



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, November 10, 2020
7:00 p.m.

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

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

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

https://garlandtx.zoom.us/webinar/register/WN_MM0VqsQ2Q0iT9pVP__xwZw

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

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

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

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

The Meeting ID is: 932 3002 2958

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

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

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



COUNCIL HOUSE RULES

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

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

GTS Technology Solutions \$500,000.00

This request is for the scheduled replacement of ruggedized mobile workstations that have reached end-of-life. Routine replacement of outdated and end-of-life equipment is necessary to maintain reliability, operate modern software and provide current technology. This approval is for a Term Agreement that will be renewed annually as long as funding is approved in the budget and the designated vendor is on the Cooperative Purchasing Contract.

- b. **GP&L Nevill Road to Greasewood 345kV Transmission Line Construction Services** **Bid No. 0525-20**

NorthStar Energy Solutions **\$69,532.36**

This request is to approve a Change Order to provide additional funding for expenses associated with the mobilization/demobilization of four additional construction crews.

- c. **GP&L Substation Connectors & Fittings** **Bid No. 1230-20**

DMC Power, Inc. **\$1,000,000.00**

This request is to purchase bus, cable, ground grid fittings and tools on an as-needed basis for Substation construction and maintenance. This approval is for a Term Agreement with four optional renewals.

- d. **GP&L Limestone to Gibbons Creek Transmission Line Structures** **Bid No. 1272-20**

Texas Electric Cooperatives, Inc. **\$407,075.00**
Optional Contingency **40,707.00**
TOTAL: **\$447,782.00**

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

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

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

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

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

Marathon Fitness **\$144,823.83**

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

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

Jerusalem Corporation **\$2,080,933.00**

This request is to provide concrete repairs for arterial roadways throughout the city.

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

Reliable Chevrolet **\$975,293.00**

This request is to purchase twenty-seven (27) replacement Chevrolet Tahoe Police Pursuit vehicles.

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

BW2 Engineers, Inc. **\$8,500.00**

This request is to approve a Change Order for a State Highway 78 project.

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

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

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

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

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

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

I. Rowlett Creek Wastewater Treatment Plant Sewer Line Rehabilitation **Bid No. 0129-21**

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

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

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

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

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

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

o. Ambulance Cots, Loaders and Stair Chairs **Bid No. 0098-21**

Stryker Sales Corp.	\$137,284.59
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This request is to provide ambulance equipment including three powered cots with compatible auto loaders and three stair chairs used for patient handling and transporting.

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

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

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

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use and located at 524 East Interstate Highway 30; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION

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

At the November 9, 2020 Work Session, Council was provided information regarding \$2,004,381 in additional Emergency Solutions Grant funding and \$1,693,708 in additional Community Development Block Grant funding provided through the

Coronavirus Aid, Relief and Economic Security Act to implement projects to be used for response and recovery as a result of COVID-19. As part of the process, a public hearing is required to solicit comments from any interested parties relating to this issue.

6. Hold public hearings on:

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

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

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

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

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

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

7. Citizen comments.

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

8. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 11/10/2020

Item Title: 10.20.20 Regular Session Minutes

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the October 20, 2020 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

10.20.20 Regular Session Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, October 20, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

Also Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager John Baker
City Attorney Brad Neighbor
Deputy City Secretary Carma Potter

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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.

Motion was made by Council Member Jim Bookhout, and seconded by Council Member Jerry Nickerson to approve the Consent Agenda as presented. Motion carried:

Vote: 9-0

1. **APPROVED** Consider approval of the minutes of the October 13, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** 2.0 MG Lawler Elevated Water Storage Tank Rehabilitation **Bid No. 1094-20**

Tank Pro, Inc.	\$1,231,215.00
Optional Contingency	<u>123,122.00</u>
TOTAL:	\$1,354,337.00

This request is to rehabilitate the 2.0 MG Lawler Elevated Water Storage Tank.

b. **APPROVED** Shelf-Ready Library Books and Audiovisual Materials **Bid No. 1338-20**

Brodart, Inc.	\$670,000.00
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This request is for the purchase of "shelf-ready" physical books and audiovisual materials for the use of Garland Library patrons. This approval is for a Term Agreement with four optional renewals.

c. **APPROVED** Engineering Services for Zion Road and I.H. 30 Service Road Water System Improvements **Bid No. 1422-20**

Kimley-Horn and Associates, Inc.	\$305,300.00
Optional Contingency	<u>20,000.00</u>
TOTAL:	\$325,300.00

**d. APPROVED Rowlett Creek Wastewater Treatment Plant
Maintenance Shop Renovation Project**

e. APPROVED King Mountain Switch - Queen BESS Bid No. 0010-21
Terminal Addition Engineering Services

f. APPROVED **TMPA Ben Davis to McCree Reconductor** **Bid No. 1239-19**
Construction Services

g. APPROVED GP&L McCree Substation Control House Bid No. 1231-20

h. APPROVED GP&L Overhead and Underground Distribution Relocations Engineering Services	Bid No. 0887-20
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R-Delta Engineers, Inc.	\$42,500.00
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This request is to provide surveying necessary to address additional relocations requested by the Texas Department of Transportation (TxDOT).

- i. **APPROVED GP&L Apollo Substation Reconstruction Engineering Services** **Bid No. 0932-17**

R-Delta Engineers, Inc. \$281,000.00

This request is to provide additional surveying and engineering services for the construction of the GP&L Apollo Substation facilities and associated transmission line improvements.

- j. **APPROVED Cooper and Southern Gardens Drainage Improvements Design** **Bid No. 0556-20**

R-Delta Engineers, Inc. \$127,195.00

This request is to provide additional drainage and wastewater improvements for the Cooper and Southern Gardens Drainage Improvements project.

- k. **APPROVED GP&L Distribution Line Relocation Materials** **Bid No. 1144-20**

Techline, Inc. \$195,505.71

This request is for the purchase of steel structures and associated materials to be used for distribution line relocations as a result of the TxDOT I.H. 635 Widening project.

- l. **APPROVED Single-Family New Home Construction - 500 Kaiser Street** **Bid No. 1273-20**

MG Luxury Homes \$154,600.00

This request is for the construction of a new single-family home using the HOME Infill Federal Grant Funding.

3. **APPROVED Approved by minute action the 2020-2021 GCACI budget, the sub-grant recipients, and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.**

At the October 19, 2020 Work Session, Council considered approving the 2020-2021 budget of the Garland Cultural Arts Commission, Inc., sub-grant recipients and authorization of the City Manager's execution of the "Hotel Occupancy Tax Program Management Agreement" between the City of Garland and the Garland Cultural Arts Commission, Inc.

4. **APPROVED Resolution No. 10456** of the City of Garland, Texas, authorizing the City Manager to enter into an agreement for the adjustment of Municipal Utilities in connection with the IH-635 LBJ East Project with the Texas Department of Transportation; and providing an effective date.

At the October 12, 2020 Work Session, Council considered authorizing the City Manager to execute an Agreement for Adjustment of Municipal Utilities with TxDOT for the relocation and betterment of City water and wastewater facilities within and outside of the IH-635 LBJ corridor.

5. **APPROVED Resolution No. 10457** acknowledging the Kansas City Southern Railway Company's continued rights, title and interest to and upon that certain spur railroad crossing on N. First Street north of Castle Drive and granting permission to reinstall crossing facilities in the future; and providing an effective date.

At the October 12, 2020 Work Session, Council considered a resolution in which KCS agrees to allow the City to pave the area with reinforced concrete pavement, while acknowledging their continued rights, title and interest to act upon this spur crossing and retaining their ability to reinstall crossing facilities in the future.

6. **APPROVED Resolution No. 10458** accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Impaired Driving Mobilization (IDM) Grant in the amount of \$14,985.04; and providing an effective date.

At the October 19, 2020 Work Session, Council considered a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant related to Driving While Intoxicated (DWI) enforcement in the amount of \$14,985.04 for FY 2020-2021.

7. **APPROVED Resolution No. 10459** authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Click It or Ticket (CIOT) Grant in the amount of \$6,201.30; and providing an effective date.

At the October 19, 2020 Work Session, Council considered a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Click It or Ticket Grant for November 13, 2020 to December 2, 2020 in the amount of \$6,201.30.

8. **APPROVED Resolution No. 10460** approving a schedule for meetings of the City Council to be held in Calendar Year 2021; and providing an effective date.

At the October 12 and October 19 Work Sessions, Council considered the meeting dates for the 2021 calendar year.

9. **APPROVED Resolution No. 10461** of the City Council of the City of Garland, Texas, adopting the 2020 Garland Aquatics Master Plan; and providing an effective date.

Council adopted the Aquatics Master Plan as presented which includes the incorporation of all appropriate and applicable data and feedback received

throughout the development of the plan.

ITEMS FOR INDIVIDUAL CONSIDERATION

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10. APPROVED Request for Development Assistance from The Draper Garland LLC

Council considered a development incentive request from The Draper Garland LLC for a partial rebate of the applicable Roadway Impact Fee required of a proposed new redevelopment project up to a maximum amount.

David Gwin, Director of Economic Development gave the staff presentation.

