



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 14, 2023
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 p.m.; the City Council meets regularly in work sessions at 6 p.m. the Monday preceding each regular meeting.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.**

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

- (1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
- (2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
- (3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.

Sec. 551.073, Tex. Gov't Code.

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

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

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

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

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

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



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

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

2. Consider approval of the following bids:

a. Bridge Remediation - Group 1C

Bid No. 1086-21

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

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

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

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

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

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

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

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

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

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

3. City Health Plan Third-party Administrator Extension

Council is asked to consider the extension of our current agreement with BCBSTX through December 31, 2024.

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

Consider and take appropriate action to purchase the property located at 3922 University Drive and authorize the City Manager or designee to execute all legal documents regarding the purchase of the property for the accepted price of \$315,000.

- 5. Council is asked to consider Affirming the City Council Investment Strategy and Policy in accordance with State law.**

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

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

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

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

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

Consider and take appropriate action to amend the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision Amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 20-28] for Truck/Bus Storage on a 2.609-acre tract of land located at 2430 Lonnecker Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider and take appropriate action to amend an ordinance of the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign at the existing development on a 7.293-acre tract of land located at 1910 South Jupiter Road providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider and take appropriate action to amend an ordinance of the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 05-60 & Planned Development (PD) District 12-19 to add attached signs and freestanding signs and 2) a Detail Plan to add attached signs and freestanding signs at the existing development on a 8.9414-acre tract of land located at 305 River Fern providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider and take appropriate action to amend an ordinance of the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Food Processing & Storage Use on a 4.383-acre tract of land zoned Planned Development (PD) District 93-01 for Industrial Uses and located at 751 South International Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider and take appropriate action to amend an ordinance of the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses and 2) a Detail Plan for an expansion of the existing Walmart Garden Center on a 20.22-acre tract of land located at 5302 North Garland Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

8. Hold public hearings on:

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

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

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

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

9. Consider appointments to Boards and Commissions.

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

- a. **Council Member B.J. Williams**
- Arleen Macias - Tax Increment Finance #3 Board

10. 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.

11. 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.

12. Council will move into Executive Session



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

1.

Meeting Date: 11/14/2023

Item Title: Minutes November 7

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

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

Recommendation/Action Requested and Justification



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 11/14/2023

Item Title: Bridge Remediation - Group 1C

Submitted By: Michael Polocek, Engineering
Director

Bid Number: 1086-21

Purchase Justification:

This request is to approve a Change Order to provide additional repairs for three bridge locations as a part of the Bridge Inventory Inspection and Appraisal Program (BRINSAP) - Group 1C Bridge Remediation construction contract. The One Eleven Ranch Park entrance bridge needs permanent repairs. This bridge sustained damages when the City was bidding on this project. The Streets Department performed temporary emergency repairs to the bridge so it and the park could be reopened. Three of the four approach slabs on the N. Garland Road bridge over Spring Creek have settled significantly since the bidding of this construction contract. The original plan called for a polyurethane foam injection to level the slabs without full removal. However, due to the additional settlement, the approach slabs need to be removed and reconstructed. The Naaman School Road bridge over Spring Creek has sustained additional erosion damages around the gabion wall substructure that supports the bridge. The repairs are to form around the eroded area and reinforce it with flowable concrete fill material.

Evaluation:

IBCTX, LLC, was awarded the original PO 32666 in the amount of \$1,976,666 at the December 14, 2021 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
IBCTX, LLC	All	\$292,000.00
Optional Contingency		30,000.00
	TOTAL:	\$322,000.00

Basis for Award: Change Order

Purchase Requisition #: 50274

Fiscal Impact

Total Project/Account: \$8,712,314
Expended/Encumbered to Date: \$7,231,316
Balance: \$1,480,998
This Item: \$322,000
Proposed Balance: \$1,158,998
Account #: 692-1409-1424807-9011
Fund/Dept/Project – Description and Comments:
Drainage CIP / Bridge and Drainage Infrastructure Remediation

Attachments

Location Map

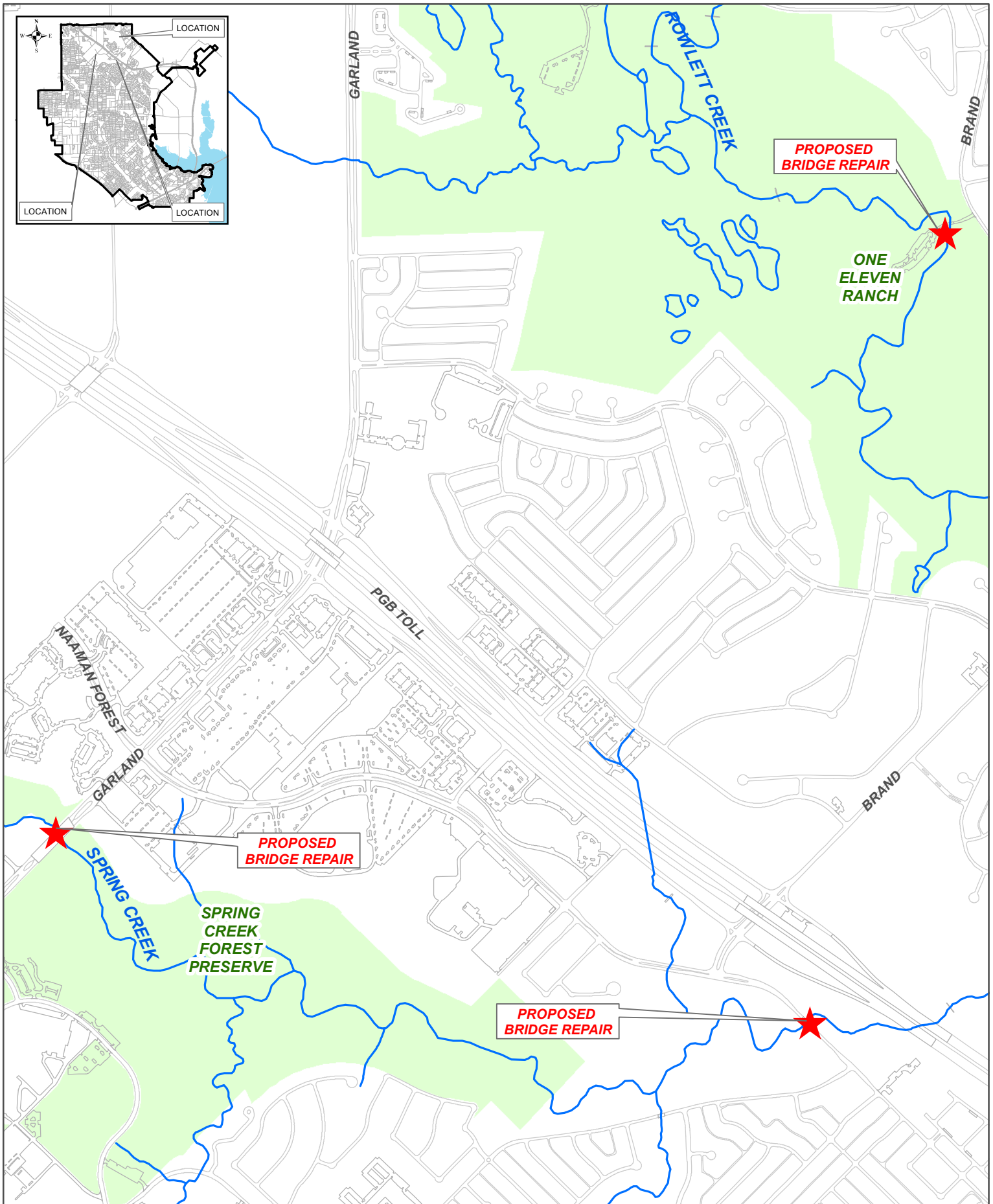
Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Page 127

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/01/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/01/2023





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 11/14/2023
Item Title: Transformers for Warehouse Inventory
Submitted By: Gary Holcomb, Purchasing Director
Bid Number: 0786-23

Purchase Justification:

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

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria. P-ESR (Power-Equipment Sales Reps, LLC) was considered nonresponsive due to not submitting pricing for all items. Power Electronics received the highest evaluated score, offering the Best Value for the City. Due to ongoing supply chain disruptions, Anixter, Inc. is recommended as the secondary supplier.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Power Electronics (Primary)	All	\$4,771,465.00
Anixter, Inc. (Secondary)	All	\$5,634,555.50
	TOTAL:	\$10,406,020.50

Basis for Award: Best Value

Purchase Requisition #: 49294

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$10,406,021
Proposed Balance:	N/A
Account #:	451-1300

Fund/Dept/Project – Description and Comments:

Term Agreement sets price but does not commit funds. Transformers will be expensed to the appropriate Electric Operating and/or CIP accounts as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2023-24

Document Location: Prop. Oper. Budget - Page 241; CIP - Page 265

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/25/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 11/14/2023

Item Title: Duck Creek South Extension Trail

Submitted By: Andy Hesser, Managing Director

Bid Number: 1228-23

Purchase Justification:

This request is for the construction of approximately 7,600 linear feet of a 12-foot wide concrete trail. The trail will be within electric transmission corridors south of IH-30 and will extend from the existing Mesquite Heritage Trail at the city limits of Mesquite towards Ablon Park to the east. The trail will align under the northern abutment of Beltline Road, through Garland Power and Light and Oncor Electric transmission easements, and then continue along Guthrie Road to Rosehill Road. The trail will also include an approximately 100-foot-long steel truss bridge to cross Duck Creek. In addition, culvert crossings and modifications to existing stormwater infrastructure in Garland will be required to accommodate the proposed alignment. 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. Twelve (12) bids were received and evaluated with Dean Construction (Dean Electric, Inc.) submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Dean Construction	All	\$2,356,725.58
Optional Contingency		125,000.00
	TOTAL:	\$2,481,725.58

Basis for Award:

Purchase Requisition #: 49956

Fiscal Impact

Total Project/Account: \$3,203,766

Expended/Encumbered to Date: \$326,354

Balance: \$2,877,412

This Item: \$2,481,726

Proposed Balance: \$395,686

Account #: 235-2499-3218100-9002 and 692-2499-3218100-9002

Fund/Dept/Project – Description and Comments:

Parks CIP / Duck Creek Greenbelt Trail - South Extension Project

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type:

Fiscal Year:

Document Location:

Budget Director Approval:

Approval Date: 10/27/2023

Purchasing Director Approval:

Approval Date: 10/25/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 11/14/2023

Item Title: Traffic Signal Cabinets for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 0124-24

Purchase Justification:

This request is for the purchase of traffic signal cabinets for Warehouse inventory to support Transportation operations.

Evaluation:

The traffic signal cabinets are available from Consolidated Traffic Controls, Inc. through the Houston Galveston Area Council (HGACBuy) Cooperative Purchasing Contract PE05-21. As competitive bids were not received, and Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Consolidated Traffic Controls, Inc.	All	\$274,387.00
	TOTAL:	\$274,387.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 50305

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$274,387
Proposed Balance: N/A
Account #: 451-1300

Fund/Dept/Project – Description and Comments:

These are standard Warehouse Inventory items that will be expensed to the appropriate Transportation CIP projects and/or operating accounts when issued.

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2023-24

Document Location: Prop. Op. Page 118 and 2023 CIP Pages 114-117

Budget Director Approval: Allyson Bell Steadman

Approval Date: 11/02/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 11/01/2023



GARLAND CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.

Meeting Date: 11/14/2023

Item Title: City Health Plan Third-party Administrator Extension

Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

BACKGROUND

The city partners with a third-party administrator, Blue Cross Blue Shield of Texas (BCBSTX), to manage health & prescription claims, provider networks and related programming for employees and pre-65 retirees. Our contractual commitment with BCBSTX is ending December 31, 2023, at which time we have the option to pursue additional partners through a formal request for proposal (RFP) or extend our current agreement for an additional year.

BCBSTX has been an effective partner since 2011, providing expanded rebates and incentives which reduce the cost impact to the group health fund. Examples include...

- \$1,226,190 average annual increase in pharmacy rebates
- \$200,000 annual incentive for wellness programming

In addition, the city benefits from BCBSTX partner programming, focused on our highest cost drivers related to disease management and prevention. Employees and their dependents have low or reduced cost access to these important resources, which are managed and administered as a standard health claim.

- Airrosti- Chronic pain and injury reduction
- Hinge Health- Musculoskeletal therapy and surgery avoidance
- Livongo- Condition management for diabetes and hypertension
- MD Live- Virtual health visits
- Ovia Health- Pregnancy and post-partum care
- WondrHealth- Weight loss management
- Blue Distinction Centers- Facilities offering quality healthcare with minimal/reduced complication rates

IMPACT

Our current incentive/rebate structure is based on historical utilization trends which are directly tied to our partnership with BCBSTX. Pursuing a formal RFP at this time could have the following impact...

- **Loss of rebates** following a trend of higher than projected utilization and an increase in

high-cost claimants

- **Disruption of current provider networks** including doctors, pharmacies and in/out-patient facilities
- **Disruption to members** for medically necessary medications and access to care
- **Loss of programming partners** for condition management and prevention
- **Loss of incentives** which would increase required funding for internal programs like Commit to Wellness (C2W)

Recommendation

Staff, in coordination with the city's benefit brokerage firm, is recommending a final one-year extension to our BCBSTX agreement. Granting the extension will ensure that we capitalize on our current pricing structure and partners.

A formal RFP is scheduled for 2024, however, periodic market checks have consistently indicated that we are receiving best in class pricing through our partnership with BCBSTX.

No cost impact is anticipated to the group health fund at this time.

Recommendation/Action Requested and Justification

Council is requested to consider a one-year extension to the Blue Cross Blue Shield of Texas (BCBSTX) agreement through December 31, 2024.

Attachments

City Health Plan Third-party Administrator Extension



City Council Work Session Agenda

Meeting Date: Monday, November 13, 2023

Item Title: City Health Plan Third-party Administrator Extension

Submitted By: Kristen Smith, Managing Director

BACKGROUND

The city partners with a third-party administrator, Blue Cross Blue Shield of Texas (BCBSTX), to manage health & prescription claims, provider networks and related programming for employees and pre-65 retirees. Our contractual commitment with BCBSTX is ending December 31, 2023, at which time we have the option to pursue additional partners through a formal request for proposal (RFP) or extend our current agreement for an additional year.

BCBSTX has been an effective partner since 2011, providing expanded rebates and incentives which reduce the cost impact to the group health fund. Examples include...

- \$1,226,190 average annual increase in pharmacy rebates
- \$200,000 annual incentive for wellness programming

In addition, the city benefits from BCBSTX partner programming, focused on our highest cost drivers related to disease management and prevention. Employees and their dependents have low or reduced cost access to these important resources, which are managed and administered as a standard health claim.

- Airrosti- Chronic pain and injury reduction
- Hinge Health- Musculoskeletal therapy and surgery avoidance
- Livongo- Condition management for diabetes and hypertension
- MD Live- Virtual health visits
- Ovia Health- Pregnancy and post-partum care
- WondrHealth- Weight loss management
- Blue Distinction Centers- Facilities offering quality healthcare with minimal/reduced complication rates

IMPACT

Our current incentive/rebate structure is based on historical utilization trends which are directly tied to our partnership with BCBSTX. Pursuing a formal RFP at this time could have the following impact...

- **Loss of rebates** following a trend of higher than projected utilization and an increase in high-cost claimants
- **Disruption of current provider networks** including doctors, pharmacies and in/out-patient facilities
- **Disruption to members** for medically necessary medications and access to care
- **Loss of programming partners** for condition management and prevention
- **Loss of incentives** which would increase required funding for internal programs like Commit to Wellness (C2W)

RECOMMENDATION

Staff, in coordination with the city's benefit brokerage firm, is recommending a final one-year extension to our BCBSTX agreement. Granting the extension will ensure that we capitalize on our current pricing structure and partners.

A formal RFP is scheduled for 2024, however, periodic market checks have consistently indicated that we are receiving best in class pricing through our partnership with BCBSTX.

No cost impact is anticipated to the group health fund at this time. Council is asked to approve the contract extension through December 31, 2024.

An item for consideration will be included on the November 14, 2023 Regular Session Agenda.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 11/14/2023

Item Title: Acquisition of a single family home for affordable housing at 3922 University Drive
Through the HOME Program

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

The Community Development Department is seeking approval to purchase the property located at 3922 University Drive and authorizing the City Manager or authorized designee to execute all legal documents regarding the purchase of the property for the accepted price of \$315,000. Funding for the project will be provided through the HOME Investment Partnership Program. The program's mission is to provide safe and affordable housing for income-qualified buyers. This item was reviewed by the City Council at the November 6, 2023, Work Session.

Recommendation/Action Requested and Justification

Staff recommends approval to purchase the property.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 11/14/2023

Item Title: Annual Review and Affirmation of Investment Strategy and Policy

Submitted By: Matt Watson, Chief Financial Officer

Summary of Request/Problem

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.

Recommendation/Action Requested and Justification

Staff recommends approving the Investment Strategy and Policy with no changes by minute action.

Attachments

Investment Strategy and Policy

(C) *Statement of investment strategy*

Chapter 2256 of the Texas Government Code requires the City to adopt a separate written investment strategy for each of the funds or group of funds under its control. Effective investment strategy development coordinates the objectives of the City's investment policy and cash management procedures to reduce investment risk and enhance interest income. The following investment strategy describes the investment objectives for each fund or group of funds using the following priorities in order of importance:

- (1) Suitability
- (2) Safety of principal
- (3) Liquidity
- (4) Marketability of the investment before maturity
- (5) Diversification
- (6) Yield

This investment strategy applies to the investment and management of all funds under direct authority of the City of Garland. Each of the City's funds or group of funds has varying cash flow requirements and liquidity needs. Specific strategies shall be implemented considering that fund or group of funds' unique requirements. The City's funds are invested according to the following fund types:

Operating Funds:

Investments for operating funds shall be scheduled to match anticipated cash flow projections with their stated final maturities with a stated final maturity of three years or less from the date of purchase. Operating fund portfolios include the treasury portfolio.

Suitability - All investments authorized in the Statement of Investment Policy are suitable for Operating Funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Operating Funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. Constant \$1 NAV investment pools and money market mutual funds shall be an integral component in maintaining daily liquidity. A dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date for each security. Purchased securities will have a stated final maturity of three years or less from the date of purchase.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for operating funds shall be the two year rolling average yield for the two year Treasury note.

Debt Service Funds:

Investments for debt service funds shall mature on or before the next debt service date. Purchased securities will be highly liquid with very short term maturities because of the near term cash flow requirements. Debt service fund portfolios include the general obligation debt service fund and the revenue bond debt service fund.

Suitability - All short term, high quality securities that are authorized in the Statement of Investment Policy and are in compliance with applicable bond ordinances are suitable for debt service funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk. Purchased securities shall have a stated final maturity date on or before the next debt service date.

Marketability - Securities with active and efficient secondary markets will be purchased although unanticipated cash requirements are not probable.

Liquidity - Debt service funds have predictable cash requirements. Investment maturities shall not exceed the anticipated cash flow requirements.

Diversification - Market conditions will greatly influence the selection of maturities and security types. At no time shall maturities go beyond debt service payment dates.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for debt service funds shall be the six month rolling average yield for the 180 day Treasury bill.

Reserve Funds:

Investments for reserve funds have as their primary objective the ability to generate a dependable revenue stream with a low degree of volatility. Purchased securities will be of high quality with short to intermediate term maturities. Reserve fund portfolios include the revenue bond reserve fund and the rate mitigation fund.

Suitability - All securities that are authorized in the Statement of Investment Policy except as may be restricted by bond ordinance are suitable for reserve funds.

Safety of Principal - All investments shall be short to intermediate term, high quality securities, with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Unless there are anticipated cash flow requirements, reserve funds generally do not require a high degree of daily liquidity. Purchased securities shall have a stated final maturity date of five years or less from the date of purchase.

Diversification - Market conditions will greatly influence the selection of maturities and security types. Securities shall be of high quality, with short to intermediate term maturities. A dollar weighted average maturity of 3 years or less will be calculated using the stated final maturity date for each security.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for reserve funds shall be the three year rolling average yield for the three year Treasury note.

(D) *Statement of investment policy*

Chapter 2256 of the Texas Government Code requires the City to annually adopt rules governing its investment practices and to define the authority of its investment officers. This investment policy applies to the investment and management of all funds under direct authority of the City. These funds include all governmental, proprietary, and trust and agency funds which are accounted for in the City's Comprehensive Annual Financial Report. The Employees Deferred Compensation Agency Fund and the Other Post Employment Benefit Trust Fund are excluded from coverage under this Policy.

(1) Investment of funds will be governed by the following investment objectives, in order of priority:

Preservation and safety of principal - Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.

Liquidity - The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

Yield - The investment portfolio of the City shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio. The Director of Financial Services will from time to time establish performance measures and goals for the portfolio rates of return. Efforts to seek returns higher than the established goals must be consistent with risk limitations identified in this policy and prudent investment principles.

(2) Responsibility for the management of the investment program is assigned to the Director of Financial Services. Other individuals authorized as investment officials by the City Council are the Investment and Debt Administrator and the Accounting Administrator. Investment authority of all investment officers shall conform to all applicable Federal and Texas laws, the City Charter, the ordinances of the City, the Statement of Investment Strategy, and this Statement of Investment Policy. The Director shall establish written procedures for the operation of the investment program, consistent with this Statement of Investment Policy. No person may engage in an investment transaction or the management of City funds except as provided under the terms of this Statement of Investment Policy, the Statement of Investment Strategy, and the procedures established by the Director of Financial Services.

