



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, November 17, 2020
7:00 p.m.

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

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

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

https://garlandtx.zoom.us/webinar/register/WN_0MBeDR-JSq6olz_OemSH7g

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

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

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

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

The Meeting ID is: 964 6170 2147

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

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

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



COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.
2. Do not take things personal.
3. Project a positive attitude.
4. Focus on issues, not on the person.
5. Be prepared to discuss issues.
6. Maintain decorum.
7. Keep your sense of humor.
8. Honor and respect each other; accept each other as individuals.
9. Follow goals, principles and action agenda.
10. Decide, vote and move on.
11. Avoid ambushes - Council or staff.
12. Talk to staff before meetings.
13. Vote our convictions, but be willing to compromise *"What is best for Garland."*
14. Follow Roberts Rules of Order consistently.
15. Agree to disagree.
16. Be open and honest.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the November 10, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. Cartegraph Work/Operations Management Bid No. 0327-20
Software Maintenance and Support

Cartegraph Systems, Inc.

\$152,000.00

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

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

Nelson Tree Service **\$341,104.00**

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

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

City Transformer Service **\$750,000.00**

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

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

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

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

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

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

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

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

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

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

9. iCIMS Applicant Tracking System Software

Bid No. 0214-21

iCIMS	\$77,237.97
iCIMS	<u>83,417.01</u>
TOTAL:	\$160,654.98

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

- 3. Consider an ordinance amending Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

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

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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- 4. Consider an ordinance canvassing the results of a General Election for the purpose of electing Council Members to Districts 1, 2, 4 and 5 of the City of Garland, Texas and for the purpose of submitting to the voters a proposition regarding the use of a portion of Hollabaugh Park as a library for an election having been held on November 3, 2020; declaring the results of that election; and providing an effective date.**

Council is requested to adopt the ordinance canvassing the November 3, 2020 election results.

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

5. Hold public hearings on:

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

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

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

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

6. Citizen comments.

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

7. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 11/17/2020

Item Title: Minutes November 10

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

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

Attachments

Minutes Nov. 10



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, November 10, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Council Member Deborah Morris
Council Member Jerry A. Nickerson
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

Absent: Deputy Mayor Pro Tem Robert Vera

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

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1. **APPROVED** Consider approval of the minutes of the October 20, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. **APPROVED** Replacement Ruggedized Mobile Stations **Bid No. 0137-21**

GTS Technology Solutions	\$500,000.00
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This request is for the scheduled replacement of ruggedized mobile workstations that have reached end-of-life. Routine replacement of outdated and end-of-life equipment is necessary to maintain reliability, operate modern software and provide current technology. This approval is for a Term Agreement that will be renewed annually as long as funding is approved in the budget and the designated vendor is on the Cooperative Purchasing Contract.
 - b. **APPROVED** GP&L Nevill Road to Greasewood 345kV Transmission Line Construction Services **Bid No. 0525-20**

NorthStar Energy Solutions	\$69,532.36
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This request is to approve a Change Order to provide additional funding for expenses associated with the mobilization/demobilization of four additional construction crews.
 - c. **APPROVED** GP&L Substation Connectors & Fittings **Bid No. 1230-20**

DMC Power, Inc.	\$1,000,000.00
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This request is to purchase bus, cable, ground grid fittings and tools on an as-needed basis for Substation construction and maintenance. This approval is for a Term Agreement with four optional renewals.
 - d. **APPROVED** GP&L Limestone to Gibbons Creek Transmission Line Structures **Bid No. 1272-20**

Texas Electric Cooperatives, Inc.	\$407,075.00
Optional Contingency	<u>40,707.00</u>
TOTAL:	\$447,782.00

This request is for the purchase of steel structures for transmission line relocations on the 345kV Gibbons Creek/Limestone 345kV Transmission Line as part of the TxDOT widening of Texas Highway 121. An Optional Contingency is included for any additional work that may be required.

e. APPROVED GP&L/TMPA McCree Substation Construction Bid No. 1288-20

Primoris T&D Services, LLC	\$5,369,195.00
Optional Contingency	<u>490,633.70</u>
TOTAL:	\$5,859,828.70

This request is to provide GP&L and TMPA above and below grade construction services for the McCree Substation. An Optional Contingency is included for any additional work that may be required.

f. APPROVED Audubon Recreation Center Fitness Equipment Bid No. 0104-21

Marathon Fitness	\$144,823.83
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This request is for the purchase of new fitness equipment for Audubon Recreation Center.

g. APPROVED Arterial Pavement Maintenance - Minor Repairs V Bid No. 0106-21

Jerusalem Corporation	\$2,080,933.00
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This request is to provide concrete repairs for arterial roadways throughout the city.

h. APPROVED Police Pursuit Vehicles Bid No. 0117-21

Reliable Chevrolet	\$975,293.00
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This request is to purchase twenty-seven (27) replacement Chevrolet Tahoe Police Pursuit vehicles.

i. APPROVED State Highway 78 Conceptual Landscape Master Plan Bid No. 0432-19

BW2 Engineers, Inc.	\$8,500.00
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This request is to approve a Change Order for a State Highway 78 project.

j. APPROVED Playground Program Equipment Bid No. 0110-21

Gametime (Total Recreation Products, Inc.)	\$302,744.02
Optional Contingency	<u>30,000.00</u>
TOTAL:	\$332,744.02

This request is for the purchase of playground equipment in support of the Playground Replacement Program. An Optional Contingency is included for any additional services that may be required.

k. APPROVED GP&L Newman 69kV Substation Feeder Duct Line Installation, Phase I Bid No. 1398-20

Tri-Con Services, Inc.	\$103,000.00
Optional Contingency	<u>5,000.00</u>
TOTAL:	\$108,000.00

This request is for the installation of new duct bank facilities at the Newman 69kV Substation. An Optional Contingency is included for any additional work that may be required.

l. APPROVED Rowlett Creek Wastewater Treatment Plant Sewer Line Rehabilitation Bid No. 0129-21

Insituform Technologies, LLC	\$848,280.00
Optional Contingency	<u>84,828.00</u>
TOTAL:	\$933,108.00

This request is to provide labor, material, equipment, supervision and plans to rehabilitate approximately 750 linear feet of 54-inch sanitary sewer line by means of cured-in-place pipe. An Optional Contingency is included for any additional work that may be required.

m. APPROVED Carroll Drive Paving, Water and Wastewater Replacement Bid No. 1365-20

GRod Construction, LLC	\$1,942,577.61
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This request is to provide approximately 0.51 miles of paving, water and wastewater main replacement on Carroll Drive from Douglas Drive to Glenbrook Drive.

n. APPROVED Concrete Sawing Services Bid No. 0492-18

Xtreeme Sawing and Sealing	\$38,937.50
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This request is to approve a Change Order to add additional funding for concrete sawing services due to the increasing number of street, alley, water and sanitary sewer construction projects.

o. APPROVED Ambulance Cots, Loaders and Stair Chairs

Bid No. 0098-21

Stryker Sales Corp.

\$137,284.59

This request is to provide ambulance equipment including three powered cots with compatible auto loaders and three stair chairs used for patient handling and transporting.

3. APPROVED Minute action authorizing the City Manager to execute the Contract of Sale (Contract) for the property and authorize the Mayor to execute a Deed Without Warranty conveying the 3.0 ac. parcel of land to Rayburn Electric Cooperative for the amount of \$300,100, once the terms of the Contract have been met.

The City Council previously authorized staff to proceed with the sale of a 3.0 ac. parcel of land on Vinson Road, through the City's standard processes and procedures, for fair market value. As determined by a certified land appraiser, a fair market value of \$300,000 was established for the property and set as the minimum bid value.

4. A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.

a. APPROVED Zoning File No. Z 19-22, QuikTrip Corporation and Glenn Engineering Corporation (District 3)

Ordinance No. 7178 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use and located at 524 East Interstate Highway 30; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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5. PUBLIC HEARING HELD: Hold a Public Hearing to Obtain Input Regarding Additional ESG-CV and CDBG-CV Funding Authorized by the CARES Act

At the November 9, 2020 Work Session, Council was provided information regarding \$2,004,381 in additional Emergency Solutions Grant funding and \$1,693,708 in additional Community Development Block Grant funding provided through the Coronavirus Aid, Relief and Economic Security Act to implement projects to be used for response and recovery as a result of COVID-19. As part of the process, a public hearing is required to solicit comments from any interested parties relating to this issue.

Mayor LeMay opened the public hearing at 7:06 p.m. There were no speakers on this item and the hearing was closed at 7:07 p.m.

6. Hold public hearings on:

a. DENIED Consider a Specific Use Provision (SUP) request by Jerry DeFeo to add outdoor used car sales at an existing automobile repair facility at 4301 Action Street in District 6.

Consideration of the application of Jerry DeFeo, requesting approval of Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. This item serves as the applicant's Zoning request. (File No. Z 20-27, District 6)

The staff report was presented by Kimberly Hopkins, Development Planner. Speaker on this item was Jerry DeFeo, applicant.

There was discussion by the Council.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member Jim Bookhout to approve Items 6a and 6b for the permit request of a 10-year SUP with improvements in the detail plan. Motion failed:

Vote 2 ayes - 5 nays

AYE: Mayor Pro Tem Robert John Smith
Council Member Jim Bookhout

NAY: Mayor Scott LeMay
Council Member Deborah Morris
Council Member Jerry A. Nickerson
Council Member Rich Aubin
Council Member Dylan Hedrick

b. DENIED Consider a Plan request by Jerry DeFeo to add outdoor used car sales at an existing automobile repair facility at 4301 Action Street in District 6.

Consideration of the application of Jerry DeFeo, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District, subject to the above Specific Use Provision request for Case Z 20-27. This property is located at 4301 Action Street. This item serves as the applicant's Plan

request. (File No. Z 20-27, District 6)

- c. **APPROVED** Consider a Variance request by Lucky Market, LLC to allow alcoholic beverages (beer & wine) to be sold at an existing convenience store at 3405 Broadway Boulevard in District 4, closer than the required distance of 300 feet to a public school.

Consideration of the application of a variance to Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. This property is located at 3405 Broadway Boulevard. (File No. BW 20-01, District 4)

The staff report was presented by Will Guerin, Planning Director. Speaker on this item was Pinky Herao, applicant.

There was discussion by the Council.

Motion was made by Council Member Deborah Morris, and seconded by Mayor Pro Tem Robert John Smith to approve the variance request as presented. Motion carried:

Vote: 6 ayes - 1 nay

AYE: Mayor Scott LeMay

Mayor Pro Tem Robert John Smith

Council Member Deborah Morris

Council Member Jerry A. Nickerson

Council Member Rich Aubin

Council Member Dylan Hedrick

NAY: Council Member Jim Bookhout

7. **Citizen comments:** Joshua Garcia
8. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:42 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 11/17/2020

Item Title: Cartegraph Work/Operations Management Software Maintenance and Support

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0327-20

Purchase Justification:

This request is for the renewal of the annual support and maintenance for the work/operations management software used by the Streets, Transportation and Park Departments. The support and maintenance will be renewed annually as long as the City continues to utilize the software.

Evaluation:

Cartegraph Systems, Inc., is the software developer and Sole Source provider for the necessary support and maintenance.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Cartegraph Systems, Inc.	All	\$152,000.00
TOTAL:		\$152,000.00

Basis for Award: Sole Source

Purchase Requisition #: 44254

Fiscal Impact

Total Project/Account: \$8,041,999
Expended/Encumbered to Date: 3,074,727
Balance: \$4,967,272
This Item: 152,000
Proposed Balance: \$4,815,272
Account #: 411-4514-7121
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 313

Budget Director Approval: Ron Young

Approval Date: 11/06/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/06/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 11/17/2020

Item Title: TMPA Vegetation Maintenance

Submitted By: Steve Martin, Transmission Director

Bid Number: 0170-21

Purchase Justification:

This request is to provide tree-trimming services and vegetation management for the TMPA transmission lines and rights-of-way. Tree trimming and vegetation management is performed for safety and reliability purposes and to provide for mandatory clearance between power lines and trees. This approval is for a Term Agreement with four (4) optional renewals. This is a TMPA expense and will be reimbursed at 100%.

Evaluation:

These services are available through an Interlocal Agreement with Bryan Texas Utilities, Bid 042-11-18.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Nelson Tree Service	All	\$341,104.00
		TOTAL:	\$341,104.00

Basis for Award: Change Order

Purchase Requisition #: 44372

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$341,104
Proposed Balance: N/A
Account #: 211-3542-7111

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to TMPA Transmission accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 233

Budget Director Approval: Ron Young Approval Date: 11/06/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/06/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 11/17/2020

Item Title: GP&L and TMPA Transformer Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1379-20

Purchase Justification:

This request is to provide substation and extra high voltage transformer and breaker services for GP&L and TMPA. This approval is for a Term Agreement with four (4) optional renewals. Any TMPA expenses will be reimbursed at 100%.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria. City Transformer Service received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
City Transformer Service	All	\$750,000.00
TOTAL:		\$750,000.00

Basis for Award: Best Value

Purchase Requisition #: 44136

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$750,000
Proposed Balance: N/A
Account #: 211-3523-7111, 211-3542-7111

Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 233

Budget Director Approval: Ron Young Approval Date: 11/06/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 11/05/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 11/17/2020

Item Title: Animal Shelter and Adoption Facility - Site Construction

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0492-20

Purchase Justification:

This request is for the construction of an early package of grading / utility improvements in support of the new Animal Shelter and Adoption Facility. This request is for site construction only, and a future item will be brought to City Council for consideration and approval for the balance of the construction. This new Shelter will meet current industry standards for animal care, safety, and placement; will provide adequate space for growing demand for services now and into the future; and will allow for expanded adoption services, community engagement and educational programs. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Two (2) proposals were received and evaluated based on the published criteria. Hill & Wilkinson General Contractors received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price not to exceed \$1,330,796.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Hill & Wilkinson General Contractors	All	\$1,330,796.00
TOTAL:		\$1,330,796.00

Basis for Award: Best Value

Purchase Requisition #: 44480

Fiscal Impact

Total Project/Account: \$2,397,922 *
Expended/Encumbered to Date: 1,067,126
Balance: \$1,330,796
This Item: 1,330,796
Proposed Balance: \$0
Account #: 658-1429-1606819-9002, 831-4693-7111,
 220-4049-3019200-9214, 230-4149-3215700-9305

Fund/Dept/Project – Description and Comments:

Facilities & Misc. Tax Supported / Animal Shelter & Adoption Facility *	658-1429-1606819-9002	\$1,080,573
Water CIP / Relocation of Mains Prior to Paving	220-4049-3019200-9214	165,400
Wastewater CIP / Relocation of Mains Prior to Paving	230-4149-3215700-9305	22,600
FY 2020-21 Operating Budget / Street Department	831-4693-7111	<u>62,223</u>

Total Site Construction - \$1,330,796
GMP 1

* Site Construction for the Animal Shelter & Adoption Facility will continue into 2021, and additional 2019 Bond funding for the project is included in 2021.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2020-21

Document Location: CIP - Pages 185, 223, 251 & Oper. Budget - Pg. 211

Budget Director Approval: Ron Young **Approval Date:** 11/06/2020

Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 11/05/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 11/17/2020

Item Title: GP&L Ben Davis Substation Security Fence

Submitted By: Steve Martin, Transmission Director

Bid Number: 1364-20

Purchase Justification:

This request is for the construction of a 2,365 linear foot security fence including grading and civil work at the Ben Davis Substation. The substation is subject to flooding from Rowlett Creek, which results in the failure of the existing chain-link fence. This failure not only leaves the substation equipment unprotected, but also presents a safety hazard. The proposed new fence is designed to withstand the moving water and accelerate restoration following flood events. The fence also features an anti-climb design which will provide increased security for the substation. This is part of the approved Ben Davis Substation Security Fence CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on the published criteria. Tri-Con Services, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$2,484,000.00
TOTAL:		\$2,484,000.00

Basis for Award: Best Value

Purchase Requisition #: 44229

Fiscal Impact

Total Project/Account: \$4,236,893

Expended/Encumbered to Date: 1,415,501

Balance: \$2,821,392
This Item: 2,484,000
Proposed Balance: \$337,392
Account #: 210-3799-3176801-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 281

Budget Director Approval:	Ron Young	Approval Date: 11/06/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/05/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 11/17/2020

Item Title: Rick Oden Park Construction - Phase 1A

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0976-20

Purchase Justification:

This request is for early site grading and utilities construction at Rick Oden Park which will support the start of the Skate Park construction in early 2021. This request is for Phase 1A of the project, and future items will be brought to City Council for consideration and approval for the remainder of the project.

Evaluation:

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Dean Construction (Dean Electric, Inc.) received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price not to exceed \$2,212,108.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Dean Construction (Dean Electric, Inc.)	All	\$2,212,108.00
TOTAL:		\$2,212,108.00

Basis for Award: Best Value

Purchase Requisition #: 44482

Fiscal Impact

Total Project/Account: \$3,436,111 *
Expended/Encumbered to Date: 1,224,003
Balance: \$2,212,108

This Item: 2,212,108
Proposed Balance: \$0
Account #: 654-1429-1835819-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Rick Oden Park Improvements

Construction GMP 1: \$2,212,108

* Rick Oden Park Construction - Phase 1A will continue into 2021, and additional 2019 Bond funding is included for this project in 2021.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 74

Budget Director Approval: Ron Young

Approval Date: 11/06/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/05/2020

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 11/17/2020

Item Title: iCIMS Applicant Tracking System Software

Submitted By: Kristen Smith, HR Director

Bid Number: 0214-21

Purchase Justification:

This request is for a 24-month renewal of the Internet Collaborative Information Management Systems (iCIMS) applicant tracking software. The City conducts recruitment for over 400 full-time, part-time, and seasonal positions each year, resulting in more than 20,000 annual applicants. Job postings, online recruitment, new employee hiring, and onboarding are conducted through iCIMS. In addition, iCIMS is the platform for distributing jobs to popular recruiting sites such as Indeed.com as well as more than 600 job boards focused on diversity and public entity staffing. Expenses related to iCIMS are included in the FY 2020-21 budgeted Technology Fund.

Evaluation:

A technology partner since 2007, Internet Collaborative Information Management Systems (iCIMS) is the software developer and Sole Source provider of the applicant tracking software. Prior to further renewals, iCIMS and all current Human Resources technology partners will be evaluated to determine feasibility of continued use.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
iCIMS		FY 20-21	\$77,237.97
iCIMS		FY 21-22	83,417.01
TOTAL:			\$160,654.98

Basis for Award: Sole Source

Purchase Requisition #: TBD

Fiscal Impact

Total Project/Account: \$8,041,999
Expended/Encumbered to Date: 3,247,085
Balance: \$4,794,914
This Item: 160,655 *
Proposed Balance: \$4,634,259
Account #: 411-4514-7121

Fund/Dept/Project – Description and Comments:

Information Technology Fund / Strategic Services

* \$83,417 will be funded from the FY 2021-22 Budget.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Page 313

Budget Director Approval: Ron Young

Approval Date: 11/11/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/11/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 11/17/2020

Item Title: Ordinance Amending Sec. 25.16 of Chapter 25, "Parks and Recreation"

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Approve an ordinance amending Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland updating Subsection 25.16.

Attachments

Downtown Square Camping Restrictions Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 25, "PARKS AND RECREATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 25.16 of Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

[To be deleted]

~~Sec. 25.16 — Protracted sleeping or lounging and disorderly conduct in park unlawful~~

~~It shall be prohibited to sleep or protractedly lounge on the seats, benches, or other areas or engage in loud, boisterous, threatening, abusive, insulting, or indecent language, or engage in any disorderly conduct or behavior tending to a breach of the public peace in any park or other public facility.~~

[To be added]

"Sec. 25.16 Usage of the Downtown Square and related areas

(A) In this section:

(1) Camping means using property for living accommodation purposes by the erection, use or occupation of any tent, hut, lean-to, shack or other temporary shelter for sleeping purposes or the laying down of bedding, such as a mat, blanket, sleeping bag or similar material for the purpose of sleeping.