Motion was made by Council Member Deborah Morris, and seconded by Council Member Rich Aubin to approve the request as presented. Motion carried:

AYE: Mayor Scott LeMay, Mayor Pro Tem Robert John Smith, Deputy Mayor Pro Tem Robert Vera, Council Member Vacant, Council Member Deborah Morris, Council Member Jerry A. Nickerson, Council Member Jim Bookhout, Council Member Rich Aubin, Council Member Dylan Hedrick

9 - 0 Passed

11. Hold public hearings on:

a. TABLED Consider a Zoning request by Development Engineering Consultants, LLC to construct seven (7) single-family detached homes at 4926 Locust Grove Road in District 3.

Consideration of the application of Development Engineering Consultants, LLC, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver. This property is located at 4926 Locust Grove Road. This item serves as the applicants Zoning request. (File No. Z 20-21, District 3) (The applicant requests postponement to the November 10, 2020 Regular City Council Meeting.)

The Mayor announced the Council will grant the request to postpone Item 11a to the November 17 meeting.

b. TABLED Consider a Detail Plan request by Development Engineering Consultants, LLC to construct seven (7) single-family detached homes at 4926 Locust Grove Road in District 3.

Consideration of the application of Development Engineering Consultants, LLC, requesting approval of a Detail Plan for Single-Family Detached Units. This property is located at 4926 Locust Grove Road. This item serves as the applicant's Detail Plan request. (File No. Z 20-21, District 3) (The applicant requests postponement to the November 10, 2020 Regular City Council Meeting.)

The Mayor announced the Council will grant the request to postpone Item 11b to the November 17 meeting.

c. DENIED Consider a request by Bill Swisher for an electronic programmable sign at 484 West Interstate Highway 30 in District 3.

Consideration of the application of Bill Swisher, requesting approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing nonconforming pylon sign into a pylon sign with a programmable (electronic) sign face. This property is located at 484 West Interstate Highway 30. (File No. Z 20-26, District 3)

The applicant proposed an electronic programmable sign at 484 West Interstate Highway 30 in District 3.

The staff report was presented by Kimberly Hopkins, Development Planner and Will Guerin, Director of Planning.

The Mayor opened the public hearing at 7:21pm. Speakers on this item were: Bill Swisher, the applicant, and Jason Lain. There was discussion by Council. The hearing closed at 8:24pm.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Council Member Deborah Morris to approve the request based on the Plan Commission recommendation. Motion failed:

AYE: Mayor Scott LeMay, Deputy Mayor Pro Tem Robert Vera, Council Member Deborah Morris, Council Member Jerry A. Nickerson

NAY: Mayor Pro Tem Robert John Smith, Council Member Jim Bookhout, Council Member Rich Aubin, Council Member Dylan Hedrick

4 - 4 Failed

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

13. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:25 p.m.

Submitted By:

Scott LeMay, Mayor

Carma L. Potter, Deputy City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 11/10/2020

Item Title: Replacement Ruggedized Mobile Stations

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0137-21

Purchase Justification:

This request is for the scheduled replacement of ruggedized mobile workstations that have reached end-of-life. Routine replacement of outdated and end-of-life equipment is necessary to maintain reliability, operate modern software and provide current technology. This approval is for a Term Agreement that will be renewed annually as long as funding is approved in the budget and the designated vendor is on the Cooperative Purchasing Contract.

Evaluation:

The ruggedized mobile workstations are being provided by GTS Technology Solutions through the Texas Department of Information Resources Cooperative Purchasing Contract DIR-TSO-3763.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	GTS Technology Solutions	All	\$500,000.00
		TOTAL:	\$500,000.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44301

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$500,000
Proposed Balance:	N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Page 319

Budget Director Approval: Ron Young Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 11/10/2020

Item Title: GP&L Nevill Road to Greasewood 345kV Transmission Line Construction Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 0525-20

Purchase Justification:

This request is to approve a Change Order to provide additional funding for expenses associated with the mobilization/demobilization of four (4) additional construction crews. The additional crews were needed to meet compressed completion schedules due to a delayed start time caused by right-of-way acquisitions.

Evaluation:

NorthStar Energy Solutions was awarded the original PO 30179 in the amount of \$3,942,237.14 at the April 7, 2020, City Council meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
NorthStar Energy Solutions	All	\$69,532.36
TOTAL:		\$69,532.36

Basis for Award: Change Order

Purchase Requisition #: 44282

Fiscal Impact

Total Project/Account:	\$11,963,000
Expended/Encumbered to Date:	10,834,697
Balance:	\$1,128,303
This Item:	69,532
Proposed Balance:	\$1,058,771
Account #:	210-3599-3144501-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young

Approval Date: 10/29/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/28/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 11/10/2020

Item Title: GP&L Substation Connectors & Fittings

Submitted By: Steve Martin, Transmission Director

Bid Number: 1230-20

Purchase Justification:

This request is to purchase bus, cable, ground grid fittings and tools on an as-needed basis for Substation construction and maintenance. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. Techline, Inc., and Texas Electric Cooperatives, Inc., quoted unapproved alternates and were, therefore, deemed nonresponsive. DMC Power, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	DMC Power, Inc.	All	\$1,000,000.00
		TOTAL:	\$1,000,000.00

Basis for Award: Best Value

Purchase Requisition #: 43954

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$1,000,000
Proposed Balance:	N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

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

Attachments

Bld Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

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

Budget Director Approval: Ron Young Approval Date: 10/29/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/28/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 11/10/2020

Item Title: GP&L Limestone to Gibbons Creek Transmission Line Structures

Submitted By: Steve Martin, Transmission Director

Bid Number: 1272-20

Purchase Justification:

This request is for the purchase of steel structures for transmission line relocations on the 345kV Gibbons Creek/Limestone 345kV Transmission Line as part of the TxDOT widening of Texas Highway 121. This is a TxDOT-initiated project and will be reimbursed at 100%. 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. Six (6) bids were received and evaluated. The apparent low bidder, Grid Structures, did not include the correct pole weight and pole calculations and was, therefore, deemed nonresponsive. Texas Electric Cooperatives, Inc., submitted the Lowest Responsible Bid.

Award Recommendation:

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

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 44053

Fiscal Impact

Total Project/Account: \$2,110,000
Expended/Encumbered to Date: 247,768
Balance: \$1,862,232
This Item: 447,782

Proposed Balance: \$1,414,450
Account #: 215-3599-3145001-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program - TxDOT Reimbursed

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/28/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 11/10/2020

Item Title: GP&L/TMPA McCree Substation Construction

Submitted By: Steve Martin, Transmission Director

Bid Number: 1288-20

Purchase Justification:

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

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. Primoris T&D Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>3Vendor</u>	<u>Item</u>	<u>Amount</u>
Primoris T&D Services, LLC	All	\$5,369,195.00
Optional Contingency		490,633.70
TOTAL:		\$5,859,828.70

Basis for Award: Best Value

Purchase Requisition #: 44289

Fiscal Impact

Total Project/Account:	\$14,144,500
Expended/Encumbered to Date:	7,834,784
Balance:	\$6,309,716
This Item:	5,859,829
Proposed Balance:	\$449,887
Account #:	210-3799-3178401-7111; 215-3542-3126701-7111

Fund/Dept/Project – Description and Comments:Electric CIP / Electric & TMPA Substations Upgrades Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 281

Budget Director Approval: Ron Young

Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 11/10/2020

Item Title: Audubon Recreation Center Fitness Equipment

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0104-21

Purchase Justification:

This request is for the purchase of new fitness equipment for Audubon Recreation Center. Construction for the renovation and expansion currently underway will include a 2,000 SF fitness room, and this equipment will be used in that space. This project includes funding from the 2004 Bond Program as well as the 2019 Bond Program and was approved in the 2020 CIP.

Evaluation:

The equipment is being provided by Marathon Fitness through the BuyBoard Cooperative Purchasing Contract 583-19.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Marathon Fitness	All	\$144,823.83
		TOTAL:	\$144,823.83

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44418

Fiscal Impact

Total Project/Account:	\$6,120,000*
Expended/Encumbered to Date:	5,224,310
Balance:	\$895,690
This Item:	144,824
Proposed Balance:	\$750,866
Account #:	654-1429-1832519-9007

Fund/Dept/Project – Description and Comments:

Park CIP / Audubon Recreation Center

Fitness Equipment - \$144,823.83

* The construction and equipment of Audubon Recreation Center will continue into 2021, and additional funding to complete the project is included in 2021.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 61

Budget Director Approval: Ron Young

Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 11/10/2020

Item Title: Arterial Pavement Maintenance - Minor Repairs V

Submitted By: Steve Oliver, Streets Director

Bid Number: 0106-21

Purchase Justification:

This request is to provide concrete repairs for arterial roadways throughout the city. There are several arterial roadways in the city with temporary asphalt repairs that are in need of permanent concrete repair. There are also areas of concrete pavement showing signs of deterioration that, if not addressed in a timely manner, will cause continual pavement failures.

Evaluation:

The concrete repair services are available from Jerusalem Corporation through an Interlocal Agreement with the City of Plano.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Jerusalem Corporation	All	\$2,080,933.00
TOTAL:		\$2,080,933.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44405

Fiscal Impact

Total Project/Account:	\$26,203,414
Expended/Encumbered to Date:	9,213,641
Balance:	\$16,989,773
This Item:	2,080,933
Proposed Balance:	\$14,908,840
Account #:	831-4693-7111

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget (Proposed) - Page 211

Budget Director Approval: Ron Young

Approval Date: 10/29/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/28/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 11/10/2020

Item Title: Police Pursuit Vehicles

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0117-21

Purchase Justification:

This request is to purchase twenty-seven (27) replacement Chevrolet Tahoe Police Pursuit vehicles.