(3) Each investment officer shall attend a training session not less than once in a two year period and must receive not less than ten hours of instruction relating to investment responsibilities. Training must be provided by an independent source approved by the City Council and shall relate to investment responsibilities under the City's Statement of Investment Strategy and Statement of Investment Policy.

(4) The Director of Financial Services shall establish a system of internal controls which shall be documented in writing. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by investment officials. Controls deemed most important include: control of collusion, separation of duties, separating transaction authority from accounting and recordkeeping, custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized investment officials, and documentation of and rationale for transactions.

(5) In conjunction with the annual independent audit required by law and the City Charter, the City's independent auditor shall review the investment records for the end of each quarter. The independent auditor shall report the results of the review directly to the City Council.

(6) The City's investment officers shall be governed by the standard of care applicable to a prudent investor. Investments shall be made with the exercise of that degree of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation but for investment, considering the probable safety of their capital as well as the probable income to be derived.

(7) In applying the "prudent person" rule, the investment officer shall exercise prudence with respect to the management and investment of all funds over which the officer has responsibility and control. The investment officer must determine whether investment decisions are consistent with this Statement of Investment Policy.

(8) All participants in the investment program shall act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment officers shall recognize

that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City Council recognizes that in a diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

(9) Investment officers, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market price changes, provided that these changes are reported immediately and that appropriate action is taken to control adverse developments.

(10) The investment instruments authorized for purchase by the City are limited to:

- ☐ Direct obligations of the United States government with a stated final maturity of five years or less from the date of purchase.
- ☐ Debentures or discount notes with a stated final maturity of five years or less from the date of purchase issued by, guaranteed by, or for which the credit of any of the following Federal agencies and instrumentalities is pledged for payment: Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB), Student Loan Marketing Association (SLMA), and Federal Home Loan Mortgage Corporation (FHLMC).
- ☐ Bonds or other interest bearing obligations having a stated final maturity of five years or less from the date of purchase of which the principal and interest are guaranteed by the full faith and credit of the United States government.
- ☐ Repurchase agreements collateralized with U.S. Treasury securities at a minimum market value of 102 percent of the dollar value of the transaction, with any accrued interest accumulated on the collateral included in the calculation. Eligible collateral will have a maximum maturity of ten years. Repurchase agreements may be entered into only with primary government securities dealers who have executed a City approved Master Repurchase Agreement. Collateral shall be delivered to and held by the City's third party safekeeping agent. As used herein, the term "repurchase agreement" includes direct security repurchase agreements and reverse security repurchase agreements. A written master repurchase agreement shall be established between the City and the seller prior to purchase. The maximum term for direct security repurchase agreements and reverse security repurchase agreements will be 90 days or less. Funds received under the terms of a reverse security repurchase agreement may not be used to purchase any investment whose final maturity date exceeds the expiration of the reverse.

- Certificates of deposit issued by a depository institution that has its main office or branch office in Texas if:
 - Such certificates of deposit are: (i) guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or (ii) secured by obligations described in subsection (1) or (2) above, and the collateral will be held by the City's third party custodian; or
 - Such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code; or
 - Such certificates of deposit are brokered by an authorized broker/dealer that has its main office or a branch office in Texas who or which contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code.
- SEC registered no-load money market mutual funds with a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed in above. The investment objective of the fund is to maintain a stable \$1 net asset value. The maximum stated maturity of the fund will be 13 months.
- State or local investment pools organized under the Interlocal Cooperation Act. The investment pool must be rated no lower than investment grade by at least one nationally recognized rating agency and have a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed above. The investment objective of the pool is to maintain a stable \$1 net asset value. All securities owned in the pool will have a stated remaining maturity of thirteen (13) months.
- Commercial paper rated not less than A1 or P1 or an equivalent rating by at least two nationally recognized credit rating agencies or one nationally recognized credit rating agency and that is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state. The securities must have a stated maturity of 180 days or less from the date of purchase. No more than 2% of any one issuer may be held and no more than 25% of any fund or group of funds will be invested in commercial paper. Physical delivery securities are ineligible.
- Obligations of states, agencies, cities, and other political subdivisions of any state rated not less than A or an equivalent rating by at least two nationally recognized credit rating agencies.

(11) The credit rating of investment instruments will be continuously monitored through daily market participation and through the monthly mark-to-market pricing of securities. The liquidation of an investment instrument will be considered if its credit rating falls below minimums stated in this statement of investment policy.

(12) The City is expressly prohibited from entering into options trading or futures contracts, hedging or purchasing any security which is not authorized by Texas state law.

(13) As an integral part of this statement of investment policy, the City shall adopt a separate written statement of investment strategy for each fund or group of funds. Each investment strategy shall describe the investment objectives of each fund or group of funds according to the following order of importance:

- (a) Suitability
- (b) Preservation and safety of principal
- (c) Liquidity
- (d) Marketability of the investment before maturity
- (e) Diversification
- (f) Yield

(14) Securities purchased for the City's portfolios will be delivered by book entry and will be held in third party safekeeping by a Federal Reserve member financial institution designated as the City's custody and safekeeping agent.

(15) The City will execute safekeeping agreements prior to utilizing the custodian's safekeeping services. The safekeeping agreement must provide that the safekeeping agent will immediately record and promptly issue and deliver a safekeeping receipt showing the receipt and the identification of the security, as well as the City's interest. All securities owned by the City will be held in a customer account naming the City as the customer.

(16) All security transactions will be on a delivery versus payment basis to the City's third party custody and safekeeping agent through the Federal Reserve Bank wire system. In this manner, the City will always have possession of either the securities or moneys.

(17) Custody and safekeeping procedures will be reviewed annually by the independent auditor.

(18) The City seeks active portfolio management to enhance total returns within the guidelines of this policy. Investment decisions should not incur unreasonable investment risk in order to obtain investment income. The City will not make investments for the purpose of trading or speculation.

(19) Each investment transaction must be based on competitive quotations from at least three securities dealers authorized to engage investment transactions with the City.

(20) Authorized investment officers shall access real-time electronic financial information to monitor the market price of acquired investments. The pricing information will be used to verify the accuracy of quoted prices for a potential purchase or sale to ensure that a fair market price is attained.

(21) In managing its investment portfolio, the City will avoid any purchase of investments, or any investment practice or procedure which is not specifically authorized under this policy.

(22) It is the policy of the City to avoid concentration of assets in a specific maturity, a specific issuer or a specific class of securities. The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.

(a) Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.

(b) To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements.

(c) Risks of market price volatility shall be controlled through maturity diversification.

(d) The placement of investment transactions and the gathering of market information shall be diversified among all authorized brokers.

(23) A qualified financial institution shall be selected to serve as the City's primary depository through a bank services procurement process, which shall include a formal request for application issued at least every five years. In selecting a depository, the City shall consider various criteria as specified prior to the issuance of the request for application. Financial institutions located outside of Garland city boundaries may be considered to participate in the request for application process provided the City has adopted a policy permitting it. Upon selection, the financial institution shall comply with the requirements and agreements identified in the request for application. The financial institution is required to comply with Chapter 2257 of the Texas Government Code.

(24) Eligible securities as defined in Chapter 2257, Texas Government Code, and identified below shall be deposited with a third party custodian prior to the deposit of City funds. The City shall reserve the right to accept or reject any form of collateral, at its discretion. The pledged collateral must be maintained at all times during the term of the depository contract at required levels. In order to perfect the City's security interest in the pledged collateral under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), it is required that a collateral agreement between the City and the depository be signed by both parties prior to the deposit of City funds. The collateral agreement must be approved by the depository's board of directors or its loan committee, which approval shall be reflected in the minutes of the board or committee. The signed collateral agreement, board resolution, and minutes certifying the approval of the collateral agreement must be presented to the City prior to the deposit of City funds.

(25) The following securities are approved as collateral for City funds:

(a) United States Treasury notes, bills or bonds or obligations fully and

unconditionally guaranteed as to principal and interest by the full faith and credit of the United States;

(b) Obligations of the Agencies and Instrumentalities of the United States, including, but not limited to: Federal Home Loan Bank, Federal Home Loan Mortgage Corporation and Federal National Mortgage Association;

(c) Mortgage-Backed Securities issued by the United States and its agencies and instrumentalities, including but not limited to Government National Mortgage Association.

(26) The use of a Federal Home Loan Bank issued letter of credit to meet the required collateral requirements may be proposed by the financial institution for consideration by the City.

(27) Government security broker/dealers authorized to engage in investment transactions with the City will be selected on the basis of their financial stability, expertise in cash management for local government and their ability to service the City's account. The qualifications of prospective broker/dealers will be determined from a completed broker/dealer questionnaire, personal interview and reference checks.

(28) Before engaging in investment transactions with the City, a prospective securities broker/dealer must provide a written instrument certifying that the securities broker/dealer has received and has thoroughly reviewed this Statement of Investment Policy and has implemented reasonable procedures and controls in an effort to preclude conducting investment transactions that are not authorized by this Statement of Investment Policy, except to the extent that this authorization is dependent upon the portfolio over which the broker/dealer has no control or knowledge. A prospective securities broker/dealer must provide evidence of FINRA registration and State of Texas Securities Commission certification. Qualified broker/dealers authorized to engage in investment transactions with the City are required to regularly submit their most recent audited financial statements to the City.

(29) The City Council will adopt and annually review the list of dealers authorized to engage in investment transactions with the City.

(30) The investment officer shall prepare and submit to the City Council and management on a quarterly basis an investment report for each fund and fund group which describes in detail the current investment position, states the beginning market value, the additions and changes to market value, and ending market value for each pooled fund, states the book value and market value of each separately invested asset at the beginning and end of the reporting period, states the maturity date of each separately invested asset, states the fund for which each individual investment was acquired and states compliance of each fund group with this Statement of Investment Strategy, the Public Funds Investment Act, and with generally accepted accounting principles. The report shall also summarize and

present, on a combined portfolio basis, total market valuation, total realized gains and losses, total unrealized gains and losses, distribution by maturity sector, and distribution by security type. The monthly report will also indicate, by portfolio, total investments held and total interest income earned on a full accrual basis. The report may comment on current investment approaches and other items significant to the investment program. The report shall be signed by the Director of Financial Services and the investment officer. The investment report presented at the end of the fiscal year may also include a review of the investment activities and earnings for the entire fiscal year for each fund or fund group, discuss investment techniques, and suggest improvements which will enhance the investment program and present an investment plan for the ensuing fiscal year. The report may discuss other significant issues related to the investment program.

(31) Investment officers of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors which may influence the officers' ability to conduct the officer's duties in an unbiased manner. Investment officers will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City (particularly with regard to the timing of purchase and sales), and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

(32) This statement of investment policy and the statement of investment strategy will be reviewed annually by the City Council. Upon completion of the review, the City Council will acknowledge by resolution or minute action that it has reviewed the investment policy and investment strategy. Periodic revisions to the investment policy, the statement of investment policy, and the statement of investment strategy may be approved by the City Council.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 11/14/2023

Item Title: 4% Tax Credit Application - Huntington Place Senior Living

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Council considers approval of a Resolution of No Objection for the Huntington Place Senior Living multifamily development to be located at 1702 Edgefield Drive. The applicant, Cross Development Residential, LLC working in partnership with the Garland Housing Finance Corporation, is applying for a 4% Low-Income Non-Competitive Tax Credit Program through the Texas Department of Housing and Urban Development.

This item was previously discussed during the November 6th work session.

Recommendation/Action Requested and Justification

Staff is requesting the City Council to authorize the City Manager to sign a Resolution of No Objection if approved.

This Resolution of No Objection is independent of the standard zoning and permitting processes; an issuance of a Resolution of No Objection does not substitute for, nor guarantee the outcome of, formal consideration of future zoning and permitting processes of the City of Garland.

Attachments

Resolution of No Objection

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS PROVIDING FOR A DECLARATION OF NO OBJECTION FOR THE PROPOSED HUNTINGTON PLACE SENIOR LIVING GARLAND COMMUNITY LOCATED AT 1702 EDGEFIELD DRIVE, GARLAND, TEXAS; PROVIDING AUTHORIZATIONS FOR EXECUTION OR SUBMISSION OF DOCUMENTS RELATED TO THE APPLICATION; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Cross Development Residential, LLC has proposed a development for senior rental housing of up to 204 units that will be located at 1702 Edgefield Drive in the City of Garland, Texas; and

WHEREAS, Cross Development Residential, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Housing Tax Credits for Huntington Place Senior Living Garland.

It is hereby

RESOLVED, that in accordance with the requirements of Tex. Gov't Code §2306.67071 and 10 TAC §11.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Tex. Gov't Code, §2306.67071(a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Tex. Gov't Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application; and

FURTHER RESOLVED that for and on behalf of the City Council of the City of Garland, Texas, **[name, position of authorized person]** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7. a.

Meeting Date: 11/14/2023

Item Title: Z 23-34 First Place Foods (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 23-34 First Place Foods

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 23-34 Ordinance

Z 23-34 Exhibit A

Z 23-34 Exhibit B

Z 23-34 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A FOOD PROCESSING & STORAGE USE ON A 4.383-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 93-01 FOR INDUSTRIAL USES AND LOCATED AT 751 SOUTH INTERNATIONAL ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of October, 2023, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Food Processing & Storage Use made by **First Place Foods**; 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 a Specific Use Provision for a Food Processing & Storage Use on a 4.383-acre tract of land zoned Planned Development (PD) District 93-01 for Industrial Uses and located at 751 South International Road 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.

PASSED AND APPROVED this _____ day of _____, 2022.

FILE NO. Z 23-34

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-34

BEING a tract of land lying and situated in the BENJAMIN DYE SURVEY, Abstract Number 41 5, Dallas County, Texas, and being part of Lot 1, Block 2R or a replat of Block 2R of Spar 83, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 95083, Page 184 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the North right-of-way of Miller Park South (70' R.O.W .) at the Southwest corner of said Lot 1;

THENCE North $01^{\circ} 30' 00''$ East, along a West line of said Lot 1, a distance of 324.84 feet to a 5/8" iron rod with plastic cap found for corner at an angle point;

THENCE North $65^{\circ} 00' 00''$ West, along a Southwest line of said Lot 1, a distance of 172.00 feet to a 5/8" iron rod with plastic cap found for corner at an angle point;

THENCE North $43^{\circ} 00' 00''$ West, continuing along a Southwest line of said Lot 1, a distance of 69.37 feet to a 1/2" iron rod with plastic cap stamped RPLS 3963 set for corner;

THENCE South $89^{\circ} 57' 44''$ East, leaving the Westerly line of said Lot 1, a distance of 593.43 feet to an "X" set for corner in the West right-of-way line of South International Road (70' R.O.W .);

THENCE South $00^{\circ} 07' 01''$ East, along the West right-of-way line of said International Road, a distance of 436.95 feet to a 1/2" iron rod with plastic cap stamped RPLS 3963 set for corner at the most Northerly corner of a corner clip located at the intersection of the West right-of-way line of said International Road and the North right-of-way line of Miller Park South (70' R.O.W.);

ZONING FILE NUMBER Z 23-34

THENCE South 44 ° 52' 59" West, along said corner clip, a distance of 14.14 feet to a 1/2" iron rod found for corner in the North right-of-way line of said Miller Park South;

THENCE South 89° 52' 59" West, along the North right-of-way line of said Miller Park South, a distance of 389.65 feet to the POINT OF BEGINNING and CONTAINING 4.383 acres of land.

EXHIBIT A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-34

751 South International Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Food Processing & Storage Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 93-01 and the Industrial (IN) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan, labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

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

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

VI. Specific Regulations:

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

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

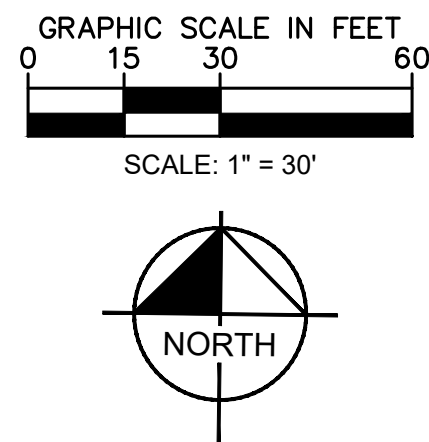
(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition

to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

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



THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.



SITE DATA SUMMARY TABLE

RELEASE FOR CONSTRUCTION
Contact Field Engineering at 972-205-2113
to schedule the MANDATORY
pre-construction meeting and issuance of the
Site Permit prior to any construction activity.
The City of Garland Standard Construction
Details and Specifications shall be used in
City rights of way and easements. In
reviewing and releasing these construction
plans for construction, the City of Garland
assumes no responsibility for the accuracy
and adequacy of this construction document.


A. Rahman Kafray, P.E.
Engineering Administrator - Development
September 12, 2022

SITE NOTES

1. CITY DETAILS TAKE PRECEDENCE IN CITY R.O.W. AND EASEMENTS.

SITE PLAN
SPAR 83 ADDITION
LOT 1, BLOCK 2R, TRACT 2
CASE NO. 211223-1

4.38 ACRES SITUATED IN
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:
CAM INVESTMENT, LLC
2000 MCKINNEY AVENUE
SUITE 1000
DALLAS, TX 75201
PH: (214) 740-3300
CONTACT: MATT BALSMAN

CIVIL ENGINEER:
Kimley»»Horn
100 W OAK STREET, SUITE 203
DENTON, TX 76201
CONTACT: TREY BRASWELL, P.E.
PH: (940) 287-3620
EMAIL: TREY.BRASWELL@KIMLEY-HORN.COM

SP1.0		SHEET NUMBER		PROJECT NO. 063259900		DATE 08/29/2022		LPC GARLAND INDUSTRIAL SPAR 83 ADDITION, LOT 1, BLOCK 2R 751 S. INTERNATIONAL RD GARLAND TEXAS		SCALE AS SHOWN DESIGNED BY DRAWN BY ALM CHECKED BY TBB						2022 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST OAK STREET, SUITE 100, FORT WORTH, TX 76201 PHONE: 940-267-3620 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM E-928		No.	REVISIONS	DATE



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7. b.

Meeting Date: 11/14/2023

Item Title: Z 23-20 CAT Scale Company (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 23-20 CAT Scale Company

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 23-20 Ordinance

Z 23-20 Exhibit A

Z 23-20 Exhibit B

Z 23-20 Exhibits C-E

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 16-10 TO ALLOW A TRUCK SCALE AND A FREESTANDING SIGN AND 2) A DETAIL PLAN TO ALLOW A TRUCK SCALE AND A FREESTANDING SIGN AT THE EXISTING DEVELOPMENT ON A 7.293-ACRE TRACT OF LAND LOCATED AT 1910 SOUTH JUPITER ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of October 2023, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign at the existing development by **CAT Scale Company**; 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 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign to the existing development on a 7.293-acre tract of land located at 1910 South Jupiter Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 23-20

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-20

WHEREAS, RR GARLAND SITE, LLC, is the owner of a tract of land, situated in the Benjamin Dye Survey, Abstract No. 415, in the City of Garland, Dallas County, Texas, and being all of that tract of land, described by deed to RR GARLAND SITE LLC, as recorded under Document No. 201600209616, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same being a part of Lot 1, Block 1, of BLUESTONE GARLAND ADDITION, an addition to the City of Garland, as recorded under Document No. 201600364479, O.R.D.C.T., said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3-1 / 4" aluminum disc stamped "BLUESTONE GARLAND REP LAT 2018" set for the northwesterly° corner of said Lot 1, said corner bears South 10°24'31" East, a distance of 40.78 from the southwesterly corner of Lot 3, Block 1, of JUPITER MILLER BUSINESS CENTER, an addition to the City of Garland. as recorded under Document No. 201800030306, O.P.R.D.C.T., said corner also being in the easterly monumented line of Jupiter Road;

THENCE North 89°19'48" East, along the westerly north line of said Lot 1 (BLUESTONE), passing a 5/8" iron rod with a yellow plastic cap stamped "TERRA CORP" at a distance of 312.39' and continuing over and across said Lot 1, a total distance of 718.64' to a 5/8" iron rod with 3-1/4" aluminum disc stamped "BLUESTONE GARLAND REPLAT 2018" set for the

northeasterly corner of the herein described tract, said corner being in the easterly line of said Lot 1;

THENCE South 00°32'58" East, along the easterly line of said Lot 1 (BLUESTONE), a distance of 456.30' to 5/8" iron rod with yellow plastic cap stamped "TERRA CORP" found for the southeasterly corner of said Lot 1 (BLUESTONE), said capped iron rod found also being in the northerly monumented line of Miller Road, from which on "X" cut found bears, North 89°21'03" East, a distance of 52.49';

THENCE along the northerly monumented line of said Miller Road, same being the southerly line of said Lot 1 (BLUESTONE), the following courses and distances:

o

South 89°21'03" West, a distance of 109.42' to a 5/8" iron rod with 3-1/4" aluminum disc stamped "BLUESTONE GARLAND - 2016" found for an angle point;

North 87°59'46" West, a distance of 410.48' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for an angle point;

South 89°21'03" West, a distance of 159.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the beginning of a curve to the right, having a radius of 35.00', a central angle of 89°57'40", and a chord which bears, North 45°40'07" West, a chord distance of 49.48';

Thence along said curve to the right, in a northwesterly direction, an arc length of 54.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found at the end of said curve, said corner also being in the aforementioned easterly monumented line of Jupiter Road;

THENCE along said easterly monumented line of Jupiter Road, the following courses and distances:

ZONING FILE NUMBER Z 23-20

North 00°41'17" West, a distance of 307.11' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for an angle point;

North 03°10'09" West, a distance of 95.04' to the POINT OF BEGINNING and containing 317,696 square feet or 7.293 acres of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-20

1910 South Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a truck scale and freestanding signage.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 16-10 and the Industrial (IN) District and as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 16-10.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C. The maximum are for the truck scale shall be 2,201 square feet.
- C. Pylon Sign: The sign elevations shall be in general conformance with the approved elevations labeled Exhibit E.

