

Council Chambers at City Hall
Tuesday, November 19, 2024
7 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

Garland City Council meetings are livestreamed and available on-demand at GarlandTX.tv. They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- The State Fire Marshal's Office will present the City of Garland with an ISO Class 1 Property Protection Classification
- Red Kettle Mayor's Challenge Proclamation

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the November 4, 2024 Regular Meeting

2. Approve the following bids:

- a. Fire Station Bedroom Remodeling - Construction Services Bid No. 0157-25

CORE Construction Services of Texas, Inc. \$6,337,821.00

This request is to provide construction services to remodel seven fire stations, accommodating individual bedrooms for all assigned firefighters with individual heating and air-conditioning controls for each space.

- b. Salesforce Annual Licensing Renewal Bid No. 0099-25

Carahsoft Technologies Corp. \$413,600.27

This request is for the purchase of Salesforce software licensing for the City's land management, permitting and inspection solution currently in use. This approval is for a twelve-month term with annual renewals, effective until the City determines Salesforce will no longer serve as the LPI platform or until Carahsoft no longer holds the DIR contract for this product.

- c. 2024 Term Contract for Concrete Construction Material Bid No. 1460-24

Barnsco, Inc. \$389,090.73

This request is to award a term contract to provide construction materials that support the Street Department's in-house residential street reconstruction program.

- d. Wastewater and Water Improvements Bid No. 0138-25

Quiddity Engineering, LLC \$401,635.00

This request is to provide professional engineering services for designing water and wastewater mains replacement, serving residents along First, Fairview, Marguerita, Lynn, Wanda, Taylor and Delmar streets. The project includes design of approximately 8,300 linear feet (LF) of 8" wastewater main replacement, including manholes and service laterals, and 2,500 LF of 8" water main replacement.

- e. Montclair No. 2 & 3 Drainage Improvements - Construction Services Bid No. 1313-24

La Banda, LLC \$4,177,090.00

This request is to provide construction services for paving and drainage improvements within the Montclair No. 2 & 3 subdivision.

- f. West Garland Library - Furniture and Shelving Bid No. 0169-25

Library Interiors of Texas \$665,641.41

This request is to provide furniture and shelving as a part of the construction of the new West Garland Library facility.

- g. **West Garland Library - Graphic Art Installation** **Bid No. 0170-25**
Creative Arts Unlimited, Inc. **\$338,092.00**

This request is for design and fabrication of a graphic art installation as a part of the construction of the new West Garland Library facility.

- h. **Comprehensive Housing Strategy and Five -Year Consolidated Plan** **Bid No. 0085-25**

czbLLC **\$248,000.00**
Mullin & Lonergan Associates **\$39,820.00**

This request is to procure consulting services to provide a comprehensive housing strategy and market analysis, and for the delivery of the Five-Year Consolidated Plan as required by HUD.

3. **2025 State Legislative Agenda**

Approve the 2025 State Legislative Agenda which outlines priorities and stances for the 89th Legislative Session. This item was considered at the September 16, 2024 Work Session.

4. **Ordinance Amending Authorized ARPA Reimbursable Positions**

Approve an Ordinance updating the eligible positions being reimbursed by Federal Coronavirus Relief and Recovery Funds (ARPA) according to Federal guidance. This item was considered at the November 4, 2024 Work Session.

5. **Brand Road Widening - Right-of-Way and Easement Acquisition from Real Property Owned By Garland ISD**

Approve a purchase agreement negotiated with Garland ISD in the amount of \$409,196.55 for the acquisition of right-of-way and easement interests from real property located at 1350 East Brand Road, and authorize the City Manager to execute such documents necessary to complete the transaction. This item was considered at the November 18, 2024 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

6. **Hold public hearing(s) on the following Zoning Case(s):**

- a. **Consider a request by Olsson proposing a Specific Use Provision for the expansion of an existing Restaurant, Drive-Thru (McDonald's). The site is located at 3285 Broadway Boulevard in District 4.**

Consider and take appropriate action on the application of Olsson, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Thru Use on a property zoned Community Retail (CR) District and 2) a Plan for a Restaurant, Drive-Thru Use. This property is located at 3285 Broadway Boulevard (District 4) (File Z 24-31)

- b. Consider a request by Olsson proposing a Specific Use Provision for the expansion of an existing Restaurant, Drive-Thru (McDonald's). The site is located at 1110 West Centerville Road in District 5.

Consider and take appropriate action on the application of Olsson, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Thru Use on a property zoned Planned Development (PD) 02-48 District and 2) a Concept Plan for a Restaurant, Drive-Thru Use. This property is located at 1110 West Centerville Rd. (District 5) (File Z 24-32)

- c. Consider a request by Mannik Smith Group, Inc. proposing a Specific Use Provision for a new Restaurant, Drive-Thru (Smalls Sliders). The site is located near 6010 North Garland Avenue in District 1.

Consider and take appropriate action on the application of Mannik Smith Group, Inc., requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Thru Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Restaurant, Drive-Thru Use. This property is located near 6010 North Garland Avenue. (District 1) (File Z 24-33)

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

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

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]



Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses these goals to guide operational priorities, decision-making and resource allocation.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

1.

Meeting Date: 11/19/2024

Title: City Council Regular Meeting Minutes- November 4, 2024

Submitted By: Jennifer Stubbs, City Secretary

Issue/Summary

Approve the minutes of the November 4, 2024 Regular Meeting

Background

N/A

Consideration / Recommendation

Approval of the November 4, 2024 City Council Regular Meeting Minutes.

Attachments

City Council Regular Meeting Minutes- November 4, 2024

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, November 4, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Ed Moore
Deputy Mayor Pro Tem Margaret Lucht
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember B.J. Williams
Councilmember Carissa Dutton
Councilmember Dylan Hedrick
Councilmember Chris Ott

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phil Urrutia
City Attorney Brian England
Judge John Sholden
Associate Judge Natalie Banuelos
Municipal Court Director Kimberly Jozwiak
Managing Director Kevin Slay
City Secretary Jennifer Stubbs
Economic Development Director Ayako Schuster
Deputy City Secretary Tracy Allmendinger

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Councilmember Dutton provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- **Pet of the Month**

Christie Fuentes announced the pet of the month; Ted.

- **Proclamation Recognizing Municipal Courts Week**

Mayor LeMay read the proclamation and presented it to Judge Sholden, Associate Judge Banuelos, Kevin Slay, and Kimberly Jozwiak with the City of Garland Municipal Court.

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Councilmember Dutton made a motion to approve the consent agenda. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

1. APPROVED Approve the minutes of the October 22, 2024 Regular Meeting

2. Approve the following bids:

a. APPROVED Term Contract for Workstation Replacements Bid No. 0072-25

Dell Marketing LP \$1,000,000.00

This request will provide for the scheduled replacement of computer workstations that have reached end of life through an agreement that will be renewed annually. These replacements are necessary to maintain reliability and provide current technology for City staff.

b. APPROVED Term Contract for Networking Cisco Equipment Replacements Bid No. 0081-25

ePlus Technology, Inc. \$1,200,000.00

This request is for a term agreement that will be renewed annually to purchase networking equipment that has reached its end of life. The scheduled replacements are necessary to maintain network reliability and security for the City of Garland.

c. APPROVED GP&L Circuit Breakers Bid No. 1492-24

Texas Electric Cooperatives, Inc. \$4,887,167.25

This request is for the purchase of five 345kV circuit breakers for use in a new GP&L 345kV station. This is part of the 2025 CIP Mesa View POI project. An owner's contingency is included for any additional needs that may be required.

d. APPROVED GP&L Overhead Facilities Relocation Services Bid No. 1293-24

5 Star Electric \$807,169.26

This request is to obtain contract labor for the relocation of overhead distribution facilities associated with City intersection improvements. This is part of the approved utility relocations for the City's Street Projects CIP program.

e. APPROVED Erosion Mitigation at 1006 Carroll Drive and 625 Avenue B Bid No. 1286-24

Garret Shields Infrastructure, LLC \$1,084,030.00

This request is for construction of two (2) gabion walls along Stream 2C2 and one (1) gabion wall along Mills Creek.

**f. APPROVED GP&L Motor Maintenance and Repair Services
Contract Change Order**

Bid No. 0565-24

Integrated Power Services

\$77,294.69

This request is to obtain a change order to Blanket Contract 9815 issued for motor reconditioning and repairs at the GP&L power plants. This increase is needed to cover anticipated maintenance needs and will apply to each of the four optional renewals approved for this contract.

3. APPROVED Resolution Approving the FY 25 City Council Calendar

***Resolution No. 10622** establishing the City Council meeting schedule for calendar year 2025. At the October 21, 2024 Work Session, Council considered the meeting dates for 2025.*

4. APPROVED Interlocal Agreement with North Central Texas Council of Governments

***Resolution No. 10623** authorizing the City Manager to execute an Interlocal Agreement (ILA) with North Central Texas Council of Governments (NCTCOG) for the Regional Stormwater Management Program (RSMP). At the October 21, 2024 Work Session, Council considered this item.*

ITEMS FOR INDIVIDUAL CONSIDERATION

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5. APPROVED Public Hearing and Consideration of EPA FY 25 Brownfield Cleanup Grant Application

Council is requested to consider authorizing the City Manager or his designee to execute an application with the EPA FY 25 Brownfield Cleanup Grant. Unless directed otherwise, this item serves as community notification of the City's intention to apply for funds from the EPA's Brownfield Cleanup Grant, and the application will be submitted.

Ms. Schuster provided a presentation about the EPA FY 25 Brownfield Cleanup Grant Application. No one from the public wished to speak under the public hearing item. Mayor LeMay closed the public hearing. Councilmember Dutton made a motion to approve the item. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

There was no one who wished to speak under the citizen comments item.

ADJOURN

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Mayor LeMay adjourned the meeting at 7:18 p.m.

Submitted By:

Scott LeMay, Mayor

Jennifer Stubbs, City Secretary



GARLAND
PURCHASING REPORT

City Council Regular Session

2. a.

Meeting Date: 11/19/2024

Item Title: Fire Station Bedroom Remodeling - Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0157-25

Purchase Justification:

This request is to provide construction services to remodel seven (7) fire stations, accommodating individual bedrooms for all assigned Firefighters with individual heating and air-conditioning controls for each space. The COVID Pandemic revealed the importance of protecting staff from airborne transmission and providing individual bedrooms. While each station is closed for construction, additional improvements include updates to the kitchen, dayliving, and other areas. This project is approved in the 2024 Capital Improvement Program and funded in part by the American Rescue Plan Act (ARPA) and Coronavirus Aid, Relief, and Economic Security Act (CARES).

Evaluation:

The Fire Station Remodeling is available from CORE Construction Services of Texas, Inc. through the Equalis Cooperative Purchasing Contract R-10116B. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
CORE Construction Services of Texas, Inc.	All	\$6,337,821.00
	TOTAL:	\$6,337,821.00

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

52609

Fiscal Impact

Total Project/Account: \$7,769,655*

Expended/Encumbered to Date (Including this Item): \$7,031,909

Proposed Balance: \$737,746

Account #: Various

Fund/Dept/Project Description and Comments:

Public Safety CIP / Fire Station Remodeling

Account numbers: 825-8379-1211500-9002, 661-1429-1211522-9002 and 691-1429-1211500-9002

*The Fire Station Remodeling project will continue into 2027; additional funding will be included in the 2025 Capital Improvement Program for the continuation of the project, as projected in the 2024 CIP and as will be revised in the upcoming 2025 CIP to reflect an additional \$1,748,655 in funding from the American Rescue Plan Act (ARPA). A revised ARPA project list will be brought forward to City Council alongside the 2025 Proposed CIP.

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 149

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

11/06/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

11/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. b.

Meeting Date: 11/19/2024

Item Title: Salesforce Annual Licensing Renewal

Submitted By: Mike Betz, Interim Managing Director

Bid Number: 0099-25

Purchase Justification:

This request is for the purchase of Salesforce software licensing for the City's land management, permitting, and inspection solution currently in use. This approval is for a twelve-month term with annual renewals, effective until the City determines Salesforce will no longer serve as the LPI platform or until Carahsoft no longer holds the DIR contract for this product.

Evaluation:

The Salesforce software subscription is available from Carahsoft Technologies Corp. through DIR Cooperative Purchasing Contract DIR-TSO-4288. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Carahsoft Technologies Corp.	All	\$413,600.27
	TOTAL:	\$413,600.27

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

52459

Fiscal Impact

Total Project/Account: \$12,378,085

Expended/Encumbered to Date (Including this Item): \$4,366,382

Proposed Balance: \$8,011,703

Account #: 411-4514-7121

Fund/Dept/Project Description and Comments:

Information Technology Fund / Strategic Services

Budget Type:

Operating Budget

Fiscal Year:

2024-25

Document Location:

FY 2024-25 Proposed Budget Page 340

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

11/06/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

11/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. c.

Meeting Date: 11/19/2024

Item Title: 2024 Term Contract for Concrete Construction Materials

Submitted By: Tony Irvin, Streets Director

Bid Number: 1460-24

Purchase Justification:

This request is to award an initial term contract with two (2) renewal options to provide construction materials that support the Street Department's in-house residential street reconstruction program. Subsequent contract renewals do not require additional City Council approval.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Barnsco, Inc. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Barnsco, Inc.	All	\$389,090.73
	TOTAL:	\$389,090.73

Basis for Award:

Straight Low Bid

Purchase Requisition #:

52211

Fiscal Impact

Total Project/Account:

N/A

Expended/Encumbered to Date (Including this Item):

N/A

Proposed Balance:

N/A

Account #:

831-4693-6051

Fund/Dept/Project Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Infrastructure Repair & Replacement Fund operating accounts as incurred.

Attachments

Bid Recap

Budget Type:

Operating Budget

Fiscal Year:

2024-25

Document Location:

FY 2024-25 Proposed Budget Page 239

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

11/06/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

11/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. d.

Meeting Date: 11/19/2024

Item Title: First, Fairview, Marguerita, Lynn and Delmar Wastewater and Water Improvements

Submitted By: Michael Brinkmann, Managing Director

Bid Number: 0138-25

Purchase Justification:

This request is to provide professional engineering services for designing water and wastewater mains replacement serving residents along Fairview, Marguerita, Lynn, Wanda, Taylor and Delmar streets. The project includes design of approximately 8,300 linear feet (LF) of 8" wastewater main replacement, including manholes and service laterals, and 2,500 LF of 8" water main replacement.

Evaluation:

Quiddity Engineering, LLC was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Quiddity Engineering, LLC	All	\$401,635.00
	TOTAL:	\$401,635.00

Basis for Award:

Most Qualified

Purchase Requisition #:

52567

Fiscal Impact

Total Project/Account: \$39,700,955

Expended/Encumbered to Date (Including this Item): \$38,221,205

Proposed Balance: \$1,479,750

Account #: Various

Fund/Dept/Project Description and Comments:

Water CIP / Distribution Lines (up to 14-inch)	220-4049-3019100-7101	\$92,375.00
Wastewater CIP / Rehab Sewer Collection Mains in Dirt Alleys	230-4149-3219000-7101	\$309,260.00
	Total	\$401,635.00

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Pages 217 and 248

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

11/06/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

11/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. e.

Meeting Date: 11/19/2024

Item Title: Montclair No. 2 & 3 Drainage Improvements - Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 1313-24

Purchase Justification:

The request is to provide construction services for storm drainage, water, sanitary sewer, and paving improvements within the Montclair No. 2 & 3 subdivision. Roadway and utility improvements are focused along La Jolla Drive, Intervale Drive, Mill River Drive, Tahoe Drive and a portion of Birchwood Drive. New roadway sections will be concrete pavement with curb, gutter, and sidewalks. Drainage improvements include the addition of new storm drain pipes and inlets as well as upsizing of existing pipes. Water improvements include upsizing the line to 8-inches along Intervale Drive and Tahoe Drive. Sewer improvements include upsizing the line to 8-inches along Mill River Drive and Tahoe Drive. This project is part of the 2019 Bond Program and approved in the 2024 CIP.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with La Banda, LLC submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
La Banda, LLC	All	\$3,797,355.00
Owner's Contingency		379,735.00
	TOTAL:	\$4,177,090.00

Basis for Award:

Straight Low Bid

Purchase Requisition #:

52616

Fiscal Impact

Total Project/Account: \$15,457,812 *

Expended/Encumbered to Date (Including this Item): \$4,841,487

Proposed Balance: \$10,616,325

Account #: Various

Fund/Dept/Project Description and Comments:

Drainage CIP/ Montclair No. 2 & No. 3 Drainage Improvements	653-1429-1475019-9017	\$3,429,278
Water CIP / Relocation of Mains Prior to Paving	220-4049-3019200-9214	\$637,330
Wastewater Collection / Relocation of Mains Prior to Paving	230-4149-3215700-9305	\$110,482
	TOTAL	\$4,177,090

*The Montclair No. 2 & No. 3 Drainage Improvements project will continue into 2025; funding will be included in the 2025 Capital Improvement Program for the continuation of the project, as projected in the 2024 CIP.

Attachments

Bid Recap

Budget Type:	CIP		
Fiscal Year:	2024		
Document Location:	Pages 120, 218 & 242		
Budget Director Approval:	Allyson Bell Steadman	Approval Date:	11/06/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	11/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. f.

Meeting Date: 11/19/2024

Item Title: West Garland Library - Furniture and Shelving

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0169-25

Purchase Justification:

This request is to provide furniture and shelving as part of the construction of the new West Garland Library facility. Furniture is an Owner-initiated purchase, outside of the general construction contract. Furniture for the library is being purchased from multiple different vendors based upon product availability. The furniture being purchased from Library Interiors of Texas includes study room tables and chairs, tables and a stage for the multi-purpose room, a work bench table, chairs and storage carts for the makerspace, furniture for the teen and children spaces, and staff work stations. This project is part of the 2019 Bond Program and approved in the 2024 CIP.

Evaluation:

The furniture for West Garland Library is available from Library Interiors of Texas through the Choice Partners Cooperative Purchasing Contract 23-022MF-14. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Library Interiors of Texas, LLC		\$665,641.41
	TOTAL:	\$665,641.41

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

52578

Fiscal Impact

Total Project/Account: \$14,219,000 *

Expended/Encumbered to Date (Including this Item): \$12,065,098

Proposed Balance: \$2,153,902

Account #: 692-1429-19588-00-9005

Fund/Dept/Project Description and Comments:

Library CIP / Relocate/Expand West Garland Library

*The West Garland Library project will continue into 2025; funding will be included in the 2025 Capital Improvement Program for the continuation of the project, as projected in the 2024 CIP.

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 129

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

11/07/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

11/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. g.

Meeting Date: 11/19/2024

Item Title: West Garland Library - Graphic Art Installation

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0170-25

Purchase Justification:

This request is for design and fabrication of a graphic art installation as part of the construction of the new West Garland Library facility. This is an Owner-initiated purchase, outside of the general construction contract. The thematic area is uniquely designed for hands-on learning, sparking creativity and imagination through both high-tech and low-tech STEAM (Science, Technology, Engineering, Arts, Math) activities. The creative elements encourage an immersive experience for children to develop fine motor skills and hand-eye coordination, while fostering a sense of belonging and comfort in the library. This project is part of the 2019 Bond Program and approved in the 2024 CIP.

Evaluation:

Creative Arts Unlimited, Inc. is being awarded as a Sole Source based on the provision of original, copyrighted designs for a Graphic Art Installation for the West Garland Library. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Creative Arts Unlimited, Inc.	All	\$338,092.00
	TOTAL:	\$338,092.00

Basis for Award:

Sole Source

Purchase Requisition #:

52619

Fiscal Impact

Total Project/Account: \$14,219,000 *

Expended/Encumbered to Date (Including this Item): \$12,403,190

Proposed Balance: \$1,815,810

Account #: 692-1429-19588-00-9007

Fund/Dept/Project Description and Comments:

Library CIP / Relocate/Expand West Garland Library

*The West Garland Library project will continue into 2025; funding will be included in the 2025 Capital Improvement Program for the continuation of the project, as projected in the 2024 CIP.

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 129

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

11/06/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

11/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. h.

Meeting Date: 11/19/2024

Item Title: Housing Strategy and Consolidated Plan Award

Submitted By: Scott Bollinger, Neighborhood Resource
Manager

Bid Number: 0085-24

Purchase Justification:

This request is to provide a comprehensive housing strategy and market analysis and for the delivery of the Five-Year Consolidated Plan as required by HUD.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on the published criteria. Mullin & Lonergran Associates received the highest evaluated score for the Five-Year Consolidated Plan and czbLLC received the highest evaluated score for the Comprehensive Housing Strategy, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
czbLLC	Housing Strategy	\$248,000.00
Mullin & Lonergran Associates	Consolidated Plan	39,820.00
	TOTAL:	\$287,820.00

Basis for Award:

Best Value

Purchase Requisition #:

52479

Fiscal Impact

Total Project/Account: \$1,386,341

Expended/Encumbered to Date (Including this Item): \$557,649

Proposed Balance: \$828,692

Account #: Various

Fund/Dept/Project Description and Comments:

Office of Neighborhood Vitality / Professional Services	100-1511-7101	\$248,000
Community Development Block Grant / Professional Services	825-8373-3952825-7111	\$39,820
Total		\$287,820

Attachments

Bid Recap

Budget Type: Operating Budget

Fiscal Year: 2024-25

Document Location: FY 2024-25 Proposed Budget Pages 144 & 185

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/12/2024

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/11/2024



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

3.