(2) Downtown Square means the area south of the southern sidewalk of W. State Street between N. Sixth Street, east of the eastern sidewalk on N. Sixth Street between Main Street and W. State Street, north of the northern sidewalk on Main Street between N. Sixth Street and N. Fifth Street, and west of the western sidewalk of N. Fifth Street between Main Street and W. State Street.

(3) Downtown Overlay District means all that area located within the boundaries reflected on the Downtown Framework Plan (see Appendix A. Downtown Framework Plan in Chapter 7 of the Garland Development Code).

(B) The Downtown Square is closed between 2 a.m. and 5 a.m. every day. It shall be unlawful to remain in within the Downtown Square between the hours of 2 a.m. and 5 a.m. after receiving a warning from a peace officer that the Downtown Square is closed.

(C) It shall be unlawful to leave personal property unattended in the Downtown Square. Property left unattended in the Downtown Square may be impounded and maintained at the Police Property Room for a period of 10 days. Property not claimed within 10 days will be disposed of by the City.

(D) It shall be unlawful to cook within the Downtown Square except in accordance with the terms of a special event permit and related health permits issued by the City.

(E) It shall be unlawful to operate a grill or cooking equipment within the Downtown Square except in accordance with the terms of a special event permit and related health permits issued by the City.

(F) It shall be unlawful to light or maintain a fire, including a grill, fire-pit or open fire, within the Downtown Square, except in accordance with the terms of a special event permit issued by the City.

(G) Camping is prohibited in the Downtown Overlay District.”

Section 2

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

Section 3

That Chapter 25, “Parks and Recreation” of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

PASSED AND APPROVED this ____ th day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 11/17/2020

Item Title: General Election Canvass

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Council is requested to consider an ordinance canvassing the results of a General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland, Texas, for an election having been held on November 3, 2020 and declaring the results of that election. The numbers in the ordinance posted in this agenda may change when the ordinance is submitted for approval on Tuesday, November 17, 2020.

Formal canvassing of the returns and declaring the results of the November 3, 2020 General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland for Districts 1, 2, 4 and 5.

Recommendation/Action Requested and Justification

Council is requested to adopt the ordinance canvassing the November 3, 2020 election results.

Attachments

Election Canvass Ordinance

ORDINANCE NO. 7179

AN ORDINANCE CANVASSING THE RESULTS OF A GENERAL ELECTION FOR THE PURPOSE OF ELECTING COUNCILMEMBERS TO DISTRICTS 1, 2, 4, and 5 OF THE CITY OF GARLAND, TEXAS AND FOR THE PURPOSE OF SUBMITTING TO THE VOTERS A PROPOSITION REGARDING THE USE OF A PORTION OF HOLLABAUGH PARK AS A LIBRARY FOR AN ELECTION HAVING BEEN HELD ON NOVEMBER 3, 2020; DECLARING THE RESULTS OF THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 17th of November, 2020, such date being within the time prescribed by law for the canvassing of election results at an election called by a municipality, the City Council canvassed the results of the general election for the purpose of electing Councilmembers to Districts 1, 2, 4, and 5 of the City of Garland, Texas and for the purpose of submitting to the voters a proposition regarding the use of a portion of Hollabaugh Park as a library for an election having been held on the 3rd of December, 2020; such election having been duly ordered by the City Council under the authority of the Constitution and laws of the State; and

WHEREAS, the City Council has determined that the election officials of the voting districts of the City have, in compliance with the law, made returns to the City Council in the time and manner required; and the City Council having canvassed the votes from each of those districts does find the total number of votes cast for each candidate was as follows:

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

COUNCILMEMBER, DISTRICT 5

Rich Aubin	5,709	100%
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PROPOSITION A

<u>For</u>	<u>Against</u>
60,840	16,283

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

Section 1

That, having canvassed the results of the election, the City Council determines that the following candidates were elected to the following positions and are hereby declared elected to office, subject to the taking of the oath of office as prescribed by the Texas Constitution:

COUNCILMEMBER DISTRICT 2

Deborah S. Morris

COUNCILMEMBER, DISTRICT 4

B.J. Williams

COUNCILMEMBER, DISTRICT 5

Rich Aubin

Section 2

That, having canvassed the results of the election, the City Council further determines that the following proposition was approved by the voters:

Proposition A

Shall the City Council be authorized, as otherwise limited by and pursuant to State law, to approve the construction and use of a library facility within a portion of public property designated as parkland, commonly known as Hollabaugh Park.

Section 3

That the Councilmember and sole candidate for Councilmember for District 1, previous to the election, announced his resignation from the City Council therefore creating a vacancy in District 1 to be filled in accordance with the applicable provisions of the City Charter and the Texas Election Code.

Section 4

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

PASSED AND APPROVED this 17th day of November, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. a.

Meeting Date: 11/17/2020

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver.

LOCATION

4926 Locust Grove Road

OWNER

James Kyle Cave

PLAN COMMISSION RECOMMENDATION

On September 28, 2020 the Plan Commission's motion to approve failed two (2) to seven (7) for 1) a Change in Zoning from Agriculture (AG) District to Planned Development (PD) District for Single-Family Detached Units, and 2) an Alley Waiver.

The Plan Commission by a vote of eight (8) to one (1) also recommended denial of a Detail Plan for Single-Family-5 (SF-5) Uses.

In response, the applicant has submitted revisions to the application proposed for City Council consideration.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan.

In addition, staff recommends a development agreement to facilitate the requested deviations and the proposed building material standards by the applicant.

BACKGROUND

The applicant requests approval of a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District and a Detail Plan for Single-Family Detached Units. The subject property is currently undeveloped. The site was previously improved with one (1) single-family dwelling, which was destroyed by a tornado in 2015.

The applicant intends to develop the vacant property into a residential community with five (5) detached single-family lots and an open space lot.

At the October 20, 2020 City Council meeting, this case was postponed to the November 17, 2020 Council meeting upon the request of the applicant. The applicant has resubmitted plans that seek to address concerns of the Plan Commission, as further described in Consideration 2.

SITE DATA

The subject site contains approximately one (1) acre. The site has approximately 192 lineal feet of frontage along Locust Grove Road. The property has access from Locust Grove Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agriculture (AG) District which allows single-family residential use. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. The applicant proposes Single-Family (SF-5) District as the “base” district for the Planned Development (PD) District. Additionally, the applicant proposes a Detail Plan for development of five (5) single-family residential homes.
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC).

Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Number of Lots	Number results from site layout	7 SFR Lots	5 SFR Lots
Development Standards			
Lot Area	5,000 square feet/ 4,750 average	2,910 square feet (minimum)/ 3,170 square feet average	3,700 square feet (minimum) / 4,148 square feet average

Lot Width	55 feet / 60 feet (Corner Lot)	36 feet	Minimum, between lot lines: Lot 1 – 57 feet Lot 2 – 51 feet Lot 3 – 51 feet Lot 4 – 51 feet Lot 5 – 43 feet
Lot Depth	90 feet (minimum)	70 feet	Minimum, between lot lines: Lot 1 - 70 feet Lot 2 – 73 feet Lot 3 – 73 feet Lot 4 – 73 feet Lot 5 – 85 feet
Setbacks Adjacent to Street			
Front	20 feet / 15 feet curvilinear or staggered or cul-de-sac	Lot 2 at 15 feet (except garage door at 20-feet)	20 feet / 15 feet curvilinear or staggered or cul-de-sac (except garage door at 20-feet)
Side Setback adjacent to Street	15 feet / 15 feet curvilinear or staggered or cul-de-sac	5 feet	5 feet
Setbacks Not Adjacent to Street			
Side	5 feet	Lot 2 at Zero (0) feet and 5 feet Lots 5, 6, and 7 at 4.5 feet	5 feet
Rear	10 feet	Lot 2 at 5 feet	10 feet
Garages	Garage rear entry & if front entry then offset 5-feet from front building face.	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required
Number of Elevations	Front elevation must not be duplicated on the 3 adjacent houses on both sides, or on the 4 houses directly across the street	2 elevation types proposed.	Two elevation types are proposed; applicant added sconce lighting and soldier course brick trim and has indicated that the number of elevations and variation will comply

The reduced Development Standards are due to the site's limited size and shape, which in combination with the requisite roadway access for the lots, results in a small developable area. Although the lots proposed will be small, the applicant is not proposing a reduction of the dwelling unit size; and only requests those Development Standard deviations listed above.

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping regulations of the GDC. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Locust Grove Road is less than Type "D" per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6) - foot high step-down board-on-board fence is provided along Locust Grove Road.

Additional fencing is proposed along the west lots where a six (6) foot high ornamental view fence is proposed for this development. Further, on each lot where the aforementioned fencing is not provided, a six (6) foot wood privacy fence will be provided along lot lines.

Residential Design

4. The design of the building complies with the applicable building design regulations of GDC except garage door off-set.

Garages

5. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:

- Rear entry;
- "J" drives, for front entry properties
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The garages will meet the twenty (20) feet setback requirements on all lots. It should be noted that lots with a fifteen (15) foot building setback will still require the garages setback at twenty (20) feet and will have the option to push the front porch and/or front door out in front of the garage door.

In addition, in order to address a previous staff recommendation, the applicant proposes that each house shall incorporate the following architectural elements to each garage:

- Sconce lighting at each side of the garage door
 - Soldier course with brick trim over the garage door
6. The applicant is not proposing a subdivision sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.

Alley Waiver

7. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

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

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

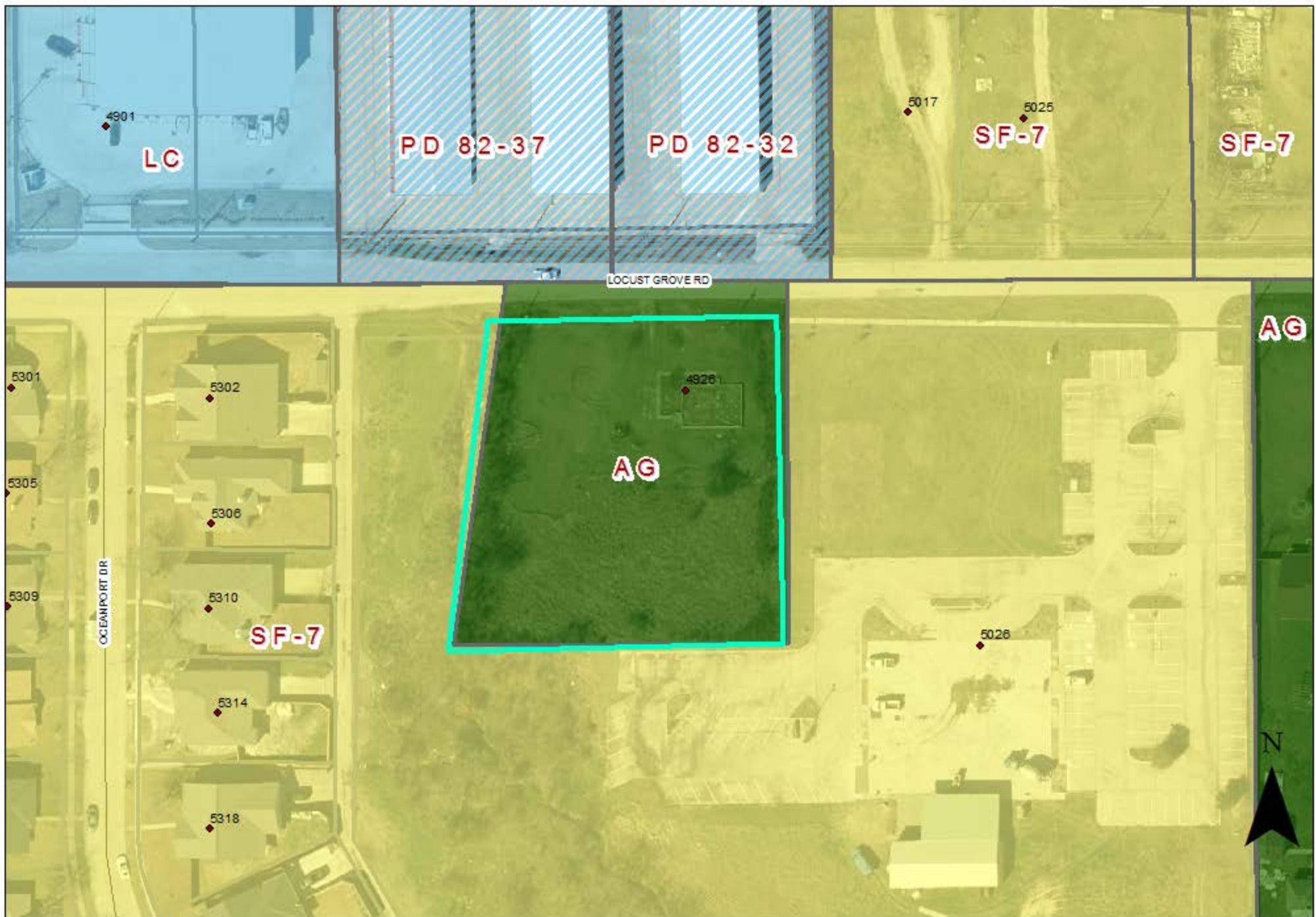
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Locust Grove Road, are zoned Planned Development (PD) 82-32 and Planned Development (PD) District 82-37, and developed with self-storage uses. The property immediately to the east, west, and south of the subject site is zoned Single-Family-7 (SF-7) District and was developed with a church but the site is currently improved with an unoccupied structure. Further to the west and south of the property are properties zoned Single-Family (SF-7) and developed with single-family detached homes. Further to the east is a property zoned Agriculture (AG) District and it is developed with a single-family detached home.

Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

Attachments

Z 20-21 Development Engineering Consultants, LLC (Zoning) Attachments
Z 20-21 Development Engineering Consultants, LLC - Responses
Z 20-21 Development Engineering Consultants, LLC Staff Presentation



0 50 100 Feet
1 inch = 83 feet

Zoning Map Z 20-21



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-21

4926 Locust Grove Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for five (5) Single-Family detached homes.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Maximum Number of Lots: A maximum of five (5) single-family lots and one (1) open space lot are permitted.
- C. Minimum Lot Area: The smallest minimum lot area is 3,700 square feet and as shown on the Detail Plan.
- D. Minimum Lot Width: The minimum lot width is forty-three (43) feet and lot widths are measured between the lot lines.
- E. Minimum Lot Depth: The minimum lot depth is seventy (70) feet and the lot depth is measured between the lot lines.

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

sound and stable association.

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

REPORT & MINUTES

P.C. Meeting, September 28, 2020

Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott inquired as to whether on-street parking would be allowed.

Mr. Guerin stated this would be a public street allowing on-street parking.

Commissioner Rose stated he would support the request only if a mandatory Homeowners Association is established.

Mr. Guerin stated a Homeowners Association would be established and responsible for the common area.

Chairman Roberts stated Lots 1 and 3 do not appear to meet the articulation requirements, and the lack of ornamental façade trim fails to meet the required standards.

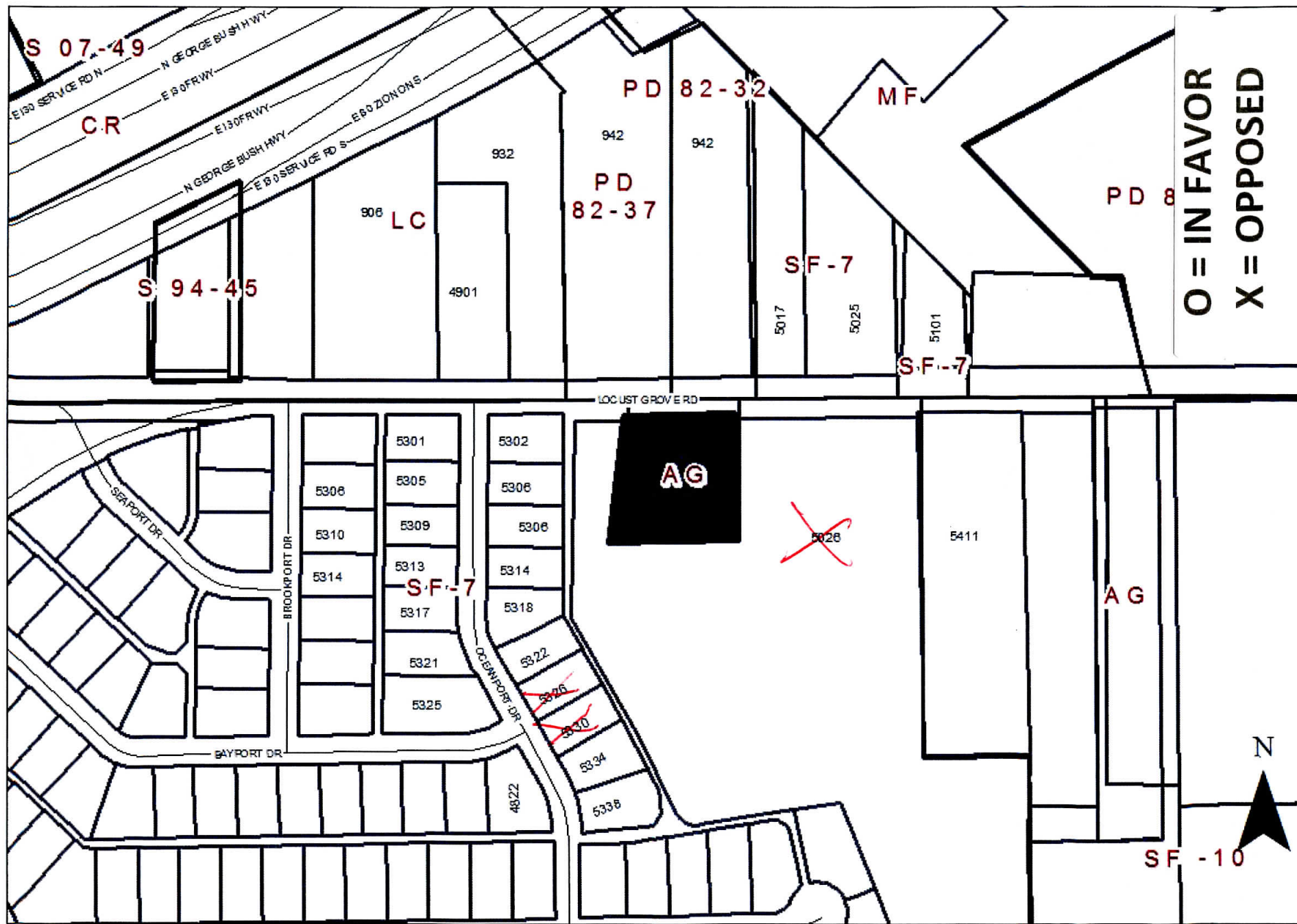
The applicant, Daniel Stewart, 2591 Dallas Parkway, Suite 300, Frisco, Texas 75034, provided additional information regarding front building setbacks and articulation, lot design, on-street parking, and establishment of a Homeowners Association and responsibility regarding the common area.

Commissioner Edwards spoke in support of the request.

There was a discussion regarding concerns among the Commission concerning on-street parking within the cul-de-sac area.

Mr. England stated restrictions could only be proposed within the Homeowners Association By-Laws.

Motion was made by Commissioner Edwards to **approve** the request. Seconded by Commissioner Hallman. **Motion failed: 2 Ayes, 7 Nays** by Chairman Roberts, Commissioners Dalton, O'Hara, Welborn, Williams, Rose, and Ott. The item is in effect denied.



September 16, 2020

Z 20-21

Page 2 of 2

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

I am already having trouble with trespassing and
trash dumping at 5026 Locust Grove Road. With seven
homes built on tiny lots on a property enveloped by mine,
I can only imagine the future issues to come.

(Please complete the following information)

5026 Locust Grove and 5150 Locust Grove
Your Property Address and 5160 Locust Grove

Rex W Heckelman
Printed Name

5150 Locust Grove Road Garland 75043
Address City, State Zip

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

Rex W Heckelman Owner
Signature Title

Date: 9-21-2020

IF the developer would install a perimeter fence on the east, south, and west sides of the property (or the city would require such a fence), I would withdraw my opposition.