SHEET NUMBER
C-03

STOP!
CALL BEFORE YOU DIG

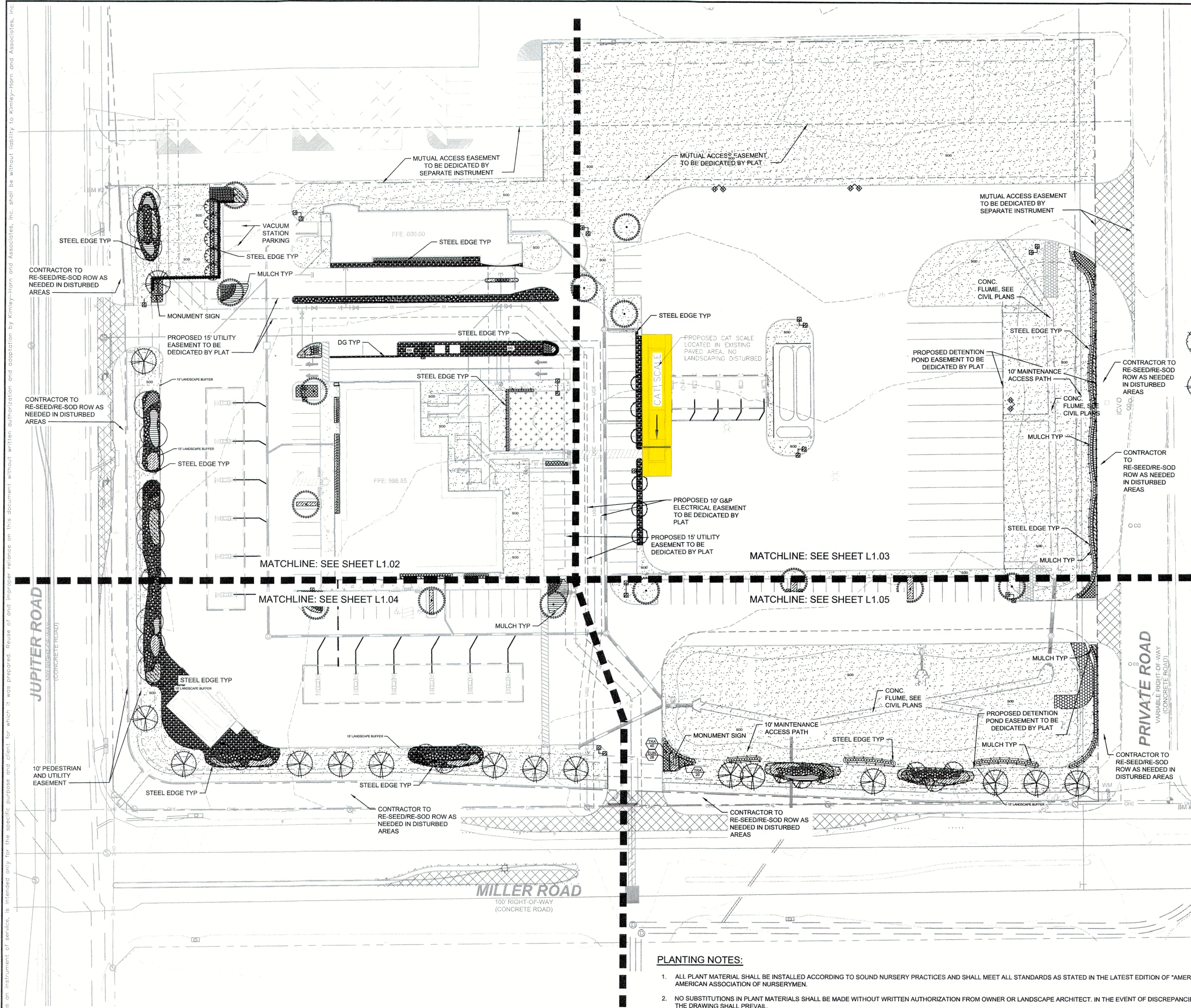
DIG TESS
1-800-DIG-TESS
(at least 72 hours prior to digging)

DATE: 11/15/2018 BY: SARAH WILLIAMSON, P.E.

DATE: 11/15/2018 BY: SARAH WILLIAMSON, P.E.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

DATE: 06/06/17
DRAWN BY: J. GILBERT
CHECKED BY: J. GILBERT
DESIGNED BY: J. GILBERT
SCALE: AS SHOWN
DATE: 03/09/16
KHA PROJECT: 064498400



PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

CITY OF GARLAND LANDSCAPE REQUIREMENTS		
SITE:	REQUIRED	PROPOSED
8.25 ACRES/ 359,806 SF ZONE: INDUSTRIAL		
TOTAL LANDSCAPE: 10% MIN. LANDSCAPE	10% / 37,113 SF	31% / 115,642 SF
BUFFER REQUIREMENT: WIDTH: 15 FT 1 TREE PER 30 LF TURF MAX 75% MILLER ROAD 724.4 LF (724.4/30 = 24.14 TREES) JUPITER ROAD 456 LF (456/30 = 15.2 TREES) JUPITER ROAD 456 LF (456/30 = 15.2 TREES) PARKING LANDSCAPE REQUIREMENT: 5% OF (TOTAL PARK AREA) LANDSCAPE 26,114 SF X 0.05 = 1,305.7 SF 1 TREE PER ISLAND 1 TREE PER 10 SPACES (87 PARKING SPACES = 8.7 TREES) EVERY PARKING SPACE WITHIN 65 FT OF A TREE PARKING SCREEN 24" @ INSTALL, 3 FT WITHIN 2 YEARS	15 FT WIDTH TURF MAX 75% / 19,795 SF MILLER: 25 TREES 109 SHRUBS JUPITER: 16 TREES 107 SHRUBS	15 FT WIDTH TURF MAX 57% / 15,275 SF MILLER: 25 TREES 109 SHRUBS JUPITER: 16 TREES 174 SHRUBS

PLANT SCHEDULE

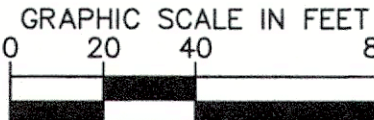
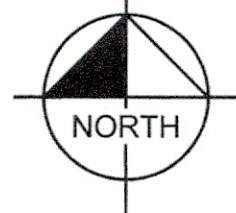
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
	MG	5	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	3" cal, 8' ht, 4' spr	Full to Base, Straight, Single Leader	
	PC	12	Pistacia chinensis / Chinese Pistache	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
	QV	12	Quercus virginiana / Southern Live Oak	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
	TD	17	Taxodium distichum / Bald Cypress	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
	UC	14	Ulmus crassifolia / Cedar Elm	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
	CO	6	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
	ABE	254	Abelia x grandiflora / Glossy Abelia	36" ht, 20", spr, 24" oc	Full	
	BEB	166	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	30" ht, 24" spr, 20" oc	Full	
	BOU	220	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	24" ht, 18" spr, 24" oc	Full	
	HES	48	Hesperaloe parviflora / Red Yucca	24" ht, 18" spr, 24" oc	Full	
	ILE	62	Ilex cornuta / Chinese Holly	24" ht, 18" spr, 24" oc	Full	
	JUT	63	Juniperus tamariscifolia / Tam Juniper	36" ht, 20", spr, 24" oc	Full	
	LEU	21	Leucophyllum frutescens / Texas Sage	30" ht, 24" spr, 20" oc	Full	
	MUH	125	Muhlenbergia capillaris / Pink Muhly	24" ht, 18" spr, 24" oc	Full	
	RHA	115	Rhaphiolepis indica / Indian Hawthorn	24" ht, 18" spr, 24" oc	Full	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	EUN	492	Euonymus fortunei / Wintercreeper	12" ht, 12" spr.	18" o.c.	Full, 1 gallon min.
	LIR	452	Liriope muscari / Liriope	12" ht, 12" spr.	18" o.c.	Full, 1 gallon min.
	ROP	730	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	8" ht, 8" spr.	14" o.c.	Full, 1 gallon min.
	TRA	537	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	12" ht, 12" spr.	18" o.c.	Full, 1 gallon min.
MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS		
	SOD	TBD	Cynodon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints. 100% weed, pest, and disease free.		
	DG	TBD	Decomposed Granite	4" Depth, See Detail		
	MULCH	TBD	Hardwood	3" depth, all trees within sod areas shall receive a 4' diameter mulch ring.		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY.

NOTE: CONTRACTOR TO ADJUST TREE LOCATIONS AND LIGHTING WITHIN ISLANDS TO ALLOW MIN. 10 FT. TREE CLEARANCE. CONTRACTOR TO CONFIRM LIGHTING RELOCATIONS MEET MUNICIPALITY LIGHTING REQUIREMENTS, COORDINATE WITH ARCHITECT/MEP.



RELEASE FOR CONSTRUCTION
Contact Field Engineering at 972-205-2113 to schedule the MANDATORY pre-construction meeting and issuance of the Site Permit prior to any construction activity. The City of Garland Standard Construction Details and Specifications shall be used in City rights of way and easements. In reviewing and releasing these construction plans for construction, the City of Garland assumes no responsibility for the accuracy and adequacy of this construction document.

JUL 06 2017

Thomas A. Gully, P.E.
Engineering Administrator
Development

BLUESTONE GARLAND
ADDITION LOT 1,
BLOCK 1

Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-028

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

6/15/2017

KHA PROJECT
064498400

DATE
03/09/16

SCALE
AS SHOWN

DESIGNED BY
LRH

DRAWN BY
LRH

CHECKED BY
LWC

OVERALL LANDSCAPE
PLAN

ADDITION LOT 1, BLOCK 1

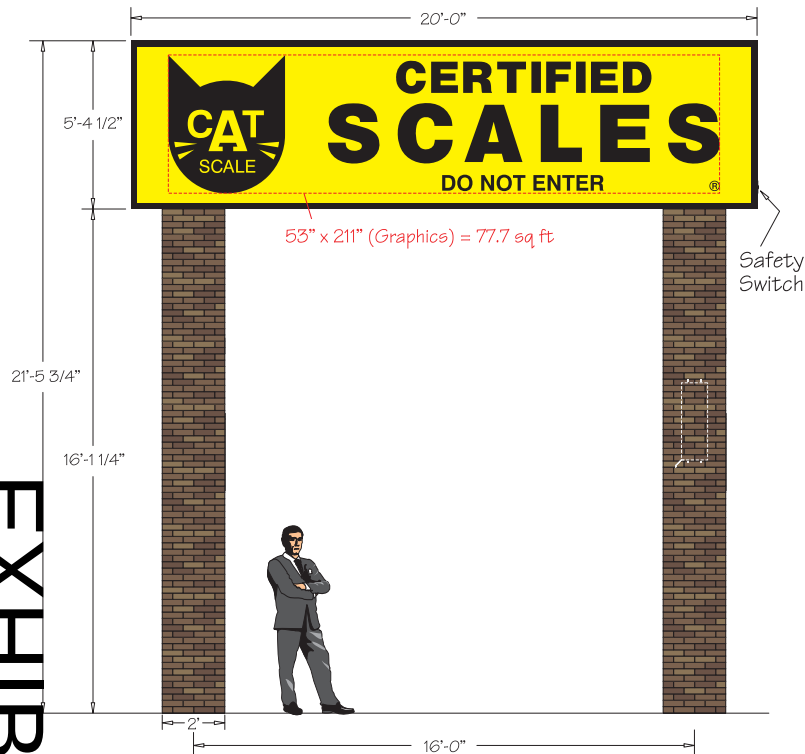
BLUESTONE GARLAND
ADDITION LOT 1,
BLOCK 1

SHEET NUMBER
L1.01

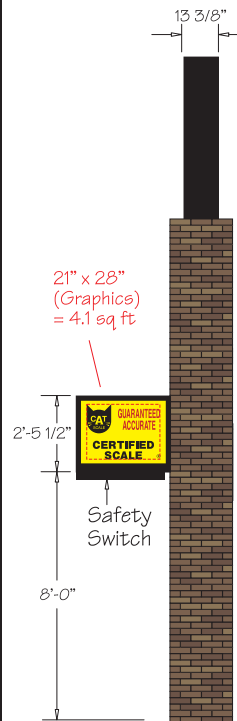
REVISIONS

DATE

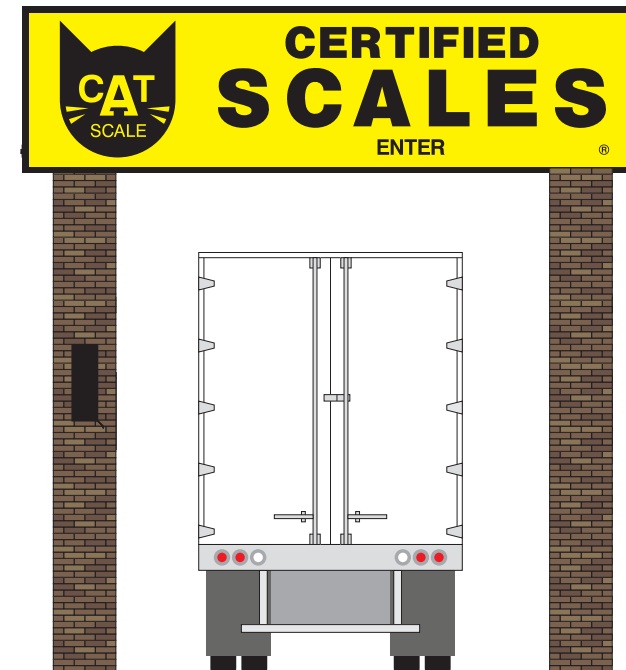
BY



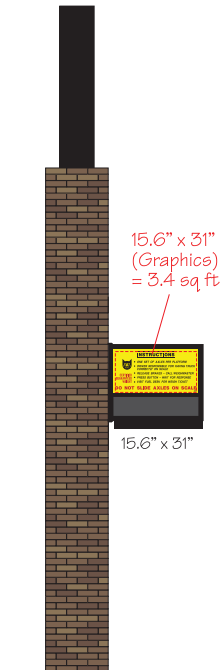
BACK VIEW OF SIGN



LEFT SIDE VIEW OF SIGN



FRONT VIEW OF SIGN



RIGHT SIDE VIEW OF SIGN

CAT Scale ID sign – Qty (5) HanleyH100W – PP5524V power supplies and Qty (20) 60" Hanley SHPEB256045K NRG BAR LEDs. Power Consumption: approx. 490W.
Speaker Sign – (1) Qty (1) HanleyH100W – PP5524V power supply and Qty (3) 36" Hanley SHPEB256045K NRG BAR LEDs. Power Consumption: approx. 49W.

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

Power 120-277 Volts. 4.5 amp draw.



605 SW 37TH ST.
GRIMES, IA 50111
515-243-5663 • FAX: 515-243-5313
TOLL FREE: 800-307-8186
www.eaglesign.net

NAME: CAT SCALE - STD 115 MPH LED PACKAGE (W/ BRICKS)
SKETCH #: 0923-36467-00_CATSCALE
APPROVAL: X DATE: X

PROJECT:
GARLAND, TX

SCALE: 1/4" = 1' DESIGNER: CRN
REVISIONS:

THIS IS A CONCEPTUAL
DRAWING. FINAL PRODUCT
MAY VARY. THIS ARTWORK
IS PROPERTY OF
EAGLE SIGN CO. AND
MAY NOT BE REPRODUCED



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7. c.

Meeting Date: 11/14/2023

Item Title: Z 23-24 Angie Lemus (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 23-24 Angie Lemus

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 23-24 Ordinance

Z 23-24 Exhibit A

Z 23-24 Exhibit B

Z 23-24 Exhibits C & D

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 05-60 & PLANNED DEVELOPMENT (PD) DISTRICT 12-19 TO ADD ATTACHED SIGNS AND FREESTANDING SIGNS AND 2) A DETAIL PLAN TO ADD ATTACHED SIGNS AND FREESTANDING SIGNS AT THE EXISTING DEVELOPMENT ON A 8.9414-ACRE TRACT OF LAND LOCATED AT 305 RIVER FERN PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of October 2023, the Plan Commission did consider and make recommendations on a certain request for 1) an amendment to Planned Development (PD) District 05-60 & Planned Development (PD) District 12-19 to add attached signs and freestanding signs and 2) a Detail Plan to add attached signs and freestanding signs at the existing development by **Angie Lemus**; 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 05-60 & Planned Development (PD) District 12-19 to add attached signs and freestanding signs and 2) a Detail Plan to add attached signs and freestanding signs to the existing development on an 8.9414-acre tract of land located at 305 River Fern Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 23-24

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-24

Tract 1: Lot 2R, Block 1, FIREWHEEL CENTER, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded under Document No. 201300126209 of the Official Public Records of Dallas County, Texas

Tract 2: Lot 1, Block 1, FIREWHEEL RESIDENTIAL, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded under Document No. 200600203921 of the Official Public Records of Dallas County, Texas

PLANNED DEVELOPMENT CONDITIONS

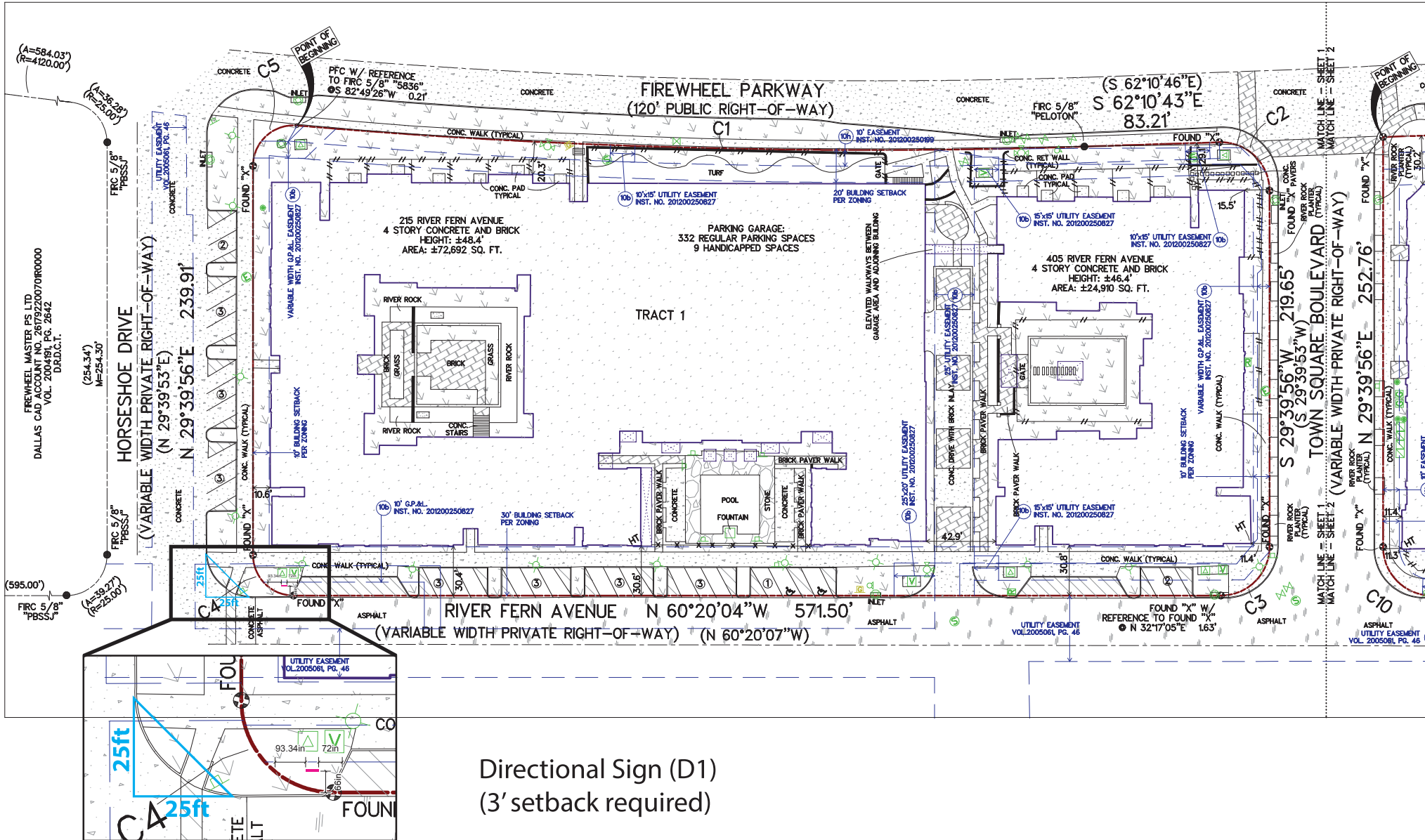
ZONING FILE Z 23-24

305 River Fern Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to amend certain requirements regarding detached and attached signs as identified on the signage exhibit for the Mixed Use Developments in Firewheel Town Center
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Freestanding Signs: Three (3) detached signs will be allowed as per Exhibit D. (Signs D1, D2 & E1).
- B. Attached Signs: One (1) attached sign is allowed as per Exhibit D. (Sign C).
- C. Site Plan: The signs shall be placed in the locations indicated in Exhibit C.