Meeting Date: 11/19/2024

Title: State Legislative Agenda

Submitted By: Ariel Traub, Managing Director

Issue/Summary

Council is requested to consider and adopt the 2025 State Legislative Agenda.

Background

The 2025 State Legislative Agenda was previously presented in Council Work Session and was then recommended to the consent agenda. Page 2 was edited to reflect the updated committee name change. The name was previously the Intragovernmental Affairs Committee, but has since been changed to the Legislative & Public Affairs Committee.

Consideration / Recommendation

Staff recommends the City Council adopt the 2025 State Legislative Agenda.

Attachments

2025 State Legislative Agenda

2025 STATE LEGISLATIVE PROGRAM



CITY OF GARLAND

89TH STATE LEGISLATIVE SESSION



GARLAND

PROGRAM OVERVIEW

The City of Garland's Legislative & Public Affairs Department advocates, coordinates and advances the City's legislative agenda to enhance the City's ability to govern and provide essential municipal and community services. The purpose of the program is to ensure the City's interests are protected and enhanced through active involvement in the legislative process and strong intergovernmental relationships.

The City of Garland's 2025 State Legislative Program is a product of the City's needs and visionary goals, departmental input, and legislative expertise.

LEGISLATIVE & PUBLIC AFFAIRS COMMITTEE OF COUNCIL

The City of Garland Legislative & Public Affairs Committee is a Standing Committee, a permanent Committee of the City Council, established to coordinate City policies related to state and federal legislation and local ordinances.

The Committee oversees:

- Development of state and federal legislative agendas
- Positions on local partner ordinances
- Development of position papers
- Policies and programs that promote interagency cooperation
- Advocating activities

24/25 Legislative & Public Affairs Committee Members:

Councilmember B.J. Williams, District 4
Councilmember (Mayor Pro Tem) Jeff Bass, District 1
Councilmember Chris Ott, District 8

PROTECT CITY OF GARLAND INTERESTS

The City of Garland (City) supports legislation that promotes local decision making such as decisions regarding city services and financial authority.

The City of Garland **opposes** legislation detrimental to the City, including bills that:

- Limit the City's ability to abide by the principle of self-government
- Mandate increased City costs
- Limit the City's ability to advocate on behalf of the community through trade associations and consultants
- Diminish the City's authority to provide for the public's health, safety, and welfare

PRESERVE MUNICIPAL - GOVERNMENT POLICY ENACTMENT

The City supports legislation that protects the rights of elected municipal officials to enact ordinances that address the policy priorities and needs of the City's residents, businesses, and visitors.

The City **opposes** legislation that imposes state preemption of municipal authority in general or specifically erodes Garland's authority to govern locally.

PRESERVE PROPERTY & SALES TAX REVENUE

The City supports transparency regarding property tax rates, property values, and property tax income.

The City supports maintaining provisions for debt financing to allow for the flexibility to make necessary expenditures such as infrastructure and equipment.

The City **opposes** expansion of revenue, tax, or appraisal caps which limit the City's ability to raise sufficient funds to pay for critical municipal public services.

The City **opposes** new property or sales tax exemptions that would substantially erode Garland's tax base.



PROTECTING TAXPAYERS' INVESTMENT IN PUBLIC UTILITIES AND ASSETS

The City supports legislation that ensures the City can continue to own and operate the City's electric utility - Garland Power & Light (GP&L).

The City supports legislation regarding energy market design that is constructed through open, collaborative efforts with stakeholders, and does not adversely affect GP&L ratepayers.

The City supports legislation that maintains state and regional water plans while preserving the authority to continue to provide a consistent and safe water supply through the City of Garland Water Utility's operational system within its current jurisdictional boundaries.

The City supports legislation that protects municipally owned utilities from any liability regarding PFAS/PFOS lawsuits and holds manufacturing entities liable for additional treatment costs associated with the use and or production of PFAS/PFOS chemicals.

The City **opposes** legislation that would deny the City from being adequately compensated for the use of its rights-of-way, or would erode municipal authority over the management and control of rights-of-way.

The City **opposes** legislation that negatively impacts the service level, stability, or return-on-investment for its residents.

KEEPING GARLAND SAFE

The City supports legislation that enhances the safety of first responders while preserving their authority to utilize necessary tools and strategies to ensure the safety of Garland citizens.

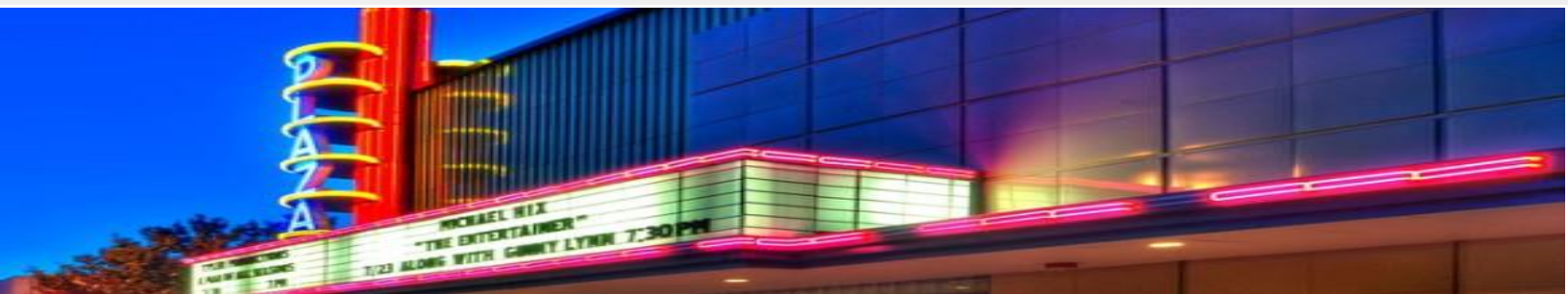
The City supports legislation that enhances funding to support disaster preparedness and response initiatives.

The City supports legislation that funds and enhances cybersecurity measures to protect critical infrastructure from cyber threats.

KEEPING GARLAND COMPETITIVE

The City supports legislation maintaining incentives that supplement local economic development strategies to fund employee recruitment and retention.

The City supports legislation that maintains Type A and Type B sales taxes to pursue and retain primary employer jobs.



The City supports avenues to allow for a local option election on the sale of alcoholic beverages in certain areas within the City.

The City supports legislation that allows municipalities to pursue local decision making related to land use and economic growth.

The City supports legislation that limits housing finance corporations (HFCs) to operating only within their jurisdiction with requirements to notify taxing entities, receive consent, and introduce reporting requirements.

TRANSPORTATION FUNDING FOR CURRENT AND FUTURE GROWTH

The City supports legislation that would allow municipal elected officials, municipal voters, or both to approve city funding options to pay for construction, maintenance, and repair of streets, sidewalks, and transportation authorities.

The City supports legislation that allows local governments to increase restrictive revenue caps to fund essential services including public safety and transportation improvements.

PLANNING AND DEVELOPMENT TO MAINTAIN GARLAND'S UNIQUE CHARACTER

The City supports legislation to maintain the municipal elected officials' authority to regulate city growth and development through city land development ordinances.

Planning & Development:

- The City **opposes** legislation that imposes mandates on the City's ability to determine construction ordinances or measures that are appropriate for the community. This includes lot size requirements, density, and other general zoning regulations under municipal authority.

Building Codes and Materials:

- The City supports legislation that repeals amendments to House Bill 2439 (86th Regular Session) which preempted cities from regulating building materials.

PARKS AND RECREATION INVESTMENT FOR A HEALTHY GARLAND

The City supports legislation that enhances investment in parks and open spaces, and conserves open spaces that connect communities safely to the mental, social, and physical benefits of outdoor and recreational opportunities.

CONTINUATION OF A VIBRANT ARTS & CULTURE COMMUNITY

The City supports legislation that funds the arts and libraries to support a strong and vibrant City of Garland arts and cultural industry by:

- Preserving the use of Municipality Hotel Occupancy Tax (HOT) to fund the arts; and
- Maintaining municipality autonomy in allocation of HOT revenue



CITY OF GARLAND

LEGISLATIVE AGENDA FOR THE 89TH TEXAS LEGISLATURE'S REGULAR SESSION IN 2025

PROTECT CITY OF GARLAND INTERESTS

The City of Garland (City) supports legislation that promotes local decision making such as decisions regarding city services and financial authority.

The City of Garland **opposes** legislation detrimental to the City, including bills that:

- Limit the City's ability to abide by the principle of self-government
- Mandate increased City costs
- Limit the City's ability to advocate on behalf of the community through trade associations and consultants
- Diminish the City's authority to provide for the public's health, safety, and welfare

PRESERVE MUNICIPAL-GOVERNMENT POLICY ENACTMENT

- The City supports legislation that protects the rights of elected municipal officials to enact ordinances that address the policy priorities and needs of the City's residents, businesses, and visitors.
- The City **opposes** legislation that imposes state preemption of municipal authority in general or specifically erodes Garland's authority to govern locally.

PRESERVE PROPERTY & SALES TAX REVENUE

- The City supports transparency regarding property tax rates, property values, and property tax income.
- The City supports maintaining provisions for debt financing to allow for the flexibility to make necessary expenditures such as infrastructure and equipment.
- The City **opposes** expansion of revenue, tax, or appraisal caps which limit the City's ability to raise sufficient funds to pay for critical municipal public services.
- The City **opposes** new property or sales tax exemptions that would substantially erode Garland's tax base

PROTECTING TAXPAYERS' INVESTMENT IN PUBLIC UTILITIES AND ASSETS

- The City supports legislation that ensures the City can continue to own and operate the City's electric utility - Garland Power & Light (GP&L).
- The City supports legislation regarding energy market design that is constructed through open, collaborative efforts with stakeholders, and does not adversely affect GP&L ratepayers.
- The City supports legislation that maintains state and regional water plans while preserving the authority to continue to provide a consistent and safe water supply through the City of Garland Water Utility's operational system within its current jurisdictional boundaries.
- The City supports legislation that protects municipally owned utilities from any liability regarding PFAS/PFOS lawsuits and holds manufacturing entities liable for additional treatment costs associated with the use and or production of PFAS/PFOS chemicals.
- The City **opposes** legislation that would deny the City from being adequately compensated for the use of its rights-of-way, or would erode municipal authority over the management and control of rights-of-way.
- The City **opposes** legislation that negatively impacts the service level, stability, or return-on-investment for its residents.

CITY OF GARLAND

LEGISLATIVE AGENDA FOR THE 89TH TEXAS LEGISLATURE'S REGULAR SESSION IN 2025

KEEPING GARLAND SAFE

- The City supports legislation that enhances the safety of first responders while preserving their authority to utilize necessary tools and strategies to ensure the safety of Garland citizens.
- The City supports legislation that enhances funding to support disaster preparedness and response initiatives.
- The City supports legislation that funds and enhances cybersecurity measures to protect critical infrastructure from cyber threats.

KEEPING GARLAND COMPETITIVE

- The City supports legislation maintaining incentives that supplement local economic development strategies to fund employee recruitment and retention.
- The City supports the continuation of Type A and Type B sales tax that can be used to pursue and retain primary employer jobs.
- The City supports and intends to actively pursue avenues to allow for a local option election on the sale of alcoholic beverages in certain areas within the City.

TRANSPORTATION FUNDING FOR CURRENT AND FUTURE GROWTH

- The City supports legislation that would allow municipal-elected officials, municipal voters, or both to approve city funding options to pay for construction, maintenance, and repair of streets, sidewalks, and transportation authorities.
- The City supports legislation that allows local governments to increase restrictive revenue caps to fund essential services including public safety and transportation improvements.

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- The City supports legislation that repeals amendments to House Bill 2439 (86th Regular Session) which preempted cities from regulating building materials.

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- The City supports legislation that enhances the investment in parks and open spaces and conserves open spaces that connect communities safely to the mental, social, and physical benefits of outdoor and recreational opportunities.

CONTINUATION OF A VIBRANT ARTS & CULTURE COMMUNITY

- The City supports legislation that funds the arts and libraries to support a strong and vibrant City of Garland arts and cultural industry by:
 - Preserving the use of Municipality Hotel Occupancy Tax (HOT) to fund the arts; and
 - Maintaining municipality autonomy in allocation of HOT revenue



GARLAND



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

4.

Meeting Date: 11/19/2024

Title: Ordinance Amending Authorized ARPA Reimbursable Positions

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

Consider approval of updates to the ordinance that authorized eligible positions for reimbursement with ARPA funding that removes ineligible positions, adds new eligible positions, and updates titles for positions already authorized.

Background

At the April 2, 2024, Regular Session, the City Council approved Ordinance No. 7516 authorizing the reimbursement of payroll for eligible budgeted full-time positions for the period of March 3, 2021, through December 31, 2026, in the Federal Coronavirus Relief and Recovery Fund using ARPA funds in FY 2023-24, FY 2024-25, FY 2025-26, and FY 2026-27 (Attachment A).

At the November 4, 2024, Work Session, the City Council reviewed a City Council Staff Report (Attachment B) recommending updates to authorized ARPA-eligible positions. The Council directed staff to prepare an Ordinance to update the authorized full-time positions eligible for payroll reimbursement for the period of March 3, 2021, through December 31, 2026, in the Federal Coronavirus Relief and Recovery Fund using ARPA funds in FY 2023-24, FY 2024-25, FY 2025-26, and FY 2026-27.

Due to changes in the City's budgeted positions approved in the FY 2024-25 Operating Budget, updates to the authorized ARPA reimbursed positions are required. An updated list of positions that removes ineligible positions, adds new eligible positions, and updates titles for positions already authorized is included in Attachment C - Authorized ARPA Positions.

Note: One position was removed from the Attachment C - Authorized ARPA Positions list since the Staff Report to City Council on November 4th out of caution to ensure all positions being reimbursed meet eligibility criteria.

This strategy has been discussed with the City's external auditors, and it meets single audit requirements and ARPA guidance. No changes to operating appropriations in the Federal Coronavirus Relief and Recovery fund are projected.

Consideration / Recommendation

Consider approval of updates to the ordinance that authorized eligible positions for reimbursement with ARPA funding that removes ineligible positions, adds new eligible positions, and updates titles for positions already authorized.

Attachments

Ordinance Updating Authorized ARPA Reimbursable Positions

Attachment A - ARPA Ordinance 7516 - Approved April 2024

Attachment B - Nov. 4 Council Work Session Staff Report

Attachment C - Authorized ARPA Position List

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN UPDATE TO POSITIONS ELIGIBLE FOR REIMBURSABLE PUBLIC SECTOR PAYROLL USING AMERICAN RESCUE PLAN ACT FUNDS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Garland received funding in May 2021 and May 2022 in the total amount of \$53,513,994 from the American Rescue Plan Act of 2021 (ARPA); and

WHEREAS, ARPA funds may be used for the following categories of expenditures, to the extent authorized by state law:

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

WHEREAS, the City Council approved Ordinance No. 7516 on April 2, 2024, which authorized the reimbursement of payroll for eligible budgeted full-time positions for the period of March 3, 2021, to December 31, 2026, in the Federal Coronavirus Relief and Recovery Fund using ARPA funds, as authorized by title 31 of the Code of Federal Regulations (CFR) Part 35.6(b)(3)(ii)(E)(2), in FY 2023-24, FY 2024-25, FY 2025-26, and FY 2026-27; and

WHEREAS, the City Council approved the FY 2024-25 Operating Budget on September 3, 2024, which included changes to previously budgeted ARPA eligible full-time positions, removed previously budgeted ARPA eligible full-time positions, and added additional budgeted ARPA eligible full-time positions; and

WHEREAS, Council has reviewed and concurred with a City Council Staff Report that establishes the need to update the authorized full-time positions eligible for payroll reimbursement for the period of March 3, 2021, to December 31, 2026, in the Federal Coronavirus Relief and Recovery Fund using ARPA funds, as authorized by title 31 of the Code of Federal Regulations (CFR) Part 35.6(b)(3)(ii)(E)(2), in FY 2023-24, FY 2024-25, FY 2025-26, and FY 2026-27; and

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes the reimbursement of payroll for the below eligible budgeted full-time positions for the period of March 3, 2021, to December 31, 2026, in the Federal Coronavirus Relief and Recovery Fund using ARPA funds, as authorized by title 31 of the Code of Federal Regulations (CFR) Part 35.6(b)(3)(ii)(E)(2), in FY 2023-24, FY 2024-25, FY 2025-26, and FY 2026-27.

Department	Position	Headcount
Animal Services	Adoption Specialist	3
Animal Services	Animal Care Technician	3
Animal Services	Veterinarian Technician	2
Building Inspection	Combination Inspector II	1
City Attorney	Deputy Marshal	3
Code Compliance	Grounds Attendant	1
Emergency Management	Emergency Management Specialist	1
Emergency Management	Managing Director	1
Engineering	Right of Way Inspector	1
Environmental Health	Environmental Health Specialist	1
Financial Services	Lead Payroll Coordinator	1
Fire	Firefighter	21
Fleet Services	Heavy Shop Master Mechanic	1
Fleet Services	Heavy Shop Mechanic	1
Human Resources	Benefits Analyst	1
Human Resources	Learning, Development & Engagement Coordinator	1
Human Resources	Recruiter II	1
Human Resources	Senior Benefits Analyst	1
Information Technology	AV Technician	1
Information Technology	Cyber Security Analyst	1
Information Technology	Information Systems Analyst	1
Information Technology	IT Project Manager	1
Information Technology	PC Technician I	3

Information Technology	Senior Desktop Systems Specialist	1
Information Technology	Senior Network Administrator	1
Information Technology	Senior Security Engineer	1
Information Technology	Sr. Application Programmer	1
Landfill	Customer Service Representative II	2
Landfill	Heavy Equipment Crew Leader	1
Landfill	Heavy Equipment Operator I	1
Landfill	Heavy Equipment Operator II	1
Landfill	Landfill Operations Specialist	1
Legislative Affairs	Legislative Affairs Director	1
Library	Library Assistant	2
Municipal Court	Court Services Assistant	1
Parks & Recreation	Landscape Technician	2
Parks & Recreation	Pool Technician	1
Parks & Recreation	Recreation Services Specialist	2
Parks & Recreation	Service Attendant	1
Parks & Recreation	Volunteer Coordinator	1
Police	Detention Supervisor	1
Police	Mental Health Clinician	2
Police	Police IT Systems Analyst	1
Police	Police Officer	4
Police	Police Supervisor	1
Police	Program Manager	1
Police	Records Tech	1
Police	Social Media Investigative Analyst	1

Procurement	Buyer	1
Project Management	Associate Business Project Manager	1
Project Management	Management Services Coordinator	1
Real Estate Management	Department Coordinator II	1
Real Estate Management	Real Estate Management Director	1
Risk Administration	Safety Coordinator	1
Special Events	Department Coordinator	1
Special Events	Department Coordinator I	1
Special Events	Special Events Manager	1
Streets	Construction Supervisor	1
Streets	Street Services Administrator	1
Transportation	Signs & Markings Technician	3
Transportation	Traffic Signal Technician	2
TOTAL		101

Section 5

That the ARPA Funds for reimbursing payroll in the Federal Coronavirus Relief and Recovery Fund are effective as of March 3, 2021, and expire on December 31, 2026, or when all the ARPA funds have been obligated and expended by the City of Garland, whichever occurs sooner.

Section 6

That the full-time positions funded by ARPA funds will be funded from ongoing General Fund revenues after December 31, 2026, or when all the ARPA funds have been obligated and expended by the City of Garland, whichever occurs sooner.

Section 8

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

PASSED AND APPROVED this the 19th day of November 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

ORDINANCE NO. 7516

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2023-24 OPERATING BUDGET (BUDGET AMENDMENT NO. 2), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND TO SUPPORT THE PARKS CAPITAL IMPROVEMENT PROGRAM; AND PROVIDING FOR APPROPRIATION OF FUNDS IN THE FEDERAL CORONAVIRUS RELIEF AND RECOVERY FUND TO REIMBURSE PUBLIC SECTOR PAYROLL USING AMERICAN RESCUE PLAN ACT FUNDS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Garland received funding in May 2021 and May 2022 in the total amount of \$53,513,994 from the American Rescue Plan Act of 2021 (ARPA);

WHEREAS, ARPA funds may be used for the following categories of expenditures, to the extent authorized by state law:

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet;

WHEREAS, the City Council passed a Resolution on October 19, 2021, adopting and approving the allocation of ARPA funds in the Annual Capital Improvement Program;

WHEREAS, Council approved the 2024 Capital Improvement Program on February 6, 2024, which included the reallocation ARPA funds and an annual transfer from the General Fund to the Capital Improvement Program, estimated to be a cumulative total of \$20,202,978, to support the Parks Capital Improvement Program;

WHEREAS, Council has reviewed and concurred with a City Council Staff Report that establishes the need to appropriate a transfer from the General Fund to the Capital Improvement Fund to support the Parks Capital Improvement Program; and

WHEREAS, Council has reviewed and concurred with a City Council Staff Report that establishes the need for an operating appropriation in the Federal Coronavirus Relief and Recovery Fund, estimated to be a cumulative total of \$21,224,574, to reimburse public sector payroll for eligible full-time positions for the period of March 3, 2021, through December 31, 2026, using ARPA funds.

