



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, November 15, 2022
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.

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

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the November 1, 2022, Regular Meeting.

2. Consider approval of the following bids:

a. Central Library Construction Services

Bid No. 0379-21

Core Construction

\$1,746,129.00

This request is for the purchase of building materials for the upcoming renovations at Central Library.

b. Water & Wastewater Mains Replacement

Bid No. 1210-22

La Banda, LLC	\$876,397.00
Optional Contingency	95,000.00
TOTAL:	\$971,397.00

This request is to provide construction services to replace water and wastewater lines including all incidentals at Seventh Street (Edgefield Alley - Avenue G), Sixth Street (Edgefield Alley - Avenue G), and Edgefield Alley (Edgefield Circle - Fifth Street). An Optional Contingency is included for any additional work that may be required.

c. Sedans

Bid No. 0159-23

Donaldson-Hiner Automotive Group	\$137,110.00
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This request is for the purchase of five replacement sedans to be utilized by the Garland Police Department.

d. Asphalt Patching Truck

Bid No. 0162-23

Freightliner of Austin	\$272,875.00
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This request is for the replacement purchase of an Asphalt Patching Truck to be utilized by the Street Department.

e. Replacement Bus for Senior Activity Center

Bid No. 0147-23

Creative Bus Sales	\$138,923.00
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This request is for the replacement purchase of a bus to be utilized by the Senior Activity Center.

f. Rosehill Road Streetscape

Bid No. 0834-21

The Fain Group, Inc.	\$174,140.91
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This request is to approve a Change Order for the Rosehill Road Streetscape construction project.

g. GP&L College to Jupiter 138kV Transmission Line Materials **Bid No. 1301-22**

KBS Electric Distributors, Inc.	\$124,902.10
Optional Contingency	12,490.21
TOTAL:	\$137,392.31

This request is for the purchase of conductor, insulation, and associated materials for the upgrade of the College to Jupiter Transmission Line to 138kV. An Optional Contingency is included for any additional materials that may be required.

h. TPA Gibbons Creek Substation Materials **Bid No. 1240-22**

KBS Electrical Distributors, Inc.	\$107,897.35
Optional Contingency	10,789.74
TOTAL:	\$118,687.09

This request is for the purchase of structural steel, bus, insulators, and miscellaneous station materials needed to refit the TPA Gibbons Creek Substation as part of the decommissioning of the Gibbons Creek Plant. An Optional Contingency is included for any additional materials that may be required.

i. GP&L Ben Davis Substation Control Enclosure **Bid No. 1127-22**

Electrical Power Products, Inc.	\$2,935,795.00
Optional Contingency	293,579.50
TOTAL:	\$3,229,374.50

This request is for the purchase of a control enclosure for the Ben Davis Substation as part of the approved Ben Davis Flood Mitigation CIP project. An Optional Contingency is included for any additional materials that may be required.

j. GP&L and TPA Herbicide Spraying Services **Bid No. 1027-17**

ChemPro Services, Inc.	\$35,984.00
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This request is to approve a Change Order to the final renewal of the annual right-of-way herbicide spraying services for GP&L and TPA transmission systems.

- k. GP&L Lookout Substation NTT Terminal and Bus Hardening** **Bid No. 0155-23**

POWER Engineers **\$924,893.00**

This request is to obtain engineering services associated with the addition of NTT Raging Wire Terminals 3 and 4 at the GP&L Lookout Substation.

- l. Switchgears for Warehouse Inventory** **Bid No. 0011-23**

Techline, Inc. **\$192,836.00**

This request is for the purchase of Switchgears for Warehouse inventory to support GP&L.

- 3. 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. Zoning File No. Z 22-60, Don Gordon (District 8)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use and 2) a Detail Plan for a Warehouse, Office/Warehouse, (Indoors) Use on a 0.373-acre tract of land located at 2025 Old Mill Run; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

- 4. Consider an ordinance amending Chapter 31, "Engineering" of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.**

At the November 14, 2022 Work Session, Council considered the amendments to Chapter 31, Article VII Flood Damage Prevention, Section 31.100 and addition of Section 31.108 of the Code of Ordinances.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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5. **Consider a resolution of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of property rights located on or near Ferris Road, in the City of Garland, Texas, said property interest being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.**

Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has not been able to successfully negotiate a final purchase price with one property owner to acquire the necessary property interests. The owner is named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion. Council was briefed on the project in Executive Session on November 14, 2022.

6. **Hold public hearings on:**
 - a. **Consider a Zoning request by Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), to allow a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road in District 6.**

Consideration of the application of Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), requesting approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses. This property is located at 3318 West Buckingham Road. (File Z 22-53, District 6)

- b. Consider a Detail Plan request by Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), to allow a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road in District 6.**

Consideration of the application of Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden), requesting approval of a Detail Plan for a Medical and Dental Office/Clinic Use. This property is located at 3318 West Buckingham Road. (File Z 22-53, District 6)

- c. Consider a request by Luis Fernando Gutierrez, to allow a zoning change from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Neighborhood Services Uses. The property is located at 820 West Miller Road in District 5.**

Consideration of the application of Luis Fernando Gutierrez, requesting approval of a Change of Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Neighborhood Services Uses. This property is located at 820 West Miller Road. (File Z 22-54, District 5)

- d. Consider a Specific Use provision renewal request by William Bebb Francis III, to allow the continuation of an existing cellular tower. This property is located at 5200 Bobtown Road in District 3.**

Consideration of the application of William Bebb Francis III, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (File Z 22-55, District 3)

- e. Consider a Site Plan request by William Bebb Francis III, for an existing cellular tower. This property is located at 5200 Bobtown Road in District 3.**

Consideration of the application of William Bebb Francis III, requesting approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (File Z 22-55, District 3)

7. 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.

8. 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: 11/15/2022

Item Title: Minutes Nov. 1

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the November 1, 2022, Regular Meeting.

Attachments

Minutes No. 1



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, November 1, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Deborah Morris
Deputy Mayor Pro Tem Robert John Smith
Council Member Jeff Bass
Council Member Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

Staff Present: Assistant City Manager Judson Rex
Deputy City Manager Mitch Bates
City Attorney Brian England
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

Crystal Lazo, Animal Adoption Specialist, presented the Pet of the Month.

Mayor LeMay presented a Special Recognition to Pastor Leonard Leach for his years of service at the Mount Hebron Baptist Church and in the Garland Community.

Mayor LeMay acknowledged Wilfred Kenghagho, foreign exchange student, Rio Orticio, Physical Security Program Manager, Facilities Department is his U.S. Department of State Coordinator.

Mayor LeMay acknowledged the attendance of Boy Scouts Miles Keith and Austin Keith from Troop 746.

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.

The motion was made by Council Member Williams to approve the Consent Agenda, excluding Item 4, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the October 18, 2022, Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Duck Creek Wastewater Interceptor Rehabilitation

Bid No. 0051-23

Insituform Technologies, LLC	\$1,992,885.00
Optional Contingency	50,000.00
TOTAL:	\$2,042,885.00

This request is for Phase III of the Duck Creek Wastewater Interceptor Rehabilitation project. An Optional Contingency is included for any additional work that may be required.

b. APPROVED UPS Replacement for Police Headquarters and Detention Center Bid No. 1192-22

Graybar	\$242,080.14
	20,000.00
TOTAL:	\$262,080.14

The Uninterrupted Power System (UPS) that supports critical systems within the Police Headquarters building, including the Emergency Call Center and Detention Center, is at the end of its useful life, and we are unable to get replacement parts for it.

c. APPROVED GP&L Spencer Unit 4-2 Circulating Water Pump Repair Bid No. 0048-23

CIE	\$142,714.64
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This request is for the repair of the GP&L Spencer Unit 4-2 circulating water pump that sustained damage on May 12 when a foreign object passed through the system.

d. PULLED GP&L Olinger Reserve Auxiliary Transformer Rewind Bid No. 0966-22

Brandon & Clark, Inc.	\$346,632.00
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This request is to provide for the removal, rewind and reinstallation of the GP&L Olinger Plant reserve auxiliary transformer that was damaged by faulty 2400v cabling on the Olinger 2 Unit.

e. APPROVED GP&L Water Treatment Equipment Rental Bid No. 1032-22

Evoqua Water Technologies	\$200,000.00
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This request is to provide as-needed rental of deionized (DI) tanks and water trailers to supply DI water to the Olinger and Spencer Plants in the event of water treatment equipment failure. This approval is for a Term Agreement with four optional renewals.

- f. **APPROVED** **GP&L Olinger Unit 3 Turbine Generator Materials** **Bid No. 0982-22**

GE Steam Power, Inc.	\$157,434.60
Optional Contingency	7,871.73
TOTAL:	\$165,306.33

This request is to purchase turbine generator parts for the Olinger Unit 3 steam turbine valve inspection and repair that was approved as part of the FY23 operating budget. An Optional Contingency is included for any additional work that may be required.

- g. **APPROVED** **New Ambulance Powered Equipment** **Bid No. 0096-23**

Stryker Sales Corp.	\$112,461.84
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This request is to provide ambulance equipment including two powered cots with compatible auto-loaders to be used for patient handling and transporting.

- h. **APPROVED** **Granger Annex Construction** **Bid No. 0088-22**

Big Sky Construction	\$193,951.69
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This request is to approve a Change Order for the Granger Annex construction project.

- i. **APPROVED** **Ductile Iron Poles for Warehouse Inventory** **Bid No. 1283-22**

Texas Electric Cooperatives	\$133,880.00
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This request is for the purchase of ductile iron poles for Warehouse inventory to support Garland Power & Light.

- j. **APPROVED** **Traffic Control Cabinets and Pedestals for Warehouse Inventory** **Bid No. 0111-23**

Consociated Traffic Controls, Inc.	\$154,204.00
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This request is for the purchase of traffic control cabinets and pedestals for Warehouse inventory.

- k. **APPROVED** **2018 Street Department Concrete Repair Contract** **Bid No. 0317-18**

XIT Paving and Construction Company, Inc.	\$304,491.32
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This request is to approve Change Order #2 to the 2018 Street Department Concrete Repair Contract (Section One).

- I. APPROVED 2018 Street Department Concrete Repair Contract Bid No. 0317-18**

XIT Paving and Construction Company, Inc. \$77,940.76

This request is to approve Change Order #1 to the 2018 Street Department Concrete Repair Contract (Section Two).

- m. APPROVED 2022 Arterial Concrete Repair Contract Bid No. 1202-22**

Tri-Con Services, Inc. \$3,000,000.00

This request is for the 2022 Arterial Concrete Repair Contract. This approval is for a Term Agreement with four optional renewals.

- n. APPROVED GPS Units Bid No. 0694-22**

E-Z-GO Textron \$175,500.00

This request is to approve a Change Order for the installation of 130 GPS units into new golf carts for Firewheel Golf Park at the Old/Lakes Course.

- o. APPROVED Hollabaugh Recreation Center Fitness Equipment Bid No. 0086-23**

Marathon Fitness \$135,242.61

This request is for the purchase of new fitness equipment for Hollabaugh Recreation Center.

- p. APPROVED Bottleneck Improvements - Additional Design Services Bid No. 0828-20**

Teague Nall and Perkins \$73,500.00

This request is to approve Change Order #1 for additional design services for Bottleneck Improvements Package 4.

3. **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 22-56, Garland Leased Housing Associates I (District 8)**

Ordinance No. 7380 amending the Garland Development Code of the City of Garland, Texas, by approving an amendment to Planned Development (PD) District 05-04 to reduce the minimum resident age requirement for an Elder Care - Independent Living Use on a 10.171-acre tract of land located at 202 Belt Line Road; providing for Conditions, Restrictions, and Regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **PULLED Interlocal Agreement and Payment Authorization for Multi-Disciplinary Behavioral Health Response Team**

Council approved the Interlocal Agreement Second Amendment to fund the Multi-Disciplinary Behavioral Health Response Team in order to continue providing social work support for all Garland residents. The total cost of the program is \$125,832, paid in monthly increments throughout the program term starting October 1, 2022, and ending September 30, 2023.

This item was pulled because it was previously approved at the October 18, 2022, Regular Session.

5. **APPROVED Minute action approving the Investment Strategy and Policy with no changes.**

The Public Funds Investment Act, Government Code 2256, requires that public entities have an investment policy and have several provisions regarding permissible investments, diversification, ethics, training and reporting. There is a requirement in the Public Funds Investment Act, Government Code 2256.005 that the governing body review and affirm the investment strategy and policy annually. There is no proposed changes to the City Council Investment Policy or strategy.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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6. Hold public hearings on:

- a. **POSTPONED** Consider a Specific Use Provision renewal request by William Bebb Francis III for an existing cell tower. The site is located at 5200 Bobtown Road in District 3. (The applicant requests postponement to the November 15, 2022, Regular City Council Meeting.)

Consideration of the application of William Bebb Francis III, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (File Z 22-55, District 3)

The motion was made by Council Member Moore to postpone this item to the November 15, 2022, Regular Session, seconded by Council member Bass. Motion carried:

Vote: 9 ayes, 0 nays

- b. **POSTPONED** Consider a Site Plan request by William Bebb Francis III for an existing cell tower. The site is located at 5200 Bobtown Road in District 3. (The applicant requests postponement to the November 15, 2022 Regular City Council Meeting.)

Consideration of the application of William Bebb Francis III, requesting approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (File Z 22-55, District 3)

- c. **APPROVED** Consider a Planned Development (PD) District amendment request by Don Gordon, to allow an office/showroom and warehouse use from an existing building. The site is located at 2025 Old Mill Run in District 8.

Consideration of the application of Don Gordon, requesting approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (File Z 22-60, District 8)

The staff report was presented by William Guerin, Director of Planning.

The motion was made by Deputy Mayor Pro Tem Smith to approve Item 6c, the Planned Development (PD) and Item 6d, a Detail Plan, seconded by Council Member Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

- d. **APPROVED** Consider a Detail Plan request by Don Gordon, to allow an office/showroom and warehouse use from an existing building. The site is located at 2025 Old Mill Run in District 8.

Consideration of the application of Don Gordon, requesting approval of a Detail Plan for a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (File Z 22-60, District 8)

7. **Consider appointments to Boards and Commissions.**

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

Mayor Pro Tem Deborah Morris

- Dr. Mary Brumbach - Tax Increment Finance #1 Downtown Board

Mayor Pro Tem Morris presented the appointee and a vote was cast with the following result:

Vote: 9 ayes, 0 nays

8. **Citizen comments:** Barbara Nitis and Sharon Shepard

9. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:33 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 11/15/2022

Item Title: Central Library Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0379-21

Purchase Justification:

This request is for the purchase of building materials for the upcoming renovations at Central Library. Based upon current market conditions and long lead times, select materials are being purchased in advance of the primary construction contract. In the future, separate construction awards for the remainder of the work will be presented to City Council for consideration and approval. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

A Request for Proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria. Core Construction received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price (GMP) of \$1.75 million for this phase of the project.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Core Construction		All	\$1,746,129.00
TOTAL:			\$1,746,129.00

Basis for Award: Best Value

Purchase Requisition #: 48256

Fiscal Impact

Total Project/Account: \$1,658,473
Expended/Encumbered to Date: 1,404,230
Balance: \$254,243

This Item: 1,746,129
Proposed Balance: (\$1,491,886)*
Account #: 655-1429-1959019-9002

Fund/Dept/Project – Description and Comments:

Library CIP / Modernization/Upgrades to Central Library

* This project will continue into 2023 and 2024; continuation 2019 General Obligation Bond funding will be included in the 2023 Capital Improvement Program for this project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Pages 147, 149 and 153

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/02/2022

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. b.

Meeting Date: 11/15/2022

Item Title: Water & Wastewater Mains Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 1210-22

Purchase Justification:

This request is to provide construction services to replace water and wastewater lines including all incidentals at Seventh Street (Edgefield Alley - Avenue G), Sixth Street (Edgefield Alley - Avenue G), and Edgefield Alley (Edgefield Circle - Fifth Street). An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with La Banda, LLC, submitting the Straight Low Bid.

Award Recommendation:

Vendor	Item	Amount
La Banda, LLC	All	\$876,397.00
Optional Contingency		95,000.00
TOTAL:		\$971,397.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 47994

Fiscal Impact

Total Project/Account:	\$28,812,883
Expended/Encumbered to Date:	11,983,520
Balance:	\$16,829,363
This Item:	971,397
Proposed Balance:	\$15,857,966
Account #:	220-4049-3020700-9129; 230-4149-3219000-9305
Fund/Dept/Project – Description and Comments:	

Water CIP / Upgrade Undersized Water Mains - \$148,988

Wastewater CIP / Rehab Sewer Collection Mains in Dirt Alleys - \$822,409

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Pages 251 & 276

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/02/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 11/15/2022

Item Title: Sedans

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0159-23

Purchase Justification:

This request is for the purchase of five (5) replacement sedans to be utilized by the Garland Police Department.

Evaluation:

The sedans are available from Donaldson-Hiner Automotive Group through the TIPS Cooperative Purchasing Contract 210907.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Donaldson-Hiner Automotive Group	All	\$137,110.00

TOTAL:	\$137,110.00
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Basis for Award: Cooperative Purchase

Purchase Requisition #: 48282

Fiscal Impact

Total Project/Account: \$4,370,000 *

Expended/Encumbered to Date: 4,099,764

Balance: \$270,236

This Item: 137,110

Proposed Balance: \$133,126

Account #: 444-1245-9009

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Police Department

Replacement of four (4) Police sedans for a total of \$109,688 (at \$27,422 per unit) -
Units #120-1179, #120-1334, #120-1651, and #120-1653

One (1) unscheduled replacement of a Police sedan at \$27,422 - Unit #120-1766

Total Award = \$137,110 for all five (5) sedans

* The total budget includes adjustment for FY 2021-22 PO Rollover of Police Vehicles pending delivery. This will be brought to City Council at a future date in a FY 2022-23 Budget Amendment.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Proposed Budget - Page 283

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/04/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/02/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 11/15/2022

Item Title: Asphalt Patching Truck

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0162-23

Purchase Justification:

This request is for the replacement purchase of an Asphalt Patching Truck to be utilized by the Street Department.

Evaluation:

The Asphalt Patching Truck is available from Freightliner of Austin through the TIPS Cooperative Purchasing Contract 200206.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Freightliner of Austin	All	\$272,875.00
TOTAL:		\$272,875.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48289

Fiscal Impact

Total Project/Account: \$320,000 *

Expended/Encumbered to Date: 46,808

Balance: \$273,192

This Item: 272,875

Proposed Balance: \$317

Account #: 831-4692-9007

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Maintenance

Replacement Asphalt Patching Truck - unit #469-1398

* The total budget includes adjustment for FY 2021-22 PO Rollover of Street equipment pending delivery. This will be brought to City Council at a future date in a FY 2022-23 Budget Amendment.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Prop. Budget - Page 218

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/02/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 11/15/2022

Item Title: Replacement Bus for Senior Activity Center

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0147-23

Purchase Justification:

This request is for the replacement purchase of a bus to be utilized by the Senior Activity Center.

Evaluation:

The bus is available from Creative Bus Sales through the HGAC Cooperative Purchasing Contract BT01-21.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Creative Bus Sales	All	\$138,923.00
		TOTAL:	\$138,923.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48301

Fiscal Impact

Total Project/Account: \$378,000
Expended/Encumbered to Date: 128,990
Balance: \$249,010
This Item: 138,923
Proposed Balance: \$110,087
Account #: 100-2353-9009
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Proposed Budget, Page 141

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/01/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 11/15/2022

Item Title: Rosehill Road Streetscape

Submitted By: Michael Polocek, Engineering
Director

Bid Number: 0834-21

Purchase Justification:

This request is to approve a Change Order for the Rosehill Road Streetscape construction project. The project was delayed due to the construction of the intersection at Bobtown and Rosehill Roads which experienced delays due to unknown conflicts with utilities and subsequent traffic phasing. The Bobtown Road construction issues would have directly conflicted with construction and traffic sequencing of the Rosehill Streetscape project. During the delay, prices escalated much higher than expected due to supply shortages and high fuel prices. The Rosehill Road Streetscape project is part of the Target Investment Area (TIA) in the I.H. 30 Catalyst Area Plan adopted by Council in July 2017. The City programmed additional CIP funds to construct the improvement for the entire project. This Change Order will be programmed as part of the 2023 CIP and reflected on the 2023 CIP sheet for the Rosehill Road Streetscape project.

Evaluation:

The Fain Group, Inc., was awarded the original PO 32302 in the amount of \$1.7 million at the Sept. 21, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
The Fain Group, Inc.	All	\$174,140.91
TOTAL:		\$174,140.91

Basis for Award: Change Order

Purchase Requisition #: 48312

Fiscal Impact

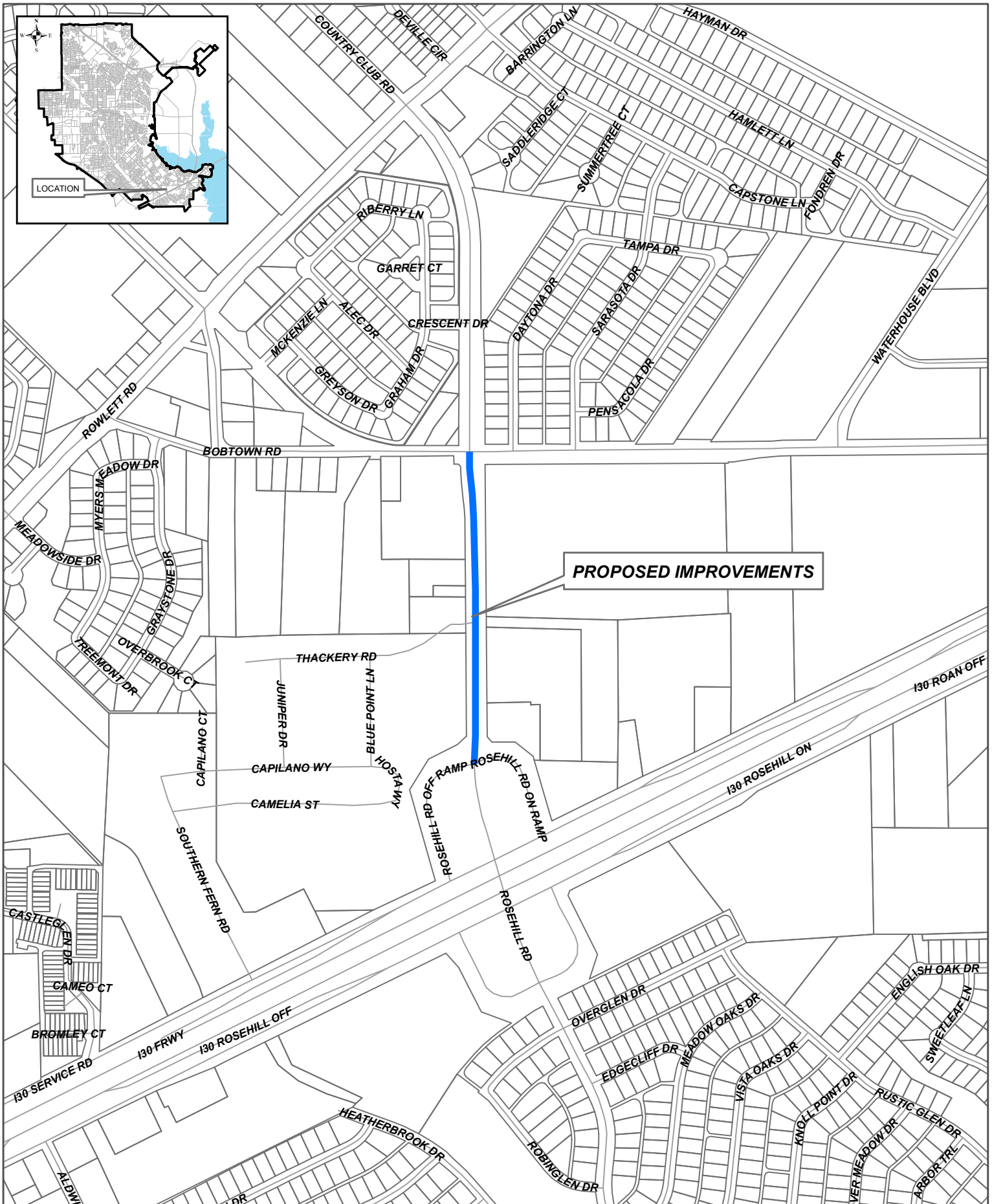
Total Project/Account: \$2,053,000
Expended/Encumbered to Date: 1,874,285
Balance: \$178,715
This Item: 174,141
Proposed Balance: \$4,574
Account #: 691-1509-1050900-9002 and 691-1409-1050900-9002
Fund/Dept/Project – Description and Comments:
Economic Development CIP / Rosehill Streetscape

Attachments

Bid Recap
Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2022
Document Location: Page 178

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 11/04/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 11/02/2022





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 11/15/2022

Item Title: GP&L College to Jupiter 138kV Transmission Line Materials

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 1301-22

Purchase Justification:

This request is for the purchase of conductor, insulation, and associated materials for the upgrade of the College to Jupiter Transmission Line to 138kV. This is part of the approved College Road to Jupiter Road 138kV Transmission Line Upgrade CIP project. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Texas Electric Cooperatives, Inc., was deemed nonresponsive due to submitting an incomplete bid. KBS Electrical Distributors, Inc., submitted the Lowest Responsible Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KBS Electric Distributors, Inc.	All	\$124,902.10
Optional Contingency		12,490.21
TOTAL:		\$137,392.31

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 48062

Fiscal Impact

Total Project/Account: \$3,704,329
Expended/Encumbered to Date: 785,317
Balance: \$2,919,012
This Item: 137,392

Proposed Balance: \$2,781,620
Account #: 210-3599-3144201-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2022
Document Location: Page 290

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/01/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. h.

Meeting Date: 11/15/2022

Item Title: TMPA Gibbons Creek Substation Materials

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 1240-22

Purchase Justification:

This request is for the purchase of structural steel, bus, insulators, and miscellaneous station materials needed to refit the TMPA Gibbons Creek Substation as part of the decommissioning of the Gibbons Creek Plant. This is a part of the approved TMPA Gibbons Creek Decommission Transmission Phase II CIP project and will be reimbursed at 100%. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Texas Electric Cooperatives, Inc., and Techline, Inc., were deemed nonresponsive due to submitting incomplete bids. KBS Electrical Distributors, Inc., submitted the Lowest Responsible Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KBS Electrical Distributors, Inc.	All	\$107,897.35
Optional Contingency		10,789.74
TOTAL:		\$118,687.09

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47818

Fiscal Impact

Total Project/Account: \$1,760,000
Expended/Encumbered to Date: 422,906
Balance: \$1,337,094

This Item: 118,687
Proposed Balance: \$1,218,407
Account #: 215-3542-3127801-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / TMPA Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2022
Document Location: Page 290

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/01/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. i.