Site Map

----- indicates property line

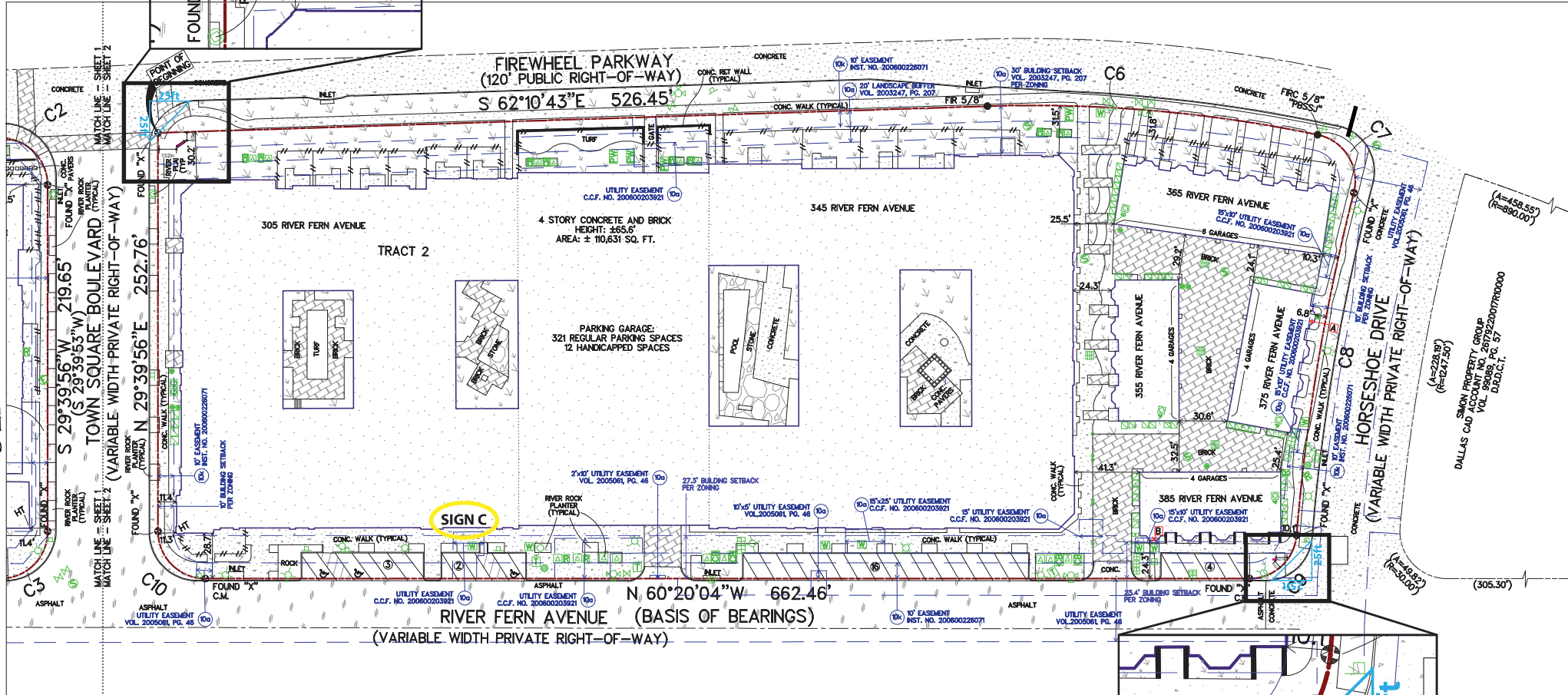


 PRIORITY SIGNS & GRAPHICS Where customer service is our top priority!	Client: Brio at Firewheel		Sales: Curt Horak		Revisions:	Initials/Date:	TSC# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 305 River Fern Dr, Garland, TX 75040		Designer: Hallie		1 -	-	
	Contact: Sarina Smith		Contact #: 972-402-6244	Date: 7/11/2023	2 -	-	
					3 -	-	
	Email: parksidedir@weidner.com		Approval Signature:		4 -	-	
					 INTERNATIONAL SIGN ASSOCIATION	MEMBER	

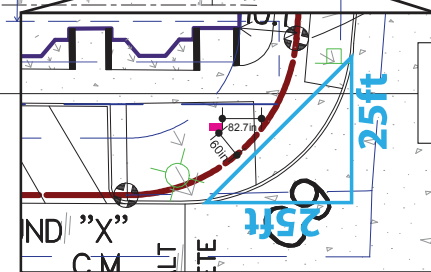
Site Map

Monument Sign (E1)
(3' setback required)

----- indicates property line



Directional Sign (D2)
(3' setback required)



Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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Contact: Sarina Smith		Contact #: 972-402-6244	2 -	-	
Email: parksidedir@weidner.com		Date: 9/12/2023	3 -	-	
Approval Signature:			4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION	MEMBER	

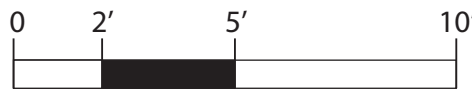
BRIO AT FIREWHEEL Sign C

Scope of work:
Manufacture and install new

EXHIBIT D



Existing



Proposed

	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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	Contact: Sarina Smith Contact #: 972-402-6244		Date: 7/11/2023	2 -	-	
	Email: parksidedir@weidner.com		Approval Signature:	3 -	-	
				4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER	

SIGN DETAILS/SPECIFICATIONS

Sign D1



Existing

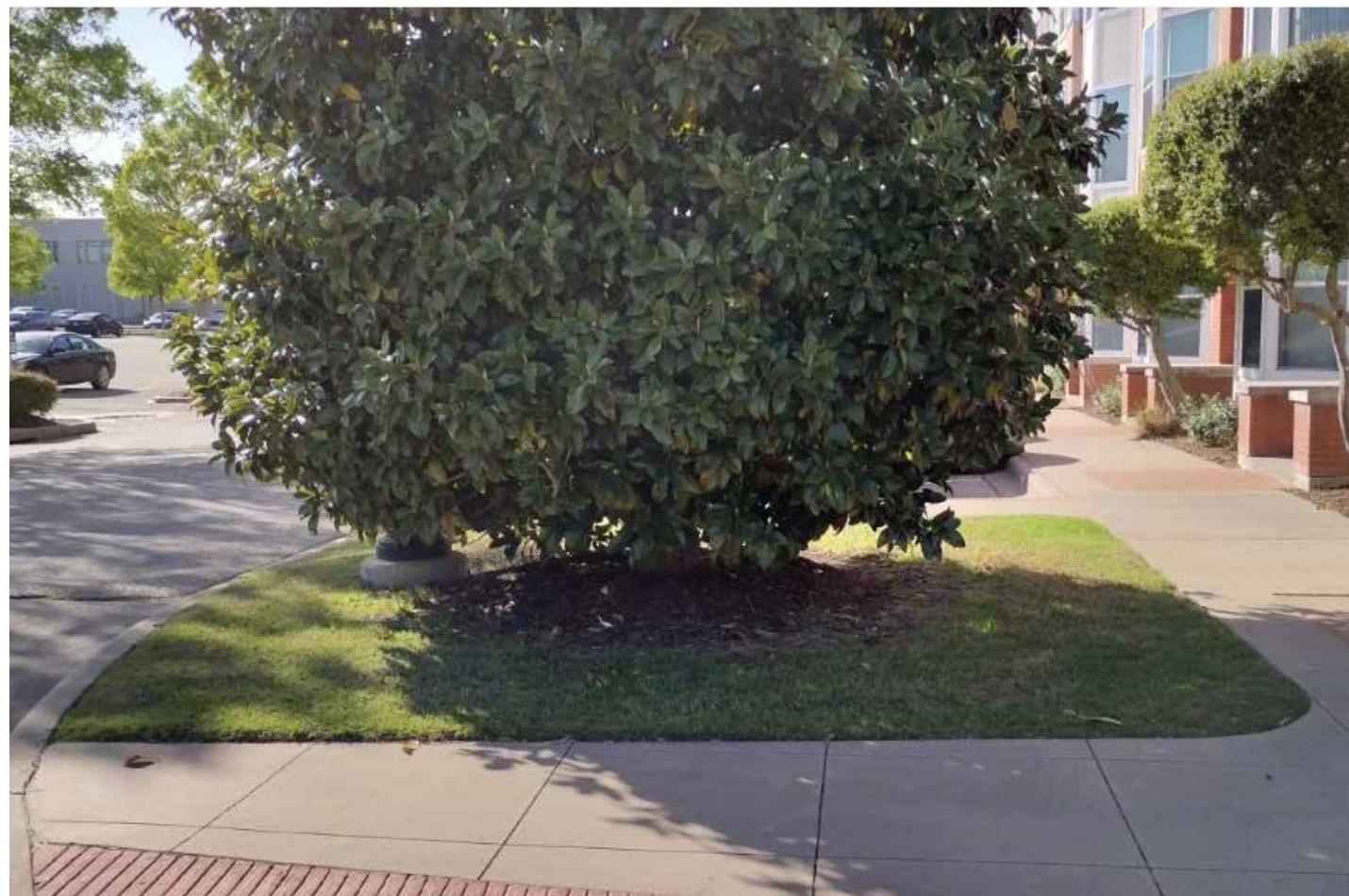


Proposed

	Client: Brio at Firewheel	Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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	Contact: Sarina Smith Contact #: 972-402-6244	Date: 7/11/2023	2 -	-	
	Email: parksidedir@weidner.com	Approval Signature:	3 -	-	
			4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER

SIGN DETAILS/SPECIFICATIONS

Sign D2



Existing



Proposed

EXHIBIT D

	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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	Email: parksidedir@weidner.com Approval Signature:		 INTERNATIONAL SIGN ASSOCIATION	3 -	-	
				4 -	-	
			MEMBER			

BRIO AT FIREWHEEL
Sign E1

Scope of work:
Manufacture and install new



Illumination: (Simulation Only)



Existing



Proposed

	Client: Brio at Firewheel		Sales: Curt Horak		Revisions:		Initials/Date:		TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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	Email: parksidedir@weidner.com		Date: 7/11/2023		3 -		-		
	Approval Signature:				4 -				
					INTERNATIONAL SIGN ASSOCIATION		MEMBER		



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7. d.

Meeting Date: 11/14/2023

Item Title: Z 22-58 Abreham Tessema (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-58 Abreham Tessema

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-58 Ordinance

Z 22-58 Exhibit A

Z 22-58 Exhibit B

Z 22-58 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION AMENDMENT FOR TRUCK/BUS STORAGE ON A PROPERTY ZONED INDUSTRIAL (IN) DISTRICT WITH A SPECIFIC USE PROVISION [S 20-28] FOR TRUCK/BUS STORAGE ON A 2.609-ACRE TRACT OF LAND LOCATED AT 2430 LONNECKER DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of October, 2021, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 20-28] for Truck/Bus Storage by **Abreham Tessema** 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 a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 20-28] for Truck/Bus Storage on a 2.609-acre tract of land located at 2430 Lonnecker Drive 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 22-58

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-58

BEING an approximate 2.609 acres of Lot 3R1 of Santa Fe-Miller Road Industrial District Addition Replat of Lot 3 as recorded in Instrument Number 20070294065 - Public Records of Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 22-58

2430 Lonnecker Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

the PD District, by the GDC, or by state or federal law.

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

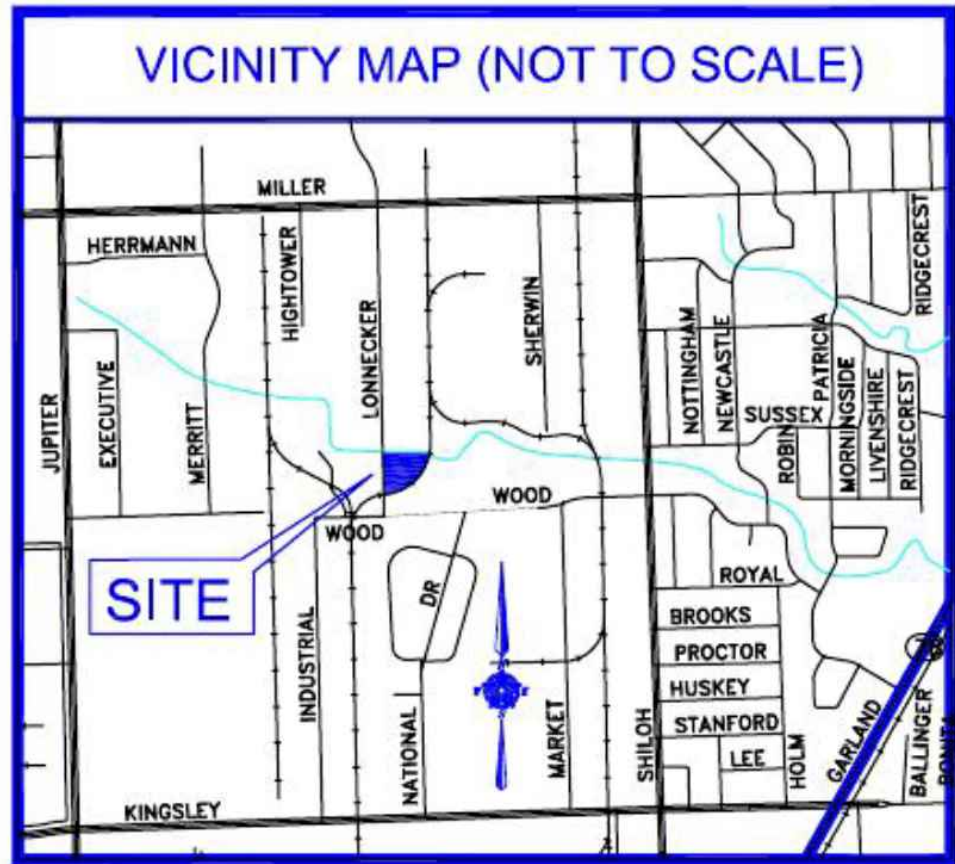
V. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

VI. Development Plans:

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

VII. Specific Regulations:

- A. Time Period: The Specific Use Provision shall be in effect for period of twenty (20) years.
- B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
- C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.
- D. Building Elevations: Building elevations shall conform to the elevations reflected on Exhibit E.



ARCHITECTURAL ELEMENTS PER
G.D.C. SEC. 4.83, "6 ELEMENTS" FROM
LIST INCLUDES ITEMS AS FOLLOWS:

1. A. AWNING/ CANOPY
NEW CANOPY TO BE INSTALLED
OVER FRONT ENTRY
2. D. TRANSOM WINDOW
NEW TRANSOM WINDOW TO BE INSTALLED
OVER FRONT ENTRY
3. J. DISTINCTIVE LIGHTING FEATURES
NEW ACCENT LIGHTS TO BE INSTALLED
ON NEW PILLARS.
4. L. NEW BENCHES FOR OUTDOOR SEATING
NEW BENCH AT WEST SIDE
5. N. VARIED ROOF HEIGHTS ACHIEVED W/
NEW RAISED PILLARS AND COPINGS
6. O. ORNAMENTAL FENESTRATION ACHIEVED
W/ BANDS, & COPINGS ON RAISED PILLARS

LEGAL DESCRIPTION

ZONING FILE Z 20-28
BEING AN APPROXIMATE 2.609 ACRES OF
LOT 3R1 OF SANTA FE-MILLER ROAD INDUSTRIAL
DISTRICT ADDITION REPLAT OF LOT 3 AS RECORDED
IN INSTRUMENT NO. 20070294065-PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS

ZONING

DESIGNATION: INDUSTRIAL DISTRICT
BUSINESS USE: SEMI-TRUCK STORAGE
BUILDING SETBACK: 25' FRONT
BUILDING SETBACK: 0' SIDES & BACK
LANDSCAPING EASEMENT: 10' (LONNEKER DRIVE)

LEGAL

ADDRESS : 2430 LONNECKER DRIVE
LAND : LOT 3R/ACRES = 2.609 ACRES
SANTA-FE MILLER ROAD INDUSTRIAL DISTRICT

PROJECT OWNER

MENGSTAB EPHRAIM
624 PINE VALLEY,
RICHARDSON, TX 75081
469 767-1440

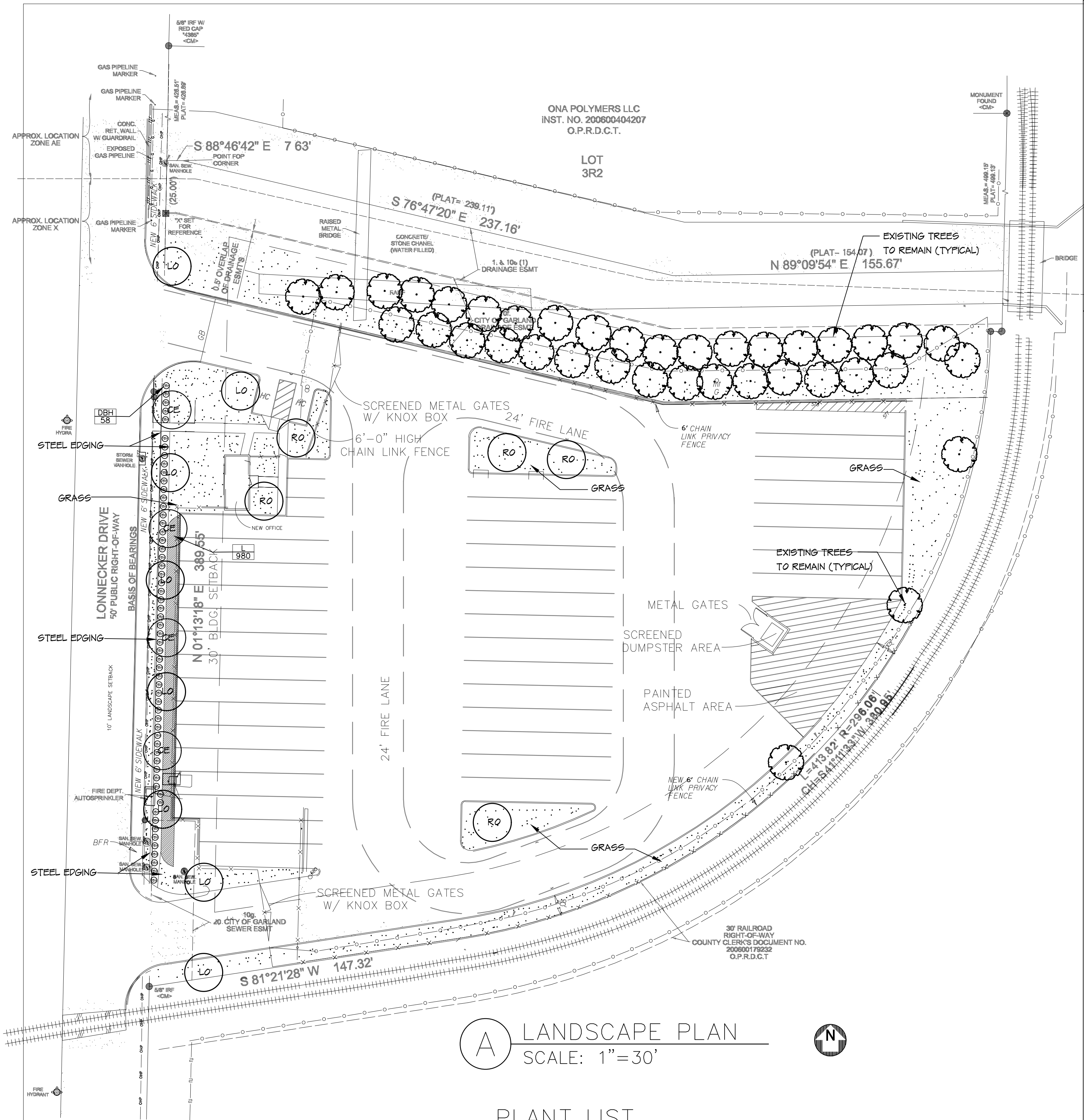
PROPOSED SITE DATA

GROSS LOT AREA = 113.666 S.F.
GROSS FLOOR AREA = N/A
FLOOR/LOT AREA RATIO N/A
IMPERVIOUS AREA = NO CHANGES
LANDSCAPE AREA EXTERIOR: NO CHANGE
LANDSCAPE AREA EXTERIOR: N/A
LANDSCAPE AREA EXTERIOR: NO CHANGE
BUILDING CONSTRUCTION: 1 STORY BRICK