Evaluation:

These vehicles are available from Reliable Chevrolet through the Sheriffs' Association of Texas Cooperative Purchasing Contract 20-01-1017.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Reliable Chevrolet	All	\$975,293.00
TOTAL:		\$975,293.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44412

Fiscal Impact

Total Project/Account: \$2,161,435
Expended/Encumbered to Date: 56,000
Balance: \$2,105,435
This Item: 975,293
Proposed Balance: \$1,130,142
Account #: 444-1245-9009
Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Police Department

Replacement of 27 Chevrolet Tahoe Police Pursuit vehicles for \$36,109 per unit.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget (Proposed) - Page 275

Budget Director Approval: Ron Young Approval Date: 10/29/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/28/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 11/10/2020

Item Title: State Highway 78 Conceptual Landscape Master Plan

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

Bid Number: 0432-19

Purchase Justification:

This request is to approve a Change Order for a State Highway 78 project. The original scope included a feasibility study and a concept plan for a trail that would further the City's consideration of future pedestrian connectivity in the general area. Existing site constraints and Kansas City Southern Railway (KCS) restrictions within their right-of-way render a trail unfeasible. However, KCS has indicated that they would consider a proposal for a landscape installation within their right-of-way. KCS's willingness to consider a conceptual layout for a landscape installation and the City's interest in beautifying State Highway 78, which serves as a corridor between Downtown Garland and President George Bush Turnpike, have shifted the scope of this project.

Evaluation:

BW2 Engineers, Inc., was awarded the original PO 28203 in the amount of \$12,000.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
BW2 Engineers, Inc.	All	\$8,500.00
TOTAL:		\$8,500.00

Basis for Award: Change Order

Purchase Requisition #: 44279

Fiscal Impact

Total Project/Account: \$20,500

Expended/Encumbered to Date: 12,000

Balance: \$8,500
This Item: 8,500
Proposed Balance: \$0
Account #: 100-7777-7101
Fund/Dept/Project – Description and Comments:
General Fund / Non-Departmental / S.H. 78 Trail Study

This study is funded by transfers from GP&L to the General Fund.

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2020-21
Document Location: Page 40

Budget Director Approval:	Ron Young	Approval Date: 10/29/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 10/28/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 11/10/2020

Item Title: Playground Program Equipment

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0110-21

Purchase Justification:

This request is for the purchase of playground equipment in support of the Playground Replacement Program. This equipment is being purchased now to take advantage of special discount pricing offered on these products. Additional equipment needs will be brought to Council for consideration at future meetings. This project is part of the 2019 Bond Program. An Optional Contingency is included for any additional services that may be required.

Evaluation:

The equipment is being provided by Gametime (Total Recreation Products, Inc.) through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

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

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44421

Fiscal Impact

Total Project/Account:	\$628,000
Expended/Encumbered to Date:	719,782
Balance:	\$(91,782)
This Item:	332,744
Proposed Balance:	\$(424,526)*

Account #:

Various

Fund/Dept/Project – Description and Comments:

Park CIP / Playground Replacement Program

Peavy Park	654-1429-1839319-9002	\$93,185.64
Cullom Park	654-1429-1839719-9002	20,001.48
Oaks Branch Park	654-1429-1838819-9002	67,325.80
Armstrong Park	654-1429-1840419-9002	11,911.07
Betsy Ross Park	654-1429-1840219-9002	73,055.04
Woodlands Park	654-1429-1840619-9002	37,264.99
Playground Replacement Program	654-1429-1838519-9002	<u>30,000.00</u>

Total \$332,744.02

* The design and equipment of the various Playground Replacement Program locations will continue into 2021, and additional 2019 Bond funding for the continuation of the Playground Replacement Program is included in 2021.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 80

Budget Director Approval: Ron Young

Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 11/10/2020

Item Title: GP&L Newman 69kV Substation Feeder Duct Line Installation, Phase I

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 1398-20

Purchase Justification:

This request is for the installation of new duct bank facilities at the Newman 69kV Substation. Services include all labor, equipment, materials and incidentals in accordance with the project plans, detailed bid items and specifications. This is part of the approved Newman Substation Modifications CIP project. 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. Five (5) bids were received and evaluated based on the published criteria. Tri-Con Services, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

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

Basis for Award: Best Value

Purchase Requisition #: 44308

Fiscal Impact

Total Project/Account: \$4,661,000
Expended/Encumbered to Date: 1,931,616
Balance: \$2,729,384
This Item: 108,000

Proposed Balance: \$2,621,384
Account #: 210-3799-3178501-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 281

Budget Director Approval: Ron Young Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/29/2020

CITY OF GARLAND - BID RECAP SHEET OPENED: October 15, 2020 REQ. NO. PR 44308 BID NO. 1398-20 PAGE: 1 of 1 BUYER: Teresa Smith			Tri-Con Services, Inc.		Larrett, Inc.		KV Power		Sayers Construction		The Fishel Company		
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Price for evaluation		\$103,000.00		\$107,902.00		\$408,940.02		\$372,516.00		\$88,727.45
			Evaluation Criteria:										
			Price	Maximum=30	25.80	24.70		6.50		7.10		30.00	
			Experience	Maximum=20	20.00	20.00		16.00		14.00		4.00	
			Qualifications	Maximum=20	20.00	16.00		13.00		13.00		0.00	
			Equipment	Maximum=10	10.00	10.00		10.00		7.50		0.00	
			Safety	Maximum=20	20.00	20.00		20.00		16.00		10.00	
			Total	Maximum=100	95.80	90.70		65.50		57.60		44.00	



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 11/10/2020

Item Title: Rowlett Creek Wastewater Treatment Plant Sewer Line Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0129-21

Purchase Justification:

This request is to provide labor, material, equipment, supervision and plans to rehabilitate approximately 750 linear feet of 54-inch sanitary sewer line by means of cured-in-place pipe. This work also includes rehabilitation of the discharge structure, installation of two (2) manholes, cleaning and televising the line, sewer bypass pumping and site restoration. An Optional Contingency is included for any additional work that may be required.

Evaluation:

The rehabilitation is being provided by Insituform Technologies, LLC, through the BuyBoard Cooperative Purchasing Contract 555-18.

Award Recommendation:

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

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44422

Fiscal Impact

Total Project/Account:	\$6,403,537
Expended/Encumbered to Date:	4,142,886
Balance:	\$2,260,651
This Item:	933,108
Proposed Balance:	\$1,327,543

Account #: 230-4229-3302900-9007

Fund/Dept/Project – Description and Comments:

Wastewater CIP Fund / Rowlett Creek WWTP Replacements/Modifications

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: Page 262

Budget Director Approval: Ron Young

Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 11/10/2020

Item Title: Carroll Drive Paving, Water and Wastewater Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 1365-20

Purchase Justification:

This request is to provide approximately 0.51 miles of paving, water and wastewater main replacement on Carroll Drive from Douglas Drive to Glenbrook Drive. The project includes: 440 linear feet of 6" water main; 2,636 linear feet of 8" water main; 72 linear feet of 8" wastewater main; 96 linear feet of 12" wastewater main; 2,382 linear feet of 15" wastewater main; 1,580 square yards of concrete sidewalk; and 8,690 square yards of concrete paving on Carroll Drive.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Fourteen (14) bids were received and evaluated with GRod Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GRod Construction, LLC	All	\$1,942,577.61
TOTAL:		\$1,942,577.61

Basis for Award: Straight Low Bid

Purchase Requisition #: 44172

Fiscal Impact

Total Project/Account:	\$18,324,374
Expended/Encumbered to Date:	12,087,557
Balance:	\$6,236,817
This Item:	1,942,577
Proposed Balance:	\$4,294,240

Account #: See Below

Fund/Dept/Project – Description and Comments:

Account	Amount
Water CIP Fund / Distribution Lines (220-4049-3019100-9214)	\$ 325,269
Water CIP Fund / Distribution Lines (227-4049-3019100-9214)	14,748
Wastewater CIP Fund / Infiltration Corrections (230-4149-3212400-9305)	58,409
Wastewater CIP Fund / Infiltration Corrections (235-4149-3212400-9305)	554,912
Infrastructure Repair & Replacement Fund / Street Construction (831-4693-7111)	989,239
Total	\$ 1,942,577

Attachments

Bid Recap 1 of 3

Bid Recap 2 of 3

Bid Recap 3 of 3

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: CIP - Pages 222 & 245, Op. - Page 211

Budget Director Approval: Ron Young Approval Date: 10/29/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/28/2020

[illegible]

[illegible]

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. n.

Meeting Date: 11/10/2020

Item Title: Concrete Sawing Services

Submitted By: Steve Oliver, Streets Director

Bid Number: 0492-18

Purchase Justification:

This request is to approve a Change Order to add additional funding for concrete sawing services due to the increasing number of street, alley, water and sanitary sewer construction projects. This Change Order will provide adequate funding under the existing pavement sawing services agreement until a new bid is awarded.