Meeting Date: 11/15/2022

Item Title: GP&L Ben Davis Substation Control Enclosure

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 1127-22

Purchase Justification:

This request is for the purchase of a control enclosure for the Ben Davis Substation as part of the approved Ben Davis Flood Mitigation CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the equipment. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on the published criteria. Electrical Power Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Electrical Power Products, Inc.	All	\$2,935,795.00
Optional Contingency		293,579.50
TOTAL:		\$3,229,374.50

Basis for Award: Best Value

Purchase Requisition #: 47856

Fiscal Impact

Total Project/Account: \$5,191,810
Expended/Encumbered to Date: 53,571
Balance: \$5,138,239
This Item: 3,229,375

Proposed Balance: \$1,908,864
Account #: 210-3799-3176801-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2022
Document Location: Page 296

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/04/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/02/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 11/15/2022

Item Title: GP&L and TMPA Herbicide Spraying Services

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 1027-17

Purchase Justification:

This request is to approve a Change Order to the final renewal of the annual right-of-way herbicide spraying services for GP&L and TMPA transmission systems.

Evaluation:

ChemPro Services, Inc., was awarded initial Purchase Order BL 7013 with four (4) optional renewals in the amount of \$50,518.84 on Nov. 20, 2017.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ChemPro Services, Inc.	All	\$35,984.00
TOTAL:		\$35,984.00

Basis for Award: Change Order

Purchase Requisition #: 48266

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$35,984

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Prop. Budget - Page 239

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/04/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/02/2022

OPENED: N/A
REQ. NO. PR 48266
BID NO. 1027-17
PAGE: 1 of 1
BUYER: Casee Sanders

ChemPro

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 11/15/2022

Item Title: GP&L Lookout Substation NTT Terminal and Bus Hardening

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0155-23

Purchase Justification:

This request is to obtain engineering services associated with the addition of NTT Raging Wire Terminals 3 and 4 at the GP&L Lookout Substation. The project also includes hardware changes and additions for the hardening of the original substation 138kV buses. This is part of the GP&L Lookout Substation NTT Connect CIP project.

Evaluation:

POWER Engineers was selected as the Most Qualified firm for this project from RFQ 0753-19. POWER Engineers is currently working other projects at the Lookout Substation and, therefore, ideally suited to continue designing improvements at this station.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
POWER Engineers	All	\$924,893.00
TOTAL:		\$924,893.00

Basis for Award: Most Qualified

Purchase Requisition #: 48309

Fiscal Impact

Total Project/Account: \$2,750,000
Expended/Encumbered to Date: 0
Balance: \$2,750,000
This Item: 924,893
Proposed Balance: \$1,825,107

Account #: 210-3799-3180201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Page 296

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/01/2022

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. I.

Meeting Date: 11/15/2022

Item Title: Switchgears for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 0011-23

Purchase Justification:

This request is for the purchase of Switchgears for Warehouse inventory to support GP&L.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated with Techline, Inc., submitting the Straight Low Bid.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.		All	\$192,836.00

TOTAL:	\$192,836.00
---------------	---------------------

Basis for Award: Straight Low Bid

Purchase Requisition #: 48123

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$192,836

Proposed Balance: N/A

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

These are Warehouse inventory items that will be charged to the appropriate GP&L operating and capital accounts as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2022-23

Document Location: Prop. Budget - Page 239; CIP - Page 285

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/04/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/02/2022



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. a.

Meeting Date: 11/15/2022

Item Title: Z 22-60 Don Gordon (District 8)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-60 Don Gordon

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-60 Ordinance

Z 22-60 Exhibit A

Z 22-60 Exhibit B

Z 22-60 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 22-02 TO ALLOW A WAREHOUSE, OFFICE/SHOWROOM (INDOORS) USE AND 2) A DETAIL PLAN FOR A WAREHOUSE, OFFICE/SHOWROOM (INDOORS) USE ON A 0.373-ACRE TRACT OF LAND LOCATED AT 2025 OLD MILL RUN; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of October, 2022, the Plan Commission did consider and make recommendations on a certain request for a 1) an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use and 2) a Detail Plan for a Warehouse, Office/Showroom (Indoors) Use made by **Don Gordon**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use and 2) a Detail Plan for a Warehouse, Office/Showroom (Indoors) Use on a 0.373-acre tract of land located at 2025 Old Mill Run and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

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

Section 4

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

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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

Section 7

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

FILE NO. Z 22-60

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-60

BEING A TRACT OR PARCEL OF LAND OUT OF LOT 17. BLOCK 1. IN THE JACOB REAGER SURVEY. ABSTRACT NO. 1259. IN THE NORTH STAR WEST ESTATES. 4TH SECTION ADDITION. AN ADDITION TO THE CITY OF GARLAND. DALLAS COUNTY. TEXAS. ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71045. PAGE 2582. MAP RECORDS. DALLAS COUNTY. TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING. FOR REFERENCE. AT THE INTERSECTION OF THE NORTH LINE OF BUCKINGHAM ROAD (110 FOOT RIGHT-OF-WAY. WITH THE WEST LINE OF OLD MILL RUN (50 FOOT RIGHT-OF-WAY):

THENCE NORTH 00 DEGREES 44 MINUTES WEST WITH THE WEST LINE OF OLD MILL RUN. A DISTANCE OF 291.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST. LEAVING THE WEST LINE OLD MILL RUN. A DISTANCE OF 212.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER. SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY:

THENCE NORTH 00 DEGREES 44 MINUTES WEST. WITH THE EAST LINE OF A 20 FOOT WIDE ALLEY. A DISTANCE OF 78.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST. LEAVING THE EAST LINE OF A 20 FOOT ALLEY. A DISTANCE OF 198.0 FEET TO AN "X" FOUND IN CONCRETE. SAID POINT BEING IN THE WEST LINE OF OLD MILL RUN. AND IN A CURVE TO THE RIGHT HAVING A

ZONING FILE NUMBER Z 22-60

CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS. A
RADIUS OF 184.13 FEET. AND AN ARC DISTANCE OF 72.29 FEET
TO AN "X" FOUND FOR CORNER:

THENCE SOUTH 00 DEGREES 44 MINUTES EAST. WITH THE WEST
LINE OF OLD MILL RUN. A DISTANCE OF 7.87 FEET TO AN "X"
SET FOR CORNER AND SAID POINT BEING THE POINT OF BEGINNING
AND CONTAINING 16.263 SQUARE FEET OR 0.373 ACRE OF LAND.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-60

2025 Old Mill Run

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use by right at 2025 Old Mill Run.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 82-42 and Planned Development (PD) District 22-02, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) Districts 82-42 and 22-02 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The Warehouse, Office/Showroom (Indoors) Use shall be in general conformance with the layout in Exhibit C.

EXHIBIT C

LEGAL DESCRIPTION

STATE OF TEXAS.
COUNTY OF DALLAS:

BEING A TRACT OR PARCEL OF LAND OUT OF LOT 17, BLOCK 1 IN THE JACOB REAGER SURVEY, ABSTRACT NO. 1259, IN THE NORTH STAR WEST ESTATES, 4TH SECTION ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7845, PAGE 2502, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT THE INTERSECTION OF THE NORTH LINE OF BUCKINGHAM ROAD (110 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF OLD MILL RUN (50 FOOT RIGHT-OF-WAY):

THENCE NORTH 00 DEGREES 44 MINUTES WEST WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 291.65 FEET TO AN "X" FOUND FOR CORNER AT THE POINT OF BEGINNING:

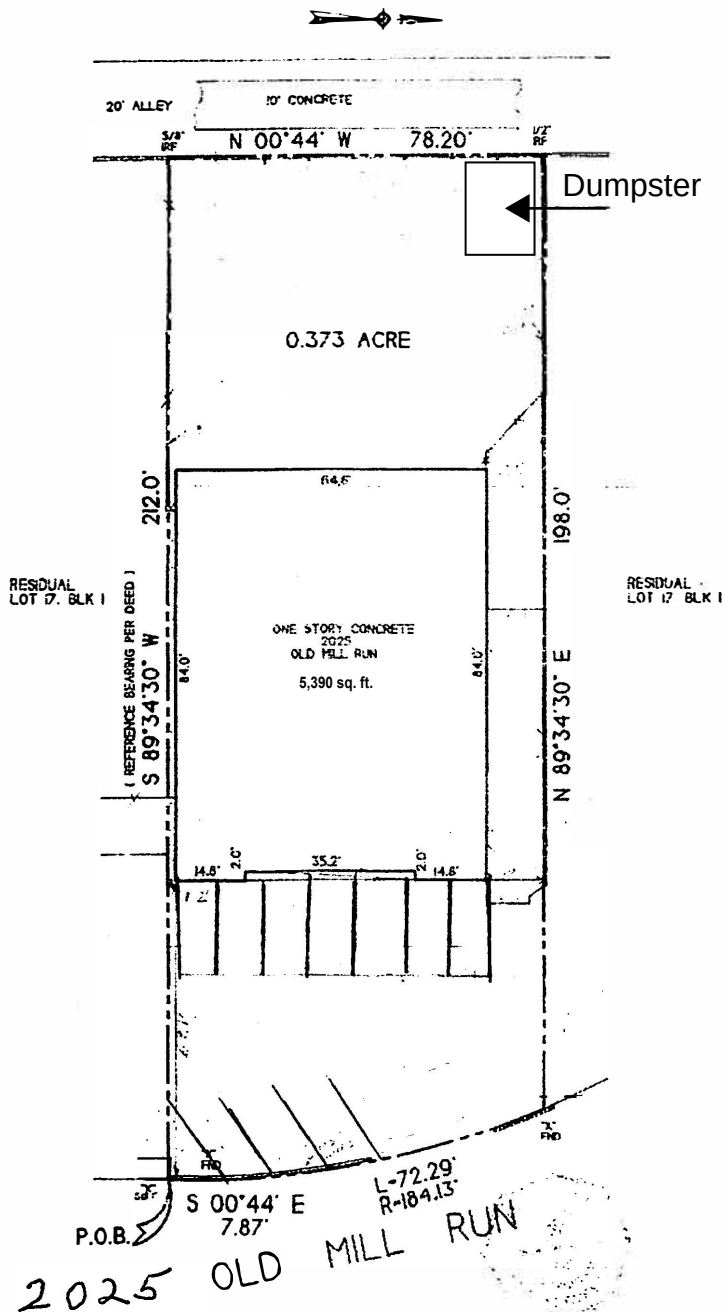
THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS WEST, LEAVING THE WEST LINE OLD MILL RUN, A DISTANCE OF 212.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST LINE OF A 20 FOOT ALLEY:

THENCE NORTH 00 DEGREES 44 MINUTES WEST, WITH THE EAST LINE OF A 20 FOOT WIDE ALLEY, A DISTANCE OF 78.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST, LEAVING THE EAST LINE OF A 20 FOOT ALLEY, A DISTANCE OF 198.0 FEET TO AN "X" FOUND IN CONCRETE, SAID POINT BEING IN THE WEST LINE OF OLD MILL RUN AND IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 184.13 FEET, AND AN ARC DISTANCE OF 72.29 FEET TO AN "X" FOUND FOR CORNER:

THENCE SOUTH 00 DEGREES 44 MINUTES EAST, WITH THE WEST LINE OF OLD MILL RUN, A DISTANCE OF 7.87 FEET TO AN "X" SET FOR CORNER AND SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 16.263 SQUARE FEET OR 0.373 ACRE OF LAND.

NOTE: PER THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4883C0220J THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)



Page 5/10



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 11/15/2022

Item Title: The Flood-Prone Property Buyout Program Ordinance

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The City established a flood-prone properties fund through the 2019 Bond Program. This fund was created to purchase frequently flooding properties located in the floodplain, restore those properties to their natural flood functions, and promote the health, safety, and welfare of the residents. The proposed amendments to Chapter 31, Article VII Flood Damage Prevention, will include revisions to Section 31.100 and the addition of new Section 31.108 Voluntary Flood-Prone Property Buyout.

The attached ordinance incorporates the following changes to Section 31.100 and the addition of Section 31.108 of the Code of Ordinances:

- **Section 31.100 (D) (6) Purchasing flood-prone residential properties through a voluntary acquisition process initiated by the property owner. The property shall be dedicated to the City and maintained by the City in perpetuity as open space for the conservation of natural floodplain functions unless otherwise approved by the Director of Engineering.**
- **Section 31.108 Voluntary flood-prone property buyout**
 - **(A) The Director of Engineering is authorized to solicit applications from potential property owners whose residential property is susceptible to flooding. For the purpose of this ordinance, a residential property shall be defined as a single-family, single-family attached or duplex.**
 - **(B) The Director of Engineering is authorized to negotiate and execute all documents and instruments necessary to acquire the highest prioritized property applications with the purchases being approved by City Council.**
 - **(C) Acquired properties shall be dedicated to the City and maintained by the City in perpetuity as open space for the conservation of natural floodplain functions unless otherwise directed or approved by the Director of Engineering.**
 - **(D) The buyout shall be in accordance with the current Engineering Department's Flood-Prone Property Buyout Program Guidelines."**

This item was considered by Council at the November 14, 2022 Work Session.

Recommendation/Action Requested and Justification

Approve the amendments to Chapter 31, Article VII Flood Damage Prevention, Section 31.100 and addition of Section 31.108 of the Code of Ordinances.

Attachments

Chapter 31 Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 31, "ENGINEERING" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

SECTION 1

That Section 31.100, "Preamble", of Article VII, "Flood Damage Prevention", of Chapter 31, "Engineering", is hereby amended by adding a new subsection (D)(6) to read in pertinent part as follows:

"Section 31.100 Preamble

. . .

(D) Methods of reducing flood losses. In order to accomplish its purposes, this article uses the following methods and provisions for:

. . .

(6) Purchasing flood-prone residential properties through a voluntary acquisition process initiated by the property owner. The property shall be dedicated to the City and maintained by the City in perpetuity as open space for the conservation of natural floodplain functions unless otherwise approved by the Director of Engineering."

SECTION 2

That Section 31.100, "Voluntary flood-prone property buyout", of Article VII, "Flood Damage Prevention", of Chapter 31, "Engineering", is hereby amended by adding a new section to read as follows:

"Section 31.108 Voluntary flood-prone property buyout

(A) The Director of Engineering is authorized to solicit applications from potential property owners whose residential property is susceptible to flooding. For the purpose of this

ordinance, a residential property shall be defined as a single-family, single-family attached or duplex.

(B) The Director of Engineering is authorized to negotiate and execute all documents and instruments necessary to acquire the highest prioritized property applications with the purchases being approved by City Council.

(C) Acquired properties shall be dedicated to the City and maintained by the City in perpetuity as open space for the conservation of natural floodplain functions unless otherwise directed or approved by the Director of Engineering.

(D) The buyout shall be in accordance with the current Engineering Department's Flood-Prone Property Buyout Program Guidelines."

SECTION 3

That Chapter 31 of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect except as amended by this Ordinance.

SECTION 4

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

SECTION 5

That this Ordinance shall become and be effective on and after the date of adoption and publication in accordance with law.

PASSED AND APPROVED this the ____ day of _____, 2022.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 11/15/2022

Item Title: Use of Eminent Domain Authority for Water Loop along President George Bush Turnpike

Submitted By: Laura Dunn, Capital Project Management Director

Summary of Request/Problem

As part of the 2020 Water Master Plan, the need to complete a water loop along the north side of President George Bush Turnpike was identified. Completing the water loop is necessary to provide adequate water pressure and volume along the 190 Corridor. Additionally, as part of the 2019 Bond Program, voters approved Proposition B, which includes the relocation of Fire Station No. 6. The water loop will service Fire Station No. 6 upon completion as well as other future development along the corridor.

Since the City does not already own all the property upon which the project will be constructed, the City has engaged in efforts to acquire the necessary property rights. The City has not successfully negotiated a final purchase price with one property owner and is seeking authorization to initiate condemnation.

Council was briefed on the project in Executive Session on November 14, 2022.

Recommendation/Action Requested and Justification

Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has not been able to successfully negotiate a final purchase price with one property owner to acquire the necessary property interests. The owner is named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

The motion and resolution will authorize the acquisition of property interests in the following property located in the City of Garland, Dallas County, Texas:

1505 Ferris Road, Garland, Texas – a Utility Easement consisting of 0.024 portion of a tract of land, situated in the Paschal H. Rice Survey, Abstract No. 1241, in the City of Garland, Dallas County, Texas, and being part of that called 20.1655 acre tract, described in Special Warranty Deed to FE Concepts, LLC, as recorded under Instrument No. 201800106024, of the Official

Public Records, Dallas County, Texas (O.P.R.D.C.T.).

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF PROPERTY RIGHTS LOCATED ON OR NEAR FERRIS ROAD, IN THE CITY OF GARLAND, TEXAS, SAID PROPERTY INTEREST BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland, ("Garland"), has found and determined the need to acquire property rights necessary for a water line along the north side of President George Bush Turnpike for adequate water pressure and volume along this corridor ("Project"), which will necessitate the acquisition of property on or near Ferris Road;

WHEREAS, public convenience and necessity requires the acquisition of the property described below (referred to as "Property"), which exhibits are attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

WHEREAS, Garland is required to make an initial offer as defined by, and in compliance with, Texas Property Code §21.0111 ("Initial Offer"), and a bona fide offer, as defined by, and in compliance with, Texas Property Code §21.0113 ("Final Offer") to acquire the Property for public use from the Property Owner/s (as hereinafter defined) voluntarily before beginning the acquisition of the Property through a condemnation proceeding;

WHEREAS, the Property is located in the City of Garland, Dallas County, Texas as described below, and the fee owner of the Property is as follows:

FE Concepts, L.L.C.: 1505 Ferris Road, Garland, Texas - a Utility Easement consisting of 0.024 portion of a tract of land, situated in the Paschal H. Rice Survey, Abstract No. 1241, in the City of Garland, Dallas County, Texas, and being part of that called 20.1655 acre tract, described in Special Warranty Deed to FE Concepts, LLC, as recorded under Instrument No. 201800106024, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

Amount Offered: \$10,610.00;

WHEREAS, independent professional appraisal reports of the Property have been submitted to the City as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee has established a certain amount determined to be just compensation for the Property based on the appraisals and fair market values of the Property and any applicable fees necessary to acquire the Property;

WHEREAS, Garland, through agents or representatives employed by or contracted with Garland, has entered into good faith negotiations with the owner of the Property in order to acquire necessary property rights on the Property for the Project, and has been unsuccessful in acquiring the necessary property rights on the Property; and

WHEREAS, in conjunction with the enactment of this Resolution, Garland authorized the initiation of eminent domain proceedings to acquire property rights to the Property at a public meeting by a record vote, and the notice for the public meeting included all required information, including the consideration of the use of eminent domain to condemn property as an agenda item;

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

Section 1

That Garland, its staff, its designees, and its attorneys are specifically authorized to purchase property rights of the Property; that the public convenience and necessity requires the acquisition of easement rights on the Property for the public purpose of the Project; that Garland has made a good faith effort to negotiate a voluntary acquisition of easement rights on the Property; that it appears to Garland that further negotiations to purchase easement rights on the Property voluntarily would be futile; that the public necessity requires the condemnation of Property for the Project; and that Garland, its staff, and its attorneys are hereby authorized and directed to institute proceedings in eminent domain against the owner of the Property, and against all other owner, lienholders, or holders of an interest in the Property, in order to acquire easement rights on the Property.

Section 2

That Garland, its staff, and its attorneys are hereby authorized to do all things necessary and proper to carry out the intent and

purpose of this Resolution, including determination of the property rights that are proper and necessary for the Project.

Section 3

It is the intent of the City Council that this Resolution authorizes the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Property necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 4

It is the intent of the City Council that this Resolution authorizes the condemnation of all property rights required for the water line along the north side of President George Bush Turnpike on or near Ferris Road, located in the City of Garland, to serve the public and citizens of the City.

Section 5

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Ordinance authorizing condemnation of the corrected or revised property.

Section 6

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable the City to take possession of the Property without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council policy, to settle disputes related to the value of the Property.

Section 7

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the _____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"
CITY UTILITY EASEMENT
PASCHAL H. RICE SURVEY ~ ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
OWNER: FE CONCEPTS, LLC

METES AND BOUNDS DESCRIPTION (0.024 ACRES):

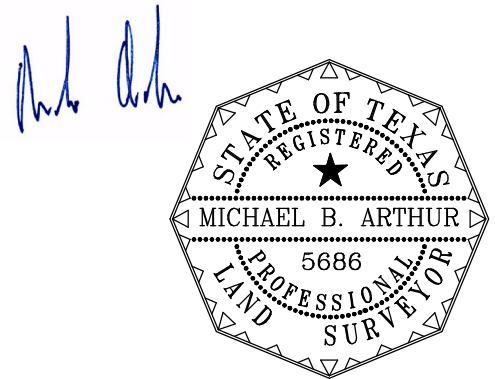
Being a tract of land, situated in the Paschal H. Rice Survey, Abstract No. 1241, in the City of Garland, Dallas County, Texas, and being a part of that called 20.1655 acre tract, described in Special Warranty Deed to the FE Concepts, LLC, as recorded under Instrument No. 201800106024, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described, as follows:

COMMENCING at an "X" cut set for the most southerly southeast corner of the remainder of said 20.1655 acre tract, same being the most southerly southwest corner of Lot 1, Block 1, of **BLANKENSTRIKER ADDITION**, an addition to the City of Garland, as recorded under Instrument No. 201800219373, O.P.R.D.C.T., said corner also being in the northeasterly monumented line of President George Bush Turnpike (State Highway 190) (a variable width public right-of-way), from which an "X" cut found bears, North 00°52'13" West, a distance of 236.24';

THENCE North 41°19'19" West, over and across said 20.1655 acre tract, a distance of 113.36' to the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing over and across said 20.1655 acre tract, the following (4) four courses and distances:

1. North 59°18'22" West, a distance of 28.64' to a point for corner;
2. North 89°06'42" East, a distance of 82.95' to a point for corner;
3. South 00°52'13" East, a distance of 15.00' to a point for corner;
4. South 89°06'42" West, a distance of 58.55' to the **POINT OF BEGINNING** and containing 1,061 square feet or 0.024 acres of land, more or less.



GENERAL NOTES:

1. A survey plat of even date accompanies this metes and bounds description.
2. Bearings are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 and tied to the City of Garland GPS Monument No(s). 159 and 103. All distances are surface.

DATE: 04/05/2022

REVISED:

SCALE: 1" = 60'

CHK'D. BY: M.B.A.

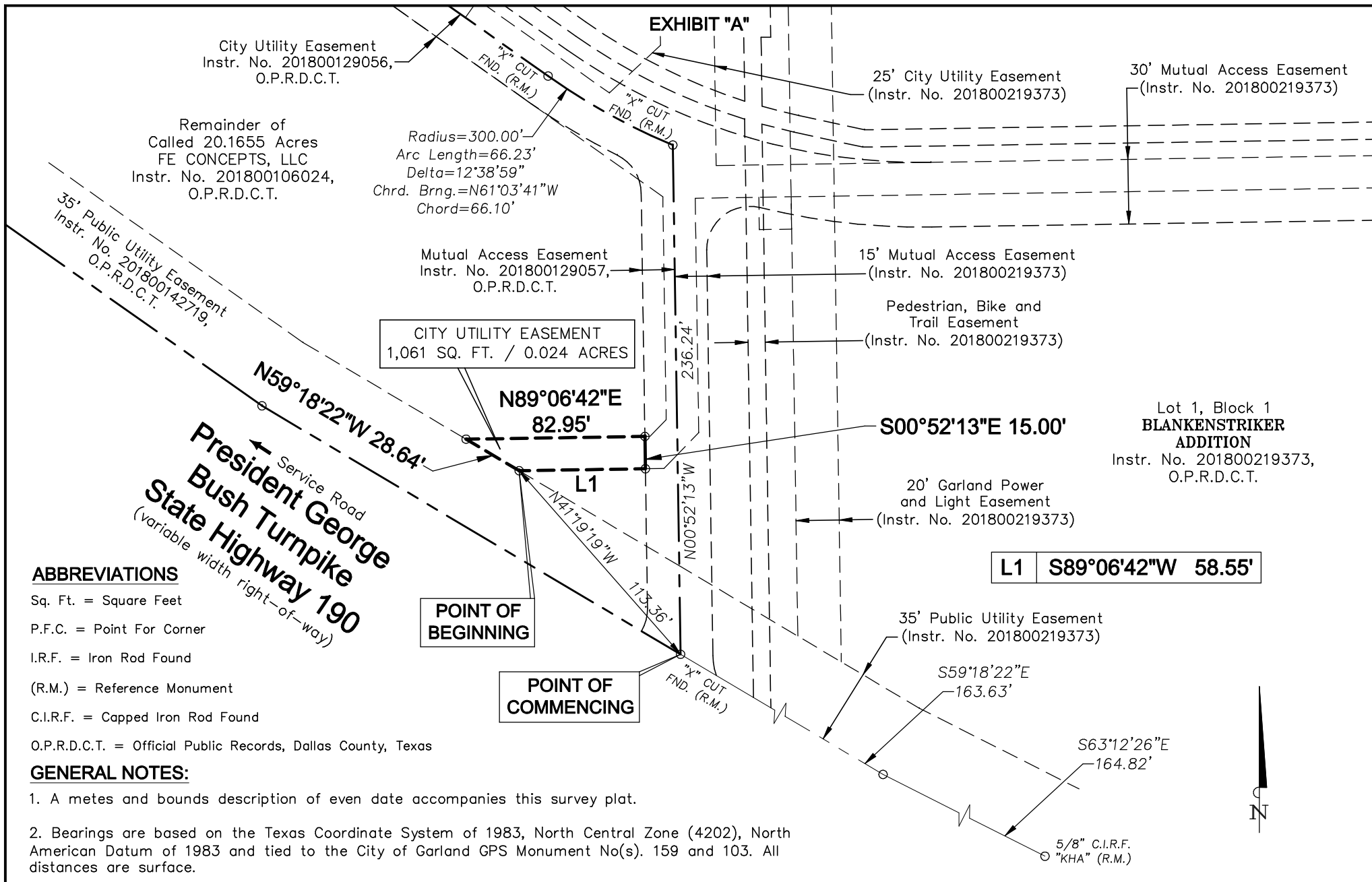
JOB NO.: 2020-0108

CITY UTILITY EASEMENT
0.024 ACRES IN THE
PASCHAL H. RICE SURVEY
ABSTRACT NO. 1241
CITY OF GARLAND,
DALLAS COUNTY, TEXAS



North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1010 West University Drive
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200



DATE: 04/05/2022

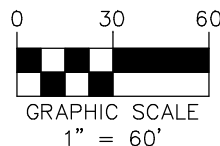
REVISED:

SCALE: 1" = 60'

CHK'D. BY: M.B.A.

JOB NO.: 2020-0108

**CITY UTILITY EASEMENT
0.024 ACRES IN THE
PASCHAL H. RICE SURVEY
ABSTRACT NO. 1241
CITY OF GARLAND,
DALLAS COUNTY, TEXAS**



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GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. a.

Meeting Date: 11/15/2022

Item Title: Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) - Zoning (District 6)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

LOCATION

3318 West Buckingham Road

OWNER

SRRAF, LLC

PLAN COMMISSION RECOMMENDATION

On October 24, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

BACKGROUND

The subject property is 1.86 acres and is currently unimproved. The applicant proposes a medical clinic with ambulance service.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 17-18 for Community Retail Uses. The site was approved for a grocery store, which was never constructed. The applicant requests to rezone 1.86 acres of the total 10.2 acres initially approved for a grocery store for a medical office/clinic use.