PARKING RATIO

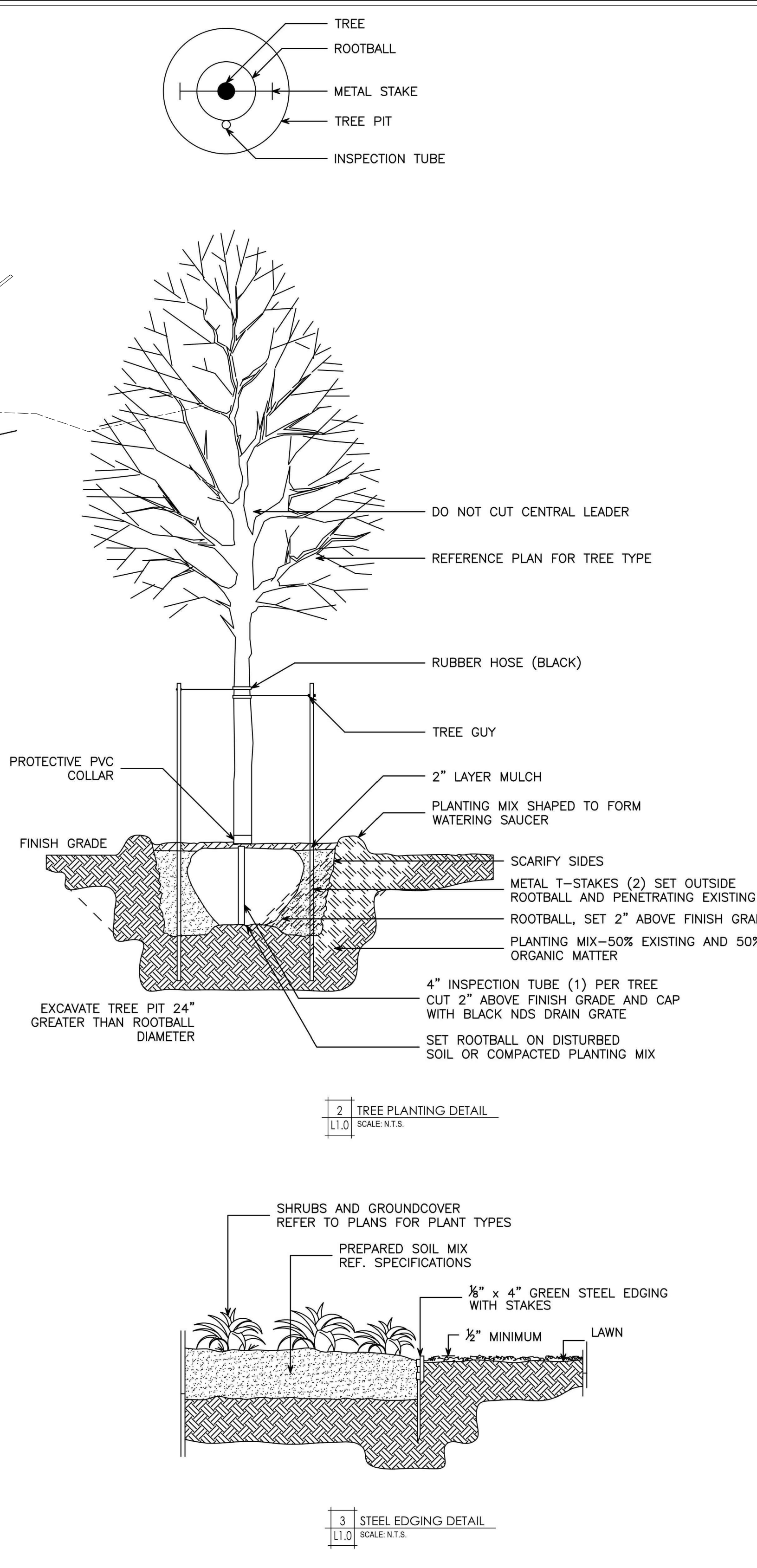
PARKING REQUIRED FOR OFFICE	=	1/300 S.F.
PARKING REQUIRED : 312/300	=	4
PARKING PROVIDED	=	5
TRUCK PARKING	=	37 SLIPS

EXHIBIT D



PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RO	5	SHUMARD RED OAK	<i>Quercus shumardii</i>	Minimum 3" caliper; minimum 10' ht. and 4' spread.	Nursery-grown B&B, containerized,or container-grown; full head; MATCHED
LO	8	LIVE OAK	<i>Quercus virginiana</i>	Minimum 3" caliper; minimum 10' ht. and 4' spread.	Nursery-grown B&B, containerized,or container-grown; full head; MATCHED
CE	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Minimum 3" caliper; minimum 10' ht. and 4' spread.	Nursery-grown B&B, containerized,or container-grown; full head; MATCHED
DBH	58	DWARF BURFORD HOLLY	<i>Ilex burfordii</i> "nano"	5 gallon (MINIMUM 24" ht. x 20" spread)	Full plant 36" o.c.
L	980	LIRIOPE	<i>Liriope muscarii</i>	4" pot	Plant 12" o.c.



CITY OF GARLAND LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	
TOTAL LOT = 10,000 SF.	
1/2 acre of lot devoted to landscape area (13,687 sq. ft.) 1 Shrub (12" to 500 sq. ft. req. buffer)	- PROVIDED 20' to 31' (230')
LOCKNECKER DRIVE BUFFER	
LANDSCAPE SIDE	
TOTAL LANDSCAPE BUFFER = 389 LF. = 60 LF. OF DRIVE = 329 LF. (3,900 SF.)	
1 TREE LANDSCAPE BUFFER 1 Shrub (12" to 30 LF.) 1 Shrub (Tree 12" to 30 LF.)	17' LANDSCAPE BUFFER 11' Shrub (Tree 12" to 30 LF.)
Parking Lot Screen (24" to 48" at planting) 30' within 2 panels	
44' Strip of Landscape 900 SF. of Trees	
PARKING LOT INTERIOR	
TOTAL SPECIES = 5	
- REQUIRED 1 Tree (12" to 15' planting) - and 1 Tree (12" to 15' planting)	- PROVIDED 6 Trees (12" to 15' planting)
Island of planting four trees	
4 Islands	

GENERAL NOTES:

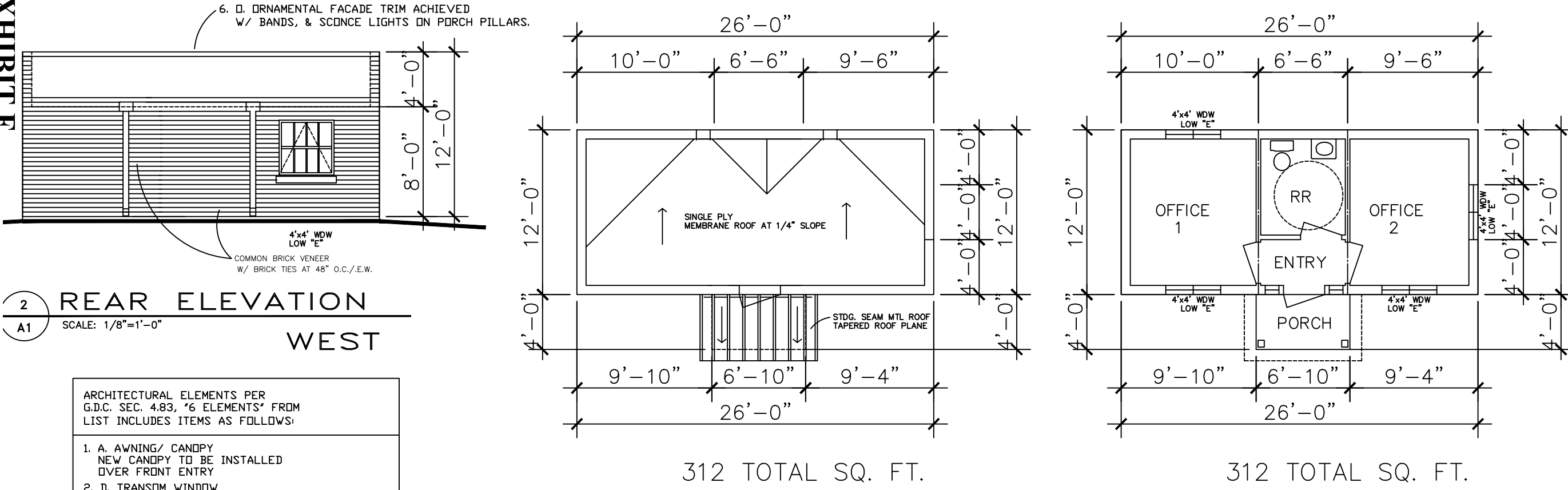
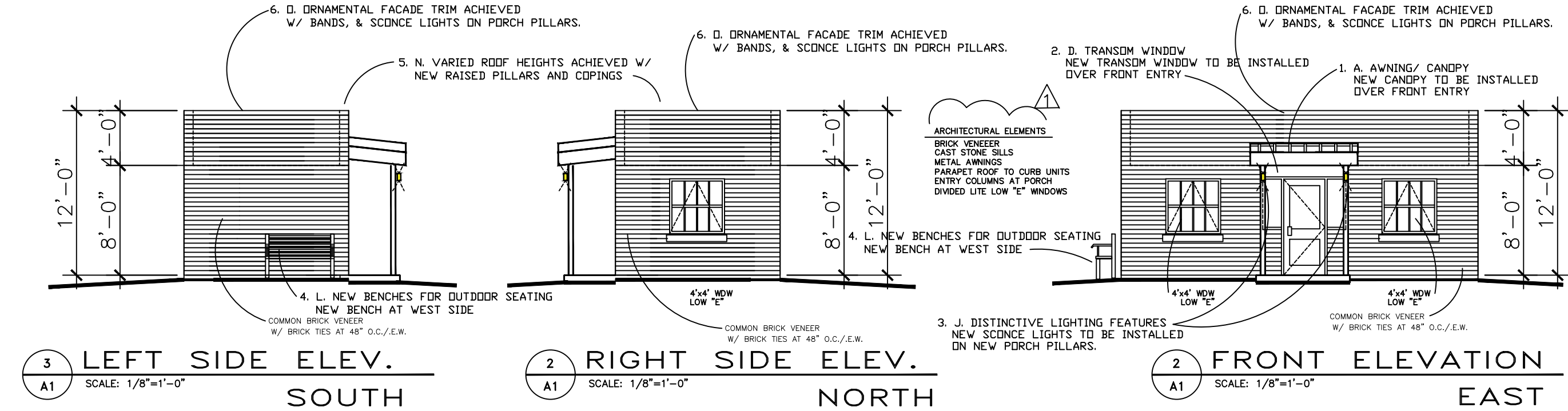
- Quantities shown on Plant List are Landscape Architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on plans regardless of quantities designated on Plant List.
- Contractor shall notify Landscape Architect of any discrepancies, ambiguity, or unlabeled plants on plans prior to bid submittal. If discrepancy, ambiguity, or unlabeled plant is not clarified by Landscape Architect prior to bid submittal date, Contractor shall note such item on bid.
- Contractor shall provide representative samples (minimum 3 each variety) of shrub and groundcover stock for Landscape Architect's and/or Owner's approval prior to major shipment of materials to site.
- After tillage and cleaning, all areas to be grassed shall be leveled, and fine graded. The required result shall be the elimination of ruts, depressions, humps, and objectionable soil clods. During the soil preparation process, a "Rock Pick or "Rock Rake" shall be used to gather surface stones as small as one inch (1") in diameter.
- Grass areas to be either hydromulch Bermuda or perennial Rye, depending on date of planting. Bermudagrass hydromulch shall not be applied prior to May 15 nor after August 15 nor at any time the soil temperature is less than 70 F. If grassing is to occur after August 15 or before May 15, Contractor shall include perennial Rye as base bid with an alternate price to return the following Spring (after May 15) to scalp Rye and re-hydromulch with Bermuda, guaranteeing a full stand of grass.
- Contractor shall guarantee a full stand of grass, regardless of whether a permanent landscape irrigation system is installed. Contractor shall provide temporary irrigation or hand water as required for turf establishment.
- Soil amendment to be "Compost" as produced by Living Earth Technology (Phone: 214-869-4332), or approved equal.
- Tree holes to be excavated 2' greater than ball diameter and 6" deeper. Backfill with 2/3 existing soil and 1/3 Compost (or approved equal) as noted under 7 above, thoroughly blended by mechanical means prior to backfill.
- Shrub pits shall be excavated 12" greater than container diameter and 6" deeper. Backfill with 1/2 existing soil and 1/2 Compost (or approved equal) as noted under 7 above, thoroughly blended by mechanical means prior to backfill.
- Mulch topdressing to be minimum 2" layer shredded hardwood, spread uniformly on all shrub and groundcover beds and on all tree saucers.
- Bed edging (if applicable) to be 1/8"x4" Ryerson "Estate" edging as manufactured by Joseph Ryerson Co., inc. Houston, Texas (phone: 713.675.6111), or approved equal.
- All holes for trees and large shrubs shall be tested for water retention prior to tree or shrub installation. After hole is excavated, it is to be filled with water to the top of the excavation. If, after 24 hours, the hole still holds water, the Contractor shall excavate an additional 6" from the bottom of the hole. The Landscape Contractor shall then install 6" of native washed gravel covered on the top (and up to a minimum of 12" on the sides of the hole) with filter fabric. The Contractor shall also install a capped 3" diameter PVC sump which will extend from near the bottom of the rock layer to 3" above the proposed finish grade so the hole can be evacuated through mechanical means.
- All planting (trees, shrubs, groundcover, and/or grass as applicable, to be guaranteed for a period of one year after Final Acceptance.

The Contractor shall provide a turn-key landscape sprinkler design and installation based on the following criteria:

- A. Contractor shall design the system in accordance with industry accepted practice and the recommendations of the manufacturer of the equipment provided. The system design shall be completed and stamped by a licensed engineer.
- B. All landscaped areas as shown on the plans to be watered by the system.
- C. Design pressure shall be based on 60 minimum psi static pressure and 20 minimum psi residual pressure at 300 mm gpm at the water meter. The irrigation system shall be on a separate water meter.
- D. System shall be automatic with controller(s) and remote controlled valves.
- E. The sprinkler system shall be designed utilizing pipe sizes, valves, heads, and zone operation time schedules, to assure an economical and operational system with complete and even coverage. Lawn area systems shall be designed on a spot head type system that provide rotary heads that can be used in large open turf areas. Rotar heads that not be used in areas less than 200 sq foot areas.
- F. Acceptable equipment manufacturers are Toro, Rainbird, Hunter, Hunter, or Weathermatic.



EXHIBIT E



- ARCHITECTURAL ELEMENTS PER G.D.C. SEC. 4.83, "6 ELEMENTS" FROM LIST INCLUDES ITEMS AS FOLLOWS:
1. A. AWNING/ CANOPY NEW CANOPY TO BE INSTALLED OVER FRONT ENTRY
 2. D. TRANSOM WINDOW NEW TRANSOM WINDOW TO BE INSTALLED OVER FRONT ENTRY
 3. J. DISTINCTIVE LIGHTING FEATURES NEW ACCENT LIGHTS TO BE INSTALLED ON NEW PILLARS.
 4. L. NEW BENCHES FOR OUTDOOR SEATING NEW BENCH AT WEST SIDE
 5. N. VARIED ROOF HEIGHTS ACHIEVED W/ NEW RAISED PILLARS AND COPINGS
 6. D. ORNAMENTAL FACADE TRIM ACHIEVED W/ BANDS, & SCOTCH LIGHTS ON PORCH PILLARS.

EBRO CONSULT
DESIGN & CONSTRUCTION
12484 ABERNATHY #1924 DALLAS, TEXAS 75243
214 772-5619 214 335-6712
Email: ebrosdesign@yahoo.com

TRUCK CENTER OFFICES
OFFICE BUILDING / TFO Improvements Project
2430 LONNEKER, GARLAND, TEXAS 75041

REVISION	
ISSUE FOR REVIEW	
03-01-2022	
REVISED PER CITY COMMENTS	
2-28-2023	
REVISED PER CITY COMMENTS	
7-13-2023	

DRAWN BY:	CHECKED BY:
ORG. DATE:	REV. DATE:
JOB NO.	SHEET NO.
SCALE:	A2



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7. e.

Meeting Date: 11/14/2023

Item Title: Z 23-35 Bohler Engineering TX, LLC (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 23-35 Bohler Engineering TX, LLC.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 23-35 Ordinance

Z 23-35 Exhibit A

Z 23-35 Exhibit B

Z 23-35 Exhibits C & D

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 23-15 FOR COMMUNITY RETAIL (CR) USES AND 2) A DETAIL PLAN FOR AN EXPANSION OF THE EXISTING WALMART GARDEN CENTER ON A 20.22-ACRE TRACT OF LAND LOCATED AT 5302 NORTH GARLAND AVENUE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of October 2023, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses and 2) a Detail Plan for an expansion of the existing Walmart Garden Center by **Bohler Engineering TX, LLC**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the 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 23-15 for Community Retail (CR) Uses and 2) a Detail Plan for an expansion of the existing Walmart Garden Center located at 5302 North Garland Avenue and being more particularly described in Exhibit A, attached hereto, and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 23-35

PASSED AND APPROVED this _____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-35

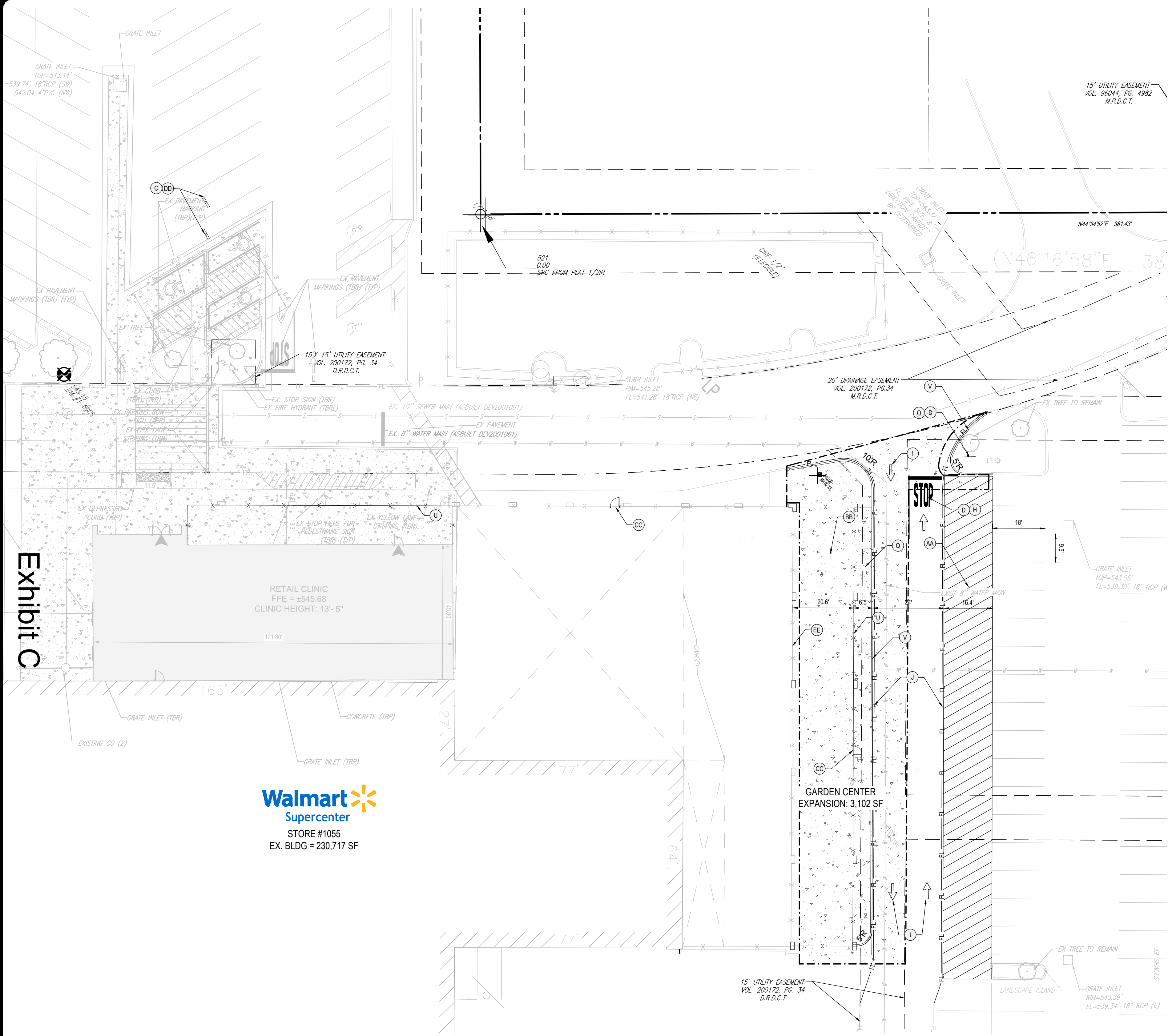
Lot 2R, Block 1 of the TBCW Addition, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof, recorded under Instrument Number 201300236141, Official Public Records, Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-35

5302 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the expansion of the existing Walmart Garden Center.
- 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 the Planned Development (PD) District 23-15 and 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 D. 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. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit D.



SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF GARLAND DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH T.X.D.O.T. AND CITY OF GARLAND LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADI DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF TEXAS APPROVED FACILITY.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE T.X.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- ALL DISTURBED AREAS WITHIN THE T.X.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
- STANDARD INDICES REFER TO THE LATEST VERSION OF T.X.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
- NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE T.X.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

RIGHT-OF-WAY NOTES:

- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- ALL AREAS WITHIN THE COUNTY OR T.X.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR T.X.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO

- OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/UNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO

ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.

- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

FLOODPLAIN INFORMATION

ACCORDING TO COMMUNITY PANEL NO. 48113C0210L, DATED JULY 7, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DIMENSION CONTROL PLAN NOTES:

- SEE SHEET C-101 AND C-102 FOR GENERAL NOTES.
- ALL DIMENSIONS ARE FROM FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- ARCHITECTURAL, STRUCTURAL, MECHANICAL/ELECTRICAL/PLUMBING, LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION FOR PAVEMENT WITHIN SAWCUT LIMITS IN ROW.
- CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY PROVIDERS FOR UTILITY CONNECTION POINTS.
- BASED ON THE FEMA FIRM MAP PANEL NO. 48113C0210L, REVISED 07/07/2014, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE IN THE 500-YEAR FLOODPLAIN, WITHOUT BASE FLOOD ELEVATIONS), WHICH IS A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS PLAN WAS PREPARED WITH "ALT/ANSPS LAND TITLE SURVEY" PREPARED BY BOHLER ENGINEERING, DATED 01/12/2023.