Evaluation:

Xtreeme Sawing and Sealing was awarded the original Term Agreement in the amount of \$38,850.00 on May 1, 2018.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Xtreeme Sawing and Sealing	All	\$38,937.50
TOTAL:		\$38,937.50

Basis for Award: Change Order

Purchase Requisition #: 44406

Fiscal Impact

Total Project/Account:	\$26,203,414
Expended/Encumbered to Date:	9,174,703
Balance:	\$17,028,711
This Item:	38,938
Proposed Balance:	\$16,989,773
Account #:	831-4693-7111

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget (Proposed) - Page 211

Budget Director Approval: Ron Young

Approval Date: 10/29/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/28/2020

BUYER: Guy Trampe

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. o.

Meeting Date: 11/10/2020

Item Title: Ambulance Cots, Loaders and Stair Chairs

Submitted By: Mark Lee, Fire Chief

Bid Number: 0098-21

Purchase Justification:

This request is to provide ambulance equipment including three (3) powered cots with compatible auto loaders and three (3) stair chairs used for patient handling and transporting. This equipment is necessary to meet the need for three (3) new ambulances currently being built. Funding is from the 2020 Approved CIP budget.

Evaluation:

Stryker Sales Corp. is the Sole Source provider for the Stryker cots and related accessories. The Garland Fire Department has standardized to the Stryker equipment for functional and operational consistency, ambulance compatibility and interchangeability of maintenance and repair parts.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Stryker Sales Corp.	All	\$137,284.59
TOTAL:		\$137,284.59

Basis for Award: Sole Source

Purchase Requisition #: 44430

Fiscal Impact

Total Project/Account: \$1,238,000
Expended/Encumbered to Date: 806,875
Balance: \$431,125
This Item: 137,285

Proposed Balance: \$293,840
Account #: 691-1399-1210720-9009
Fund/Dept/Project – Description and Comments:
Public Safety CIP / Ambulance Replacement

Attachments

Bid recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 158

Budget Director Approval: Ron Young Approval Date: 10/30/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/29/2020

[illegible]



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 11/10/2020

Item Title: Contract and Sale of 3.0 acres parcel of land on Vinson Road

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

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

After going through a standard bid process, Rayburn Electric Cooperative is the lone bidder and offers an amount of \$300,100 for the 3.0 ac. parcel.

Recommendation/Action Requested and Justification

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

Attachments

Contract of Sale

Location Map

CONTRACT OF SALE

On the terms and provision of this Contract of Sale ("Contract"), the **City of Garland, a Texas home-rule municipality** ("Seller" or "Garland") hereby agrees to sell to Rayburn Country Electric Cooperative, Inc. ("Purchaser"), and Purchaser hereby agrees to purchase from Seller, the following described real property situated in Dallas County, Texas, to-wit:

("Property").

WITNESSETH:

WHEREAS, Garland is the Owner of a tract of land, which is immediately adjacent to an electrical substation owned and operated by Garland Power and Light, a department of the City of Garland, Texas;

WHEREAS, Purchaser desires to purchase the Property for use as an electrical substation; and

NOW THEREFORE, for good and valuable consideration, this Contract is executed upon the following terms and conditions:

1. **Purchase Price.** The cash amount for the Property due from Purchaser at Closing shall be the amount of the winning bid at public auction held on the 13 day of October , 2020 ("Purchase Price").
2. **Contingency.** This Contract is contingent upon the approval of zoning and a SUP by the City Council of the City of Garland to allow for the operation of an electric distribution substation by Purchaser on the Property.
3. **Transaction Costs.** Purchaser is responsible for all expenses and costs, of whatever nature, associated with this transaction, including but not limited to any costs associated with filing a zoning application with the Purchasing Department of the City of Garland.
4. **Approval Periods and Title.** Purchaser was given access to the Property to conduct any feasibility or environmental studies, appraisals, inspections, and title work prior to the date of the public auction. By participating in the public auction and executing this Contract, Purchaser acknowledges that it had reasonable opportunity and time to conduct due diligence related to the purchase and use of the Property as an electrical substation.

5. Closing.

A. The Closing of this Contract (the "Closing") shall be held on or before the 10th calendar day following the approval of an SUP by the City Council of the City of Garland, Texas, to operate an electrical substation. The Closing shall occur at a time and place agreed upon by the Parties.

B. At the closing, Seller shall deliver to Purchaser (i) all documents reasonably required by Purchaser to close this transaction, (ii) a fully executed Deed Without Warrant conveying the Property from Garland to Purchaser, in the substance and form attached hereto as Exhibit "B", and (iii) possession of the Property.

C. At the closing, Purchaser shall deliver to Seller (i) Seller all documents reasonably required by the Seller to close this transaction, and (ii) cash in the full amount of the Purchase Price.

D. Taxes, ad valorem or otherwise, for the Property, if any, for the then current calendar year shall be prorated at the Closing effective as of the Closing date pursuant to *Texas Tax Code* § 26.11. Seller shall credit against the Purchase Price the amount of Seller's pro rata portion of such taxes. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of the taxes shall be upon the basis of the tax rate for the preceding year applied to the latest assessed valuation, and shall be final. Notwithstanding anything herein to the contrary, Seller must pay the amount of any and all rollback taxes or other taxes resulting from any change in land usage or ownership that may become due with respect to any calendar year prior to the calendar year in which Closing occurs and all such taxes for the Property with respect to the elapsed portion of the calendar year in which Closing occurs, regardless of whether such taxes become due after the date of Closing. If the Property is not a separate tax parcel, the taxes for the parcel of which the Property is a part ("Tax Parcel") shall be allocated between the Property and the remainder of the tax parcel based on the respective square footage, and the amount so allocated to the Property shall be prorated as described above. At such time as Seller or Purchaser receives the tax statement for the Tax Parcel for the year in which the Closing date occurs, the receiving party agrees to forward a copy of the statement to the other party. After the Closing and until the Property and the remainder of the Tax Parcel have been identified as separate tax parcels on the tax rolls of the applicable taxing authorities, Seller and Purchaser agree to cooperate with each other, and with any other purchaser of any portion of the Tax Parcel, in paying the taxes assessed against the Tax Parcel prior to delinquency. To the extent allowed by law, Purchaser and Seller shall each indemnify the other against, and shall hold the other harmless from, any losses, costs, expenses, liabilities, obligations, actions, causes of action, liens and/or damage incurred by or asserted against the other party, including, without limitation, attorneys fees and cost of court, resulting from either party failing to so cooperate. The obligations of Seller and Purchaser contained in this Section 5(D) shall survive the Closing.

6. **Termination.** Once Purchaser is confirmed as the winning bidder at public auction, Parties may only terminate this Contract by exercising rights pursuant to the contingency provisions in Section 2 above.

7. **Default.** If Seller shall fail or refuses to consummate this Contract for any reason, except Purchaser's default, Purchaser may at its option, and as its sole and exclusive remedy, (a) terminate this Contract by written notice to Seller within ten (10) days after the failure or refusal and immediately receive the refundable portion of the Earnest Money, or (b) pursue a suit for specific performance of this Contract; provided, however, if Purchaser does not file the lawsuit for specific performance within thirty (30) days after the scheduled Closing date, then Purchaser shall be deemed to have waived the right to sue for specific performance and to have elected to terminate this Contract under clause (a) above and receive the Earnest Money.

8. **Commission.** Seller does hereby represent and warrant that it, its officers, employees, and agents, have contracted for no other real estate commissions or similar fees and Seller has not acted in a manner so as to give rise to a claim for such real estate commissions or similar fee. Seller shall be solely responsible for the payment of any and all real estate commissions, claims to such commissions and/or similar type fees arising, directly or indirectly out of this transaction and based upon the actions of Seller. Seller does hereby agree to indemnify and defend Purchaser against and hold Purchaser harmless from any and all such real estate commissions, claims to such commissions or similar fees, including attorneys' fees incurred in any lawsuit regarding such commissions or fees to the extent such claims or liabilities are based upon the actions of Seller. In connection therewith, Purchaser does hereby represent and warrant that it, its officers, employees, and agents, have contracted for no such real estate commissions or similar fees and, except for the fees to the above-named Brokers contemplated herein, Purchaser has not acted in a manner so as to give rise to a claim for such real estate commissions or similar fee. Purchaser does hereby agree to indemnify and defend Seller and hold Seller harmless from and against any such real estate commissions or similar fees, including costs and attorneys' fees incurred in any lawsuit regarding such commissions and fees to the extent that such claims and liabilities are based upon actions of Purchaser. The indemnity provisions of this Section 8 shall survive the Closing or termination of this Contract.

9. **Miscellaneous Provisions.**

A. **Notices.** All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid, or sent by Federal Express, Airborne Express, or similar overnight delivery service, addressed as follows:

If to Seller:

City of Garland
Steve Martin
510 W. Avenue B
Garland, Texas 75040
Telephone: (972) 205-3097
Email: smartin@gpltexas.org

If to Purchaser:

Rayburn Country Electric Cooperative, Inc.
Attn: Stephen Geiger
PO Box 37
Rockwall, TX 75087
Tele: 469.402.2100; E-mail: sgeiger@rayburnelectric.com

Any notice or communication required or permitted hereunder shall be deemed to be delivered, whether actually received or not, on the first business day following deposit of the same with Federal Express, Airborne Express, or similar overnight courier, if sent by overnight courier, and two business days after being deposited in the United States mail, postage fully prepaid, registered or certified mail, if sent by mail, addressed to the intended recipient at the address set forth above. Any address for notice hereunder may be changed by written notice so given to the other party in the manner set forth herein at least ten (10) days in advance of such change of address.