CONSIDERATIONS

Site Plan:

1. The applicant proposes to construct an 11,570 square-foot medical clinic building with ambulance service. Per the applicant's narrative, the medical facility would be a twenty-four (24)-hour out-patient service offering with ten (10) exam rooms and one triage room. The facility would offer radiological services including CT scan and radiography, as well as a lab. The number of staff on-site at any one time would be four (4) to eight (8) depending on time of day and shifts. There would be no overnight stays, surgeries or dietary / cafeteria offerings. The ambulance component is largely used by outgoing ambulances that would transport patients to the local full-service hospital. Ambulances arriving to the property with patients would be limited to a few instances per week according to the applicant.
2. The site plan (Exhibit C) shows that forty-seven (47) parking spaces are required and the site complies with the parking requirements.
3. The landscape plan (Exhibit D) complies with the screening and landscaping standards per the GDC.
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use contributes and is supportive to the surrounding area by expanding medical services for the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

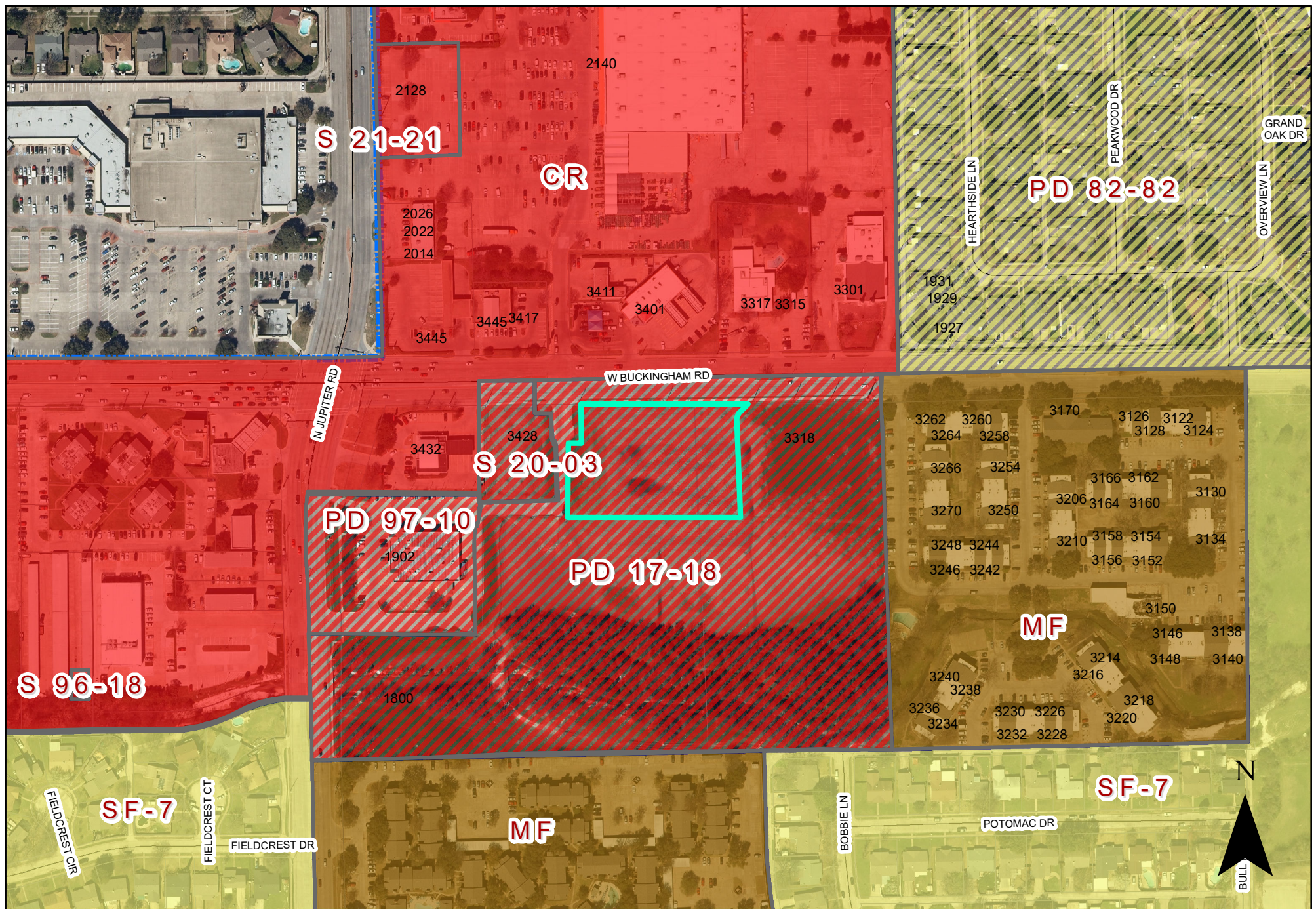
The properties directly to the north, across West Buckingham Road, are zoned Community Retail (CR) District; these properties are developed with a car wash and a learning center. The land to the east and south are zoned Planned Development (PD) District 17-18 for Community Retail Uses; it is currently vacant. The property to the west is zoned Planned Development (PD) District 21-20 for Community Retail Uses; this property is developed with a tea shop that includes a drive-through.

Attachments

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Attachments (Zoning)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Responses

Z 22-53 Staff Presentation



0 170 340 Feet
1 inch = 259 feet

ZONING MAP Z 22-53

 INDICATES AREA OF REQUEST

3318 W Buckingham Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-53

3318 West Buckingham Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Medical and Dental Office/Clinic Use.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 17-18 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

REPORT & MINUTES

P.C. Meeting, October 24, 2022

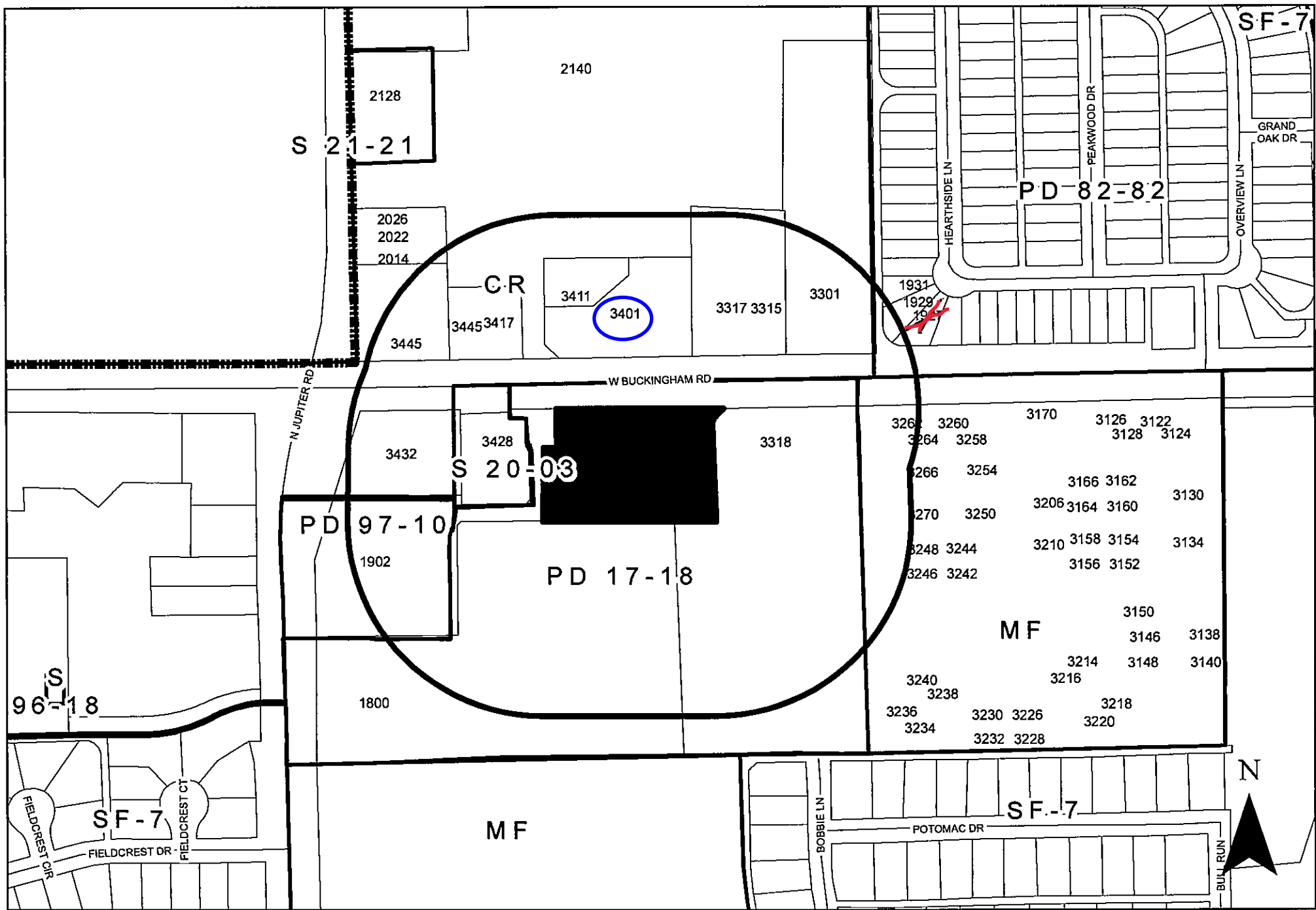
Consideration of the application of **Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)**, requesting approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses. This property is located at 3318 West Buckingham Road. (District 6) (File Z 22-53 – Zoning)

The applicant Maxwell Fisher, 2502 Grandview, Richardson, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Fisher for clarification to the specific type of use and ambulance assignment.

Mr. Fisher stated the use being requested is for a stand-alone Emergency Care facility and clarified that an ambulance would not be coming to this facility, but parking is available if one is required to come to the facility.

Motion was made by Commissioner Williams to approve the request as presented. Seconded by Commissioner Rose. **Motion carried: 8** Ayes, **0** Nay.



ZONING MAP Z 22-53

3318 W Buckingham Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-53	October 24, 2022	November 15, 2022	Nabiha Ahmed

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). The applicant proposes to construct a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road. (District 6)

Michael Dvorak

10/28/2022
3:20:58 PM

For

2017 Meadowview Dr

Garland

TX

United States

75043

mike.dvorak4@gmail.com

2144483321

*Outside the
notification area*

Emergency healthcare is necessary cause y'all keep allowing these multifamily developments to go up...

Chuck Mason

10/18/2022
4:47:39 AM

Against

3480 Maplewood Ave.

Los Angeles

CA

United States

90066

chucklight@verizon.net

3103901828

*Property Owner of
1927 Heathside Dr*

No loud ambulances in a residential area.

From: [Royal Car wash](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 22-53
Date: Thursday, November 3, 2022 5:48:36 PM

Good afternoon,

Please see attached.

Thank you

Dae Su
Royal car wash

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

Comment Form

Case Z 22-53

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). The applicant proposes to construct a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road. (District 6)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). El solicitante propone construir una clínica médica con servicio de ambulancia. El sitio está ubicado en 3318 West Buckingham Road. (Distrito 6)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). Người nộp đơn đề xuất xây dựng một phòng khám y tế với dịch vụ xe cứu thương. Địa điểm tọa lạc tại 3318 West Buckingham Road. (Quận 6)

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



For / A Favor / Đúng



Against / En Contra / Không

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

DAE Su President

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

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

3401 W Buckingham Rd

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

DAE Su

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Z 22-53

PLANNING & DEVELOPMENT



The applicant proposes to construct a medical clinic with ambulance service.

City Council Meeting
November 15, 2022

CASE INFORMATION

Location: 3318 West Buckingham Road

Applicant: Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)

Owner: SRRAF, LLC.

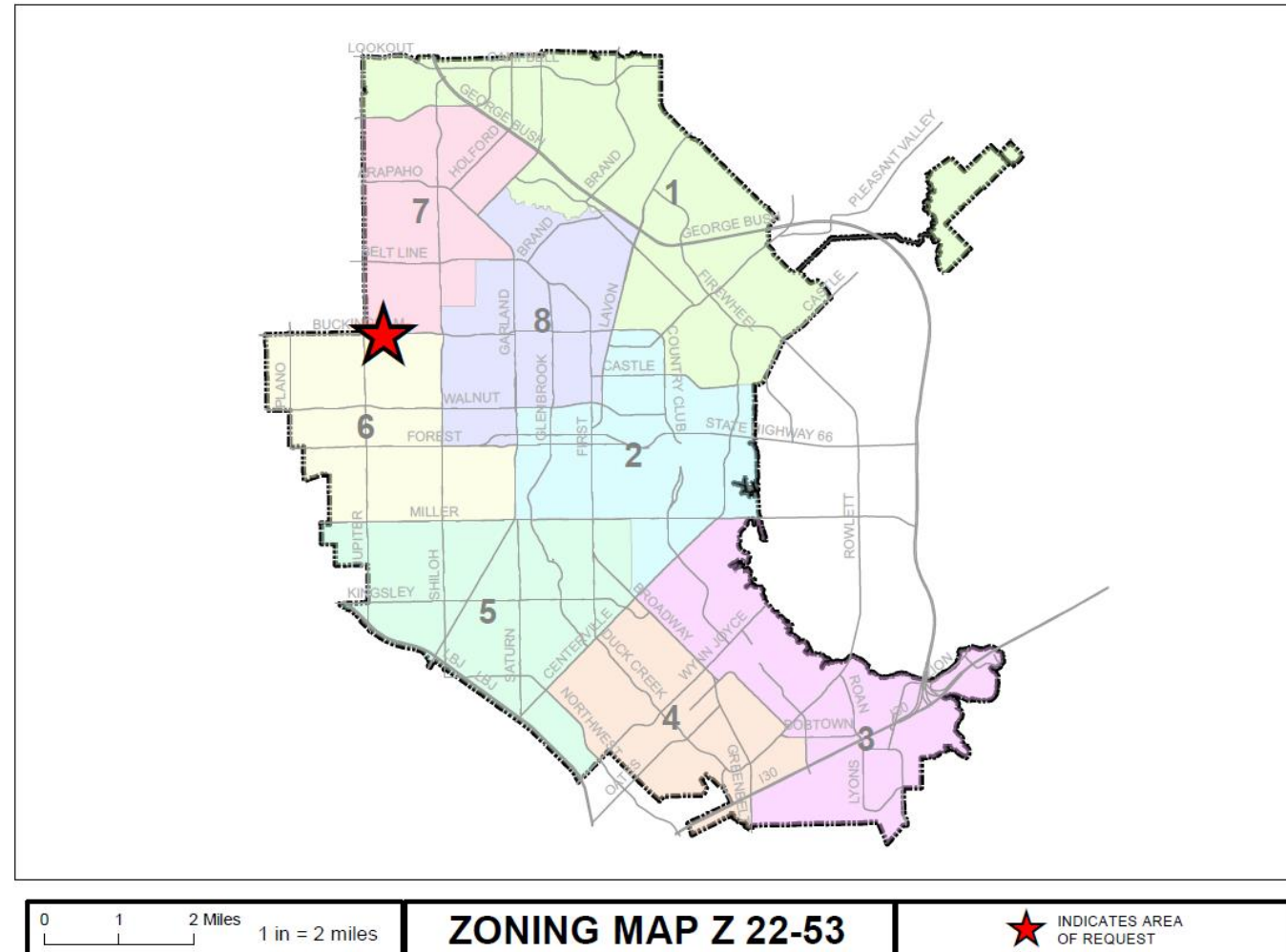
Acreage: 1.86

Zoning: Planned Development (PD) District 17-18

Z 22-53

CITYWIDE LOCATION MAP

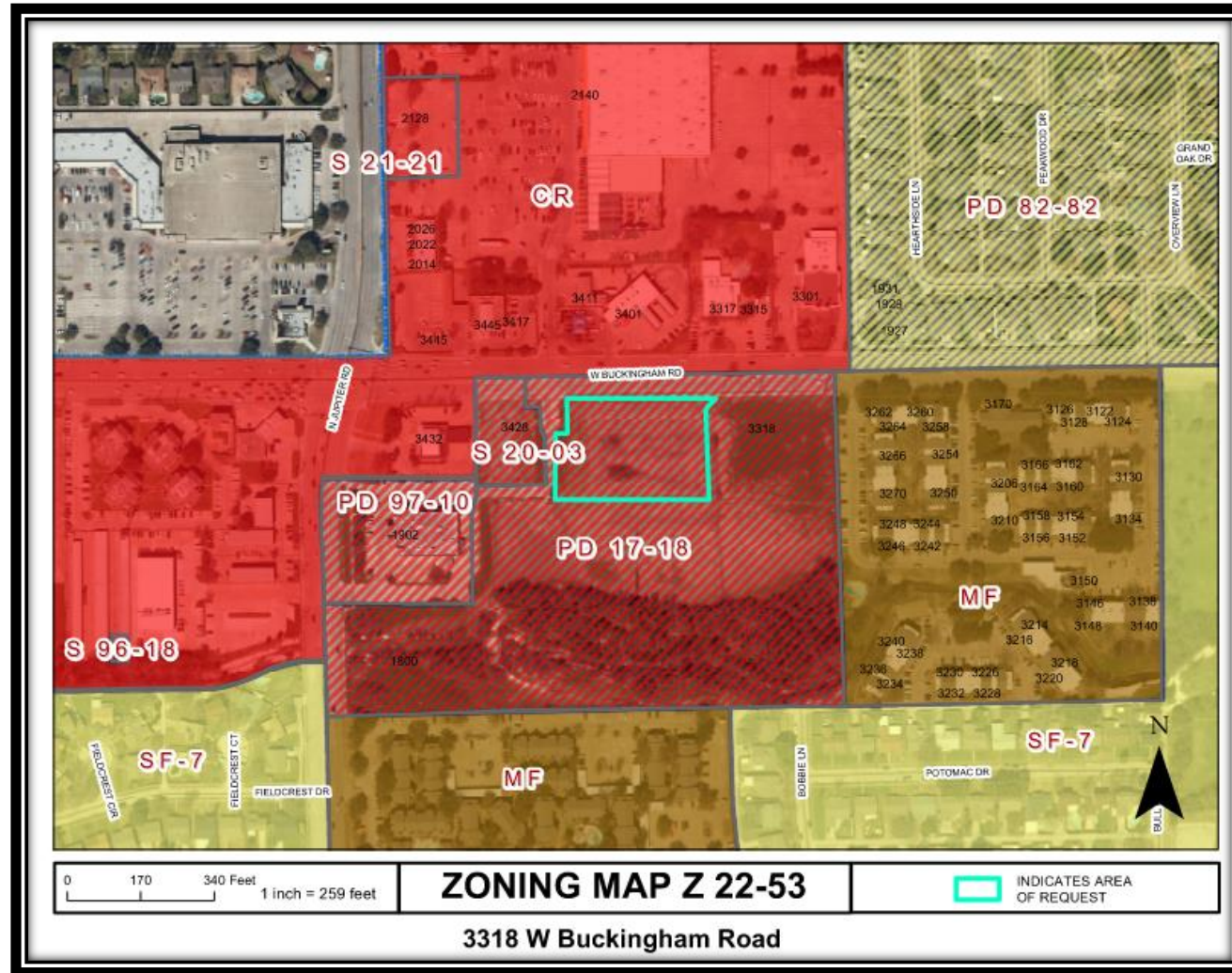
PLANNING &
DEVELOPMENT



Z 22-53

LOCATION MAP

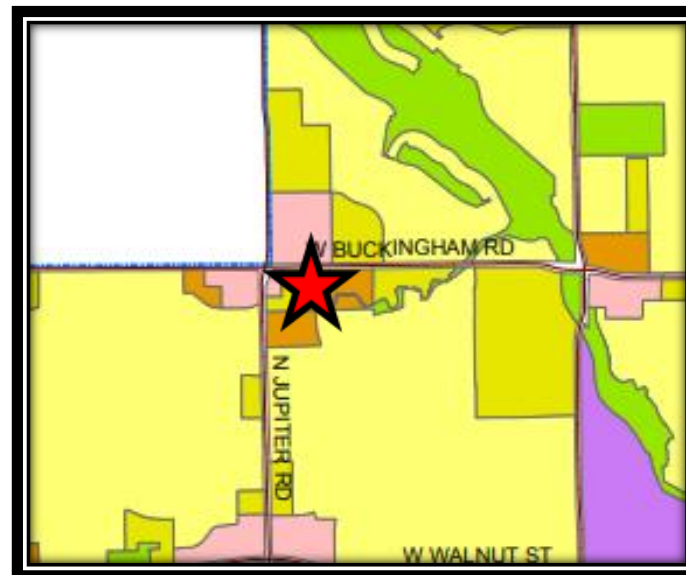
PLANNING & DEVELOPMENT



Z 22-53

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



Z 22-53

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods.

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

These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use contributes and is supportive to the surrounding area by expanding medical services for the community.