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes the ARPA project list, as presented with the 2024 CIP:

<u>Project Title</u>	<u>Authorized Budget</u>
Fire Station Bedrooms	\$ 996,186
UV HVAC Sanitation	117,247
Bisby Transmission Trail	1,852,694
Lake Ray Hubbard Greenbelt Trail	733,130
Central Park Walking Trail	2,326,636
Walter Reed Land Acquisition	4,011,254
101 W. Avenue D Land Acquisition	1,702,771
ARPA-Funded Sidewalk Replacement	921,779
Marion Drive Greenspace Project	2,504,724
Public Sector Staffing	20,202,978
Gatewood Drainage Study	204,230
Chaha Rd. - I.H. 30 to Lake Ray Hubbard Pkwy.	3,245,403
Callejo Road - Botello to Campbell	8,107,000
Naaman School Road - Brand to S.H. 78	6,587,962
<u>Total Allocation</u>	<u>\$53,513,994</u>

Section 2

The City Council of the City of Garland, Texas, hereby authorizes the reimbursement of payroll for eligible budgeted full-time positions for the period of March 3, 2021, to December 31, 2026, in the Federal Coronavirus Relief and Recovery Fund using ARPA funds, as authorized by title 31 of the Code of Federal Regulations (CFR) Part 35.6(b)(3)(ii)(E)(2), in FY 2023-24, FY 2024-25, FY 2025-26, and FY 2026-27.

Department	Position	Headcount
Animal Services	Adoption Specialist	2
Animal Services	Animal Care Technician	3
Animal Services	Animal Services Officer I	1
Animal Services	Veterinarian Technician	2
Building Inspection	Chief Building Inspector	1
City Attorney	Deputy Marshals	3
CityCare Clinic	Supervising Physician	1
Code Compliance	Grounds Attendant	1
Emergency Management	Department Coordinator I	1
Emergency Management	Director of Operations & Emergency Management	1
Engineering	Public Works Inspector I	1
Financial Services	Lead Payroll Coordinator	1
Fire	Firefighter	21
Fleet Services	Master Mechanic	2
Health	Senior Environmental Health Specialist	1
Human Resources	Benefits Coordinator	1
Human Resources	Human Resources Information Systems Manager	1
Human Resources	Recruiter	1
Human Resources	Senior Benefits Analyst	1
Information Technology	Application Programmer	1
Information Technology	Audio Visual Technician	1
Information Technology	Cyber Security Analyst	1

Information Technology	Desktop Systems Specialist	1
Information Technology	IT Project Manager	1
Information Technology	Senior Security Engineer	1
Landfill	Customer Service Representative II	2
Landfill	Heavy Equipment Operator I	3
Landfill	Landfill Operations Specialist	1
Library	Library Assistant	2
Municipal Court	Court Services Assistant	1
Parks	Aquatics Technician	1
Parks	Engagement / Activation Coordinator	1
Parks	Landscape Technician	2
Parks	Recreation Associate II	1
Parks	Recreation Services Specialist	1
Parks	Service Attendant	1
Parks	Volunteer Coordinator	1
Police	Detention Supervisor	1
Police	Mental Health Clinician	2
Police	Police Officer	4
Police	Police Supervisor	1
Police	Program Manager	1
Police	Records Tech	1
Police	Social Media Investigative Analyst	1
Project Management	Associate Business Project Manager	1
Project Management	Department Representative II	1
Purchasing	Buyer	1
Real Estate Management	Department Coordinator I	1
Real Estate Management	Real Estate Management Director	1
Risk Administration	Risk Program Manager	1
Streets	Construction Inspection Supervisor	1
Transportation	Traffic Control Worker	3
Transportation	Traffic Signal Technician	2

Section 3

The City Council of the City of Garland, Texas, hereby directs the City's Chief Finance Officer to maintain sufficient specific detailed accounting records to satisfy the requirements of the ARPA funds, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431.

Section 4

The City Council of the City of Garland, Texas, hereby directs the City's Chief Finance Officer to submit Project and Expenditure Reports to the U.S. Department of the Treasury on quarterly basis.

Section 5

That the ARPA Funds for reimbursing payroll in the Federal Coronavirus Relief and Recovery Fund are effective as of March 3, 2021, and expire on December 31, 2026, or when all the ARPA funds have been obligated and expended by the City of Garland, whichever occurs sooner.

Section 6

That the full-time positions funded by ARPA funds will be funded from ongoing General Fund revenues after December 31, 2026, or when all the ARPA funds have been obligated and expended by the City of Garland, whichever occurs sooner.

Section 7

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7463, Section 1, adjusting operating appropriations by \$8,759,703 in the General Fund for a transfer to the Capital Improvement Fund to support the Parks Capital Improvement Program and to adjust operating appropriations by \$8,759,703 in the Federal Coronavirus Relief and Recovery Fund to reimburse payroll for eligible budgeted full-time positions for the period of March 3, 2021 to September 30, 2024, using ARPA funds, as authorized by title 31 of the Code of Federal Regulations (CFR) Part 35.6(b)(3)(ii)(e)(2).

Section 8

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

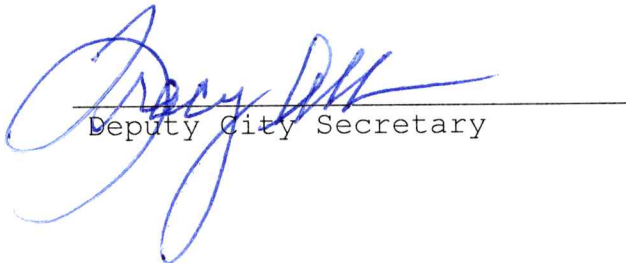
PASSED AND APPROVED this the 2nd day of April, 2024.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



Deputy City Secretary



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

Work Session Item 2.

Meeting Date: 03/18/2024
Title: FY 2023-24 Budget Amendment No. 2 (ARPA)
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Area: Sound Governance and Finances

Issue/Summary

Amend the 2023-24 Adopted Budget in order to appropriate available funds for the following:

- (1) Increase operating appropriations in the General Fund to support the Parks Capital Improvement Program.
- (2) Create an operating appropriation in the Federal Coronavirus Relief and Recovery Fund to reimburse payroll for eligible full-time positions from March 3, 2021, through December 31, 2026, using ARPA funds.

Background

At the Saturday, January 20, 2024, Special Budget Work Session, staff presented proposed changes to the City's Capital Improvement Program (CIP) and American Rescue Plan Act (ARPA) projects.

Recent ARPA guidance allows for a portion of ARPA funds to be utilized to reimburse payroll for 92 new full-time positions that were added to the City's Budget after March 3, 2021. The covered reimbursable period for these newly added full-time positions is March 3, 2021, through December 31, 2026. The 92 proposed positions to be reimbursed are included in Attachment A - ARPA Eligible Positions.

This strategy has been discussed with the City's External Auditors and meets Single Audit requirements and ARPA guidance. The total projected reimbursement of public sector payroll based on eligible positions is \$21,224,574. An annual operating appropriation will be established in the Federal Coronavirus Relief and Recovery Fund and is projected as follows: \$8,759,703 in the FY 2023-24 Revised Budget; \$5,407,341 in FY 2024-25; \$5,551,171 in FY 2025-26; and \$1,506,359 in FY 2026-27.

After December 31, 2026, ongoing General Fund revenues will be used to continue funding the 92 positions.

At the February 6, 2024, Regular Session, Council approved the 2024 CIP, which included proposed General Fund cash transfers to the Parks CIP, totaling \$20,202,978. An annual transfer from the General Fund to the Capital Improvement Fund to support the Parks Capital Improvement Program is proposed and projected as follows: \$8,759,703 in the FY 2023-24 Revised Budget; \$5,407,341 in FY 2024-25; and, \$6,036,934 in FY 2025-26.

The FY 2023-24 Budget Amendment No. 2 seeks to appropriate a transfer to the CIP from the General Fund in the amount of \$8,759,703 to support the Parks CIP and to create an operating appropriation of \$8,759,703 in the Federal Coronavirus Relief and Recovery Fund to reimburse payroll for 92 newly budgeted full-time positions for the period of March 3, 2021, through September 30, 2024, using ARPA funds.

A full list of ARPA-funded projects will be included as part of the Ordinance that is scheduled for adoption on Tuesday, April 2, 2024, as well as included in this staff report as Attachment B - ARPA Projects - Updated with 2024 CIP.

All projects originally identified by City Council for ARPA are being completed with various resources: ARPA, One-Time Cash, and/or Certificates of Obligation; and are included in the 2024 CIP.

Consideration / Recommendation

Options

- (A) Approve Budget Amendment No. 2 as proposed.
- (B) Do not approve Budget Amendment No. 2.

Recommendation

Option (A) - Approve Budget Amendment No. 2 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the April 2, 2024, Regular Meeting.

Attachments

Attachment A - ARPA Eligible Positions

Attachment B - ARPA Projects - Updated with 2024 CIP

Attachment A - ARPA Eligible Positions

Department	Position	Headcount
Animal Services	Adoption Specialist	2
Animal Services	Animal Care Technician	3
Animal Services	Animal Services Officer I	1
Animal Services	Veterinarian Technician	2
Building Inspection	Chief Building Inspector	1
City Attorney	Deputy Marshals	3
CityCare Clinic	Supervising Physician	1
Code Compliance	Grounds Attendant	1
Emergency Management	Department Coordinator I	1
Emergency Management	Director of Operations & Emergency Management	1
Engineering	Public Works Inspector I	1
Financial Services	Lead Payroll Coordinator	1
Fire	Firefighter	21
Fleet Services	Master Mechanic	2
Health	Senior Environmental Health Specialist	1
Human Resources	Benefits Coordinator	1
Human Resources	Human Resources Information Systems Manager	1
Human Resources	Recruiter	1
Human Resources	Senior Benefits Analyst	1
Information Technology	Application Programmer	1
Information Technology	Audio Visual Technician	1
Information Technology	Cyber Security Analyst	1
Information Technology	Desktop Systems Specialist	1
Information Technology	IT Project Manager	1
Information Technology	Senior Security Engineer	1
Landfill	Customer Service Representative II	2
Landfill	Heavy Equipment Operator I	3
Landfill	Landfill Operations Specialist	1
Library	Library Assistant	2
Municipal Court	Court Services Assistant	1
Parks	Aquatics Technician	1
Parks	Engagement / Activation Coordinator	1
Parks	Landscape Technician	2
Parks	Recreation Associate II	1
Parks	Recreation Services Specialist	1
Parks	Service Attendant	1
Parks	Volunteer Coordinator	1
Police	Detention Supervisor	1
Police	Mental Health Clinician	2
Police	Police Officer	4
Police	Police Supervisor	1

Attachment A - ARPA Eligible Positions

Department	Position	Headcount
Police	Program Manager	1
Police	Records Tech	1
Police	Social Media Investigative Analyst	1
Project Management	Associate Business Project Manager	1
Project Management	Department Representative II	1
Purchasing	Buyer	1
Real Estate Management	Department Coordinator I	1
Real Estate Management	Real Estate Management Director	1
Risk Administration	Risk Program Manager	1
Streets	Construction Inspection Supervisor	1
Transportation	Traffic Control Worker	3
Transportation	Traffic Signal Technician	2
Total		92

American Rescue Plan Act (ARPA) Projects – Updated with 2024 CIP

<u>Project Title</u>	<u>Total Budget</u>
Fire Station Bedrooms	\$ 996,186
UV HVAC Sanitation	117,247
Bisby Transmission Trail	1,852,694
Lake Ray Hubbard Greenbelt Trail	733,130
Central Park Walking Trail	2,326,636
Walter Reed Land Acquisition	4,011,254
101 W. Avenue D Land Acquisition	1,702,771
ARPA-Funded Sidewalk Replacement	921,779
Marion Drive Greenspace Project	2,504,724
Public Sector Staffing	20,202,978
Gatewood Drainage Study	204,230
Chaha Rd. - I.H. 30 to Lake Ray Hubbard Pkwy.	3,245,403
Callejo Road - Botello to Campbell	8,107,000
Naaman School Road - Brand to S.H. 78	6,587,962
Total ARPA Allocation	\$53,513,994



GARLAND

CITY COUNCIL STAFF REPORT

City Council Work Session

Work Session Item 1.

Meeting Date: 11/04/2024

Title: Updates to Authorized ARPA Reimbursable Positions

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Sound Governance and Finances

Area:

Issue/Summary

Consider updates to the ordinance that authorized eligible positions for reimbursement with ARPA funding that removes ineligible positions, adds new eligible positions, and updates titles for positions already authorized.

Background

At the April 2, 2024 Regular Meeting, the City Council approved Ordinance No. 7516 authorizing the reimbursement of payroll for eligible budgeted full-time positions for the period of March 3, 2021 through December 31, 2026 in the Federal Coronavirus Relief and Recovery Fund using ARPA funds in FY 2023-24, FY 2024-25, FY 2025-26, and FY 2026-27 (Attachment A).

Due to changes in the City's budgeted positions approved in the FY 2024-25 Operating Budget, updates to the authorized ARPA reimbursed positions are required. An updated list of positions (Attachment B) that removes ineligible positions, adds new eligible positions, and updates titles for positions already authorized is included for Council's consideration.

This strategy has been discussed with the City's external auditors, and it meets single audit requirements and ARPA guidance. No changes to operating appropriations in the Federal Coronavirus Relief and Recovery fund are projected.

Consideration / Recommendation

Consider updates to the ordinance that authorized eligible positions for reimbursement with ARPA funding that removes ineligible positions, adds new eligible positions, and updates titles for positions already authorized. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the November 19, 2024, Regular Meeting.

Attachments

Attachment A - Ordinance # 7516

Attachment B - Authorized ARPA Positions

Authorized ARPA Eligible Reimbursable Full-Time Positions		
Department	Position	Headcount
Animal Services	Adoption Specialist	3
Animal Services	Animal Care Technician	3
Animal Services	Veterinarian Technician	2
Building Inspection	Combination Inspector II	1
City Attorney	Deputy Marshal	3
Code Compliance	Grounds Attendant	1
Emergency Management	Emergency Management Specialist	1
Emergency Management	Managing Director	1
Engineering	Right of Way Inspector	1
Environmental Health	Environmental Health Specialist	1
Financial Services	Lead Payroll Coordinator	1
Fire	Firefighter	21
Fleet Services	Heavy Shop Master Mechanic	1
Fleet Services	Heavy Shop Mechanic	1
Human Resources	Benefits Analyst	1
Human Resources	Learning, Development & Engagement Coordinator	1
Human Resources	Recruiter II	1
Human Resources	Senior Benefits Analyst	1
Information Technology	AV Technician	1
Information Technology	Cyber Security Analyst	1
Information Technology	Information Systems Analyst	1
Information Technology	IT Project Manager	1
Information Technology	PC Technician I	3
Information Technology	Senior Desktop Systems Specialist	1

Information Technology	Senior Network Administrator	1
Information Technology	Senior Security Engineer	1
Information Technology	Sr. Application Programmer	1
Landfill	Customer Service Representative II	2
Landfill	Heavy Equipment Crew Leader	1
Landfill	Heavy Equipment Operator I	1
Landfill	Heavy Equipment Operator II	1
Landfill	Landfill Operations Specialist	1
Legislative Affairs	Legislative Affairs Director	1
Library	Library Assistant	2
Municipal Court	Court Services Assistant	1
Parks & Recreation	Landscape Technician	2
Parks & Recreation	Pool Technician	1
Parks & Recreation	Recreation Services Specialist	2
Parks & Recreation	Service Attendant	1
Parks & Recreation	Volunteer Coordinator	1
Police	Detention Supervisor	1
Police	Mental Health Clinician	2
Police	Police IT Systems Analyst	1
Police	Police Officer	4
Police	Police Supervisor	1
Police	Program Manager	1
Police	Records Tech	1
Police	Social Media Investigative Analyst	1
Procurement	Buyer	1
Project Management	Associate Business Project Manager	1

Project Management	Management Services Coordinator	1
Real Estate Management	Department Coordinator II	1
Real Estate Management	Real Estate Management Director	1
Risk Administration	Safety Coordinator	1
Special Events	Department Coordinator	1
Special Events	Department Coordinator I	1
Special Events	Special Events Manager	1
Streets	Construction Supervisor	1
Streets	Street Services Administrator	1
Transportation	Signs & Markings Technician	3
Transportation	Traffic Signal Technician	2
	TOTAL	101



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

5.

Meeting Date: 11/19/2024

Title: Brand Road Widening - Right-of-Way and Easement Acquisition from Real Property Owned By Garland ISD

Submitted By: Niels Brown, Real Estate Director

Strategic Focus Area: Well-Maintained City Infrastructure

Issue/Summary

A purchase agreement has been successfully negotiated with Garland ISD for the acquisition of right-of-way and easements needed to move forward with the Brand Road Widening Project.

Background

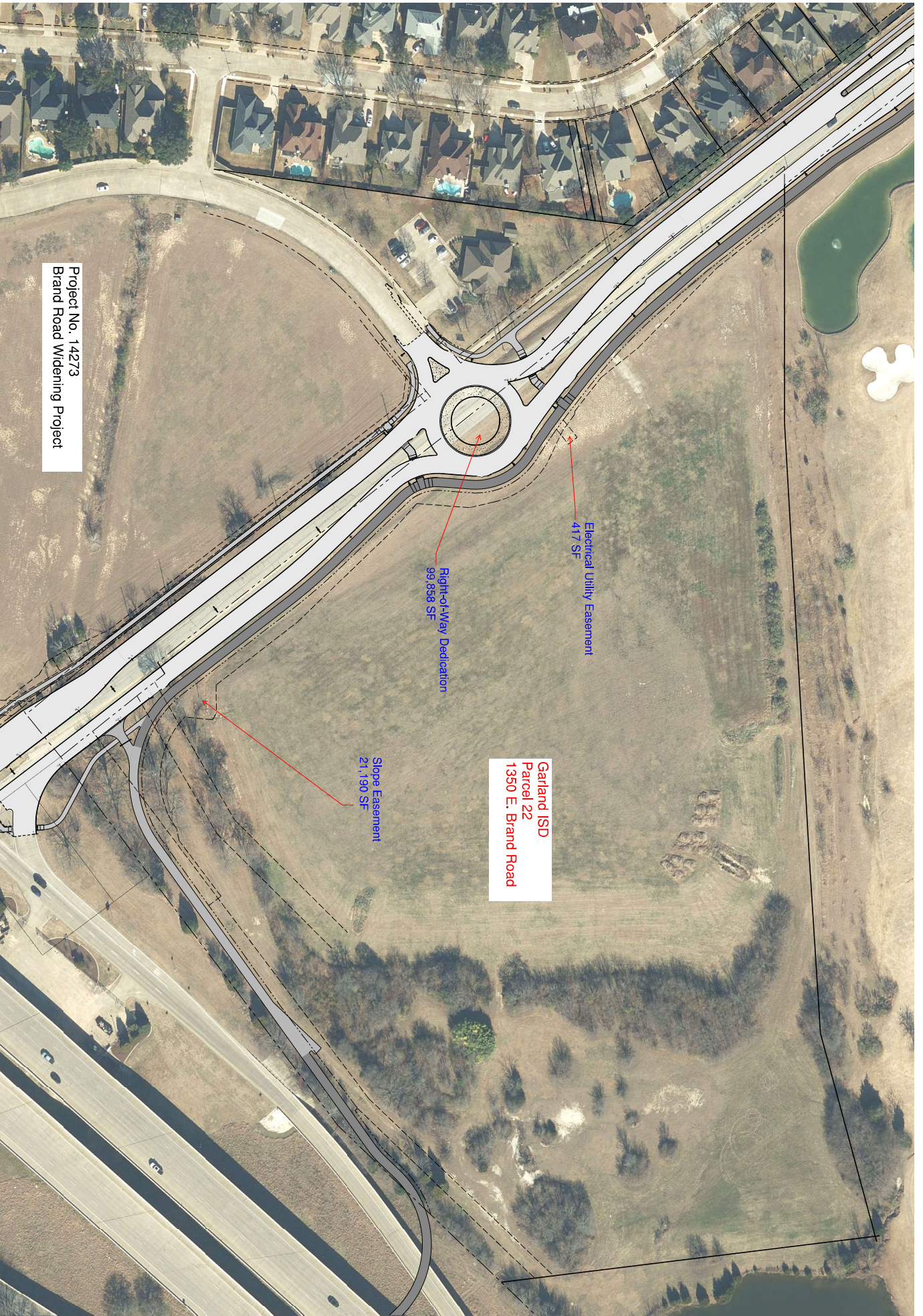
As part of the 2019 Bond Program, voters approved reconstruction of Brand Road (from S.H. 190 to Muirfield) from a two-lane roadway into a four-lane divided street. This requires additional land/right-of-way and staff have been working with consultants to acquire the necessary property. Council has been previously briefed regarding the need for right-of-way and easement acquisitions for the Brand Road (from S.H. 190 to Muirfield) project.