September 16, 2020

Z 20-21

Page 2 of 2

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

5326 Oceanport Dr Garland, TX

Your Property Address

THOMAS A. NEIMAN

Printed Name

5009 Alexandria Dr Rowlett, TX 75088

Address

City, State

Zip

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

Signature

Title

Date: 9/22/20

September 16, 2020

Z 20-21

Page 2 of 2

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

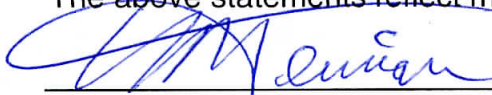
(Please complete the following information)

5330 Oceanport Dr Garland, TX
Your Property Address

THOMAS A. NEIMAN
Printed Name

5009 Alexandria Dr Rowlett, TX 75088
Address City, State Zip

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


Signature Title

Date: 9/22/20

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

We need to hire & consult our own
engineer to review proposed plans.

(Please complete the following information)

5114 Locust Grove Rd Garland TX 75043
Your Property Address

JAVIER NAVARRO JR
Printed Name

Address City, State Zip

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

[Signature] home owner
Signature Title

Date: 9/22/2020

Outside the Notification Area

Z 20-21

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Detached Units.

**City Council Meeting
November 17, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 4926 Locust Grove Road

Applicant: Development Engineering Consultants, LLC

Owner: James Kyle Cave

Acreage: 1.0 Acres

Zoning: Agriculture (AG) District

Location Map



Site Photos







GARLAND
TEXAS MADE HERE

Landscape Plan

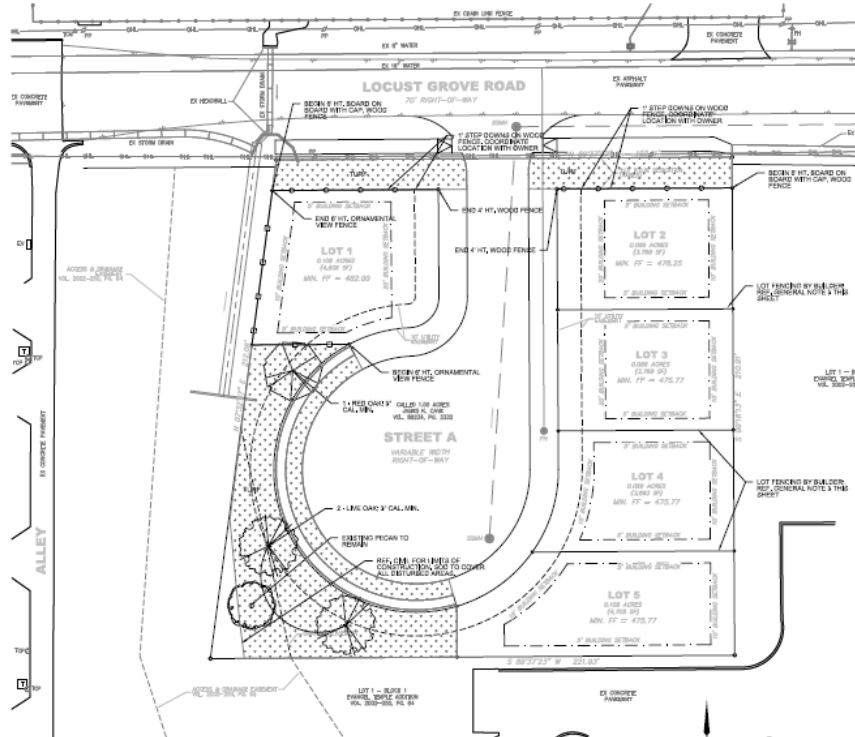
LANDSCAPE SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHADE AND ORNAMENTAL TREE				
1		TEXAS RED OAK	<i>Quercus buckleyi</i>	100 gal; 12 H, m.b., 6" sp., 3" calbar m.b.
2		LIME OAK	<i>Quercus virginiana</i>	100 gal; 12 H, m.b., 6" sp., 3" calbar m.b.
TURF				
	5,273 SF	COMMON BERMUDAGRASS	<i>Cynodon dactylon</i>	and fill

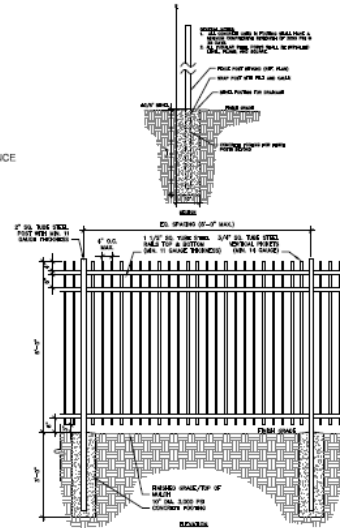
ADDITIONAL LANDSCAPE NOTE:
1. PER GDC AN ADDITIONAL (2) TREES WILL BE PROVIDED BY BUILDER ON EACH LOT WITH (1) TREE TO BE LOCATED IN FRONT YARD AND (1) TREE TO BE LOCATED IN THE REAR YARD. ALL TREES SHALL BE ON THE APPROVED TREE LIST.

FENCE TYPE LEGEND

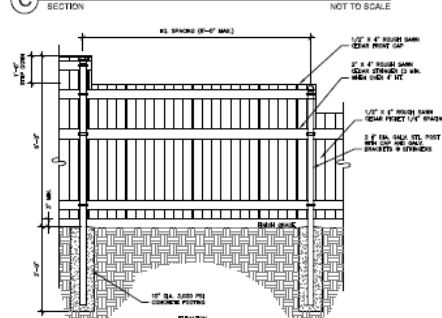
- ORNAMENTAL VIEW FENCE
- BOARD ON BOARD WOOD FENCE



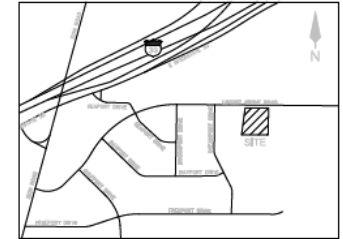
A FENCING AND LANDSCAPE PLAN



C ORNAMENTAL VIEW FENCE



B BOARD ON BOARD FENCE



VICINITY MAP

SITE DATA

LOT AREA	1/2 ACRES
EXISTING ZONING	AO
PROPOSED ZONING	PD 20-21
BUILDING HEIGHT	2 STORY (MAX)

GENERAL NOTES:

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

FENCING AND LANDSCAPE PLAN

CREEK VIEW RESIDENCES
4326 LOCUST GROVE ROAD
CITY OF GARLAND, TEXAS

DEVELOPER BRAND DEVELOPERS	DESIGN
APPLICANT/ENGINEER DANIEL STEWART, P.L.L.C.	ISSUE DATE 11/02/23
CITY FILE NO. 230317-1	DESIGN NO. 9251
	SHEET NO. EXH2

CROSS TIMBERS
CROSS TIMBERS STUDIO
CLIFTON HALL ASLA
FORT WORTH, TX 76133
PH: 972-696-1900
TBAE REG. NUMBER: BR 3558

PRELIMINARY FOR REVIEW ONLY
These documents are for review only and not intended for construction. Shading or Printing Parameters. They were prepared by, or under the supervision of, CLAYTON D. HALL, L.A.#28262.



GARLAND
TEXAS MADE HERE

Elevations





GARLAND

TEXAS MADE HERE

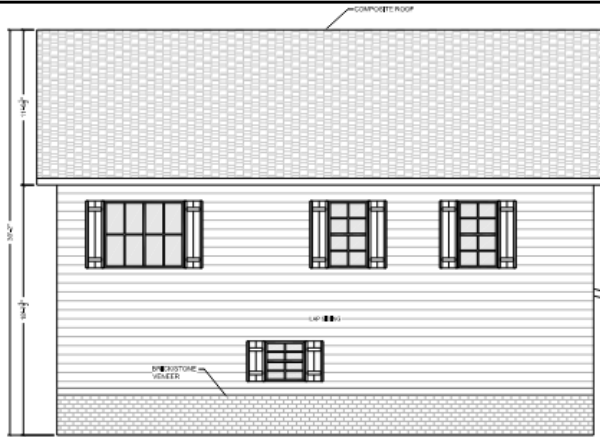
Elevations



ELEVATION PLAN - NORTH

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

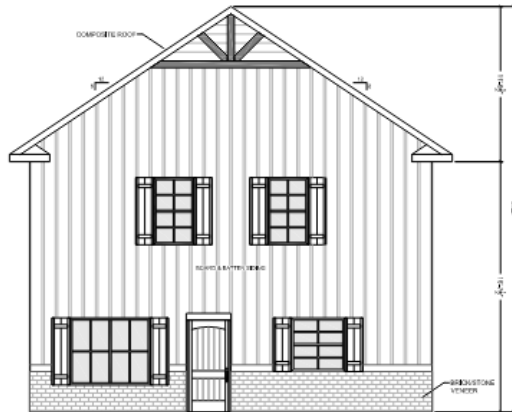
ARCHITECTURAL ELEMENTS	
SECTION 4.84 (A)	
1	CONCRETE VENEER
2	BRICKSTONE VENEER
3	COMPOSITE ROOF



ELEVATION PLAN - EAST

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

ARCHITECTURAL ELEMENTS	
SECTION 4.84 (A)	
1	CONCRETE VENEER
2	BRICKSTONE VENEER
3	COMPOSITE ROOF



ELEVATION PLAN - SOUTH

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

ARCHITECTURAL ELEMENTS	
SECTION 4.84 (A)	
1	CONCRETE VENEER
2	BRICKSTONE VENEER
3	COMPOSITE ROOF



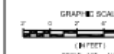
ELEVATION PLAN - WEST

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

ARCHITECTURAL ELEMENTS	
SECTION 4.84 (A)	
1	CONCRETE VENEER
2	BRICKSTONE VENEER
3	COMPOSITE ROOF

ELEVATION NOTES

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



CITY OF GARLAND CASE # - 200317-1

GARLAND DEVELOPMENT - BASAB CHATTERJEE

ELEVATION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR FINAL PLANS.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW ONLY BETWEEN THE OWNER AND THE DESIGNER.

NG DESIGN
NG Design Services
2600 Horseshoe Lake Road
Irving, Texas 75037
Phone (940) 445-2272
Email: info@ngdesign.com

DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNO	MNO	10/2020	1/4" = 1'-0"	-	2



Summary of Deviations

Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Number of Lots	Number results from site layout	7 SFR Lots	5 SFR Lots
Development Standards			
Lot Area	5,000 square feet/ 4,750 average	2,910 square feet (minimum)/ 3,170 square feet average	3,700 square feet (minimum) / 4,148 square feet average
Lot Width	55 feet / 60 feet (Corner Lot)	36 feet	Minimum, between lot lines: Lot 1 – 57 feet Lot 2 – 51 feet Lot 3 – 51 feet Lot 4 – 51 feet Lot 5 – 43 feet
Lot Depth	90 feet (minimum)	70 feet	Minimum, between lot lines: Lot 1 - 70 feet Lot 2 – 73 feet Lot 3 – 73 feet Lot 4 – 73 feet Lot 5 – 85 feet



Summary of Deviations

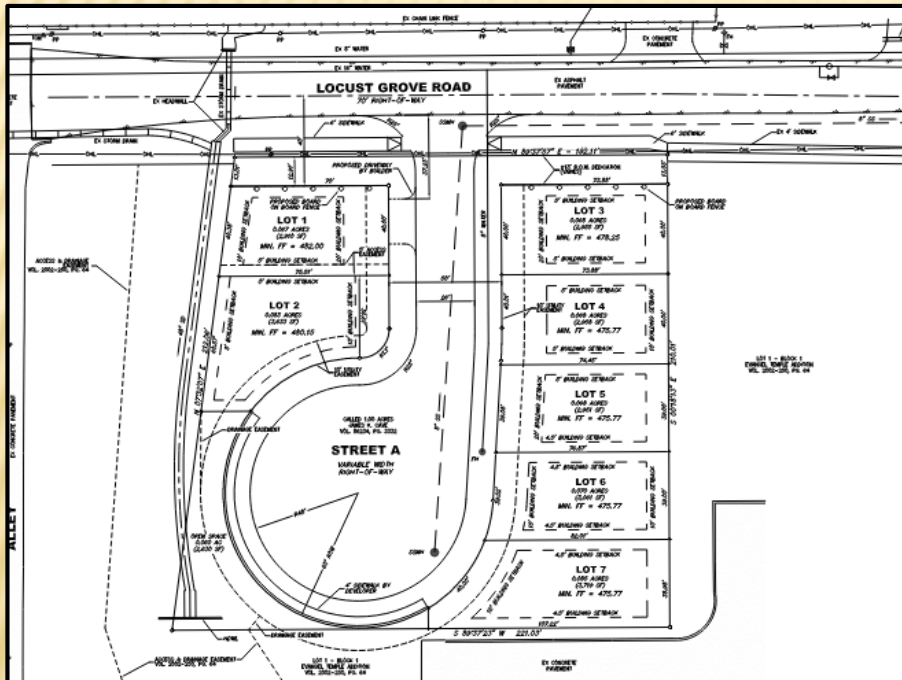
Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Setbacks Adjacent to Street			
Front	20 feet / 15 feet curvilinear or staggered or cul-de-sac	Lot 2 at 15 feet (except garage door at 20-feet)	20 feet / 15 feet curvilinear or staggered or cul-de-sac (except garage door at 20-feet)
Side Setback adjacent to Street	15 feet / 15 feet curvilinear or staggered or cul-de-sac	5 feet	5 feet
Setbacks Not Adjacent to Street			
Side	5 feet	Lot 2 at Zero (0) feet and 5 feet Lots 5, 6, and 7 at 4.5 feet	5 feet
Rear	10 feet	Lot 2 at 5 feet	10 feet

Summary of Deviations

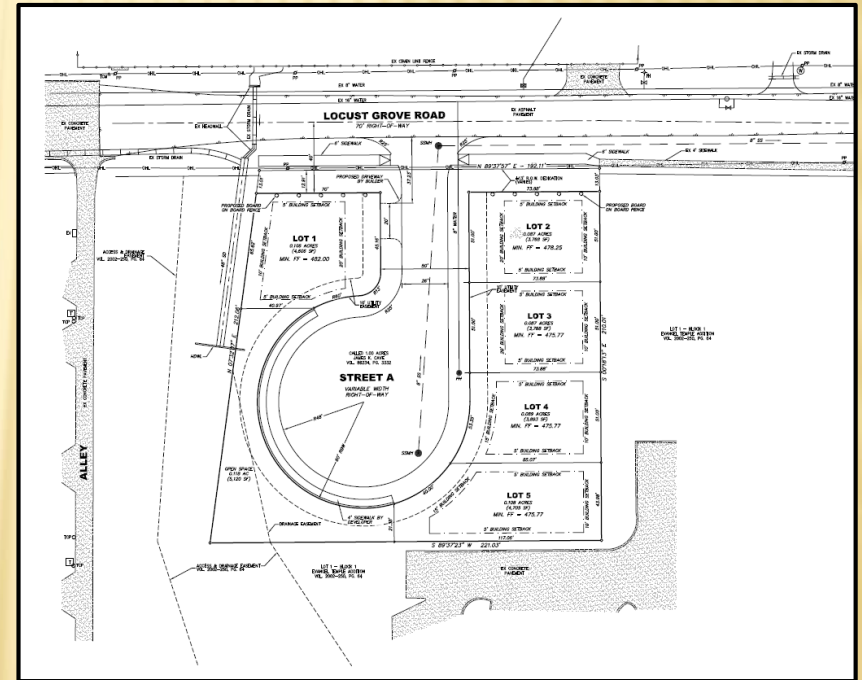
Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Garages	Garage rear entry & if front entry then offset 5-feet from front building face.	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required
Number of Elevations	Front elevation must not be duplicated on the 3 adjacent houses on both sides, or on the 4 houses directly across the street.	2 elevation types proposed.	Two elevation types are proposed; applicant added sconce lighting and soldier course brick trim and has indicated that the number of elevations and variation will comply with the GDC

Site Plan Comparison

Plan Commission



City Council



Alley Waiver

Alley Waiver

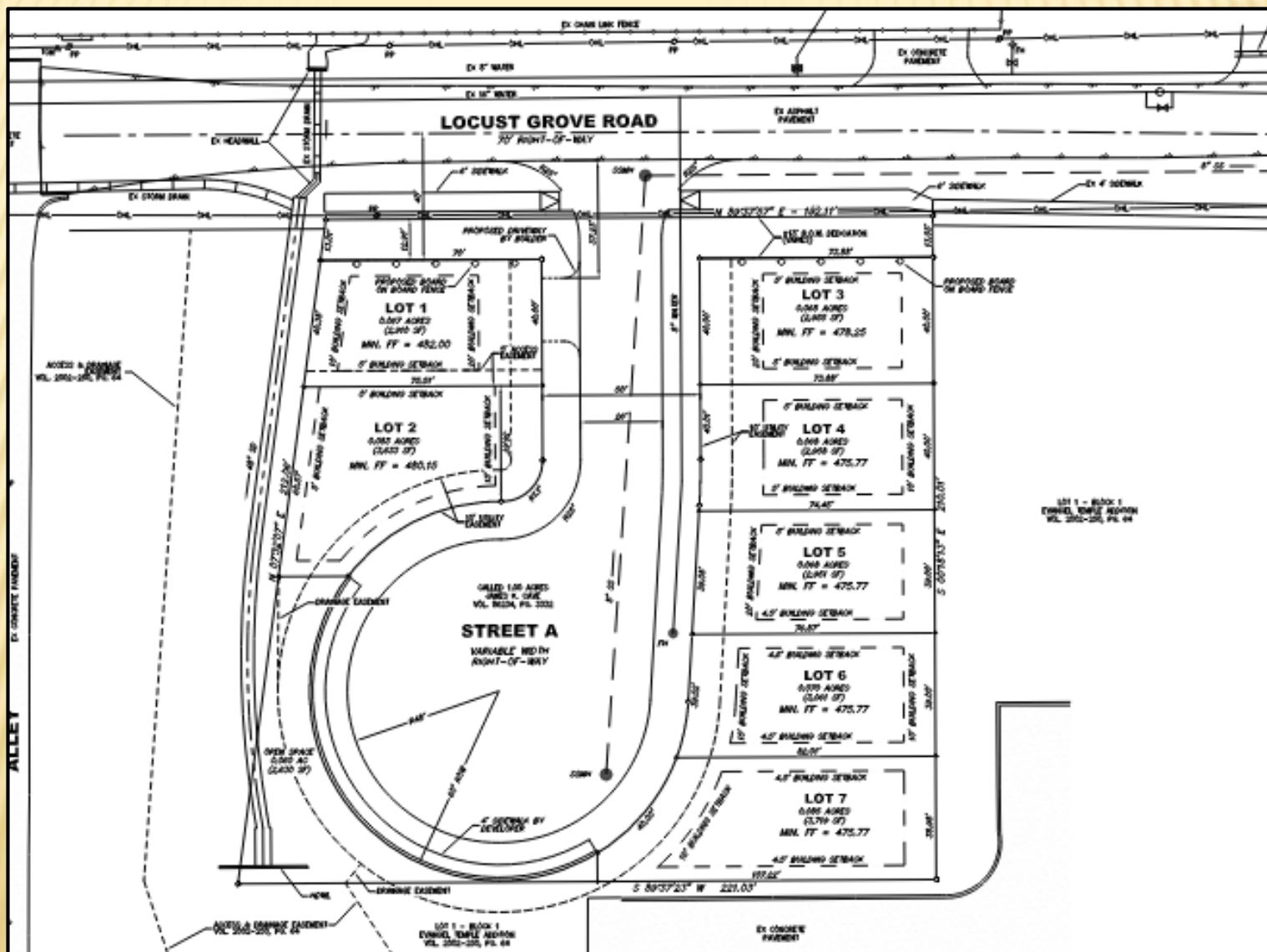
- Alleys are not proposed, all lots would have front vehicular access on a 40-foot right-of-way; and utilities and drainage would be provided through easements.
- Section 3.80 of the GDC requires lots in residential subdivisions of 2 or more lots to be served by an alley.
- Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot.
- Engineering Department reviewed and found the layout is conducive to adequate drainage, meeting City requirements.