PHOTOS

PLANNING & DEVELOPMENT



Looking at the subject property



Looking north of the subject property

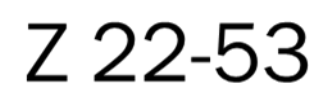


Looking east of the subject property



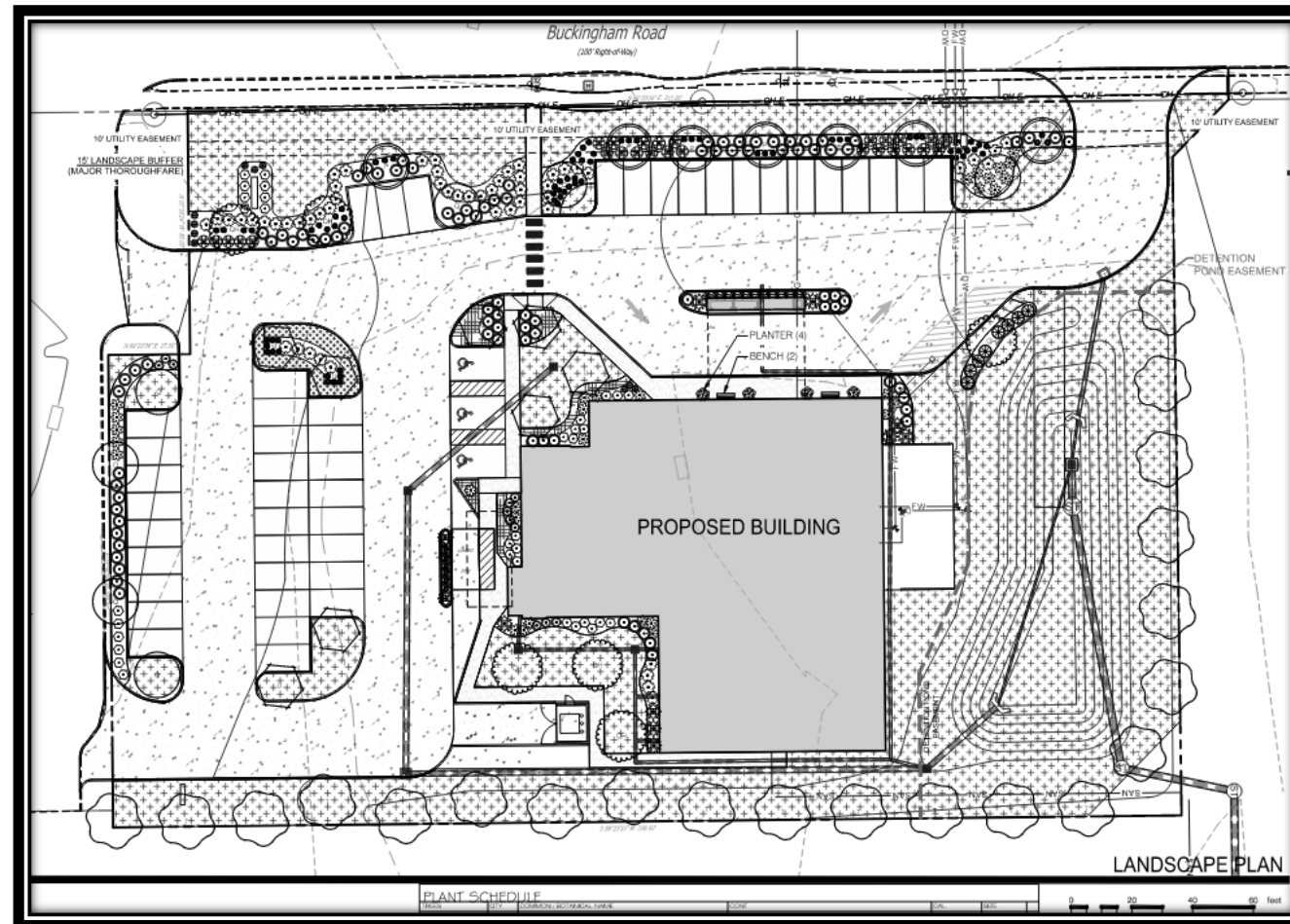
Looking west of subject property

Z 22-53



LANDSCAPE PLAN

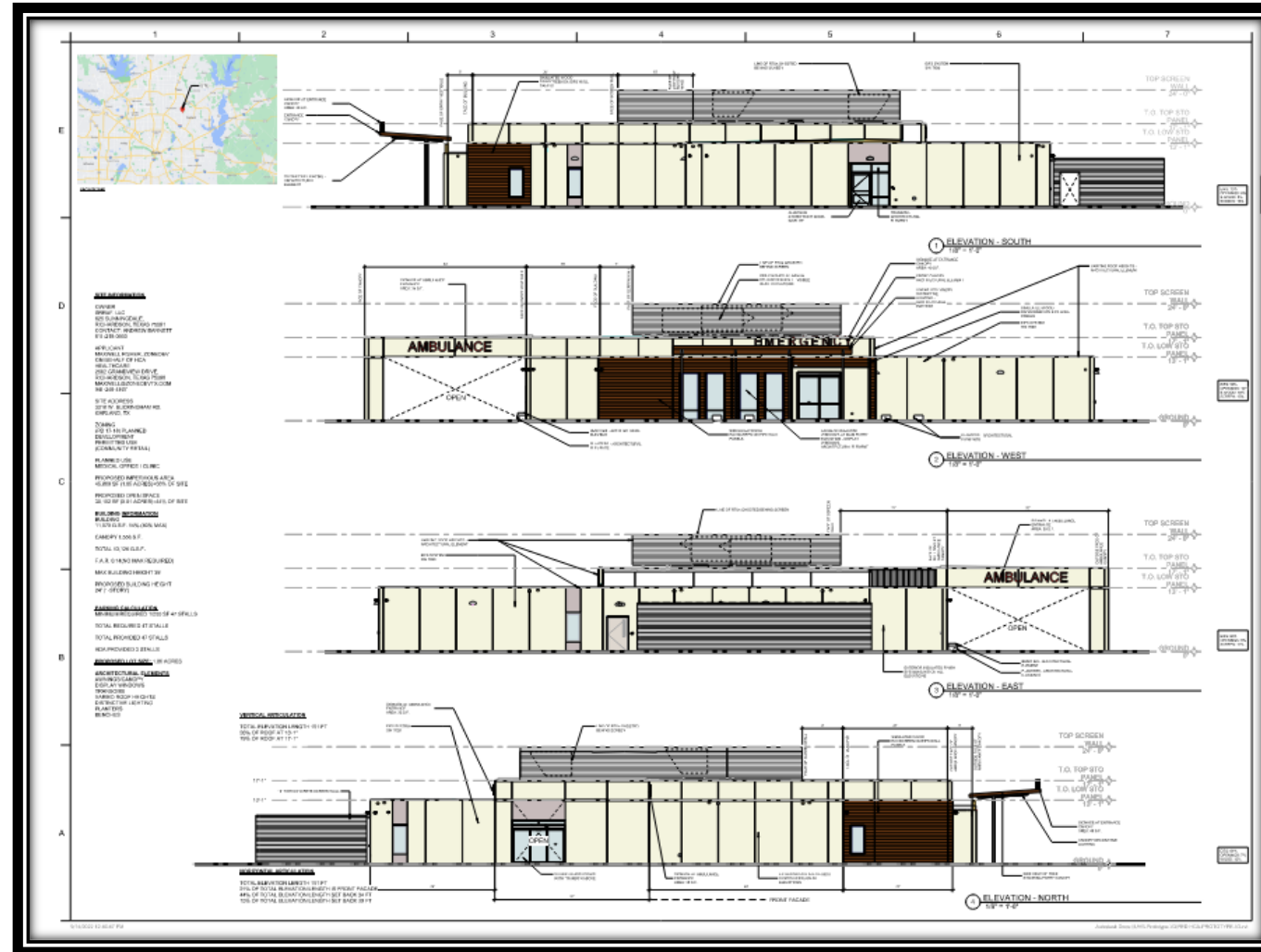
PLANNING & DEVELOPMENT



Z 22-53

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT



Z 22-53

STAFF RECOMMENDATION

PLANNING &
DEVELOPMENT



Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use

Z 22-53

PLAN COMMISSION RECOMMENDATION

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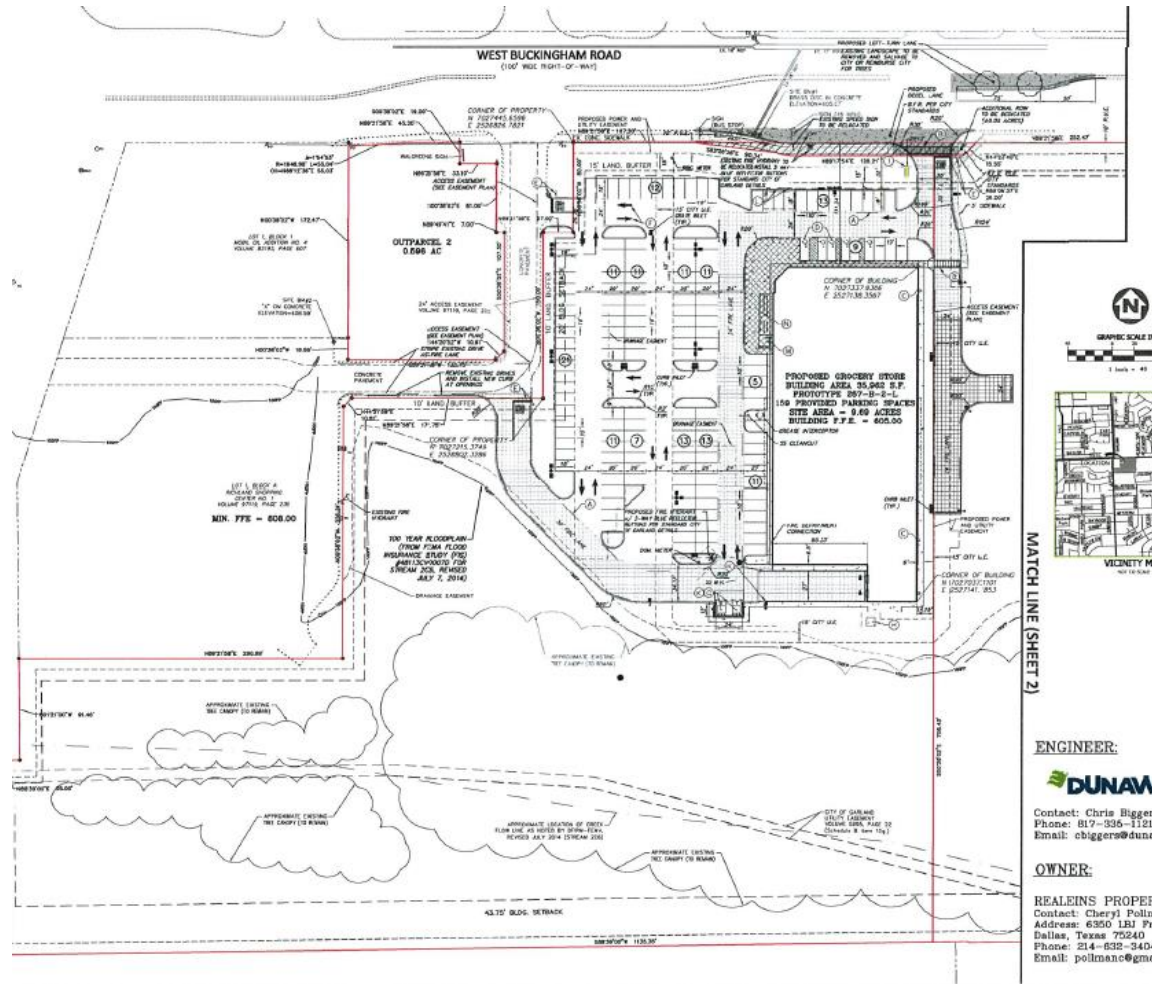
The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

PLANNING & DEVELOPMENT



PD 17-18

PLANNING & DEVELOPMENT





GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. b.

Meeting Date: 11/15/2022

Item Title: Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) - Detail Plan (District 6)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

LOCATION

3318 West Buckingham Road

OWNER

SRRAF, LLC

PLAN COMMISSION RECOMMENDATION

On October 24, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

BACKGROUND

The subject property is 1.86 acres and is currently unimproved. The applicant proposes a medical clinic with ambulance service.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 17-18 for Community Retail Uses. The site was approved for a grocery store, which was never constructed. The applicant requests to rezone 1.86 acres of the total 10.2 acres initially approved for a grocery store for a medical office/clinic use.

CONSIDERATIONS

Site Plan:

1. The applicant proposes to construct an 11,570 square-foot medical clinic building with ambulance service. Per the applicant's narrative, the medical facility would be a twenty-four (24)-hour out-patient service offering with ten (10) exam rooms and one triage room. The facility would offer radiological services including CT scan and radiography, as well as a lab. The number of staff on-site at any one time would be four (4) to eight (8) depending on time of day and shifts. There would be no overnight stays, surgeries or dietary / cafeteria offerings. The ambulance component is largely used by outgoing ambulances that would transport patients to the local full-service hospital. Ambulances arriving to the property with patients would be limited to a few instances per week according to the applicant.
2. The site plan (Exhibit C) shows that forty-seven (47) parking spaces are required and the site complies with the parking requirements.
3. The landscape plan (Exhibit D) complies with the screening and landscaping standards per the GDC.
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use contributes and is supportive to the surrounding area by expanding medical services for the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

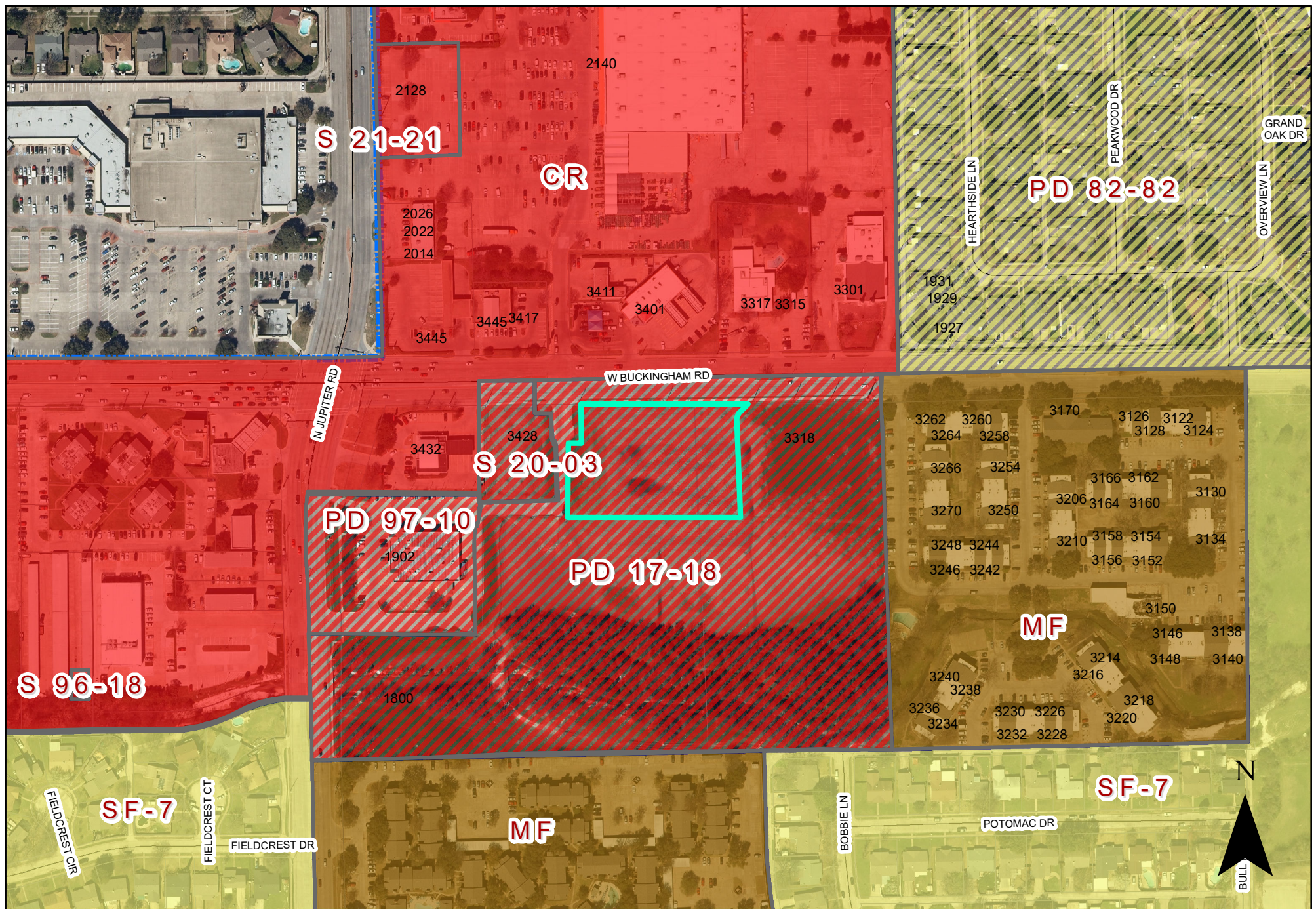
The properties directly to the north, across West Buckingham Road, are zoned Community Retail (CR) District; these properties are developed with a car wash and a learning center. The land to the east and south are zoned Planned Development (PD) District 17-18 for Community Retail Uses; it is currently vacant. The property to the west is zoned Planned Development (PD) District 21-20 for Community Retail Uses; this property is developed with a tea shop that includes a drive-through.

Attachments

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Attachments (Detail Plan)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden) Responses

Z 22-53 Staff Presentation



0 170 340 Feet
1 inch = 259 feet

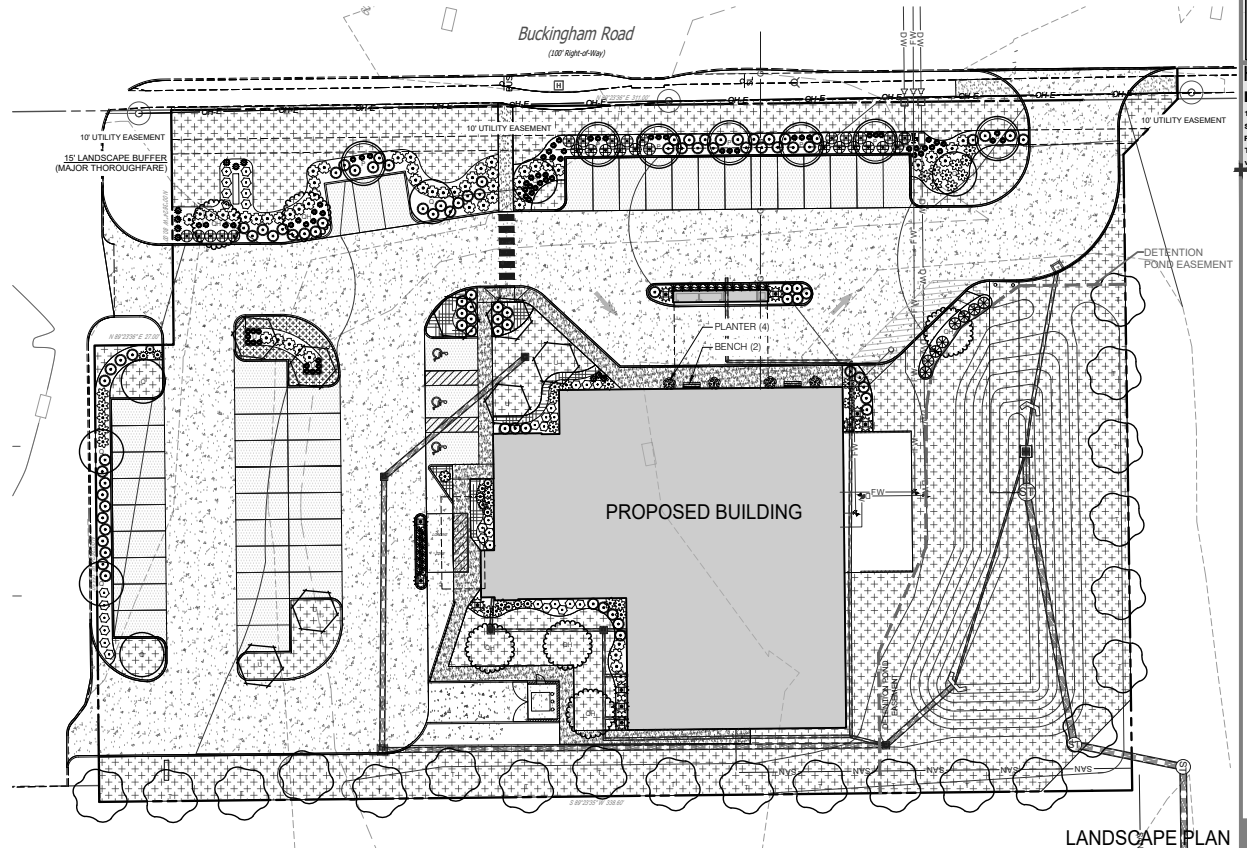
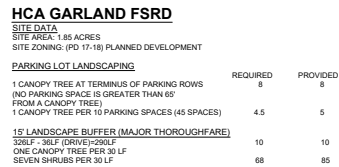
ZONING MAP Z 22-53

 INDICATES AREA OF REQUEST

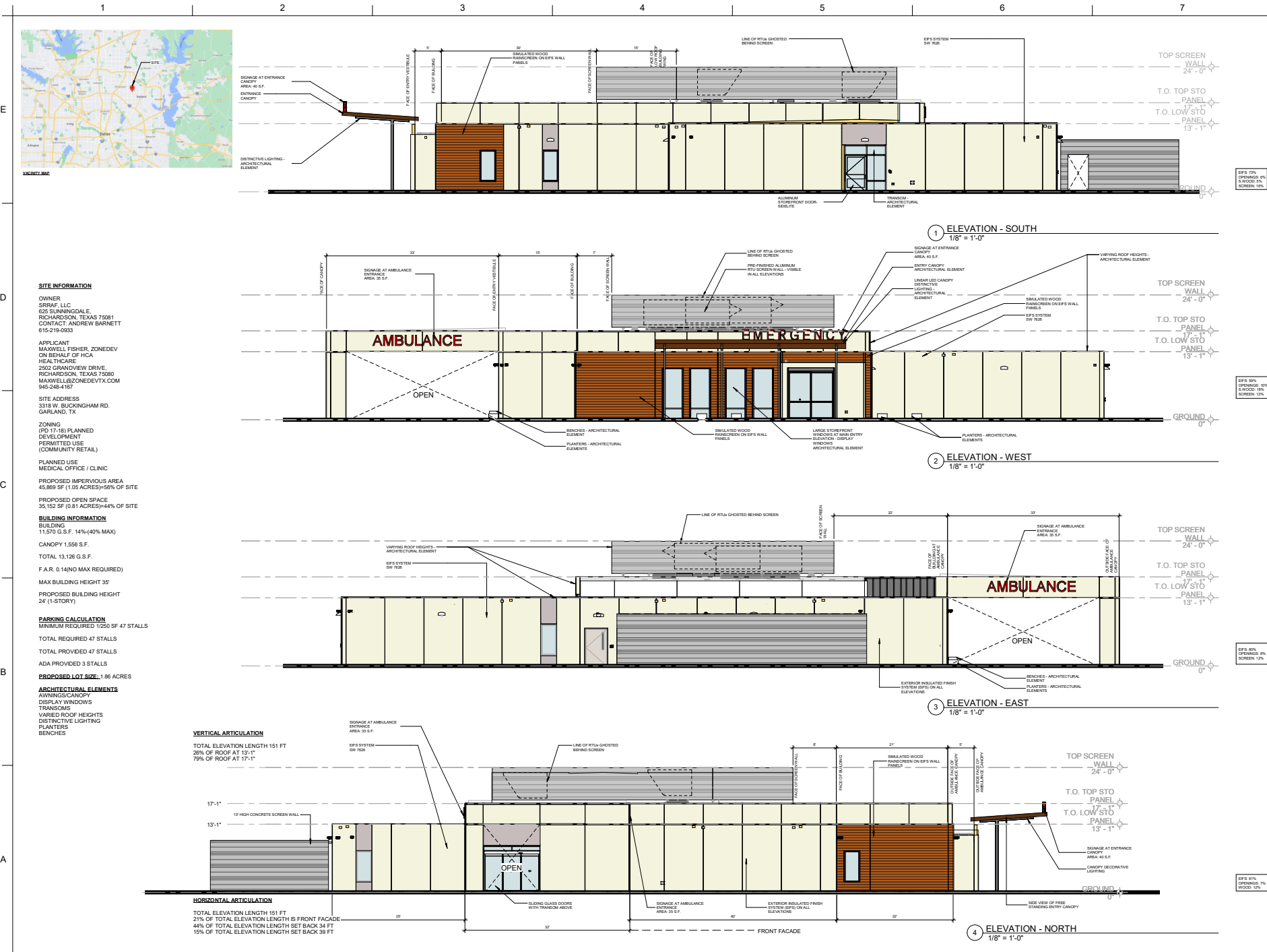
3318 W Buckingham Road

Buckingham Road

Architectural section drawing of a building. The drawing shows a large central room with a staircase and a smaller room to the right. The drawing is labeled "Buckingham Road" at the top.



PLANT SPECIFICATION						
ITEM	QTY	COMMON / BOTANICAL NAME	CONT	GR/L	SHR	
	7	Red Dwarf Chinese Palmetto / Palmetto chinensis 'Red Dwarf' S. C. Dwarf Tree, Dwarf Palmetto See Tree Specifications, Matched	0.8.5	30cm	12" -14" HT	
	7	Red Oak / Quercus shumardii S. C. Dwarf Tree, Dwarf Bracted Matched, See Tree Specifications, Matched	0.8.5	30cm	12" -14" HT	
	7	Hignose Low Oak / Quercus virginiana 'DWARF' S. C. Dwarf Tree Full Symmetrical Crown See Tree Specifications, Matched	0.8.5	30cm	12" -14" HT	
	21	Red Crape / Taxodium distichum 'Shamone Dwarf TM' S. C. Dwarf Tree Full Symmetrical Crown See Tree Specifications, Matched	0.8.5	30cm	12" -12" HT	
	9	Shamone STY / Taxodium distichum 'LUMINO' S. C. Dwarf Tree, Single Full Symmetrical Crown, See Tree Specifications, Matched	0.8.5	30cm	12" -14" HT	
	QTY	COMMON / BOTANICAL NAME	HT / CONT	WIDTH		
	3	Daunt Burford Holly / Ilex cornuta Burford Hone Full, Dense Form, Matched	24" HT	10"-24" HT		
	27	Dennis Holly / Ilex cornuta 'Dennis' Full, Dense Form	24" HT			
	3	Dwarf 'Redmond' Holly / Ilex cornuta 'Hans' Full, Dense Form, Matched	24" HT			
	11	Green Cloud Texas Sage / Leucophyllum frutescens 'Green Cloud' Full, Dense Form, Matched	18" HT			
	11	Dwarf Lonicer / Lonicera agastachia Full, Dense Form, Matched	12"-12" HT			
	26	Yucca 'Tall' / Yucca filifera 'Lusciousella's Luscious' Full, Dense Form, Matched	10"-18" HT			
	34	Burgundy Fringe Plant / Lonicera chinensis 'Burgundy' Full, Dense Form, Matched	12"-15" HT			
	31	Morning Light Muehlenberg / Muehlenbergia americana 'Morning Light' Full, Dense Form, Matched	24" HT			
	3	Agapanthus 'Striped' / Agapanthus nodosus 'Strideline' Full, Dense Form, Matched	12"-15" HT			
	11	Ag. Rosemary / Eromannia officinalis 'Ag' Full, Dense Form, Matched	24" HT			
	9	Shrub Cereus Chaste Tree / Vitex agnus-castus 'Shrub Cereus' Full, Dense Form, Matched	18" HT			
	9	Red Leaf Yucca / Yucca rostrata Full, Dense Form, Well Rounded	10"-18" HT			
	QTY	COMMON / BOTANICAL NAME	CONT			
	27.875 W	Shamone Soft / Shamone Soft Shamone Soft per ShamoneSoft one finished graded area free of debris. Shagper stones, no soil needed. See Notes	100'			
	10	Asiatic Jasmine / Trachelium americanum asiaticum Shamone 3' x 6" x 12" at 12" HT	100'		1" Container	



MEDICAL CITY
DALLAS
GARLAND FSER

CITY OF GARLAND

3318 W.BUCKINGHAM ROAD
GARLAND, TEXAS 75042
PRE-SUBMITTAL CASE NUMBER: 220705-2

GA PROJECT No: #####

GIATTINA AYCOCK
ARCHITECTURE STUDIO INC.
2625 5th Avenue North, Building C
Bessemer, AL 35020
P: 205.933.9060
GAstudio.com

STAMP:

REVISION SCHEDULE:		
NUM.	DESCRIPTION	DATE

NOTES & LEGEND

CURRENT DRAWING SET:
DESIGN
DEVELOPMENT

ISSUE DATE: 08/25/2022

SHEET:
BUILDING
ELEVATIONS

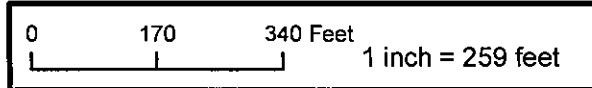
A201

REPORT & MINUTES

P.C. Meeting, October 24, 2022

Consideration of the application of **Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)**, requesting approval of a Detail Plan for a Medical and Dental Office/Clinic Use. This property is located at 3318 West Buckingham Road. (District 6) (File Z 22-53–Detail Plan)

Motion was made by Commissioner Williams to approve the request as presented. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**



3318 W Buckingham Road

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-53	October 24, 2022	November 15, 2022	Nabiha Ahmed

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). The applicant proposes to construct a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road. (District 6)

Michael Dvorak

10/28/2022
3:20:58 PM

For

2017 Meadowview Dr

Garland

TX

United States

75043

mike.dvorak4@gmail.com

2144483321

*Outside the
notification area*

Emergency healthcare is necessary cause y'all keep allowing these multifamily developments to go up...

Chuck Mason

10/18/2022
4:47:39 AM

Against

3480 Maplewood Ave.

Los Angeles

CA

United States

90066

chucklight@verizon.net

3103901828

*Property Owner of
1927 Heathside Dr*

No loud ambulances in a residential area.

From: [Royal Car wash](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 22-53
Date: Thursday, November 3, 2022 5:48:36 PM

Good afternoon,

Please see attached.

Thank you

Dae Su
Royal car wash

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

Comment Form

Case Z 22-53

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). The applicant proposes to construct a medical clinic with ambulance service. The site is located at 3318 West Buckingham Road. (District 6)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). El solicitante propone construir una clínica médica con servicio de ambulancia. El sitio está ubicado en 3318 West Buckingham Road. (Distrito 6)

Z 22-53 Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden). Người nộp đơn đề xuất xây dựng một phòng khám y tế với dịch vụ xe cứu thương. Địa điểm tọa lạc tại 3318 West Buckingham Road. (Quận 6)

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



For / A Favor / Đúng



Against / En Contra / Không

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

DAE Su President

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

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

3401 W Buckingham Rd

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

DAE Su

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Z 22-53

PLANNING & DEVELOPMENT



The applicant proposes to construct a medical clinic with ambulance service.

City Council Meeting
November 15, 2022

CASE INFORMATION

Location: 3318 West Buckingham Road

Applicant: Maxwell Fisher, ZoneDev on behalf of HCA Health Care (Kyle Marden)

Owner: SRRAF, LLC.