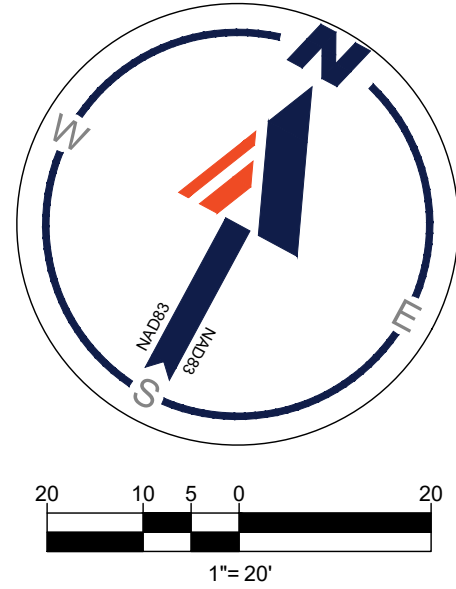
SITE LEGEND

REFERENCE DETAIL SHEET

- NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- NEW 30"X30" STOP SIGN.
- NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- NEW STOP TEXT AND STOP BAR.
- NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
- NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
- LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- NEW 4" WIDE PAINTED YELLOW STRIPES - 6" LONG WITH 18" GAPS.
- NEW OPEN ARROW PAVEMENT MARKINGS.
- 6" NEW FIRE LANE STRIPING.
- NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- EXISTING STOP SIGN TO REMAIN.
- EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
- EXISTING BOLLARD AND SIGN POST TO BE REPAINTED.
- NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- PROP BOLLARD (TYP) (MATCH PAINT/SLEEVE TO ARCH PLANS)
- PROP CONCRETE SIDEWALK
- PROP FLUSH CURB
- PROP ADA DETECTABLE WARNING STRIP
- PROP SAWCUT LIMITS
- PROP GARDEN CENTER FENCE (REFER TO ARCHITECTURAL PLANS)
- PROP TYPE "D" CURB
- PROP DROP OFF LOCATION
- PROP RELOCATION FOR PARKING ROW SIGN
- PROP ADA SIGN
- MATCH EXISTING CROSSWALK MARKING
- 6" NEW YELLOW LANE STRIPING
- PROP GARDEN CENTER BUILD BACK
- PROP GARDEN CENTER ENTRANCE
- PROP HEALTH CLINIC DEDICATED PARKING SPACES
- EXISTING GARDEN CENTER FENCE

LEGEND	
PROP. SIGN	
PROP. BUILDING ENTRANCES	
PROP. STANDARD DUTY CONCRETE	

SITE ADDRESS (S):	5302 N GARLAND AVE. GARLAND, TX 75040
SITE AREA	20.22 ACRES (880,783 SF)
PROPERTY ID#:	265943000102R0000
ENGINEER:	BOHLER ENGINEERING 2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034
LAND USE	EXISTING RETAIL/GROCERY
ZONING	PD 23-15 - PLANNED DEVELOPMENT
ABUTTING ZONING	PD (EAST & WEST) CR - (NORTH) AG & PD (SOUTH)
FUTURE LAND USE	COMMUNITY CENTERS
ABUTTING FUTURE LAND USE	COMMUNITY CENTERS (NORTH, SOUTH, EAST & WEST)
SETBACKS:	REQUIRED
FRONT:	30'
SIDE:	20'
SIDE:	20'
REAR:	15'
BUILDING COVERAGE:	EXISTING 230,717 SF
WITHIN LIMITS OF DISTURBANCE:	PROPOSED
IMPERVIOUS AREA:	9,771 SF
PERVIOUS AREA:	90 SF
FLOOR TO AREA RATIO (FAR):	0.26
BUILDING HEIGHT:	35'
PARKING:	
EXISTING PARKING SPACES:	896 SPACES
EXISTING PARKING RATIO:	3.98
APPROVED PARKING SPACES (CASE Z23-15):	894 SPACES
APPROVED PARKING RATIO (CASE Z23-15):	3.87
PROPOSED PARKING SPACES:	861 SPACES
PROPOSED PARKING RATIO:	3.72 / 1000
MIN. REQUIRED PARKING SPACES:	925 SPACES



CASE NUMBER: 230824-3

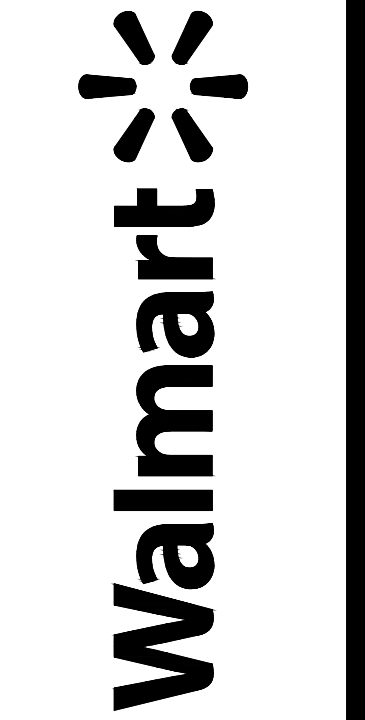
REVISIONS	BY
CITY OF GARLAND COMMENTS 8/13/2023	AO

BOHLER

2600 NETWORK BLVD, SUITE 310
FRISCO, TEXAS 75034
Phone: (469) 468-7300

TYPE NO. 10063 TEMPLS NO. 1018413

SUPERCENTER #1055
GARLAND, TX
WAL-MART STORES EAST, LP
5302 N GARLAND AVE
TBCW ADDITION BLK 1, LOT 2R
GARLAND, TX 75040



DRAWN AO
CHECKED SM
DATE 9/13/2023
JOB No. FLA220115
SHEET TITLE DETAILED SITE PLAN
SHEET NUMBER C-302

1

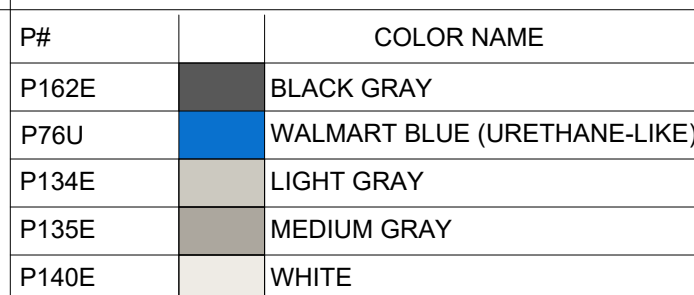


Exhibit D

2 SIDE ELEVATION
1" = 30'-0"

1 FRONT ELEVATION
1" = 30'-0"

CASE #230824-3
OCCUPANCY: M MERCANTILE (RETAIL STORE)
TYPE OF CONSTRUCTION: V-B UNPROTECTED
ZONING DISTRICT: PD 23-15
BASE ZONE: PD CR



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. a.

Meeting Date: 11/14/2023

Item Title: GDC Amendment Related to Auto Repair, Minor in CR District

Submitted By: Will Guerin, Planning Director

REQUEST

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

PLAN COMMISSION RECOMMENDATION

During their October 23, 2023 meeting, the Plan Commission, with a nine (9) to zero (0) vote, recommended approval of amending the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail District.

STAFF RECOMMENDATION

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

BACKGROUND

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) regarding the allowance of Minor Automobile Repair uses in the Community Retail (CR) District. It is proposed to allow such uses in the CR zoning district by SUP only, rather than by right.

CONSIDERATIONS

1. Currently Automobile Repair, Minor use is allowed by right in the Community Retail (CR) District. The Community Retail District is a prevalent commercial zoning district in Garland and is commonly found along thoroughfares and oftentimes in close proximity to residential neighborhoods. Minor Automobile Repair businesses are a common use permitted in this zoning district. The Development Services Committee of the City Council recommends allowing Automobile Repair, Minor use only by Specific Use Provision (SUP) in the Community Retail (CR) District, which would require a public

hearing process. The use would remain allowed by right in the more intensive commercial and industrial zoning districts.

2. Automobile Repair, Minor is defined in the Garland Development Code as the minor repair of automobiles such as the following: replacement of parts, tires (includes tire store), tubes and batteries, diagnostic services, minor maintenance services such as grease, oil (includes oil or lube facility), spark plug and filter changing, tune-ups, emergency road service, replacement of starters, alternators, hoses and brake parts, automobile washing and polishing, performing state inspections and making minor repairs necessary to pass state inspections, normal servicing of air-conditioning systems, the repair and replacement of automotive glass and upholstery, and other similar maintenance services, but not including any operation named under Automobile Repair (Major) or any other similar use.

3. The draft ordinance and exhibit are attached for the City Council's review and recommendation.

Attachments

Draft Ordinance

Exhibit

ORDINANCE NO.

AN ORDINANCE AMENDING THE LAND USE MATRIX OF CHAPTER 2 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, TO ALLOW FOR MINOR AUTOMOBILE REPAIR USE BY SUP IN COMMUNITY RETAIL DISTRICTS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; 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 the "Land Use Matrix," of Chapter 2, of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to amend "Automobile Repair, Minor" under "Motor Vehicle & Related Uses," which shall be allowed only by SUP ("S") in the CR district, and by right in the LC, HC, and IN Districts, and being more particularly depicted and described in Exhibit "A", which is attached hereto and incorporated herein by reference.

Section 2

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

Section 5

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:

Exhibit A

"LAND USE MATRIX

...

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	Parking Requirements	Cross-Reference(s) for Special Standards
...												S	P	P	P	1/400 gfa + 2/repair bay Sec. 2.52(A) (3), Sec. 4.20	1/400 gfa + 2/repair bay Sec. 2.52(A) (3), Sec. 4.20
Automobile Repair, Minor																	
...																	

..."



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. b.

Meeting Date: 11/14/2023

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

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 2) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use.

LOCATION

5050 North Garland Avenue

OWNER

Same Real Est

PLAN COMMISSION RECOMMENDATION

On October 23, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 01-16, and 2) a Detail Plan for a Restaurant, Drive-Through Use and Retail Store Use.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 2) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use.

BACKGROUND

The subject property is a pad site on the larger Sam's Club property along North Garland Avenue. The site is between an existing Sonic Drive-In Restaurant and the Sam's Club fuel pumps. The site is currently parking for Sam's Club. The applicant proposes a Tim Horton's coffee shop with a drive-through, and a retail use.

SITE DATA

The 1.04-acre site will be accessed from the existing mutual access drive just to the East of the property, between the site and the fuel pumps. accessed from North Garland Avenue, including a mutual access driveway to the south.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 01-16 for Community Retail Uses. The PD 01-16 Detail Plan was approved for the original Sam's Club and Walmart development.

CONSIDERATIONS

1. The applicant proposes to carve out a 1.04-acre pad site from the Sam's Club parking area to develop a 4,257 square-foot building with a 400 square-foot patio. 1,633 square feet will be for the Tim Horton's coffee shop with a drive-through and 2,624 square feet will be for the Retail Store Use that currently has no tenant lined up (Exhibit C). The proposed site will be accessed from existing access points on the Sam's Club site as no new direct access points off North Garland Avenue are being proposed.
2. The parking for the proposed Tim Horton's site is in compliance with the Garland Development Code (GDC). In addition, the parking for the Supercenter site will remain in compliance.
3. The landscape layout (Exhibit D) is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.
6. The applicant is requesting approval of a Specific Use Provision for twenty-five (25) years. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

The proposed development is consistent with the recommended uses for Community Centers.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The proposed use is considered “Stand Alone Commercial” per the Economic Development Strategic Plan. The Tim Horton’s brand is a well-known Canadian coffee shop that is largely present in Canada and the Northern United States. There is currently only one location in Texas with none being in North Texas. The proposal will generate additional sales tax revenue to the City and redevelop a portion of an underutilized parking lot.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties across North Garland Avenue are zoned Community Retail (CR) District, Planned Development (PD) District 04-42, Planned Development (PD) District 03-66, Planned Development (PD) District 03-65 and Planned Development (PD) District 03-24 for Community Retail Uses; these properties are developed with bank institutions, a variety of retail services, restaurants, and a fitness club. The property to the Northeast is zoned Planned Development (PD) District 23-15 and it is developed with a shopping center. The properties to the South and Southeast are zoned Planned Development (PD) District 05-63, Planned Development (PD) District 20-16, Planned Development (PD) District 12-56 for Community Retail (CR) Uses, and Agricultural (AG) District. These sites feature a Bank, a Car Wash Automated/Rollover, a Retail Store, and the Curtis Culwell Center.

The proposed development is generally compatible with the surrounding area which is characterized by retail, banking, and food service activity.

Attachments

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



5050 North Garland Avenue

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-23

5050 North Garland Avenue

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

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-23

5050 North Garland Avenue

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

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

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

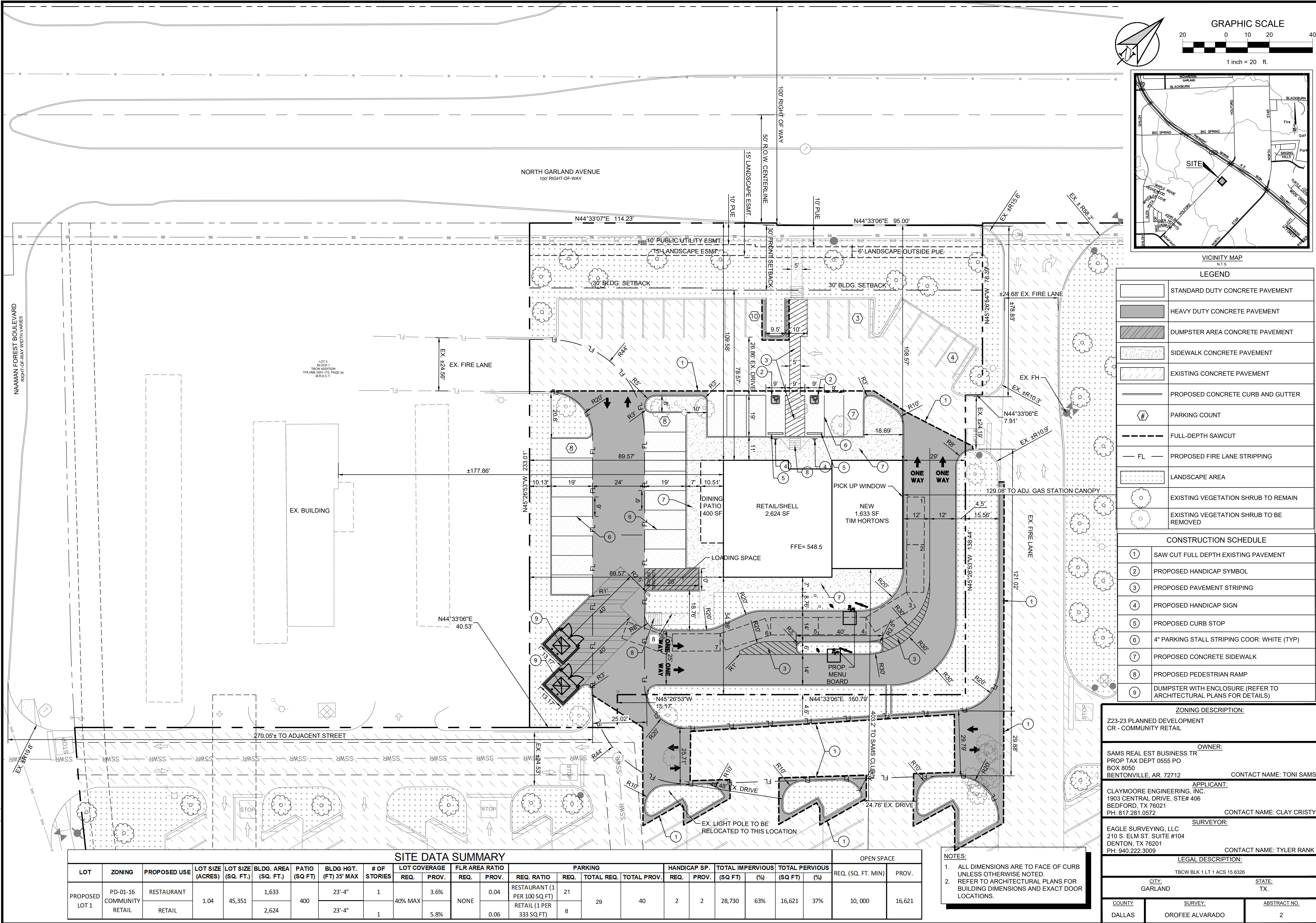
F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Regulations:

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

PLOTTED BY: REGGIE SMITH
PLOT DATE: 10/19/2023 9:27 AM
LOCATION: Z:\PROJECTS\MARKETING\POPEYES - GARLAND\SAMS\CADD\SHEETS\SP-1.DWG
LAST SAVED: 10/18/2023 8:59 AM



SITE DATA SUMMARY																				OPEN SPACE				
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	PATIO (SQ FT)	BLDG HGT. (FT) 35' MAX	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		REQ. (SQ. FT. MIN)	PROV.	
									REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)			(%)
PROPOSED LOT 1	PD-01-16 COMMUNITY RETAIL	RESTAURANT	1.04	45,351	1,633	400	23'-4"	1	40% MAX	3.6%	NONE	0.04	RESTAURANT (1 PER 100 SQ FT)	21	29	40	2	2	28,730	63%	16,621	37%	10,000	16,621
		RETAIL			2,624								RETAIL (1 PER 333 SQ.FT)	8										

ZONING DESCRIPTION:	
Z23-23 PLANNED DEVELOPMENT CR - COMMUNITY RETAIL	
OWNER:	
SAMS REAL EST BUSINESS TR PROP TAX DEPT 0555 PO BOX 8050 BENTONVILLE, AR. 72712	
CONTACT NAME: TONI SAMS	
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, STE# 406 BEDFORD, TX 76021 PH: 817.281.0572	
CONTACT NAME: CLAY CRISTY	
SURVEYOR:	
EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009	
CONTACT NAME: TYLER RANK	
LEGAL DESCRIPTION:	
TBCW BLK 1 LT 1 ACS 15.6326	
CITY:	STATE:
GARLAND	TX.
COUNTY:	ABSTRACT NO.
DALLAS	OROFEE ALVARADO 2

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PHONE: 817.281.0572
1903 CENTRAL DRIVE, SUITE 406
BEDFORD, TX 76021
WWW.CLAYMOOREENR.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: CLAY CRISTY
P.E. No. 10980 Date: 10/19/2023

TIM HORTONS

5150 NORTH GARLAND AVENUE

GARLAND, TX. 75040

SITE PLAN

CASE # 230309-1

DESIGN: SDG

DRAWN: SDG

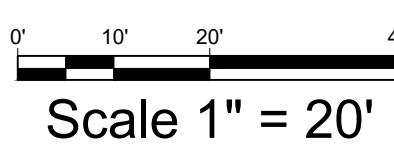
CHECKED: CLC

DATE: 10/19/2023

SHEET

SP-1

CM FILE NO.



42"-48" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)
24"-30" DIA. RED GRANITE BOULDER - BURY 1/3 TO 1/2 OF HEIGHT (TYP.)
NOTE: A LOCAL EQUIVALENT TO RED GRANITE BOULDERS MAY BE USED WITH OWNER'S AND LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

<u>SITE TREES & PERIMETER LANDSCAPE</u>	
FRONTAGE LENGTH:	209 LF
STREET TREES REQUIRED:	7 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	9 TREES EXISTING
SHRUBS REQUIRED:	49 SHRUBS (7 SHRUBS PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED:	49 SHRUBS
<u>PARKING SPACES:</u>	
TREES REQUIRED IN PARKING AREAS:	26 SPACES
TREES PROVIDED IN PARKING AREAS:	3 TREES (1 PER 10 SPACES)
	3 TREES

BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT THE
HAS READ AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO
REMAIN).

IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF
THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL
LANDSCAPE AREAS ARE WITHIN ± 0.1 OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION
ON TURF AREA AND PLANTING BED PREPARATION.

b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN
SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE
DRAINAGE AWAY FROM STRUCTURE AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING
PLANS, AND AREAS OF UNDESIRABLE PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES
AND ELIMINATE PONDING POTENTIAL.

c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED,
TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED
ON THE SOIL TEST PERFORMED), AND THE FINISH GRADE TO BE ESTABLISHED.

d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING
SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO
ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE
GRADING PLANS, AT THE TRANSITION FROM THE FINISH GRADE TO THE WALK.

e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING
SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE
SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY
FROM THE WALKS.

f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT,
THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS
TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.

ALL PLANT LOCATIONS ARE TO BE LOCATED AND APPROVED BY THE LANDSCAPE ARCHITECT OR
DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF
THE PERMITTING AGENCY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS,
ETC.).

g. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN
ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN
THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR
CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.

h. ANY SUBSTITUTIONS OF PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. WITHOUT THE WRITTEN PERMISSION OF THE
LANDSCAPE ARCHITECT, IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL
NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).

i. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR
THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S
REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO
SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE
OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD,
AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.

6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.



TIM HORTONS
5150 NORTH GARLAND AVENUE
GARLAND, TX. 75040

[illegible]

DESIGN:	CBD
DRAWN:	CBD
CHECKED:	CBD
DATE:	09/19/2023
SHEET LP-1	
CM FILE NO.	

