeve	8	116-550 5/16" x 3" B.H. Bolt	
	2	803-524 Handle	4	116-543 5/16" x 2 1/4" B.H. Bolt	
	2	803-925 Seat Boards	12	326-501 5/16" Lock Washer	
	2	803-601 Pipe 2 3/8" OD x 3'6" Long	12	216-512 5/16" x 1" B.H. Nut	
1	3	803-601 Support	1	416-400 1/4" Socket Key	
2	1	803-226H	2	416-350 3/16" Socket Key	
			1	516-350 Permabond Threadlocker Tube	
			1	805-532 Warning Label	
			1	805-534 SportsPlay Label	
			1	Maintenance Checklist	

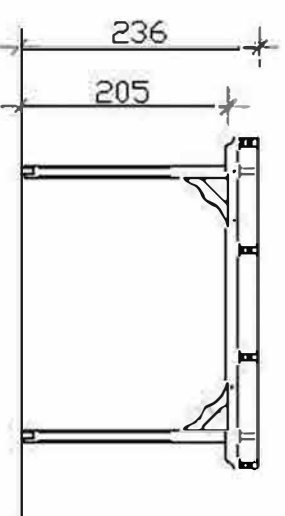
1 CTN	1 BDL	2 PIPE	4 TOTAL PCS	145# Weight	Class 70
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EXHIBIT D

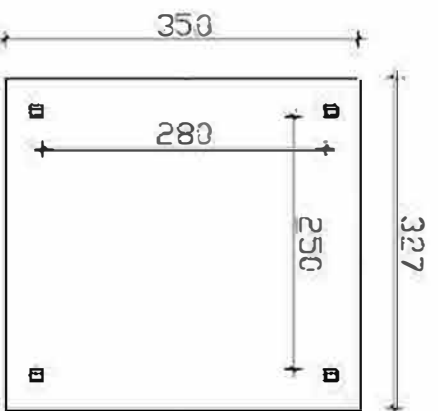
SportsPlay Equipment, Inc., 5642 Natural Bridge, St. Louis, MO 63120 (314) 389-4140
www.sportsplayinc.com



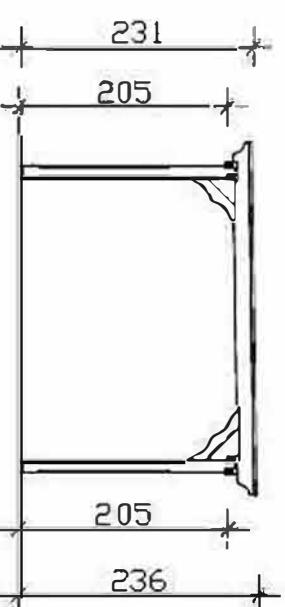
4018211 371273



Side View



Floor plan



Front View

M 1:100

"Marseille" Gazebo 327cm x 350cm

Datasheet / Construction Description

Type of wood / Hardware	glulam, untreated / galvanised
Posts	4 pieces 12x12x210cm
Roof	Polycarbonat double bar 10mm (bronze)
Roof surface	11,45m ²
Snow load	sk = 2,00kN/m ²
Length x Depth	327cm x 350cm
Height / Entrance	236cm / (205cm)
Area (building volume)	11,45m ² (27,02m ³)
Package dimensions	WxLxH 110x400x45-60cm / weight 286kg
Including	Mounting material, screw on post, upper struts, set up instructions
EXHIBIT D	

Project details: 5751 Marvin Loving Drive, Garland, TX, 75043 **CASE # 190502-3**



Al's Collection

Classic Steel Strap or Slat Benches

Materials: **Mild Steel or Steel and Wood/Recycled Plastic**

Al's Collection presents an intriguing frame with a classic strap seat for environments that require clean, simple lines. Available with steel straps, wood or recycled plastic seat sections, Al's backed bench offers a restful seat. With Al's wood version, combine it with our Boulevard™ Thermally-Modified wood for superior durability with minimal environmental impact.



Al's Bench - AL-0100-72

- Strong 3/8" laser cut and welded end frames, 1/4 x 1-1/2" steel framework
- Heavy duty (commercial grade) all steel or horizontal slat seating
- Comfortable and modern, will fit in many locations
- Wooden slat version available in Boulevard™ wood, Ipe, Douglas Fir, Red Cedar and Recycled Plastic Lumber

EXHIBIT D

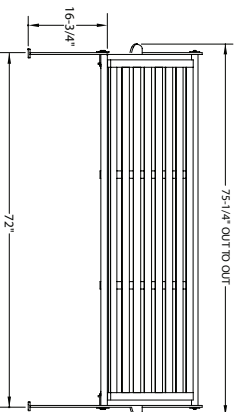
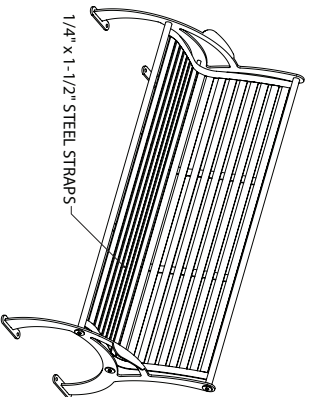


AL's Collection - All Steel or Steel and Wood/Recycled Plastic

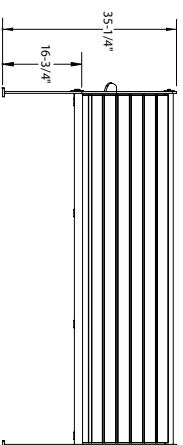
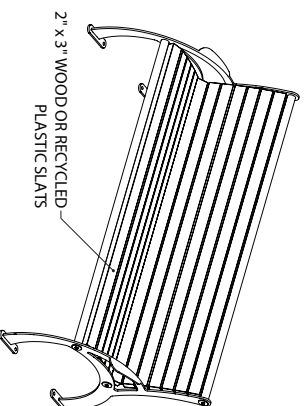
Specifications

Part. No.	Description	Size (L x W x H)	Seat Height	Weight Lbs.	Mounting
AL-01 00-48	AL's Collection Bench with back, all steel	48" x 31-5/8" x 35-1/4"	16-3/4"	213	Surface-mount
AL-01 00-60	AL's Collection Bench with back, all steel	60" x 31-5/8" x 35-1/4"	16-3/4"	248	Surface-mount
AL-01 00-72	AL's Collection Bench with back, all steel	72" x 31-5/8" x 35-1/4"	16-3/4"	291	Surface-mount
AL-01 100-72	AL's wood or recycled plastic slat option	72" x 31-5/8" x 35-1/4"	16-3/4"	265-315	Surface-mount

*Note weight varies on wood or plastic seat version.



AL-01 00-72



AL-01 100-72, slat bench option

AL's Collection benches available with slats in Boulevard™ Thermally-Modified wood, Ipe, Red Cedar, Douglas Fir or Recycled Plastic Lumber.

AL419

2

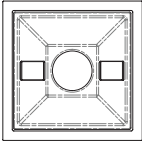
EXHIBIT D



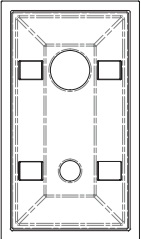
TourneSol Recycling Systems - Urban and Wilshire Collections

Part. No.	Collection	Material	Shape	Lid Configuration	Description
UR-REC-01 or UCR-REC-01	Urban	FRP/GFRC	Square	FRP 1-Stream Lid	22"L x 22"W x 33"H, FRP (UR) or GFRC (UCR) Recycler
UR-REC-02 or UCR-REC-02	Urban	FRP/GFRC	Rectangle	FRP 2-Stream Lid	38"L x 22"W x 33"H, FRP (UR) or GFRC (UCR) Recycler

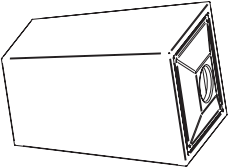
Recycling system lids available with trash/plastic & glass (6¼" hole), paper (9½" x 1½" angled slot), or drink can (3¼" hole) openings. Each opening features two laser cut stainless labels. Specify openings and labels at time of order.



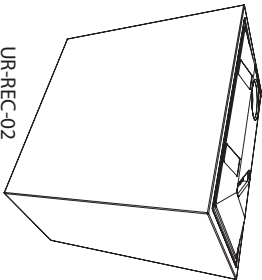
FRP 1-Stream Top - shown with 6¼" trash/plastic & glass opening



FRP 2-Stream Top - shown with 6¼" trash/plastic & glass, 3¼" drink can openings



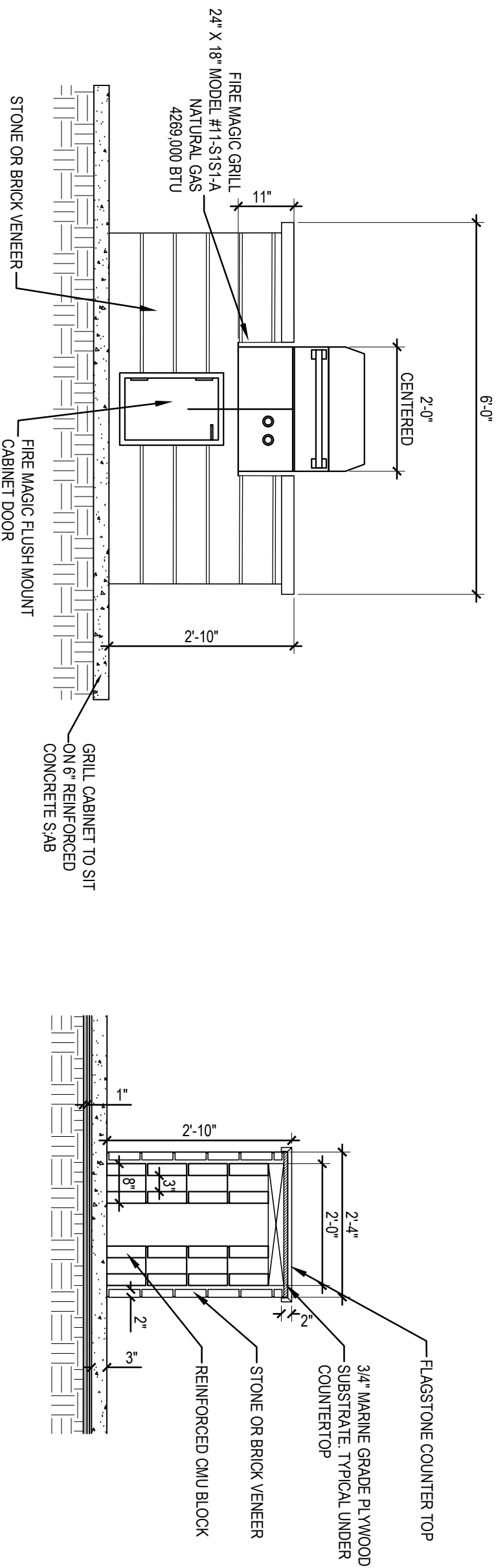
UR-REC-01



UR-REC-02

Our Urban Collection and Wilshire Collection recycling systems are designed to be used on their own, or in conjunction with the matching line of planters. Both collections are available as 1-, 2- or 3-stream recyclers. Each stream is collected in an independent 23 gallon rigid LLD Polyethylene bin. The lids are slightly crowned to discourage leaving materials stacked on the recycler. The lids are secured with durable piano hinges, and swing away easily for emptying. Four standard openings are available, depending upon the waste stream indicated. In addition to the waterproof bins, the entire recycler is waterproof to prevent leaks and spills.

EXHIBIT D



NOTE: VERIFY ALL ROUGH-IN DIMENSION FOR INSTALLATION REQUIREMENTS.



FLATTOP

- 1-3/4" X 1-3/4" (14GA) RAIL
- 1" PICKET: 34", 46", 58", 70", 82", 94", 106", 118"
- 3-15/16" AIR SPACE

THREE RAIL PANELS

118" 106" 94" 82" 70" 58" 46" 34" 90.5"

CUSTOM GATES

AVAILABLE TO MATCH CURVE TOP PANELS, WALK, DRIVE, ROLL AND CANTILEVER OPTIONS AVAILABLE.

TWO RAIL PANELS

70" 58" 46" 34" 90.5"

TITAN ARCHITECTURAL FENCE
Fence to be: two rail 70" (72" overall height)
1-844-908-1999
www.titansfence.com

GRILL CUT SHEET



GRILL CABINET CUT SHEET



Brand: Free Magic by RH Peterson
Model: 11-5151-A
Availability: Call for Availability

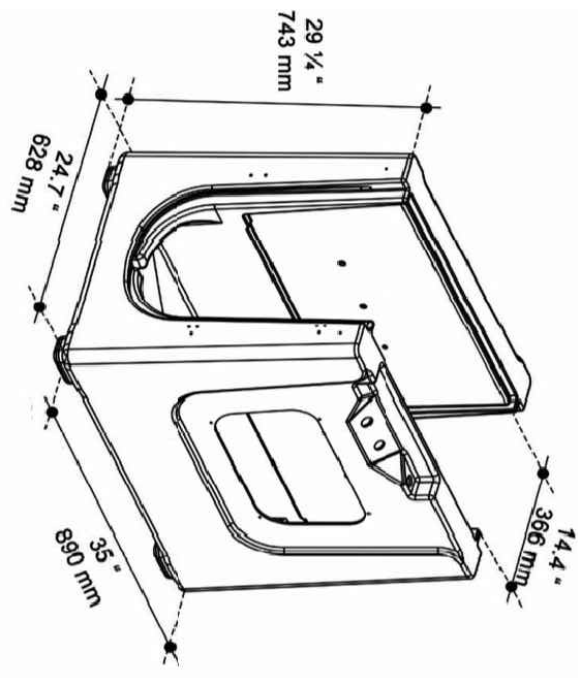
Brand: Free Magic by RH Peterson
Model: 33320-SL
Availability: Due to COVID (Allow 4-8 Weeks for Delivery)

- All stainless steel construction
- 363 square inches of cooking surface (23" x 16")
- Equipped with two cast stainless steel burners for a combined total of 42,000 BTUs with a lifetime warranty
- Battery powered ignition system
- Polished comfort touch control knobs
- Gourmet style hood
- Stainless steel rod cooking grids
- Cooling grid lifter
- Stainless steel warming rack
- For Natural or Propane gas
- Integral installation hanger

PET SPA CUT SHEET

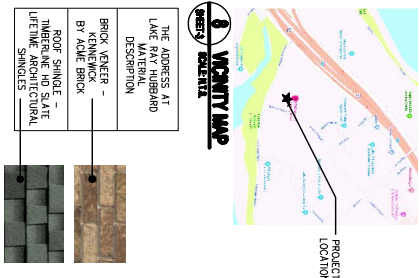
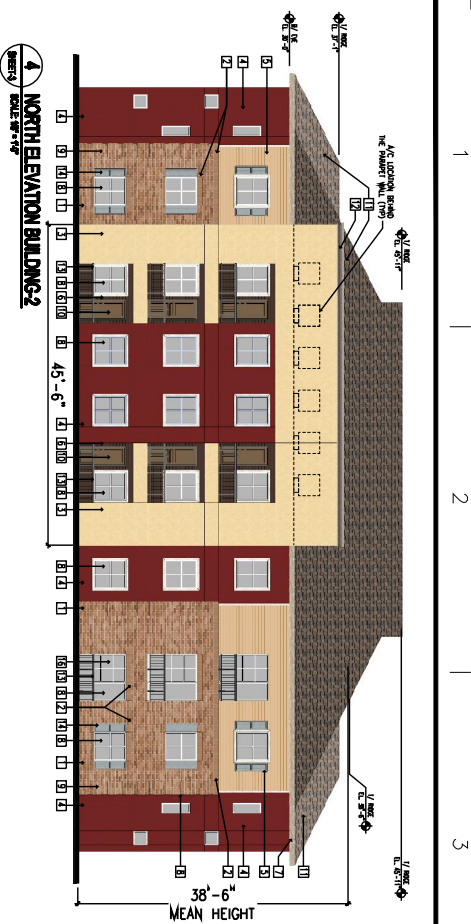


PET SPA DIMENSION PLAN
NOT TO SCALE



1. Splash guard (optional)
 2. Pet safety restraint holders (chains not included)
 3. Exit door
 4. Extendible flex drain
 5. Water supply inlet
 6. Entry door
 7. Shelf for small dogs (optional)
 8. Access panel
 9. Jet control
 10. Shower control
 11. Shower wand
 12. On wheels w/lock (optional)
- Home Pet Spa Dimensions**
- Overall dimensions: 35" x 24.7" x 29 1/2" H / 890 x 630 x 745H mm
 - Interior dimensions: 30" L x 15" w x 25" h

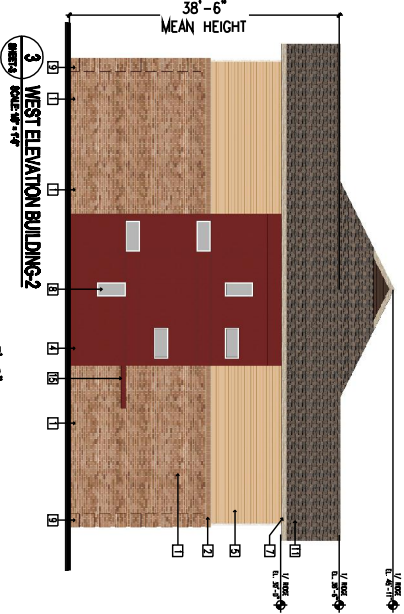
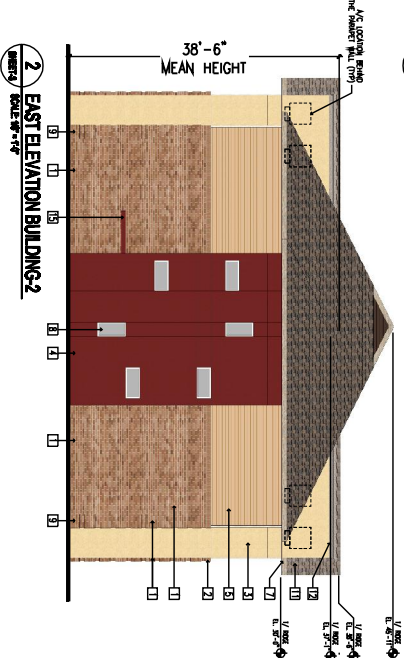
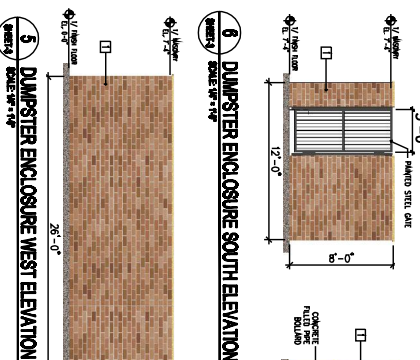
EXHIBIT^B