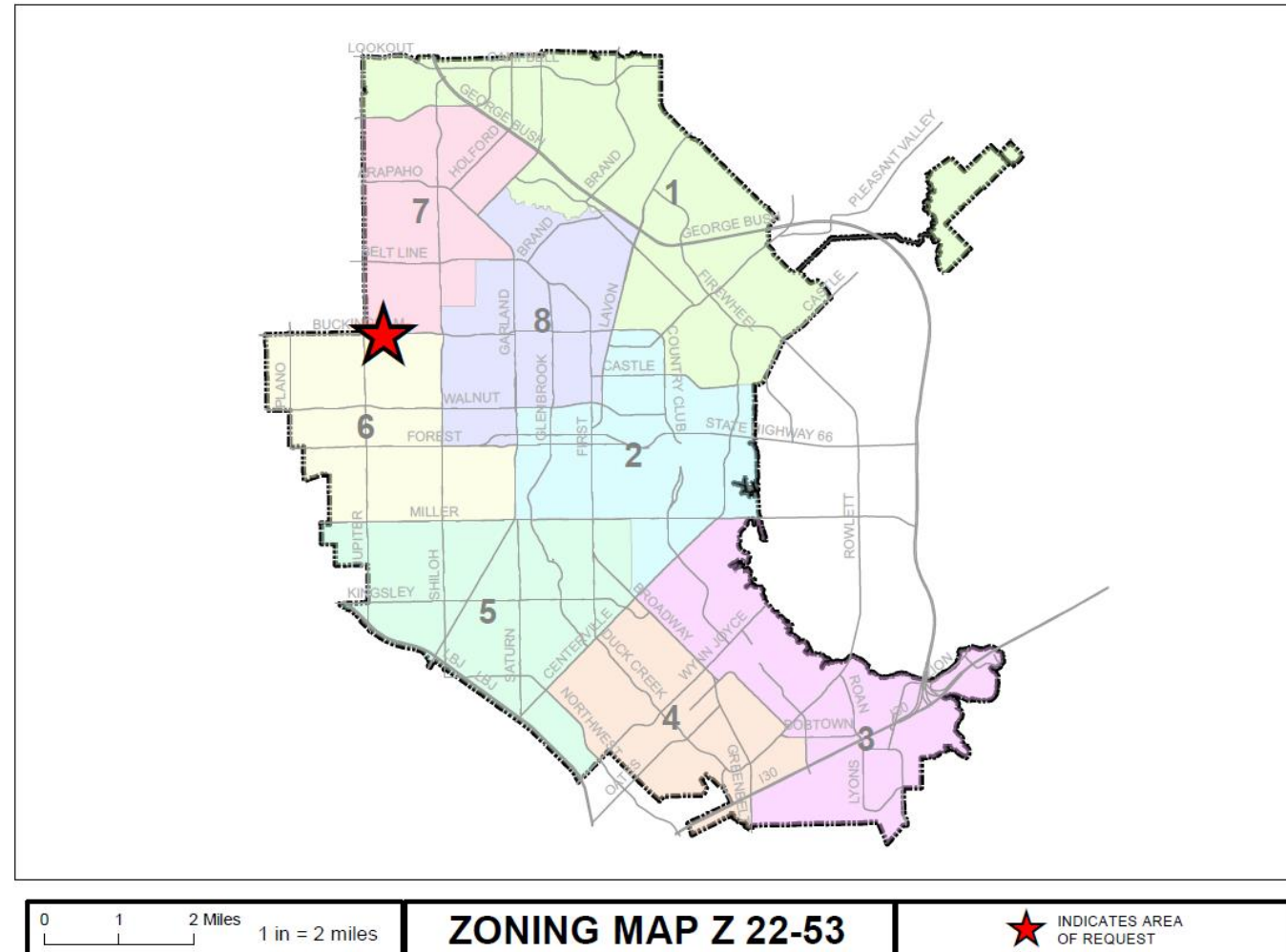
Acreage: 1.86

Zoning: Planned Development (PD) District 17-18

Z 22-53

CITYWIDE LOCATION MAP

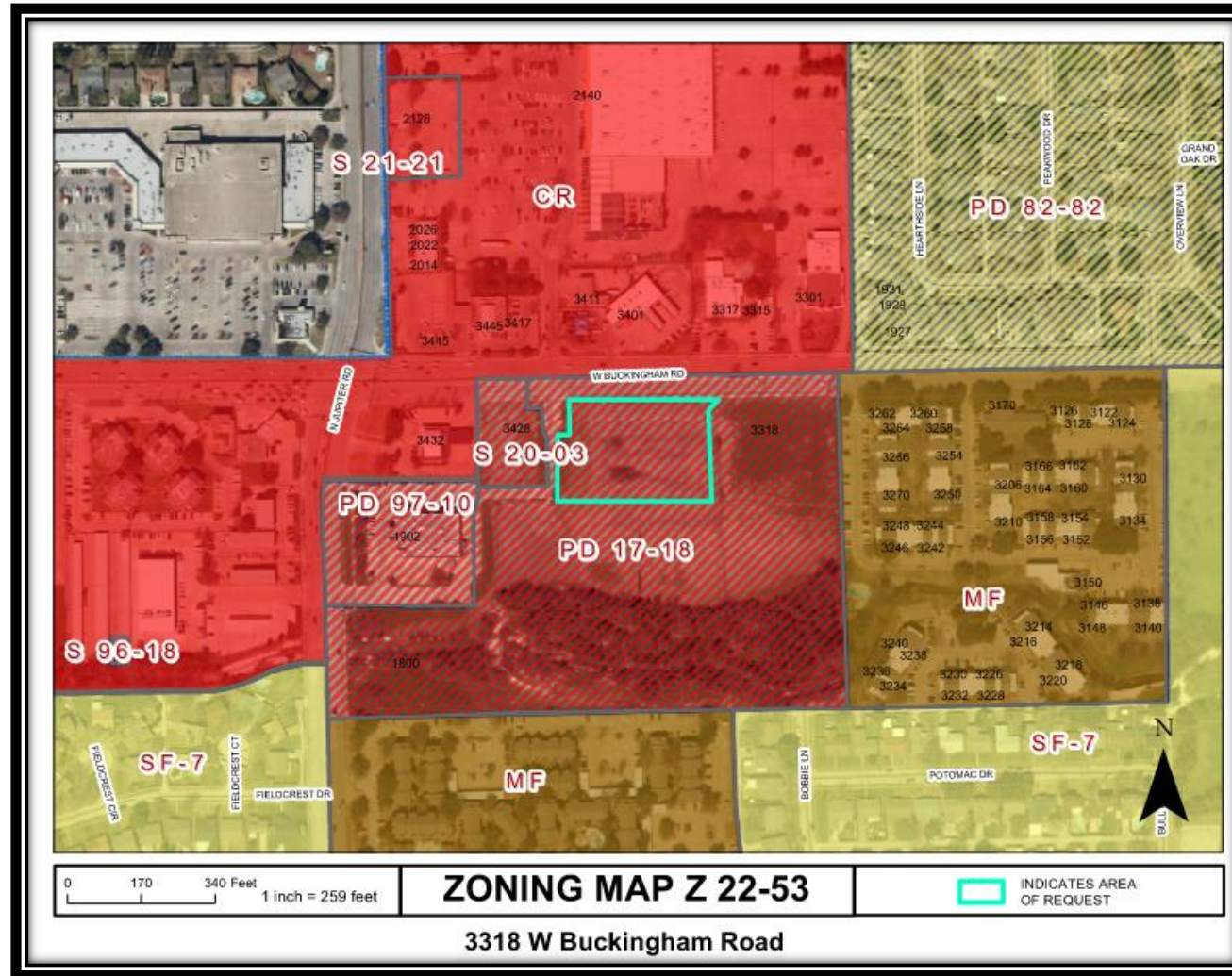
PLANNING &
DEVELOPMENT



Z 22-53

LOCATION MAP

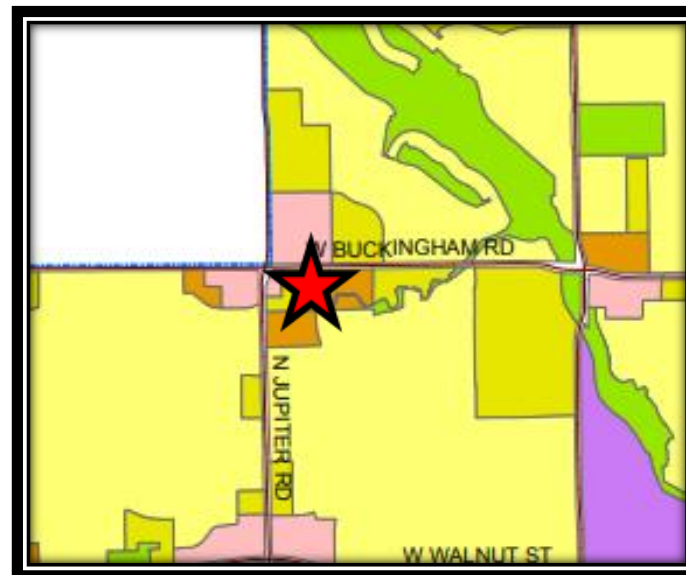
PLANNING & DEVELOPMENT



Z 22-53

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



Z 22-53

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods.

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

These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use contributes and is supportive to the surrounding area by expanding medical services for the community.

PHOTOS

PLANNING & DEVELOPMENT



Looking at the subject property



Looking north of the subject property

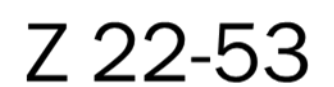


Looking east of the subject property



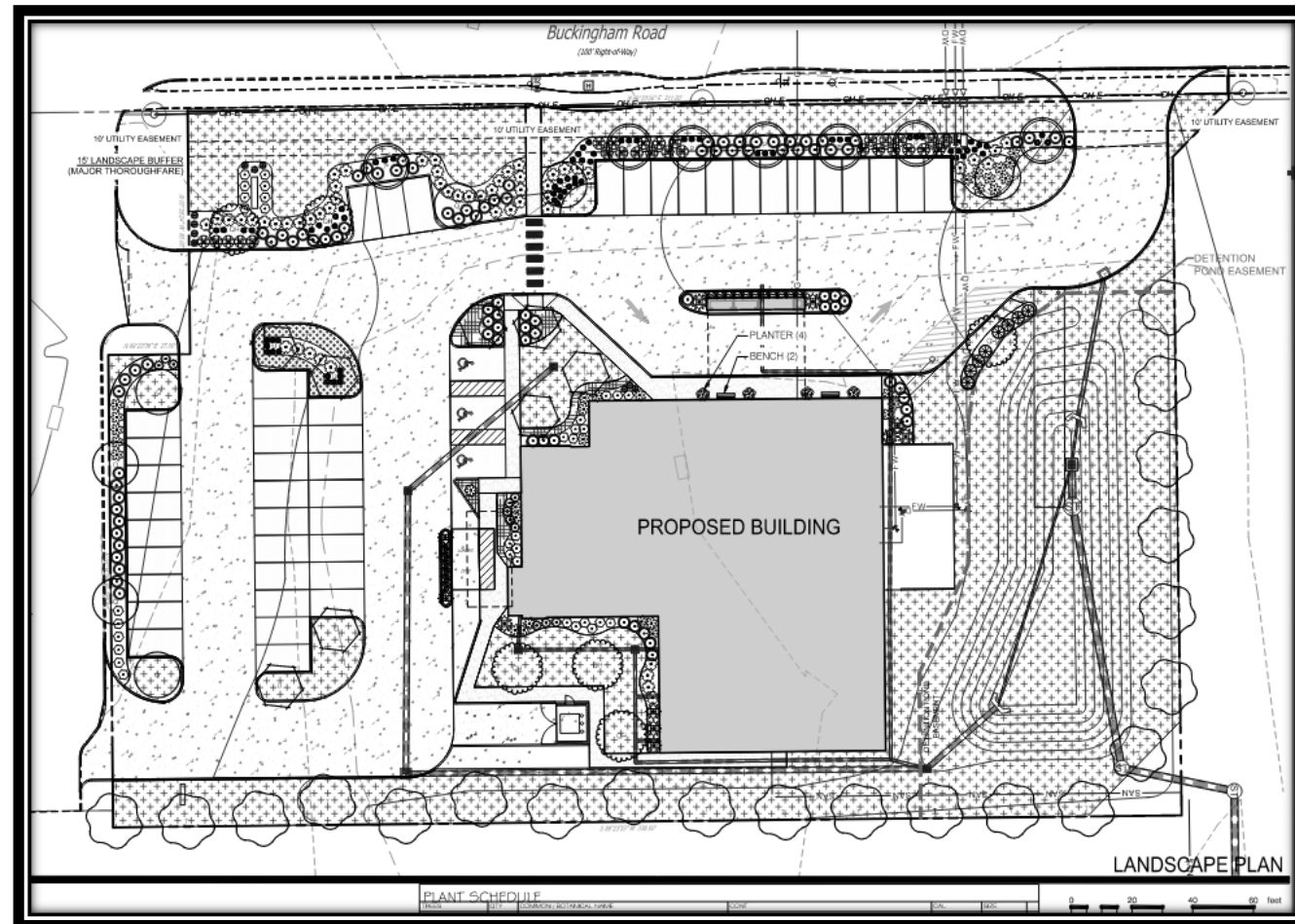
Looking west of subject property

Z 22-53



LANDSCAPE PLAN

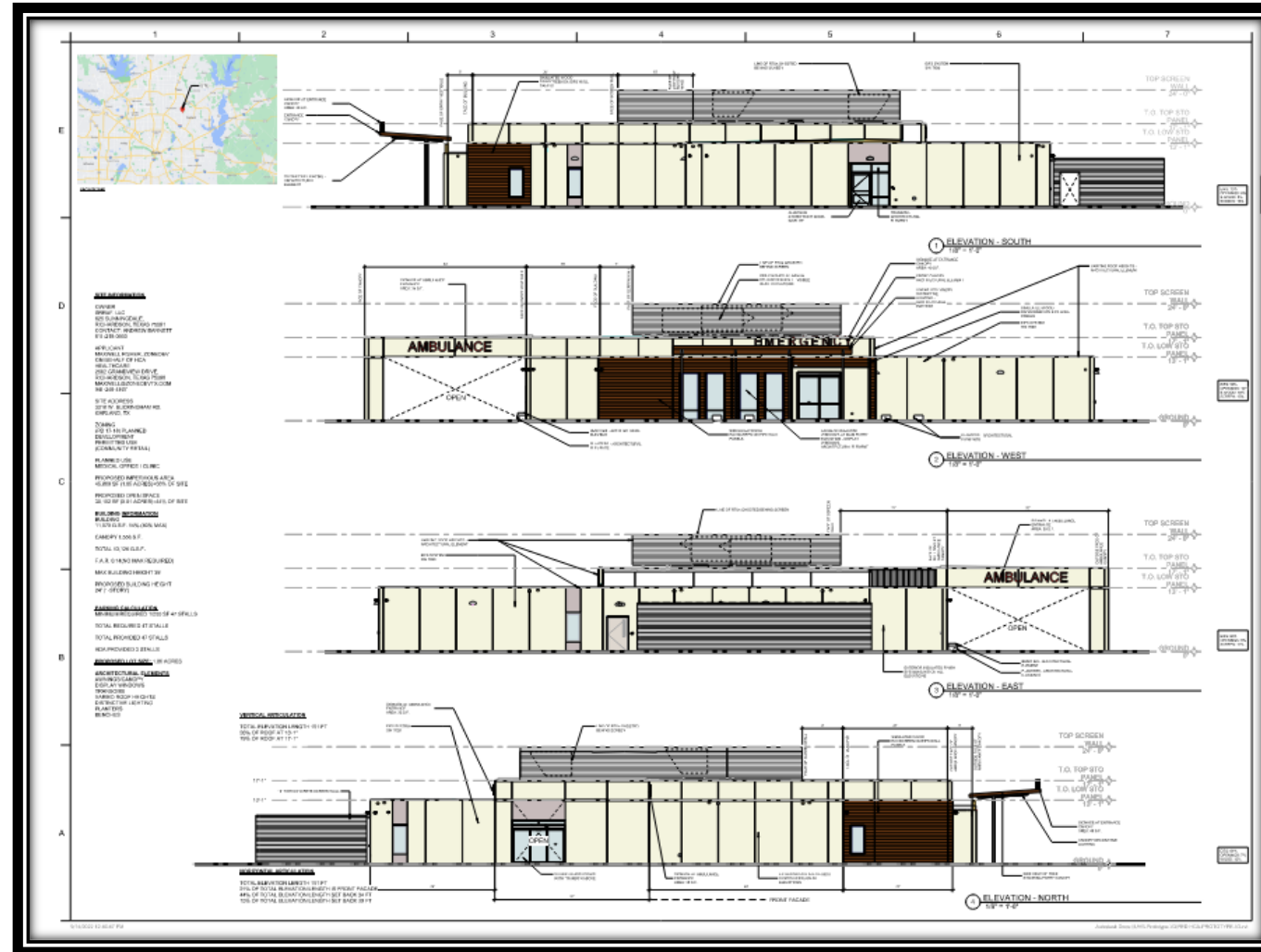
PLANNING & DEVELOPMENT



Z 22-53

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT



Z 22-53

STAFF RECOMMENDATION

PLANNING &
DEVELOPMENT



Approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

Approval of a Detail Plan for a Medical and Dental Office/Clinic Use

Z 22-53

PLAN COMMISSION RECOMMENDATION

On October 24, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 17-18 for Community Retail Uses.

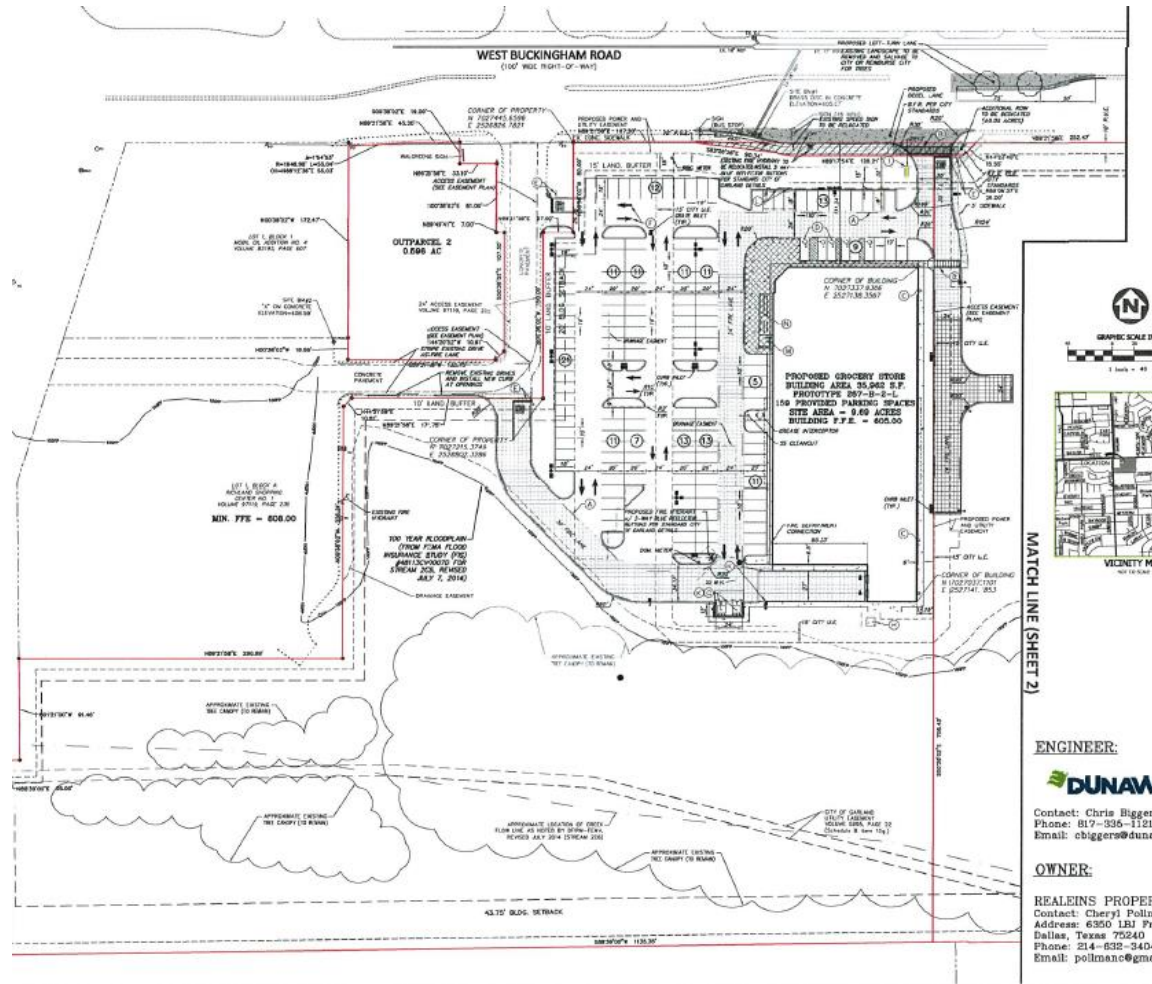
The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan for a Medical and Dental Office/Clinic Use.

PLANNING & DEVELOPMENT



PD 17-18

PLANNING & DEVELOPMENT





GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. c.

Meeting Date: 11/15/2022

Item Title: Z 22-54 Luis Fernando Gutierrez - Zoning (District 5)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of a Change of Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Neighborhood Services Uses.

LOCATION

820 West Miller Road

OWNER

Iglesia de Dios Rayo de Luz

PLAN COMMISSION RECOMMENDATION

During the October 10, 2022 meeting, the Plan Commission, with a vote of eight (8) to zero (0), recommended denial of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District.

Additionally, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change of Zoning from Single-Family-7 (SF-7) District to Neighborhood Services (NS) District.

STAFF RECOMMENDATION

Approval of a Change of Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Neighborhood Services Uses.

BACKGROUND

The subject property is currently developed as a church complex, with a main building, an accessory activities building and a storage shed. The applicant makes the above request with the purpose of making the property more marketable; however, according to the applicant, at this point in time the property is not on the market. Furthermore, the applicant has also indicated there are no prospective parties interested on the property nor any proposed plans for redevelopment, improvements or expansions at this time. Meanwhile the subject property will continue to function as a church.

SITE DATA

The subject property consists of approximately 1.1 acres. The site has approximately 165 linear feet of frontage along West Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. Following the recommendations of the Plan Commission, the applicant revised the request to a Change of Zoning to a Planned Development (PD) based on the Neighborhood Services (NS) District with these additional land uses allowed as follows:
 - Convenience Store (1,000s.f.–5,000s.f.) would be allowed by right; currently allowed only with an SUP in the Neighborhood Services (NS) District.
 - Laundry, Self-Serve (Laundromat) would be allowed by right; currently allowed only with an SUP in the Neighborhood Services (NS) District.
 - Mobile Food Truck Park would be allowed only with an SUP; currently prohibited in the Neighborhood Services (NS) District.
 - Restaurant would be allowed by right; currently allowed only with an SUP in the Neighborhood Services (NS) District.

The proposed Planned Development (PD) District would accommodate a limited range of small-scale retail and personal service activities that are supportive and desirable in proximity to residential neighborhoods. As a Planned Development (PD) based on the Neighborhood Services (NS) District, applicable regulations and development standards set forth by the Garland Development Code (GDC) are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

2. As a Planned Development (PD) based on the Neighborhood Services (NS) District, any future redevelopment, expansions and/or change in land use on the subject property may trigger the site to partially or fully comply with applicable zoning standards (e.g. setbacks, building height) and development standards (e.g. parking, screening/landscaping, building design standards) of the Garland Development Code (GDC).
3. In addition to the land uses listed under Consideration No. 1, all allowed uses (whether by right or by SUP) in the proposed Planned Development (PD) District can be found in the Land Use Matrix under the Neighborhood Services (NS) District, Article 5 of Chapter 2 of the Garland Development Code (GDC). It should be noted that the current land use, Church or Place of Worship, is permitted by right in all zoning districts.

COMPREHENSIVE PLAN

The Envision Garland Plan recommends Traditional Neighborhoods for the subject property. 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.

This proposal offers an opportunity on a tract oriented towards West Miller Road for a supportive commercial or retail use to the surrounding area, including the park and nearby residences. Furthermore, any traffic generated by non-residential uses would be focused onto West Miller Road, a four-lane divided (collector) road, and it would not increase traffic through residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east are zoned Single-Family (SF-7) and Multifamily (MF) Districts; these properties are developed with single-family homes, an apartment complex and a church complex. The property to the south and west is zoned Single-Family (SF-7) District and is the site of Rick Oden Park. The properties to the north, across West Miller Road, are zoned Planned Development (PD) District 82-94 for Community Retail Uses and Single-Family (SF-7) District. These properties are developed with single-family homes, a shopping center, a gas station and an auto repair shop.

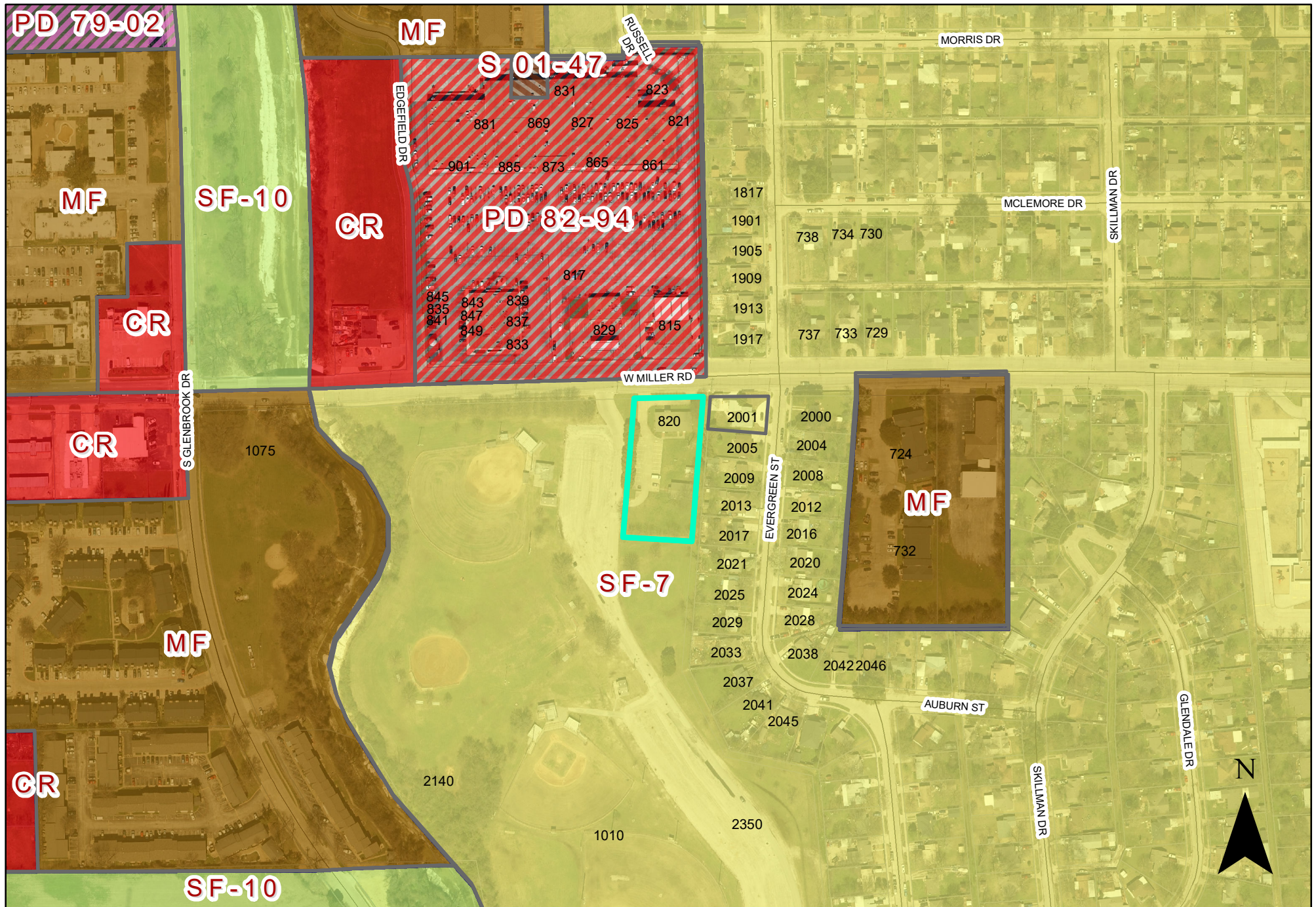
It should be noted that at various locations in Garland, either Neighborhood Services (NS) Districts or Planned Development (PD) District for Neighborhood Services Uses are found adjacent to Single-Family (SF-7) Districts; for example, near North Shiloh Road and Apollo Road and near Arapaho Road and North Garland Avenue.