Consideration / Recommendation

Council is requested to consider by minute action the approval of a purchase agreement negotiated with Garland ISD in the amount of \$409,196.55 for the acquisition of the right-of-way and easement interests from real property located at 1350 East Brand Road, and authorize the City Manager to execute such documents necessary to complete the transaction.

Attachments

GISD Parcel 22 - Tract
Executed Offer Letter



Project No. 14273
Brand Road Widening Project

Electrical Utility Easement
417 SF

Right-of-Way Dedication
99,898 SF

Slope Easement
21,190 SF

Garland ISD
Parcel 22
1350 E. Brand Road

June 3, 2024

CMRRR: 7021 2720 0003 0372 7072

Garland Independent School District
Attn: Paul Gonzales, Executive Director of Facilities and Maintenance
501 South Jupiter Rd.
Garland, TX 75042
via email: a701@garlandisd.net

RE: Brand Rd from S.H. 190 to Muirfield Rd. Road Improvement Project

Dear Mr. Gonzales,

The City of Garland is providing improvements along Brand Road. The City has determined the property at: 1350 E Brand Road, Garland, TX 75044 will be affected.

In exchange for the execution and delivery of necessary documents the City agrees to pay:

- **\$49,584.60** as total compensation for the 21,190 square feet easement (22-S Slope Easement)
- **\$1,121.73** as total compensation for the 417 square feet easement (22-E Electrical Easement)
- **\$358,490.22** as total compensation for the 99,858 square feet dedication (22-R-Right of Way Dedication)

In total, the City of Garland is offering **\$409,196.55** for all easements and dedications.

For appraisal purposes, the City's policy for this type of project is to use the Dallas County Appraisal District's (DCAD) assessed value of your property. Due to Garland ISD being a tax-exempt entity with no valuation assessed we used the median of the surrounding impacted parcels to determine easement and ROW dedication values. \$3.59 per square foot was used along with the following calculations to determine compensation.

The slope easement compensation is calculated at 65% of the DCAD value.
Electrical easement compensation is calculated at 75% of the DCAD value.
Right of Way dedication compensation is calculated at 100% of the DCAD value.

You will still own the land covered by the easements. The easements only grant the City the right to use the property for a specific purpose.

If this offer is acceptable, please sign where provided below indicating your acceptance and return along with and executed original easement and dedication documents bearing your notarized signature and a W9. If you need a notary, we are happy to provide that service to you.

You have the right to discuss with others any offer or agreement regarding the City acquisition of the subject property or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552 of the Texas Government Code, Texas Open Records Act, as it may apply to the City.

The Texas Legislature enacted House Bill 1495, known as the "Landowner's Bill of Rights Act", requires that entities with eminent domain authority provide to landowners a written statement of their rights and options as provided by law. Since the interest in your property is required by the City of Garland to facilitate the construction of public



improvements, a copy of your rights as prepared by the Texas Office of the Attorney General is enclosed with this letter.

Web site: <https://www.oag.state.tx.us/>

or

<https://texasattorneygeneral.gov/sites/default/files/files/divisions/general-oag/landowners-bill-of-rights-2022.pdf>

Trent DeWitt and Gladys Garcia of Criado a Dunaway company will be coordinating real estate matters with property owners and the City of Garland. If you have any questions or concerns, please contact Trent DeWitt at (479) 747-0550 tdewitt@criadoassociates.com or Gladys Garcia at (832) 469-3985 ggarcia@criadoassociates.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trent DeWitt".

Trent DeWitt
Project Manager ROW

Agreed and Approved:

By: Robert L. Sullivan, Jr.

Its: _____

Date: 8/27/2024

Enclosures:

2 Easement Documents

1 Dedication Document

Exhibit A- including metes and bounds description and sketch

Landowner's Bill of Rights

W-9



GARLAND

PLANNING REPORT

City Council Regular Session

6. a.

Meeting Date: 11/19/2024

Item Title: Z 24-31 Olsson (District 4)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

LOCATION

3285 Broadway Boulevard

OWNER

McDonald's Corporation

PLAN COMMISSION RECOMMENDATION

On October 14, 2024, with a nine (9) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for twenty-five (25) years and 2) a Concept Plan for a Restaurant, Drive-Through Use.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for twenty-five (25) years and 2) a Concept Plan for a Restaurant, Drive-Through Use.

Staff finds value in bringing a legal nonconforming use into compliance with the current development code. As the proposed minor expansion of an existing restaurant with drive through is consistent with the Future Land Use Map and is generally compatible with surrounding area, staff is rendering a recommendation of approval.

BACKGROUND

The subject property contains a legal-nonconforming Restaurant, Drive-Through [McDonald's]. The McDonald's is remodeling and slightly expanding the building, which requires the property to conform to the Garland Development Code (GDC). A Specific Use Provision (SUP) is required for all Restaurant, Drive-Through Uses in Garland per the Garland Development Code (GDC).

SITE DATA

The subject property contains approximately 0.995 acres and has approximately 190 linear feet of frontage along Broadway Boulevard and approximately 217 linear feet of frontage along East Kingsley Road. The site can be accessed from Broadway Boulevard and East Kingsley Road. The existing building size is approximately 5,958 square feet and the applicant is contemplating an approximate expansion of 194 square feet located on the drive through side of the building.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. A Specific Use Provision (SUP) is required for a Restaurant, Drive-Through Use.

CONSIDERATIONS

SPECIFIC USE PROVISION:

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

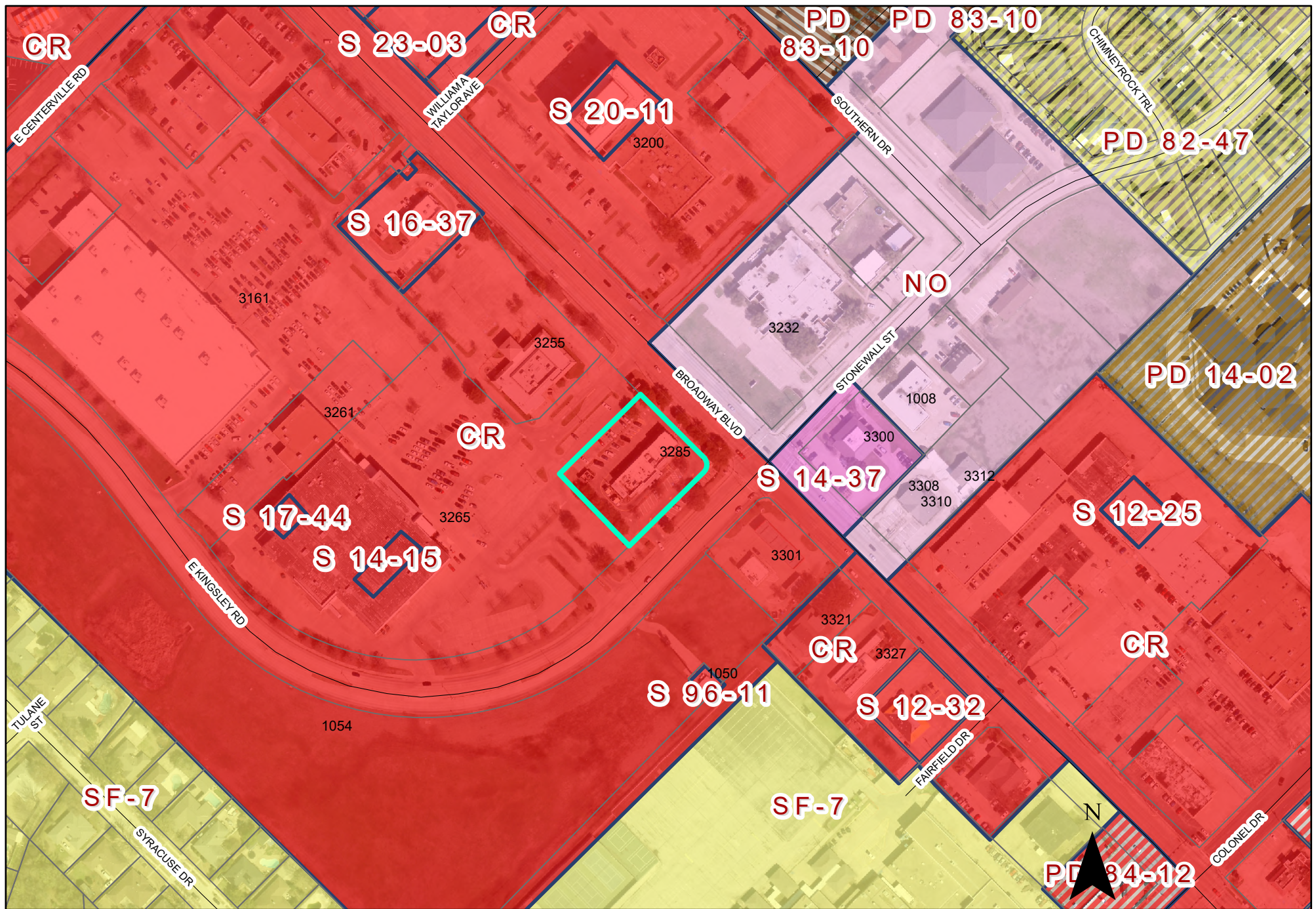
The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes. The proposal would continue to provide a supporting restaurant use to the nearby residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Neighborhood Office (NO) District and contains a vacant structure. The properties to the west, south, and east are zoned Community Retail (CR) District and provide a number of commercial services. A shopping center is located to the south providing fitness, restaurants, and retail. The property to the west is a church, and the property to the east contains both a gas station, convenience store and an empty lot.

Attachments

Z 24-31 Location Map
Z 24-31 SUP Conditions
Z 24-31 Concept Plan
Z 24-31 R&M
Z 24-31 Responses
Z 24-31 Staff Presentation



0 100 200 400 ft

ZONING MAP Z 24-31

 INDICATES AREA OF REQUEST

3285 Broadway Boulevard

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-31

3285 Broadway Boulevard

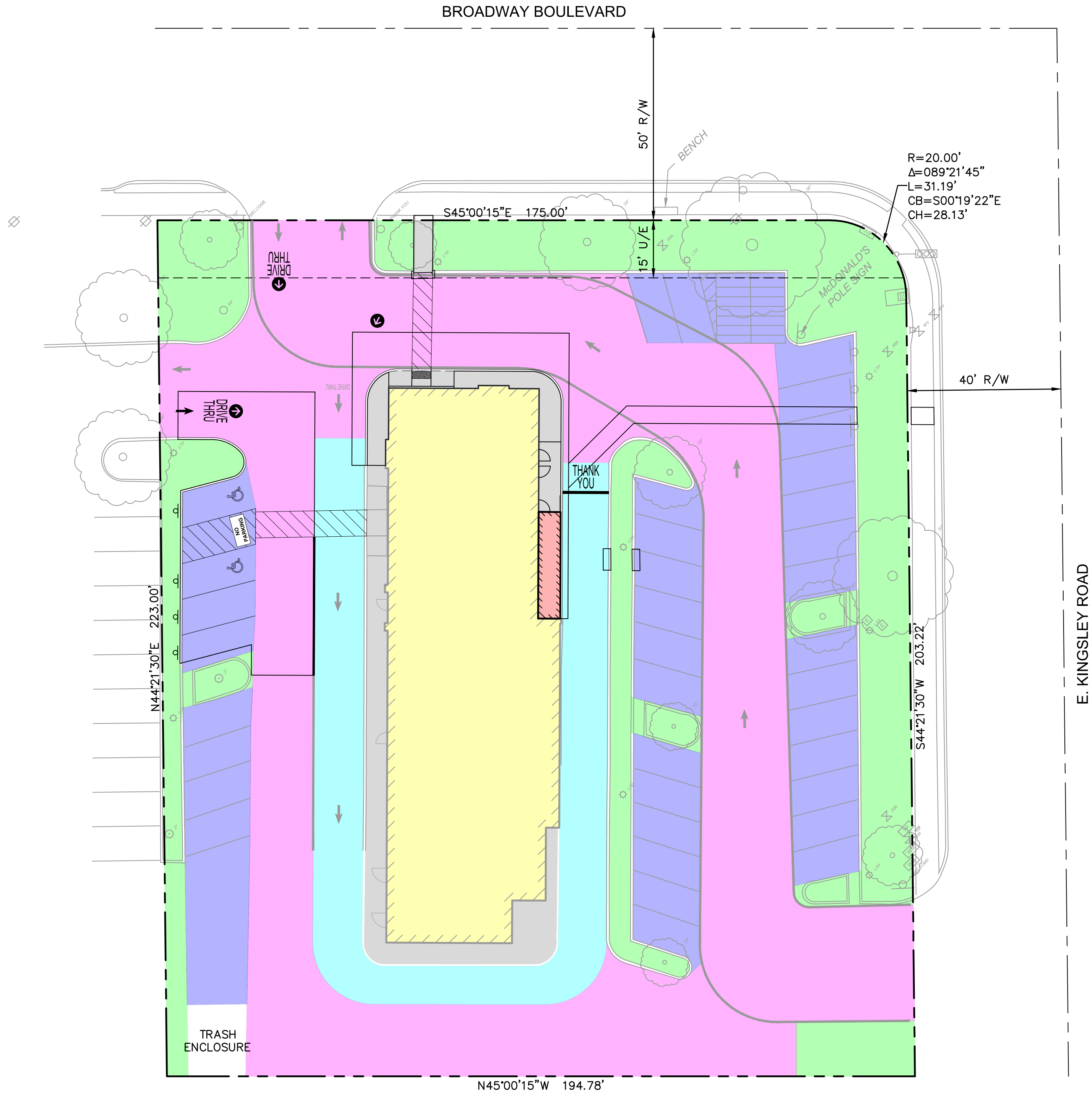
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period:** The Specific Use Provision shall have a twenty-five-year time period.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

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

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



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- DRIVE THRU
- PARKING
- DRIVE AISLE
- SIDEWALK
- GREEN SPACE / LANDSCAPING



VICINITY MAP
NOT TO SCALE

EXISTING ZONING
COMMUNITY RETAIL DISTRICT

EXISTING/PROPOSED LAND USE
RESTAURANT WITH DRIVE THRU

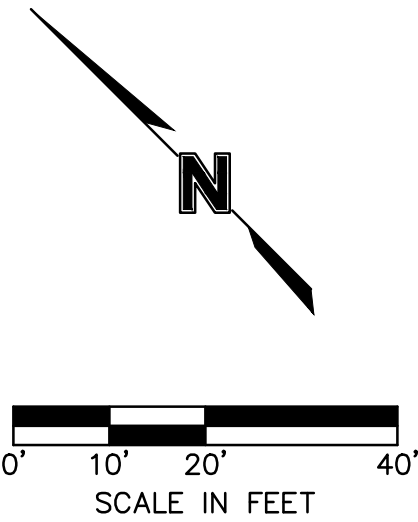
SITE AREA
43,350 SF, 0.995 ACRES

PROPERTY OWNER
MCDONALD'S CORPORATION
110 N. CARPENTER STREET
CHICAGO, IL 60607
ATTN: AMANDA GOODIE
281.789.2646

APPLICANT
OLSSON
302 S. 4TH STREET, SUITE 110
MANHATTAN, KS 66502
ATTN: ANDY KRUSE
785.320.7855

SHEET NO.	TITLE	DRAWN BY A/JK	STD ISSUE DATE	REVIEWED BY	DATE ISSUED	SITE ID	SITE ADDRESS	REV	DATE	DESCRIPTION	BY	DATE	REMARKS
042-0578	CONCEPT PLAN												
CP	MCDONALD'S RESTAURANT GARLAND, TEXAS				09.19.24								
042-0578.00.0													

NOTE
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.



olsson
Olsson - Engineering
Texas Registered Engineering Firm F-4253
302 S. 4th Street, Suite 110
Manhattan, Kansas 66502
TEL 785.538.6900
FAX 785.538.6901
www.olsson.com

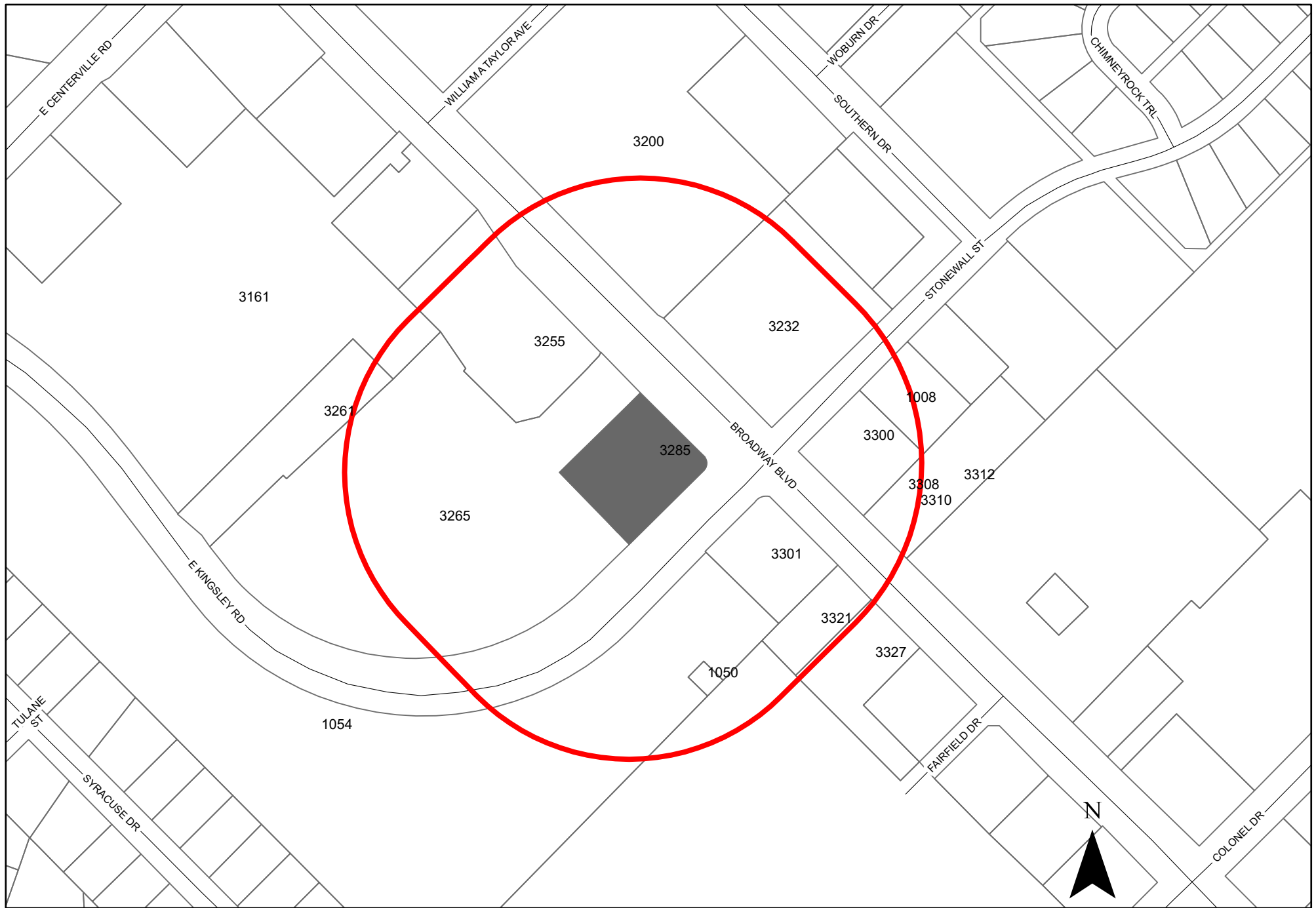
REPORT & MINUTES

P.C. Meeting, October 14, 2024

3a. APPROVED Consideration of the application of **Olsson**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Plan for a Restaurant, Drive-Through Use. This property is located at 3285 Broadway Boulevard (District 4) (File Z 24-31)

Mr. Wolverton provided a presentation and answered questions of the Plan Commission.