- ### **ARCHITECTURAL FEATURES**
- ① CHANGES AT ENTRANCE
 - ② DIVIDED LIGHT WINDOWS
 - ③ SHUTTERS
 - ④ RECESSED ENTRIES AT STAIRS
 - ⑤ QUONCS AT MESOPORT CORNERS
 - ⑥ PLINTHS SHOWN ON SITE PLAN
 - ⑦ BECHER UNDER PLINTS SHOWN ON SITE PLAN
 - ⑧ VARIOUS ROOF HEIGHTS

- ## **EXTERIOR MATERIALS AND COLOR SCHEDULE**

- [illegible]

[illegible]

CASE NO. 190602-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 2, BLOCK 3, FLUNKER POINT NO.
5700 Marvin Loving Drive
City of Garland


Design Associates

36 Consultants

**3800 Goodwater Drive,
Ft. Worth, Texas 76125**
214-714-6666
fax: 972-508-2990
miltons@yuhoo.com

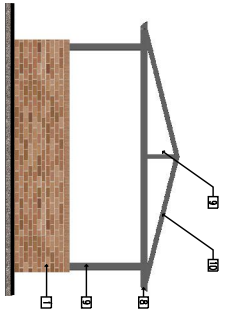


Deadline:
March 21, 1999
Tel: 408-361-6301

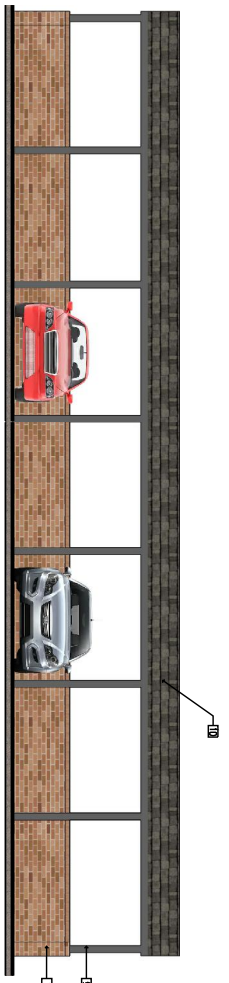
Executive Compensation

MULTI-PARTY AGREEMENT
AT
5324 MARTIN LUTHER KING
OVERLAND, TEXAS 75119

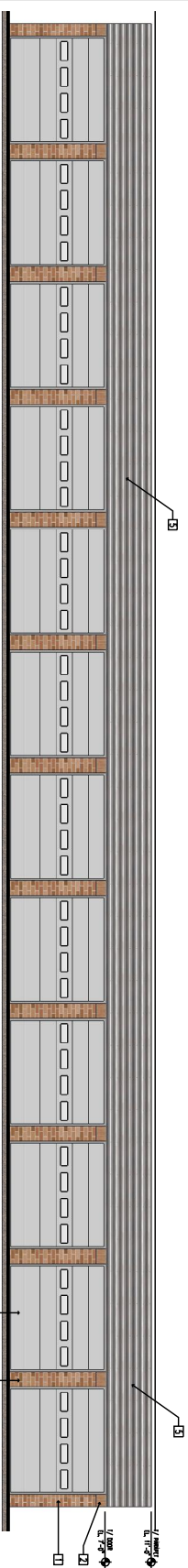
Project No.: 00000000	Date: 01-27-00
Drawing No.: 10	Checked By: 10
Sheet No.	
BUILDING ELEVATIONS	



5 PARKING SHED SIDE ELEVATION
SHEET 4 SCALE 3/8" = 1'-0"



6 TYPICAL PARKING SHED FRONT/REAR ELEVATION
SHEET 4 SCALE 3/8" = 1'-0"



REPORT & MINUTES

P.C. Meeting, November 9, 2020

Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family Use. This property is located at 5751 Marvin Loving Drive. (District 3) (File Z 19-31 – Detail Plan)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request per staff recommendation with conditions stated in the zoning requests. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

O = IN FAVOR
X = OPPOSED



Zoning Map Z 19-31

0 125 250 Feet
1 inch = 194 feet

INDICATES AREA
OF REQUEST

To

Planning & Community Development Department

&/Or Plan commission

City of Garland

Letter of no objection

This is to certify that VINCENT CORREO a resident of unit # 2/2 of the Marina Del Sol condominiums, Marvin Loving Drive, Garland, TX 75043, certifies their full support of the development on 5751 Marvin Loving Drive Garland Tx 75043 by Plutus21 Development fund II LLC.

All proposed development attributes, along with proposed utility and storm water infrastructure are to positively affect the neighborhood in general hence the residents show support of the proposed development.

Vincent

VC

To

Planning & Community Development Department

&/Or Plan commission

City of Garland

Letter of no objection

This is to certify that O. Lopez a resident of unit # 206-106 of the Marina Del Sol condominiums, Marvin Loving Drive, Garland, TX 75043, certifies their full support of the development on 5751 Marvin Loving Drive Garland Tx 75043 by Plutus21 Development fund II LLC.

All proposed development attributes, along with proposed utility and storm water infrastructure are to positively affect the neighborhood in general hence the residents show support of the proposed development.





To

Planning & Community Development Department

&/Or Plan commission

City of Garland

Letter of no objection

This is to certify that Kathleen S. Jacobs a resident of unit # 102 + 103, of the Marina Del Sol condominiums, Marvin Loving Drive, Garland, TX 75043, certifies their full support of the development on 5751 Marvin Loving Drive Garland Tx 75043 by Plutus21 Development fund II LLC.

All proposed development attributes, along with proposed utility and storm water infrastructure are to positively affect the neighborhood in general hence the residents show support of the proposed development.

Kathleen Jacobs

11-9-20

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.



☒ I am opposed to the request.

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

(Please complete the following information)

5801 Manning Loring # 310

Your Property Address

Lisa Pickrell

Printed Name

4402 Meadowcove Dr. Rowlett TX 75088

Address

City, State

Zip

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

Signature

Title

Date:

9/9/2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

The development would be a welcome addition to the area. The lot has been vacant for a long time & the multi-family property is needed.

(Please complete the following information)

Hill Point Condos
5821 Marvin Loving #106, Garland, TX 75043

Your Property Address

Debbie Paul

Printed Name

Hill Point Condos
5821 Marvin Loving #106, Garland, TX 75043

Address

City, State

Zip

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

Debbie Paul

Signature

President Hill Point HOA

Title

Date: 11-9-20

NOV 09 2020

Allmendinger, Tracy

From: Ahmed, Nabiha
Sent: Friday, November 6, 2020 1:06 PM
To: Allmendinger, Tracy
Subject: FW: Attn: Nabiha Ahmed - Concerns: File Z 19-31: 5751 Marvin Loving Drive

FYI

From: Kathy Jacobs <Kathleen.Jacobs@childrens.com>
Sent: Friday, November 6, 2020 11:52 AM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Cc: 'richardljacobs@gmail.com' <richardljacobs@gmail.com>; 'B. J. Jameson' <b.jameson@live.com>
Subject: Attn: Nabiha Ahmed - Concerns: File Z 19-31: 5751 Marvin Loving Drive

REGARDING: MONDAY NOVEMBER 9 PLAN COMMISSION HEARING – FILE Z 19-31: Zoning change hearing and matters for land use of tract at address 5751 Marvin Loving Drive

FROM:
Kathleen S. Jacobs - Concerned long-time, permanent resident-homeowner, Marina del Sol Condominium Homes 5705 Marvin Loving Drive (Units 102, 103), adjacent property, located downhill, to the west of 5751 Marvin Loving.
Barbara Jameson (Unit 104), resident-homeowner

Matters of concern:

1. Developer entered emergency vehicle access easement agreement in 2019 with Marina del Sol Owners Association regarding access easement use of Marina del Sol Condominiums property driveway for Emergency Vehicle Only Access for 5751 Marvin Loving.
Developer agreed with that contract to submit an annual payment amount to Marina del Sol Owner Association, due every year on the anniversary date of the signed agreement.
Payment due on first anniversary in January 2020 was not made and remains outstanding – potentially placing the written agreement in default.
2. Storm Water drainage risks to adjacent neighboring downhill residential property and condominium homes at 5701-5705 Marvin Loving Drive: During construction with removal and disruption of existing well-established absorbent grasses and turf
AND Ongoing long term effects and property risks due to construction that adds building structures, extensive concrete surfacing, parking areas, etc. for use of multi-family residents. Vehicles and traffic.

This major concern was discussed initially and extensively with developer and board members of Marina del Sol Owners Association (prior to execution of Emergency Vehicle access easement agreement). Developer repeatedly stated assurances that storm water run-off or drainage would not become a risk or affect Marina del Sol property and that storm waters would be effectively directed, securely and effectively drained from the area along the Marvin Loving Drive side of the development project, via City of Garland street and storm water drainage systems, not directed (during construction nor permanently) through or affecting the private property of Marina del Sol premises, driveways or parking areas.

Months later, after easement agreement was signed, developer informed the property manager of Marina del Sol that storm water drainage would, instead, need to be directed to the west via Marina del Sol property, likely under (and/or through?) the corridor of the Marina del Sol emergency access driveway easement. This matter and flood risks are of

great concern, particularly due to changing and unpredictable weather patterns and increasing quantity of rainwater run-off that has been absorbed, for the past 4 decades, by the turf and absorbent surfaces of the sloping and terraced vacant land tract above, to the east of, the Marina del Sol Condominium Homes.

Ms. Ahmed. Thank you. Your time for review and to communicate, address and resolve these matters is greatly appreciated.

Kathleen S. Jacobs - Cell/Text/Voicemail: 972.571.8606, Email: RichardLJacobs@gmail.com
5705 Marvin Loving Drive, Unit 102, Garland, TX 75043

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

5714 Marvin Loving dr Bldg D #215 Garland TX 75043
Your Property Address

Leland Brian Petty
Printed Name

1108 N. Lakeshore dr. Rockwall TX. 75087
Address City, State Zip

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

Leland Brian Petty
Signature

Owner
Title

Date: 11/4/2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

LEAVE THE LAND ALONE FOR
TAXES PAYERS THATS LIVED THERE
40 YEARS + TEXAS, DALLAS COUNTY, ETC.
AS PROPERTY OF DEED TO FUNDS.

(Please complete the following information)

High Point Landing PT #6 BLK 2 PT(LOT) Unit 8
Your Property Address

MICHELLE R SHIPP/RICHESON
Printed Name

5722 MARVIN LOVING DR GARLAND, TX 75043
Address City, State Zip

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

Michelle Shipp-Richeson
Signature Title

Date: 10-31-2020

NOV 09 2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

_____ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

5718/120[#] marring Loring
Your Property Address

MARIE CHEN
Printed Name

3612 matagorda springs Dr. plano, Tx 75025
Address City, State Zip

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

Marie Chen
Signature Title

Date: 10/31/2020

NOV 09 2020

October 28, 2020

Z 19-31

Page 2 of 2

(Please Check One Below)

_____ I am in favor of the request.

X I am opposed to the request.

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

(Please complete the following information)

5706/208 Marvin Loving
Your Property Address

YAO CHIEH CHEN
Printed Name

3612 MATAFORDA SPRINGS DR, PLANO TX 75025
Address City, State Zip

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

Jerry Chen
Signature Title

Date: 10/31/2020

NOV 09 2020

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

GISD Couch Elementary School, 4349 Waterhouse Blvd, Garland 75042

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Address

Garland, TX

City, State

75040

Zip

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

Paul Gonzales

Signature

GISD Executive Director of Facilities & Maintenance

Title

Date: 11/4/20

Outside the Notification Area

Z 19-31

Approval of Approval of a Change in Zoning from Multi-Family (MF) District to a Planned Development (PD) District for Multi-Family Use and

Approval of a Detail Plan for Multi-Family Use.