Attachments

Z 22-54 Luis Fernando Gutierrez Attachments (Zoning)

Z 22-54 Luis Fernando Gutierrez Responses

Z 22-54 Luis Fernando Gutierrez Staff Presentation



0 170 340 Feet
1 inch = 261 feet

ZONING MAP Z 22-54

 INDICATES AREA OF REQUEST

820 W Miller Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-54

820 West Miller Road

- I. Statement of Purpose:** The purpose of this Planned Development is to regulate land uses.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Neighborhood Services (NS) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Neighborhood Services (NS) District and Development Standards as set forth in Chapter 2 and Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Conditions:**
- A. Permitted Land Uses: Neighborhood Services Uses as specified in the Land Use Matrix, Article 5, Chapter 2 of the Garland Development Code (GDC). Additionally, the following land uses shall be allowed as follows:
- Convenience Store (1,000s.f.-5,000s.f.) allowed by right.
 - Laundry, Self-Serve (Laundromat) allowed by right.
 - Mobile Food Truck Park allowed only upon approval of a Specific Use Provision (SUP).
 - Restaurant allowed by right.
- B. Detail Plan: A Detail Plan is not required prior to the issuance of permits for construction, except in cases where a Planned Development amendment is triggered by deviations from the Garland Development Code (GDC). In addition, Specific Use Provision (SUP) requests are subject to be accompanied with a site plan, among other requirements per the Garland Development Code, for consideration through the public hearing process.

REPORT & MINUTES

P.C. Meeting, June 13, 202

Consideration of the application of **Luis Fernando Gutierrez**, requesting approval of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District. This property is located at 820 West Miller Road. (District 5) (File Z 22-54)

The applicant, Luis Gutierrez, 7515 Summit View Lane, Sachse, Texas provided a brief overview of the request and remained available for questions.

There was discussion between Commissioners Ott, Aubin and the applicant as to the purpose of rezoning the property, alternative zoning designations, and the exclusion of allowed uses under the Neighborhood Services (NS) District.

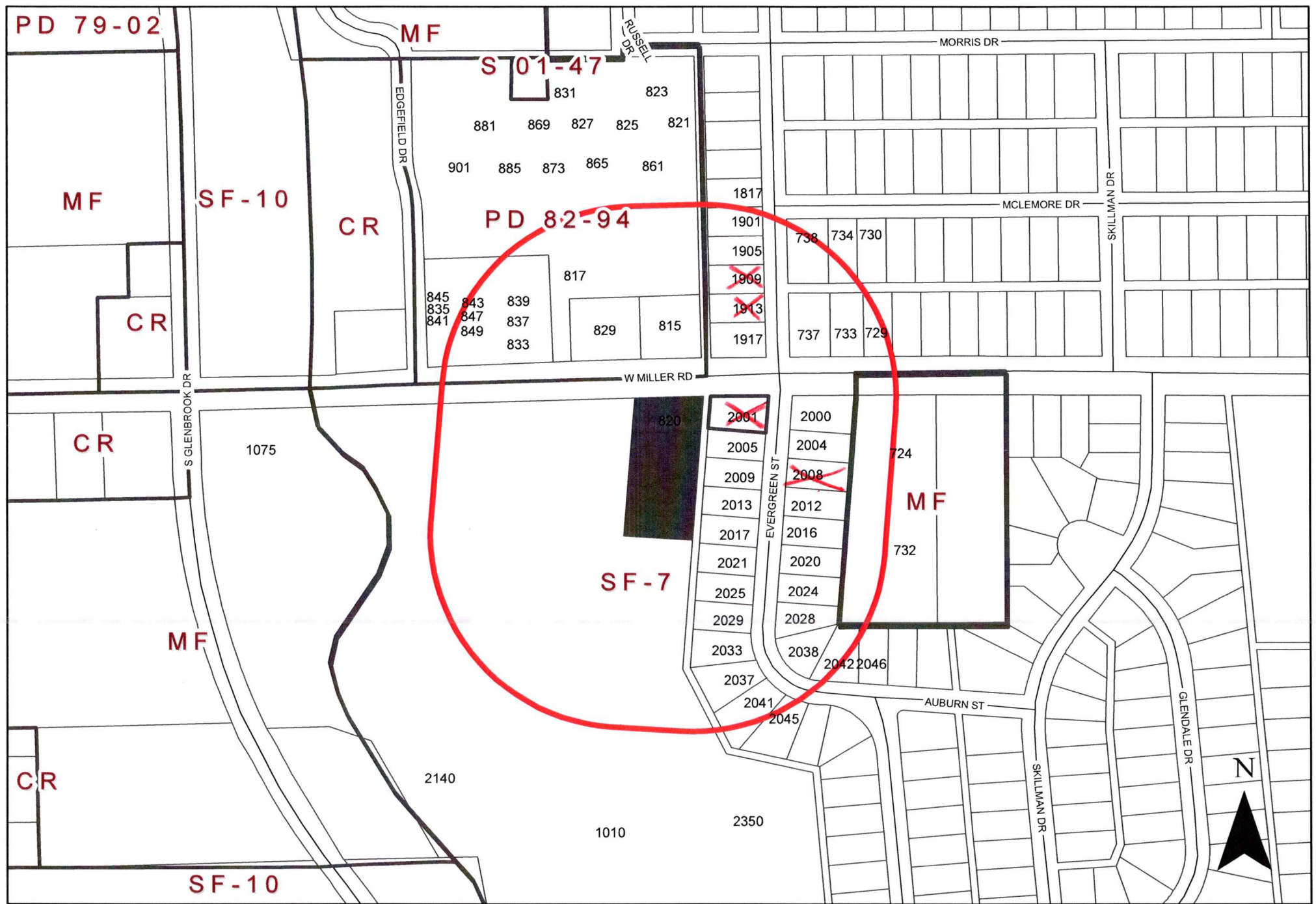
Motion was made by Commissioner Jenkins to close the public hearing and open for discussion. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

There was discussion among the Plan Commission and staff concerning allowed by right uses under the current zoning request versus more appropriate uses allowed under other zoning districts.

Mr. Gutierrez was asked to comment on changing the requested zoning designation.

Mr. Gutierrez questioned if specific uses could be removed from the zoning designation being requested and specifying the allowable uses under the zoning designation.

Motion was made by Commissioner Aubin to **deny** a Change in Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District, and to **approve** a Change in Zoning from Single Family (SF-7) District to Neighborhood Services (NS) District. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**



0 170 340 Feet
1 inch = 261 feet

ZONING MAP Z 22-54

INDICATES AREA OF REQUEST **INDICATES NOTIFICATION AREA**

820 W Miller Rd

Comment Form

Case Z 22-54

Z 22-54 Luis Fernando Gutierrez. The applicant proposes a zoning change from Single-Family-7 (SF-7) District to Community Retail (CR) District on this property. The property is located at 820 West Miller Road. (District 5)

Z 22-54 Luis Fernando Gutiérrez. El solicitante propone un cambio de zonificación del distrito unifamiliar (SF-7) al distrito comercial comunitario (CR) en esta propiedad. La propiedad está ubicada en 820 West Miller Road. (Distrito 5)

Z 22-54 Luis Fernando Gutierrez. Người nộp đơn đề xuất thay đổi phân vùng từ Quận Một gia đình (SF-7) sang Khu Bán lẻ Cộng đồng (CR) trên tài sản này. Nơi nghỉ này tọa lạc tại 820 West Miller Road. (Quận 5)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

MR. ALVIN Hale

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

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

2001 EVERGREEN ST.

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Alvin Hale

Signature / Firma / Chữ ký

10/5/2022

Date / Fecha / Ngày

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

OCT 14 '22 PM 2:53

Comment Form

Case Z 22-54

Z 22-54 Luis Fernando Gutierrez. The applicant proposes a zoning change from Single-Family-7 (SF-7) District to Community Retail (CR) District on this property. The property is located at 820 West Miller Road. (District 5)

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

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Debra Hale

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

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

2001 EVERGREEN ST G1

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Debra Hale

Signature / Firma / Chữ ký

10/5/22

Date / Fecha / Ngày

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OCT 14 '22 PM 2:59

Comment Form

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

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Margarito Gonzalez

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

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

1909 Evergreen St.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

75040 Margarito Gonzalez

Signature / Firma / Chữ ký

10-4-2022

Date / Fecha / Ngày

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

Comment Form

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Juan A. and Velia Garcia (owners)

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

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

1913 Evergreen st

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Juan A. Garcia Velia Garcia

Signature / Firma / Chữ ký

10/4/22

Date / Fecha / Ngày

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

OCT 10 '22 AM 9:45

Comment Form

Case Z 22-54

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DORA CANO / owner

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

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

2008 Evergreen St

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

Garland, Tx 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Qhính

D. Cano

10/01/22

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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Z 22-54

PLANNING & DEVELOPMENT



The applicant requests a Change of Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Neighborhood Services Uses.

City Council Meeting
November 15, 2022

CASE INFORMATION

Location: 820 West Miller Road

Applicant: Luis Fernando Gutierrez

Owner: Iglesia de Dios Rayo de Luz

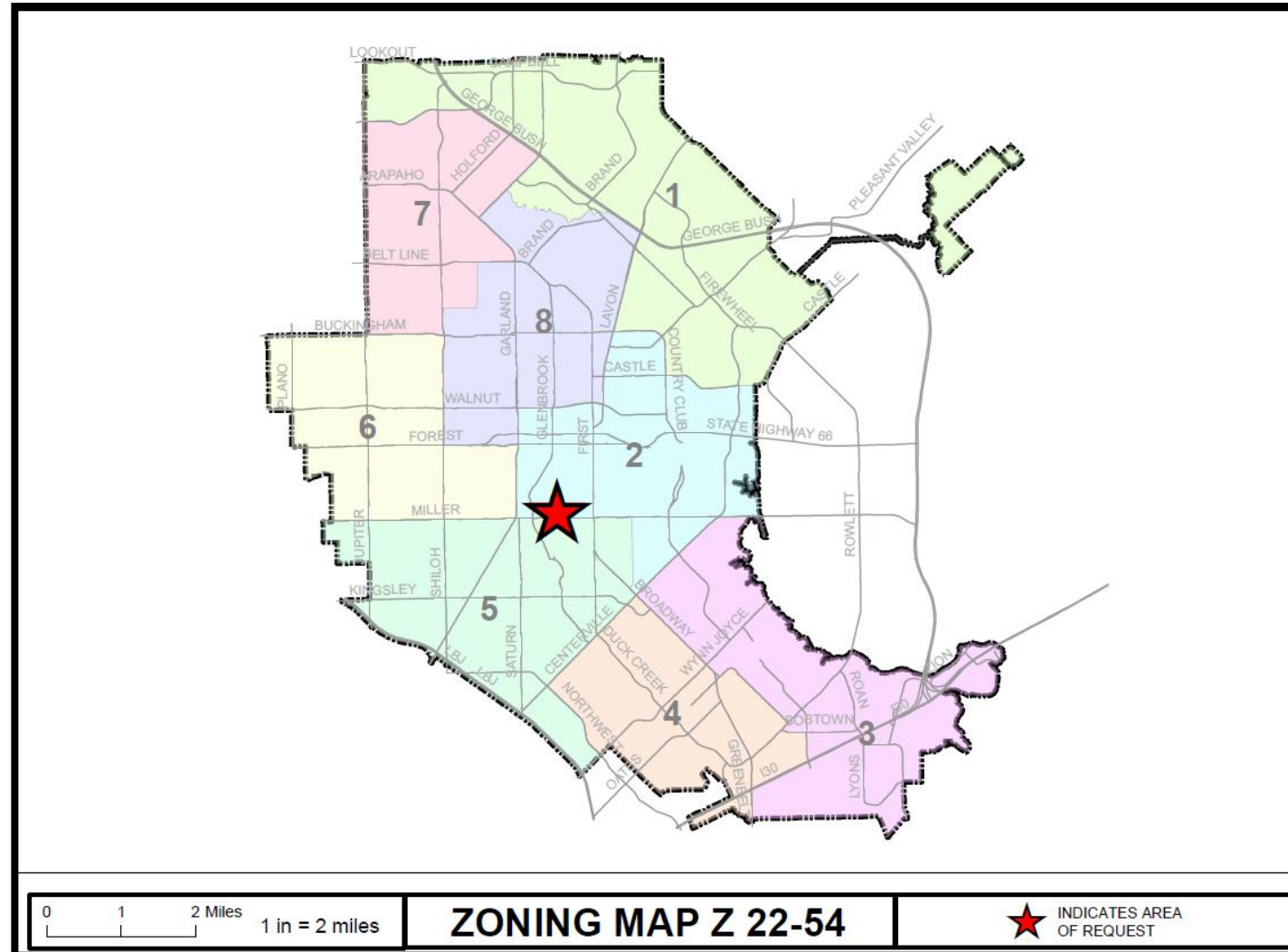
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Zoning: Single-Family-7 (SF-7) District

Z 22-54

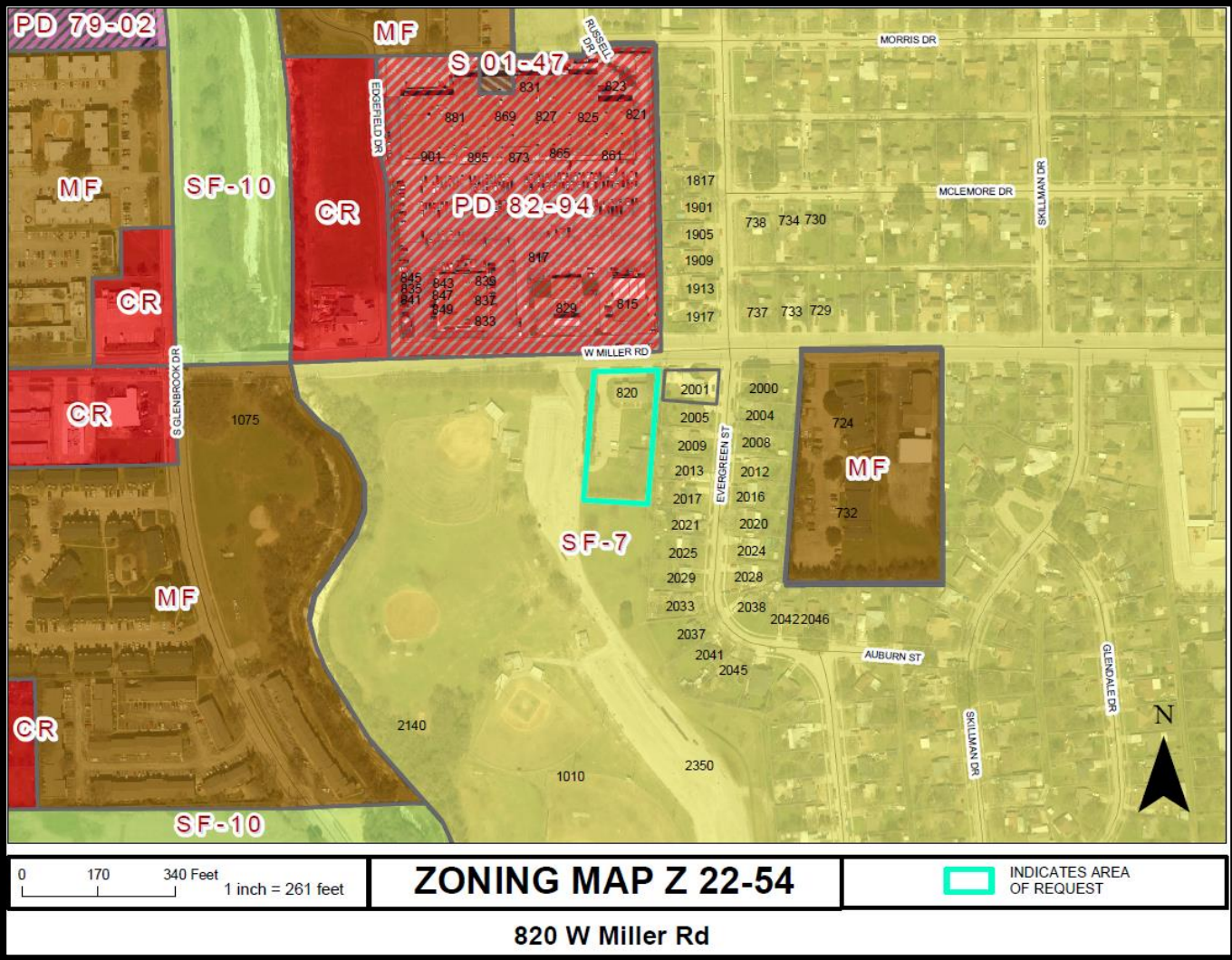
CITYWIDE LOCATION MAP

PLANNING &
DEVELOPMENT



Z 22-54

LOCATION MAP



Z 22-54

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Traditional Neighborhoods



Z 22-54

COMPREHENSIVE PLAN

The Envision Garland Plan recommends Traditional Neighborhoods for the subject property. 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.

This proposal offers an opportunity on a tract oriented towards West Miller Road for a supportive commercial or retail use to the surrounding area, including the park and nearby residences. Furthermore, any traffic generated by non-residential uses would be focused onto West Miller Road, a four-lane divided (collector) road, and it would not increase traffic through residential areas.

PHOTOS

PLANNING & DEVELOPMENT



View of the subject property from Miller Rd.



View from subject property of properties to the North



View from subject property of property to the west/south



View from subject property of properties to the east

Z 22-54

BACKGROUND

The subject property is currently developed as a church complex, with a main building, an accessory activities building and a storage shed. The applicant makes the above request with the purpose of making the property more marketable; however, according to the applicant, at this point in time the property is not on the market. Furthermore, the applicant has also indicated there are no prospective parties interested on the property nor any proposed plans for redevelopment, improvements or expansions at this time. Meanwhile the subject property will continue to function as a church.

CONSIDERATIONS

Following the recommendations of the Plan Commission, the applicant revised their request from a Change of Zoning to Community Retail (CR) District to a Change of Zoning to a Planned Development (PD) based on the Neighborhood Services (NS) District with these additional land uses allowed as follows:

- Convenience Store (1,000s.f.–5,000s.f.) would be allowed by right; currently allowed only with an SUP in the Neighborhood Services (NS) District.
- Laundry, Self-Serve (Laundromat) would be allowed by right; currently allowed only with an SUP in the Neighborhood Services (NS) District.
- Mobile Food Truck Park would be allowed only with an SUP; currently prohibited in the Neighborhood Services (NS) District.
- Restaurant would be allowed by right; currently allowed only with an SUP in the Neighborhood Services (NS) District.

STAFF RECOMMENDATION

PLANNING &
DEVELOPMENT



Approval of a Change of Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Neighborhood Services Uses.

PLAN COMMISSION RECOMMENDATION

During the October 10, 2022 meeting, the Plan Commission, with a vote of eight (8) to zero (0), recommended denial of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District.

Additionally, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change of Zoning from Single-Family-7 (SF-7) District to Neighborhood Services (NS) District.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. d.

Meeting Date: 11/15/2022

Item Title: Z 22-55 William Bebb Francis, III - Specific Use Provision (District 3)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

LOCATION

5200 Bobtown Road

OWNER

GTP Acquisition Partners, LLC.

PLAN COMMISSION RECOMMENDATION

On October 10, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for an Antenna, Commercial Use.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

In addition, the Plan Commission has recommended the SUP time period to be valid for thirty (30) years. The applicant has agreed to thirty (30) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

BACKGROUND

The subject property is currently improved with a 100-foot monopole tower. The previous Specific Use Provision was approved in 1992 and has expired. The applicant requests to renew the SUP without any modifications to the existing tower.

SITE DATA

The overall subject property consists of approximately 4.97 acres and the lease area is 0.20 acres. The site has no street frontage but can be accessed from Bobtown Road through the residential subdivision to the east.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural 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.

In addition, an SUP was approved for twenty (20) years in 1992 (S 92-18) for the existing monopole tower.

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C) shows an existing 100-foot monopole tower. In addition, an existing 399-foot guyed tower is within the lease area. It should be noted that the guyed tower was not part of the SUP request in 1992 and was approved separately. There are no site improvements proposed at this time.

The GDC requires approval of a Specific Use Provision for Antenna, Commercial uses in residential districts. Therefore, the applicant requests to renew the SUP to keep the monopole tower. The existing monopole tower is necessary because it provides critical infrastructure for AT&T wireless continuing service to the surrounding area. Further, the 100-foot monopole telecommunications tower provides additional space for future carriers thereby eliminating the need for another tower.

2. Screening and Landscaping

There are no improvements proposed at this time; therefore, no landscaping is required. There is an existing six (6)-foot chain-link fence around the lease area.

3. Specific Use Provision

The applicant requests the Specific Use Provision to be valid for thirty (30) years as recommended by Plan Commission.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as 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.

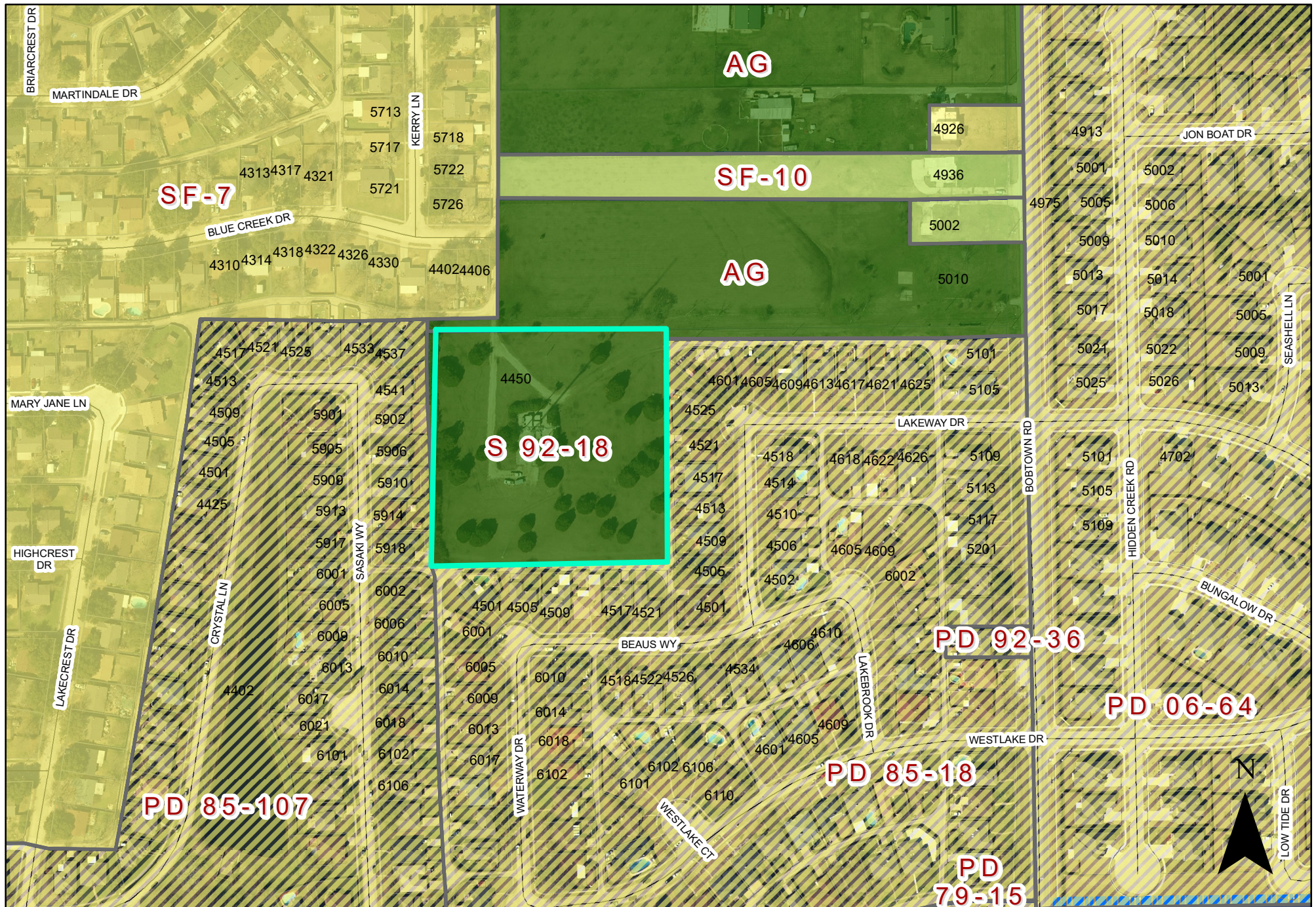
This is a supportive use to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District and Agricultural (AG) District; these properties are developed with single-family homes. The properties to the east and south are zoned Planned Development (PD) District 85-18 for single-family uses; these properties are developed with single-family properties. The properties to the west are zoned Planned Development (PD) District 85-107 for single-family uses; these properties are developed with single-family homes.

Attachments

Z 22-55 William Bebb Francis, III Attachments (Specific Use Provision)
Z 22-55 William Bebb Francis, III Responses
Z 22-55 William Bebb Francis, III Staff Presentation



0 160 320 Feet
1 inch = 245 feet

ZONING MAP Z 22-55

INDICATES AREA OF REQUEST

5200 Bobtown Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-55

5200 Bobtown Road

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

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

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

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

EXHIBIT B

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

V. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision time period for the Antenna, Commercial shall be for thirty (30) years.
- B. Site Plan: The site layout and building placement shall be in general conformance with the approved Site Plan labeled Exhibit C.
- D. Height: The maximum height of the tower shall be 100 feet. The monopole shall be galvanized.