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



0 100 200 400 ft

ZONING MAP Z 24-31

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

3285 Broadway Boulevard

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



GARLAND
TEXAS MADE HERE

The applicant requests a Specific Use Provision (SUP) for an existing Restaurant, Drive-through use [McDonald's]

City Council Meeting

November 19, 2024

Z 24-31

CASE INFORMATION

Location: 3285 Broadway Boulevard

Applicant: Olsson

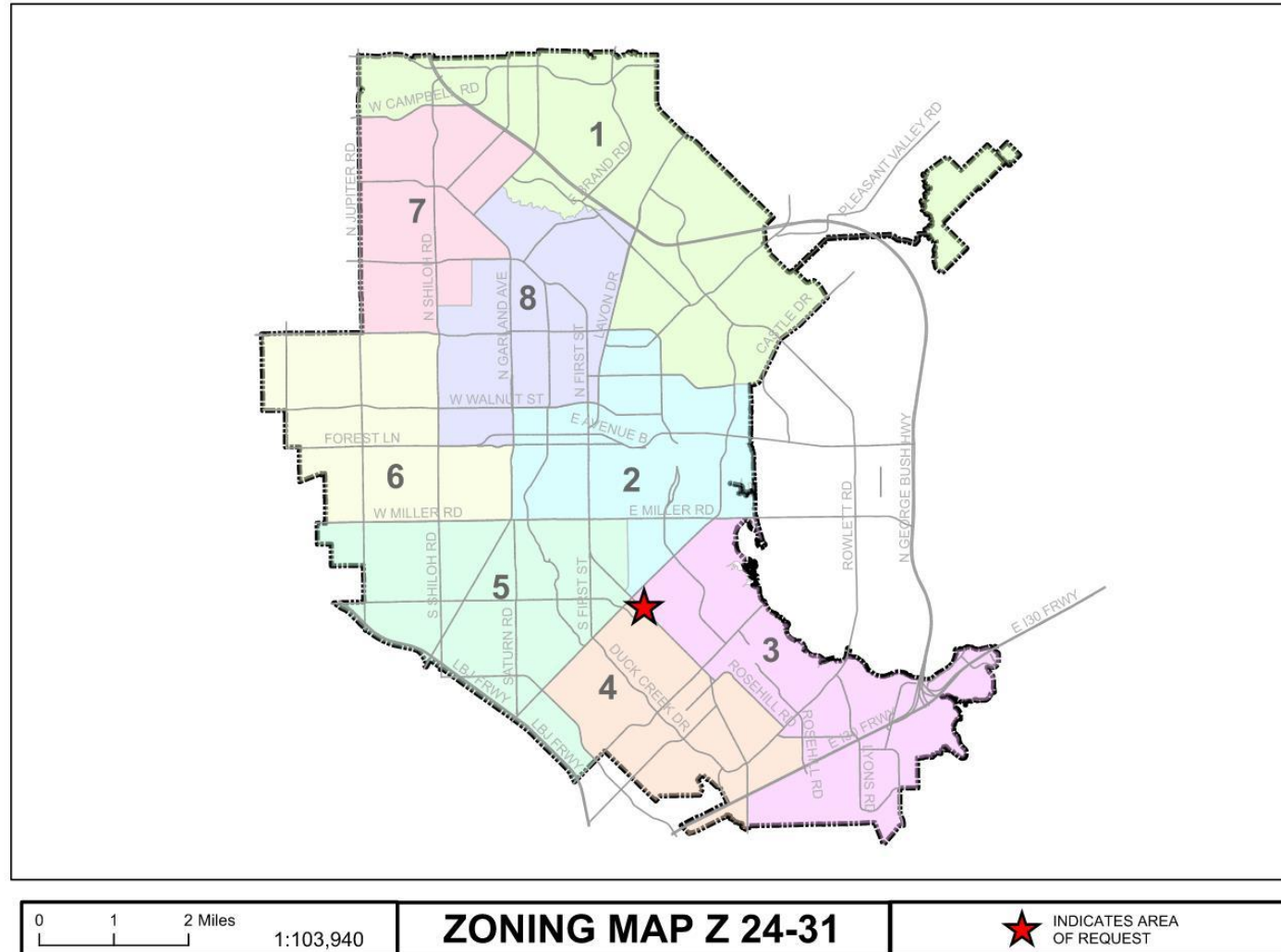
Owner: McDonald's Corporation

Acreage: 0.995 acres

Zoning: Community Retail (CR) District



CITYWIDE LOCATION MAP

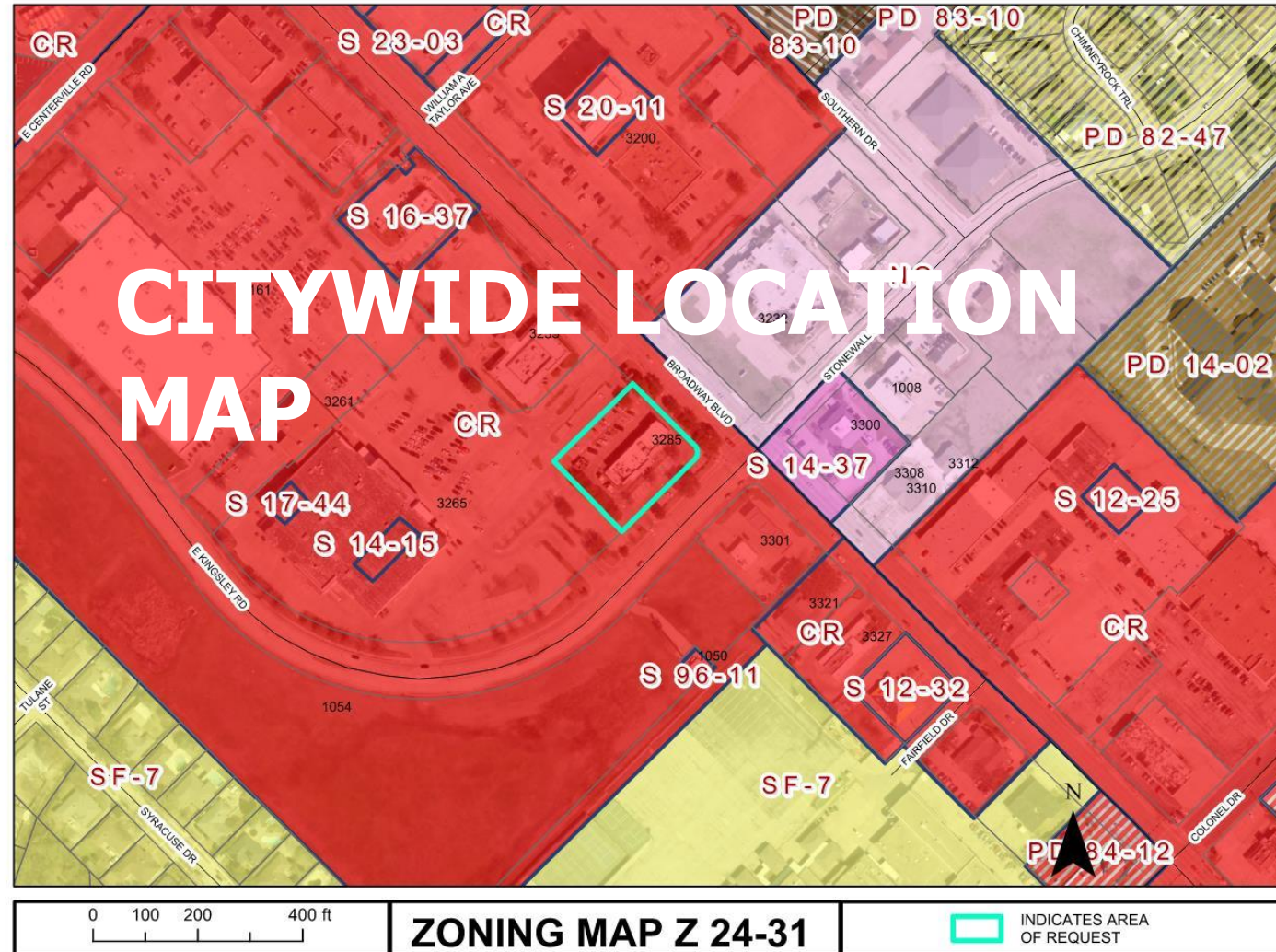


Z 24-31



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LOCATION MAP



3285 Broadway Boulevard

Z 24-31



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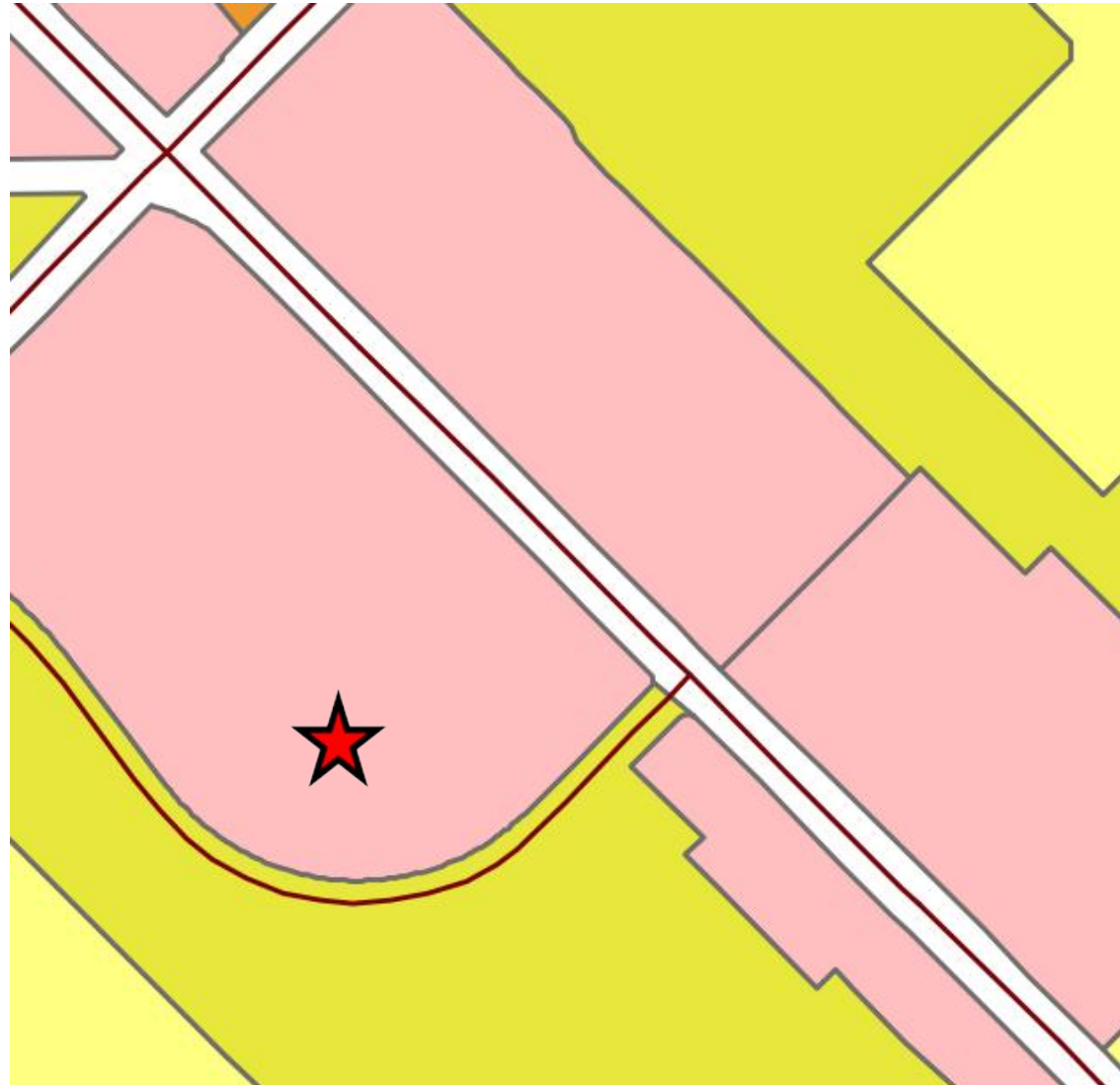
COMPREHENSIVE PLAN



Neighborhood Centers



A mix of retail, services and community gathering places, appropriately scaled to adjacent residential areas



Z 24-31



GARLAND
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PHOTOS



View of the subject property



Northeast of the subject property looking across Broadway Boulevard

Z 24-31



GARLAND
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PHOTOS



East of the subject property across East Kingsley Road toward South Garland High School

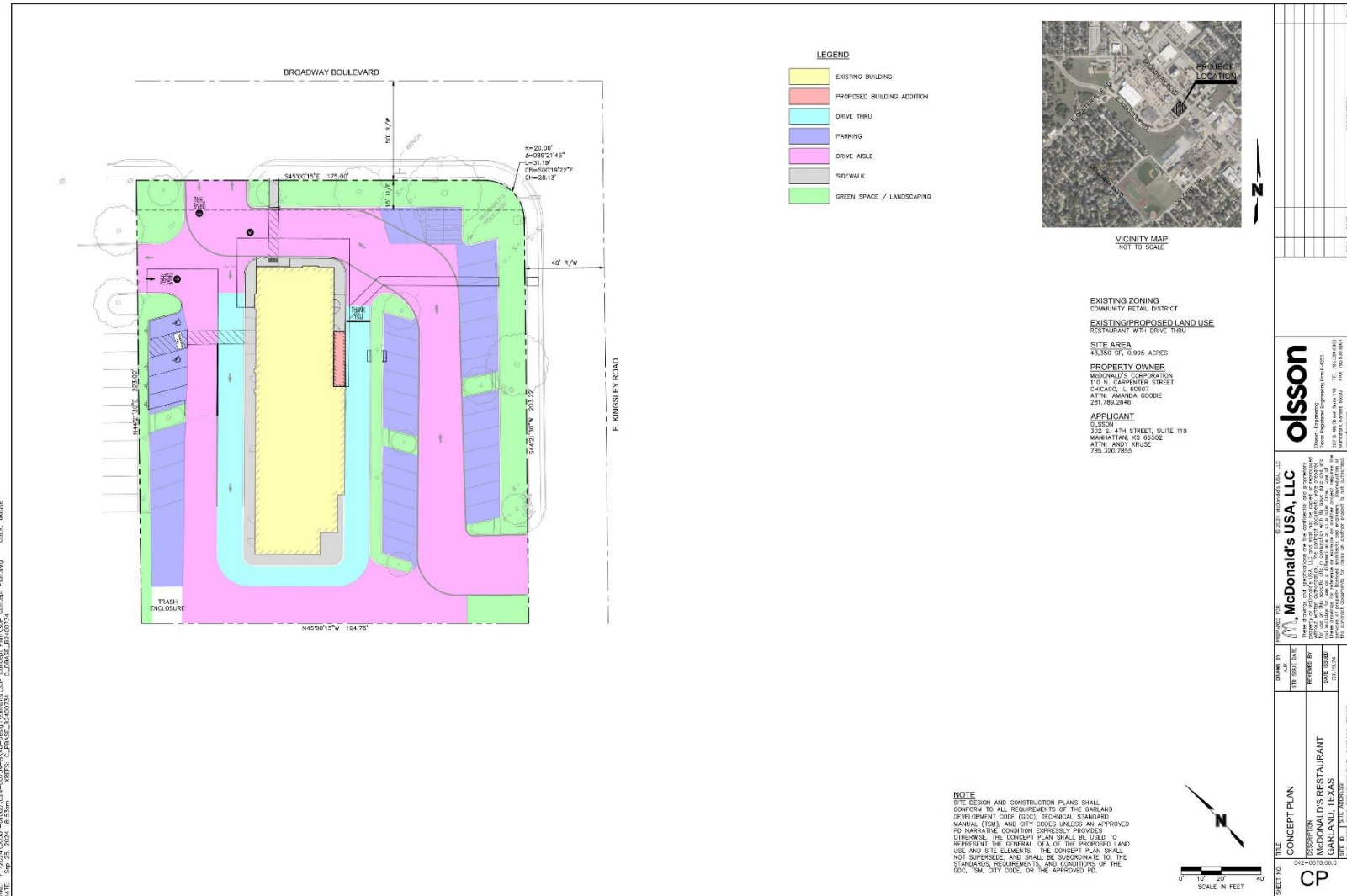


Southeast of the subject property facing the intersection of Broadway and Kingsley

Z 24-31



CONCEPT PLAN

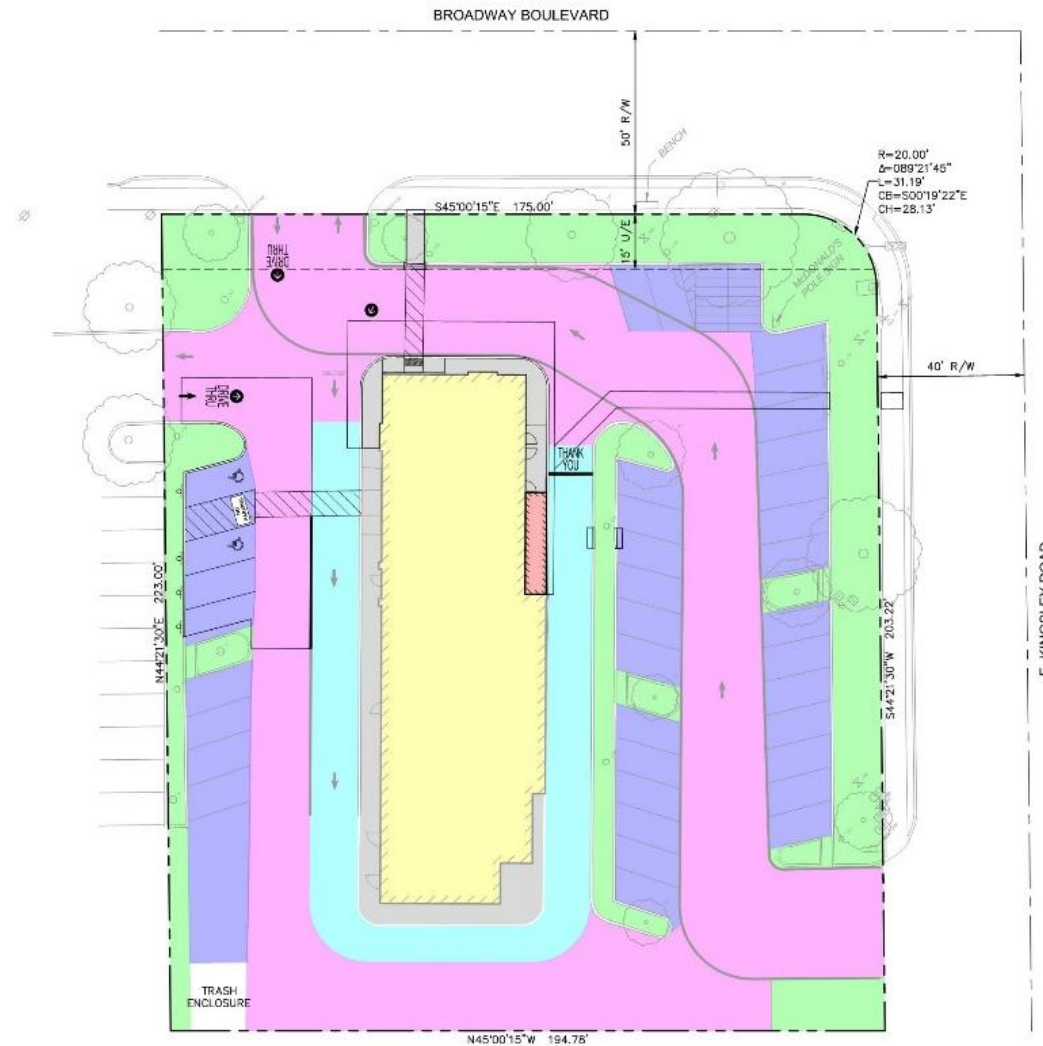


Z 24-31



GARLAND
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CONCEPT PLAN



Z 24-31



SPECIFIC USE PROVISION

The applicant is requesting:

- Approval of a twenty-five (25) year Specific Use Provision.

[The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years]



STAFF RECOMMENDATION

Staff is recommending:

- Approval of
 - 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) for a twenty-five (25) year timeline;
 - 2) A Concept Plan for a Restaurant, Drive-Through Use.

PLAN COMMISSION

Plan Commission has recommended:

- Approval of

- 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) for a twenty-five (25) year timeline;
- 2) A Concept Plan for a Restaurant, Drive-Through Use.



GARLAND
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RESPONSE LETTER UPDATE





GARLAND

PLANNING REPORT

City Council Regular Session

6. b.

Meeting Date: 11/19/2024

Item Title: Z 24-32 Olsson (District 5)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 02-48 District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

LOCATION

1100 West Centerville

OWNER

McDonald's Corporation

PLAN COMMISSION RECOMMENDATION

On October 28, 2024, with a nine (9) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 02-48 District for twenty-five (25) years and 2) a Concept Plan for a Restaurant, Drive-Through Use.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 02-48 District for twenty-five (25) years and 2) a Concept Plan for a Restaurant, Drive-Through Use.

Staff finds value in bringing a legal nonconforming use into compliance with the current development code. As the proposed minor expansion of an existing restaurant with drive through is consistent with the Future Land Use Map and is generally compatible with surrounding area, staff is rendering a recommendation of approval.

BACKGROUND

The subject property contains a legal-nonconforming Restaurant, Drive-Through [McDonald's]. The McDonald's is remodeling and slightly expanding the building, which requires the property to conform to the Garland Development Code (GDC). A Specific Use Provision (SUP) is required for all Restaurant, Drive-Through Uses in Garland per the Garland Development Code (GDC).

SITE DATA

The subject property contains approximately 0.6275 acres and has approximately 115 linear feet of frontage along West Centerville Road. The site can be accessed from Centerville Road. The existing building size is approximately 4,085 square feet and the applicant is contemplating a minor expansion of approximately 81 square feet.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 02-48 for Community Retail (CR) Uses. A Specific Use Provision (SUP) is required for a Restaurant, Drive-Through Use in the CR zoning district.

CONSIDERATIONS

SPECIFIC USE PROVISION:

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Plan (FLUP) map identifies this area as Community Centers. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

Accommodating an existing restaurant with drive-through would be considered consistent with the vision of the area within the Comprehensive Plan.