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 5751 Marvin Loving Drive

Applicant: Masterplan

Owner: Plutus21 Development Fund II, LLC

Acreage: Approximately 1.95 acres

Zoning: Multi-Family (MF) District

Location Map



Photos

Z 19-31



View of the subject property from Marvin Loving Drive



North of the subject property from Marvin Loving Drive



East of subject property



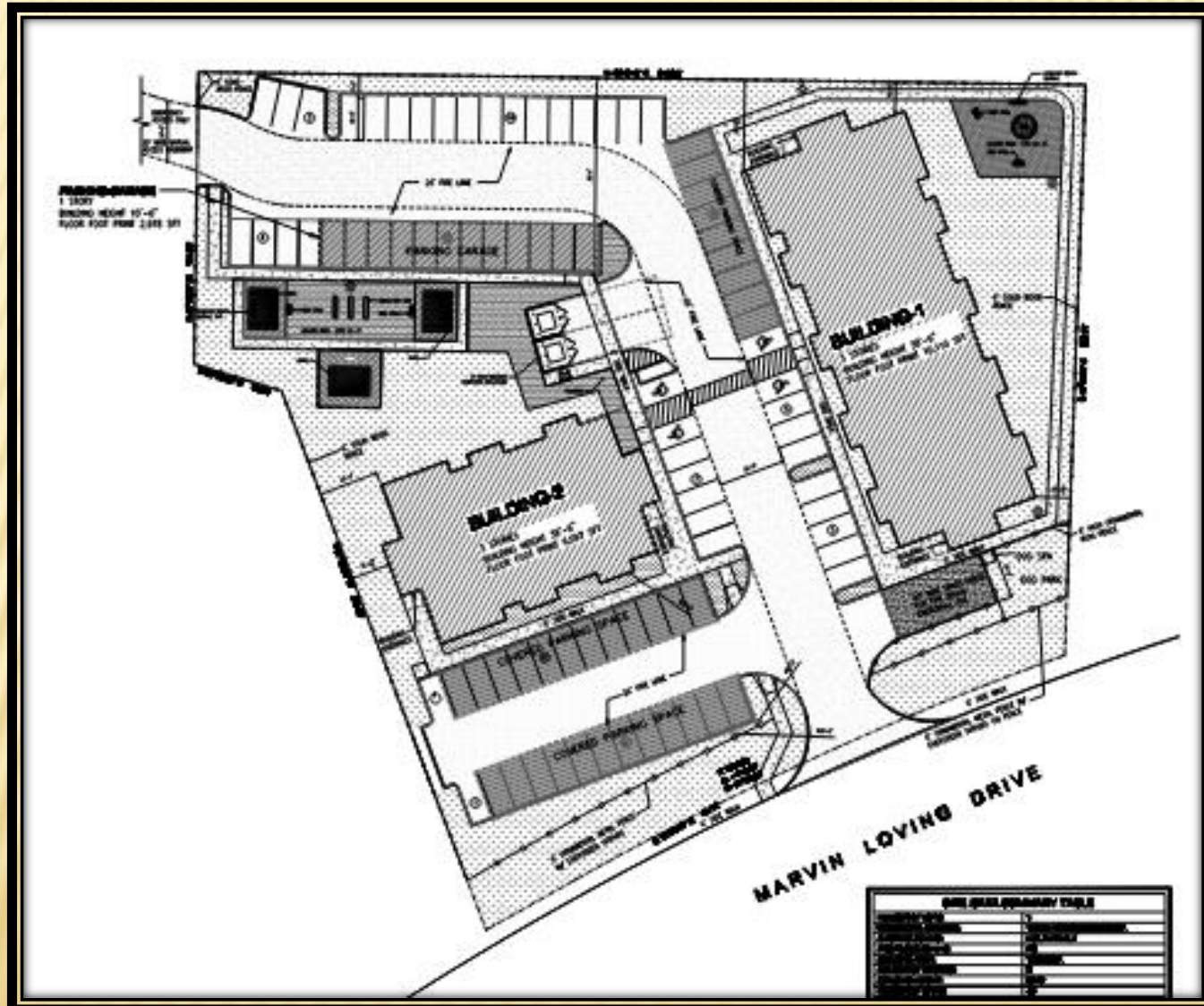
West of Subject Property

Z 19-31

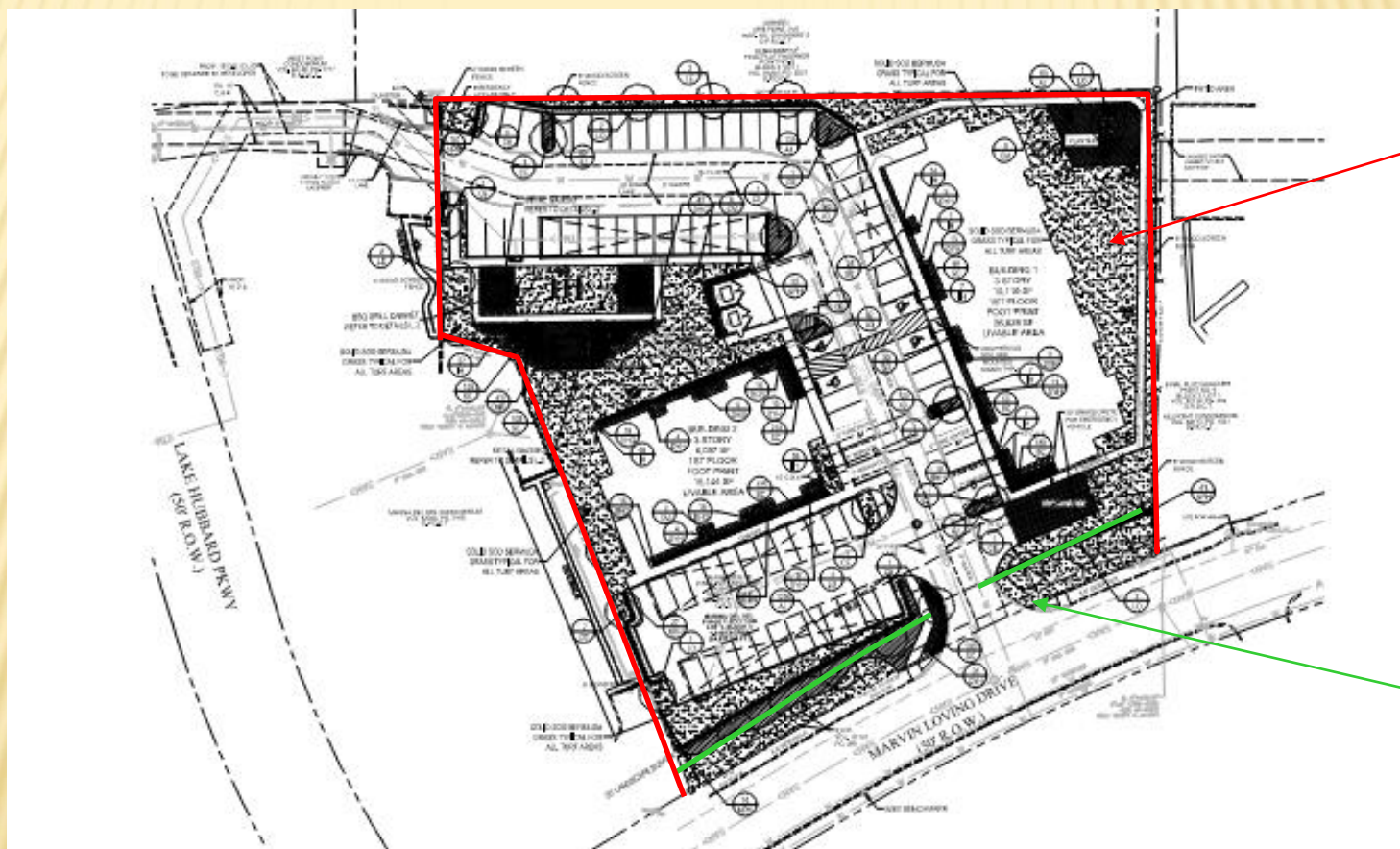


GARLAND
TEXAS MADE HERE

Site Plan



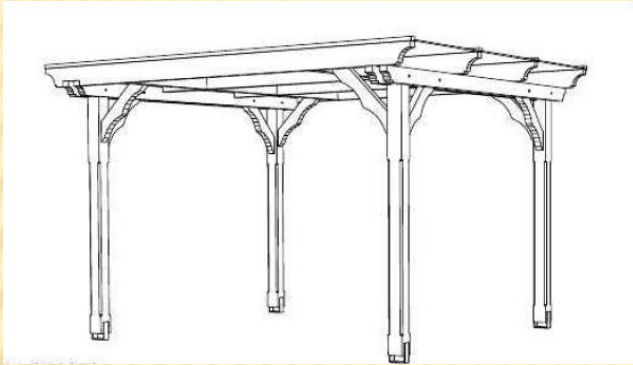
Landscape Plan



Six (6) -
foot high
wood
fence

Six (6)-foot
Ornamental
Metal Fence

Amenities



Gazebo



Trash
Receptacle

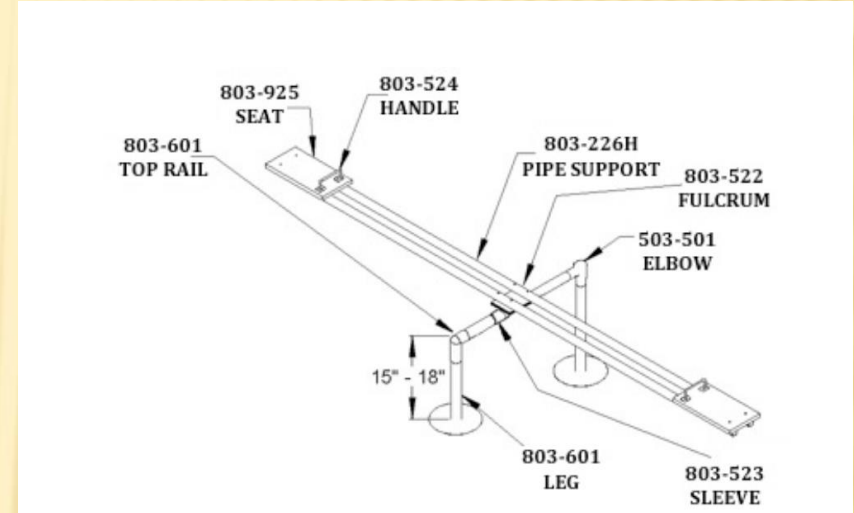


BBQ Grill and Dog Spa

Amenities



Bench



Playground Equipment



GARLAND
TEXAS MADE HERE

Elevations





ACKNOWLEDGMENTS

- ① DANCES AT DYNASTY
- ② DANCES WITH GIGGLES
- ③ SAUTERS
- ④ HELDING DYNASTY AT STARS
- ⑤ DANCES AT WEDDING CORNERS
- ⑥ PLAYS THE SHOPS ON THE FLAY
- ⑦ DANCE (HOLD HAND) SHOPS ON THE FLAY
- ⑧ NEWER BOOK BEARS

- EXERCISE MATERIALS AND COLOR MATERIALS**

- [illegible]

BUILDUP-C, VERTICAL DIMENSIONS REQUIRED	PROVIDE
100/12 = 8.33 $\times$ 12 FT VERTICAL DIMENSIONS (8.33 REQUIRED)	42 INCH PROVIDED
100/50 = 2.00 $\times$ 50 IN 12 FT VERTICAL DIMENSIONS	3 FEET PROVIDED
BUILDUP-C, HORIZONTAL DIMENSIONS REQUIRED	
100/12 = 8.33 IN 12 FT HORIZONTAL DIMENSIONS (8.33 REQUIRED)	42 INCH PROVIDED
100/50 = 2.00 IN 50 IN HORIZONTAL DIMENSIONS	
100/100 = 1.00 IN 100 IN HORIZONTAL DIMENSIONS	6 INCHES PROVIDED

NAME	DATE	TIME	DAY	TIME
1. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
2. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
3. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
4. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
5. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
6. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
7. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
8. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
9. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01
10. NAME	2022.01.01	2022.01.01	2022.01.01	2022.01.01

4 NORTH ELEVATION BUILDING-2

2 EAST ELEVATION BUILDING-2

WEST ELEVATION BUILDING-2

FRONT/ SOUTH ELEVATION BUILDING-2

WITH ELEVATION

DUMPSTER ENCLOSURE EAST ELEVATION

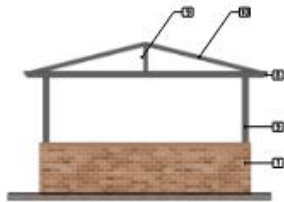
DUMSTER ENCLOSURE WEST ELEVATION

CASE NO. 198808-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 8, BLOCK 3, FLUNKER POINT NO. 7
5700 Marvin Loving Drive
City of Garland



GARLAND
TEXAS MADE HERE

Elevations



5 PARKING SHED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



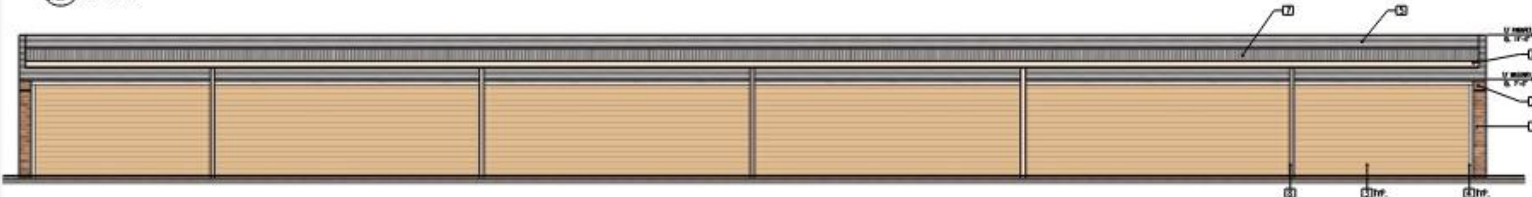
6 TYPICAL PARKING SHED FRONT/REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES AND COLOR SCHEDULE

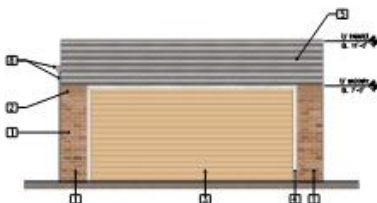
- 1) THIN BRICK VENEER - ACME BRICK, KING SIZE, KENNEDICK, W/NATURAL GRAY MORTAR
- 2) THIN BRICK SOLIDER COURSE - ACME BRICK, KING SIZE, KENNEDICK, W/NATURAL GRAY MORTAR
- 3) HARDY PIER CEMENT BOARD Siding, EXTERIOR - SW 6015 UNICELLY MARINE OR APPROVED EQUAL
- 4) PAINTED WOOD BOARD - SW 6106, KILM BOGE OR APPROVED EQUAL
- 5) PREFINISHED METAL WALL PANEL - SW 7003, DARKROOM OR APPROVED EQUAL
- 6) METAL GARAGE DOOR - PAINTED, SW-6018, EXHORN OR APPROVED EQUAL
- 7) METAL ROOF - SW 7003, DARKROOM OR APPROVED EQUAL
- 8) PREFINISHED METAL CUTTER AND DOWNSPOUT - SW 6015 UNICELLY MARINE OR APPROVED EQUAL
- 9) PAINTED STEEL COLUMN AND SHED FRAMING SYSTEM - SW 6219 CLOSE GRAY OR APPROVED EQUAL
- 10) COMPOSITION SHINGLE ROOFING SYSTEM - TIMBERLINE HD SLATE LIFETIME ARCHITECTURAL SHINGLES OR APPROVED EQUAL



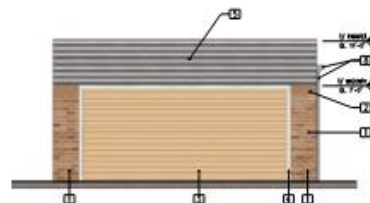
4 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 VICINITY MAP
SCALE: 1/4" = 1'-0"

CASE NO. 100888-3
THE ADDRESS AT LAKE RAY HUBBARD
LOT 2, BLOCK 3, FLUNKER POINT NO. 7
6788 Marvin Levine Drive

Summary of Deviations

Development Standards	Required	Proposed	Analysis
Building Placement	Section 2.39 (G) states Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous.	The applicant does not intend to place the building at a thirty degrees angle from the right-of-way line.	Due to the proposed small scale development, the buildings will not be relatively long. Therefore, it should not create the external appearance of long and monotonous.
Density	Eighteen (18) dwelling units per acre	Twenty-Five (25) dwelling units per acre.	The applicant requests to increase the density to twenty-five (25) units per acre given the limited size of the site.

Summary of Deviations

(Continued)

Carport	Section 2.60(A)(4) of the GDC states that carports must be supported by columns that are architecturally integrated and are similar to the colors of the main building. In addition, Section 2.60(A)(5) states that each carport structure can't have any more than ten parking stalls under each roof structure.	The applicant proposes metal columns. The applicant proposes a total of three (3) carport structures. Two (2) carport structures will have twelve (12) parking stalls and the third structure will have nine (9) parking stalls.	The applicant requests to deviate to allow metal with no masonry columns to maximize space for motorists and avoid maintenance issues from damaged masonry. This deviation is requested in order to comply with the parking requirements. Section 2.52 (Land Use Matrix) states that all multi-family development must have a minimum of fifty (50%) percent covered parking.
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 will not propose a clubhouse.	Given the limited scale of development, there would not be an on-site clubhouse or leasing office. Most office correspondence and services will be handled on-line except that there would be an on-site resident manager to handle day-to-day issues and routine maintenance.

Summary of Deviations

(Continued)

Swimming Pool	One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development.	The applicant will not propose a swimming pool.	The requests to deviate and not provide a swimming pool. There are additional leisure areas with grilling stations and shade structures on the site layout. Moreover, the limited scaled development makes alternative amenities more practical than providing a swimming pool.
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Consideration





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. i.

Meeting Date: 12/01/2020

Item Title: Z 20-25 Nationwide Construction - Zoning (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 07-42 to add a Church or Place of Worship

LOCATION

1706, 1710, and 1714 Pleasant Valley Road

OWNER

Bethsaida Community Center

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 07-42 to add a Church or Place of Worship. The Plan Commission further recommended additional landscaping around the existing benches to the west of the building, and low-level lighting to prevent negative impact on the abutting single-family homes.

The applicant has submitted revisions reflecting the Plan Commission's recommendations.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 07-42 to add a Church or Place of Worship.

BACKGROUND

The applicant is requesting approval to allow the operation of a Church/Place of Worship building on an approximate three (3) acre undeveloped site. In 2007 the subject site was zoned Planned Development (PD) District 07-42 for Office Uses. The PD 07-42 requires any future development proposal to complete a Detail Plan review through a public hearing process.

SITE DATA

The subject site contains approximately three (3) acres with 222 feet of frontage along Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 07-42 which allows Neighborhood Office (NO) District uses. The NO District is intended to create an appropriate setting for low intensity office and professional uses.

The applicant intends to develop the vacant lot into a Church or Place of Worship. The Church or Place of Worship is an allowed use, but requires a Detail Plan per PD 07-42.

CONSIDERATIONS

1. The applicant proposes a Detail Plan for a 10,323 square-foot church building.
2. The GDC establishes a parking ratio of one (1) space for every four (4) seats. Fifty-three (53) parking spaces are required (including handicap parking) and are located on the site serving the proposed Church/Place of Worship.
3. The proposed landscape plan (Exhibit D in the Detail Plan item) shows landscaping along the perimeter of the site activity areas and meets the GDC requirements. The applicant is providing a six (6)-foot high masonry wall along the east of the property while there is an existing three (3) foot chain link fence further along the southeast, south and the southwestern portion of the site. Per Plan Commission's recommendation, the applicant is providing additional landscaping to the west, screening the proposed benches from the abutting property. In addition, the applicant is proposing dark sky lighting for the proposed parking lot, to avoid a negative impact on the abutting properties.
4. The proposed building height is twenty-four (24) feet to the highest decorative feature. The Neighborhood Office (NO) District requires a maximum of twenty (20) feet to the highest decorative feature per the GDC. However, PD 07-42 has a maximum height of one-story and the proposed church building is one-story. A PD Condition is drafted limiting the maximum height to twenty-four (24) feet to the highest decorative feature.
5. The proposed elevations meet the six (6) architectural elements along the front (street-facing) building façade and eastern façade. The applicant requests a deviation from Section 4.83 of the Garland Development Code (GDC) not requiring all six architectural elements on the south and west elevations. However, the applicant is providing such features as divided light windows, benches, and awnings.
6. The applicant is not proposing any signage requests or deviations with this application. If a sign is proposed in the future, it is required to meet GDC requirements.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. These areas 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Developments and Single Family-7 (SF-7) District. The site to the north is zoned Planned Development (PD) 94-53 District for retail, restaurants, and commercial services; this is currently undeveloped. The properties to the south and east are zoned Single Family-7 (SF-7) District and developed with single-family homes. The property to the immediate west is zoned Agriculture (AG) District, and was recently approved for a Guest House and a single-family home. Further west is zoned Planned Development (PD) 00-52 District and is developed with single-family homes.

Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

Attachments

Z 20-25 Nationwide Construction (Zoning) Attachments

Z 20-25 Nationwide Construction Responses

Z 20-25 Nationwide Construction Staff Presentation



0 90 180 Feet
1 inch = 117 feet

Zoning Map Z 20-25



INDICATES AREA
OF REQUEST

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-25

1706, 1710, and 1714 Pleasant Valley Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to allow development of a Church/Place of Worship Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 07-42, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 07-42 and Neighborhood Office (NO) 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. Development Plans:**
- Detail Plan: Development is to be in general conformance with the approved site plan, landscape and elevations labeled Exhibits C, D and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The site layout, building placement, parking and other development proposed shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- C. Refuse Enclosure: Future refuse enclosure location shall be provided as shown on Exhibit C and D, or if an alternative location is elected the placement shall comply with the Garland Development Code.
- D. Building Elevations:

Z 20-25
PD Conditions

- i. Building elevations shall be in general conformance with Exhibit E, and the following requirements.
- ii. The architectural elements shall be in conformance with Exhibit E.
- iii. The maximum building height is twenty-four (24) feet to the highest decorative feature.

E. Fences shall be maintained by the property owner and shall be in conformance with Exhibit D.

F. Lighting shall be in conformity with the Garland Development Code Chapter 4 Article 7 Glare and Lighting, and designed to mitigate potential disturbance to the abutting properties.

G. Signage: All future signs shall meet the Garland Development Code requirements.

REPORT & MINUTES

P.C. Meeting, November 9, 2020

Consideration of the application of **Nationwide Construction**, requesting approval of an Amendment to Planned Development (PD) District 07-42 to add a Church or Place of Worship. This property is located at 1706, 1710, and 1714 Pleasant Valley Road. (District 1) (File Z 20-25 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott asked staff the height of the screen wall and the type of lighting being proposed.

Ms. Hopkins stated the screening wall will be 6-feet.

Commissioner Jenkins requested clarification on screening wall, stating it was communicated the west side of the property would be a chain-link fence and on the east side of the property would be the 6-foot masonry fencing.

Ms. Hopkins confirmed the fence type between the subject property and property to the west is chain-link fencing.

Chairman Roberts inquired as to the dividing of lot 1 and lot 2 and as to whether a screening wall would be required for this request.

The applicant, Gina McLean, 721 South Fifth Avenue, Mansfield, Texas, confirmed they will be platting the two lots as part of the development pending approval of the zoning request as well as providing future access to the rear of the property.

Commissioner Ott asked the applicant about the lighting being placed by the chain-link fencing and spoke of undue burdens from any unwanted lighting.

The applicant stated the only lighting being provided at this time would be for the parking lot, some wall packs on the

front of the building for security reasons, and will practice dark sky requirements for the property to not intrude on the neighbor's property.

Bob Fishbein, 1602 Pleasant Valley Road, Garland, Texas provided additional information regarding the fencing on the southwest corner stated the fencing belongs to Mr. Fishbein. Mr. Fishbein further spoke of concerns regarding the lighting located on Pleasant Valley Road and pack light by the emergency exit door.

Chairman Roberts asked staff if the Garland Development Code mandated pole lighting for parking lots or would pedestrian lighting be a viable option.