REPORT & MINUTES

P.C. Meeting, October 10, 2022

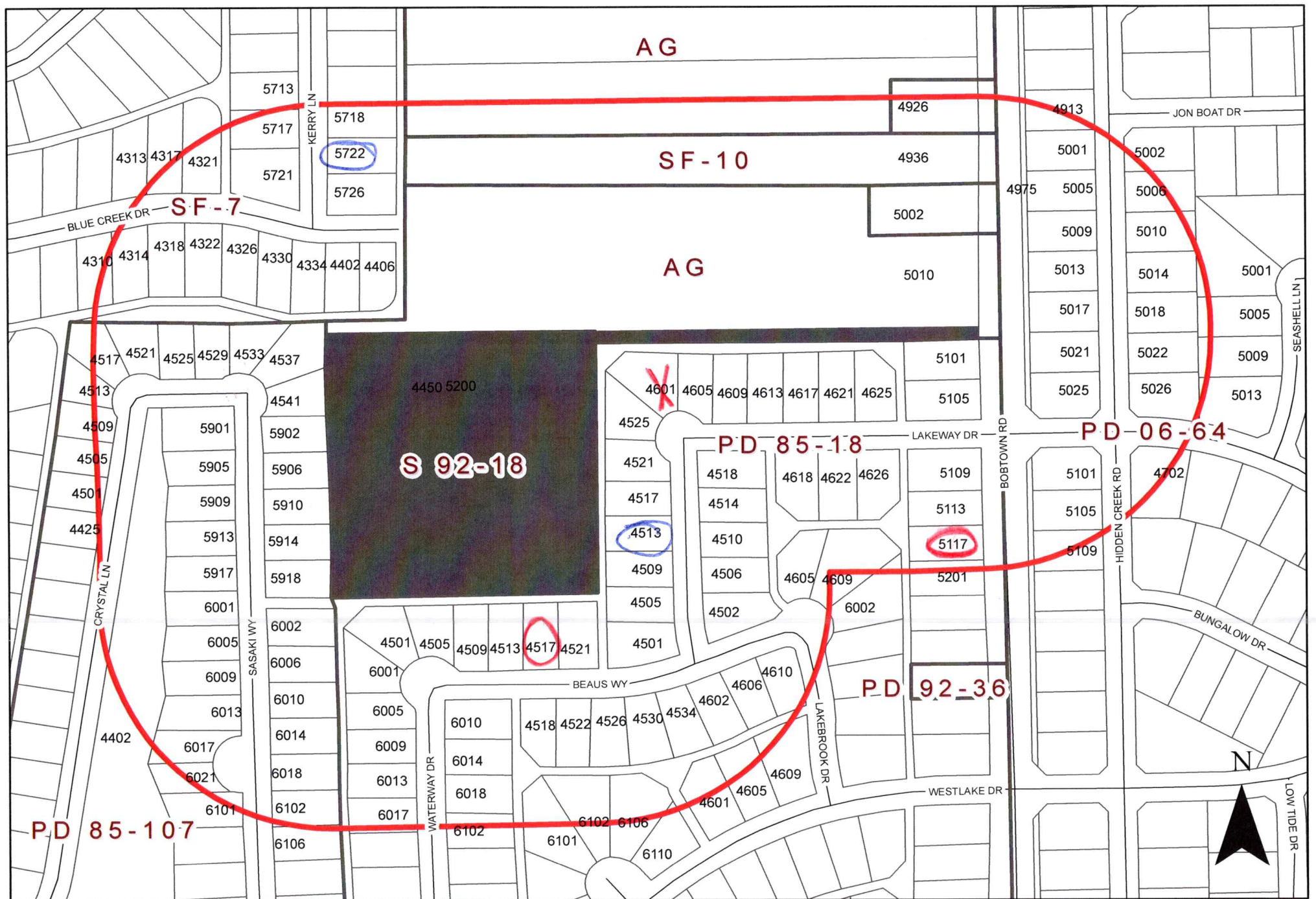
Consideration of the application of **William Bebb Francis III**, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Specific Use Provision)

The applicant, William Bebb Francis III, 112 East Pecan Avenue, San Antonio, Texas was available for questions.

There was discussion between Commissioner Jenkins and the applicant regarding a time period for the Specific Use Provision.

Motion was made by Commissioner Paris to close the public hearing and **approve** the Specific Use Provision request for a time period of thirty (30) years. Seconded by Commissioner Rose.

Motion carried: 8 Ayes, 0 Nay.



5200 Bobtown Road

Comment Form

Case Z 22-55

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

Z 22-55 William Bebb Francis, III. El solicitante propone renovar la Disposición de uso específico para una torre celular existente. No se proponen cambios en la torre en este momento. El sitio está ubicado en 5200 Bobtown Road. (Distrito 3)

Z 22-55 William Bebb Francis, III. Người nộp đơn đề xuất gia hạn Điều khoản Sử dụng Cụ thể cho một tháp di động hiện có. Không có thay đổi nào đối với tháp được đề xuất tại thời điểm này. Địa điểm này nằm ở 5200 Bobtown Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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Odesa Shelly

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

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

5117 Bobtown Rd

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Odesa Shelly

Signature / Firma / Chữ ký

10/19/22

Date / Fecha / Ngày

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

OCT 20 '22 PM 4:22

Comment Form

Case Z 22-55

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

Z 22-55 William Bebb Francis, III. El solicitante propone renovar la Disposición de uso específico para una torre celular existente. No se proponen cambios en la torre en este momento. El sitio está ubicado en 5200 Bobtown Road. (Distrito 3)

Z 22-55 William Bebb Francis, III. Người nộp đơn đề xuất gia hạn Điều khoản Sử dụng Cụ thể cho một tháp di động hiện có. Không có thay đổi nào đối với tháp được đề xuất tại thời điểm này. Địa điểm này nằm ở 5200 Bobtown Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Gerda DeAngelo

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

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

4513 Lakeway Dr.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

Gerda DeAngelo

Signature / Firma / Chữ ký

10-4-2022

Date / Fecha / Ngày

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

see comment

OCT 10 '22 AM 9:46

Comment Form Continued – Case Z 22-55

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

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

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

We purchased this property as a new development in 1985 and consider us very lucky to have the tower directly behind us. Because of that, we still have a little country around us. Very little traffic in our alleyway. It is quiet and we have a break from this NOW EXPLOSION of Subdivisions around us. Is it ever going to be enough replacing the Grass with concrete and the trees with powerlines. The Tower property "which has grass and trees" has always been kept in top shape. Some homeowners around here could take a lesson from them. As you can tell, I am very much for the Tower and property to stay, even possibly to extend.

620 Angelo

4513 Lakeway Dr

Garland TX 75043

Comment Form

Case Z 22-55

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Todd Jenkins

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

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

4601 Lakeway Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qnh

Todd Jenkins

Signature / Firma / Chữ ký

10-15-22

Date / Fecha / Ngày

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OCT 20 '22 AM 11:47

Comment Form Continued – Case Z 22-55

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

The property is not kept
well. Fence is out of
code. Constant issues,

Comment Form

Case Z 22-55

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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4601 Lakeway DR

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Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

214-460-3830

[Signature]

Fenceman129@sbglobal.net

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

OCT 10 '22 AM 9:46

Comment Form Continued – Case Z 22-55

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

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

Property is not being kept
up as is.

Fence around property was
damaged in 2015 ~~to make~~
it is in code violation.

Comment Form

Case Z 22-55

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



For / A Favor / Đúng



Against / En Contra / Không

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Kevin J Collier

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

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

4517 Beans Way

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Kevin J Collier

Signature / Firma / Chữ ký

10/19/2022

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-55

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

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

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

Owner has maintained property well.
When there was an ~~an~~ issue with warning lights after a lightening strike, I was able to talk via phone with their support team. It took a while to completely repair the lights, but was satisfied with their support team - very friendly and professional.

Comment Form
Case Z 22-55

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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KATHRYN R SAMPSEL - Owner

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

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

5722 KERRY LN, Garland

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Kathryn R Samsel

Signature / Firma / Chữ ký

10/23/22

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-55	October 10, 2022	November 1, 2022	Nabiha Ahmed

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

**LISA M
COLLIER**
10/2/2022
4:15:21 PM

NA

4517 Beaus Way

lmcollier@sbcglobal.net

Garland

9722038324

TX

United States

75043

why is a rezoning required for a renewal of a permit? What changes are proposed that require a zone change?

Z 22-55

PLANNING & DEVELOPMENT



The applicant proposes a Specific Use Provision renewal of an existing cellular tower.

City Council Meeting
November 15, 2022

CASE INFORMATION

Location: 5200 Bobtown Road

Applicant: William Bebb Francis, III

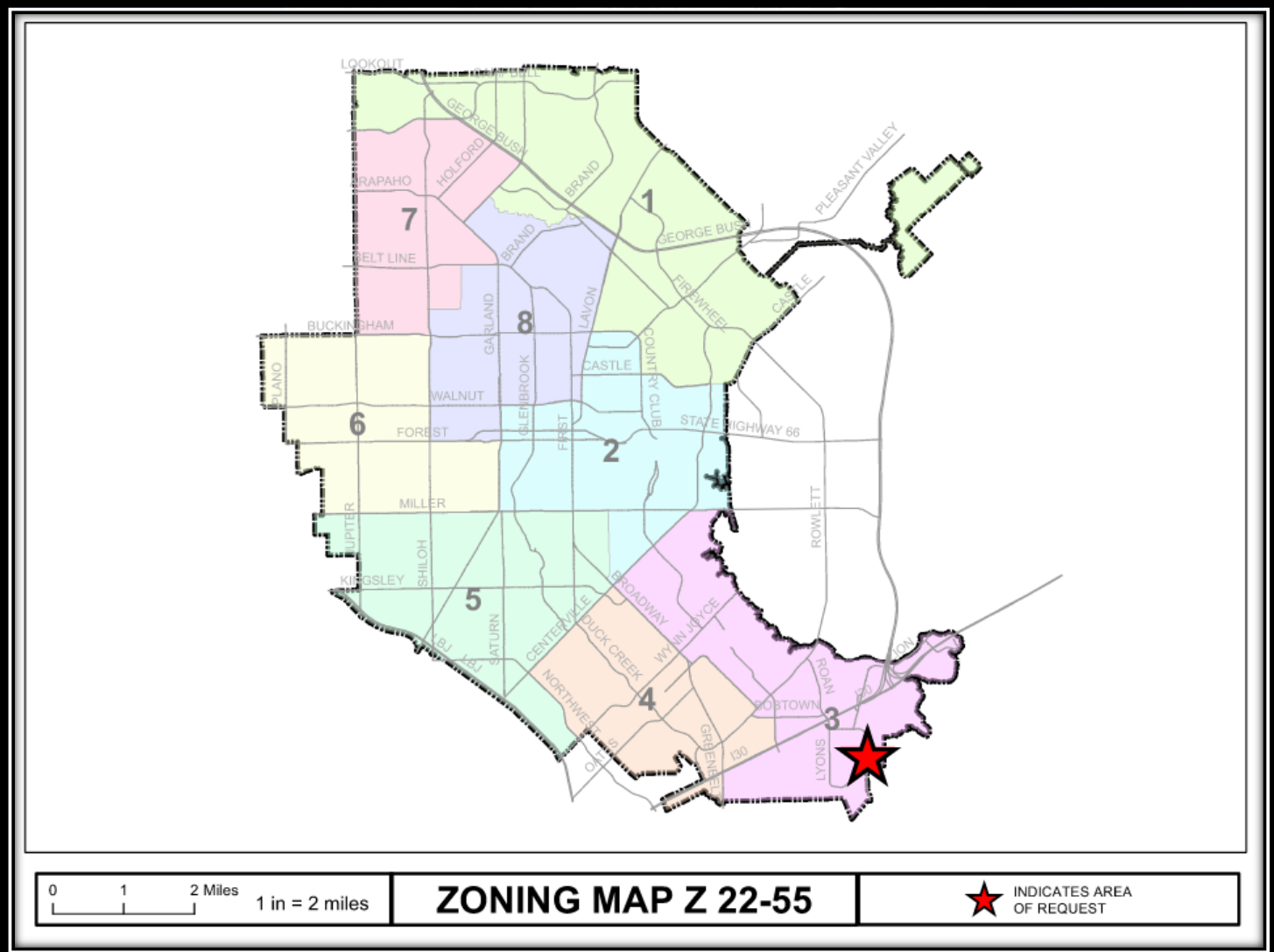
Owner: GTP Acquisition Partners, LLC.

Acreage: 4.97 acres (overall)
0.20 acre (lease area)

Zoning: Agricultural (AG) District

Z 22-55

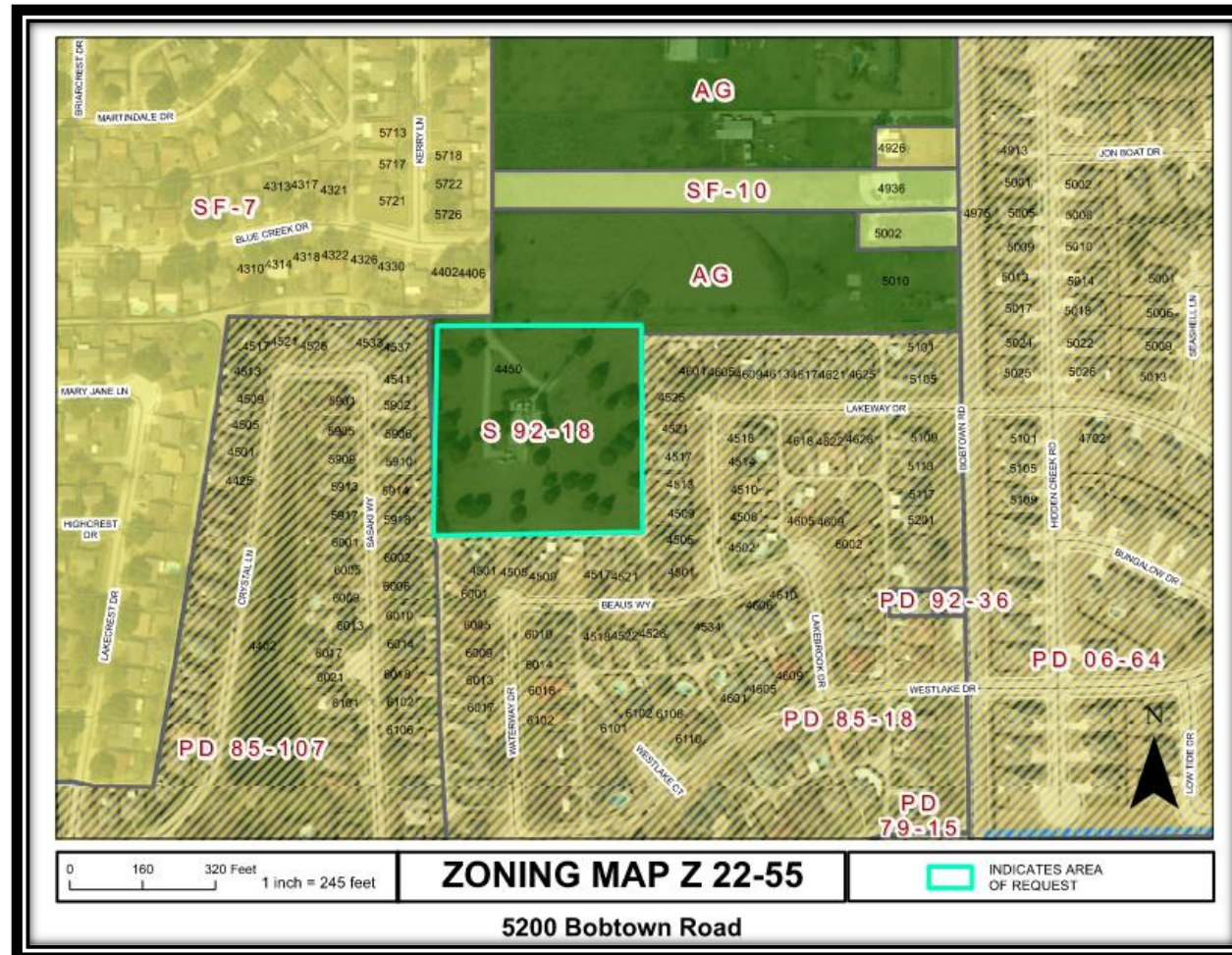
CITYWIDE LOCATION MAP



Z 22-55

LOCATION MAP

PLANNING & DEVELOPMENT



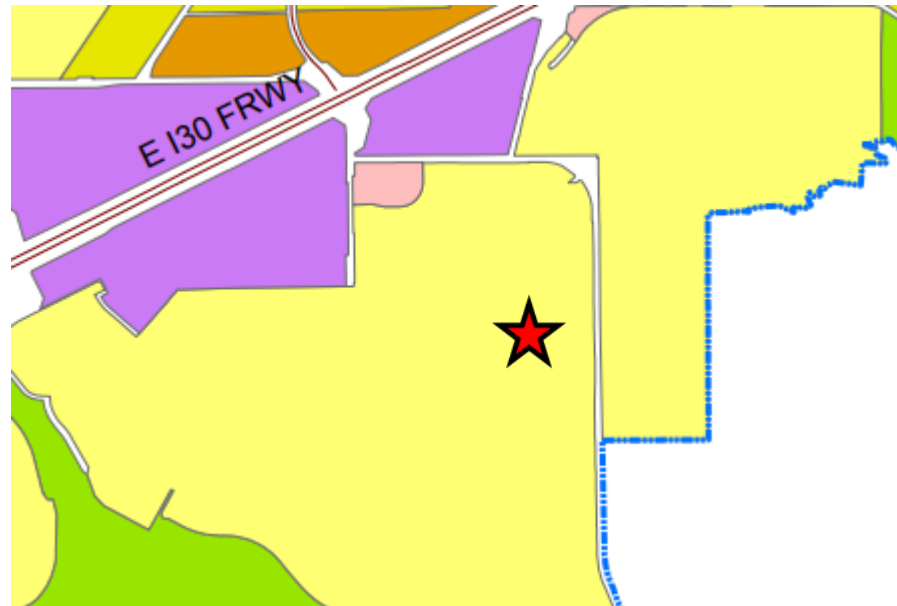
Z 22-55

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Traditional Neighborhoods



Z 22-55

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Traditional Neighborhood. 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.

The existing monopole tower is necessary because it provides critical infrastructure for AT&T wireless continuing service to the surrounding area.

This is a supportive use to the adjacent properties.

PHOTOS

PLANNING & DEVELOPMENT



View of the subject property



South of the subject property



East of the subject property



West of the subject property

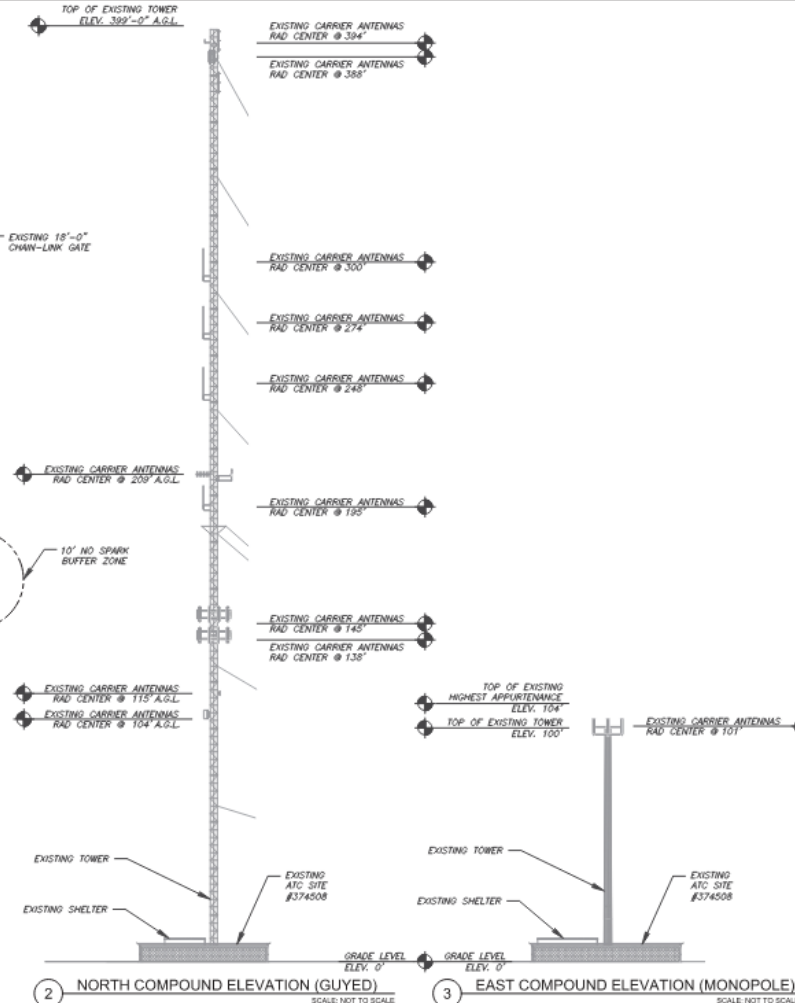
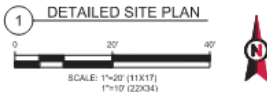
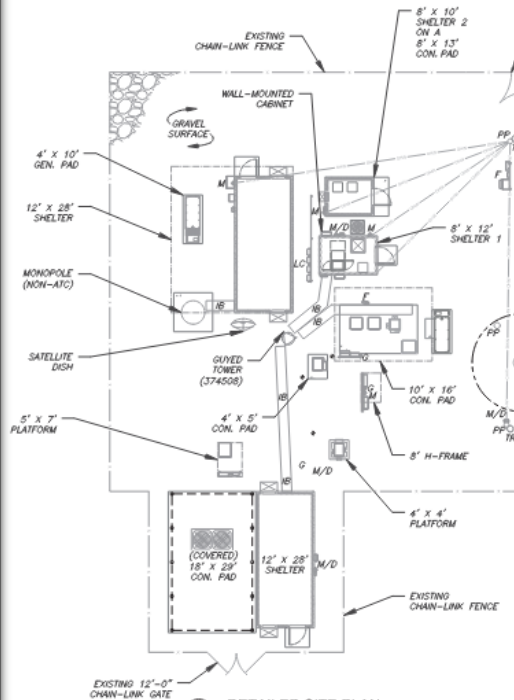
Z 22-55

SITE PLAN

PLANNING & DEVELOPMENT



ZC #: 220303-3
ADDRESS: 5200 BOBTOWN RD
PARCEL ACREAGE: 4.9 ACRES
COMPOUND ACREAGE: 0.20 ACRES
HEIGHT OF MONOPOLE TOWER: 100'
HEIGHT OF CHAIN-LINK FENCE: 6'



Z 22-55

CONSIDERATION

The applicant requests the Specific Use Provision to be in effect for a time period of thirty (30) years as recommended by the Plan Commission. This aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

- Approval of a Specific Use Provision for an Antenna, Commercial Use
- Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District

PLAN COMMISSION RECOMMENDATION

- On October 10, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for an Antenna, Commercial Use.
- The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.
- In addition, the Plan Commission has recommended the SUP time period to be valid for thirty (30) years. The applicant has agreed to thirty (30) years.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. e.

Meeting Date: 11/15/2022

Item Title: Z 22-55 William Bebb Francis, III - Plan (District 3)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

LOCATION

5200 Bobtown Road

OWNER

GTP Acquisition Partners, LLC.

PLAN COMMISSION RECOMMENDATION

GTP Acquisition Partners, LLC.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Antenna, Commercial Use.

Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

BACKGROUND

The subject property is currently improved with a 100-foot monopole tower. The previous Specific Use Provision was approved in 1992 and has expired. The applicant requests to renew the SUP without any modifications to the existing tower.

SITE DATA

The overall subject property consists of approximately 4.97 acres and the lease area is 0.20 acres. The site has no street frontage but can be accessed from Bobtown Road through the residential subdivision to the east.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural 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.

In addition, an SUP was approved for twenty (20) years in 1992 (S 92-18) for the existing monopole tower.

CONSIDERATIONS

1. Site Plan

The site plan (Exhibit C) shows an existing 100-foot monopole tower. In addition, an existing 399-foot guyed tower is within the lease area. It should be noted that the guyed tower was not part of the SUP request in 1992 and was approved separately. There are no site improvements proposed at this time.

The GDC requires approval of a Specific Use Provision for Antenna, Commercial uses in residential districts. Therefore, the applicant requests to renew the SUP to keep the monopole tower. The existing monopole tower is necessary because it provides critical infrastructure for AT&T wireless continuing service to the surrounding area. Further, the 100-foot monopole telecommunications tower provides additional space for future carriers thereby eliminating the need for another tower.

2. Screening and Landscaping

There are no improvements proposed at this time; therefore, no landscaping is required. There is an existing six (6)-foot chain-link fence around the lease area.

3. Specific Use Provision

The applicant requests the Specific Use Provision to be valid for thirty (30) years as recommended by Plan Commission.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as 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.

This is a supportive use to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

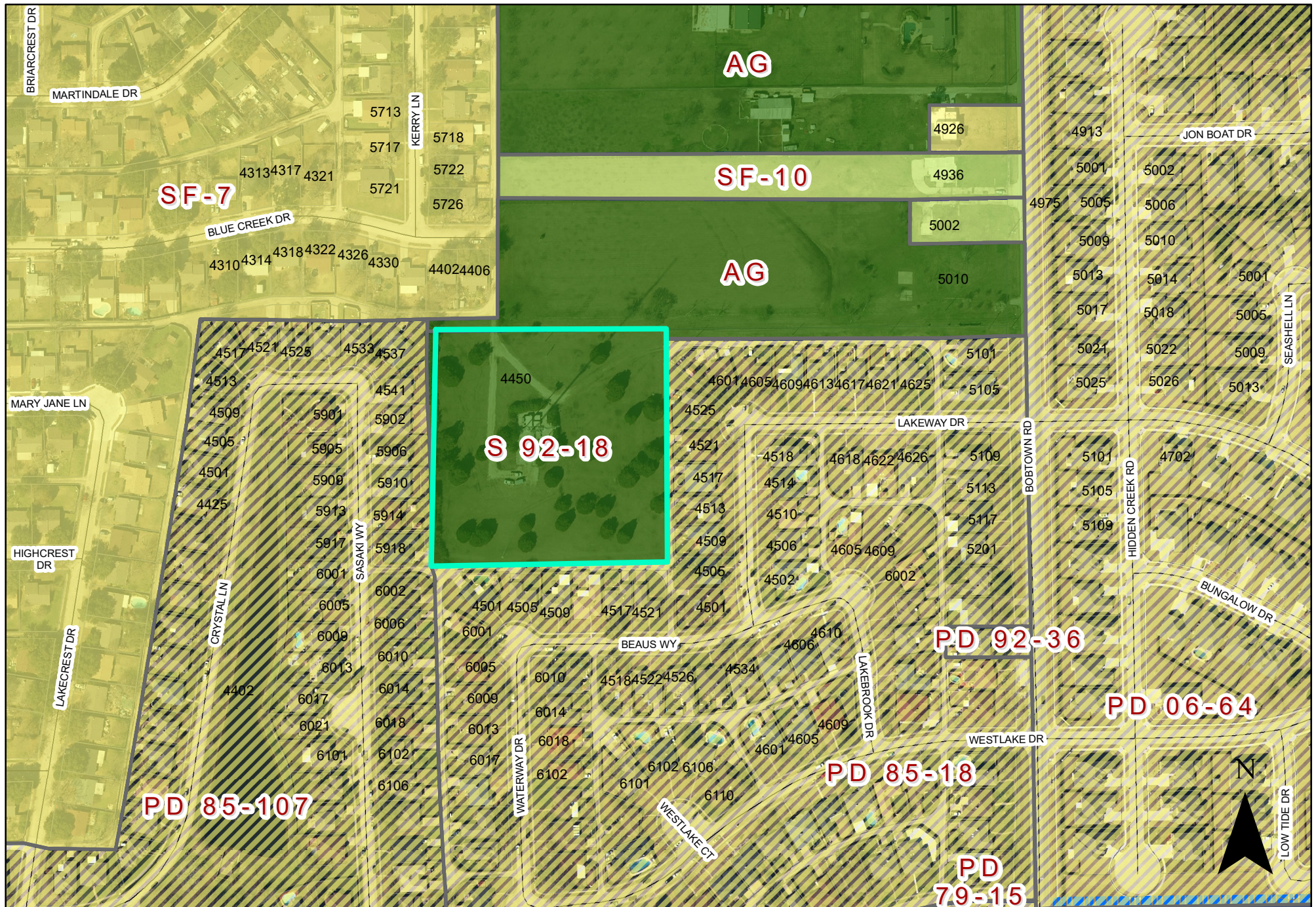
The properties to the north are zoned Single-Family-7 (SF-7) District and Agricultural (AG) District; these properties are developed with single-family homes. The properties to the east and south are zoned Planned Development (PD) District 85-18 for single-family uses; these properties are developed with single-family properties. The properties to the west are zoned Planned Development (PD) District 85-107 for single-family uses; these properties are developed with single-family homes.