Location Map

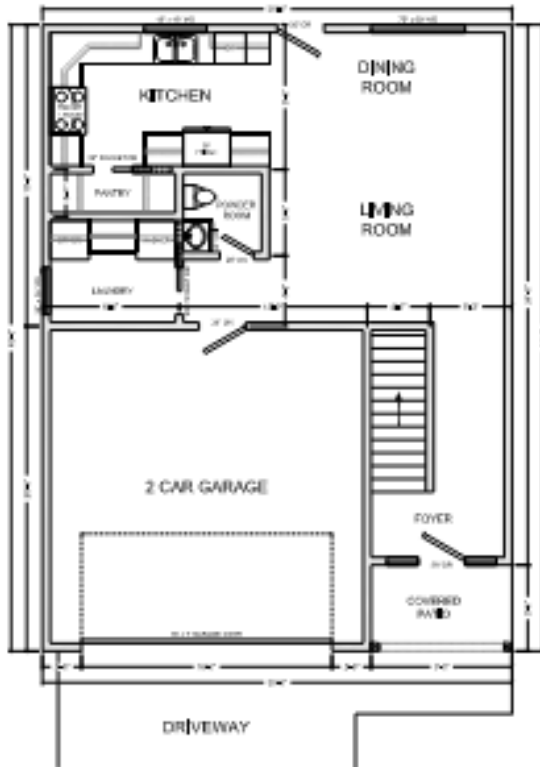




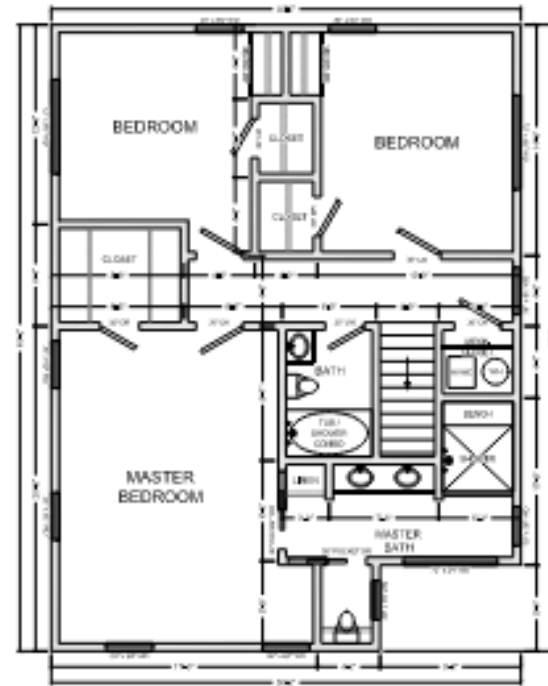
Z 20-21



Floor Plan



LEVEL 1



LEVEL 2



GARLAND
TEXAS MADE HERE

Tree Management Plan

TREE MITIGATION TABLE

LIST NUMBER	CALIPER(*)	COMMON NAME	BOTANICAL NAME	PROTECTED	TO BE REMOVED	TOTAL CALIPER INCHES TO BE REMOVED	REPLACEMENT RATIO	REPLACEMENT CALIPER INCHES REQUIRED
1	6	HACKBERRY		NO	X		N/A (non-protected tree)	
2	6	HACKBERRY		NO	X		N/A (non-protected tree)	
3	6	HACKBERRY		NO	X		N/A (non-protected tree)	
4	8	HACKBERRY		NO	X		N/A (non-protected tree)	
5	18	OAK	Quercus sp.	YES	X	18	1:1 (1 caliper inch per 1 caliper inch)	18
6	9	PECAN	Carya illinoensis	YES	X		1:1 (1 caliper inch per 1 caliper inch)	
Total: 18								Total: 18

TREE LEGEND



TREE MITIGATION NOTES

EXISTING 18" OAK TO BE REMOVED

REQUIRED MITIGATION:
18" REPLACEMENT CAL. INCHES/ (6) 3" CAL. TREES

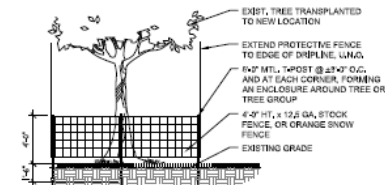
PROVIDED:
(3) 3" CAL. TREES*
(2) 3" CAL. LIVE OAK
(1) 3" CAL. RED OAK

*OWNER WILL PAY TO THE CITY REFORESTATION AND TREE MANAGEMENT FUND OF GARLAND \$1,350, FOR ADDITIONAL 9 CAL. INCHES NOT PROVIDED IN MITIGATION PLAN.

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



- NOTE:
1. WRAP TREE TRUNK WITH 2"x4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.
 2. THE TREE PROTECTION SHALL BE SELECTED AND IN PLACE IN THE EVENT THAT THE STANDARDS TREE PROTECTION DETAIL, THIS SHEET, IS NOT ABLE TO BE PROVIDED DUE TO RESTRICTIONS ON SITE PRIOR TO CONSTRUCTION. IF IT ALSO TO BE INCLUDED IF FENCE IS LESS THAN 4' FROM TRUNK.



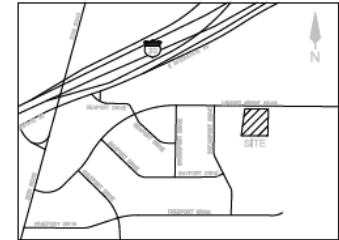
(B) TREE PROTECTION MEASURES

ELEVATION

SCALE: NTS

CROSS TIMBERS

CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-696-4900
TBAE REG. NUMBER: BR 3558



VICINITY MAP
N.T.S.

SITE DATA

LOT AREA	1/2 ACRES
EXISTING ZONING	AO
PROPOSED ZONING	PD 33-21
BUILDING HEIGHT	2 STORY (MAX)

GENERAL NOTES:

1. PRIOR TO REMOVAL OF ANY PROTECTED TREE ON SITE, CONTRACTOR SHALL COORDINATE WITH CERTIFIED ARBORIST OR OWNER'S REPRESENTATIVE.
2. COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY.
3. REF. EXH-2 FOR ADDITIONAL PROPOSED TREE INFORMATION.

PRELIMINARY FOR REVIEW ONLY
These documents are for Concept Review and not intended for Construction, Building or Permit Submittal. They were prepared by, or under the supervision of, Dallas C. Hall, L.A.#2856

TREE MANAGEMENT PLAN

CREEK VIEW RESIDENCES
4926 LOCUST GROVE ROAD
CITY OF GARLAND, TEXAS

DEVELOPER	DESIGN
BASAR CHATTERJEE	
APPLICANT/ENGINEER	ISSUE DATE
DEVELOPMENT ENGINEERING CONSULTANTS, LLC	11/02/23
DANIEL STEWART, P.E.	202317-1
	ISSUE FILE NO. 3251
	SHEET NO. EXH1

(A) TREE MANAGEMENT PLAN

SCALE: 1" = 20'



GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. b.

Meeting Date: 11/17/2020

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Detail Plan for Single-Family Detached Units.

LOCATION

4926 Locust Grove Road

OWNER

James Kyle Cave

PLAN COMMISSION RECOMMENDATION

On September 28, 2020 the Plan Commission's motion to approve failed two (2) to seven (7) for 1) a Change in Zoning from Agriculture (AG) District to Planned Development (PD) District for Single-Family Detached Units, and 2) an Alley Waiver.

The Plan Commission by a vote of eight (8) to one (1) also recommended denial of a Detail Plan for Single-Family-5 (SF-5) Uses.

In response, the applicant has submitted revisions to the application proposed for City Council consideration.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan.

In addition, staff recommends a development agreement to facilitate the requested deviations and the proposed building material standards by the applicant.

BACKGROUND

The applicant requests approval of a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District and a Detail Plan for Single-Family Detached Units. The subject property is currently undeveloped. The site was previously improved with one (1) single-family dwelling, which was destroyed by a tornado in 2015.

The applicant intends to develop the vacant property into a residential community with five (5) detached single-family lots and an open space lot.

At the October 20, 2020 City Council meeting, this case was postponed to the November 17, 2020 Council meeting upon the request of the applicant. The applicant has resubmitted plans that seek to address concerns of the Plan Commission, as further described in Consideration 2.

SITE DATA

The subject site contains approximately one (1) acre. The site has approximately 192 lineal feet of frontage along Locust Grove Road. The property has access from Locust Grove Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agriculture (AG) District which allows single-family residential use. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. The applicant proposes Single-Family (SF-5) District as the “base” district for the Planned Development (PD) District. Additionally, the applicant proposes a Detail Plan for development of five (5) single-family residential homes.
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC).

Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Number of Lots	Number results from site layout	7 SFR Lots	5 SFR Lots
Development Standards			
Lot Area	5,000 square feet/ 4,750 average	2,910 square feet (minimum)/ 3,170 square feet average	3,700 square feet (minimum) / 4,148 square feet average

Lot Width	55 feet / 60 feet (Corner Lot)	36 feet	Minimum, between lot lines: Lot 1 – 57 feet Lot 2 – 51 feet Lot 3 – 51 feet Lot 4 – 51 feet Lot 5 – 43 feet
Lot Depth	90 feet (minimum)	70 feet	Minimum, between lot lines: Lot 1 - 70 feet Lot 2 – 73 feet Lot 3 – 73 feet Lot 4 – 73 feet Lot 5 – 85 feet
Setbacks Adjacent to Street			
Front	20 feet / 15 feet curvilinear or staggered or cul-de-sac	Lot 2 at 15 feet (except garage door at 20-feet)	20 feet / 15 feet curvilinear or staggered or cul-de-sac (except garage door at 20-feet)
Side Setback adjacent to Street	15 feet / 15 feet curvilinear or staggered or cul-de-sac	5 feet	5 feet
Setbacks Not Adjacent to Street			
Side	5 feet	Lot 2 at Zero (0) feet and 5 feet Lots 5, 6, and 7 at 4.5 feet	5 feet
Rear	10 feet	Lot 2 at 5 feet	10 feet
Garages	Garage rear entry & if front entry then offset 5-feet from front building face.	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required
Number of Elevations	Front elevation must not be duplicated on the 3 adjacent houses on both sides, or on the 4 houses directly across the street	2 elevation types proposed.	Two elevation types are proposed; applicant added sconce lighting and soldier course brick trim and has indicated that the number of elevations and variation will comply

the street.

with the GDC

The reduced Development Standards are due to the site's limited size and shape, which in combination with the requisite roadway access for the lots, results in a small developable area. Although the lots proposed will be small, the applicant is not proposing a reduction of the dwelling unit size; and only requests those Development Standard deviations listed above.

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping regulations of the GDC. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Locust Grove Road is less than Type "D" per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6) - foot high step-down board-on-board fence is provided along Locust Grove Road.

Additional fencing is proposed along the west lots where a six (6) foot high ornamental view fence is proposed for this development. Further, on each lot where the aforementioned fencing is not provided, a six (6) foot wood privacy fence will be provided along lot lines.

Residential Design

4. The design of the building complies with the applicable building design regulations of GDC except garage door off-set.

Garages

5. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:

- Rear entry;
- "J" drives, for front entry properties
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The garages will meet the twenty (20) feet setback requirements on all lots. It should be noted that lots with a fifteen (15) foot building setback will still require the garages setback at twenty (20) feet and will have the option to push the front porch and/or front door out in front of the garage door.

In addition, in order to address a previous staff recommendation, the applicant proposes that each house shall incorporate the following architectural elements to each garage:

- Sconce lighting at each side of the garage door
 - Soldier course with brick trim over the garage door
6. The applicant is not proposing a subdivision sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.

Alley Waiver

7. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

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

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

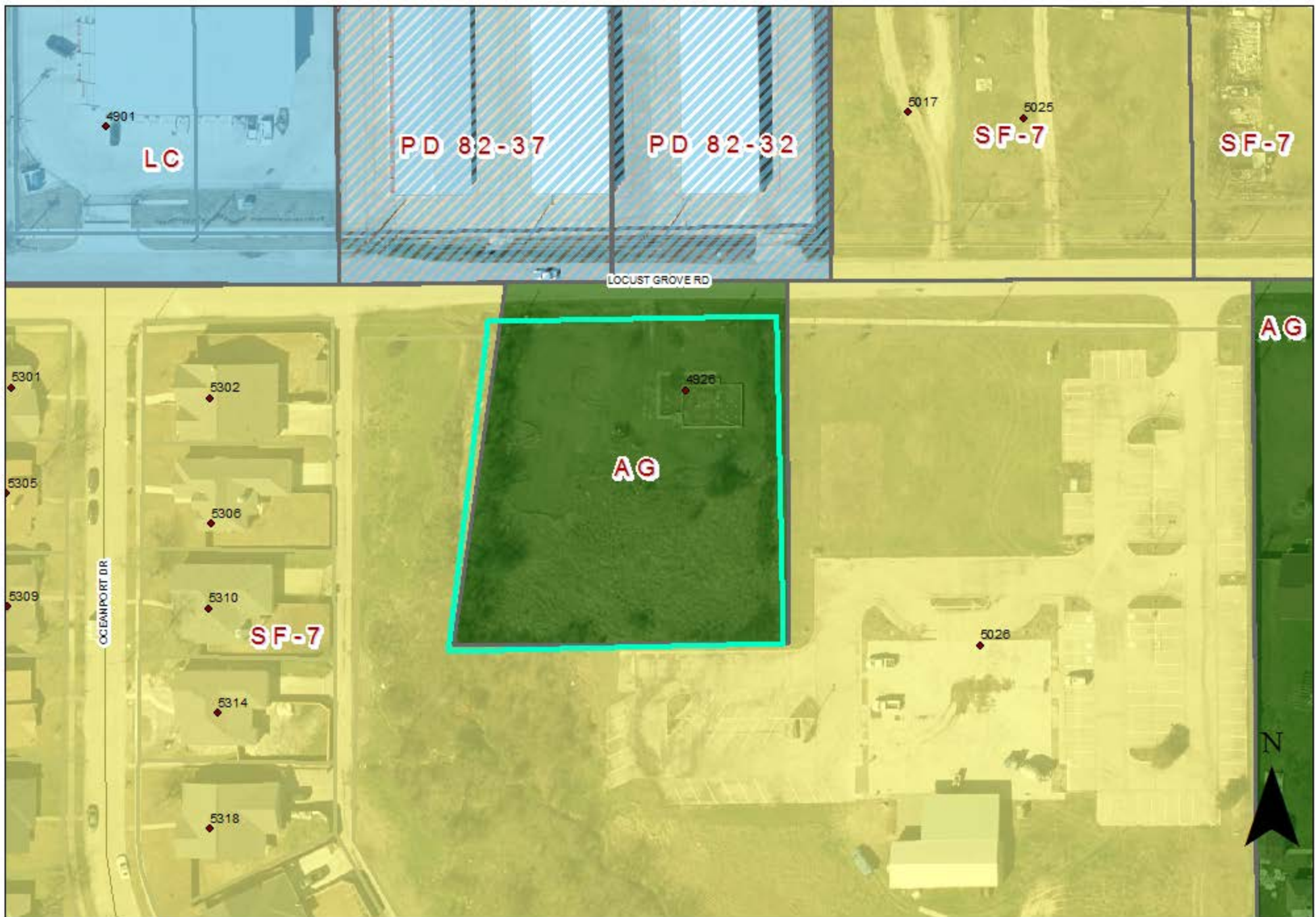
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Locust Grove Road, are zoned Planned Development (PD) 82-32 and Planned Development (PD) District 82-37, and developed with self-storage uses. The property immediately to the east, west, and south of the subject site is zoned Single-Family-7 (SF-7) District and was developed with a church but the site is currently improved with an unoccupied structure. Further to the west and south of the property are properties zoned Single-Family (SF-7) and developed with single-family detached homes. Further to the east is a property zoned Agriculture (AG) District and it is developed with a single-family detached home.

Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

Attachments

Z 20-21 Development Engineering Consultants, LLC (Detail Plan) Attachments
Z 20-21 Development Engineering Consultants, LLC - Responses
Z 20-21 Development Engineering Consultants, LLC Staff Presentation



0 50 100 Feet
1 inch = 83 feet

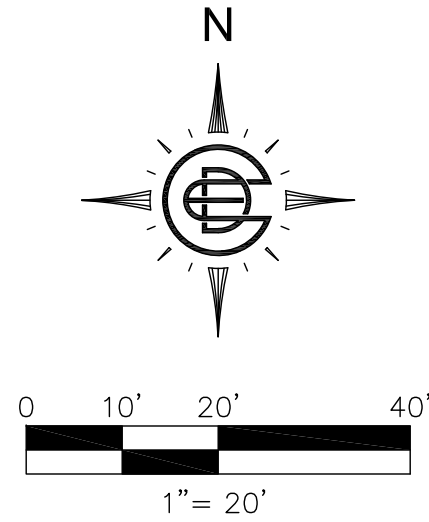
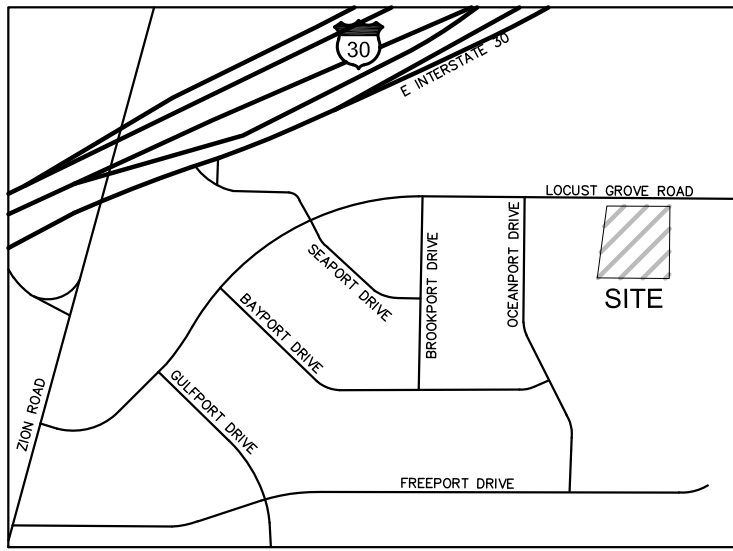
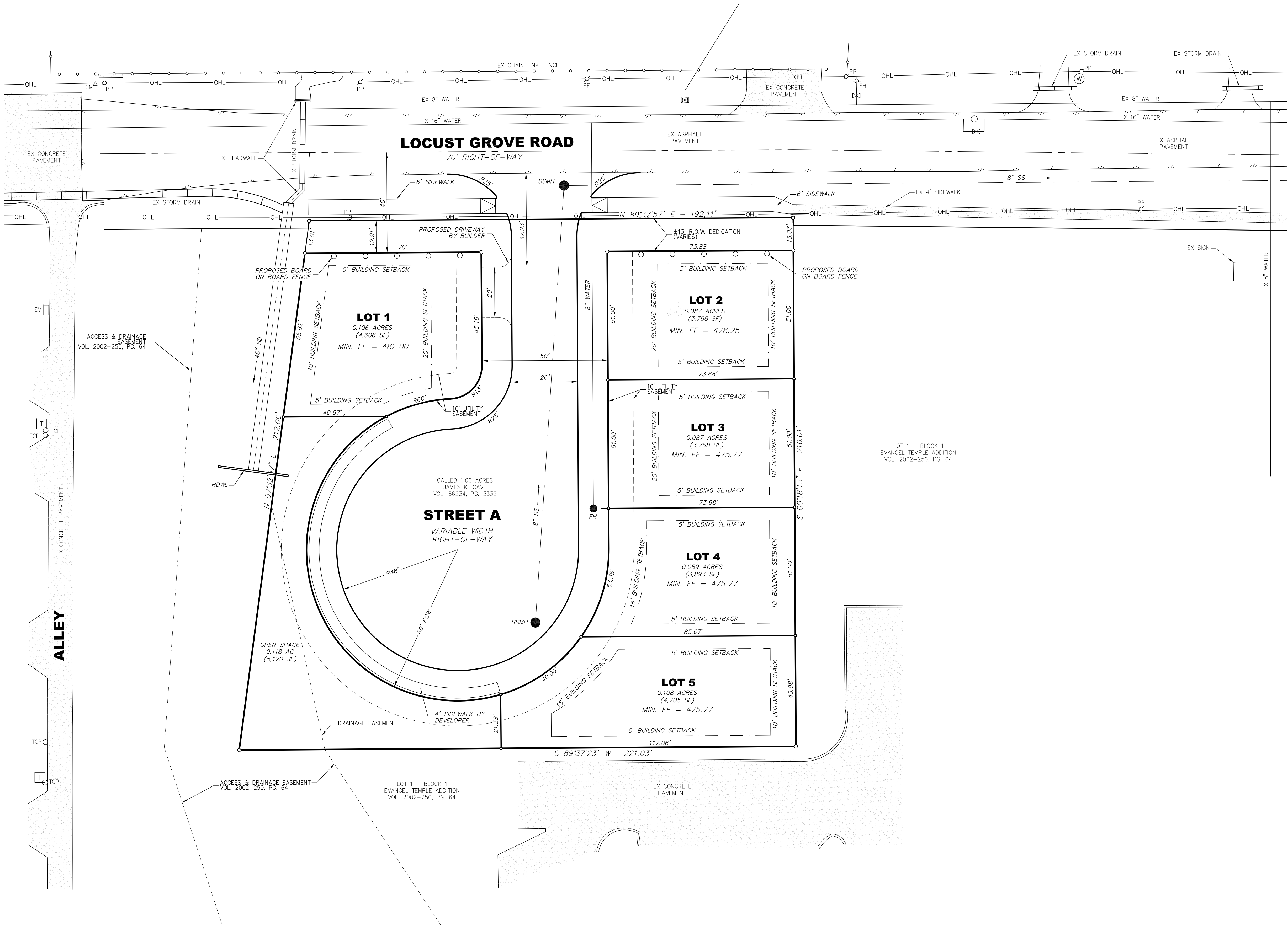
Zoning Map Z 20-21