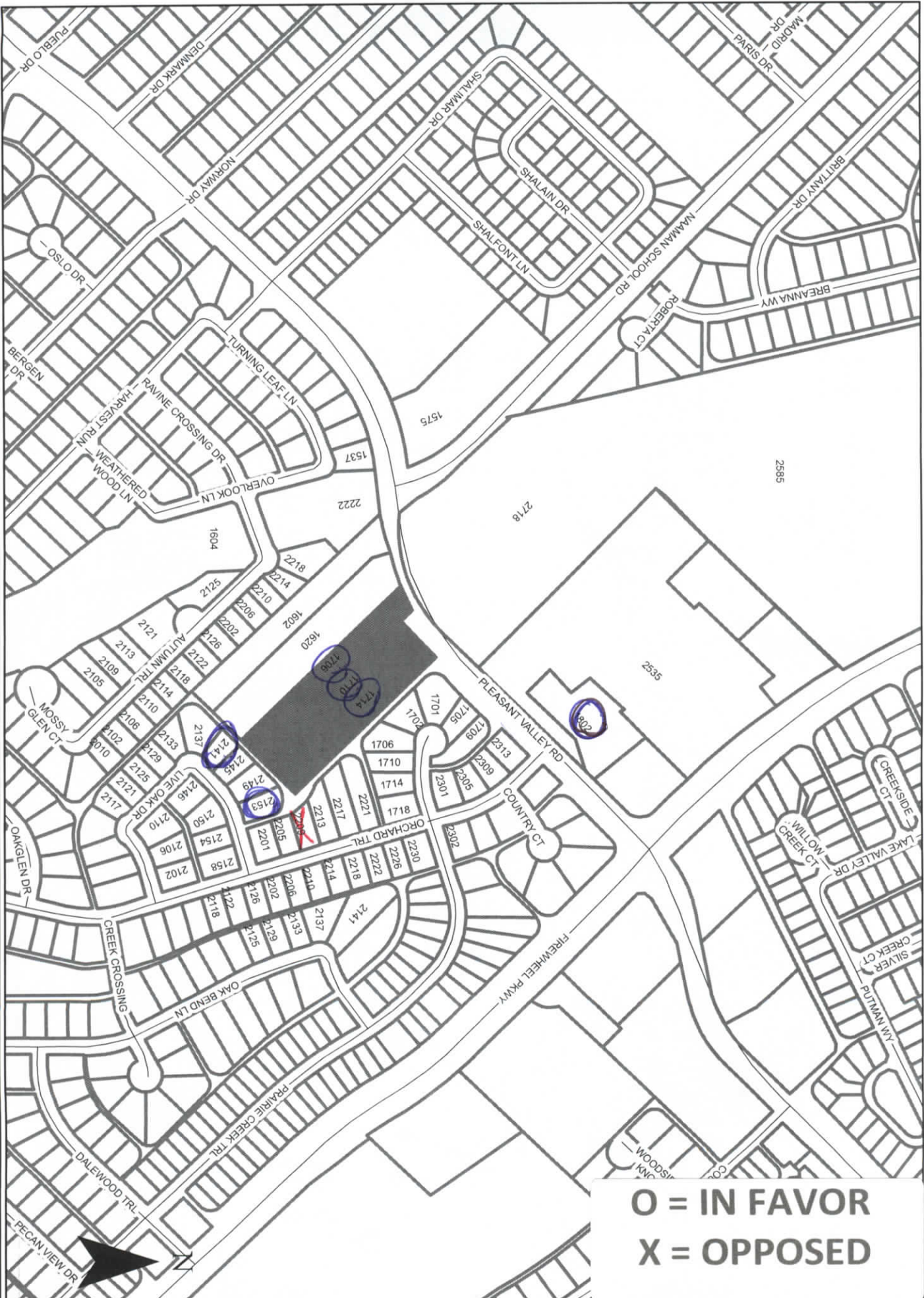
Mr. Guerin stated pedestrian lighting would be an option for the applicant.

Motion was made by Commissioner Ott to close the public hearing and approve the request as presented with the conditions of adding landscaping by the benches and low-level lighting. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**



Zoning Map Z 20-25

INDICATES AREA
OF REQUEST



O = IN FAVOR
X = OPPOSED

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

Conduct Regular Worship Services
Spread the word of God and Love of
Christ through Good works and
Reach out the community locally and Nationally.

(Please complete the following information)

1706/1710/1744 Pleasant Valley Rd. Garland TX 75040
Your Property Address

Joi JOHN

Printed Name

4808 RIVERBIRCH Dr SACHSE TX 75048
Address City, State Zip

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

Signature Title
President

Date: 11/2/2020

NOV 09 2020

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

2141 LIVE OAK DRIVE
Your Property Address

GEORGE TOPPER
Printed Name

2141 LIVE OAK DRIVE GARLAND, TX 75040
Address City, State Zip

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

George Topper _____
Signature Title

Date: Nov 3 2020

NOV 09, 2020

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

A church would support the neighborhood -
In clearing the land, they have left
many beautiful old trees - I hope they are
required to leave them - when construction begins.

(Please complete the following information)

2153 Live Oak

Your Property Address

Rubye M. Bacon

Printed Name

2153 Live Oak

Address

Gallatin TX 75040

City, State

Zip

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

Rubye M. Bacon

Signature

Mrs

Title

Date: 11-2-20

NOV 09 2020

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.☐ I am opposed to the request.

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

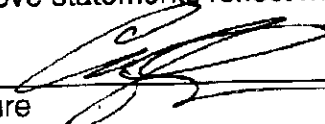
(Please complete the following information)

1902 Pleasant Valley
Your Property Address

TSCA-226, Ltd Co, Quine, Agent
Printed Name

301 S. Sherman Richardson, TX 75081
Address City, State Zip

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

 Agent
Signature Title

Date: 11/2/2020

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

There will be a potential for crime in the alley behind my property. Besides the fact it will lower my property value. - VERY OPPOSED.

(Please complete the following information)

2209 ORCHARD TR.

Your Property Address

Charles L. Kelly

Printed Name

2209 ORCHARD TR. GARLAND TX 75040

Address

City, State

Zip

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

Charles L. Kelly

Signature

Title

Date: 10-31-20

NOV 09 2020

Allmendinger, Tracy

From: Chris Lyons <cml.gphone@gmail.com>
Sent: Friday, October 30, 2020 1:11 PM
To: Planning Group
Subject: File Z 20-25
Attachments: Garland_Ballot.pdf

In favor of the request. Ballot attached.

Chris Lyons
Glenn E. Lyons & Associates, Inc.
4562 Brass Way
Dallas, Texas 75236
(214) 720-7200.office
(214) 720-0701.fax
(214) 505-2566.mobile
chrislyons@glennlyons.com

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

1100 Pleasant Valley Dr. Garland, Tx 75040

Your Property Address

Chris Lyons. Lyons Equities, Inc.

Printed Name

4562 Brass Way

Dallas, Tx

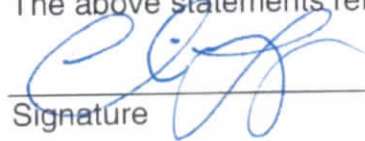
75236

Address

City, State

Zip

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



Signature

Vice President

Title

Date: 10/30/20

Date:

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

GISD Natatorium, 2585 Firewheel Parkway, Garland, 75040

Your Property Address

Paul Gonzales

Printed Name

701 N. First

Address

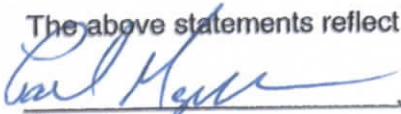
Garland, TX

City, State

75040

Zip

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



Signature

GISD Executive Director of Facilities & Maintenance

Title

Date: 11/2/20

Z 20-25

**Approval of an Amendment to Planned Development (PD)
District 07-42 to add a Church or Place of Worship.**

**Approval of a Detail Plan for a Church or Place of Worship on
a property zoned Planned Development (PD) District 07-42.**

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE



Case Information

Location: 1706, 1710, and 1714 Pleasant Valley Road

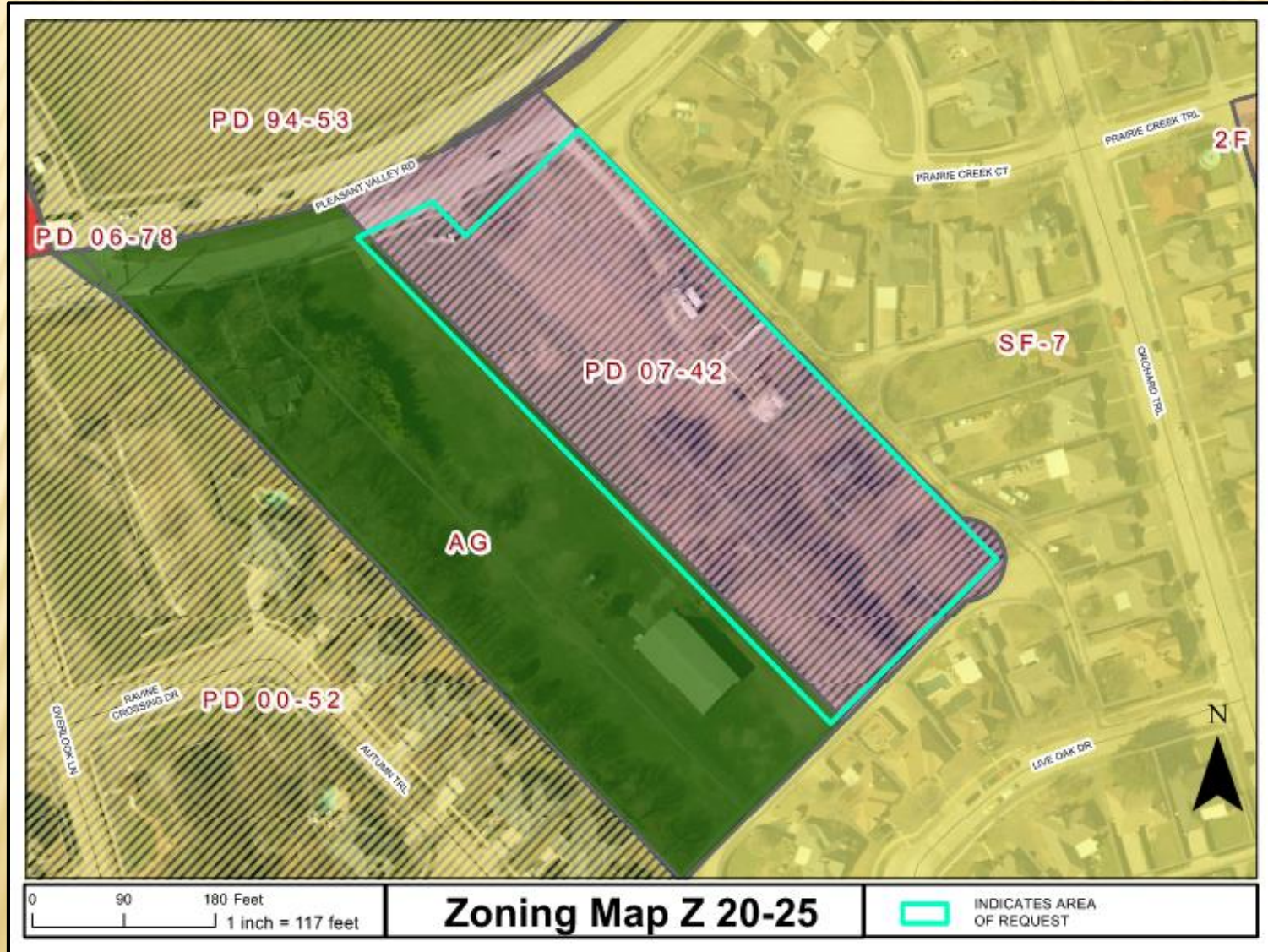
Applicant: Nationwide Construction

Owner: Bethsaida Community Center

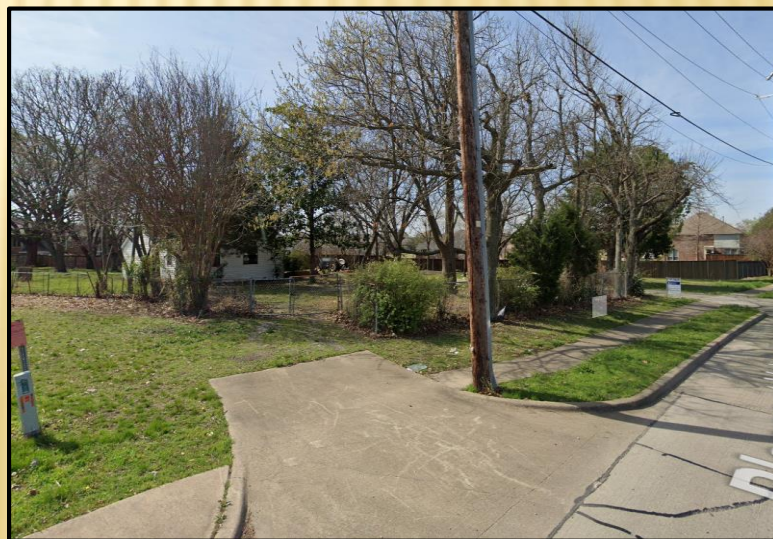
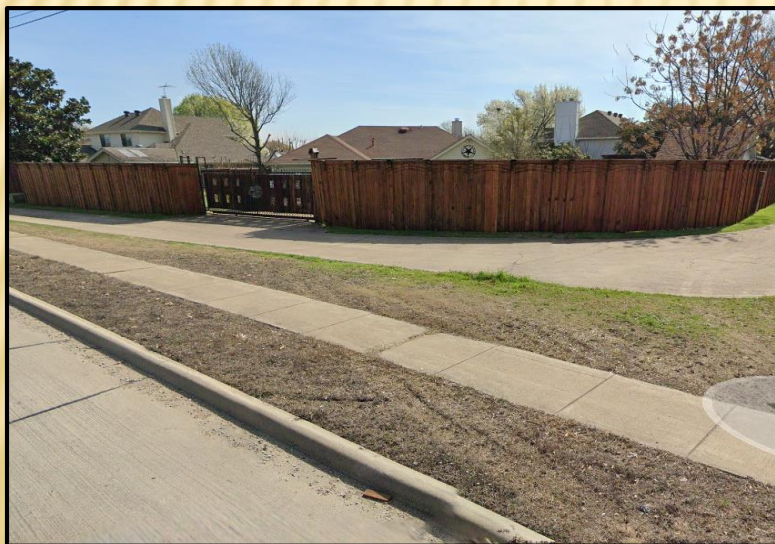
Acreage: Approximately 3 acres

Zoning: Planned Development (PD) District 07-42

Location Map



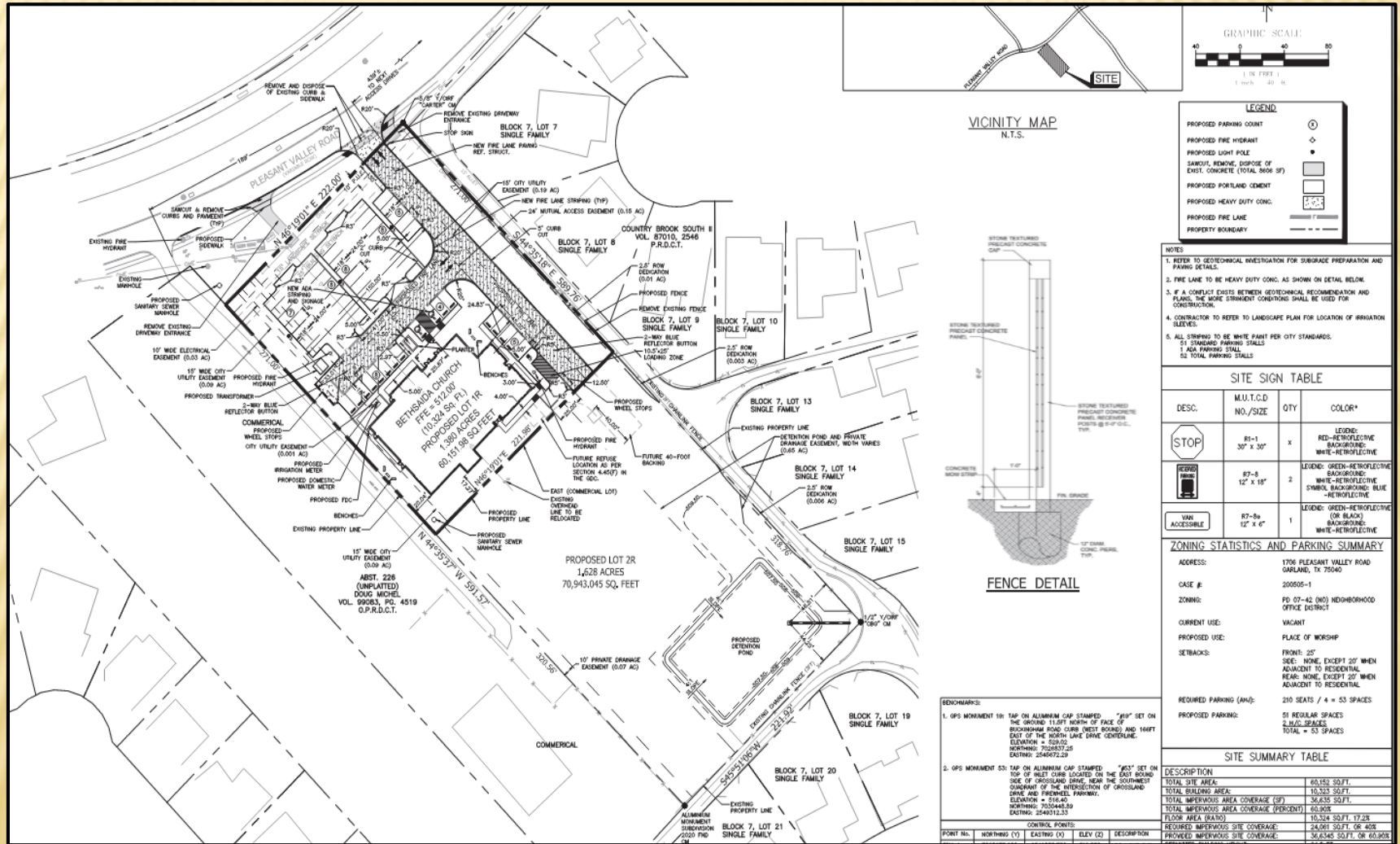
Photos

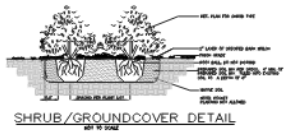
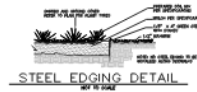