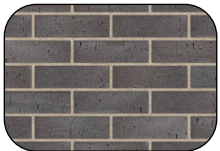
MATERIALS



ACME BRICK
DOVE GRAY
MODULAR - VELOUR



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



CLOUD CERAMICS
MIDNIGHT
MODULAR - VELOUR

EIFS PAINT COLORS (SHERWIN WILLIAMS)



GRAY SCREEN
SHERWIN WILLIAMS



SNOWBOUND
SHERWIN WILLIAMS



BLACK RED
SHERWIN WILLIAMS



CYBERSPACE
SHERWIN WILLIAMS

OTHER MISC. FINISHES



PREFINISHED METAL
BERRIDGE
CHARCOAL GRAY



ALUMINUM CANOPY
BLACK ANODIZED



TIMS ACCENT COLOR
SHERWIN WILLIAMS
READ RED

Architectural Elements

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

EXHIBIT E

Project Name:
Garland Retail Center

Drawing Title:
Preliminary Elevations

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

Date: 07.20.2023

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

Reference: -

Sheet Number:
P.ELEV

Project No: -

RYDEN ARCHITECTURE
architecture | planning

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

MATERIALS



ACME BRICK
DOVE GRAY
MODULAR - VELOUR



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



CLOUD CERAMICS
MIDNIGHT
MODULAR - VELOUR

EIFS PAINT COLORS (SHERWIN WILLIAMS)



GRAY SCREEN
SHERWIN WILLIAMS



SNOWBOUND
SHERWIN WILLIAMS



BLACK RED
SHERWIN WILLIAMS



CYBERSPACE
SHERWIN WILLIAMS

OTHER MISC. FINISHES



PREFINISHED METAL
BERRIDGE
CHARCOAL GRAY



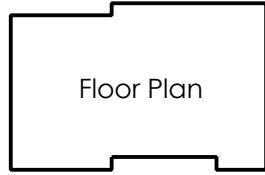
ALUMINUM CANOPY
BLACK ANODIZED



TIMS ACCENT COLOR
SHERWIN WILLIAMS
READ RED

Architectural Elements

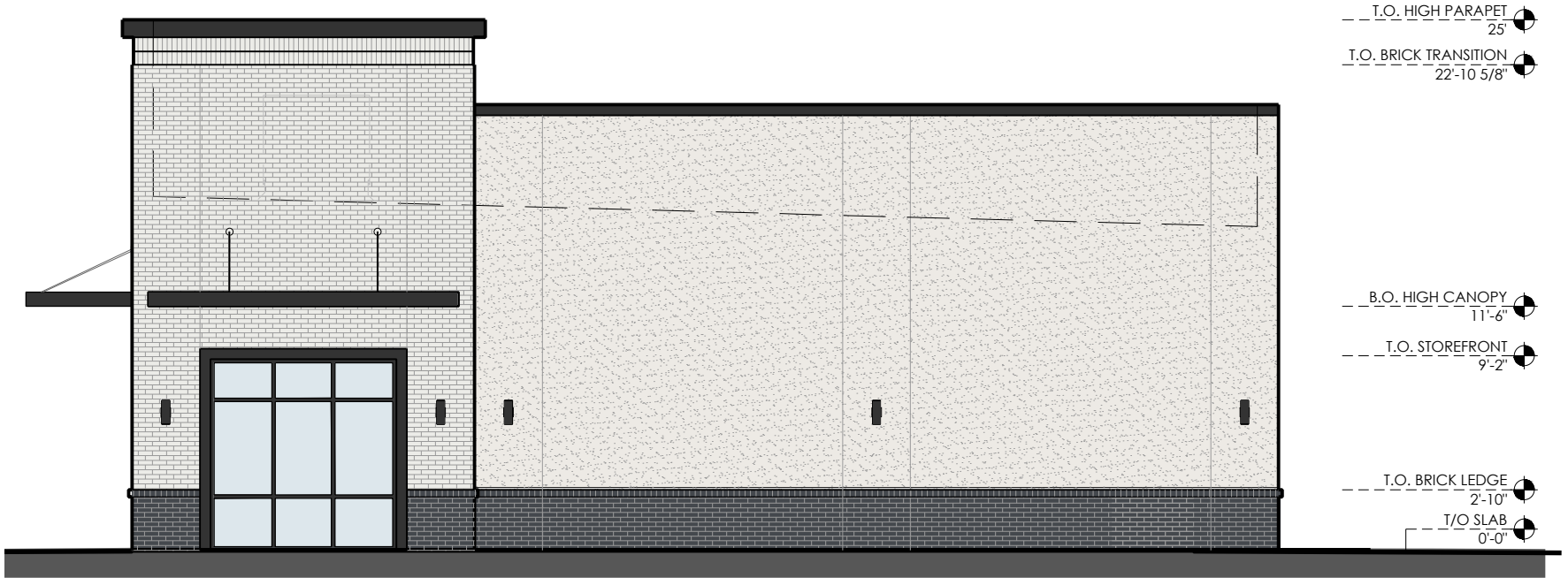
1. Canopy
2. Transoms
3. Display Windows
4. divided Window Lights
5. Ornamental Facade
6. Outdoor Seating (Re. Site plan)



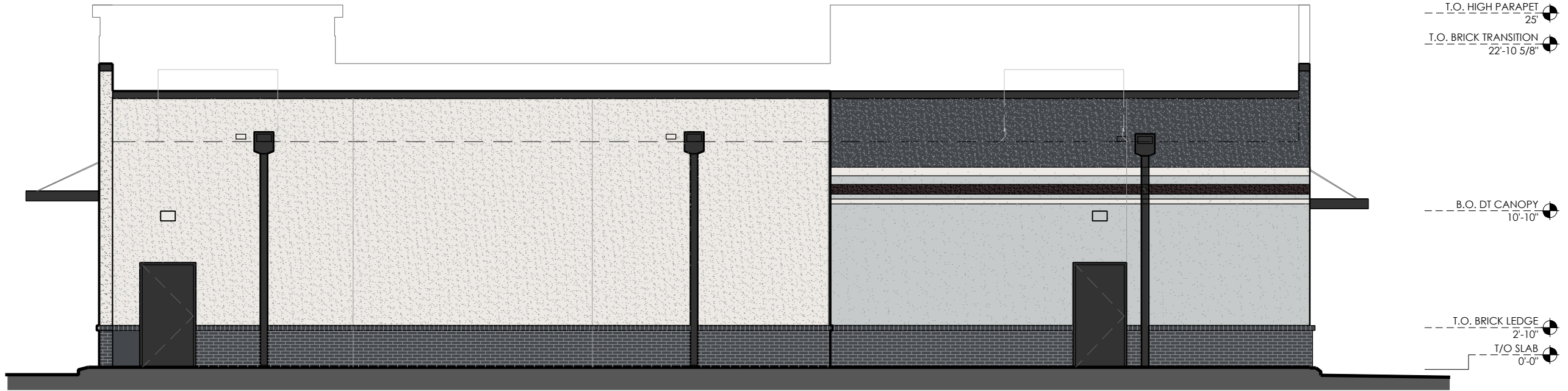
Floor Plan

N

West Elevation



South Elevation



Project Name:
Garland Retail Center

Drawing Title:
Preliminary Elevations

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

Date:
07.20.2023

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

Reference:
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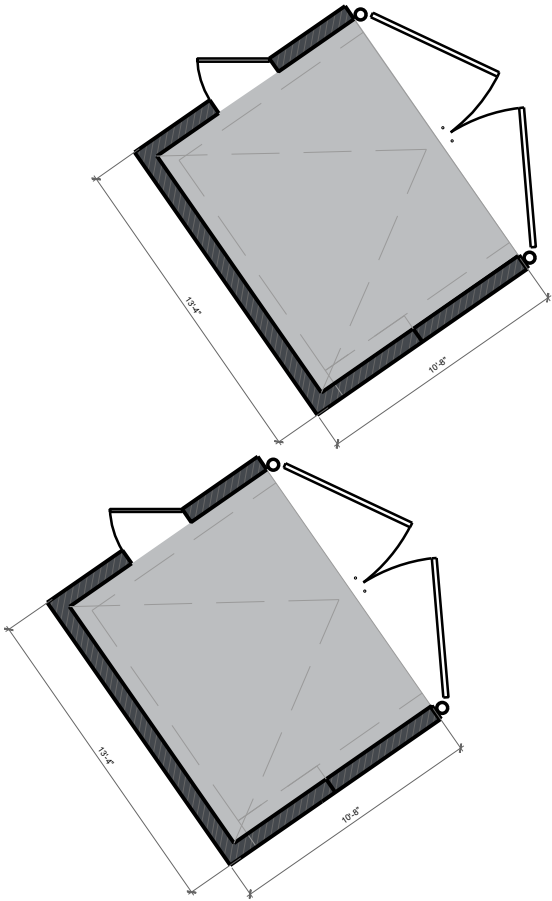
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Project No:
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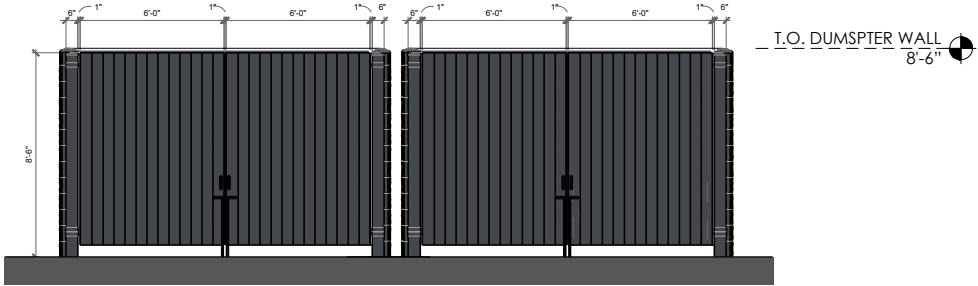
RYDEN ARCHITECTURE
architecture | planning

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

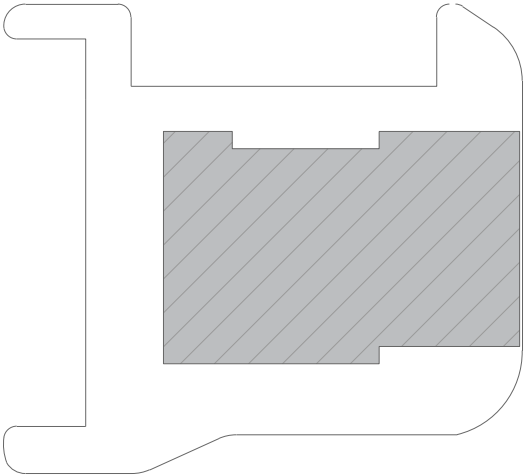
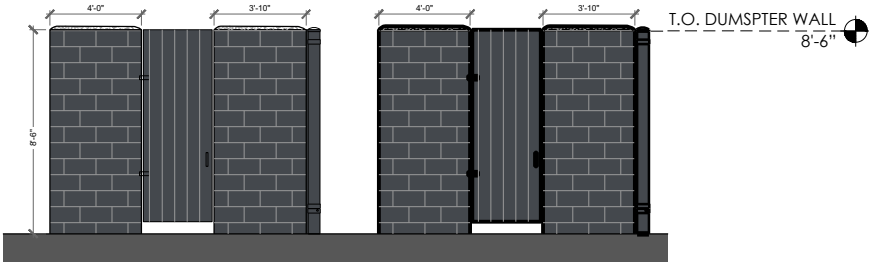
Dumpster Floor Plan



Dumpster Street Elevation



Dumpster Side Elevation



Dumpster Site Plan

REPORT & MINUTES

P.C. Meeting, October 23, 2023

2a. APPROVED Consideration of the application of **ClayMoore Engineering**, requesting approval of a 1) an Amendment to Planned Development (PD) District 01-16 for Community Retail Uses, 2) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 3) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use. This property is located at 5050 North Garland Avenue. (District 1) (Z 23-23)

The applicant, Clay Cristy, 1903 Central Dr., Ste. 406, Bedford, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to **approve** the Specific Use Provision for a period of 25 years and approve the Detail Plan for the restaurant drive-through service. Seconded by Commissioner Jenkins.

Motion carried: 9 Ayes, 0 Nays.

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



GARLAND

TEXAS MADE HERE

The applicant proposes a Drive-Through Restaurant/Coffee Shop (Tim Horton's) and a Retail Store.

City Council Meeting

November 14, 2023

Z 23-23

CASE INFORMATION

Location: 5050 North Garland Ave

Applicant: ClayMoore Engineering

Owner: Same Real Est

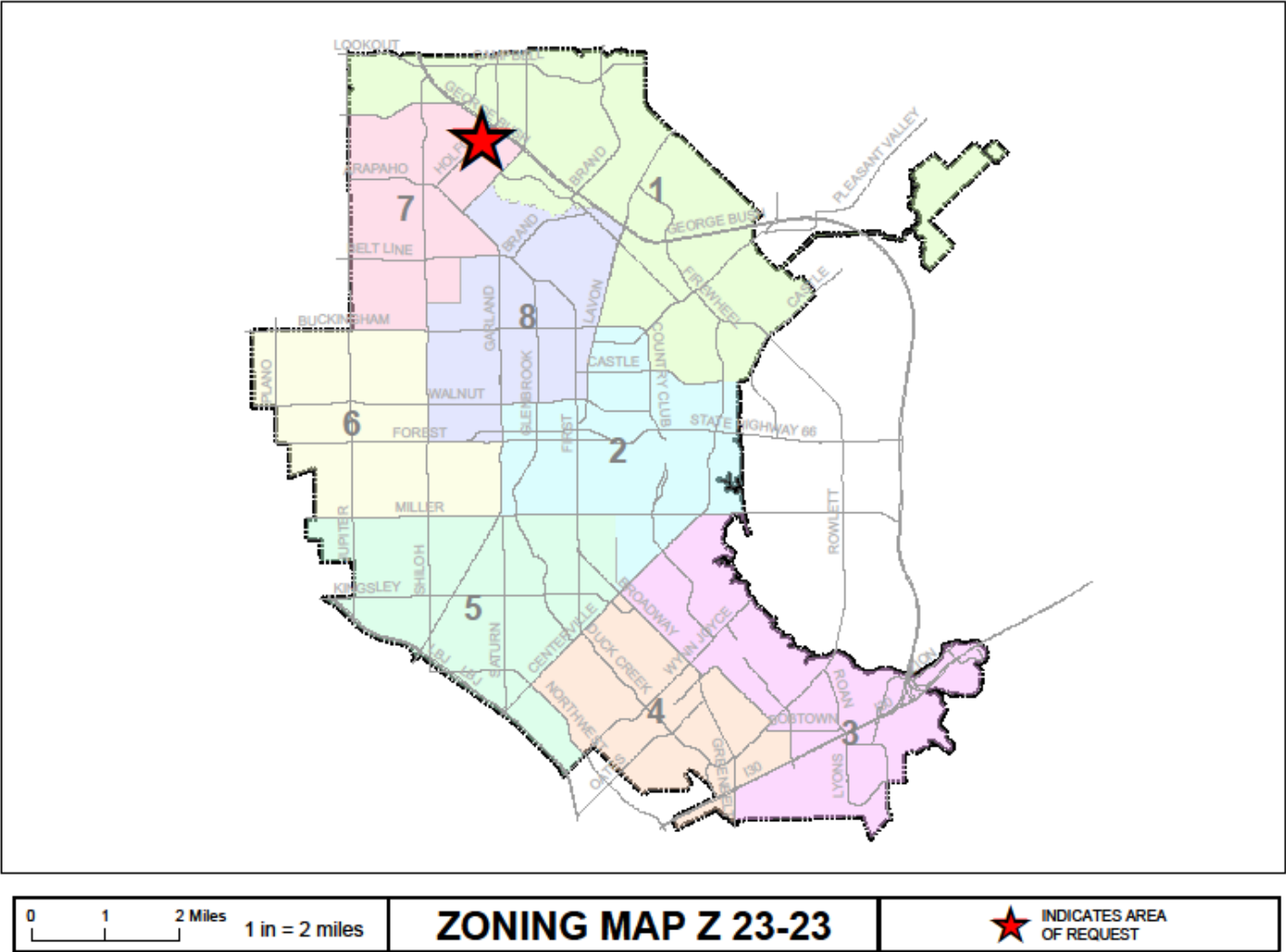
Acreage: 1.04-acres

Zoning: Planned Development (PD) District 01-16



GARLAND
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CITYWIDE LOCATION MAP

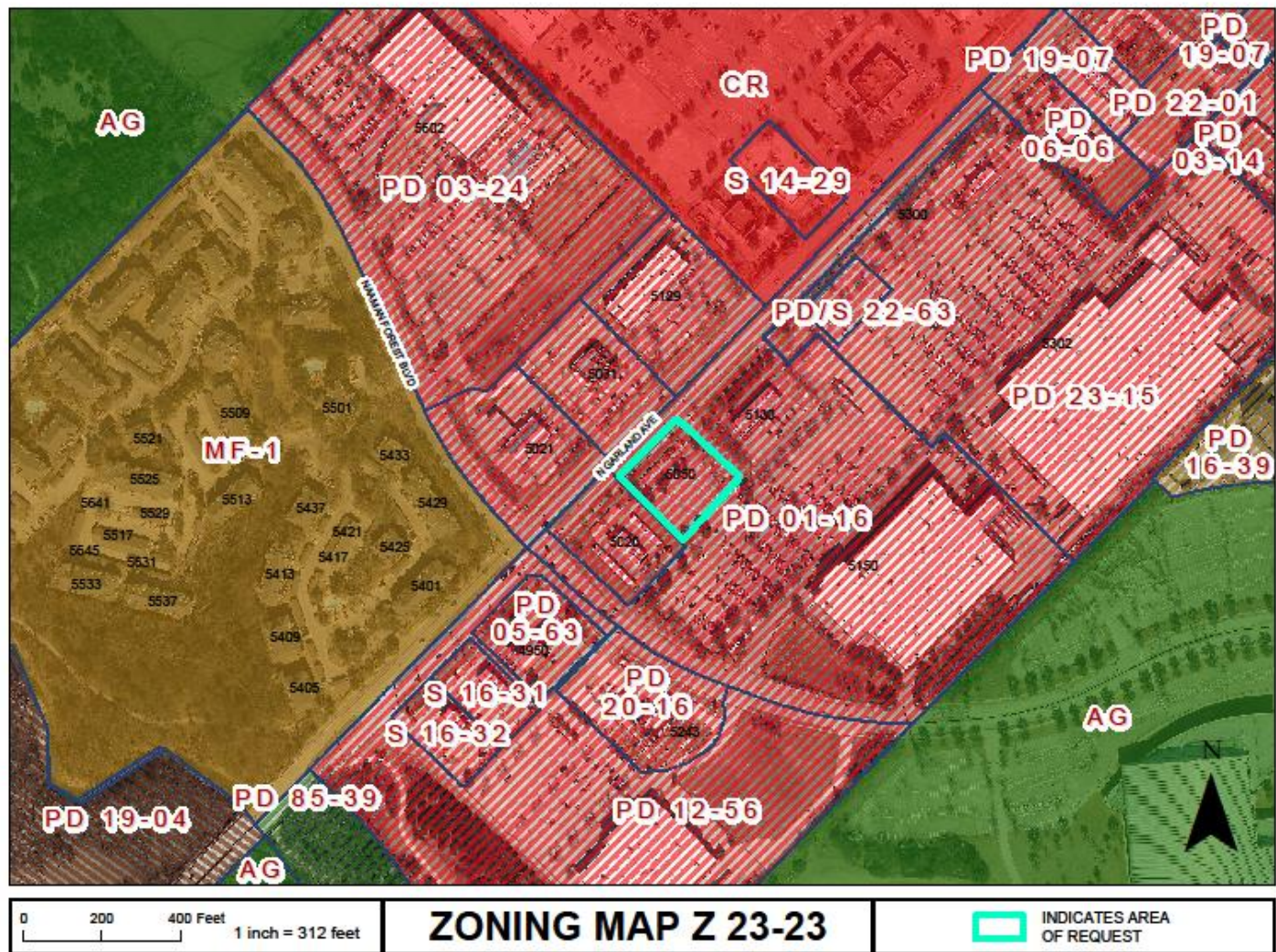


Z 23-23



GARLAND
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LOCATION MAP



5050 North Garland Avenue

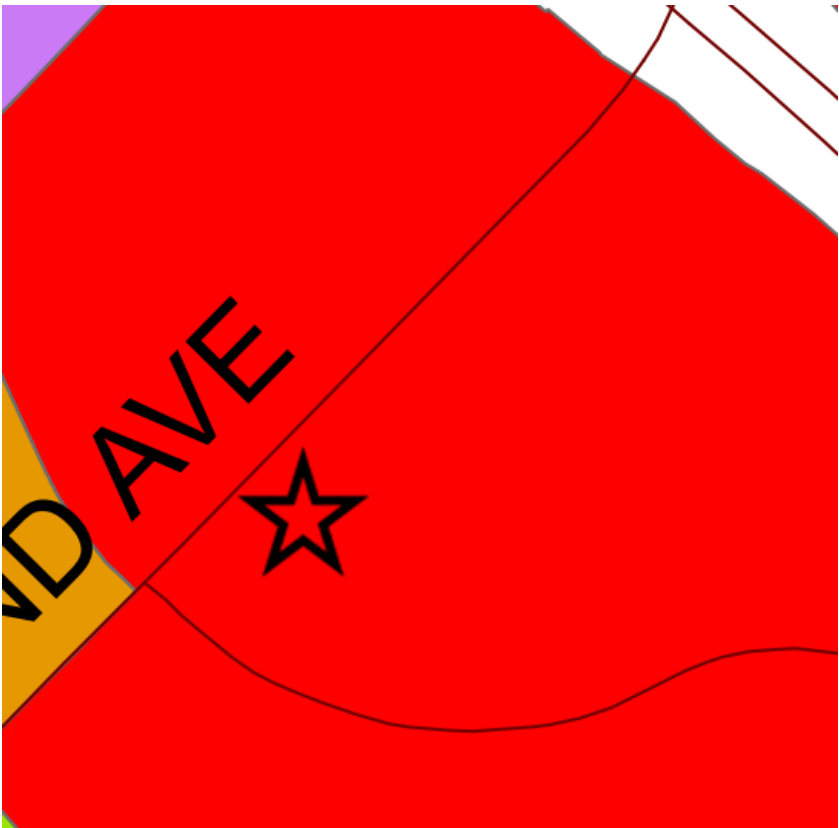
Z 23-23



COMPREHENSIVE PLAN



Community Centers



COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

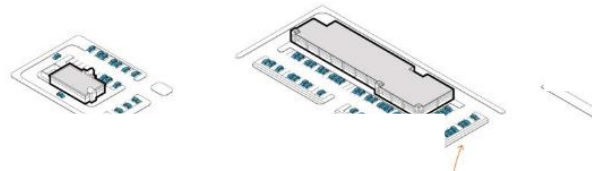
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Stand Alone
Comercial