Attachments

Z 22-55 William Bebb Francis, III Attachments (Plan)

Z 22-55 William Bebb Francis, III Responses

Z 22-55 William Bebb Francis, III Staff Presentation



0 160 320 Feet
1 inch = 245 feet

ZONING MAP Z 22-55

 INDICATES AREA OF REQUEST

5200 Bobtown Road

ZC #: 220303-3

ADDRESS: 5200 BOBTOWN RD

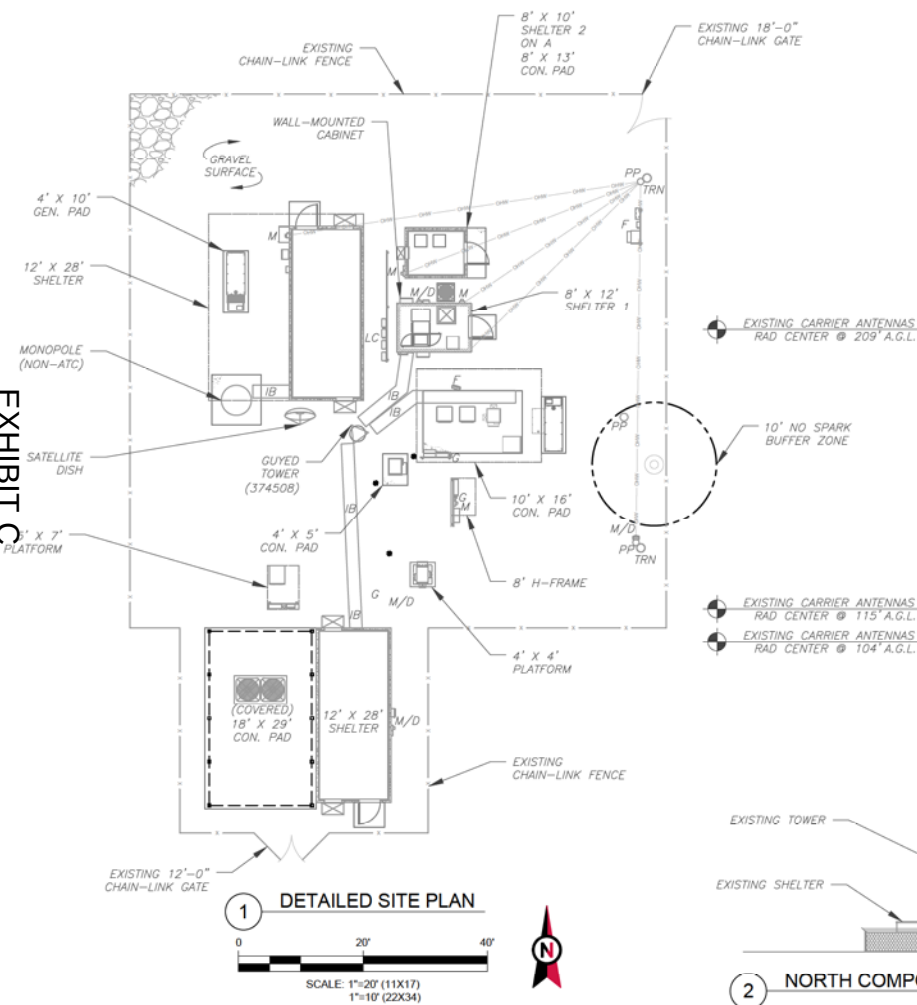
PARCEL ACREAGE: 4.9 ACRES

COMPOUND ACREAGE: 0.20 ACRES

HEIGHT OF MONOPOLE TOWER: 100'

HEIGHT OF CHAIN-LINK FENCE: 6'

EXHIBIT C



2 NORTH COMPOUND ELEVATION (GUYED)
SCALE: NOT TO SCALE

3 EAST COMPOUND ELEVATION (MONOPOLE)
SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION OR FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	05/23/22
1	ADDED MONOPOLE INFO	FR	06/06/22
2	UPDATED DETAILS & NOTES	EB	07/28/22
3	REV ADDRESS	EB	09/08/22

ATC SITE NUMBER:

374508

ATC SITE NAME:

GARLAND TX

SITE ADDRESS:

5200 BOBTOWN RD
GARLAND, TX 75042

SEAL:



Authorized by "EOR"

11 Sep 2022 04:37:56

DATE DRAWN: 04/26/22

ATC JOB NO: 14104578_E1

DETAILED SITE PLAN &
TOWER ELEVATIONS

SHEET NUMBER:

C-102

REVISION:

3

REPORT & MINUTES

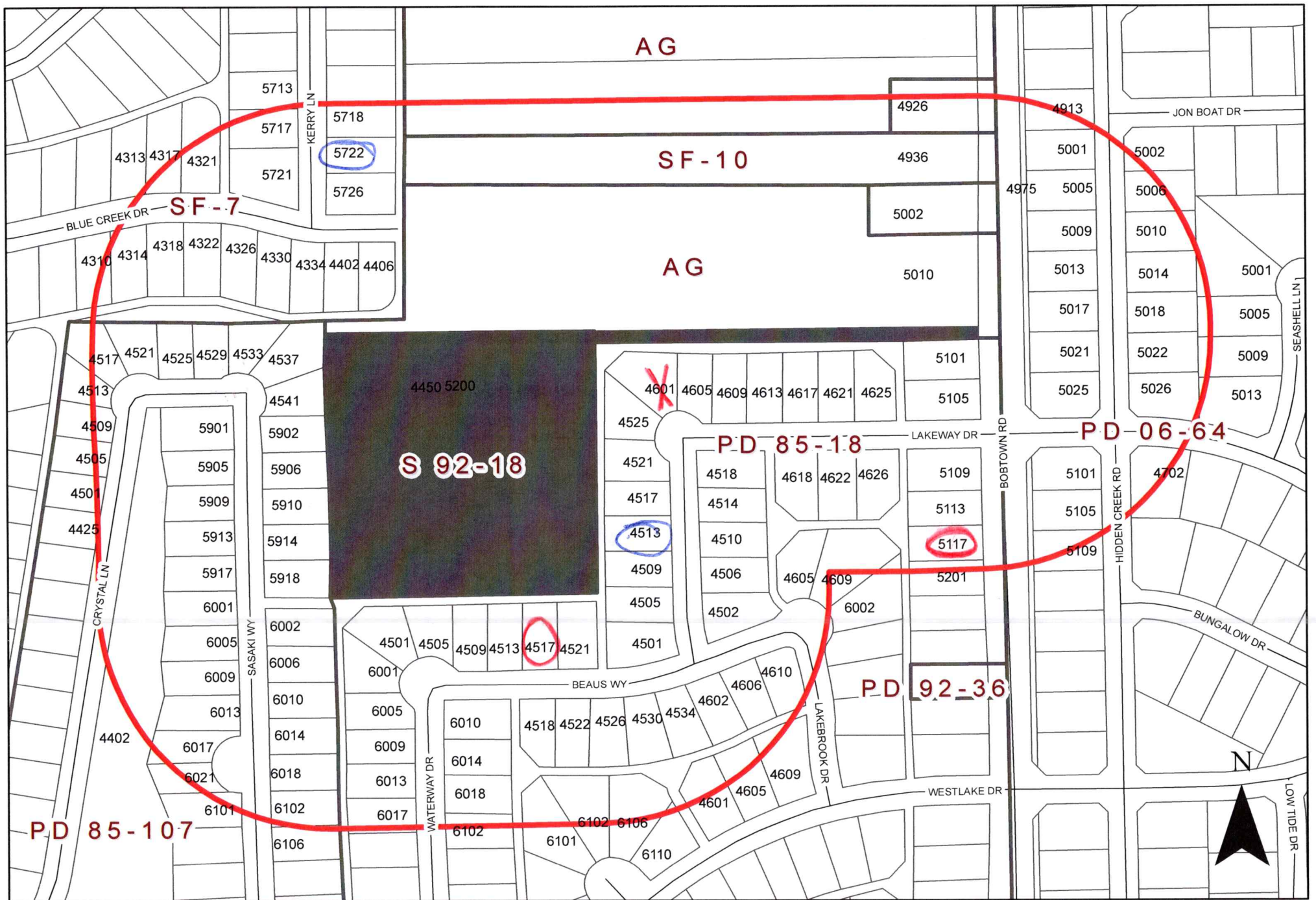
P.C. Meeting, October 10, 2022

Consideration of the application of **William Bebb Francis III**, requesting approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.

This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Plan)

Motion was made by Commissioner Paris to close the public hearing and **approve** the Plan as presented request for a time period of thirty (30) years. Seconded by Commissioner Aubin.

Motion carried: 8 Ayes, 0 Nay.



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-55

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

5200 Bobtown Road

Comment Form

Case Z 22-55

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

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Z 22-55 William Bebb Francis, III. Người nộp đơn đề xuất gia hạn Điều khoản Sử dụng Cụ thể cho một tháp di động hiện có. Không có thay đổi nào đối với tháp được đề xuất tại thời điểm này. Địa điểm này nằm ở 5200 Bobtown Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Odessa Shelly

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

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

5117 Bobtown Rd

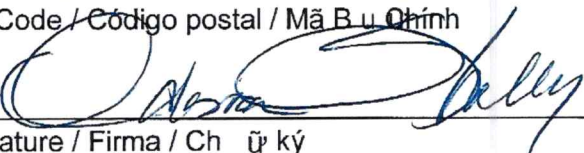
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

10/19/22

Date / Fecha / Ngày

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

OCT 20 '22 PM 4:22

Comment Form

Case Z 22-55

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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Gerda DeAngelo

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

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

4513 Lakeway Dr.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

Gerda DeAngelo

Signature / Firma / Chữ ký

10-4-2022

Date / Fecha / Ngày

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

see comment

OCT 10 '22 AM 9:46

Comment Form Continued – Case Z 22-55

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

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

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

We purchased this property as a new development in 1985 and consider us very lucky to have the tower directly behind us. Because of that, we still have a little country around us. Very little traffic in our alleyway. It is quiet and we have a break from this NOW EXPLOSION of Subdivisions around us. Is it ever going to be enough replacing the Grass with concrete and the trees with powerlines. The Tower property "which has grass and trees" has always been kept in top shape. Some homeowners around here could take a lesson from them. As you can tell, I am very much for the Tower and property to stay, even possibly to extend.

620 Angelo

4513 Lakeway Dr

Garland TX 75043

Comment Form

Case Z 22-55

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Todd Jenkins

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

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4601 Lakeway Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qnh

Todd Jenkins

Signature / Firma / Chữ ký

10-15-22

Date / Fecha / Ngày

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

OCT 20 '22 AM 11:47

Comment Form Continued – Case Z 22-55

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The property is not kept
well. Fence is out of
code. Constant issues,

Comment Form

Case Z 22-55

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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4601 Lakeway DR

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

214-460-3830

[Signature]

Fenceman129@sbglobal.net

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-55

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

Property is not being kept
up as is.

Fence around property was
damaged in 2015 ~~to make~~
it is in code violation.

Comment Form

Case Z 22-55

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For / A Favor / Đúng



Against / En Contra / Không

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Kevin J Collier

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

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

4517 Beans Way

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Kevin J Collier

Signature / Firma / Chữ ký

10/19/2022

Date / Fecha / Ngày

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Comment Form Continued – Case Z 22-55

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

Owner has maintained property well.
When there was an ~~an~~ issue with warning lights after a lightening strike, I was able to talk via phone with their support team. It took a while to completely repair the lights, but was satisfied with their support team - very friendly and professional.

Comment Form
Case Z 22-55

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For / A Favor / Đúng



Against / En Contra / Không

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KATHRYN R SAMPSEL - Owner

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

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

5722 KERRY LN, Garland

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Kathryn R Samsel

Signature / Firma / Chữ ký

10/23/22

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-55	October 10, 2022	November 1, 2022	Nabiha Ahmed

Z 22-55 William Bebb Francis, III. The applicant proposes to renew the Specific Use Provision for an existing cell tower. No changes to the tower are proposed at this time. The site is located at 5200 Bobtown Road. (District 3)

**LISA M
COLLIER**
10/2/2022
4:15:21 PM

NA

4517 Beaus Way

lmcollier@sbcglobal.net

Garland

9722038324

TX

United States

75043

why is a rezoning required for a renewal of a permit? What changes are proposed that require a zone change?

Z 22-55

PLANNING & DEVELOPMENT



The applicant proposes a Specific Use Provision renewal of an existing cellular tower.

City Council Meeting
November 15, 2022

CASE INFORMATION

Location: 5200 Bobtown Road

Applicant: William Bebb Francis, III

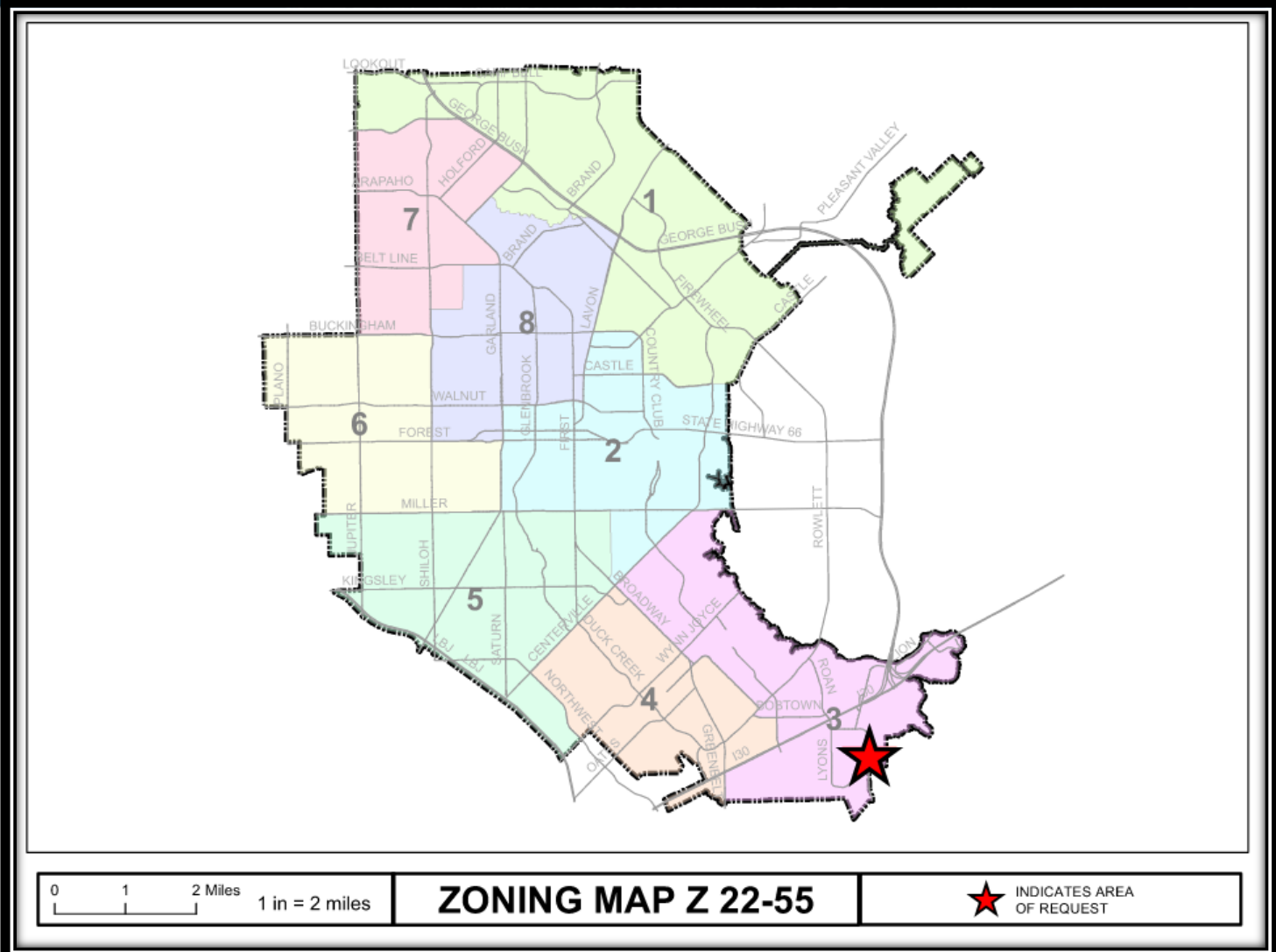
Owner: GTP Acquisition Partners, LLC.

Acreage: 4.97 acres (overall)
0.20 acre (lease area)

Zoning: Agricultural (AG) District

Z 22-55

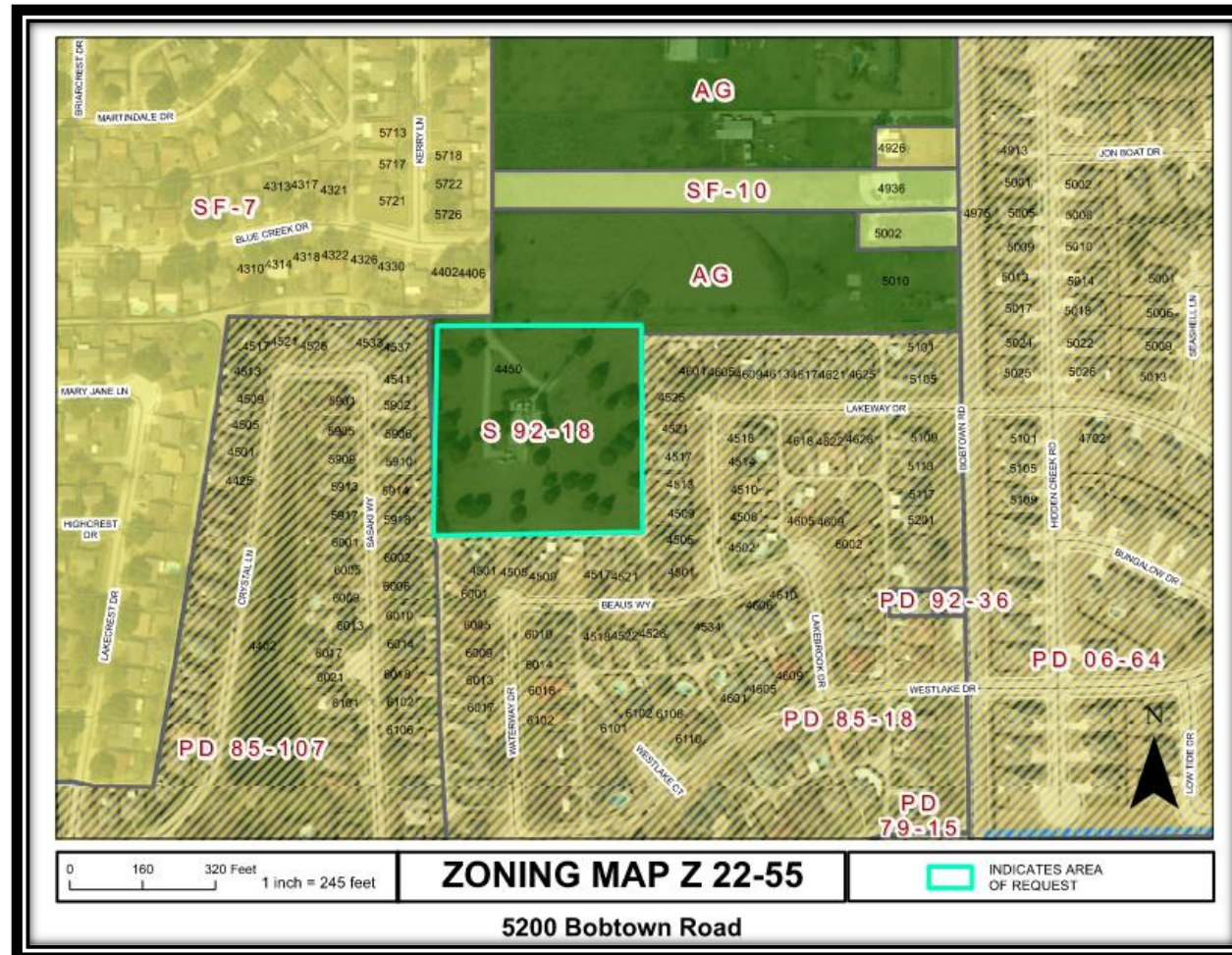
CITYWIDE LOCATION MAP



Z 22-55

LOCATION MAP

PLANNING & DEVELOPMENT



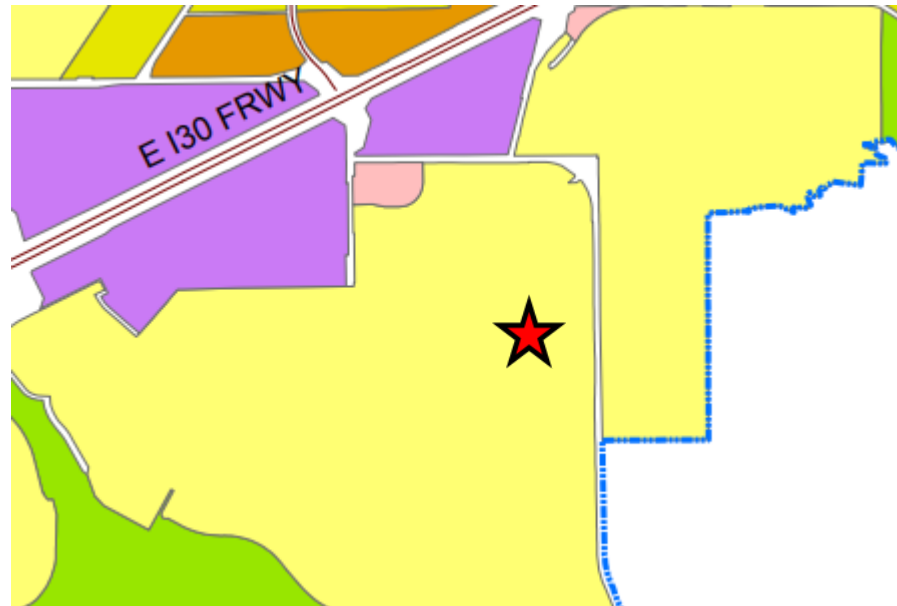
Z 22-55

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Traditional Neighborhoods



Z 22-55

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Traditional Neighborhood. 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.

The existing monopole tower is necessary because it provides critical infrastructure for AT&T wireless continuing service to the surrounding area.

This is a supportive use to the adjacent properties.

PHOTOS

PLANNING & DEVELOPMENT



View of the subject property



South of the subject property



East of the subject property



West of the subject property

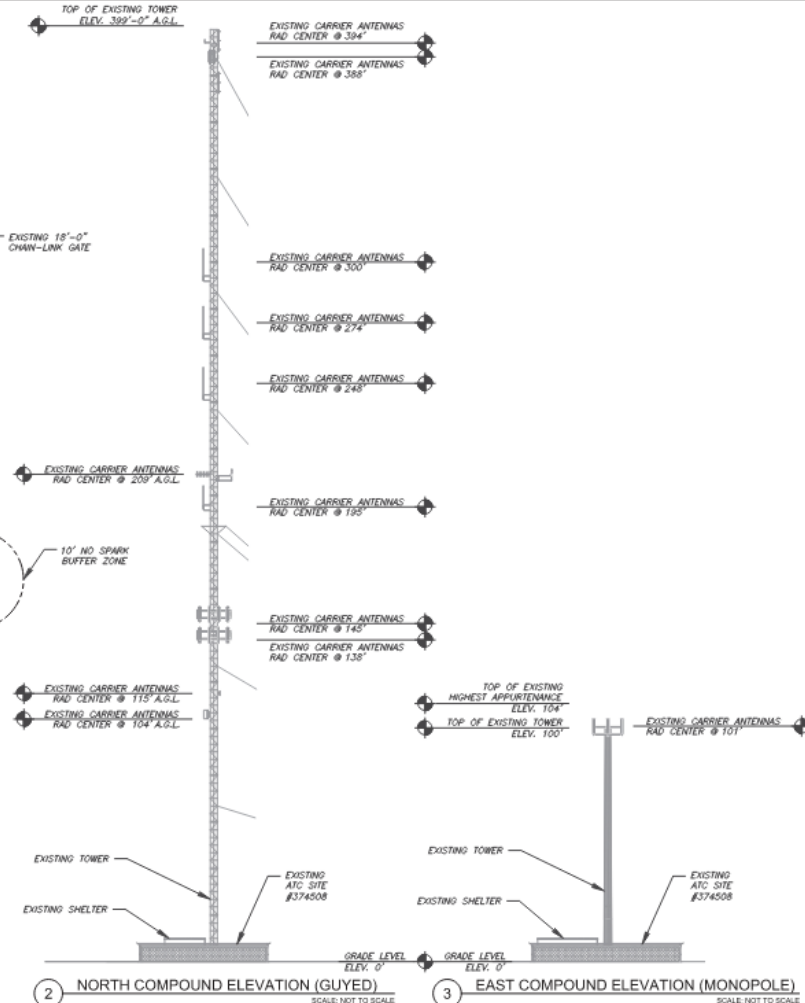
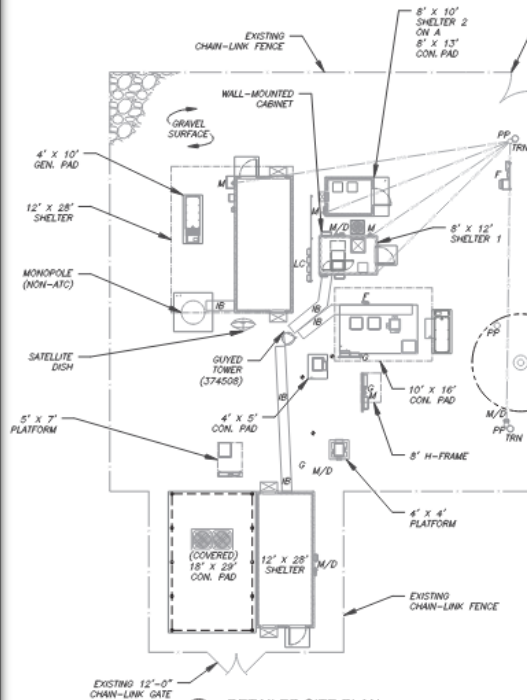
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SITE PLAN

PLANNING & DEVELOPMENT



ZC #: 220303-3
ADDRESS: 5200 BOBTOWN RD
PARCEL ACREAGE: 4.9 ACRES
COMPOUND ACREAGE: 0.20 ACRES
HEIGHT OF MONOPOLE TOWER: 100'
HEIGHT OF CHAIN-LINK FENCE: 6'



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CONSIDERATION

The applicant requests the Specific Use Provision to be in effect for a time period of thirty (30) years as recommended by the Plan Commission. This aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

- Approval of a Specific Use Provision for an Antenna, Commercial Use
- Approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District

PLAN COMMISSION RECOMMENDATION

- On October 10, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for an Antenna, Commercial Use.
- The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District.
- In addition, the Plan Commission has recommended the SUP time period to be valid for thirty (30) years. The applicant has agreed to thirty (30) years.