INDICATES AREA
OF REQUEST

C:\Users\Scott Nesbitt\DEC Dropbox\PRODUCTION\JOB FILES\025\0251 - Locust Grove Subdivision\DWG\0251 SITE PLAN.dwg, Sheet 1, 11/2/2020 11:01:17 AM, Scott Nesbitt, 1:1

EXHIBIT C



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

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

SITE PLAN		
CREEK VIEW RESIDENCES		
4926 LOCUST GROVE ROAD		
CITY OF GARLAND, TEXAS		
DEVELOPER BASAB CHATTERJEE	DESIGN  2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 972-731-4354 TBPE FIRM NO. F-20255	
APPLICANT/ENGINEER DEVELOPMENT ENGINEERING CONSULTANTS, LLC	ISSUE DATE 11/02/20	DEC FILE NO. 0251
DANIEL STEWART, P.E.	CITY CASE NO. 200317-1	SHEET NO. SU1

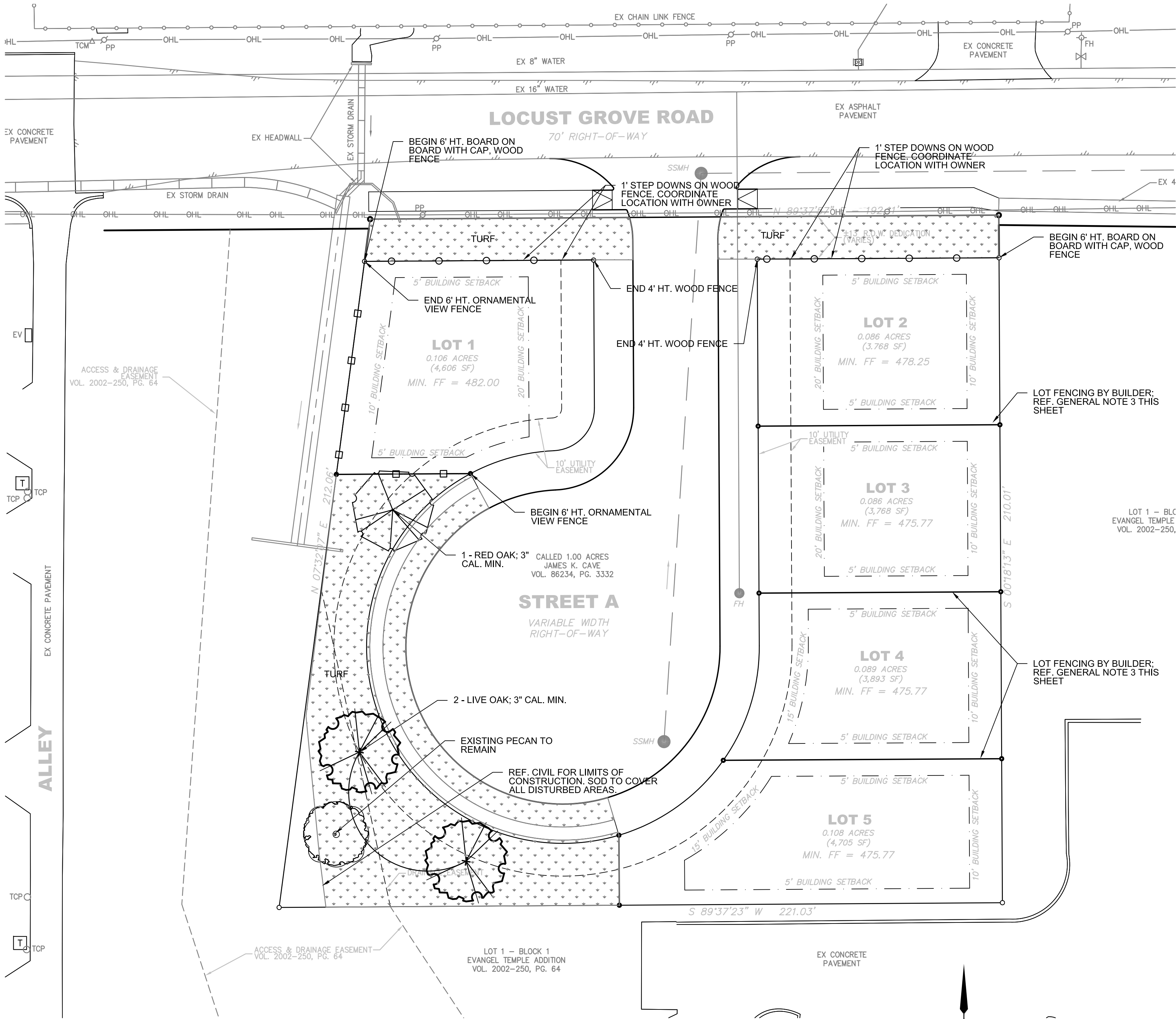
LANDSCAPE SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHADE AND ORNAMENTAL TREE				
	1	TEXAS RED OAK	<i>Quercus buckleyi</i>	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	2	LIVE OAK	<i>Quercus virginiana</i>	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
TURF				
	8,070 SF	COMMON BERMUDAGRASS	<i>Cynodon dactylon</i>	sod, full

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

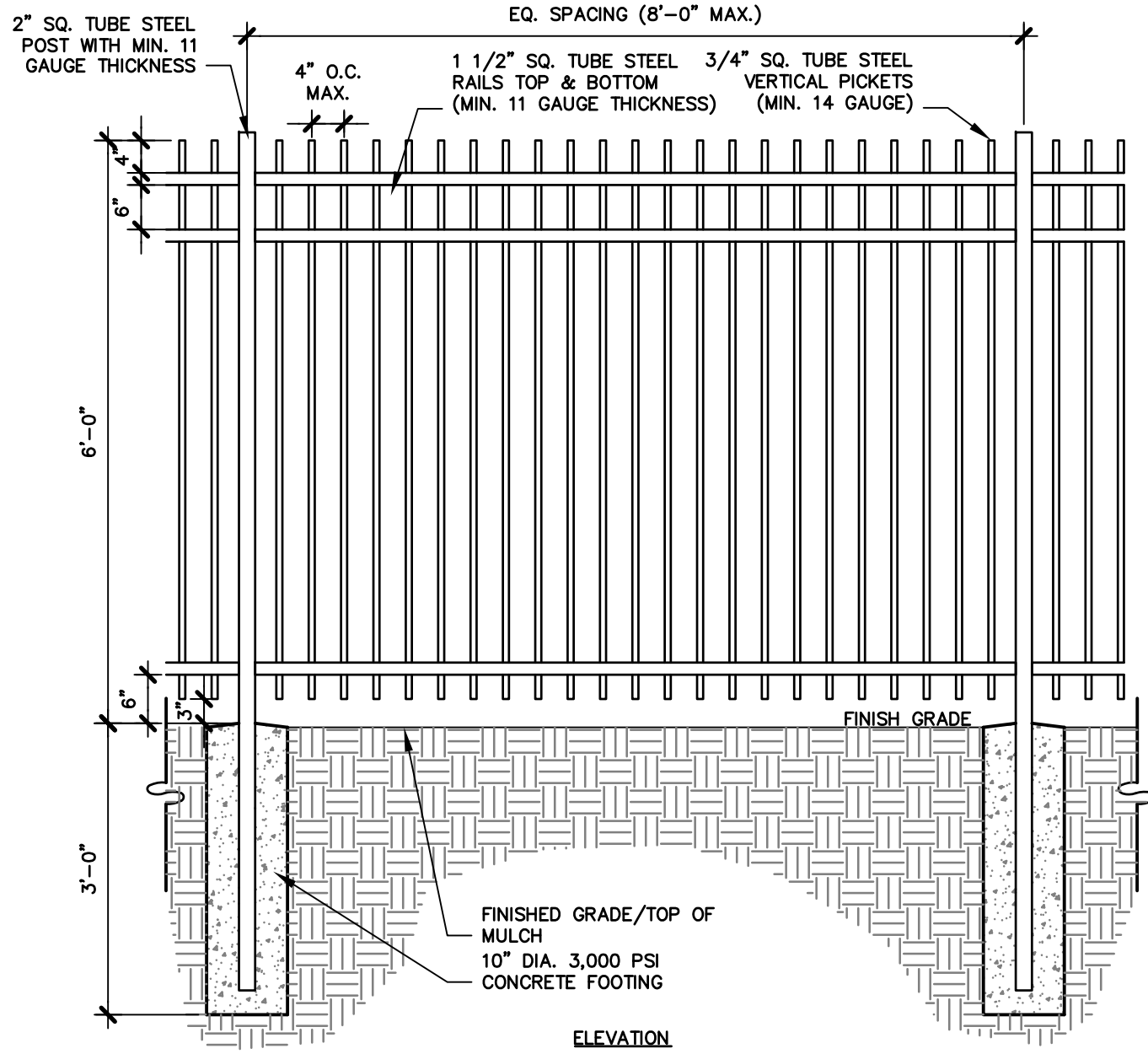
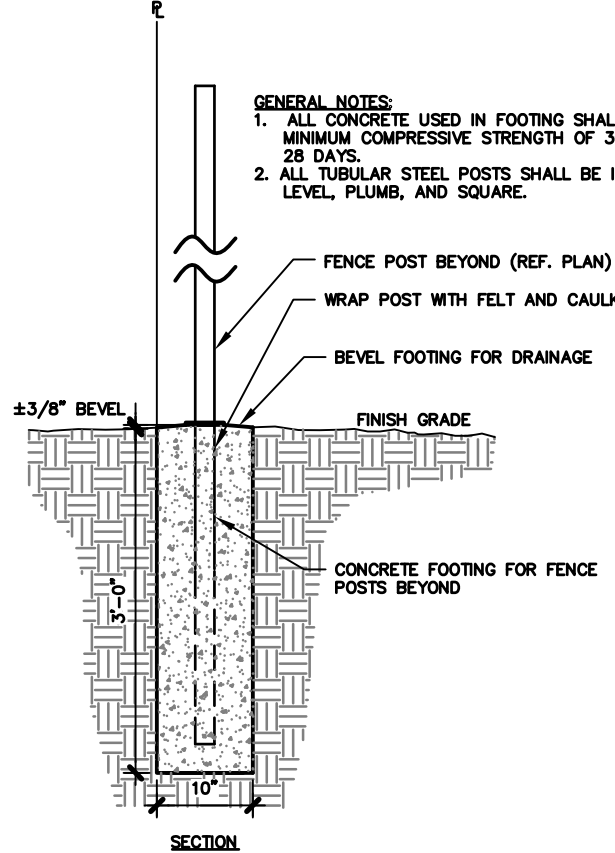
FENCE TYPE LEGEND

- ORNAMENTAL VIEW FENCE
- BOARD ON BOARD WOOD FENCE



FENCING AND LANDSCAPE PLAN

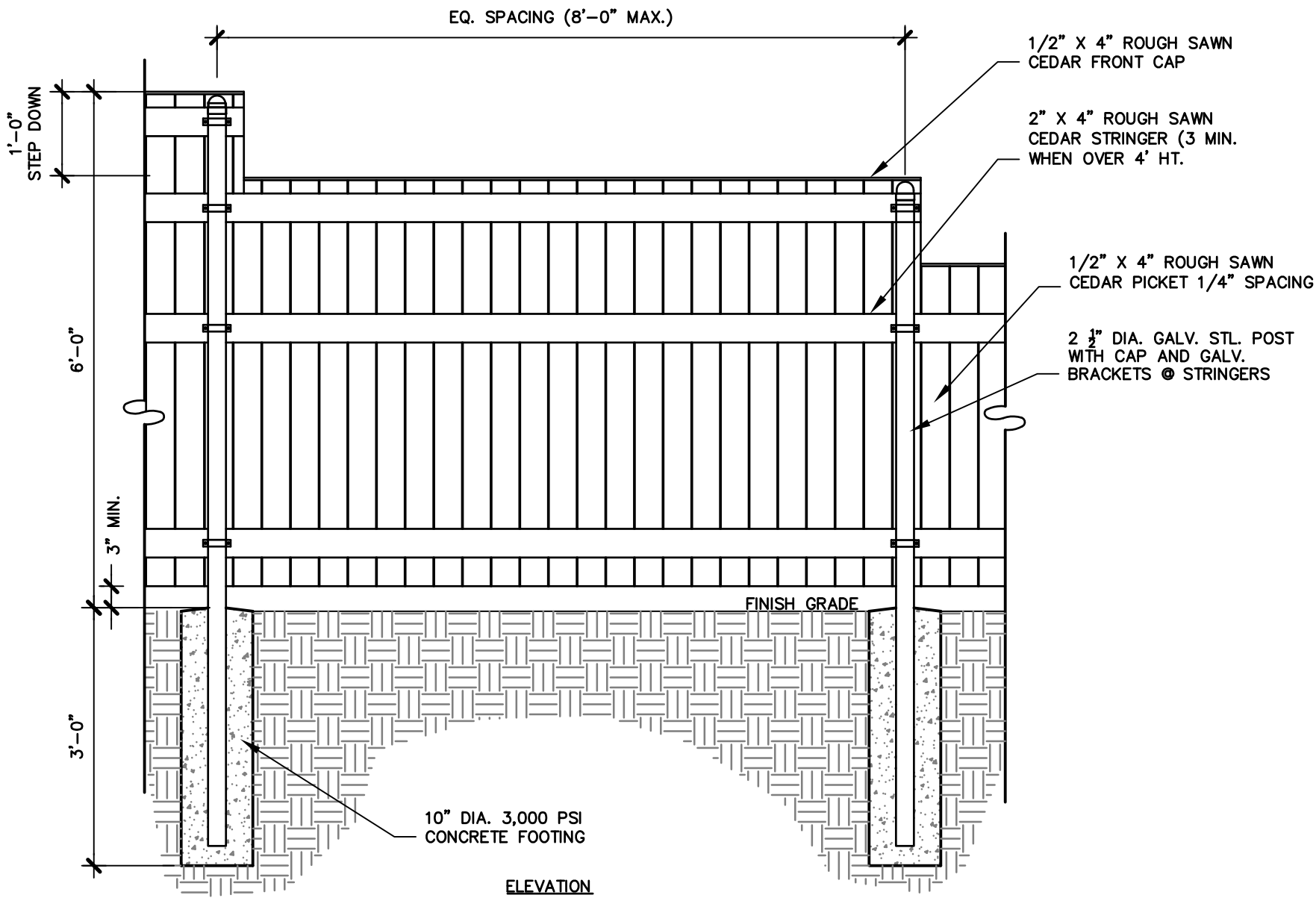
SCALE: 1" = 20'



- GENERAL NOTES:
1. ALL TUBULAR STEEL POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
 2. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
 3. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUST-PROOF PAINT, COLOR TO BE FLAT BLACK OR AS SPECIFIED ON PLANS. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES, IF INCLUDED, AND FENCE.
 5. ALL TUBULAR STEEL FENCE MEMBERS ARE TO BE IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
 6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE COMPONENTS AND GATES. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.

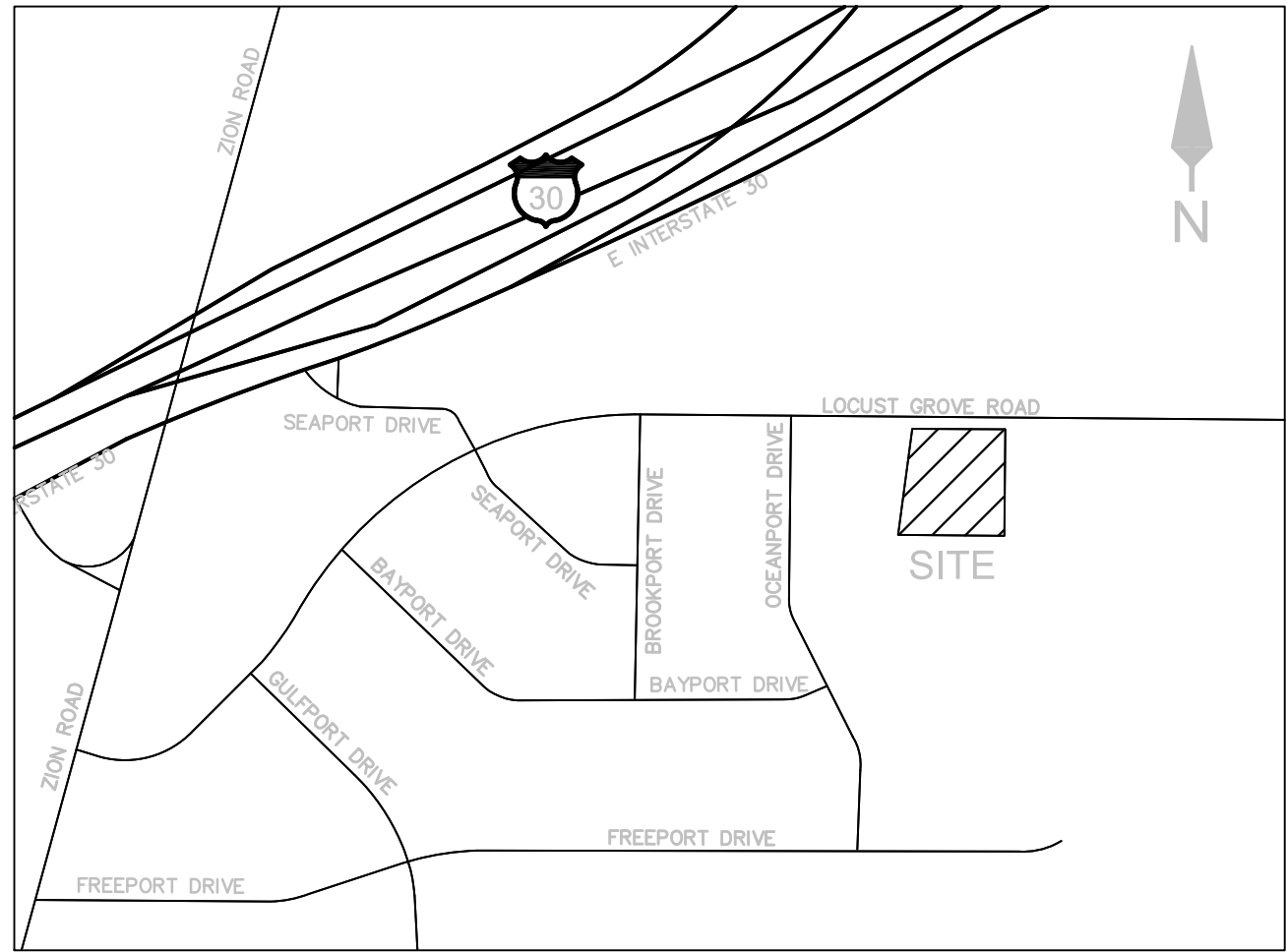
ORNAMENTAL VIEW FENCE

SECTION NOT TO SCALE



BOARD ON BOARD FENCE

SECTION NOT TO SCALE



VICINITY MAP
N.T.S.