Retail
Strip

Types:

retail st)





GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property looking East from North Garland Ave



Looking West from the subject property across North Garland Ave



GARLAND
TEXAS MADE HERE

PHOTOS



Looking North from the subject property down North Garland Ave



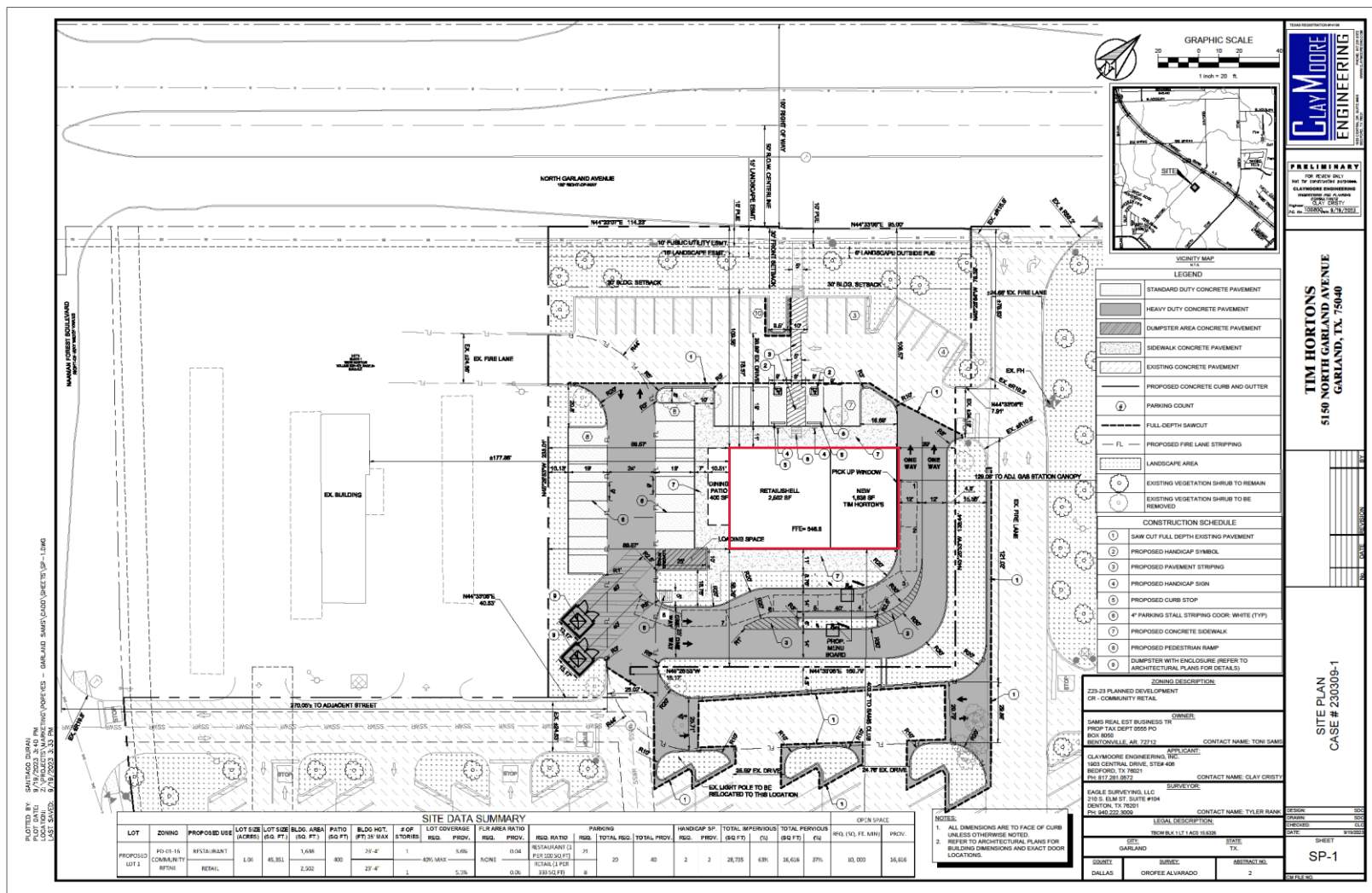
Looking South of the subject property down North Garland Ave



GARLAND

TEXAS MADE HERE

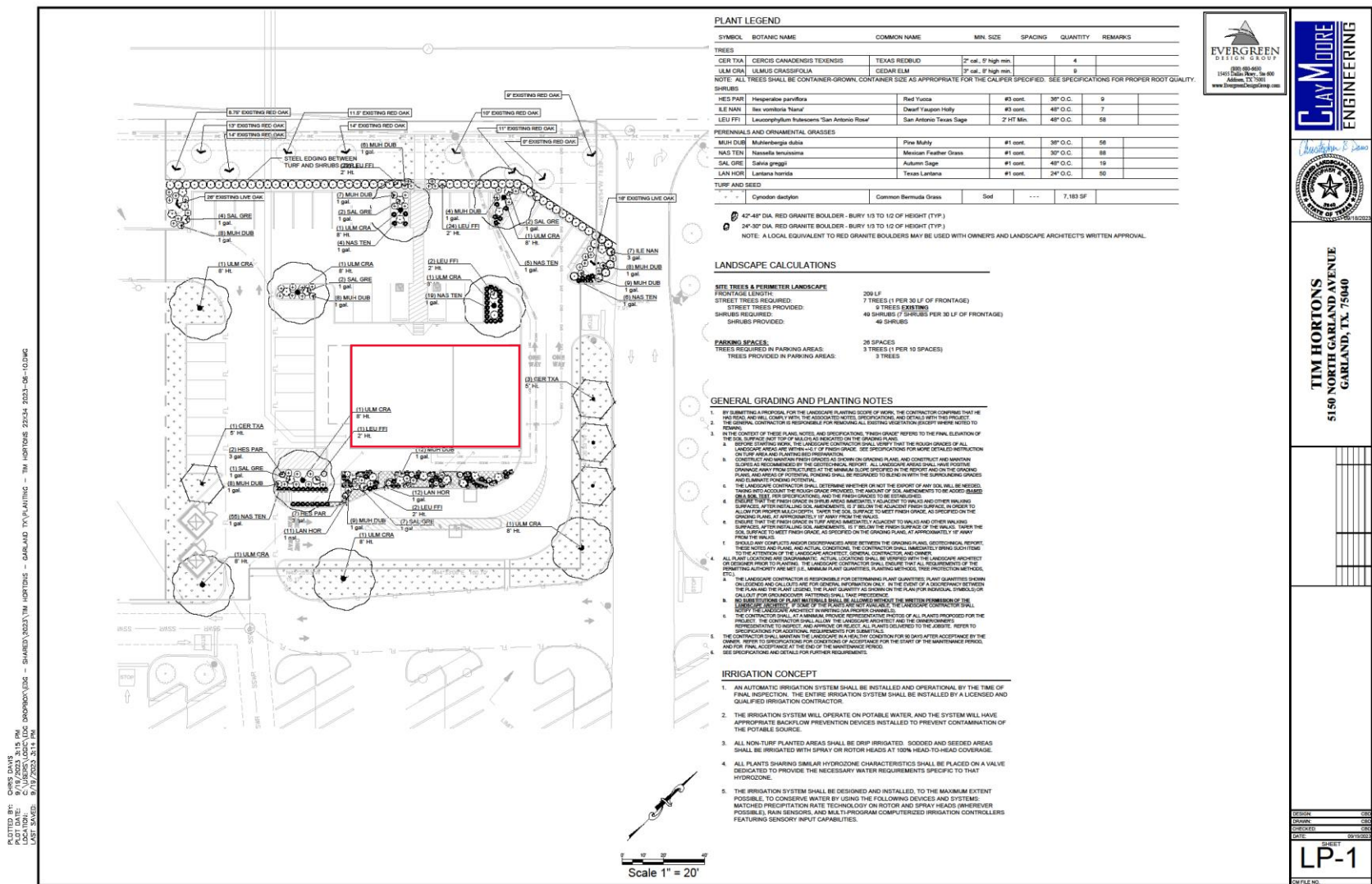
SITE PLAN





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LANDSCAPE PLAN

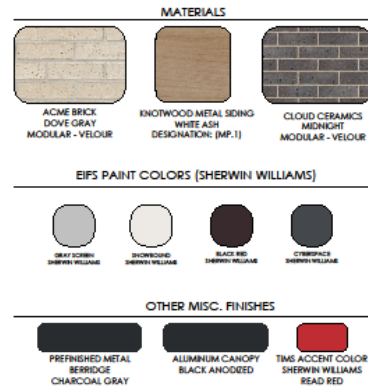


Z 23-23



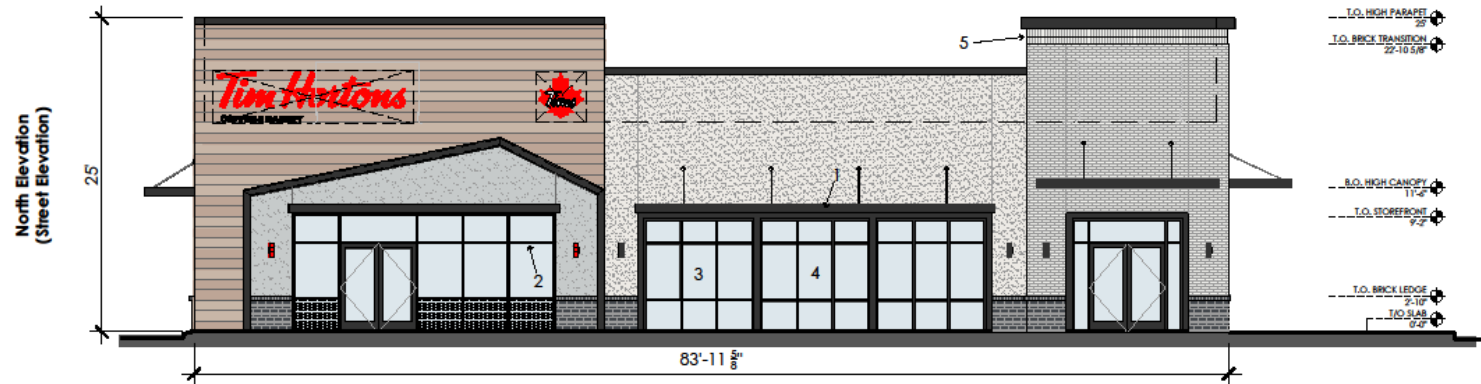
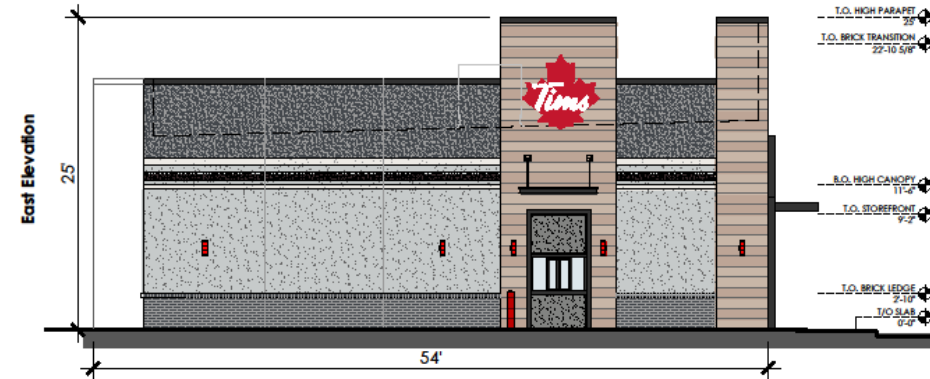
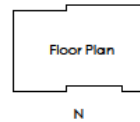
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BUILDING ELEVATIONS



Architectural Elements

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



Project Name:
Garland Retail Center

Drawing Title:
Preliminary Elevations

FOR REGULATORY APPROVAL,
PERMITTING, or CONSTRUCTION
GARY RYDEN ARCHITECT
DATE: 07/20/2023

Date:
07.20.2023

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

Reference:
-

Sheet Number:
P.ELEV

Project No.:
-

RYDEN ARCHITECTURE
architecture | planning

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

Z 23-23

BUILDING ELEVATIONS

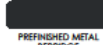
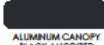
MATERIALS

		
ACME BRICK DOVE GRAY MODULAR - VELOUR	KNOTWOOD METAL SIDING WHITE ASH DESIGNATION: (MP-1)	CLOUD CERAMICS MIDNIGHT MODULAR - VELOUR

BFS PAINT COLORS (SHERWIN WILLIAMS)

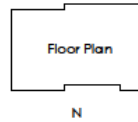
			
GRAY COBBLE SHERWIN WILLIAMS	SNOWWOOD SHERWIN WILLIAMS	BLACK RED SHERWIN WILLIAMS	COPPERFACE SHERWIN WILLIAMS

OTHER MISC. FINISHES

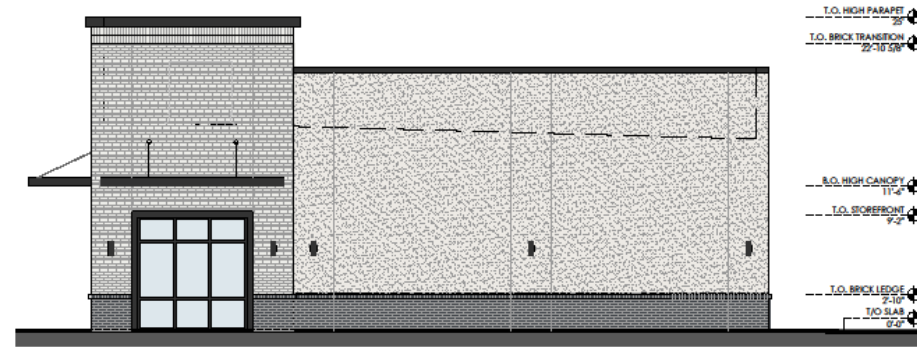
		
PREFINISHED METAL BERRIDGE CHARCOAL GRAY	ALUMINUM CANOPY BLACK ANODIZED	TMS ACCENT COLOR SHERWIN WILLIAMS READ RED

Architectural Elements

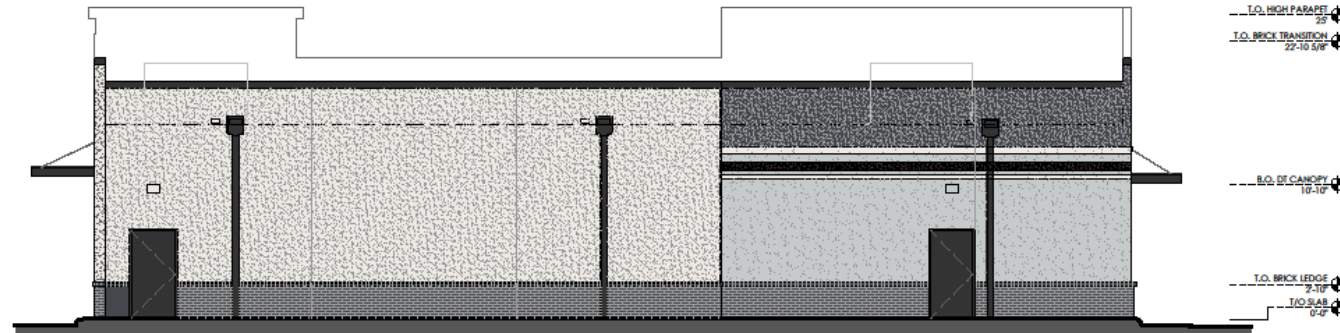
1. Canopy
2. Transoms
3. Display Windows
4. divided Window Lights
5. Ornamental Facade
6. Outdoor Seating (Re. Site plan)



West Elevation



South Elevation



Project Name:
Garland Retail Center

Drawing Title:
Preliminary Elevations

NOT FOR REGULATORY APPROVAL
PRINTED IN CONSTRUCTION
DATE: 07/20/2023

Date: 07.20.2023
Scale: 1/8" = 1'-0"

Reference: -

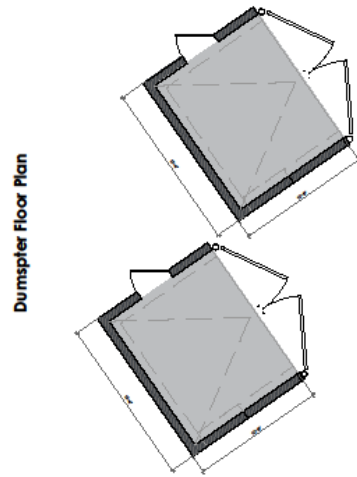
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P.ELEV

Project No: -

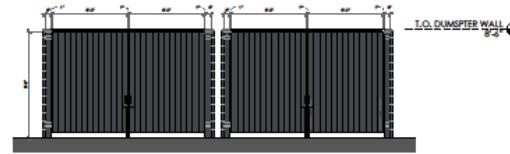
RYDEN ARCHITECTURE
architecture | planning

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

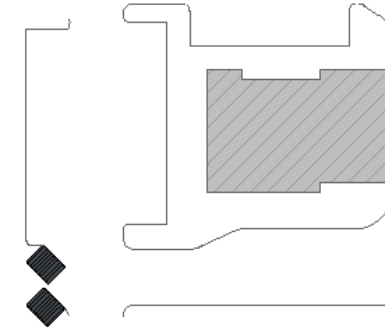
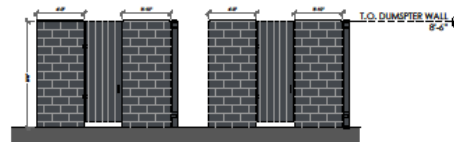
BUILDING ELEVATIONS



Dumpster Street Elevation



Dumpster Side Elevation



Dumpster Site Plan

Project Name:
Garland Retail Center

Drawing Title:
Dumpster Elevations

NOT FOR REGULATORY APPROVAL
PERMITTED BY CONSTRUCTION
GREG RYDEN ARCHITECT
DATE: 07/31/2023

Date: 07.31.2023
Scale: 1/8" = 1'-0"

Reference: -

Sheet Number:
P.ELEV

Project No: -

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architecture | planning

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



SPECIFIC USE PROVISION

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

PLAN COMMISSION RECOMMENDATION

On October 23, 2023 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 01-16 and 2) a Detail Plan for a Restaurant, Drive-Through Use and Retail Store Use.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Planned Development (PD) District 01-16 and 2) a Detail Plan for a Restaurant, Drive-Through Use, and a Retail Store Use.



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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9. a.

Meeting Date: 11/14/2023

Item Title: Boards and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator II

Summary of Request/Problem

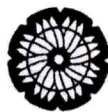
Council Member B.J. Williams

- Arleen Macias - Tax Increment Finance #3 Board

Recommendation/Action Requested and Justification

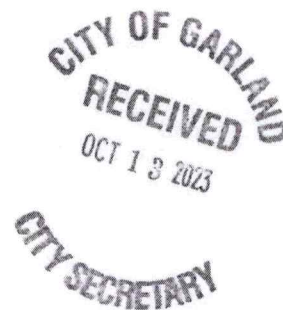
Attachments

Arleen Macias - TIF 3



GARLAND

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Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 10/12/2023

Name: Arleen Macias

Phone: 214-728-1881

(Home)

Address: 2022 Wynn Joyce

Phone: _____

(Other)

City, State, Zip: Garland, TX 75043

Email: _____

Resident of Garland for 8 years

Resident of Texas for 26 years

✓ Dallas County Voter Registration Number _____ Garland City Council District Number 3

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

As a small business owner for the last decade, I have a deep understanding of the challenges and opportunities facing local businesses. I've successfully navigated regulatory processes and financial management, which will be beneficial when working on economic development initiatives for the city.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community endeavors with which you have been involved.

I understand that active civic participation is crucial for the well-being and growth of our city. I am excited to take on this responsibility and to be a more engaged and effective city citizen, contributing to the betterment of our community. Your consideration of my application for the city commission is greatly appreciated, and I look forward to the opportunity to serve

What is your educational background?

Bachelors Degree in Management Information Systems from Southern Methodist University

What is your occupational experience?

Business Owner with Background in Indoor Soccer Centers, Retail Stores and Real Estate Investments and Development

I hereby affirm that all statements herein are true and correct.

Board or Commission of first, second and third choice:

- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☒ Tax Increment #3 Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Date Appointed _____

Utility Account Status

Current ☒

Past Due ☐

Appointed By _____

CSO Suit/Claim Filed

Yes ☒ No ☐

Date Notified _____

Clerk Signature & Date

Courtney Vanover
10-17-23

Disclosure Form Filed _____

Revised 08/2023