GARLAND
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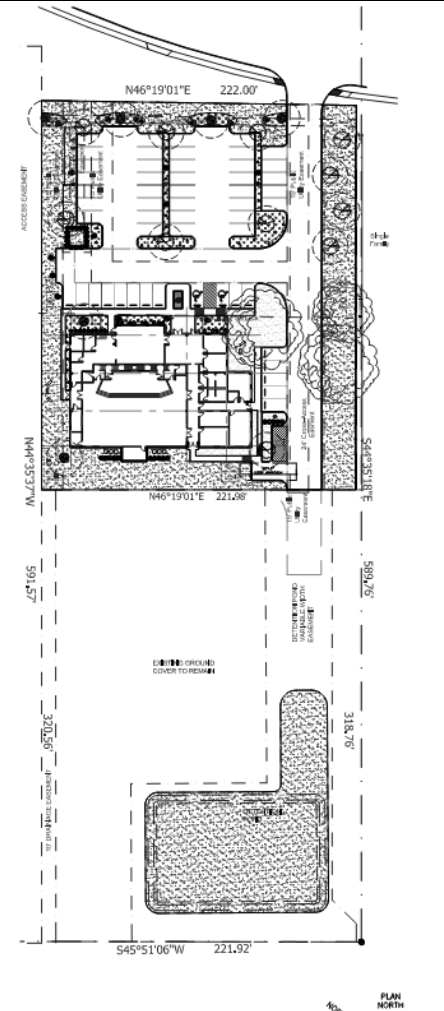
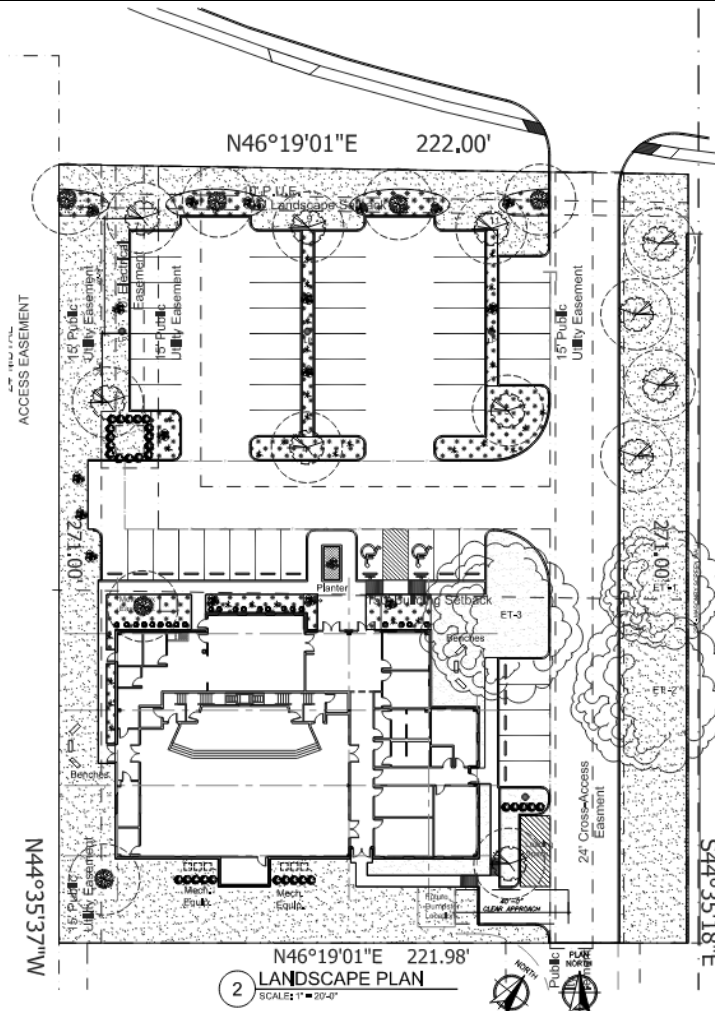
Site Plan



[illegible]

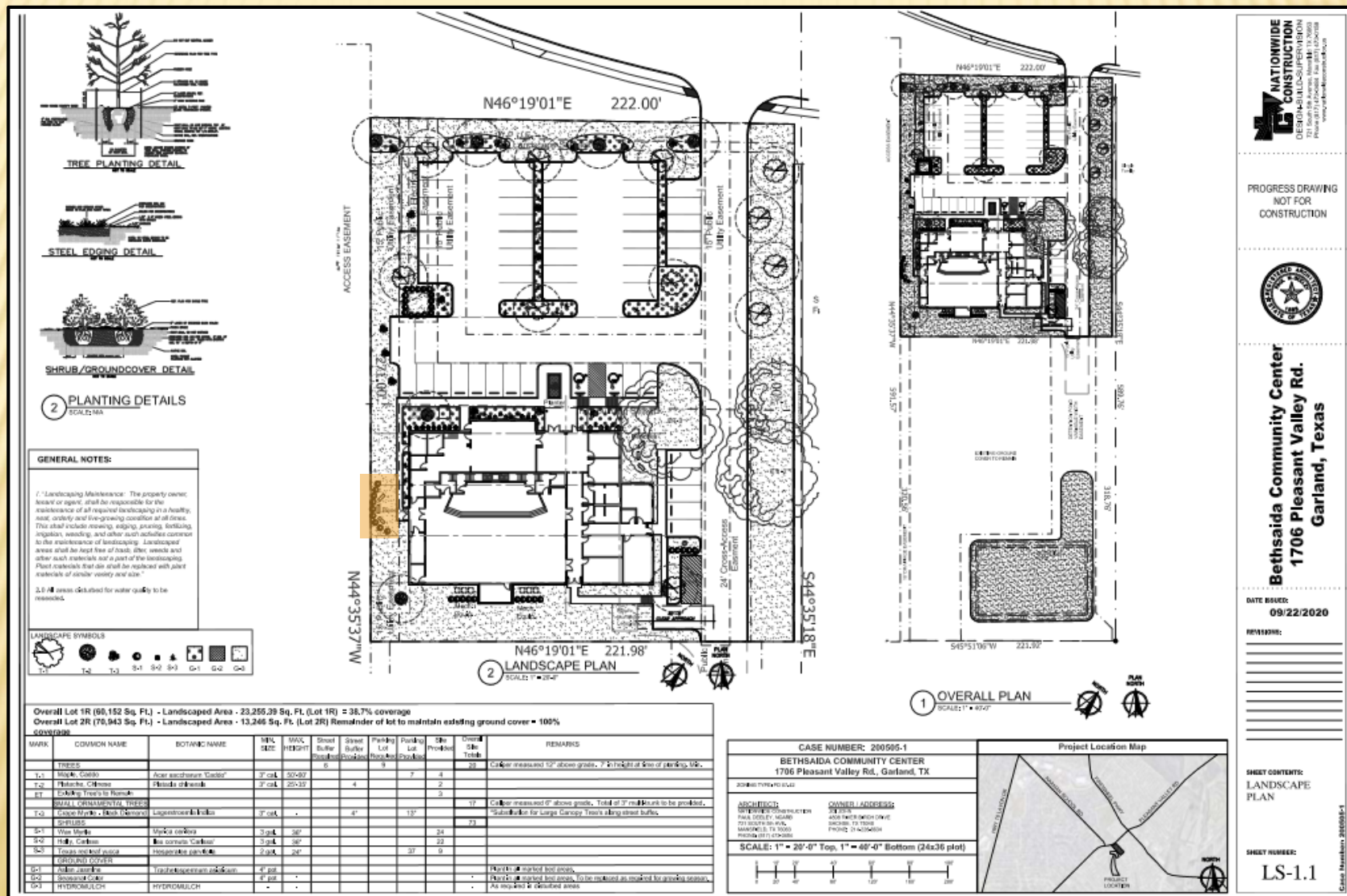
2 PLANTING DETAILS

1. **Landscaping Maintenance:** The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size."





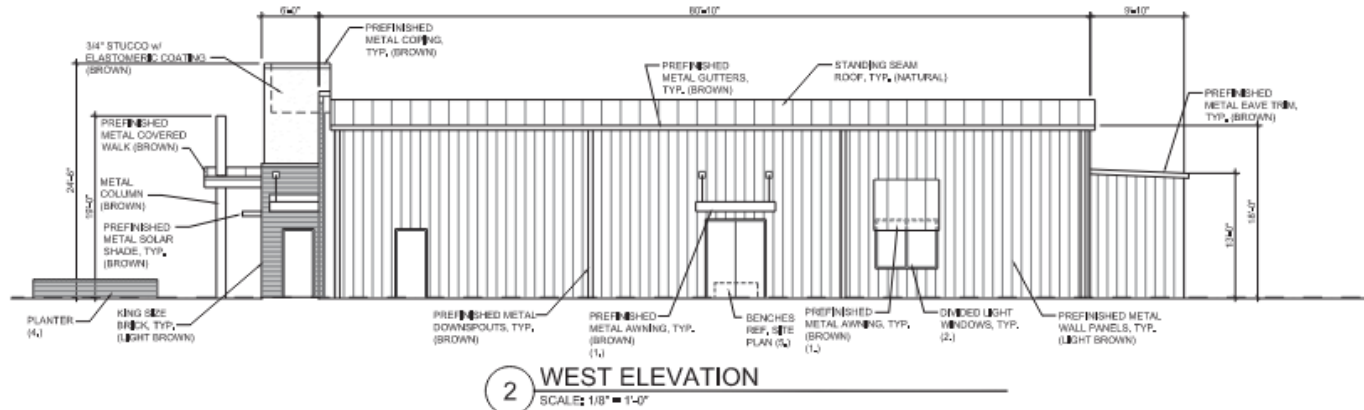
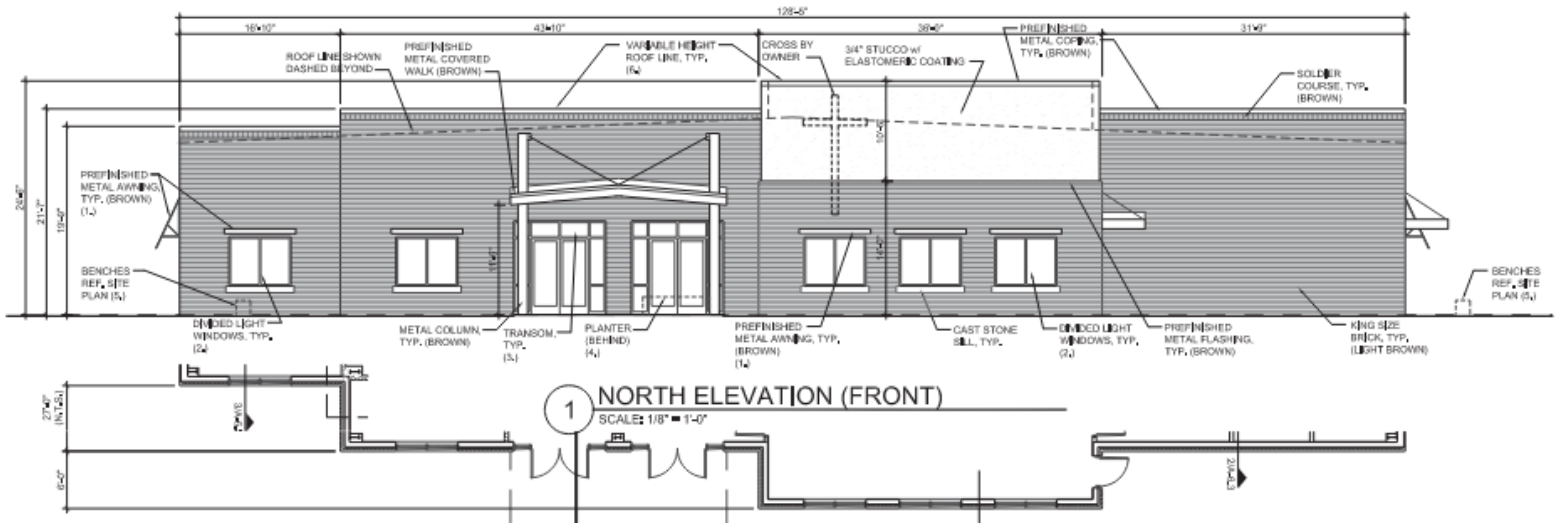
City Council Landscape Plan





GARLAND
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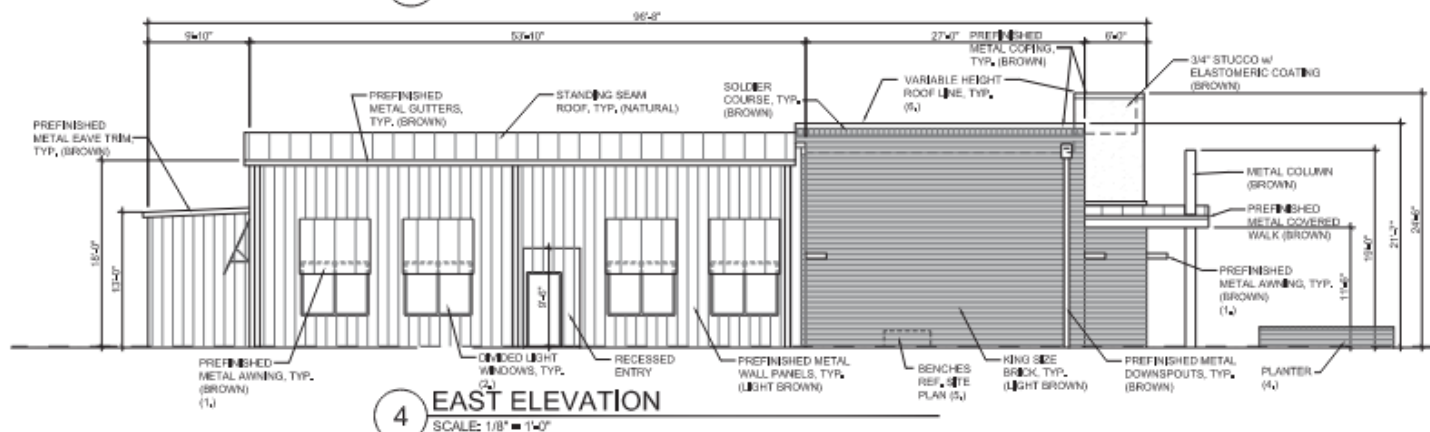
Elevations





2 SOUTH ELEVATION (REAR)

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



4 EAST ELEVATION

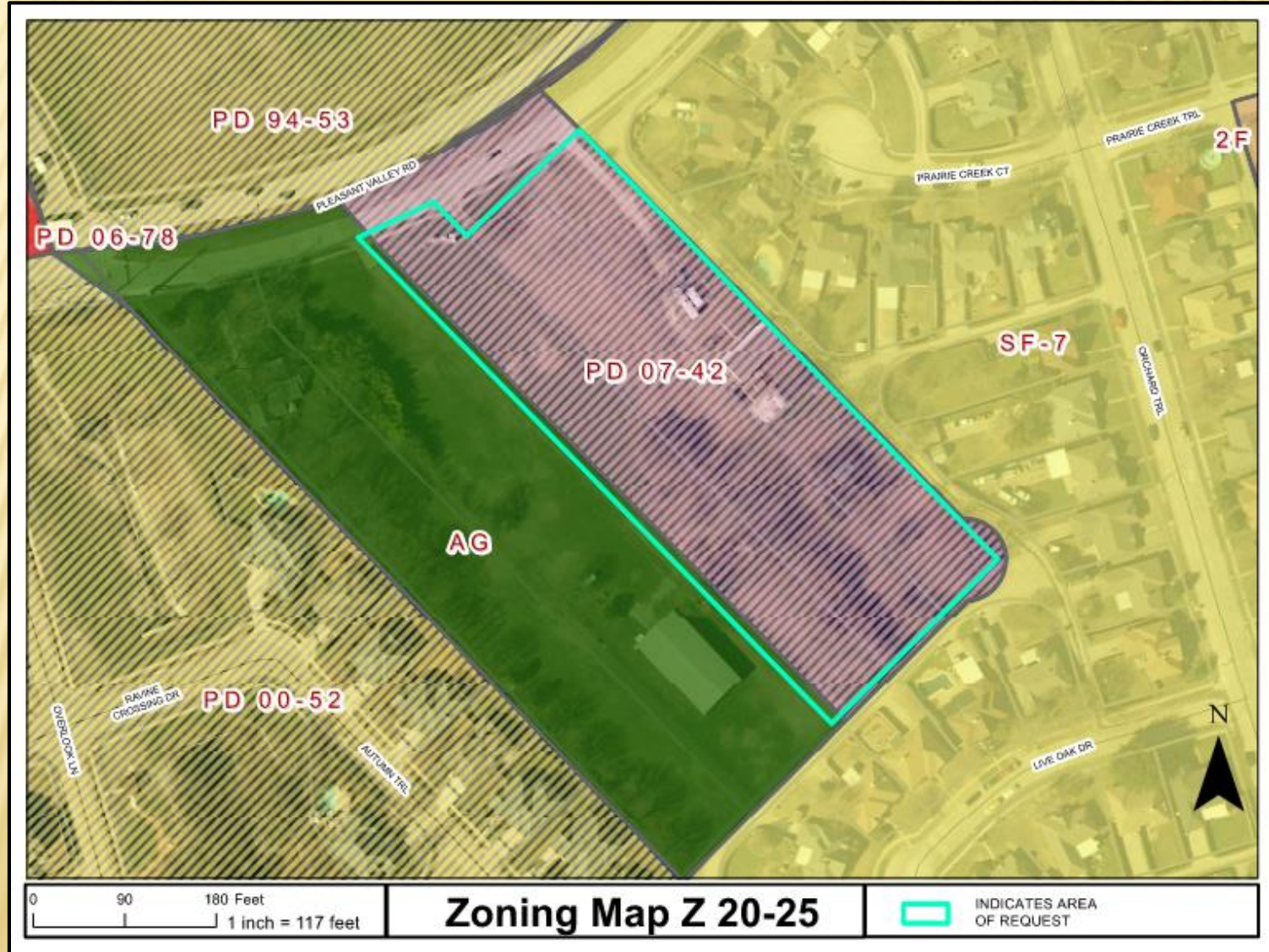
SCALE: 1/8" = 1'-0"

Consideration

Deviation Summary

GDC Requirements	Deviations
Height : A maximum of twenty (20) feet to the highest decorative feature per the GDC.	Height: The proposed building height is twenty-four (24) feet to the highest decorative feature.
<i>Height: All proposed buildings shall not exceed one-story in height as per PD 07-42</i>	<i>The proposed building is one-story. The applicant requests a deviation for the additional four (4) feet in height.</i>
Architecture Elements: 6 architectural elements are required on all elevations as per 4.83(A)	Architectural Elements: Applicant is showing six (6) architectural elements along the front (street-facing) building façade and eastern side facade

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. j.

Meeting Date: 12/01/2020

Item Title: Z 20-25 Nationwide Construction - Detail Plan (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Detail Plan for a Church or Place of Worship on a property zoned Planned Development (PD) District 07-42.