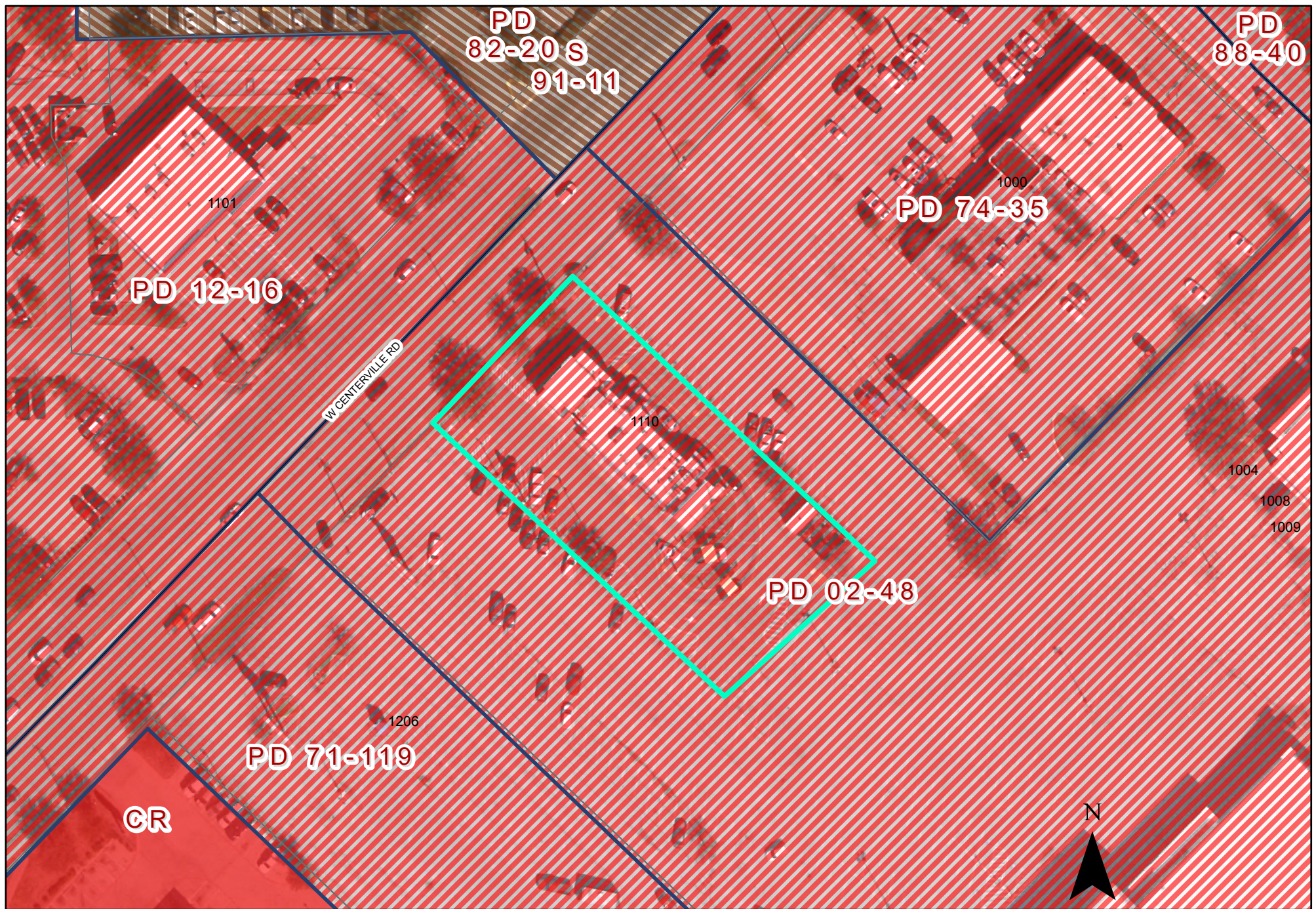
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) 74-35 for Community Retail (CR) Uses and contains a Financial Institution with a Drive-Through. The property to the east is zoned Planned Development (PD) District 02-48 for Community Retail (CR) Uses and contains a shopping center with restaurants, retail, and more. The property to the south is also zoned Planned Development (PD) District 02-48 and contains a Retail (ice, water, etc.) Kiosk, Self-Service. Finally, the property to the west is across West Centerville Road is zoned Planned Development (PD) District 12-16 for Community Retail (CR) Uses and contains a Restaurant, Drive-Through (Starbucks) and a Health & Fitness Gym (indoor).

The proposed use is generally compatible with the surrounding area and associated uses.

Attachments

Z 24-32 Location Map
Z 24-32 SUP Conditions
Z 24-32 Concept Plan
Z 24-32 R&M
Z 24-32 Responses
Z 24-32 Staff Presentation



0 25 50 100 ft

ZONING MAP Z 24-32

 INDICATES AREA OF REQUEST

1110 W Centerville Rd

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-32

1110 West Centerville Road

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.

II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 02-48 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Specific Regulations:

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

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

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

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

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

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



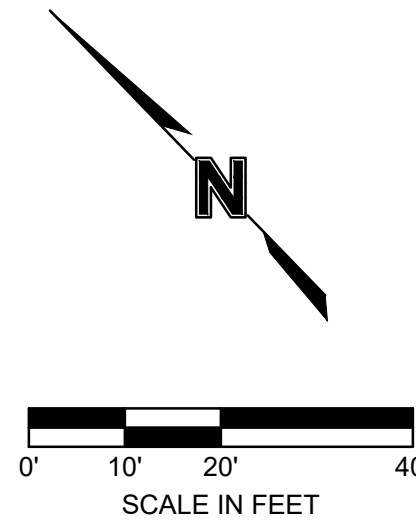
- | | |
|---|----------------------------|
|  | EXISTING BUILDING |
|  | PROPOSED BUILDING ADDITION |
|  | DRIVE THRU |
|  | PARKING |
|  | DRIVE AISLE |
|  | SIDEWALK |
|  | GREEN SPACE / LANDSCAPING |

EXISTING/PROPOSED LAND USE
RESTAURANT WITH DRIVE THRU

PROPERTY OWNER
McDONALD'S CORPORATION
110 N. CARPENTER STREET
CHICAGO, IL 60607
ATTN: AMANDA GOODIE
281.789.2646

APPLICANT
OLSSON
302 S. 4TH STREET, SUITE 110
MANHATTAN, KS 66502
ATTN: ANDY KRUSE
785.320.7855

NOTE
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.



SHEET NO.	TITLE	DRAWN BY A.L.K.	PREPARED FOR:  McDonald's USA, LLC © 2024 McDonald's USA, LLC	DATE	REV	BY					
							CONCEPT PLAN	STD ISSUE DATE			
									DESCRIPTION MCDONALD'S RESTAURANT GARLAND, TEXAS	REVIEWED BY DATE ISSUED 09.19.24	
											SITE ID
042-1206.00.0											
CP	042-1206	1110 W. CANTERVILLE ROAD, GARLAND, TEXAS	© 2024 McDonald's USA, LLC		Olsson - Engineering 302 S. 4th Street, Suite 110 Minneapolis, Kansas 66902 TEL 785.539.6900 FAX 785.539.6901 www.olson.com	DATE	REV	DESCRIPTION	BY		

REPORT & MINUTES

P.C. Meeting, October 28, 2024

2a. APPROVED Consideration of the application of Olsson, Olsson, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 02-48 District and 2) a Concept Plan for a Restaurant, Drive-Through Use. This property is located at 1110 West Centerville Road. (District 5) (File Z 24-32)

Ms. Nur provided a presentation and answered questions of the Plan Commission.

There was a question by the Commission regarding the landscaping provisions and if those will also change now that the applicant will be within conformity.

Staff clarified that during the site or the building permit stage, the applicant will be required to comply per the Garland Development Code.

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

ZONING MAP Z 24-32

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

1110 W Centerville Rd

Comment Form

Case Z 24-32

Z 24-32 Olsson. The applicant proposes a Specific Use Provision for an existing Restaurant, Drive-Through (McDonald's). The site is located at 1110 West Centerville Road (District 5)

Z 24-32 Olsson. El solicitante propone una disposición de uso específico para un restaurante existente, servicio de autoservicio (McDonald's). El sitio está ubicado en 1110 West Centerville Road (Distrito 5)

Z 24-32 Olsson. Người nộp đơn đề xuất Điều khoản sử dụng cụ thể cho một Nhà hàng hiện có, Lái xe qua (McDonald's). Địa điểm tọa lạc tại 1110 West Centerville Road (Quận 5)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Brainfield, Inc.

By: Quine & Associates, Inc., Agent

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

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

1015 West Centerville Road

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 24-32 **Outside the Notification Area**

Z 24-32 Olsson. The applicant proposes a Specific Use Provision for an existing Restaurant, Drive-Through (McDonald's). The site is located at 1110 West Centerville Road (District 5)

Z 24-32 Olsson. El solicitante propone una disposición de uso específico para un restaurante existente, servicio de autoservicio (McDonald's). El sitio está ubicado en 1110 West Centerville Road (Distrito 5)

Z 24-32 Olsson. Người nộp đơn đề xuất Điều khoản sử dụng cụ thể cho một Nhà hàng hiện có, Lái xe qua (McDonald's). Địa điểm tọa lạc tại 1110 West Centerville Road (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

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

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

William T. Gibson

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

William T. Gibson

Signature / Firma / Chữ ký

10-11-2024

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 24-32

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

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

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

There is too much traffic in this area.



GARLAND
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The applicant requests a Specific Use Provision (SUP) for an existing Restaurant, Drive-Through use [McDonald's]

City Council Meeting

November 19, 2024

Z 24-32

CASE INFORMATION

Location: 1110 West Centerville Road

Applicant: Olsson

Owner: McDonald's Corporation

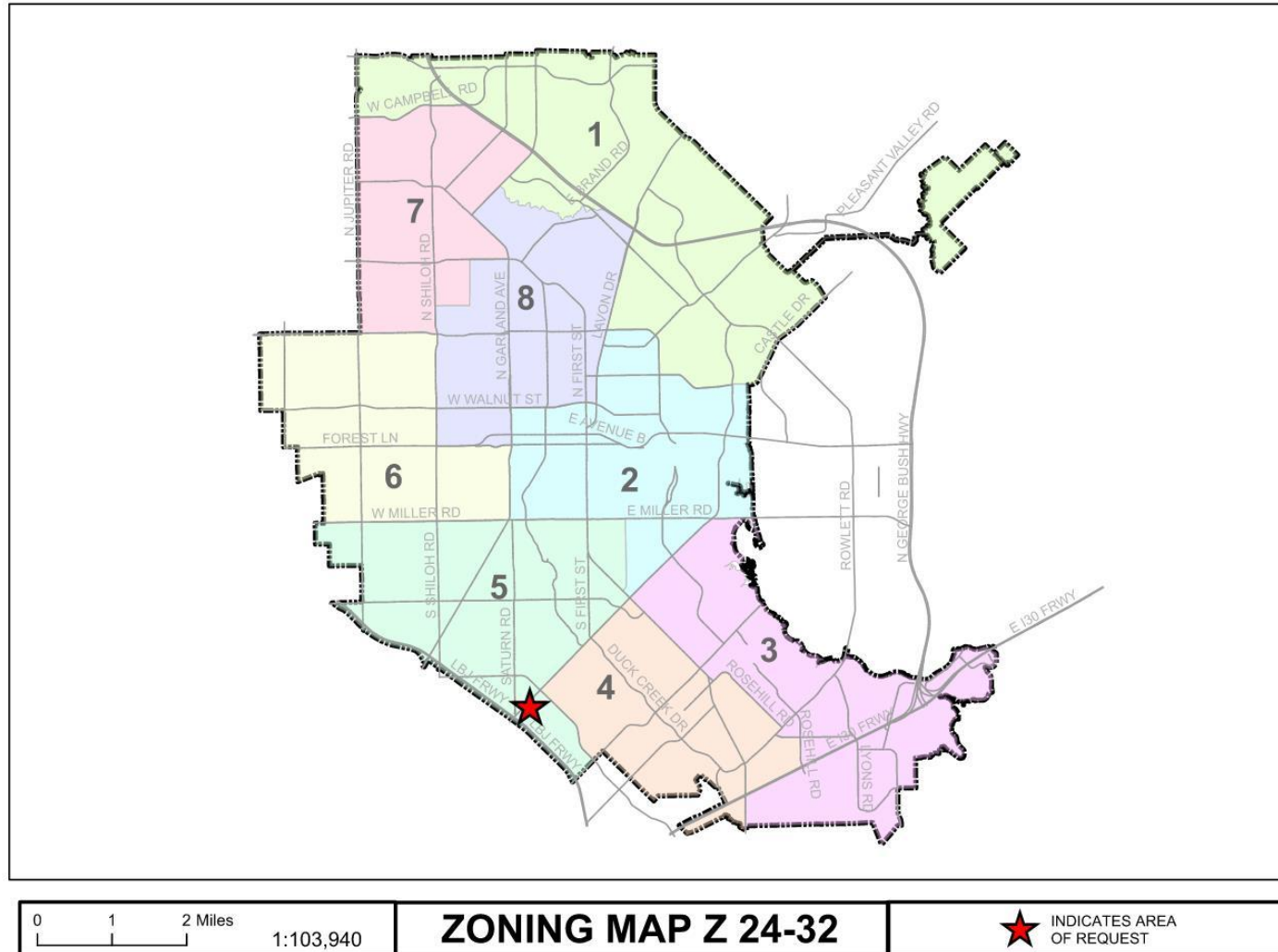
Acreage: 0.6725 acres

Zoning: Planned Development (PD) District 02-48



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CITYWIDE LOCATION MAP

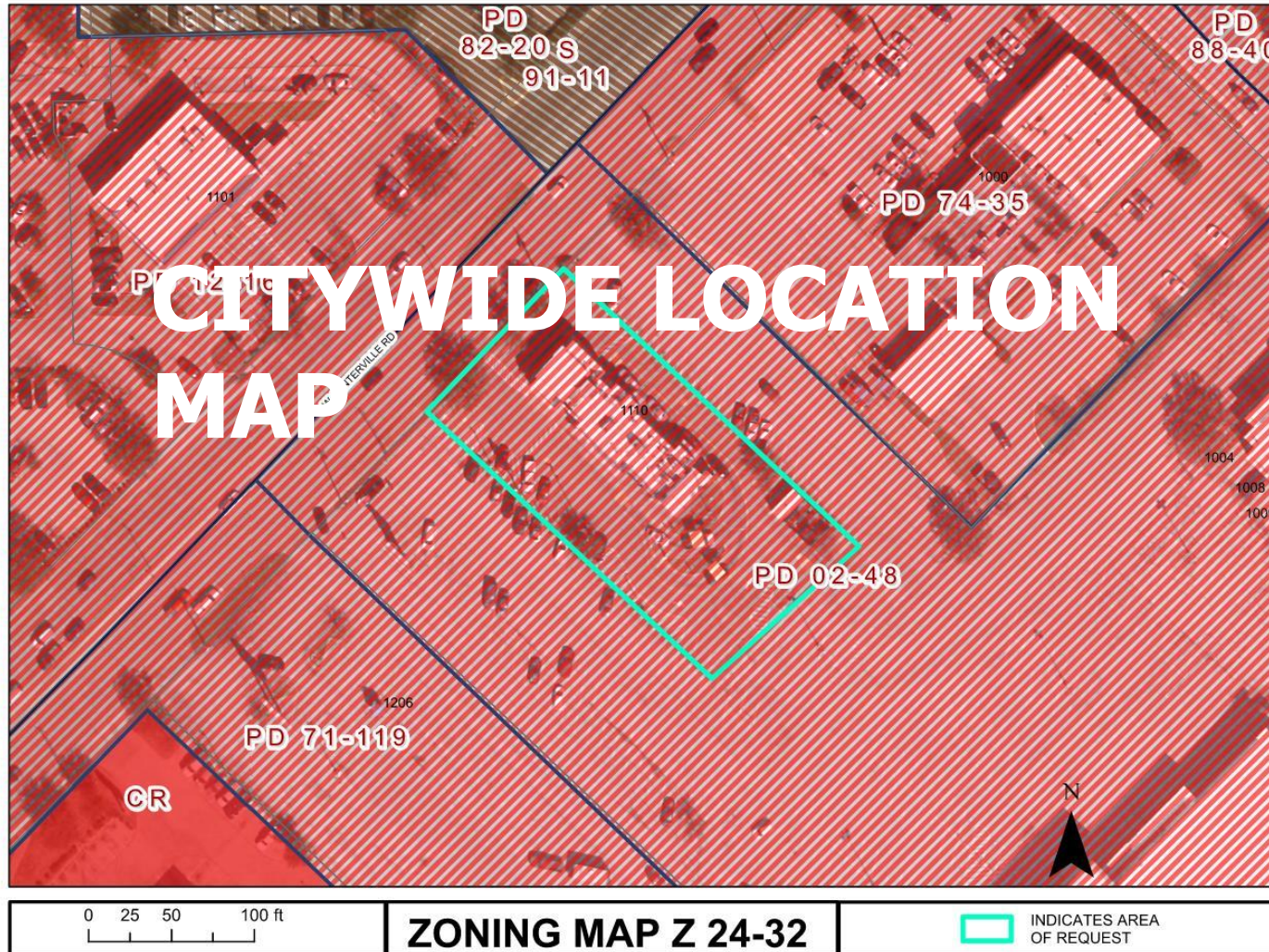


Z 24-32



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LOCATION MAP

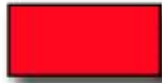


1110 W Centerville Rd

Z 24-32



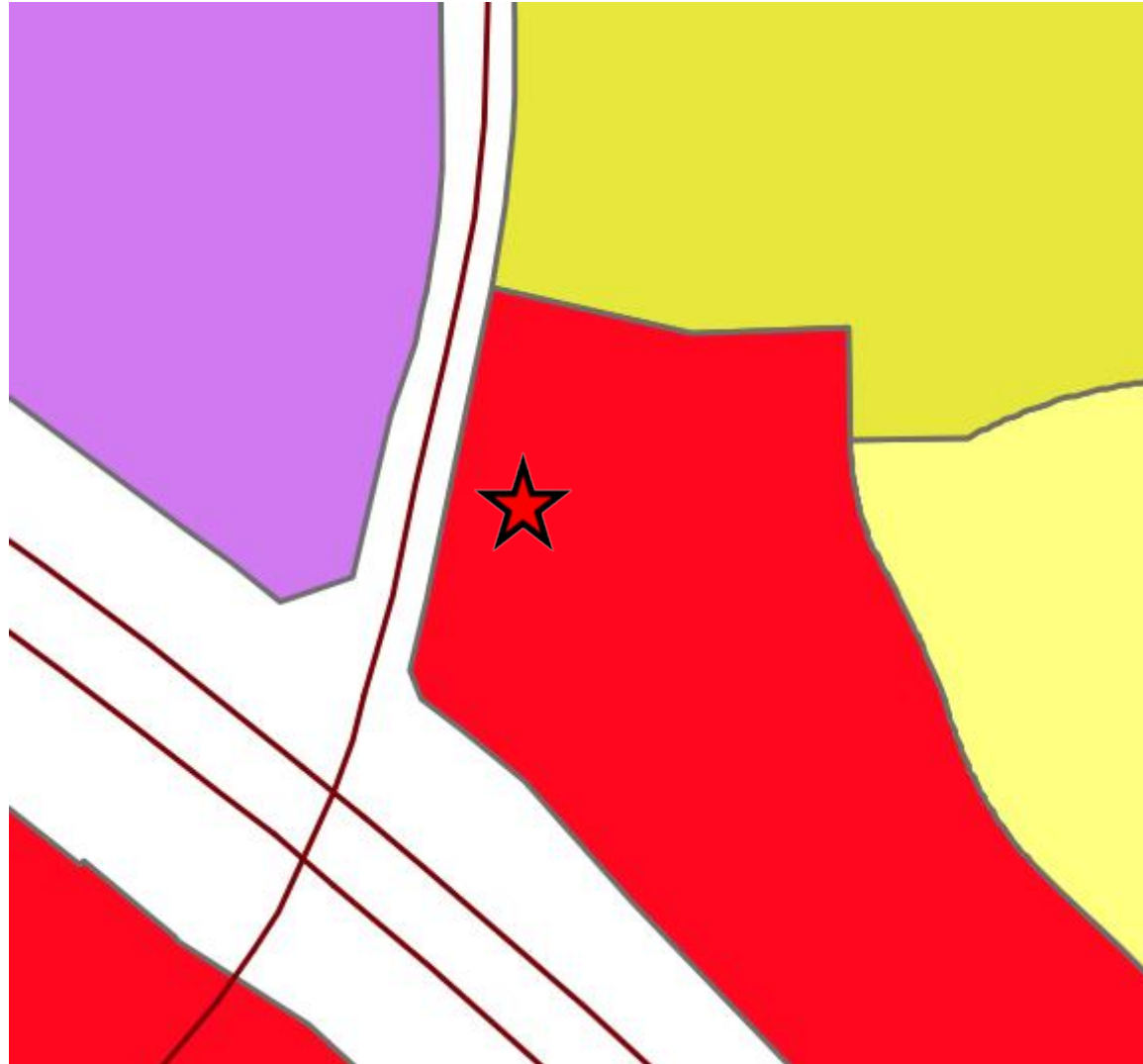
COMPREHENSIVE PLAN



Community Centers



Areas with compact development, primarily non-residential, serving a collection of neighborhoods.