SITE DATA

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

GENERAL NOTES:

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

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

FENCING AND LANDSCAPE PLAN

CREEK VIEW RESIDENCES

4926 LOCUST GROVE ROAD

CITY OF GARLAND, TEXAS

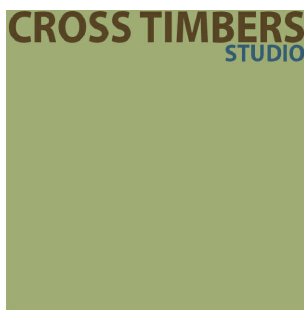
DEVELOPER
BASAB CHATTERJEE

APPLICANT/ENGINEER
DEVELOPMENT ENGINEERING
CONSULTANTS, LLC

DANIEL STEWART, P.E.

DESIGN

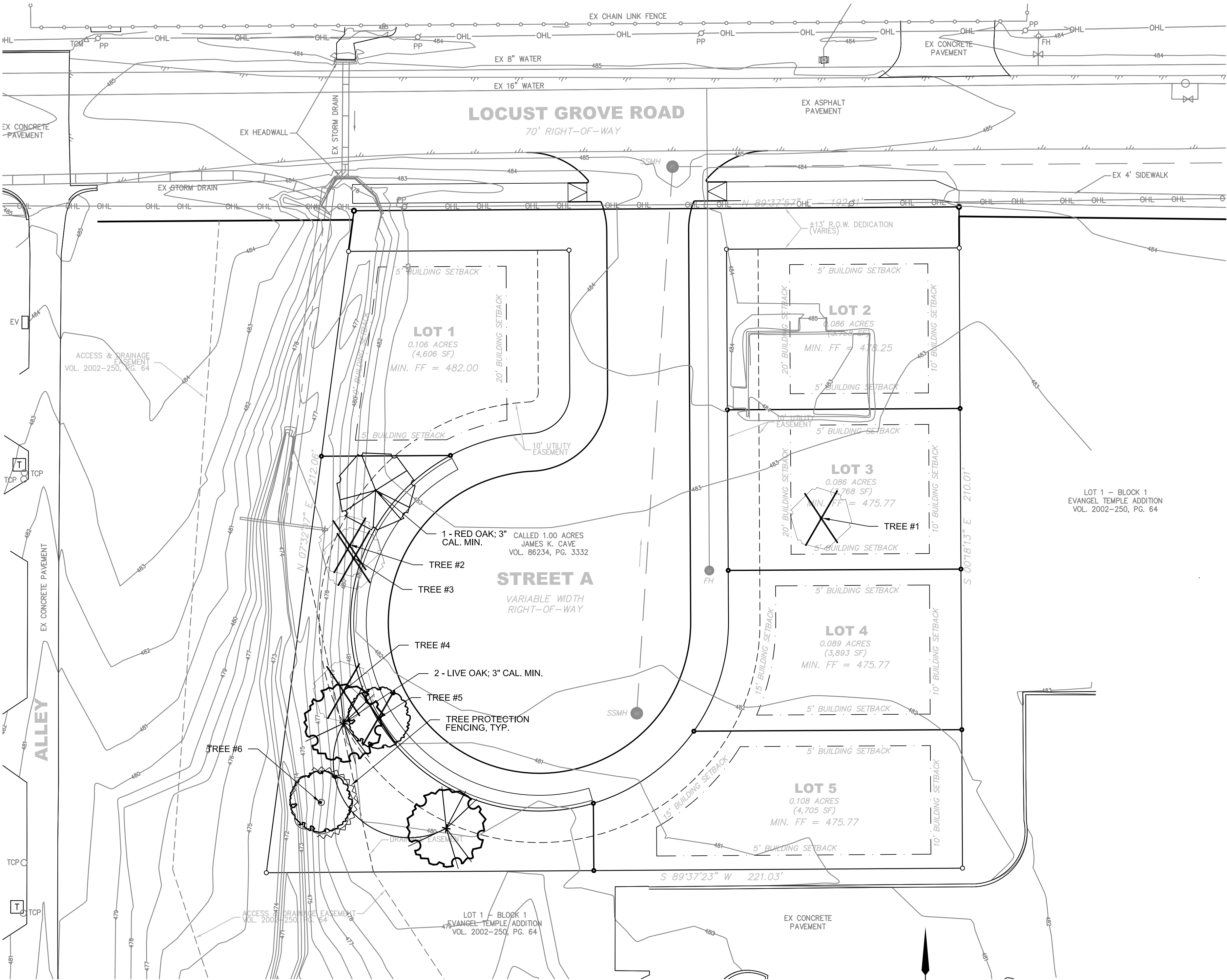
ISSUE DATE	DEC FILE NO.
11/02/20	0251
CITY FILE NO.	SHEET NO.
200317-1	EXH2



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

TREE MITIGATION TABLE

LIST NUMBER	CALIPER(")	COMMON NAME	BOTANICAL NAME	PROTECTED	TO BE REMOVED	TOTAL CALIPER INCHES TO BE REMOVED	REPLACEMENT RATIO	REPLACEMENT CALIPER INCHES REQUIRED
1	6	HACKBERRY		NO	X		N/A (non-protected tree)	
2	6	HACKBERRY		NO	X		N/A (non-protected tree)	
3	6	HACKBERRY		NO	X		N/A (non-protected tree)	
4	8	HACKBERRY		NO	X		N/A (non-protected tree)	
5	18	OAK	Quercus sp.	YES	X	18	1:1 (1 caliper inch per 1 caliper inch)	18
6	9	PECAN	Carya illinoensis	YES			1:1 (1 caliper inch per 1 caliper inch)	
						Total: 18		Total: 18



A TREE MANAGEMENT PLAN

SCALE: 1" = 20'

TREE LEGEND

- EXISTING PROTECTED TREE TO REMAIN, UNLESS OTHERWISE NOTED
- EXISTING PROTECTED TREE TO BE REMOVED
- EXISTING UNPROTECTED TREES (HACKBERRY) TO BE REMOVED
- TREE PROTECTION FENCING

TREE MITIGATION NOTES

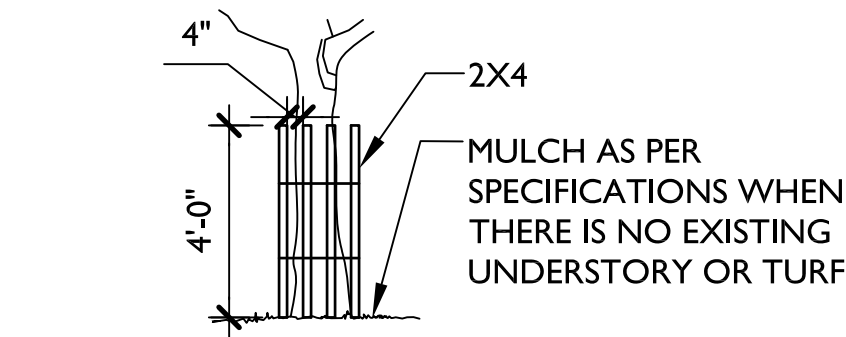
EXISTING 18" OAK TO BE REMOVED

REQUIRED MITIGATION:
18" REPLACEMENT CAL. INCHES/ (6) 3" CAL. TREES

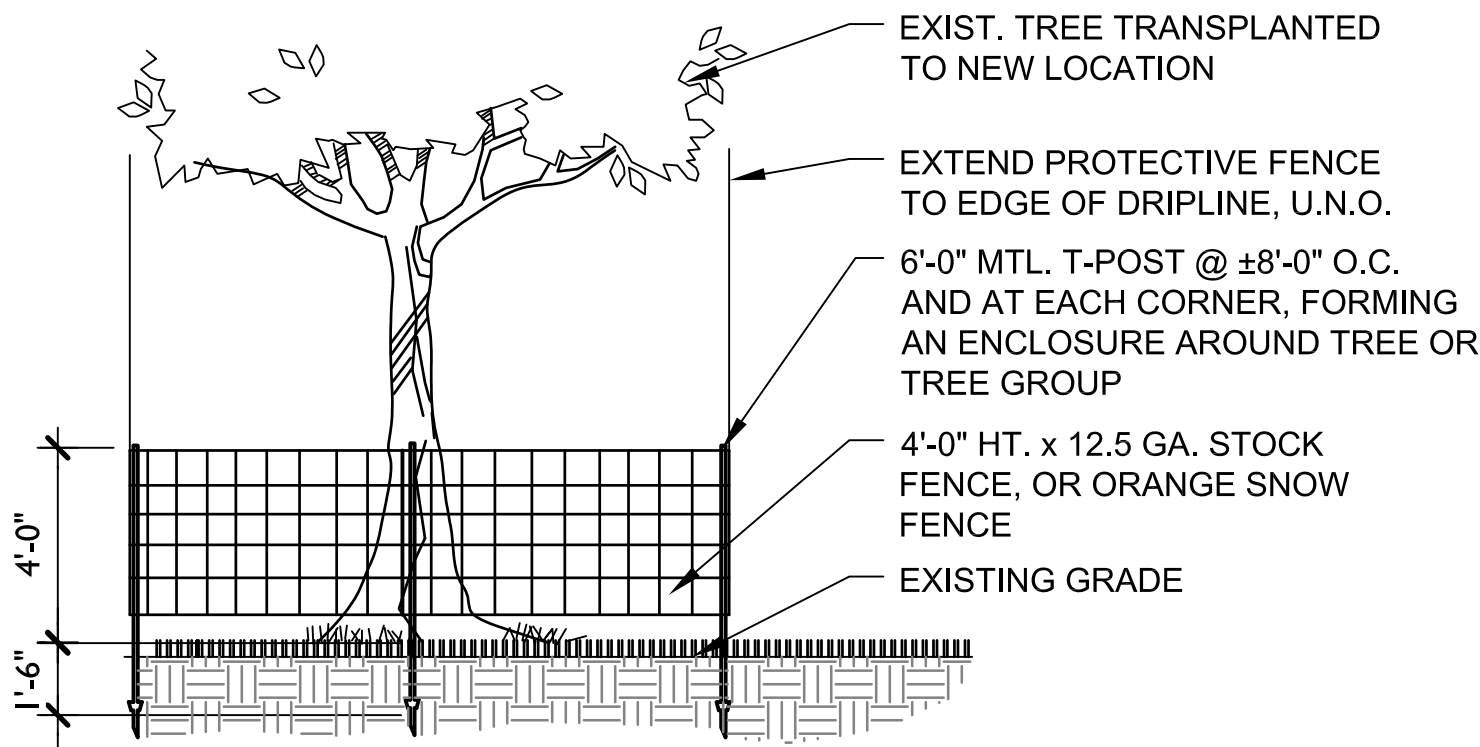
PROVIDED:
(3) 3" CAL. TREES*
(2) 3" CAL. LIVE OAK
(1) 3" CAL. RED OAK

*OWNER WILL PAY TO THE CITY REFORESTATION AND TREE MANAGEMENT FUND OF GARLAND \$1,350, FOR ADDITIONAL 9 CAL. INCHES NOT PROVIDED IN MITIGATION PLAN.

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



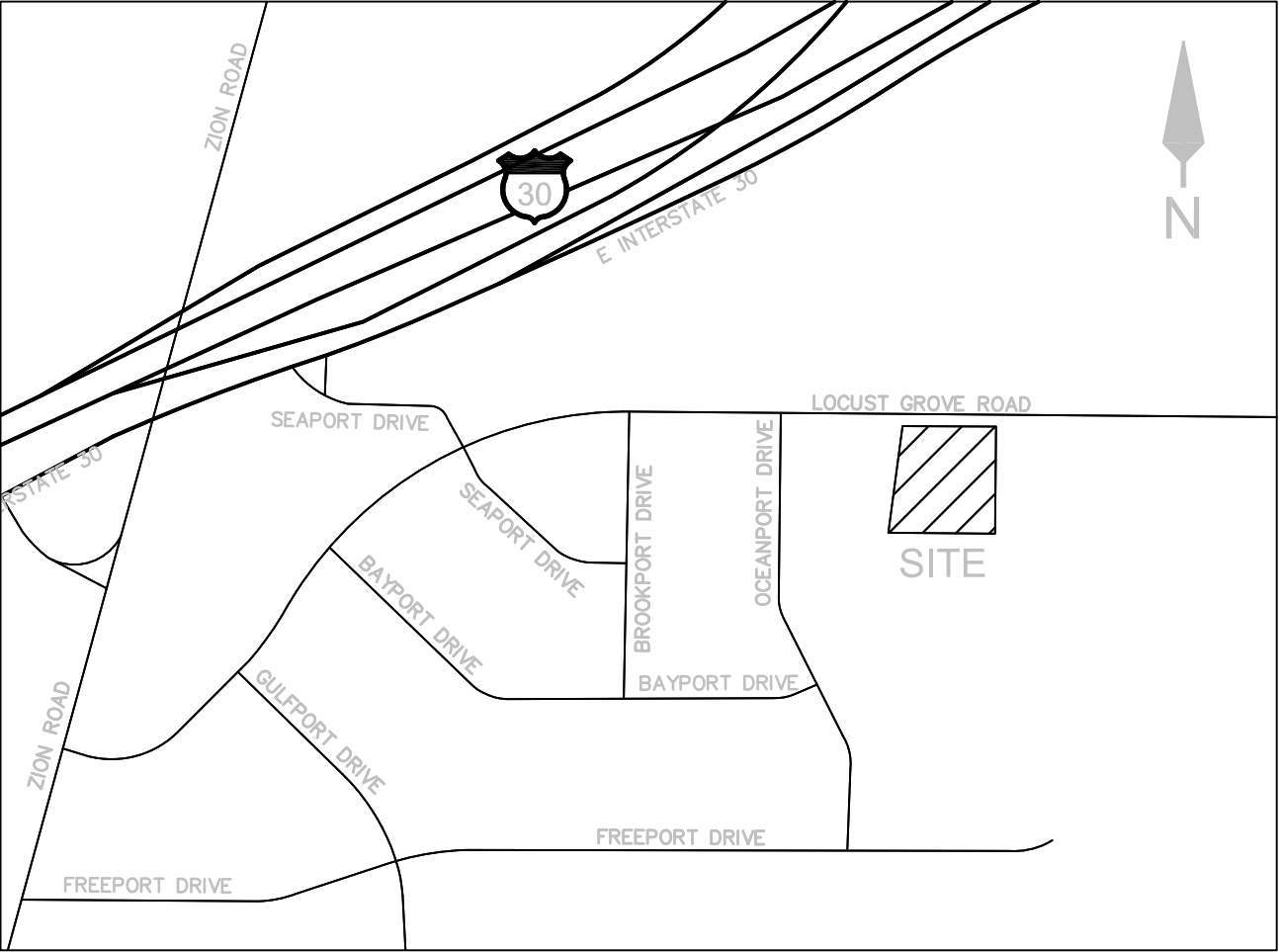
- NOTE:
- WRAP TREE TRUNK WITH 2"x4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.
 - THIS TREE PROTECTION SHALL BE SELECTED AND IN PLACE IN THE EVENT THAT THE STANDARD TREE PROTECTION DETAIL, THIS SHEET, IS NOT ABLE TO BE PROVIDED DUE TO RESTRICTIONS ON SITE PRIOR TO CONSTRUCTION. IT IS ALSO TO BE INCLUDED IF FENCE IS LESS THAN 5' FROM TRUNK.



B TREE PROTECTION MEASURES
ELEVATION

SCALE: NTS

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



VICINITY MAP
N.T.S.

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

GENERAL NOTES:

- PRIOR TO REMOVAL OF ANY PROTECTED TREES ON SITE, CONTRACTOR SHALL COORDINATE WITH CERTIFIED ARBORIST OR OWNER'S REPRESENTATIVE.
- COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY.
- REF. EXH2 FOR ADDITIONAL PROPOSED TREE INFORMATION.

TREE MANAGEMENT PLAN

CREEK VIEW RESIDENCES
4926 LOCUST GROVE ROAD
CITY OF GARLAND, TEXAS

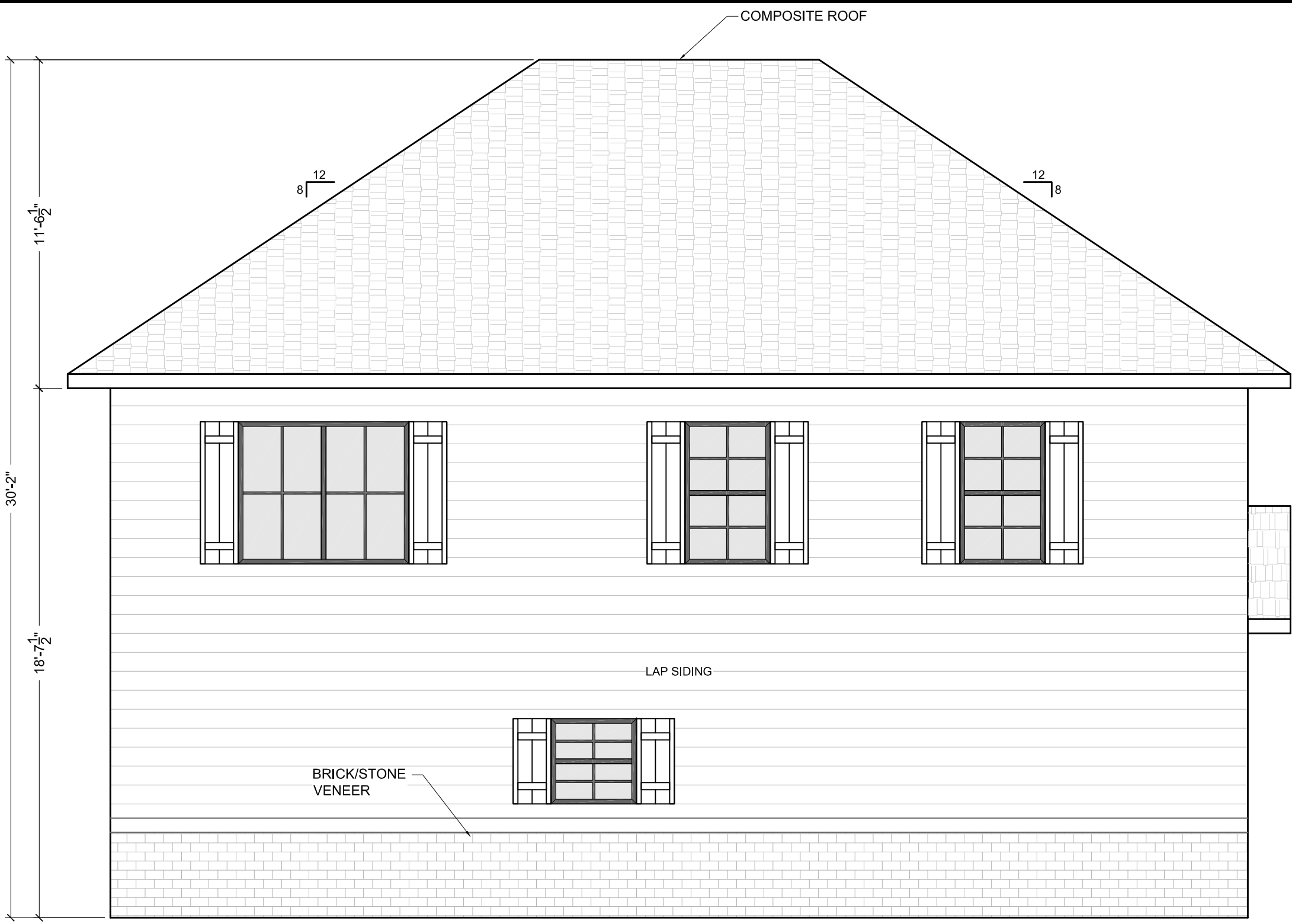
DEVELOPER		DESIGN	
BASAB CHATTERJEE			
APPLICANT/ENGINEER		ISSUE DATE	DEC FILE NO.
DEVELOPMENT ENGINEERING CONSULTANTS, LLC		11/02/20	0251
DANIEL STEWART, P.E.		CITY FILE NO.	SHEET NO.
		200317-1	EXH1