LOCATION

1706, 1710, and 1714 Pleasant Valley Road

OWNER

Bethsaida Community Center

PLAN COMMISSION RECOMMENDATION

On November 9, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for a Church or Place of Worship, in accordance to the recommended Planned Development (PD) conditions. The Plan Commission further recommended additional landscaping around the existing benches to the west of the building, and low-level lighting to prevent negative impact on the abutting single-family homes.

The applicant has submitted revisions reflecting the Plan Commission's recommendations.

STAFF RECOMMENDATION

Approval of a Detail Plan for a Church or Place of Worship on a property zoned Planned Development (PD) District 07-42.

BACKGROUND

The applicant is requesting approval to allow the operation of a Church/Place of Worship building on an approximate three (3) acre undeveloped site. In 2007 the subject site was zoned Planned Development (PD) District 07-42 for Office Uses. The PD 07-42 requires any future development proposal to complete a Detail Plan review through a public hearing process.

SITE DATA

The subject site contains approximately three (3) acres with 222 feet of frontage along Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 07-42 which allows Neighborhood Office (NO) District uses. The NO District is intended to create an appropriate setting for low intensity office and professional uses.

The applicant intends to develop the vacant lot into a Church or Place of Worship. The Church or Place of Worship is an allowed use, but requires a Detail Plan per PD 07-42.

CONSIDERATIONS

1. The applicant proposes a Detail Plan for a 10,323 square-foot church building.
2. The GDC establishes a parking ratio of one (1) space for every four (4) seats. Fifty-three (53) parking spaces are required (including handicap parking) and are located on the site serving the proposed Church/Place of Worship.
3. The proposed landscape plan (Exhibit D) shows landscaping along the perimeter of the site activity areas and meets the GDC requirements. The applicant is providing a six (6)-foot high masonry wall along the east of the property while there is an existing three (3) foot chain link fence further along the southeast, south and the southwestern portion of the site. Per Plan Commission's recommendation, the applicant is providing additional landscaping to the west, screening the proposed benches from the abutting property. In addition, the applicant is proposing dark sky lighting for the proposed parking lot, to avoid a negative impact on the abutting properties.
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6. The applicant is not proposing any signage requests or deviations with this application. If a sign is proposed in the future, it is required to meet GDC requirements.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. These areas 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

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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Developments and Single Family-7 (SF-7) District. The site to the north is zoned Planned Development (PD) 94-53 District for retail, restaurants, and commercial services; this is currently undeveloped. The properties to the south and east are zoned Single Family-7 (SF-7) District and developed with single-family homes. The property to the immediate west is zoned Agriculture (AG) District, and was recently approved for a Guest House and a single-family home. Further west is zoned Planned Development (PD) 00-52 District and is developed with single-family homes.

Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

Attachments

Z 20-25 Nationwide Construction (Detail Plan) Attachments

Z 20-25 Nationwide Construction Responses

Z 20-25 Nationwide Construction Staff Presentation

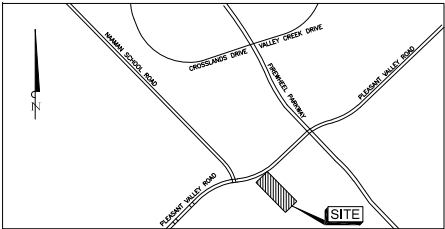
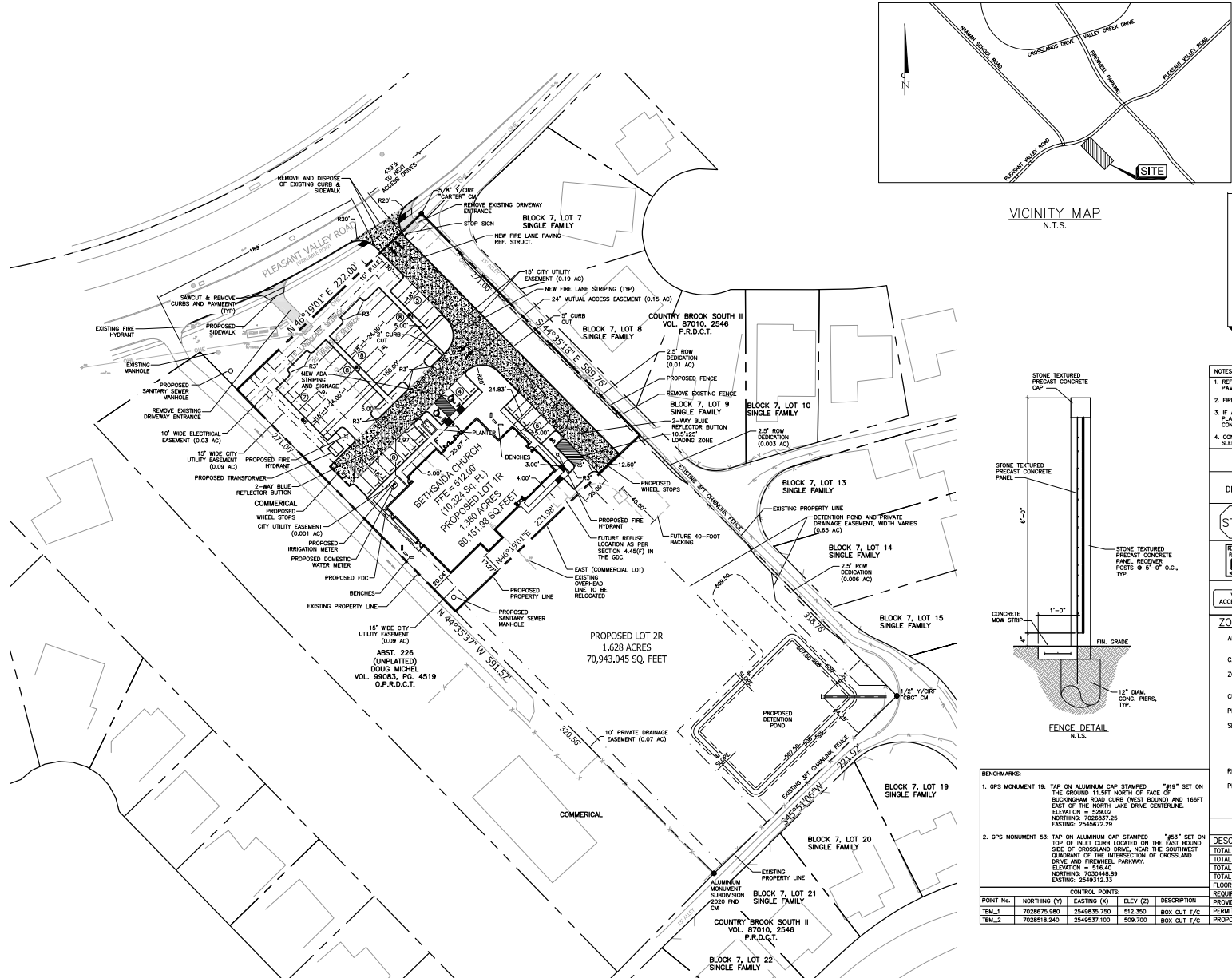


0 90 180 Feet
1 inch = 117 feet

Zoning Map Z 20-25



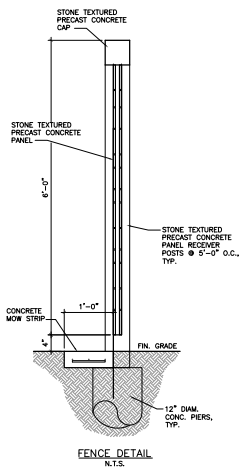
INDICATES AREA
OF REQUEST



VICINITY MAP
N.T.S.

LEGEND

PROPOSED PARKING COUNT	○
PROPOSED FIRE HYDRANT	⊕
PROPOSED LIGHT POLE	⊙
SAWCUT, REMOVE, DISPOSE OF EXIST. CONCRETE (TOTAL 8608 SF)	■
PROPOSED PORTLAND CEMENT	■
PROPOSED HEAVY DUTY CONC.	■
PROPOSED FIRE LANE	—
PROPERTY BOUNDARY	---



FENCE DETAIL
N.T.S.

- NOTES
1. REFER TO GEOTECHNICAL INVESTIGATION FOR SUBGRADE PREPARATION AND PAVING DETAILS.
 2. FIRE LANE TO BE HEAVY DUTY CONC. AS SHOWN ON DETAIL BELOW.
 3. IF A CONFLICT EXISTS BETWEEN GEOTECHNICAL RECOMMENDATION AND PLANS, THE MORE STRINGENT CONDITIONS SHALL BE USED FOR CONSTRUCTION.
 4. CONTRACTOR TO REFER TO LANDSCAPE PLAN FOR LOCATION OF IRRIGATION SLEEVES.

SITE SIGN TABLE

DESC.	M.U.T.C.D NO./SIZE	QTY	COLOR*
STOP	R1-1 30" X 30"	X	LEGEND: RED-RETROREFLECTIVE BACKGROUND; WHITE-RETROREFLECTIVE
REFLECTIVE	R7-8 12" X 18"	2	LEGEND: GREEN-RETROREFLECTIVE BACKGROUND; WHITE-RETROREFLECTIVE SYMBOL; BACKGROUND: BLUE RETROREFLECTIVE
VAN ACCESSIBLE	R7-8a 12" X 6"	1	LEGEND: GREEN-RETROREFLECTIVE (OR BLACK) BACKGROUND; WHITE-RETROREFLECTIVE

ZONING STATISTICS AND PARKING SUMMARY

ADDRESS:	1706 PLEASANT VALLEY ROAD GARLAND, TX 75040
CASE #:	200505-1
ZONING:	PD 07-42 (NO) NEIGHBORHOOD OFFICE DISTRICT
CURRENT USE:	VACANT
PROPOSED USE:	PLACE OF WORSHIP
SETBACKS:	FRONT: 25' SIZE: NONE, EXCEPT 20' WHEN ADJACENT TO RESIDENTIAL REAR: NONE, EXCEPT 20' WHEN ADJACENT TO RESIDENTIAL
REQUIRED PARKING (AHJ):	210 SEATS / 4 = 53 SPACES
PROPOSED PARKING:	51 REGULAR SPACES 2 LLZ-SPACES TOTAL = 53 SPACES

SITE SUMMARY TABLE

DESCRIPTION	
TOTAL SITE AREA	60,152 SQ.FT.
TOTAL BUILDING AREA	10,324 SQ.FT.
TOTAL IMPERVIOUS AREA COVERAGE (SF)	36,835 SQ.FT.
TOTAL IMPERVIOUS AREA COVERAGE (PERCENT)	60.90%
FLOOR AREA (FATIO)	10,324 SQ.FT. 17.2%
REQUIRED IMPERVIOUS SITE COVERAGE	24,061 SQ.FT. OR 40%
PROVIDED IMPERVIOUS SITE COVERAGE	36,835 SQ.FT. OR 60.90%
PRINTED BUILDING HEIGHT:	24.5 FT
PROPOSED BUILDING HEIGHT:	24.5 FT

BENCHMARKS:

1. GPS MONUMENT 19: TAP ON ALUMINUM CAP STAMPED "19" SET ON THE GROUND 11.5 FT NORTH OF FACE OF BUCKINGHAM ROAD CURB (WEST BOUND) AND 166 FT EAST OF THE NORTH LANE DRIVE CENTRLINE. ELEVATION = 529.02 NORTHING: 702687.25 EASTING: 2545872.29
2. GPS MONUMENT 53: TAP ON ALUMINUM CAP STAMPED "53" SET ON TOP OF INLET CURB LOCATED ON THE EAST BOUND SIDE OF CROSSLAND DRIVE, NEAR THE SOUTHWEST QUADRANT OF THE INTERSECTION OF CROSSLAND DRIVE AND PREMIER PARKWAY. ELEVATION = 516.40 NORTHING: 703448.89 EASTING: 2549312.33

CONTROL POINTS:

POINT No.	NORTHING (Y)	EASTING (X)	ELEV (Z)	DESCRIPTION
TBM-1	7026875.880	2544835.750	512.350	BOX OUT 1/2"
TBM-2	70268518.240	25448537.100	509.700	BOX OUT 1/2"

PLAN PREPARED BY:
MAZIDI GROUP
1105 FERNALD AVE.
DALLAS, TX 75218
PHONE: (214) 663-1068
CONTACT: COSTA MAZIDI, PHD, PE

OWNER:
BETHSAIDA COMMUNITY CHURCH
4808 RIVER BIRCH DR.
SACHSE, TX 75048
PHONE: (214) 228-6634
CONTACT: JOE JOHN

APPLICANT:
NATIONWIDE CONSTRUCTION
721 S. 5TH AVE.
MANSFIELD, TX 76063
PHONE: (817) 473-0484
CONTACT: GINA MCGEAN

CITY CASE NO. 200505-1
FIRM REGISTRATION F-10158
CITY OF GARLAND, TX
BETHSAIDA COMMUNITY CHURCH
1706 PLEASANT VALLEY ROAD
GARLAND, TX 75040
MAZIDI GROUP
CIVIL ENGINEER/ARCHITECT/PLANNING/DESIGNER/PAINTER
11105 FERNALD AVE., DALLAS, TX 75218 214-663-1068
DESIGNED: JMB
CHECKED: JMB
SCALE: AS SHOWN
DATE: AUGUST 2020
JOB NO.
M000P



BETHSAIDA COMMUNITY CENTER
1706 PLEASANT VALLEY ROAD
GARLAND, TX 75040

DATE ISSUED:
09/23/2020

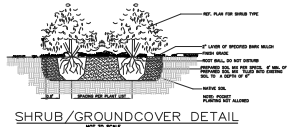
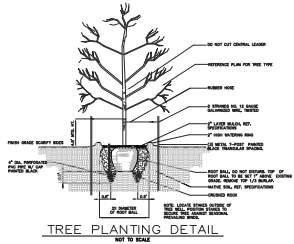
REVISIONS:

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

C-01

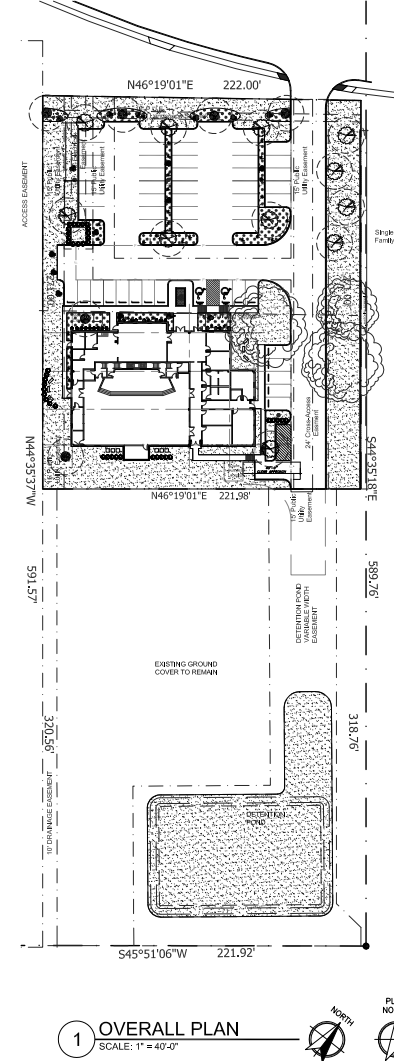
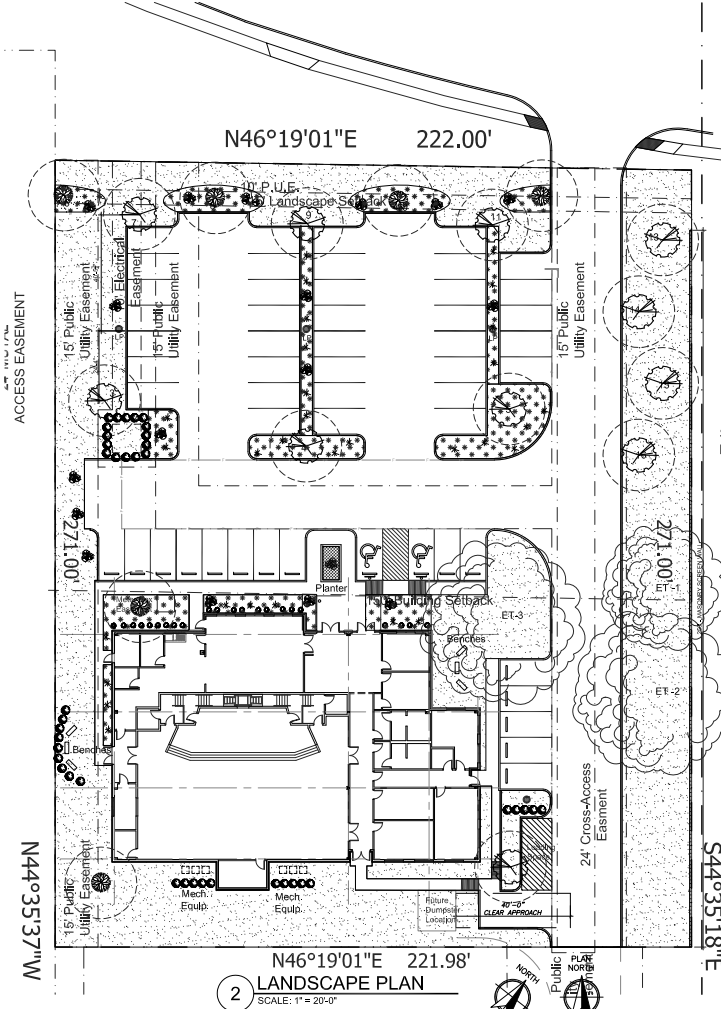


2 PLANTING DETAILS

GENERAL NOTES:

1. **Landscaping Maintenance:** The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size."