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PHOTOS



View of the subject property from West Centerville Road.



Looking South down West Centerville Road from the subject site.

Z 24-32



GARLAND
TEXAS MADE HERE

PHOTOS



Looking North up West Centerville Road from the subject site.



View from the subject site looking across West Centerville Road to the West.



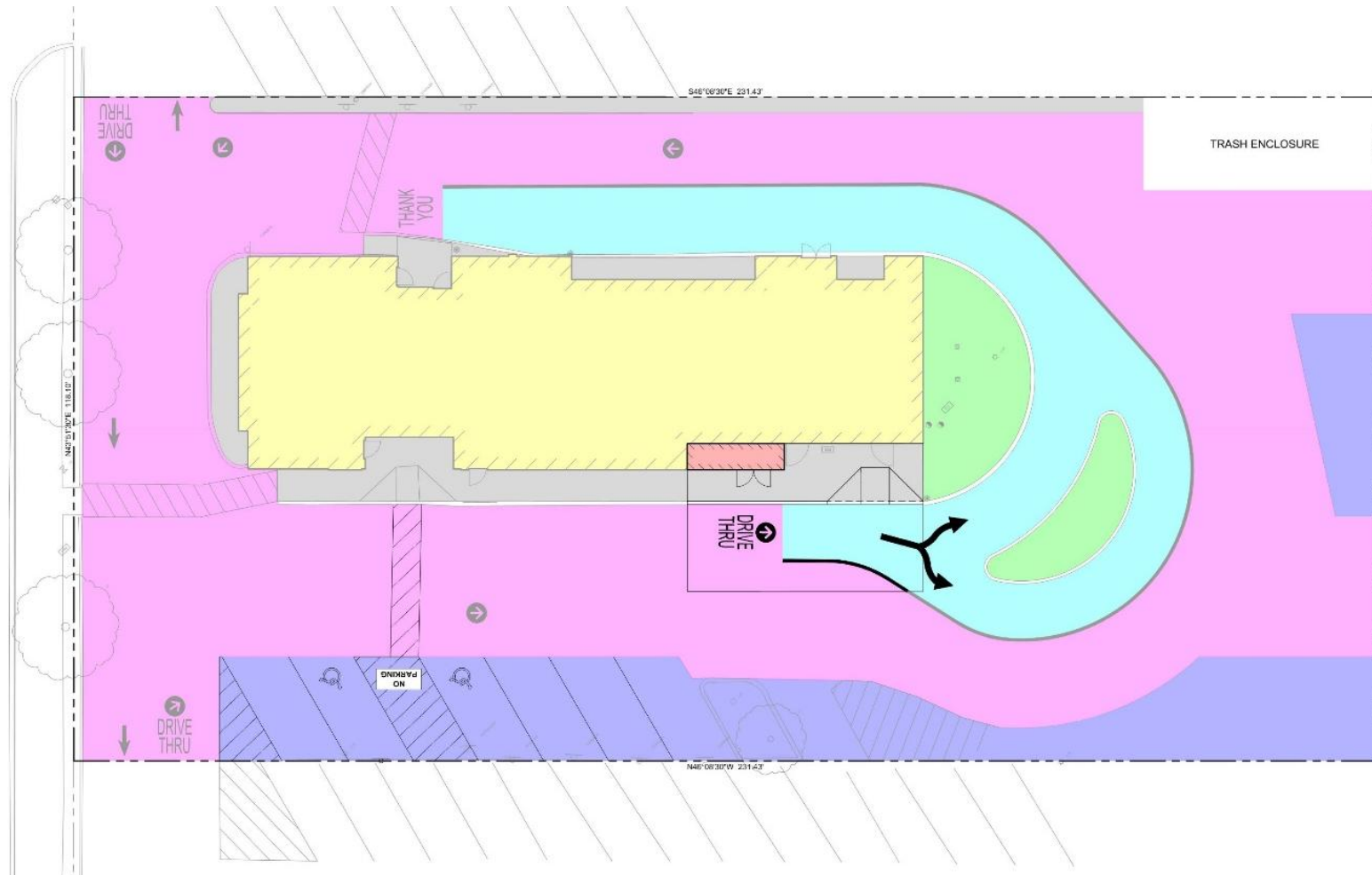
CONCEPT PLAN





GARLAND
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CONCEPT PLAN



Z 24-32



SPECIFIC USE PROVISION

The applicant is requesting:

- Approval of a twenty-five (25) year Specific Use Provision.

[The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years]



STAFF RECOMMENDATION

Staff is recommending:

- Approval of

- 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 02-48 for a twenty-five (25) year timeline;
- 2) A Concept Plan for a Restaurant, Drive-Through Use.

PLAN COMMISSION

Plan Commission has recommended:

- Approval of

- 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 02-48 for a twenty-five (25) year timeline;
- 2) A Concept Plan for a Restaurant, Drive-Through Use.



GARLAND
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RESPONSE LETTER UPDATE





GARLAND
PLANNING REPORT

City Council Regular Session

6. c.

Meeting Date: 11/19/2024

Item Title: Z 24-33 Mannik Smith Group, Inc. (District 1)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

LOCATION

Near 6010 North Garland Avenue

OWNER

C&M Villarreal Family LTD PS

PLAN COMMISSION RECOMMENDATION

On October 28, 2024, with a nine (9) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for twenty-five (25) years and 2) a Concept Plan for a Restaurant, Drive-Through Use.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for twenty-five (25) years and 2) a Concept Plan for a Restaurant, Drive-Through Use.

As the proposed restaurant with drive through use is consistent with the Future Land Use Map and the is generally compatible with surrounding area, staff is rendering a recommendation of approval.

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct a restaurant with a drive-through service [Smalls Sliders].

SITE DATA

The subject property contains approximately 1.1512 acres and has approximately 175 linear feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue including a mutual access driveway to the North and South.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. It is a vacant lot that will require a Specific Use Provision (SUP) to operate a Restaurant, Drive-Through per the CR zoning district requirement.

CONSIDERATIONS

SPECIFIC USE PROVISION

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Plan (FLUP) map identifies this area as Community Centers. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers. A new restaurant with drive-through would be considered consistent with the vision of the area within the Comprehensive Plan.

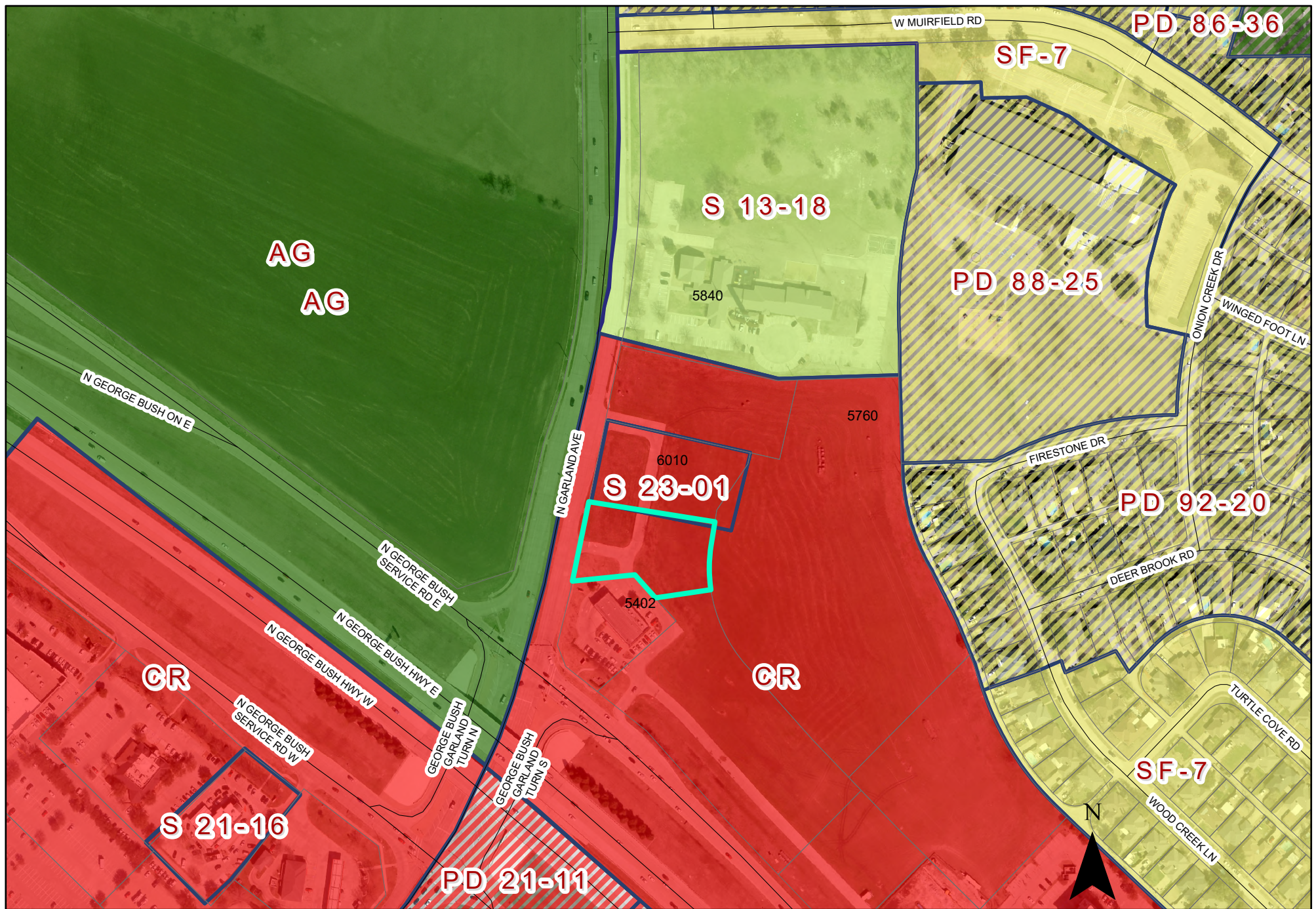
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Community Retail (CR) District and Specific Use Provision (SUP) 23-01 for a Restaurant, Drive-Through which is developed with a Starbucks coffee shop (also approved with an SUP). The property to the east is zoned Community Retail (CR) District and contains vacant land, as well as the Texas Department of Public Safety building which is under construction. The property to the south is zoned Community Retail (CR) District and is developed with a Financial Institution. Finally, the property to the west across North Garland Avenue is zoned Agricultural (AG) District and contains a ranch.

The proposed use is generally compatible with the surrounding area and associated uses.

Attachments

Z 24-33 Location Map
Z 24-33 SUP Conditions
Z 24-33 Concept Plan
Z 24-33 R&M
Z 24-33 Responses
Z 24-33 Staff Presentation



0 250 500 ft

ZONING MAP Z 24-33

 INDICATES AREA OF REQUEST

Near 6010 N Garland Ave

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-33

Near 6010 North Garland Avenue (East side of North Garland Avenue, north of George Bush Service Road East)

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period:** The Specific Use Provision shall have a twenty-five-year time period.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

PD/SUP Requirements

Zoning File 24-33

Page 2

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

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

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

PARCEL INFORMATION
LOT 9 (1.0708 AC)
NORTH GARLAND COMMONS NO. 2
DOC.#2022-202200228962
P.R.D.C.T.

FIT CASE NUMBER:
240725-1
CURRENT ZONING:
CR-COMMUNITY RETAIL

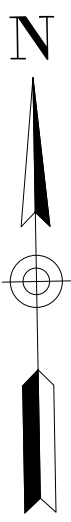
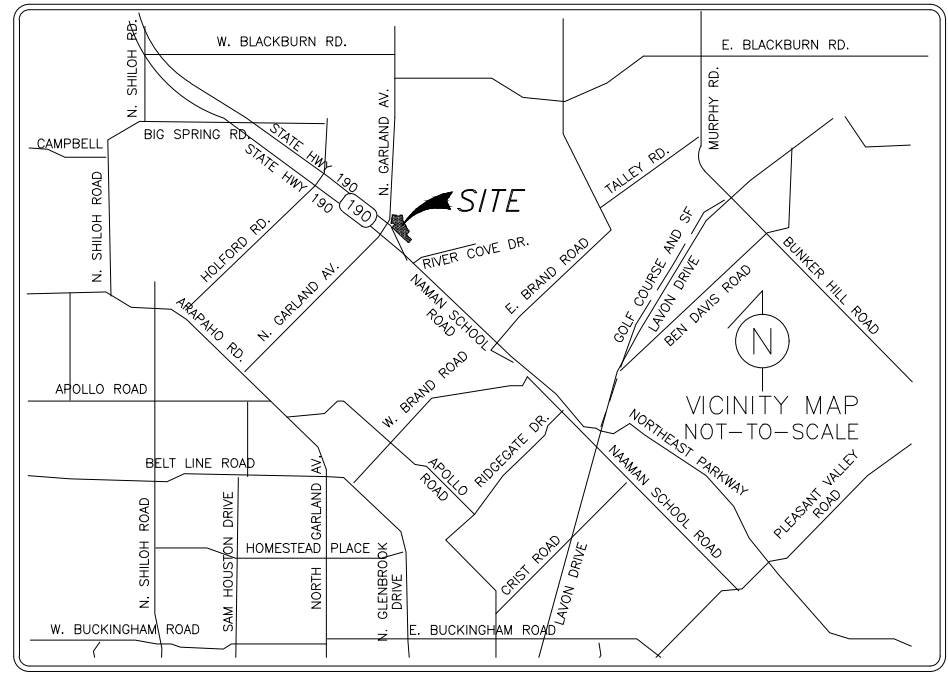
SMALLS SLIDERS

NEAR 6010 N GARLAND AVE

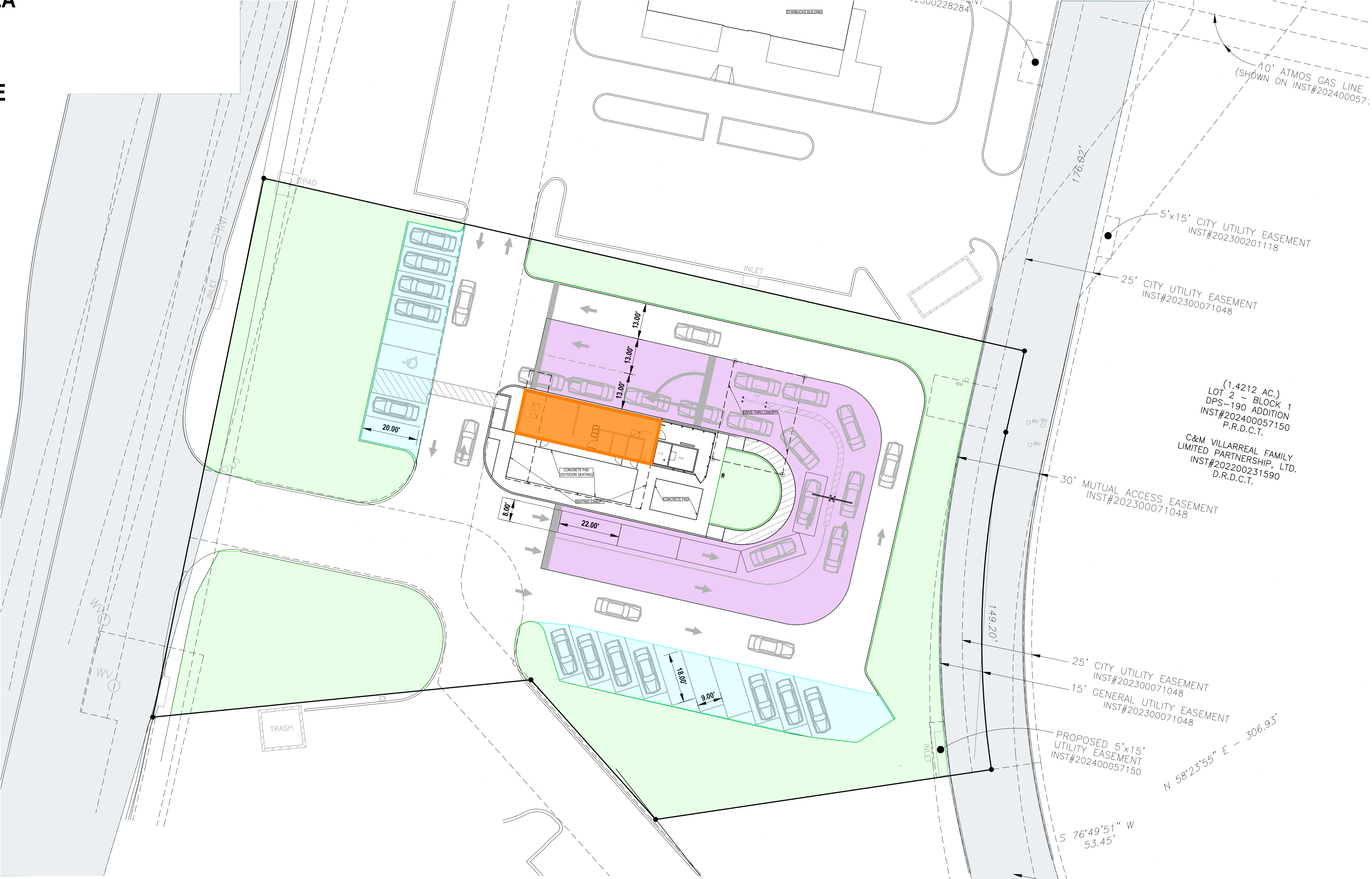
NORTH GARLAND COMMONS NO. 2

OWNER
NAME: GAURAV AGGARWAL
COMP: OM TEXAS SLIDERS
PH: 814-880-5288
ADD: 830 JULIE RIVERS RD, STE 302
SUGARLAND, TX 77478

APPLICANT & PLAN PREPARER
NAME: ROBERT DENNIS
COMP: MANNIK & SMITH GROUP
PH: 216-378-1490
ADD: 20600 CHAGRIN BLVD, SUITE 500
SHAKER HEIGHTS, OH 44122



- SMALLS SLIDERS BUILDING
- LANDSCAPE AREA
- PARKING AREA
- DRIVETHRU LANE
- PUBLIC ROADS



SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PPLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR APPROVED PD.

CONCEPT PLAN		OM TEXAS SLIDERS GARLAND, TEXAS		PREPARED FOR:		TECHNICAL SKILL: CREATIVE SPIRIT.		20600 CHAGRIN BOULEVARD SUITE 500 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497		PROJECT NO: 4012401004.000 NR8		DRAWN BY: CHECKED BY:		CONCEPT NOT FOR CONSTRUCTION	
1	1	CONCEPT PLAN		GOURAV AGGARWAL OM TEXAS SLIDERS		Mannik & Smith Group		10/10/2024		RD					

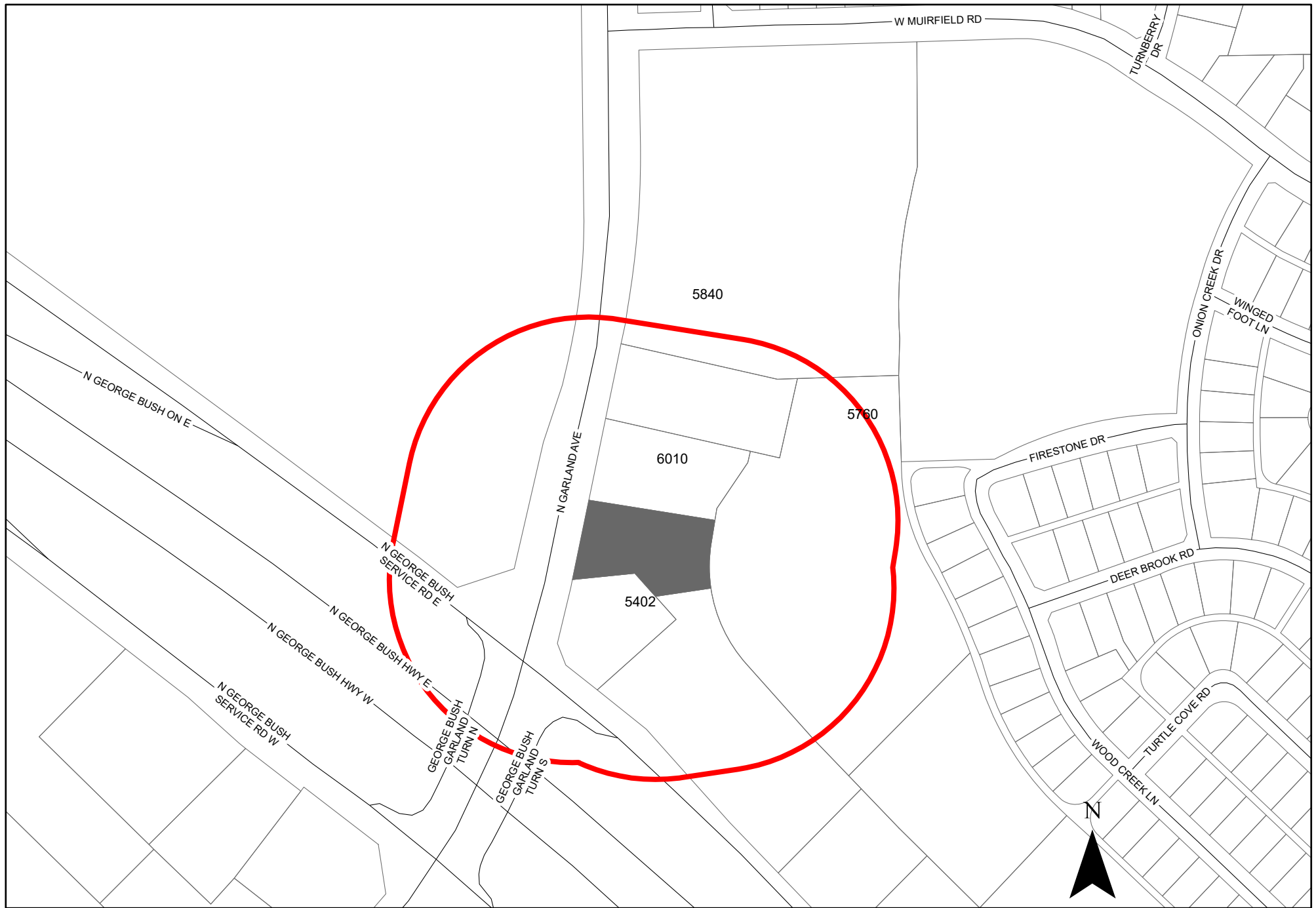
REPORT & MINUTES

P.C. Meeting, October 28, 2024

2b. APPROVED Consideration of the application of **Mannik Smith Group, Inc.**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Restaurant, Drive-Through Use. This property is located near 6010 North Garland Avenue (East side of North Garland Avenue, north of George Bush Service Road East). (District 1) (File Z 24-33)

Matt Abrams, 3809 Youree Dr., Ste. 100, Shreveport, LA 71101, spoke on behalf of the applicant, and provided an overview of the request and remained available for questions.