ELEVATION PLAN - NORTH

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

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



ELEVATION PLAN - EAST

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

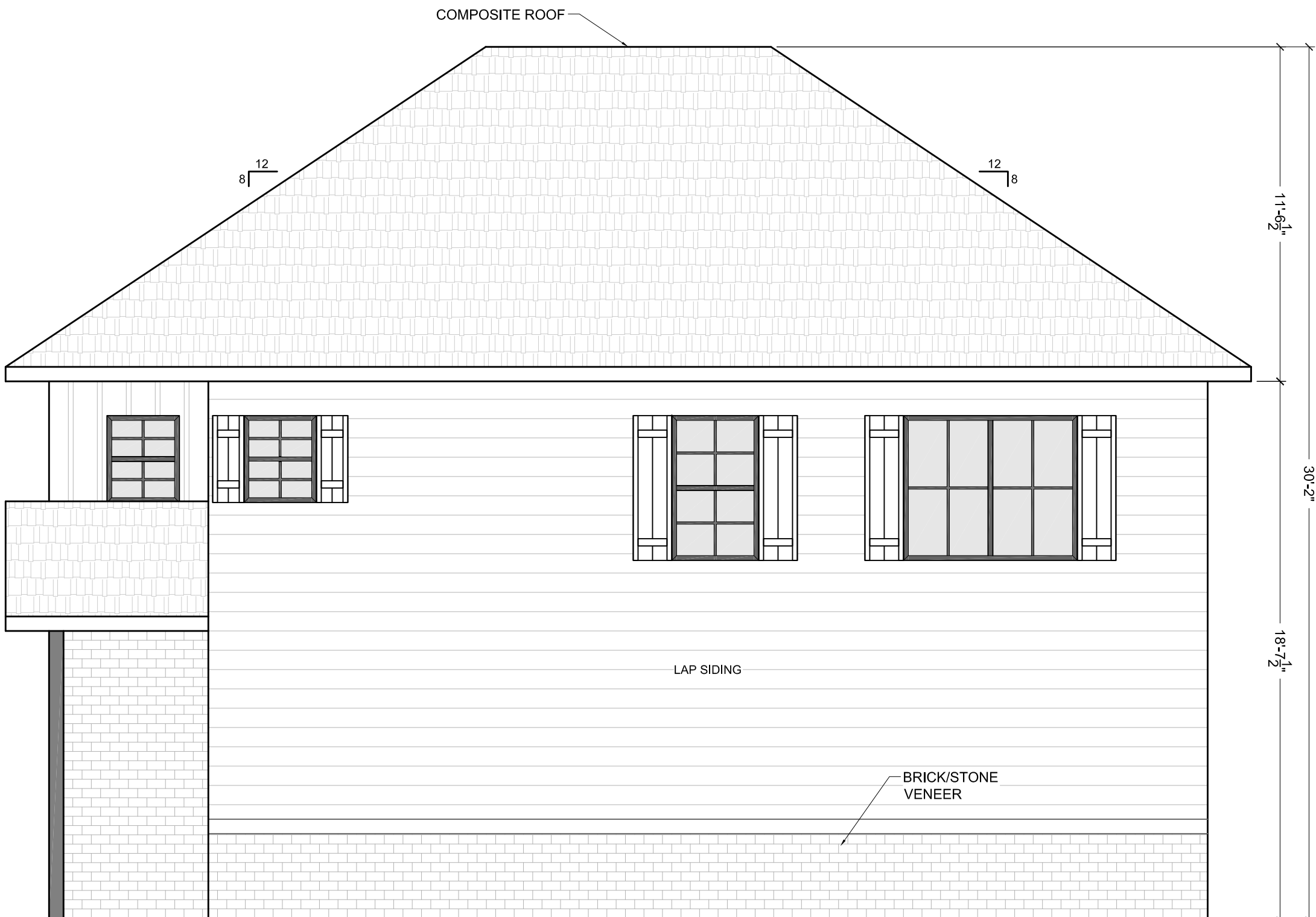
ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) vi - MINIMUM 8:12 ROOF PITCH
3	(E) ii - 18" MINIMUM ROOF OVERHANG



ELEVATION PLAN - SOUTH

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

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



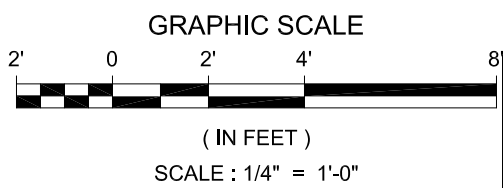
ELEVATION PLAN - WEST

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

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

ELEVATION NOTES:

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



NO.	DATE	REVISIONS

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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

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

9-Oct-20

CITY OF GARLAND CASE # - 200317-1

GARLAND DEVELOPMENT - BASAB CHATTERJEE

ELEVATION PLAN



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

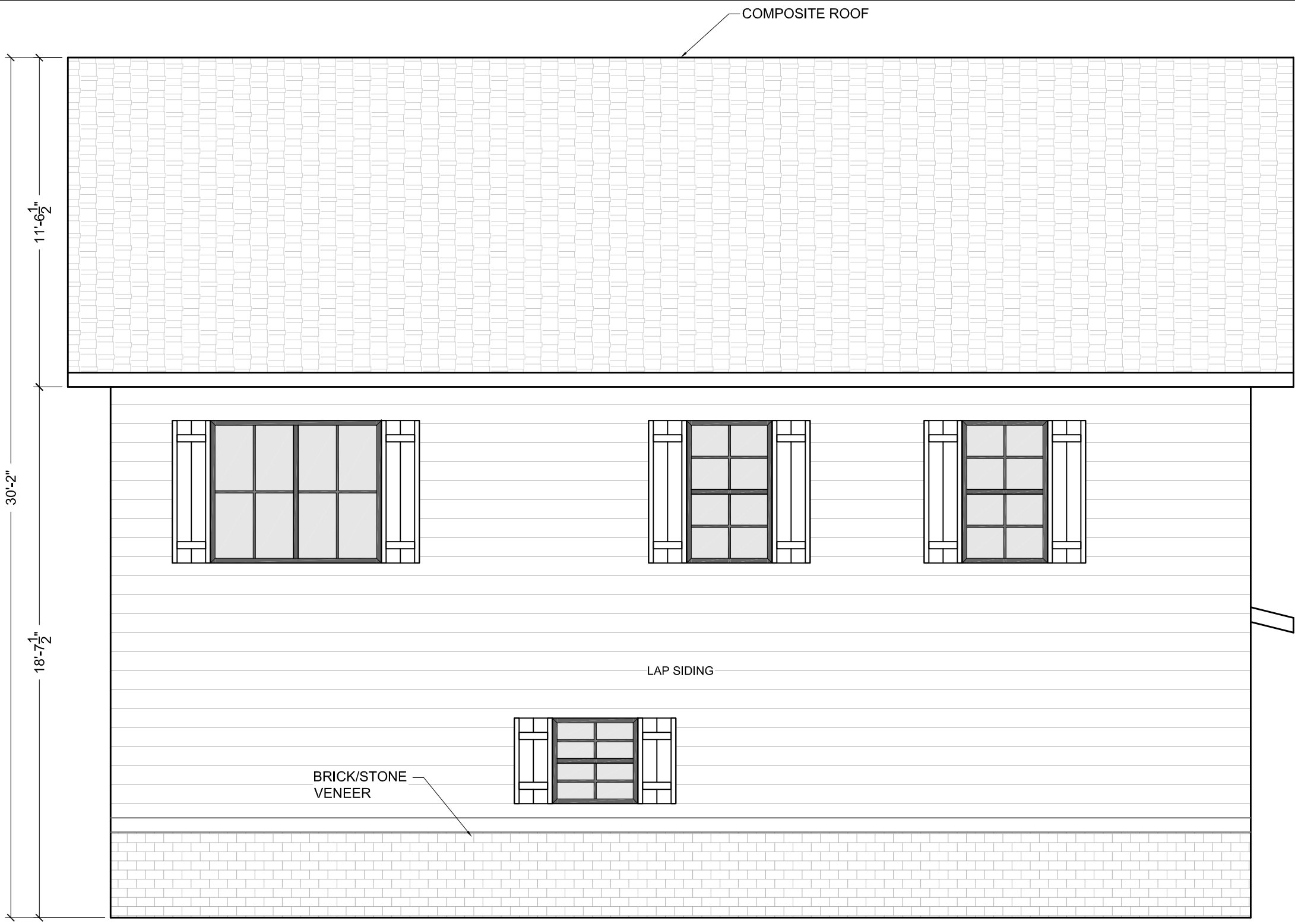
DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNG	MNG	10/9/20	1/4" = 1'-0"	-	2



ELEVATION PLAN - NORTH

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

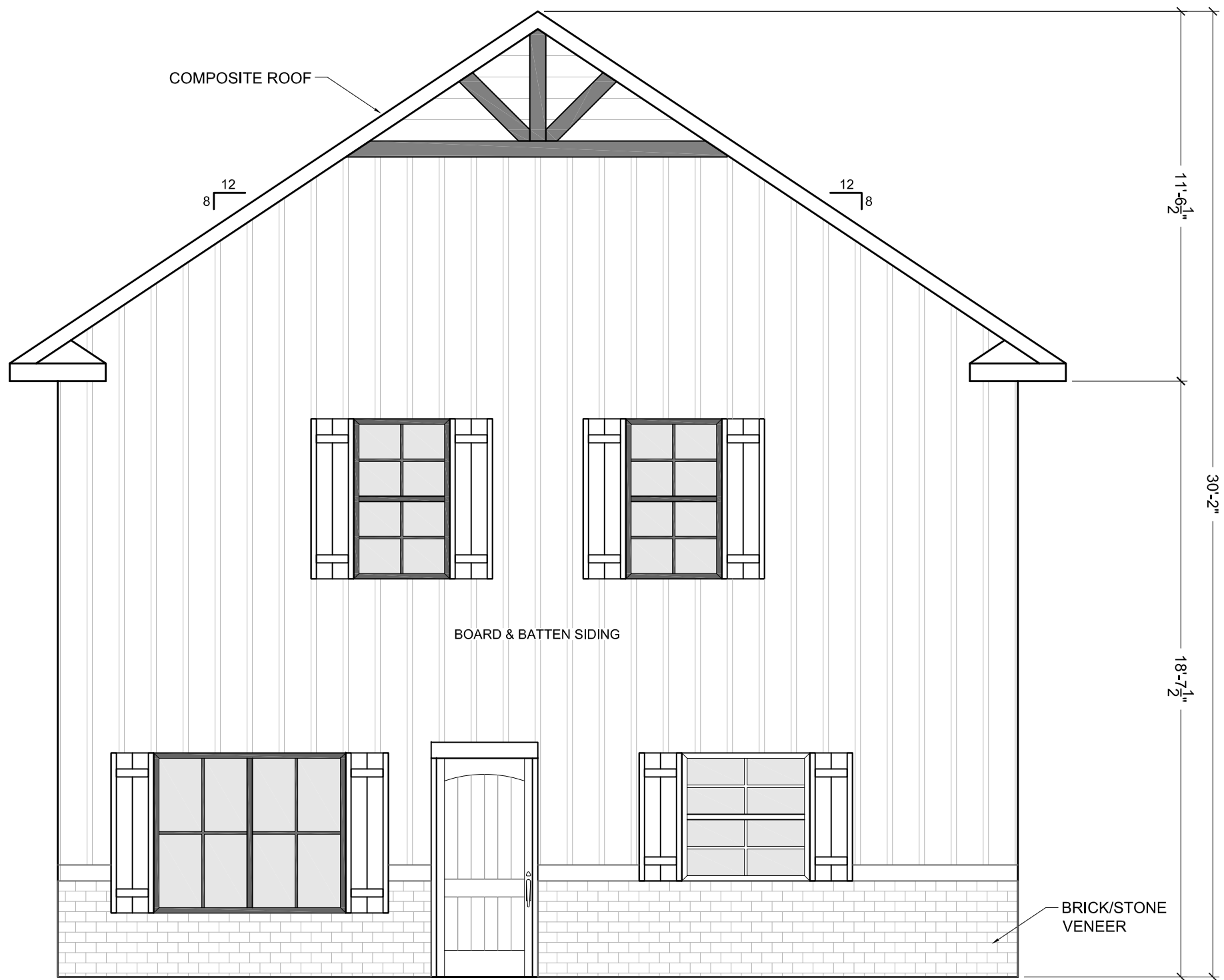
ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) vi - MINIMUM 8:12 ROOF PITCH
3	(C) viii - FRONT COVERED PORCH



ELEVATION PLAN - EAST

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

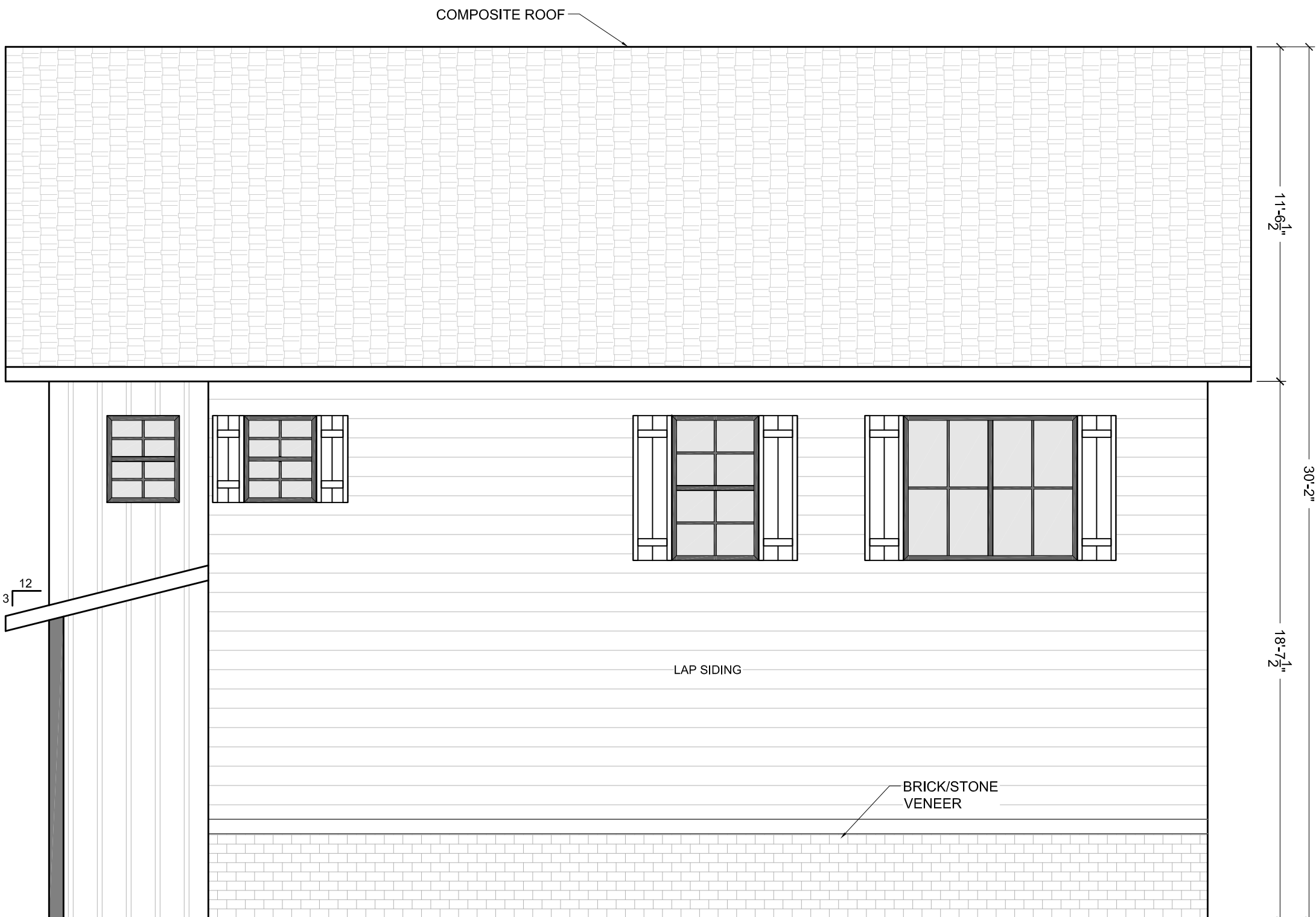
ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	(C) I - DIVIDED LIGHT WINDOWS
2	(C) vi - MINIMUM 8:12 ROOF PITCH
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ELEVATION PLAN - SOUTH

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

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
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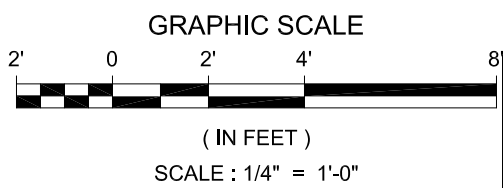
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NO.	DATE	REVISIONS

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

9-Oct-20

CITY OF GARLAND CASE # - 200317-1

GARLAND DEVELOPMENT - BASAB CHATTERJEE

ELEVATION PLAN



NG Design Services
2640 Horseshoe Lake Road
Iowa Park, Texas 76367
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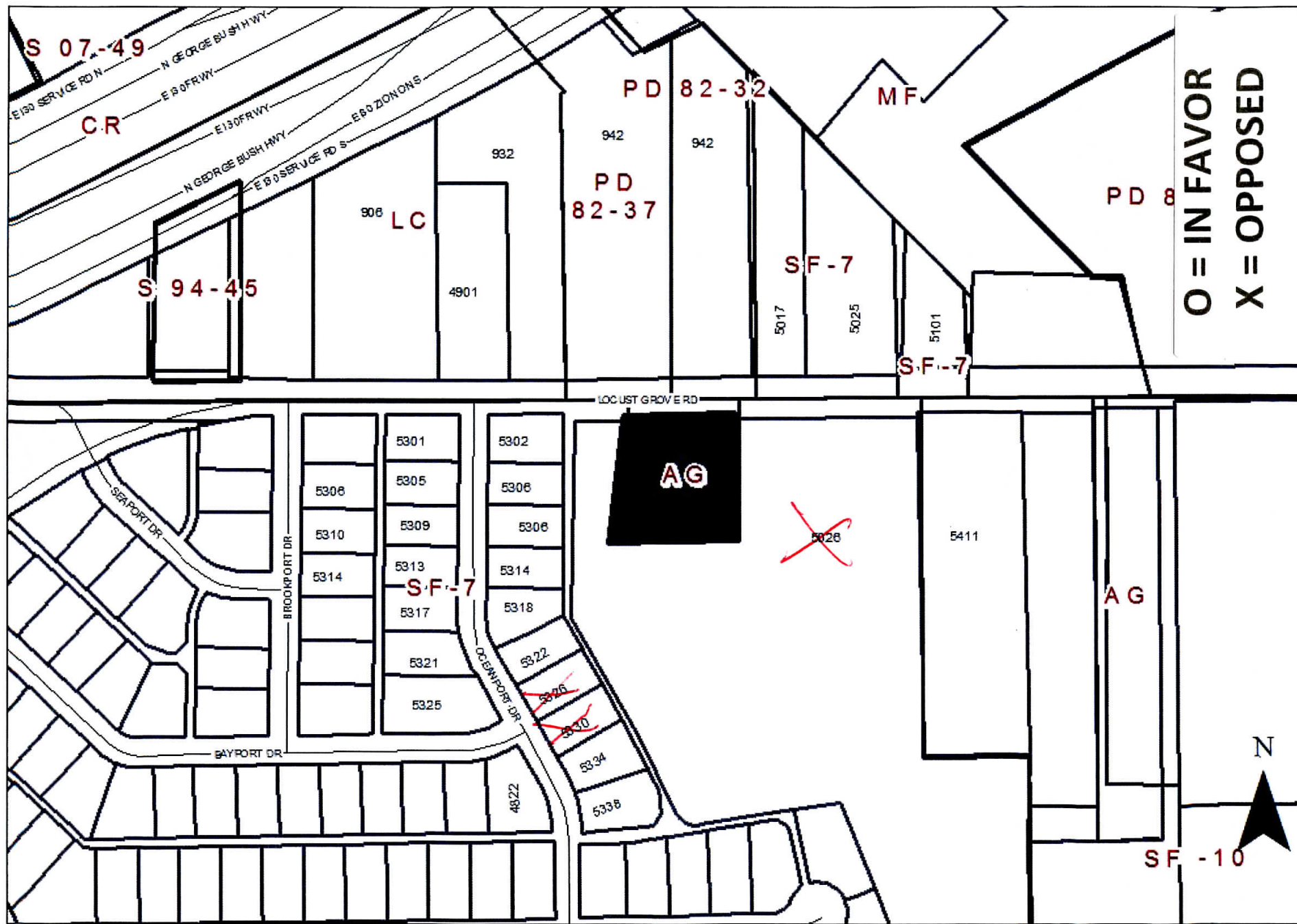
DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNG	MNG	10/9/20	1/4" = 1'-0"	-	2

REPORT & MINUTES

P.C. Meeting, September 28, 2020

Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of a Detail Plan for Single-Family Detached Units. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)

Motion was made by Commissioner Edwards to **deny** the request as it does not meet Technical Requirements as required by the Garland Development Code (GDC) due to denial of the Zoning request and the Detail Plan as presented was based on the Zoning request. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Hallman.