2.0 All areas disturbed for water quality to be reseeded.



Overall Lot 1R (60,152 Sq. Ft.) - Landscaped Area - 23,255.39 Sq. Ft. (Lot 1R) = 38.7% coverage
Overall Lot 2R (70,943 Sq. Ft.) - Landscaped Area - 13,246 Sq. Ft. (Lot 2R) Remainder of lot to maintain existing ground cover = 100% coverage

MARK	COMMON NAME	BOTANIC NAME	MIN. SIZE	MAX. HEIGHT	Street Buffer Required	Street Buffer Provided	Parking Lot Required	Parking Lot Provided	Site Provided	Overall Site Totals	REMARKS
	TREES				6		9	7		20	Calliper measured 12" above grade. 7' in height at time of planting. Min.
T-1	Maple, Caddo	Acer saccharum 'Caddo'	3" cal.	50'-60'					4		
T-2	Platache, Chinese	Platista chhensis	3" cal.	25'-35'		4			2		
ET	Existing Tree's to Remain								3		
	SMALL ORNAMENTAL TREES									17	Calliper measured 6" above grade. Total of 3" multi-trunk to be provided. *Substitution for Large Canopy Tree's along street buffer.
T-3	Crape Myrtle - Black Diamond	Lagerstroemia Indica	3" cal.	-		4*		13"		73	
S-1	Wax Myrtle	Myrica cerifera	3 gal.	36"					24		
S-2	Holly, Carissa	Ilex cornuta 'Carissa'	3 gal.	36"					22		
S-3	Texas red leaf yucca	Hesperaloe parviflora	2 gal.	24"				37	9		
	GROUND COVER										
G-1	Azlan Jasmine	Trachelospermum asiaticum	4" pot	-							Plant in all marked bed areas.
G-2	Seasonal Color		4" pot	-							Plant in all marked bed areas. To be replaced as required for growing season
G-3	HYDROMULCH	HYDROMULCH									As required in disturbed areas

CASE NUMBER: 200505-1	Project Location Map
BETHSAIDA COMMUNITY CENTER 1706 Pleasant Valley Rd., Garland, TX	
ZONING TYPE: PD-07.42	
ARCHITECT: NATIONWIDE CONSTRUCTION PAUL DEELY, NCARB 721 SOUTH 6th AVE. MANSFIELD, TX 76063 PHONE: (817) 475-0484	
OWNER / ADDRESS: 201 CORP 4808 RIVER BENCH DRIVE SACHSE, TX 75048 PHONE: 214-228-5634	
SCALE: 1" = 20'-0" Top, 1" = 40'-0" Bottom (24x36 plot)	

PROGRESS DRAWING
NOT FOR
CONSTRUCTION



Bethsaida Community Center
1706 Pleasant Valley Rd.
Garland, Texas

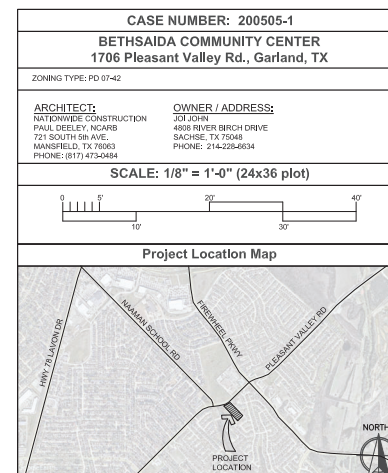
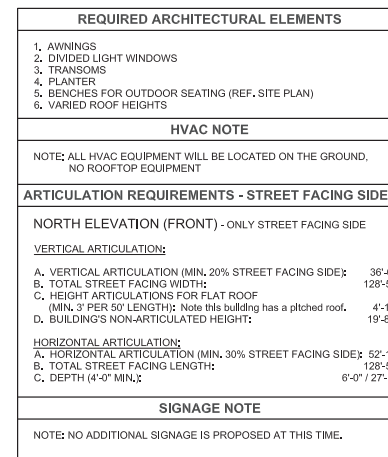
DATE ISSUED:
09/22/2020

REVISIONS:

SHEET CONTENTS:
LANDSCAPE
PLAN

SHEET NUMBER:

LS-1.1



REPORT & MINUTES

P.C. Meeting, November 9, 2020

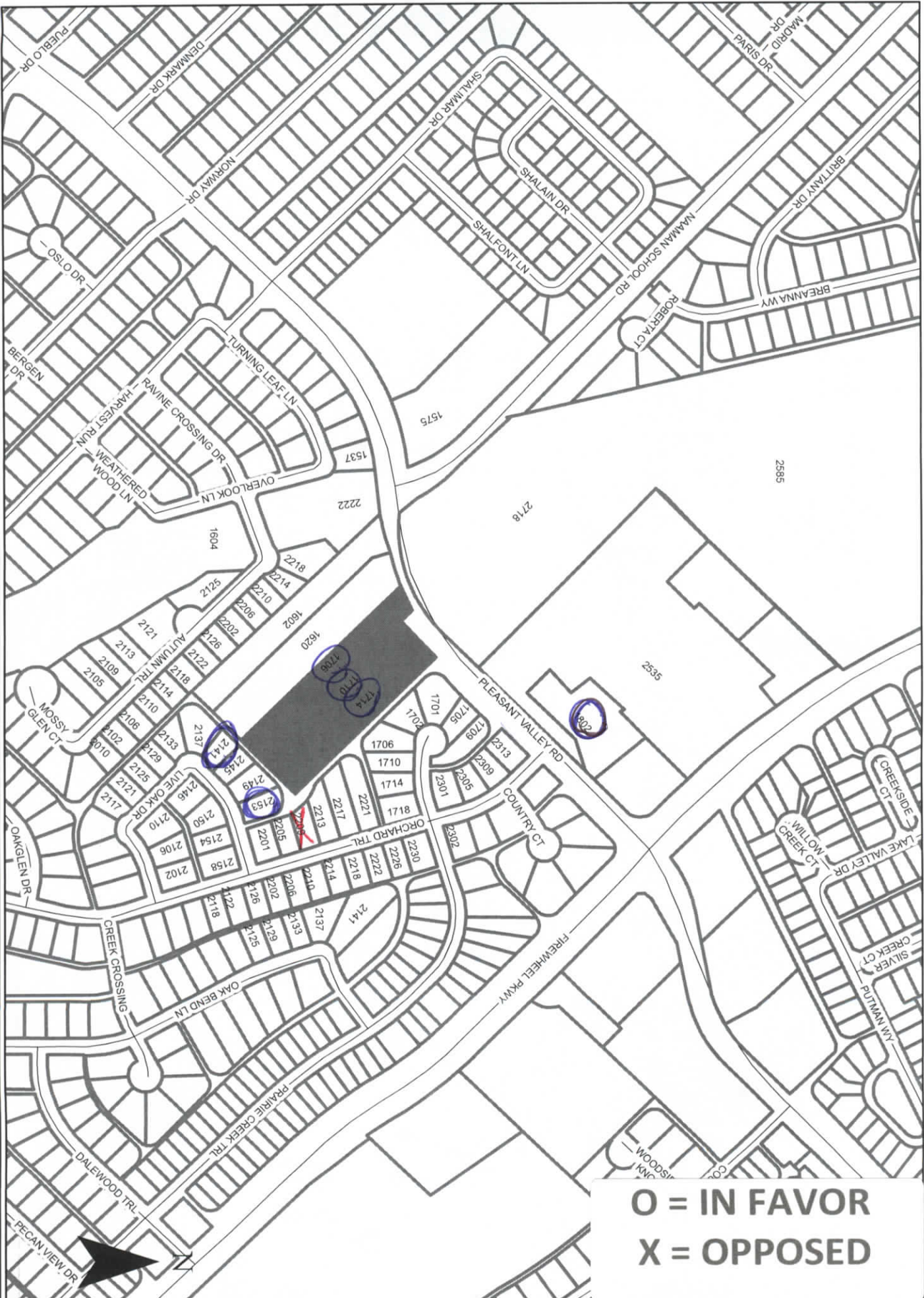
Consideration of the application of **Nationwide Construction**, requesting approval of a Detail Plan for a Church or Place of Worship. This property is located at 1706, 1710, and 1714 Pleasant Valley Road. (District 1) (File Z 20-25 – Detail Plan)

Motion was made by Commissioner Ott to close the public hearing and **approve** the request per staff recommendation with the conditions of the landscaping on the west side and the lighting conditions. Seconded by Commissioner Welborn.
Motion carried: 9 Ayes, 0 Nays.



Zoning Map Z 20-25

INDICATES AREA
OF REQUEST



O = IN FAVOR
X = OPPOSED

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

Conduct Regular Worship Services
Spread the word of God and love of
Christ through Good works and
Reach out the community locally and Nationally.

(Please complete the following information)

1706/1710/1744 Pleasant Valley Rd. Garland TX 75040
Your Property Address

Joi JOHN

Printed Name

4808 RIVERBIRCH Dr SACHSE TX 75048
Address City, State Zip

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

Signature

Title

Date:

11/2/2020

President

NOV 09 2020

Page 2 of 2

 / I am in favor of the request.

 I am opposed to the request.

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

(Please complete the following information)

2141 LIVE OAK DRIVE

Your Property Address

GEORGE TOPPER

Printed Name

2141 Live Oak Drive

GARLAND, TX

175040

Address

City, State

Zip

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

George Beyer

Signature

Title

Date: Nov. 3 2020

NOV 09, 2020

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

A church would support the neighborhood -
In clearing the land, they have left
many beautiful old trees - I hope they are
required to leave them - when construction begins.

(Please complete the following information)

2153 Live Oak

Your Property Address

Rubye M. Bacon

Printed Name

2153 Live Oak

Address

Gallatin TX 75040

City, State

Zip

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

Rubye M. Bacon

Signature

Mrs

Title

Date: 11-2-20

NOV 09 2020

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.☐ I am opposed to the request.

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

(Please complete the following information)

1902 Pleasant Valley
Your Property Address

TSCA-226, Ltd Coy Quine, Agent
Printed Name

3015 Sherman Richmond, TX 75081
Address City, State Zip

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

[Signature] Agent
Signature Title

Date: 11/2/2020

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

There will be a potential for crime in the alley behind my property. Besides the fact it will lower my property value. - VERY OPPOSED.

(Please complete the following information)

2209 ORCHARD TR.

Your Property Address

Charles L. Kelly

Printed Name

2209 ORCHARD TR. GARLAND TX 75040

Address

City, State

Zip

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

Charles L. Kelly

Signature

Title

Date: 10-31-20

NOV 09 2020

Allmendinger, Tracy

From: Chris Lyons <cml.gphone@gmail.com>
Sent: Friday, October 30, 2020 1:11 PM
To: Planning Group
Subject: File Z 20-25
Attachments: Garland_Ballot.pdf

In favor of the request. Ballot attached.

Chris Lyons
Glenn E. Lyons & Associates, Inc.
4562 Brass Way
Dallas, Texas 75236
(214) 720-7200.office
(214) 720-0701.fax
(214) 505-2566.mobile
chrislyons@glennlyons.com

October 28, 2020

Z 20-25

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

1100 Pleasant Valley Dr. Garland, Tx 75040

Your Property Address

Chris Lyons. Lyons Equities, Inc.

Printed Name

4562 Brass Way

Dallas, Tx

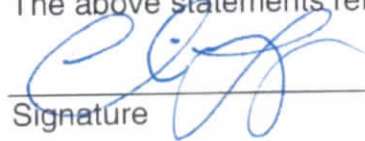
75236

Address

City, State

Zip

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



Signature

Vice President

Title

Date: 10/30/20

Date:

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

GISD Natatorium, 2585 Firewheel Parkway, Garland, 75040

Your Property Address

Paul Gonzales

Printed Name

701 N. First

Address

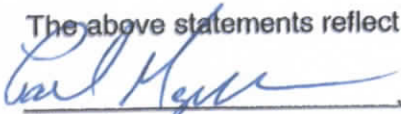
Garland, TX

City, State

75040

Zip

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



Signature

GISD Executive Director of Facilities & Maintenance

Title

Date: 11/2/20

Z 20-25

**Approval of an Amendment to Planned Development (PD)
District 07-42 to add a Church or Place of Worship.**

**Approval of a Detail Plan for a Church or Place of Worship on
a property zoned Planned Development (PD) District 07-42.**

**City Council Meeting
December 1, 2020**



GARLAND

TEXAS MADE HERE



Case Information

Location: 1706, 1710, and 1714 Pleasant Valley Road

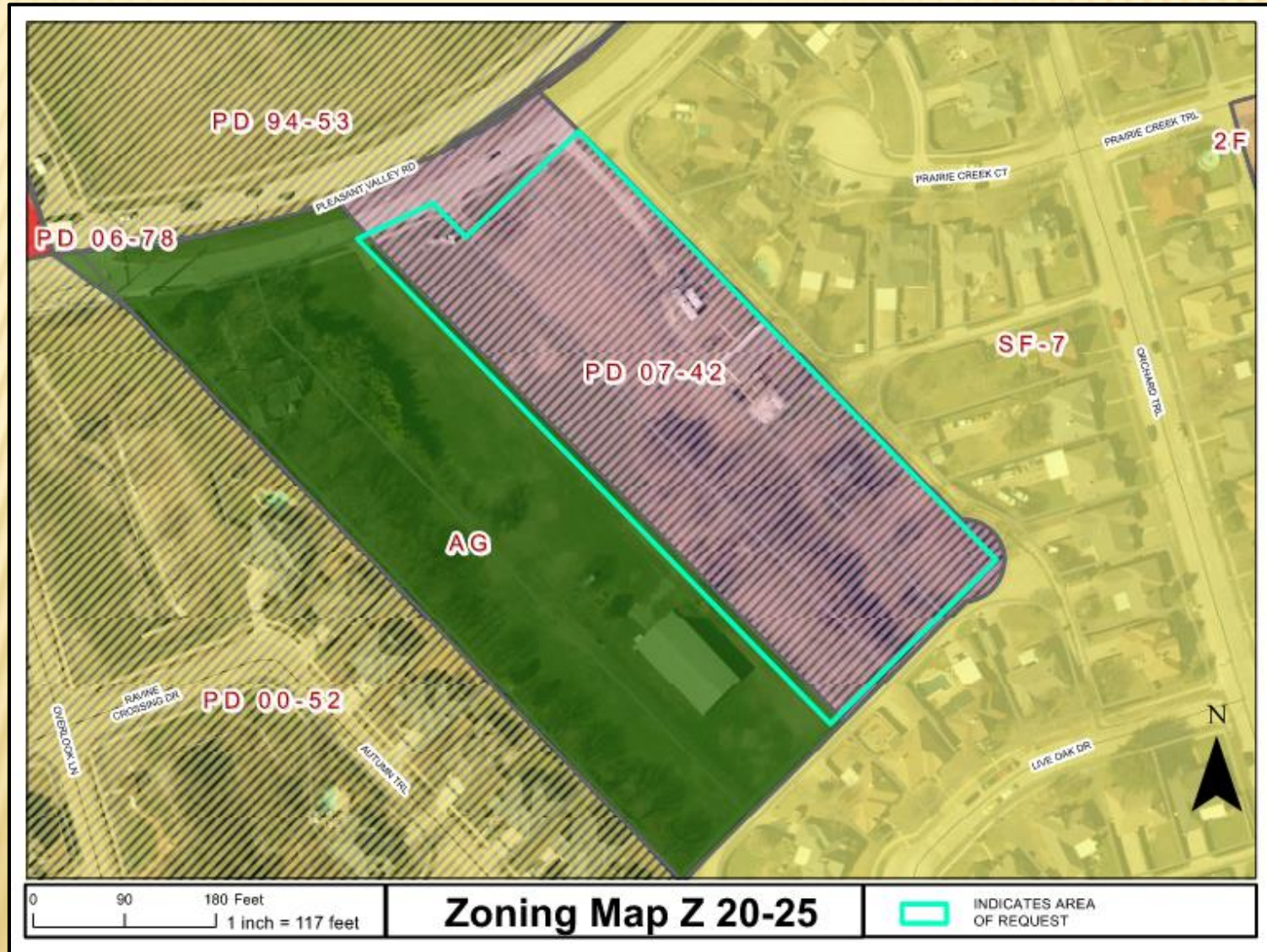
Applicant: Nationwide Construction

Owner: Bethsaida Community Center

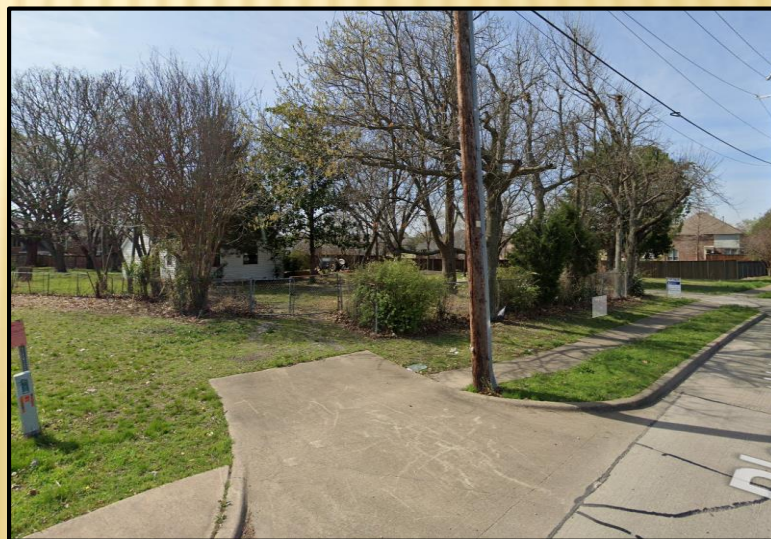
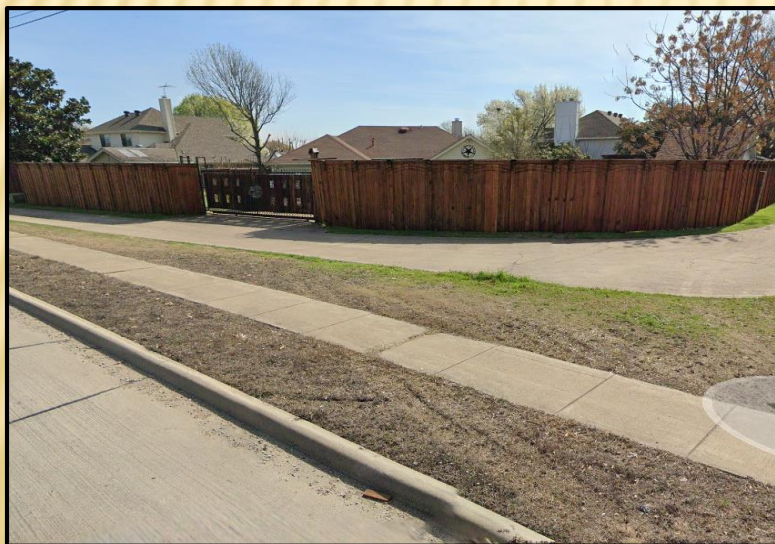
Acreage: Approximately 3 acres