B. **Forms.** Each of the parties hereto shall reasonably endeavor to agree upon the forms of any documents required hereunder. In case of a dispute as to the form of any document required hereunder, the current form prepared by the State Bar of Texas shall be used.

C. **Integration.** This Contract and the Exhibits and Addendum attached hereto contains the complete agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith. The parties agree that there are no oral agreements, understanding, representations, or warranties, which are not expressly set forth herein, and no representation, warranty, covenant, agreement, or condition not expressed in this Contract shall be binding upon the parties hereto or shall affect or be effective to interpret, change, or restrict the provisions of this Contract.

D. **Survival.** Any portion of this Contract not otherwise consummated at the Closing will not survive closing of this transaction as a continuing agreement by and between the parties, but shall be merged at the Closing except for those provisions specifically excepted herein.

E. **Binding Effect.** Each of the signatories of this Contract represents and warrants that he is authorized to execute this Contract on behalf of Seller or Purchaser, as applicable, and that this Contract constitutes a binding contract between the parties. This Contract shall inure to the benefit of and bind the parties hereto and their respective heirs, representatives, successors, and assigns.

F. **Contract as Offer; Effective Date.** The "Effective Date", "the date hereof", "the date of this Contract", the "Contract Date", "the date of execution" and any other similar reference herein to the date of full execution of this Contract shall mean the date the Title Company executes this Contract to acknowledge receipt of this Contract signed by Seller and Purchaser; provided, however, at Purchaser's option this Contract shall be null and void unless two (2) copies hereof, executed by Seller, have been delivered to Purchaser and the Title Company within five (5) business days following the date of execution hereof by Purchaser. The execution of this Contract by the first party to do so constitutes an offer to purchase or sell the

Property. Unless the Effective Date occurs within five (5) business days after the date of execution of this Contract by the first party, the offer of the Contract shall be automatically revoked and terminated, and the Earnest Money, if any, shall be returned to Purchaser.

G. **Business Day.** The term "business day" as used herein shall mean any day, other than a Saturday or Sunday, on which Purchaser's banks in the State of Texas are open for business.

H. **Interpretation.** Where required for proper interpretation, words used herein in the singular shall include the plural, the masculine gender shall include the neuter and the feminine, and vice versa. The terms "heirs, executors, administrators, and assigns" shall include "successors, legal representatives, and assigns." The descriptive headings of the several Articles, Sections, and Paragraphs contained in this Contract are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

I. **Enforceability.** If any term or provision of this Contract which would not deprive the parties of the benefit of the bargain shall be held to be invalid, illegal, unenforceable, or inoperative as a matter of law, the remaining terms and provisions of this Contract shall not be affected thereby, but each such remaining term and provisions shall be valid and shall remain in full force and effect.

J. **Construction.** Each party hereto acknowledges that each of them has had the benefit of legal counsel of its own choice and has been afforded an opportunity to review this Contract with its legal counsel, and that this Contract has been jointly drafted and shall be construed as having been jointly drafted by each party hereto. Accordingly, the normal rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Contract or any amendments or exhibits hereto.

K. **Access to Remainder Tract.** During the Spencer Interchange construction period, Denton will not prevent or interfere with Garland's access to Garland's remainder tract, inventory, stock, and equipment.

10. **Other Provisions.** See the Addendum attached hereto and made a part hereof for all purposes.

Executed on the dates stated below:

SELLER:

City of Garland, a Texas home-rule municipality

BY: _____

Name: _____

Title: _____

Date: _____

PURCHASER:

Rayburn Country Electric Cooperative, Inc.

DS
JE

By: _____

DocuSigned by:

David Naylor

Name: David Naylor

Title: President/CEO

Date: 10/13/2020

Addendum

**To that certain Contract of Sale by and
between CITY OF GARLAND, TEXAS, as
"Seller" and Rayburn Country Electric
Cooperative, Inc., as "Purchaser"**

Dated the 13 day of October, 2020

- 1) Feasibility Studies. Purchaser has performed all its inspections and feasibility studies pertaining to the Property and has determined that the Property is suitable for its intended use. Purchaser waives the right to inspect or perform any and all studies pertaining to the Property (including, but not limited to, an environmental study, soils study, topography/engineering study and/or a site analysis).
- 2) Enforcement. The obligations of the parties hereto are and shall be performable in the county wherein the Property is located. In the event that any litigation arises hereunder, it is specifically stipulated that the Contract shall be interpreted and construed according to the laws of the State of Texas. Venue for any legal action arising out of this Contract shall be Denton County, Texas.
- 3) Purchaser and Seller Relationship. Purchaser is not, and Purchaser shall never be construed to be, an agent, representative, or trustee of Seller, under Section 53.021 of the Texas Property Code or under any other common or statutory law, for any purpose, including, without limitation, with respect to the hiring of or contracting with any engineer, architect, surveyor, or other person ("Planners") for the preparation and/or submission of any surveys or any plans, application, reports, plats, or the other item to the Approving Entities or to any other person or entity pertaining to the Property. All such Planners hired or contracted by Purchaser for such purposes are the sole employees or contractors of Purchaser; and Seller, as the owner of the Property, shall not be considered as having contracted with the Planner and shall not have any responsibility or obligation for the payment of any amounts owed to them, nor shall the Property be encumbered by any lien to secure payment of any such amounts owed to them. The right of Seller to review and approve Submittals as provided for herein is for the sole purpose of enabling Seller to monitor and participate in the approving entities' consideration of the submittals made by Purchaser which could affect the Property if Purchaser does not close this Contract, and is not intended to, and shall not, create any liability on Seller for the payment of any amounts incurred by Purchaser to such Planners or authorize the filing of, or imply that any such Planners have the right to file, any lien against the Property for the payment of amounts owed by Purchaser to the Planners including, without limitation, any lien under said Section 53.021.
- 4) Disclaimer. Seller hereby specifically disclaims any warranty, guaranty, or representation, oral or written, past, present, or future, of, as, to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, and of the Property for any and all activities and uses which Purchaser may elect to conduct thereon, income to be derived there from or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner of construction and condition and

state of repair or lack of repair of any improvements located thereon; (iii) except for any warranties contained in the Deed, the nature and extent of any rights-of-way, lease, possession, lien, encumbrance, license, reservation, condition, or otherwise; and (iv) the compliance of the Property or its operation with any laws, rules, ordinances, restrictions, or regulations of any government or other body. Purchaser acknowledges that it has already had an opportunity to inspect the Property and waives any further inspections of the Property, and shall rely upon its previous inspections, if any, in accordance therewith as well as inquiries to third parties in determining the feasibility of consummating this Contract. Purchaser also acknowledges that it is a financially substantial and sophisticated real estate investor. The sale of the Property as provided for herein is made "AS IS", and Purchaser acknowledges that, in consideration of the agreements of Seller herein, except as otherwise specified herein, Seller MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. If used in the Contract, the phrases "to Seller's knowledge", "to the best of Seller's knowledge", or any similar phrase means the actual, but not constructive knowledge of the officers of Seller responsible for performing the duties of Seller without investigation or inquiry. WITHOUT LIMITING THE FOREGOING DISCLAIMERS BY SELLER, AND NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS CONTRACT, TO THE EXTENT ALLOWED BY LAW, PURCHASER HEREBY RELEASES SELLER AND (AS THE CASE MAY BE) SELLER'S OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, MANAGERS, REPRESENTATIVES, AND AGENTS FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTIONS, LOSSES, DAMAGES, LIABILITIES, COSTS, AND EXPENSES (INCLUDING ATTORNEYS' FEES WHETHER THE SUIT IS INSTITUTED OR NOT) WHETHER KNOWN OR UNKNOWN, LIQUIDATED OR CONTINGENT (HEREINAFTER COLLECTIVELY CALLED THE "CLAIMS") ARISING FROM OR RELATING TO ANY DEFECT OR OTHER CONDITIONS, SPECIFICALLY INCLUDING ENVIRONMENTAL AND OTHER PHYSICAL CONDITIONS, AFFECTING THE PROPERTY WHETHER THE SAME ARE A RESULT OF NEGLIGENCE OR OTHERWISE. THE RELEASE SET FORTH IN THIS PARAGRAPH 5 SPECIFICALLY INCLUDES, WITHOUT LIMITATION, ANY CLAIMS (INCLUDING INDEMNITY AND CONTRIBUTION CLAIMS) UNDER ANY ENVIRONMENTAL LAWS OF THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, AS ANY OF THOSE LAWS MAY BE AMENDED FROM TIME TO TIME AND ANY REGULATIONS, ORDERS, RULES OF PROCEDURES OR GUIDELINES PROMULGATED IN CONNECTION WITH SUCH LAWS, REGARDLESS OF WHETHER THEY ARE IN EXISTENCE ON THE DATE OF THIS CONTRACT, BUT SPECIFICALLY EXCLUDES ANY WARRANTIES OR REPRESENTATIONS SET FORTH IN THE DEED OR OTHER DOCUMENTS DELIVERED BY SELLER AT CLOSING. PURCHASER ACKNOWLEDGES THAT PURCHASER HAS BEEN REPRESENTED BY INDEPENDENT LEGAL COUNSEL OF PURCHASER'S SELECTION AND PURCHASER IS GRANTING THIS RELEASE OF ITS OWN VOLITION. THE FOREGOING WAIVER IS LIMITED TO SELLER AND ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, MANAGERS,

REPRESENTATIVES, AND AGENTS; IT DOES NOT APPLY TO ANY PRIOR OWNERS IN THE CHAIN OF TITLE TO THIS PROPERTY, NOR TO THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, MANAGERS, REPRESENTATIVES, OR AGENTS. A disclaimer and release provision consistent with the foregoing shall be included in the deed.