September 16, 2020

Z 20-21

Page 2 of 2

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

I am already having trouble with trespassing and
trash dumping at 5026 Locust Grove Road. With seven
homes built on tiny lots on a property enveloped by mine,
I can only imagine the future issues to come.

(Please complete the following information)

5026 Locust Grove and 5150 Locust Grove
Your Property Address and 5160 Locust Grove

Rex W Heckelman
Printed Name

5150 Locust Grove Road Garland 75043
Address City, State Zip

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

Rex W Heckelman Owner
Signature Title

Date: 9-21-2020

IF the developer would install a perimeter fence on the east, south, and west sides of the property (or the city would require such a fence), I would withdraw my opposition.

September 16, 2020

Z 20-21

Page 2 of 2

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

5326 Oceanport Dr Garland, TX

Your Property Address

THOMAS A. NEIMAN

Printed Name

5009 Alexandria Dr Rowlett, TX 75088

Address

City, State

Zip

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

Signature

Title

Date: 9/22/20

September 16, 2020

Z 20-21

Page 2 of 2

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

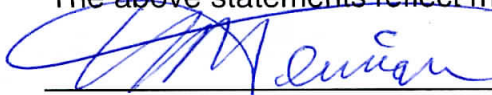
(Please complete the following information)

5330 Oceanport Dr Garland, TX
Your Property Address

THOMAS A. NEIMAN
Printed Name

5009 Alexandria Dr Rowlett, TX 75088
Address City, State Zip

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


Signature Title

Date: 9/22/20

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

We need to hire & consult our own
engineer to review proposed plans.

(Please complete the following information)

5114 Locust Grove Rd Garland TX 75043
Your Property Address

JAVIER NAVARRO JR
Printed Name

Address City, State Zip

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

[Signature] home owner
Signature Title

Date: 9/22/2020

Outside the Notification Area

Z 20-21

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Detached Units.

**City Council Meeting
November 17, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 4926 Locust Grove Road

Applicant: Development Engineering Consultants, LLC

Owner: James Kyle Cave

Acreage: 1.0 Acres

Zoning: Agriculture (AG) District

Location Map



Site Photos







GARLAND
TEXAS MADE HERE

Elevations





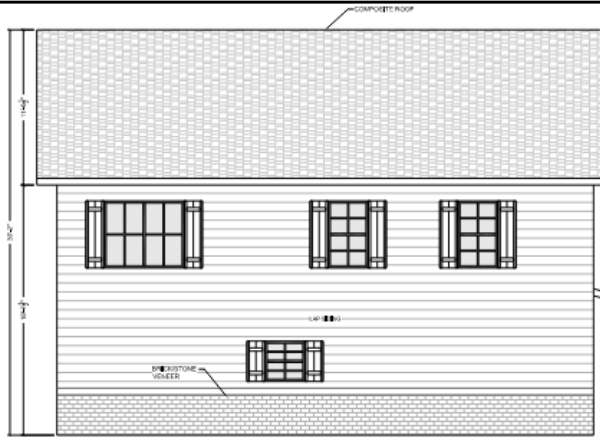
Elevations



ELEVATION PLAN - NORTH

SCALE: 1/4\"/>

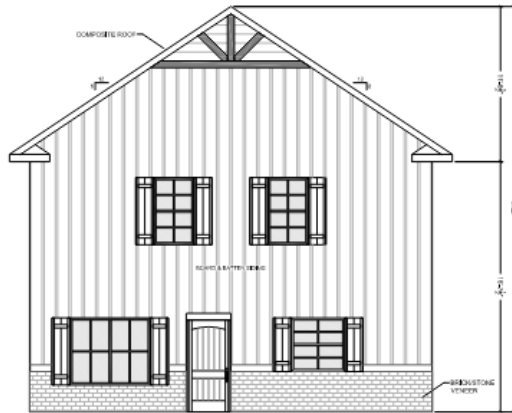
ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	CONCRETE FOUNDATION
2	CONCRETE VENEER
3	CONCRETE ROOF



ELEVATION PLAN - EAST

SCALE: 1/4\"/>

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	CONCRETE FOUNDATION
2	CONCRETE VENEER
3	CONCRETE ROOF



ELEVATION PLAN - SOUTH

SCALE: 1/4\"/>

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	CONCRETE FOUNDATION
2	CONCRETE VENEER
3	CONCRETE ROOF



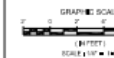
ELEVATION PLAN - WEST

SCALE: 1/4\"/>

ARCHITECTURAL ELEMENTS SECTION 4.84 (A)	
1	CONCRETE FOUNDATION
2	CONCRETE VENEER
3	CONCRETE ROOF

ELEVATION NOTES

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



CITY OF GARLAND CASE # - 200317-1

GARLAND DEVELOPMENT - BASAB CHATTERJEE

ELEVATION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR FINAL PLANNING.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW ONLY BETWEEN THE OWNER AND THE DESIGNER.
THE PLAN IS VALID ONLY ON ANY ACTIVE CONSTRUCTION CONTRACT. NASH DAWN AT 10/10/2023.

		NG Design Services 2600 Horseshoe Lake Road Irving, Texas 75037 Phone (940) 640-2272 Email: info@ngdesign.com, ngdesign.com			
DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNO	MNO	10/10/20	1/4" = 1'-0"	-	2



Summary of Deviations

Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Number of Lots	Number results from site layout	7 SFR Lots	5 SFR Lots
Development Standards			
Lot Area	5,000 square feet/ 4,750 average	2,910 square feet (minimum)/ 3,170 square feet average	3,700 square feet (minimum) / 4,148 square feet average
Lot Width	55 feet / 60 feet (Corner Lot)	36 feet	Minimum, between lot lines: Lot 1 – 57 feet Lot 2 – 51 feet Lot 3 – 51 feet Lot 4 – 51 feet Lot 5 – 43 feet
Lot Depth	90 feet (minimum)	70 feet	Minimum, between lot lines: Lot 1 - 70 feet Lot 2 – 73 feet Lot 3 – 73 feet Lot 4 – 73 feet Lot 5 – 85 feet



Summary of Deviations

Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Setbacks Adjacent to Street			
Front	20 feet / 15 feet curvilinear or staggered or cul-de-sac	Lot 2 at 15 feet (except garage door at 20-feet)	20 feet / 15 feet curvilinear or staggered or cul-de-sac (except garage door at 20-feet)
Side Setback adjacent to Street	15 feet / 15 feet curvilinear or staggered or cul-de-sac	5 feet	5 feet
Setbacks Not Adjacent to Street			
Side	5 feet	Lot 2 at Zero (0) feet and 5 feet Lots 5, 6, and 7 at 4.5 feet	5 feet
Rear	10 feet	Lot 2 at 5 feet	10 feet

Summary of Deviations

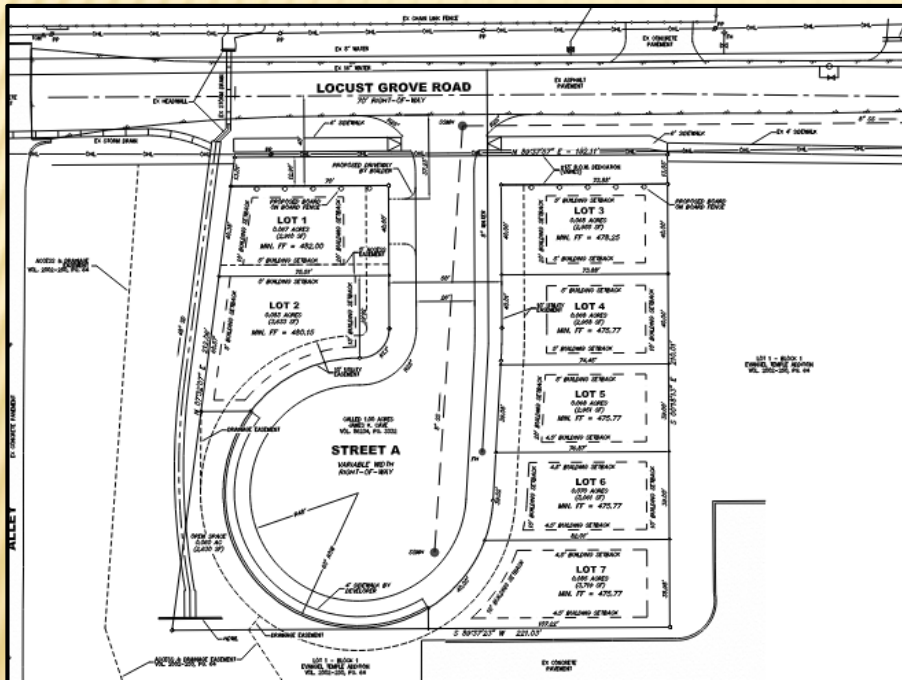
Item	Required	Proposed at Plan Commission	Current Proposal at City Council
Garages	Garage rear entry & if front entry then offset 5-feet from front building face.	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required	No rear entry due to alley waiver; 20-foot front setback all lots, no offset required
Number of Elevations	Front elevation must not be duplicated on the 3 adjacent houses on both sides, or on the 4 houses directly across the street.	2 elevation types proposed.	Two elevation types are proposed; applicant added sconce lighting and soldier course brick trim and has indicated that the number of elevations and variation will comply with the GDC



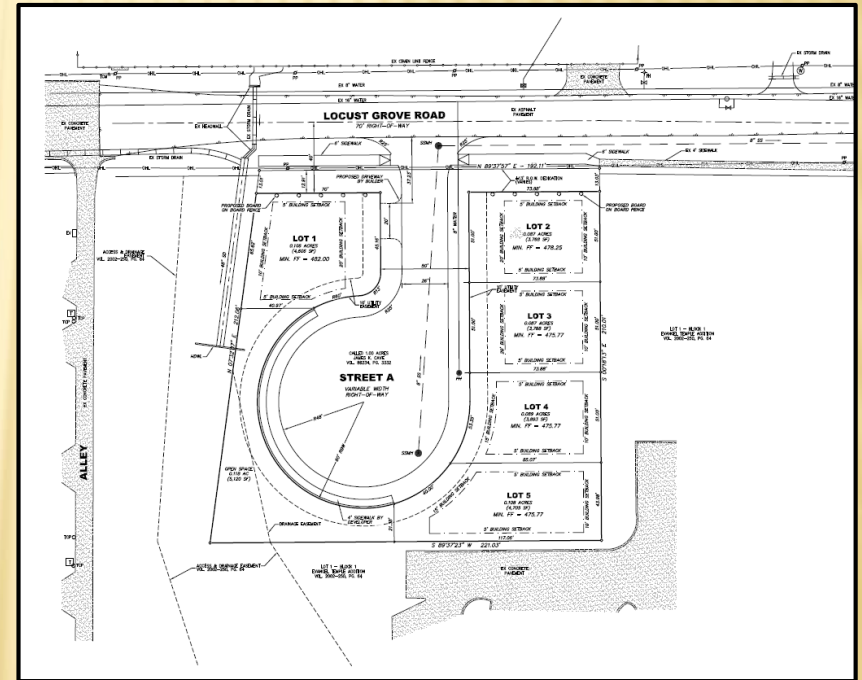
GARLAND
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Site Plan Comparison

Plan Commission



City Council



Alley Waiver

Alley Waiver

- Alleys are not proposed, all lots would have front vehicular access on a 40-foot right-of-way; and utilities and drainage would be provided through easements.
- Section 3.80 of the GDC requires lots in residential subdivisions of 2 or more lots to be served by an alley.
- Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot.
- Engineering Department reviewed and found the layout is conducive to adequate drainage, meeting City requirements.

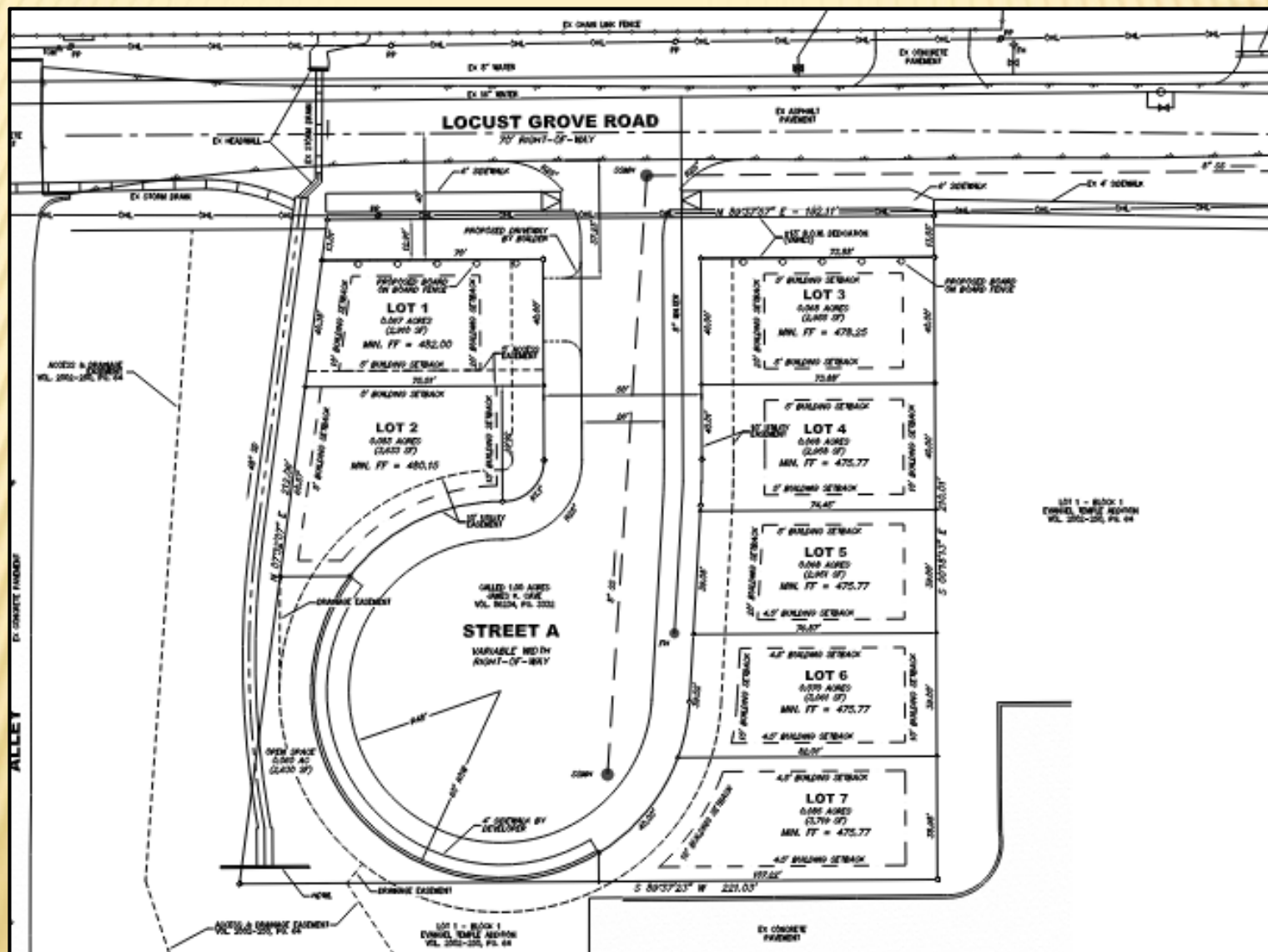
Location Map



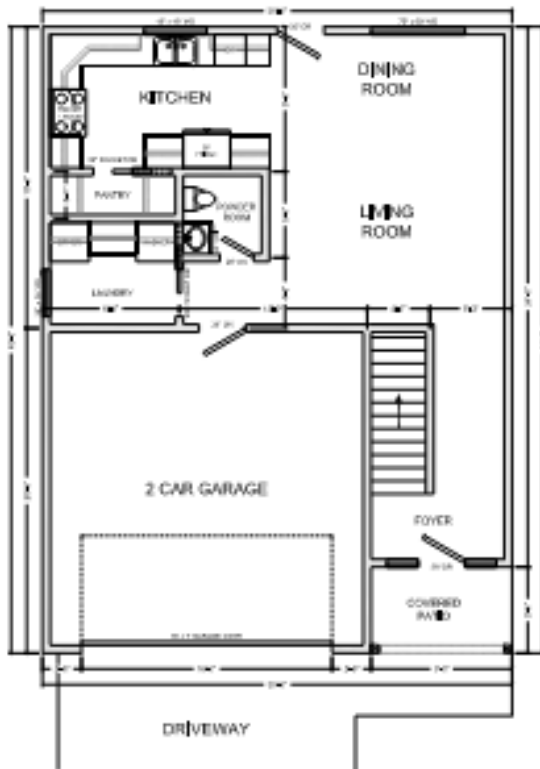


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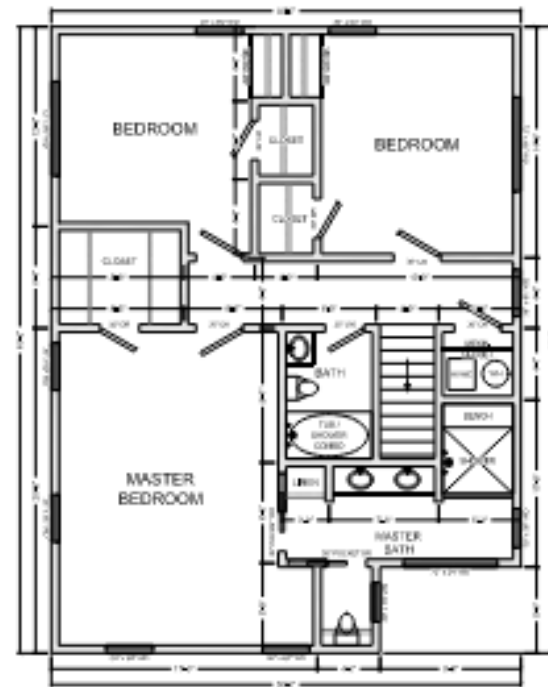
Site Plan Presented at Plan Commission



Floor Plan



LEVEL 1



LEVEL 2



Z 20-21