Zoning: Planned Development (PD) District 07-42

Location Map



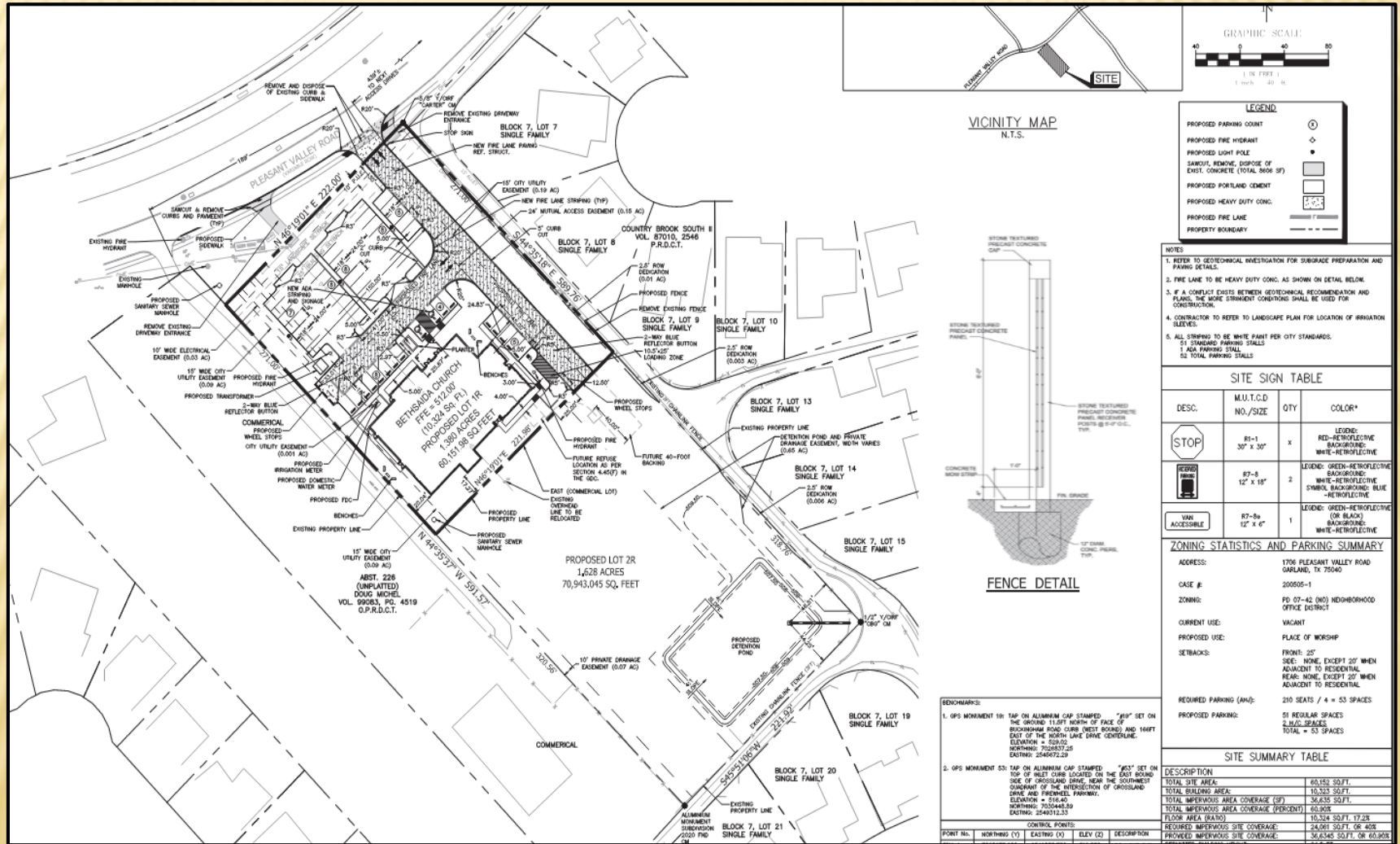
Photos





GARLAND
TEXAS MADE HERE

Site Plan

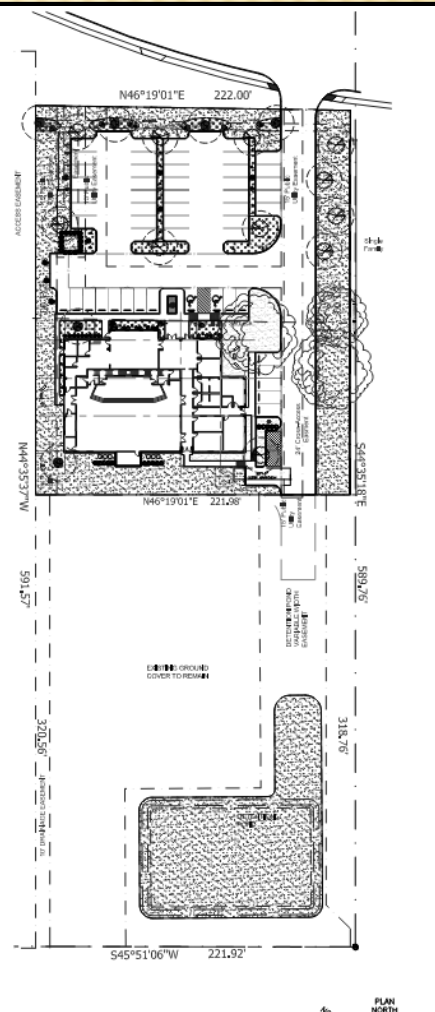
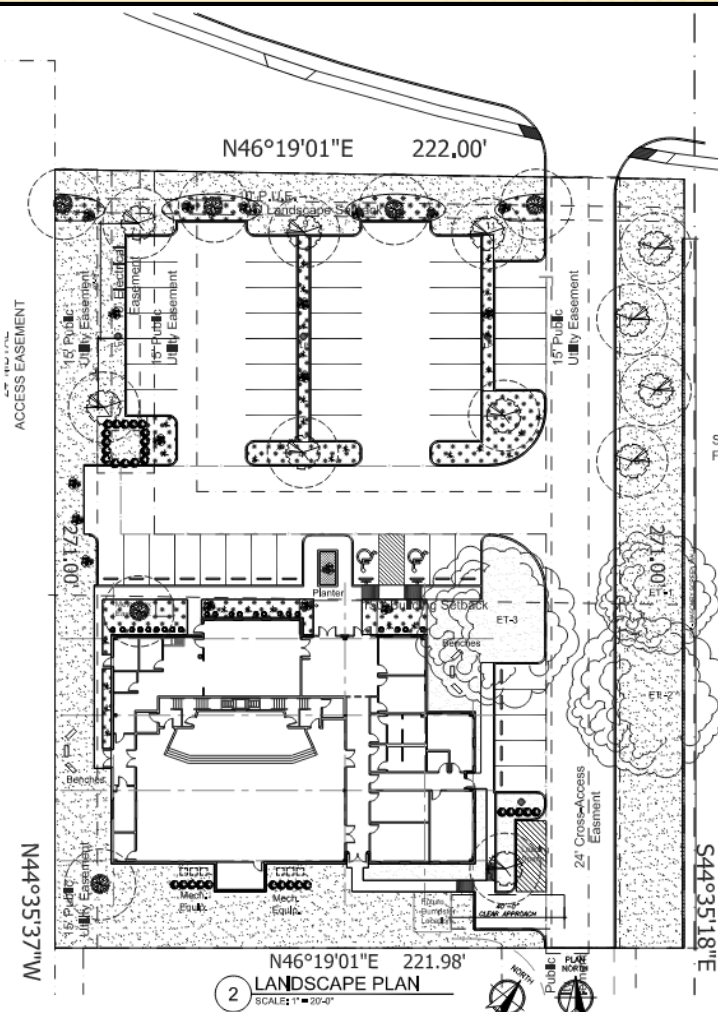




2 PLANTING DETAILS

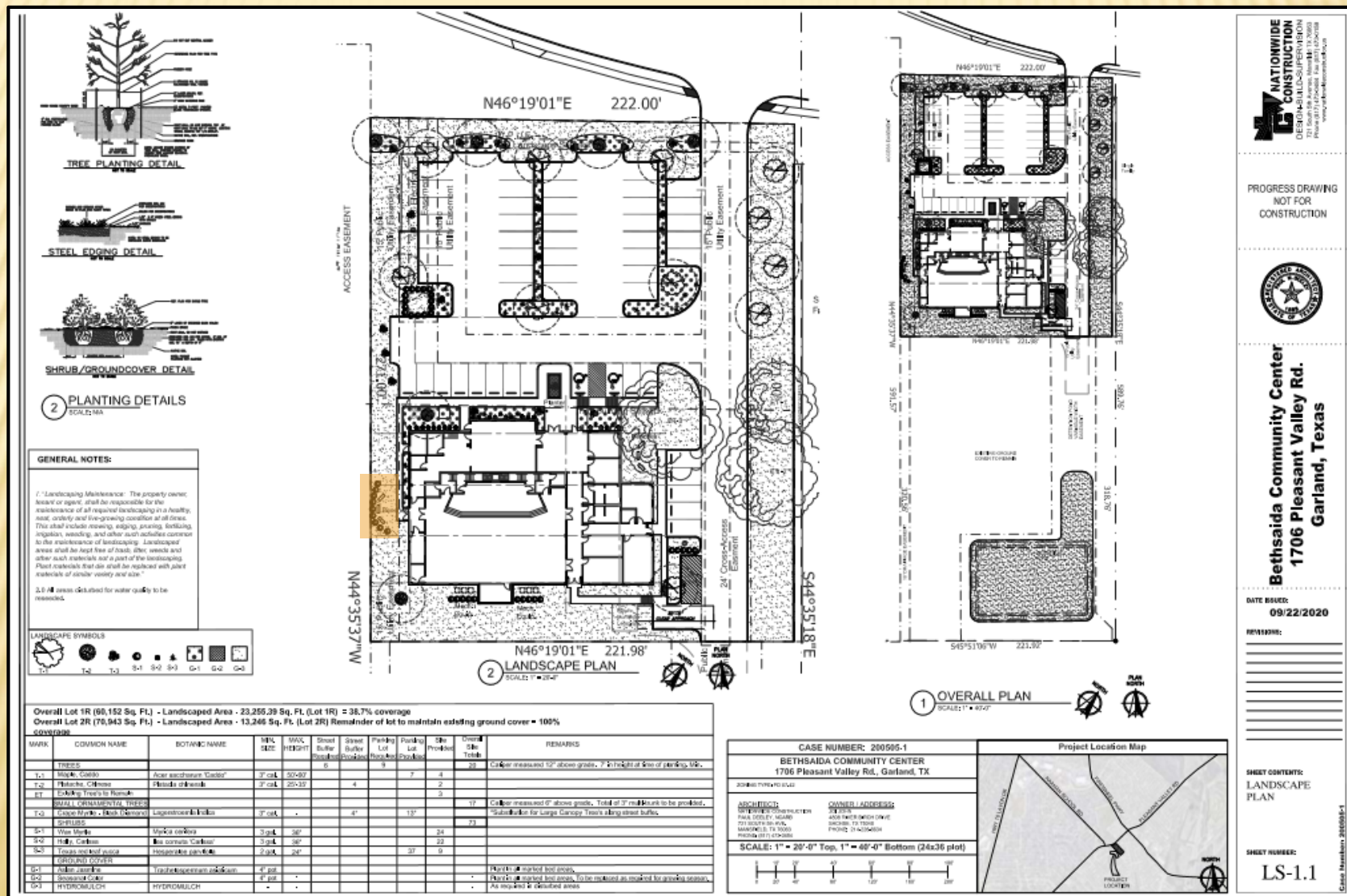
J. "Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size."

2.0 All areas disturbed for water quality to be reseeded.





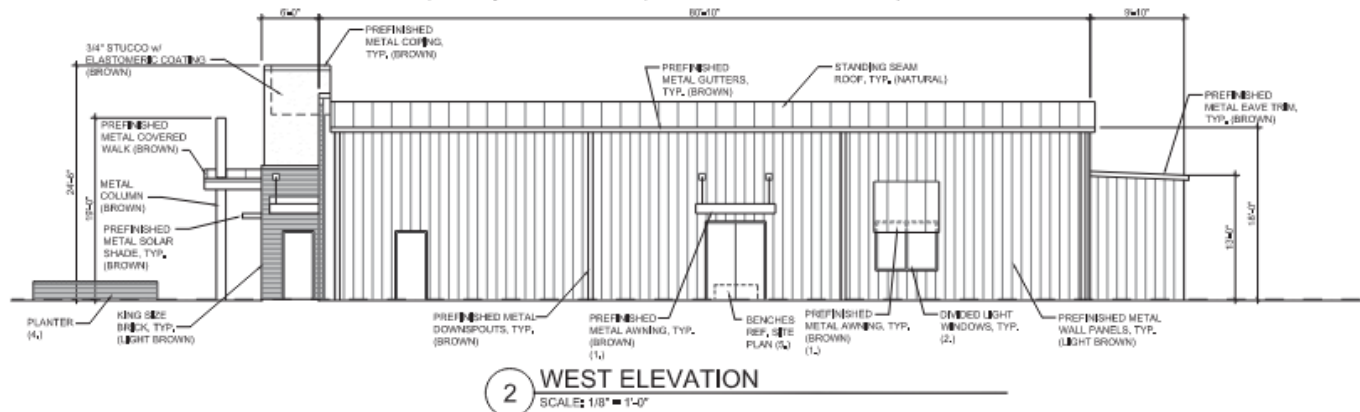
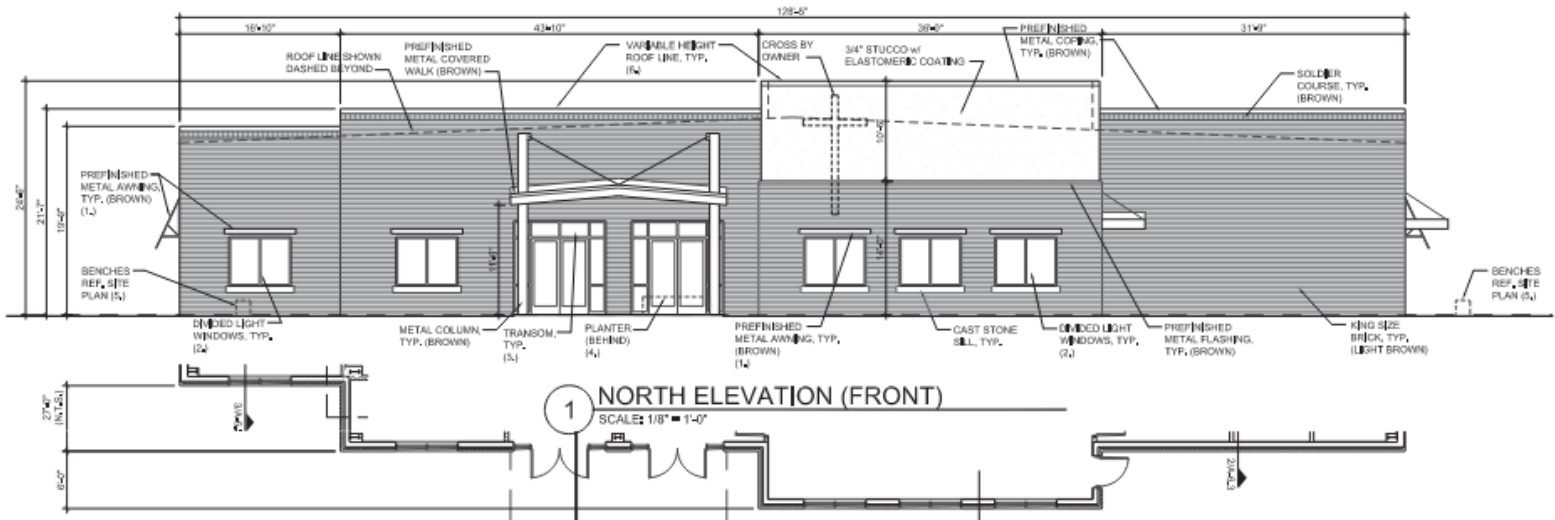
City Council Landscape Plan





GARLAND
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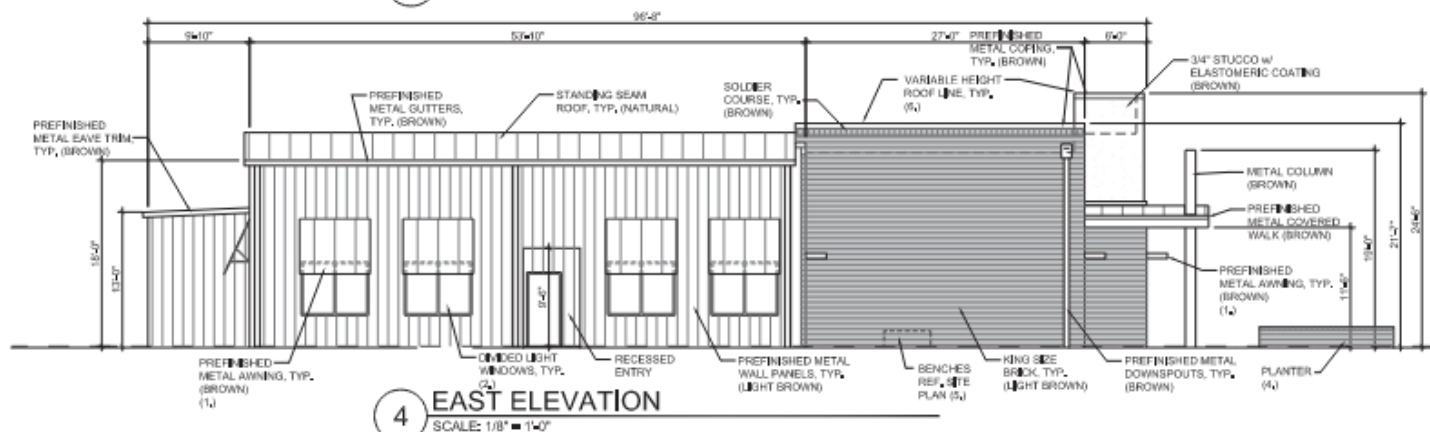
Elevations





2 SOUTH ELEVATION (REAR)

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



4 EAST ELEVATION

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

Consideration

Deviation Summary

GDC Requirements	Deviations
Height : A maximum of twenty (20) feet to the highest decorative feature per the GDC.	Height: The proposed building height is twenty-four (24) feet to the highest decorative feature.
<i>Height: All proposed buildings shall not exceed one-story in height as per PD 07-42</i>	<i>The proposed building is one-story. The applicant requests a deviation for the additional four (4) feet in height.</i>
Architecture Elements: 6 architectural elements are required on all elevations as per 4.83(A)	Architectural Elements: Applicant is showing six (6) architectural elements along the front (street-facing) building façade and eastern side facade

Location Map