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



0 250 500 ft

ZONING MAP Z 24-33

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Near 6010 N Garland Ave

Comment Form

Case Z 24-33

Z 24-33 Mannik Smith Group, Inc. The applicant proposes a Specific Use Provision for a Restaurant, Drive-Through. The site is located at 6010 North Garland Avenue. (District 1).

Z 24-33 Mannik Smith Group, Inc. El solicitante propone una disposición de uso específico para un restaurante, servicio de autoservicio. El sitio está ubicado en 6010 North Garland Avenue. (Distrito 1).

Z 24-33 Mannik Smith Group, Inc. Người nộp đơn đề xuất Điều khoản sử dụng cụ thể cho một nhà hàng, lái xe qua. Địa điểm tọa lạc tại 6010 North Garland Avenue (Quận 1).

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Susan Solly Homeowner

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

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

Outside the Notification Area

5425 Wood Creek Ln

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Susan Solly

Signature / Firma / Chữ ký

10-21-24

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 24-33

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

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

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

Traffic, crime, trash, noise.

Leave nature alone, let us breath.



GARLAND
TEXAS MADE HERE

The applicant requests a Specific Use Provision (SUP) for a new Restaurant, Drive-Through use [Smalls Sliders]

City Council Meeting

November 19, 2024

Z 24-33

CASE INFORMATION

Location: Near 6010 North Garland Avenue

Applicant: Mannik Smith Group, Inc.

Owner: C&M Villarreal Family LTD PS

Acreage: 1.1512 acres

Zoning: Community Retail (CR) District

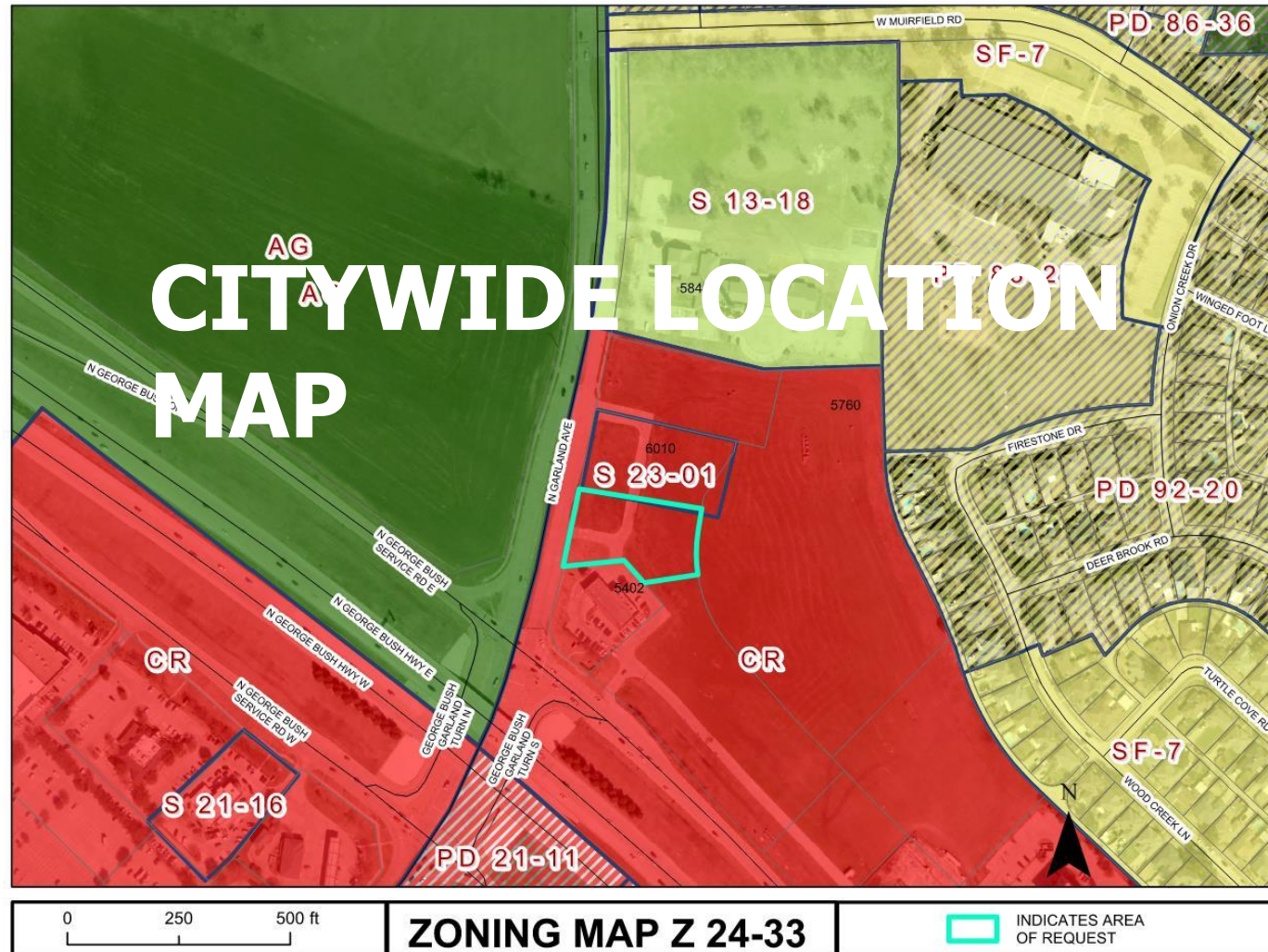


Z 24-33



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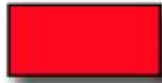
LOCATION MAP



Z 24-33



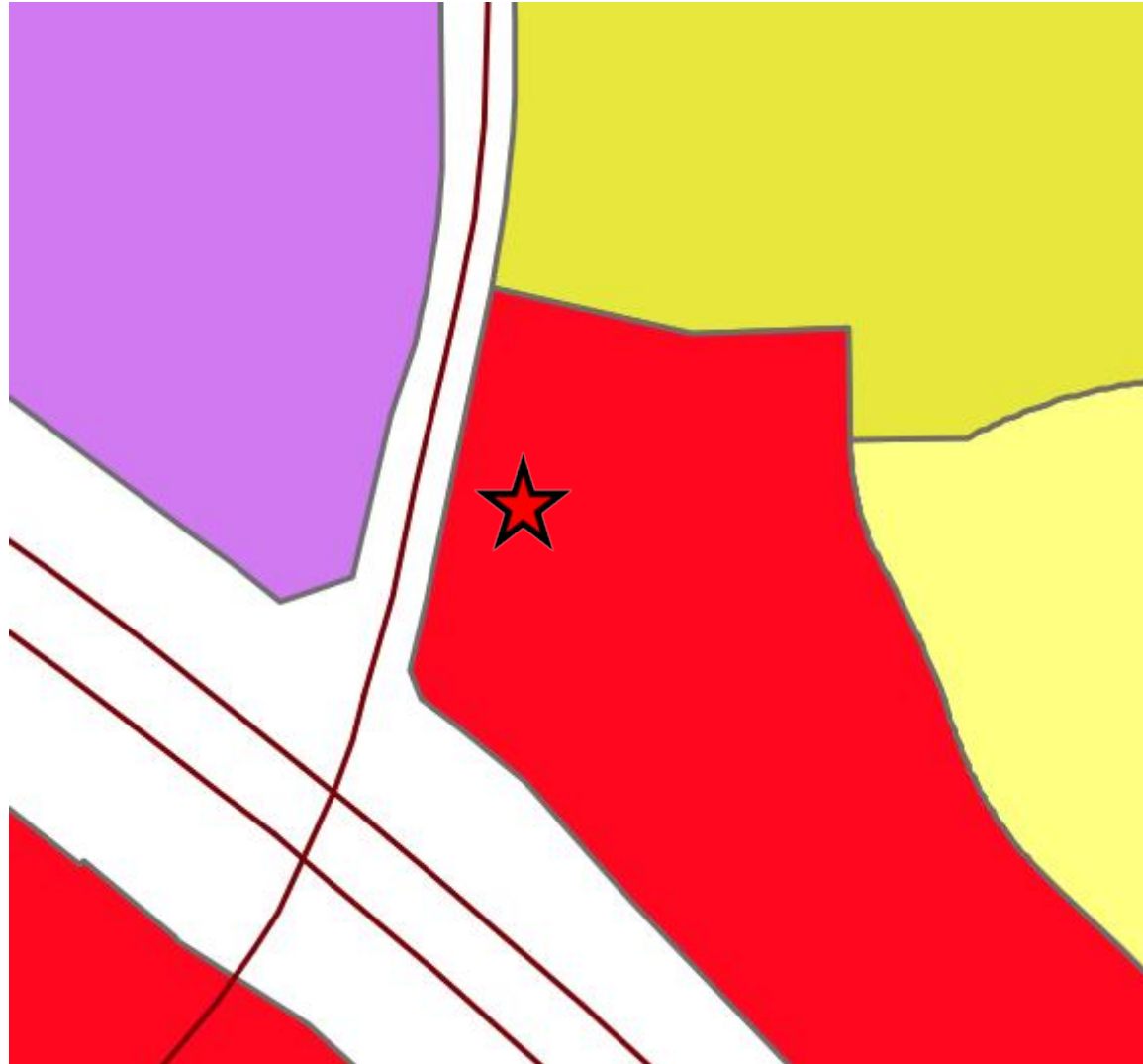
COMPREHENSIVE PLAN



Community Centers



Areas with compact development, primarily non-residential, serving a collection of neighborhoods.





GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property, the mutual access drive, and North Garland Avenue from the East.



Looking South down North Garland Avenue from the subject site.



GARLAND
TEXAS MADE HERE

PHOTOS



Looking North up North Garland Avenue from the subject site.



View of the subject site and neighboring Starbucks from across North Garland Avenue.

CONCEPT PLAN

PARCEL INFORMATION
LOT 9 (1.0708 AC)
NORTH GARLAND COMMONS NO. 2
DOC.#2022-202200228962
P.R.D.C.T.

FIT CASE NUMBER:
240725-1
CURRENT ZONING:
CR-COMMUNITY RETAIL

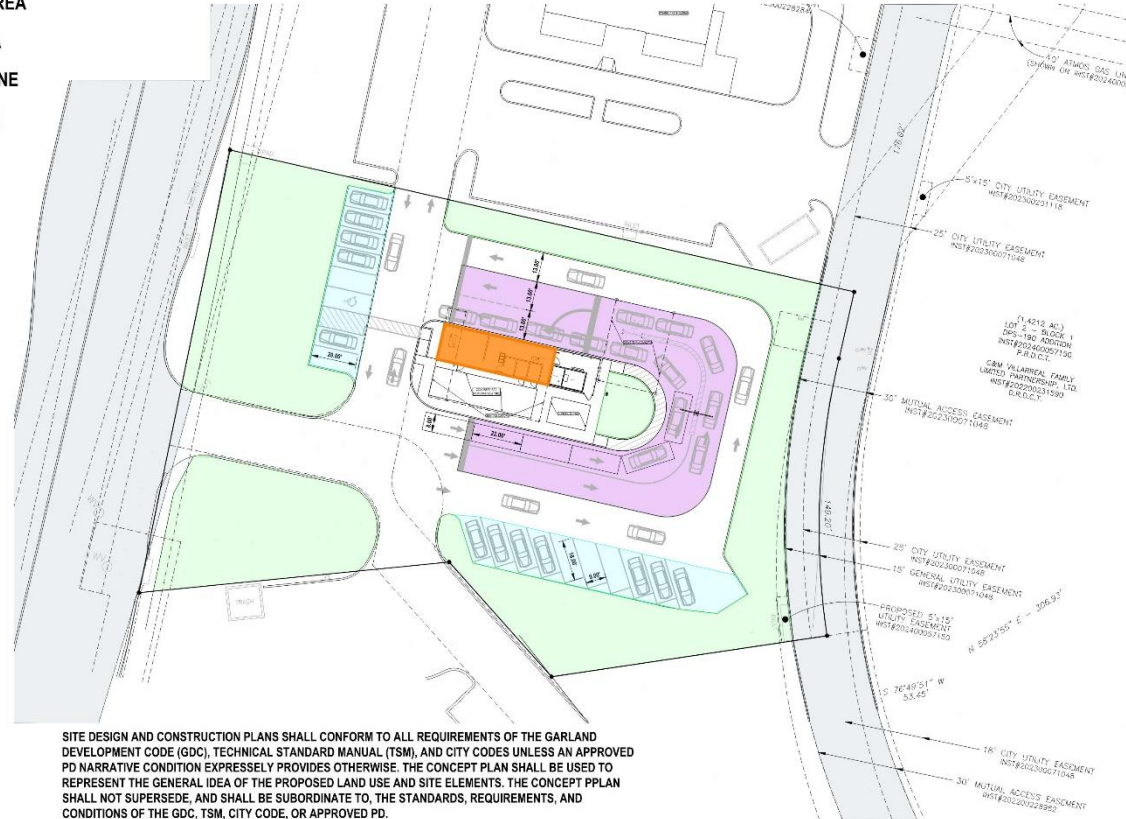
SMALLS SLIDERS NEAR 6010 N GARLAND AVE NORTH GARLAND COMMONS NO. 2

OWNER
NAME: GARAY AGGARWAL
COMP: OM TEXAS SLIDERS
P.O. BOX 1000
801 JULE RIVERS RD, STE 200
DALLAS, TX 75241

APPLICANT & PLAN PREPARER
NAME: ROBERT DENNO
COMP: DENNO & SONS GROUP
P.O. BOX 1000
2000 CHAGIN BLVD, SUITE 200
SHARPSBURG, OH 44722



- SMALLS SLIDERS BUILDING
- LANDSCAPE AREA
- PARKING AREA
- DRIVETHRU LANE
- PUBLIC ROADS



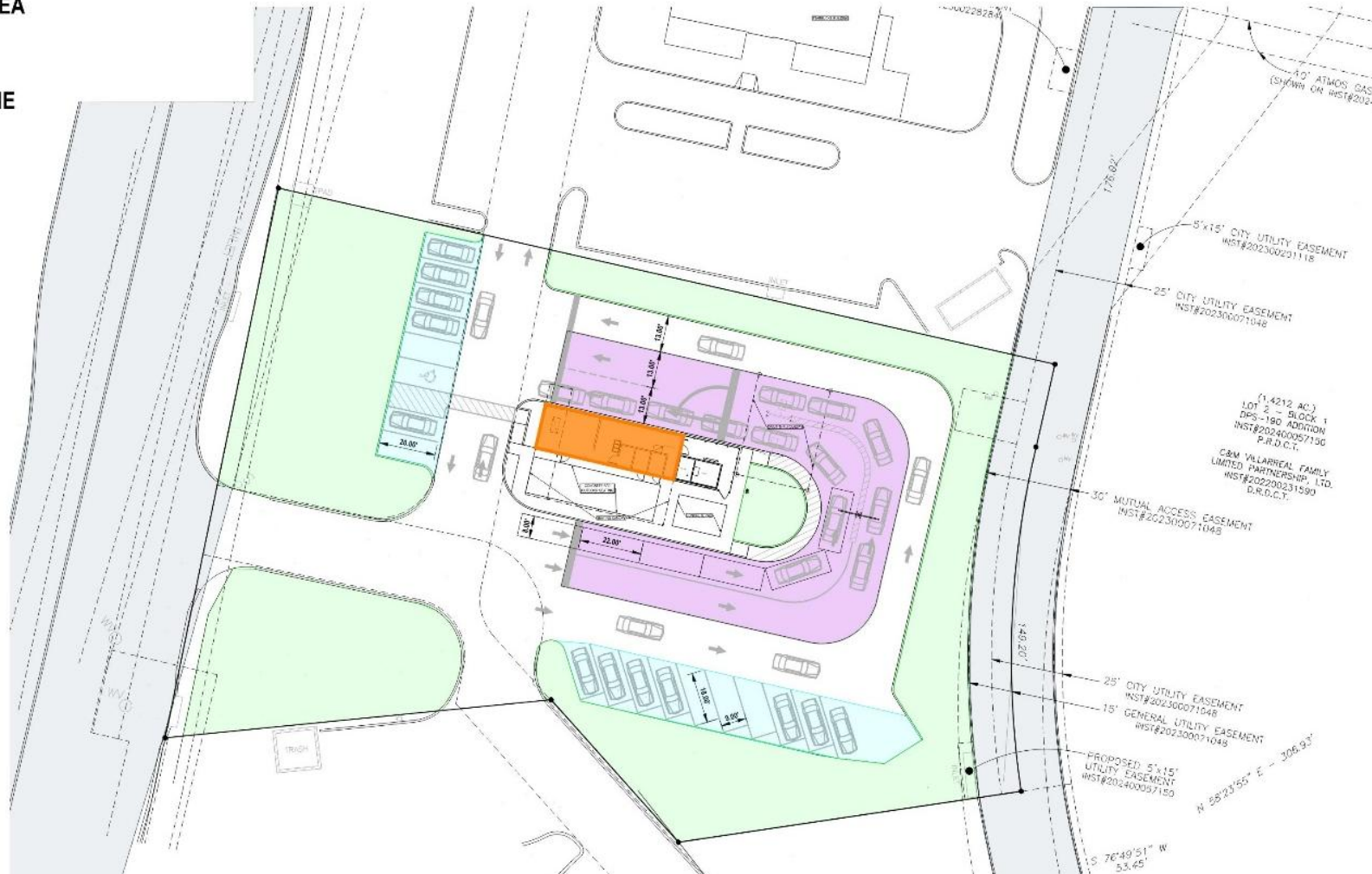
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PPLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR APPROVED PD.

CONCEPT NOT FOR CONSTRUCTION	DATE: 08/15/2024 BY: R. DENNO PROJECT: SMALLS SLIDERS SHEET: 1 OF 1
	PREPARED FOR: GARAY AGGARWAL OM TEXAS SLIDERS 801 JULE RIVERS RD, STE 200 DALLAS, TX 75241
CONCEPT PLAN	SITE IMPROVEMENT PLAN FOR OM TEXAS SLIDERS GARLAND, TEXAS NEAR 6010 N GARLAND AVE
	1 / 1



CONCEPT PLAN

- | | |
|-----------------------------------|---|
| OWNER | <u>APPLICANT & PLAN PREPARER</u> |
| NAME: GAURAV AGGARWAL | NAME: ROBERT DENNIS |
| COMP: OM TEXAS SLIDERS | COMP: MANIK & SMITH GROUP |
| PH: 814-836-8268 | PH: 216-376-1490 |
| ADD: 830 JULIE RIVERS RD, STE 302 | ADD: 21603 CHAGIN BLVD, SUITE 503 |
| SUGARLAND, TX 77478 | SHAKER HEIGHTS, OH 44122 |





SPECIFIC USE PROVISION

The applicant is requesting:

- Approval of a twenty-five (25) year Specific Use Provision.

[The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years]



STAFF RECOMMENDATION

Staff is recommending:

- Approval of
 - 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for a twenty-five (25) year timeline;
 - 2) A Concept Plan for a Restaurant, Drive-Through Use.



PLAN COMMISSION

Plan Commission has recommended:

- Approval of

- 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for a twenty-five (25) year timeline;
- 2) A Concept Plan for a Restaurant, Drive-Through Use.



GARLAND
TEXAS MADE HERE

RESPONSE LETTER UPDATE