6) Addendum. In the event of any direct conflict between this Addendum and the Contract, the terms and conditions of this Addendum shall control.

7) Dates. Whenever any determination is to be made or action to be taken on a date specified in this Contract, if such date shall fall upon Saturday, Sunday, or a State Holiday, the date for such determination or action shall be extended to the first business day immediately thereafter.

8) Brokers. Each party hereto warrants to the other that no other real estate broker except those listed in this Contract has been involved and shall indemnify the other against, and hold the other harmless from, any claim for a real estate commission arising by, through or under the indemnifying party.

9) Contract Form. The terms and conditions contained in this Addendum are incorporated by reference into the Contract to which this Addendum is attached. When used in the Contract or in this Addendum, the word "Contract" means the Contract of Sale as supplemented and superseded, if applicable, by this Addendum.

10) Time is of The Essence. Time is of the essence in the performance of this Contract.

11) Assignment. This Contract may not be assigned without Seller's written approval.

EXECUTED on the dates listed below, with the EFFECTIVE DATE being the later date on which either Party executes this Agreement.

Seller:

**City of Garland,
a Texas home-rule municipality**

By: _____
Name: _____
Title: _____
Date: _____

Purchaser:

**Rayburn Country Electric
Cooperative, Inc.**

DS
JE

DocuSigned by:

By: David Naylor
Name: David Naylor
Title: President/CEO
Date: 10/13/2020

EXHIBIT "B"
Form of Deed Without Warranty

DEED WITHOUT WARRANTY

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

That the **CITY OF GARLAND, TEXAS**, a home-rule municipality ("Grantor"), for ten dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by Rayburn Country Electric Cooperative, Inc., a Texas Corporation ("Grantee"), has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, to wit:

Being a tract or parcel of land situated Atkinson Clements Survey and being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference for all purposes ("Property").

SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of Grantor's right, title, and interest, if any, in and to all of the oil, gas, Sulphur, and other minerals of every kind and character, in, on, under, and that may be produced from the Property.

This conveyance is subject to the following conditions:

- (a) Any and all visible and apparent easements and encroachments, whether of record or not;
- (b) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (c) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways; and
- (d) rights of third-parties in possession.

This conveyance is subject to the following restrictions:

- (a) The Property may only be used for activities directly related to the operations of an electric distribution substation for the provision of electric service to residential, commercial, or industrial customers; and
- (b) the restrictions shall remain in effect for a period of twenty-five years from the recording of this deed. The aforementioned restriction shall run with and bind the Property, and shall bind Grantee or an affiliated entity, or its successors or assigns, and shall inure to the benefit of and be enforceable by Grantor, or its successors and assigns.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE LAND IS CONVEYED "AS IS—WHERE IS, WITH ALL FAULTS".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

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

GRANTOR:

CITY OF GARLAND, TEXAS

By: _____

Name:

Title: Mayor, City of Garland

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the
_____ day of _____, by _____, on behalf of
the City of Garland, Texas.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

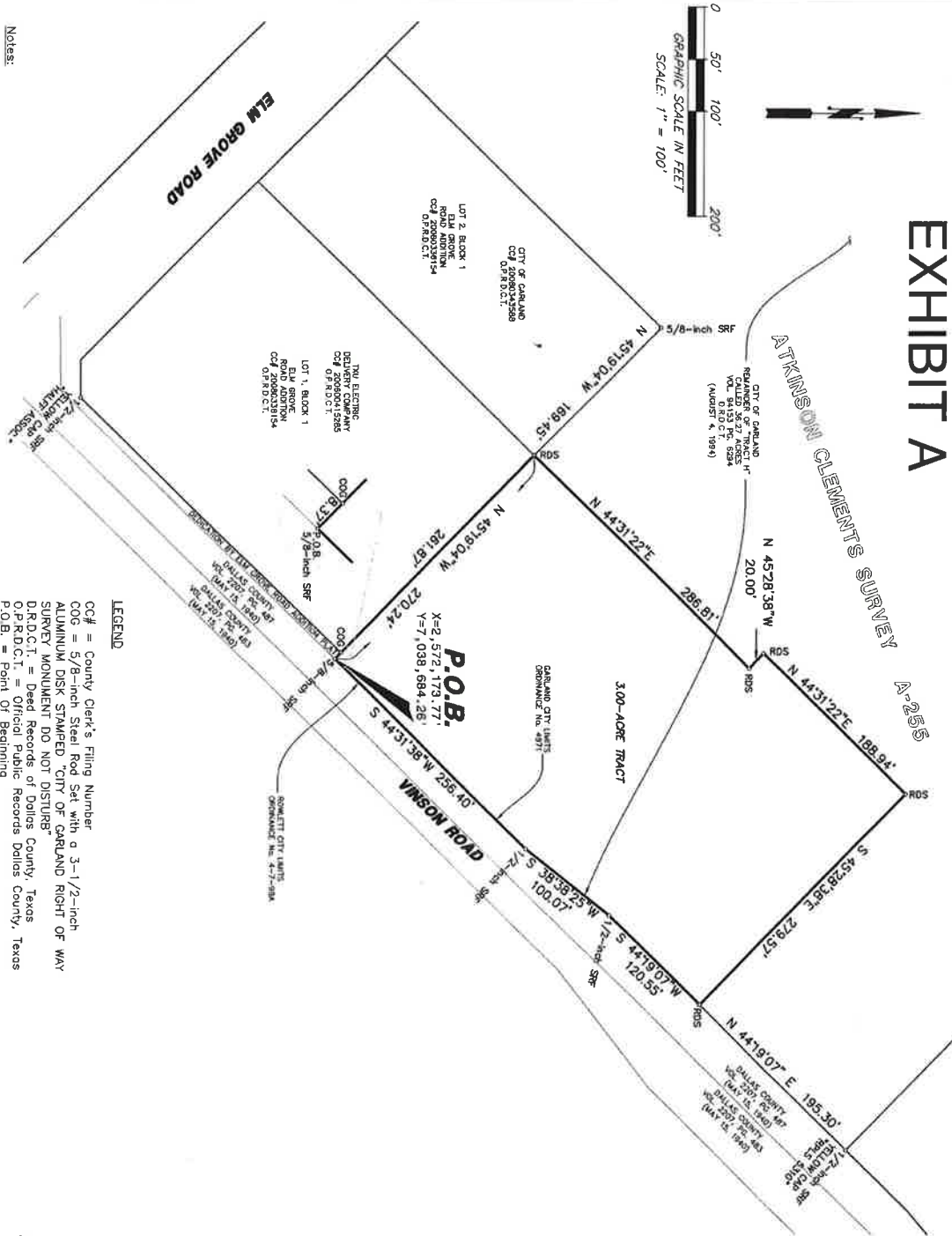
EXHIBIT "A" of DEED WITHOUT WARRANTY

LEGAL DESCRIPTION

EXHIBIT A

Notes:
The coordinates and bearings shown hereon are based on the the Texas Coordinate System of 1983, North Central Zone (4202). All distances are in U.S. Survey Feet and reported at the surface by applying a scale factor of 1.000136506.

Legend:
CC# = County Clerk's Filing Number
C06 = 5/8-inch Steel Rod Set with a 3-1/2-inch ALUMINUM DISK STAMPED "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB"
D.R.D.C.T. = Deed Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records Dallas County, Texas
P.O.B. = Point Of Beginning
PG. = Page
RDS = 5/8-inch steel rod set with pink plastic cap stamped "R-DELTA FIRM#10155000"
SRF = Steel Rod Found
VOL. = Volume



BOUNDARY SURVEY REPORT
3.00-ACRE TRACT
ATKINSON CLEMENTS SURVEY, ABSTRACT NO. 255
CITY OF GARLAND, DALLAS COUNTY, TEXAS

August 24, 2020

WAYNE C. TERRY
LAND SURVEYOR
4184

ENGINEERS
August 2020

BEING a 3.000-acre tract of land situated in the City of Garland, in the County of Dallas, State of Texas, and being a portion of the 30.531-acre tract of land designated as "TRACT H" in the deed dated August 4, 1994, from Rowlett Protection Park, L.P. to the City of Garland, Texas, and recorded in Volume 54153, of Page 6244 of the Dallas County Public Records (D.C.P.R.), said 3.000-acre tract being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod found for the east corner of Elm Grove Road addition on addition to the City of Dallas according to the Dallas County Public Records (D.C.P.R.), said 5/8-inch steel rod being on the northwestern right-of-way (R/W) line of Vinson Road (a veritable width R/W) the same being the northwestern line of a strip of land described in the Dallas County Public Records (D.C.P.R.), said strip of land being on the eastern side of the Dallas County Public Records (D.C.P.R.), at Page 487 of the D.C.P.R.; said 5/8-inch steel rod having coordinates of:

X = 2,572,173.77 feet;
Y = 7,038,084.26 feet;

THENCE N 45°19'04" W with the northeastern line of said Elm Grove Road Addition, at a distance of 8.37 feet past a 5/8-inch steel rod set with a 3-1/2-inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" (R/W) line of Vinson Road (a veritable width R/W) the same being the northeastern line of a strip of land described in the Dallas County Public Records (D.C.P.R.), said strip of land being on the eastern side of the Dallas County Public Records (D.C.P.R.), at Page 487 of the D.C.P.R.; and continue on the same course and with the northeastern line of said Lot 1, Block 1, for an additional distance of 279.57 feet to a 5/8-inch steel rod found for the east corner of said Lot 1, Block 1, (hereafter noted as RDS) marking the north corner of said Lot 1, Block 1, the same being the east corner of Lot 2, Block 1 of said addition;

THENCE N 44°31'22" E to the prolongation of the common lot line between Lots 1 and 2, Block 1, of said addition, for a distance of 286.81 feet to an RDS;

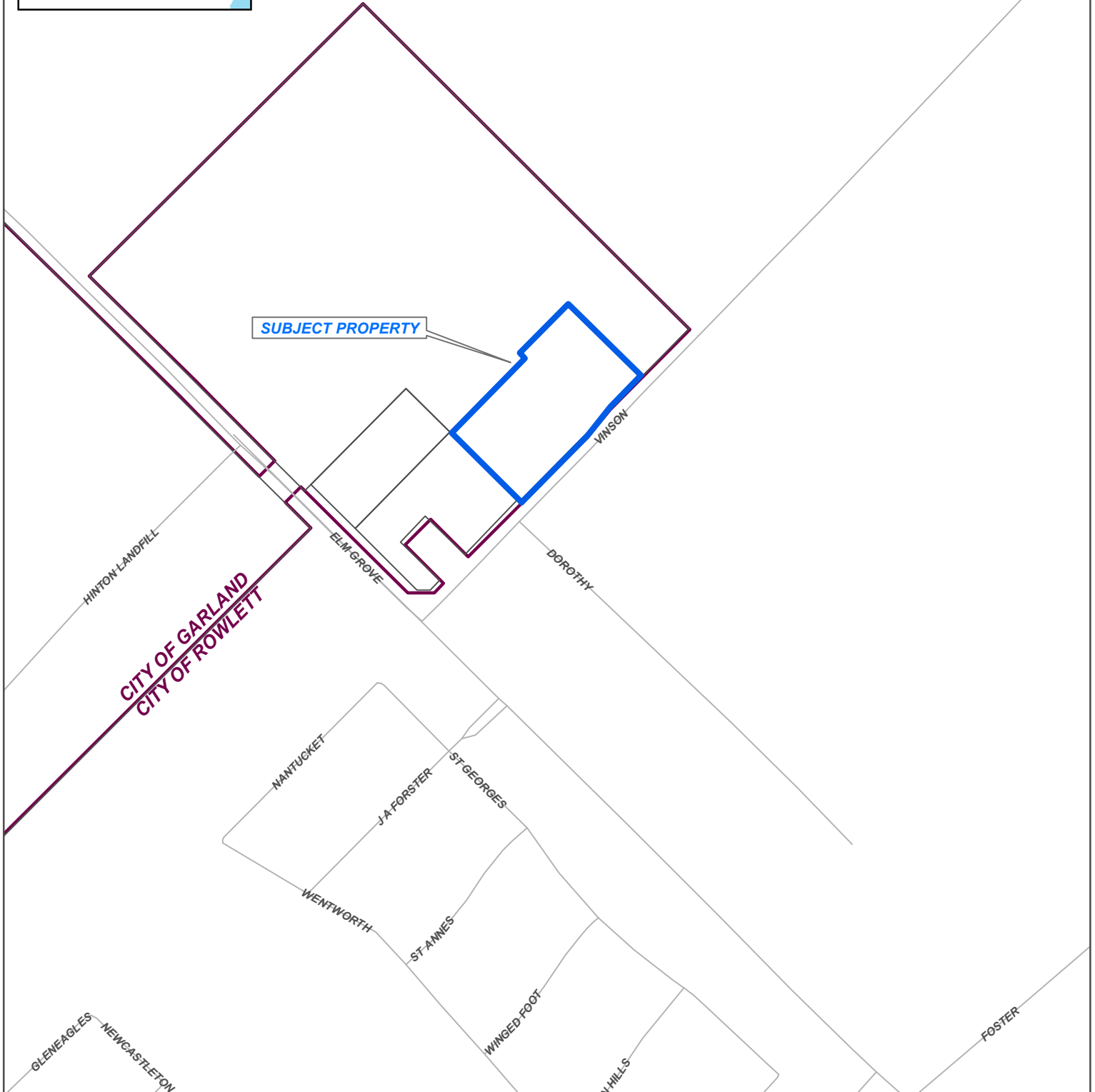
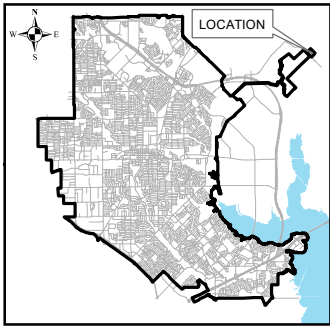
THENCE over and across the aforementioned TRACT H the following three (3) courses and distances:

1. N 45°28'38" W for a distance of 20.00 feet to an RDS;
2. N 44°31'22" E for a distance of 188.84 feet to an RDS;
3. S 45°28'38" E for a distance of 279.57 feet to an RDS on the aforementioned northwestern R/W line of Vinson Road, the same being the northeastern line of said Lot 1, Block 1, for an additional distance of 279.57 feet to a 5/8-inch steel rod found for the east corner of said Lot 1, Block 1, (hereafter noted as RDS) marking the north corner of said Lot 1, Block 1, the same being the east corner of Lot 2, Block 1 of said addition;

THENCE with the northwestern R/W line of Vinson Road the following three (3) courses and distances:

 1. S 44°19'07" W for a distance of 120.55 feet to a 1/2-inch steel rod found;
 2. S 38°36'25" W for a distance of 100.07 feet to a 1/2-inch steel rod found;
 3. S 44°31'36" W for a distance of 256.40 feet to the POINT OF BEGINNING

and containing 130,680 square feet or 3.000 acres of land.



VINSON ROAD - 3.0 AC. TRACT
OF LAND FOR SALE

Scale: NTS
Date: 10/22/2020
Drawn: JW

File: Atkinson_Tract.mxd

Sheet
1
of
1



Not to Scale



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4. a.

Meeting Date: 11/10/2020

Item Title: Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation (District 3)

Submitted By: Nabiha Ahmed, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 19-22 Ordinance

Z 19-22 Exhibit A

Z 19-22 Exhibit B

Z 19-22 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE OF ZONING FROM COMMUNITY RETAIL (CR) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT TO ALLOW A TRAVEL CENTER USE; 2) A DETAIL PLAN FOR A TRAVEL CENTER USE AND FUEL PUMPS, RETAIL USE AND; 3) A SPECIFIC USE PROVISION FOR A FUEL PUMPS, RETAIL USE ON A 10.02-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 524 EAST INTERSTATE HIGHWAY 30; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 14th day of September, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use made by **QUIKTRIP CORPORATION AND GLENN ENGINEERING CORPORATION**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use and 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 Exhibit B, attached hereto and made a part hereof.

Section 3

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

Section 4

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

Section 5

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

Section 6

ZONING FILE NO. Z 19-22

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 _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 19-22

Being a 10.0104-acre tract of land situated in the City of Garland, Dallas County, Texas, out of the Thomas Stone Survey, Abstract No. 1330, being part of Lot 1, Block 1, Bobtown Place II, an addition to the City of Garland, Dallas County, Texas, according to the conveyance plat thereof recorded by Instrument No. 20070086288, Official Public Records, Dallas County, Texas, being part of that tract of land described by Special Warranty Deed to I-30 Bobtown, LLC, as recorded by Instrument No. 201200352331, Official Public Records, Dallas County, Texas, part of that called 7.369 acre tract of land described by Right-of-Way Deed to the State of Texas, as recorded in Volume 1849, Page 499, Deed Records, Dallas County, Texas, part of that called 1.104 acre tract of land (called Tract 1 of Parcel 40-1-2) described by Final Judgment to The State of Texas, as recorded in Volume 5357, Page 628, Deed Records, Dallas County, Texas, and part of that called 0.338 acre tract of land described by Judgment to The State of Texas, as recorded in Volume 5045, Page 330, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the most northerly northwest corner of said Lot 1 and the southwest corner of that called 1.047 acre tract of land (called Tract No. 2 of

Parcel 40-1-2) described by said Final Judgment to The State of Texas, same lying in the southeast line of said 7.369 acre tract and the southeast right-of-way line of Interstate Highway No. 30 (IH-30; a variable width public right-of-way);

THENCE, along said southeast right-of-way line, North 63 degrees 31 minutes 00 seconds East, a distance of 91.53 feet to a point for the POINT OF BEGINNING of the herein described;

THENCE, continuing along said southeast right-of-way line and the north line of said Lot 1, North 63 degrees 31 minutes 00 seconds East, a distance of 403.17 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, departing said common line, over and across said Lot 1 as follows:

South, a distance of 82.80 feet to a point for corner;

South 26 degrees 29 minutes 00 seconds East, a distance of 40.18 feet to a point for corner;

South, a distance of 260.94 feet to a point for corner;

South 63 degrees 31 minutes 00 seconds West, a distance of 20.02 feet to a point for corner;

South, a distance of 472.89 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the north right-of-way line of Bobtown Road (a variable width public right-of-

way), same being the south line of said Lot 1, from which a 3 inch aluminum disk found for the southeast corner of said Lot 1 bears, North 89 degrees 33 minutes 52 seconds East, a distance of 302.46 feet;

THENCE, along said common line, South 89 degrees 33 minutes 52 seconds West, a distance of 121.39 feet to a point for corner;

THENCE, departing said common line, over and across said Lot 1 as follows:

North 84 degrees 11 minutes 12 seconds West, a distance of 101.06 feet to a point for corner;

South 89 degrees 33 minutes 52 seconds West, a distance of 99.84 feet to a point for corner;

South 00 degrees 26 minutes 08 seconds East, a distance of 11.00 feet to a point in the aforementioned common line;

THENCE, along said common line, South 89 degrees 33 minutes 52 seconds West, a distance of 107.76 feet to a point for corner;

THENCE, departing said common line, over and across said Lot 1 as follows:

North 84 degrees 07 minutes 42 seconds West, a distance of 100.66 feet to a point for corner;

EXHIBIT A

South 89 degrees 37 minutes 45 seconds West, a distance of 87.78 feet to a point in the southeasterly right-of-way line of said IH-30, same being the east right-of-way line of said Bobtown Road (as posted), same being the east line of said of that called 0.0130 acre tract of land (called Parcel 30) described by Deed to the State of Texas, as recorded in Volume 94176, Page 1097, Deed Records, Dallas County, Texas;

THENCE, along common line, North 00 degrees 22 minutes 15 seconds West, a distance of 30.56 feet to a 5/8 inch iron rod set for the northeast corner of said Parcel 30, being in the south line of said 0.338 acre tract, from which a 5/8 inch iron rod found bears South 58 degrees 46 minutes 21 seconds West, a distance of 20.00 feet;

THENCE departing said common line, over and across said 0.338 acre tract, said Parcel 40-1-2, Tract No. 1 and said 7.369 acre tract, as follows:

North 01 degrees 48 minutes 37 seconds East, a distance of 28.39 feet to a point for corner;

North 09 degrees 04 minutes 00 seconds East, a distance of 87.07 feet to a point for corner;

North 00 degrees 08 minutes 21 seconds East, a distance of 1.52 feet to a point for corner;

North 00 degrees 14 minutes 16 seconds West, a distance of 90.29 feet to a point for corner;

EXHIBIT A

North 01 degrees 22 minutes 04 seconds West, a distance of 10.01 feet to a point for corner;

South 88 degrees 37 minutes 56 seconds West, a distance of 11.00 feet to a point for corner;

North 01 degrees 22 minutes 04 seconds West, a distance of 63.48 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 19 degrees 43 minutes 40 seconds, a radius of 485.60 feet, an arc length of 167.20 feet, having a chord bearing of North 08 degrees 37 minutes 41 seconds West and a chord distance of 166.37 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a reverse curve to the right;

Along said reverse curve to the right, through a central angle of 81 degrees 54 minutes 08 seconds, a radius of 55.00 feet, an arc length of 78.62 feet, having a chord bearing of North 22 degrees 27 minutes 33 seconds East and a chord distance of 72.10 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 63 degrees 24 minutes 37 seconds East, a distance of 35.01 feet to a point for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 05 degrees 00 minutes 54 seconds, a radius of 380.42 feet, an arc length of 33.30 feet, having a chord bearing of

EXHIBIT A

North 70 degrees 19 minutes 16 seconds East and a chord distance of 33.29 feet to a point for the beginning of a reverse curve to the left;

Along reverse curve to the left, through a central angle of 09 degrees 45 minutes 03 seconds, a radius of 519.58 feet, an arc length of 88.42 feet, having a chord bearing of North 67 degrees 57 minutes 11 seconds East and a chord distance of 88.32 feet;

THENCE over and across said 7.369 acre tract and said Lot 1 as follows:

North 63 degrees 24 minutes 37 seconds East, a distance of 26.30 feet to a point for corner;

North 63 degrees 31 minutes 00 seconds East, a distance of 103.52 feet to a point for corner;

North 26 degrees 29 minutes 00 seconds West, a distance of 18.14 feet to the POINT OF BEGINNING, containing 436,053 square feet or 10.0104 acres of land, more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-22

524 EAST INTERSTATE HIGHWAY 30

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for Travel Center Use for Lot 1 and establish Community Retail (CR) District Planned Development requirements for Lots 2 and 3.

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

III. General Regulations: All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code 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 F. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future developments shall require approval of a Detail Plan.

V. Specific Conditions:

A. Permitted Uses:

1. Land Uses are permitted as in the Community Retail (CR) District. Additionally, a Travel Center Use is allowed only on Lot 1.

2. Showers and lounge areas associated with the Travel Center use are not allowed on any Lot.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Parking: A total of sixty-seven (67) automobile parking spaces and six (6) truck parking spaces are permitted.

D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. 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, 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.

- E. Elevations: Building Elevations and Fuel Canopy Elevation shall be in general conformance with the elevations labeled Exhibit E.
- F. Monument Signs: A total of two (2) monument signs shall be permitted per Exhibit C; one sign shall be located along Bobtown E Thoroughfare and the other sign shall be located along Bobtown B Thoroughfare. The maximum sign height along Bobtown E Thoroughfare shall be thirteen feet and eleven and one-fourth inches (13'-11 1/4") and the maximum sign surface area shall be 58.6 square feet. The maximum sign height along Bobtown B Thoroughfare shall be seventeen feet and one-fourth inches (17'-1/4") and the maximum sign surface area shall be 75.4 square feet.
- G. Traffic or Movement Control Signs: A total of four (4) traffic or movement control signs shall be permitted per Exhibit C and Exhibit F. The maximum sign height shall be six (6) feet and the maximum sign area shall be twelve (12) square feet. In addition, a pylon directional sign for the truck scale area may be permitted as shown in Exhibit C and Exhibit F; the maximum height shall be twenty-two feet and three and one-fourth inches (22'- 3-1/4") and the maximum sign area shall be one-hundred and eight (108 square feet.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-22

524 EAST INTERSTATE HIGHWAY 30

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail Use for Lot 1.
- 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.
- II. 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.
- III. Specific Use Provision:**
- A. SUP Time Period:** The Specific Use Provision shall be in effect for an indefinite period.

CURVE NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°45'03"	519.59	68.42	N67.5°11'E	66.32
C2	5°00'54"	386.42	33.37	S79.19°16'W	33.29
C3	81°54'08"	55.09	78.62	S22.2°53'W	72.10
C4	19°42'40"	483.69	167.29	N83°24'11'E	169.37

TBM-1 SQUARE CUT WITH "X" SET ON CONCRETE CURB INLET LOCATED ON SOUTH CURB LINE OF INTERSTATE 30 EASTBOUND SERVICE APPROX. 59' FEET EAST OF THE SOUTHEAST CORNER OF THE INTERSECTION OF INTERSTATE 30 SERVICE ROAD & BOBTOWN ROAD.
ELEVATION=499.90'

TBM-2 SQUARE CUT WITH "X" SET ON CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF BOBTOWN ROAD APPROX. 230 FEET EAST OF THE SOUTHEAST CORNER OF THE INTERSECTION OF INTERSTATE 30 SERVICE ROAD & BOBTOWN ROAD.
ELEVATION=500.18'



	PROPERTY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB
	W/RADIUS PROTECTOR
	GRASSPAVE2 RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	BALLPARK LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY
	COLUMNS AND BOLLARDS
	SIDEWALK

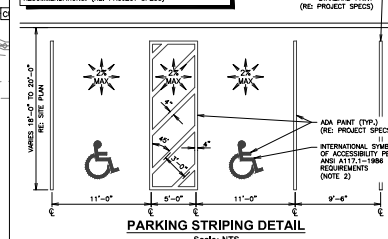
	OVERHEAD CABLE
	OVERHEAD ELECTRIC
	UNDERGROUND FIBER OPTIC
	SANITARY SEWER
	STORM SEWER
	WATER
	ELECTRIC Baffle
	ELECTRIC MANHOLE
	POWER POLE
	POWER POLE W/CONDUIT
	POWER POLE W/LIGHT
	POWER POLE W/METER
	POWER POLE W/TRANSFORMER
	GUY WIRE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	CURB INLET
	GRATE INLET
	HEADWALL
	STORM SEWER MANHOLE
	UNDERGROUND TELEPHONE MANHOLE
	FIRE HYDRANT
	WATER MANHOLE
	WATER METER
	WATER VALVE
	IRRIGATION VALVE
	TRAFFIC LIGHTS
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	BOLLARD
EXISTING FEATURES	
	PROPERTY LINE
	CENTERLINE
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE

BUILDING:	7,318 S.F.
CONVENIENCE STORE:	
1 SPACE PER 250 S.F.	30 REQUIRED SPACES
	67 CONCRETE AUTO PARKING SPACES
	AND 6 TRUCK SPACES PROVIDED

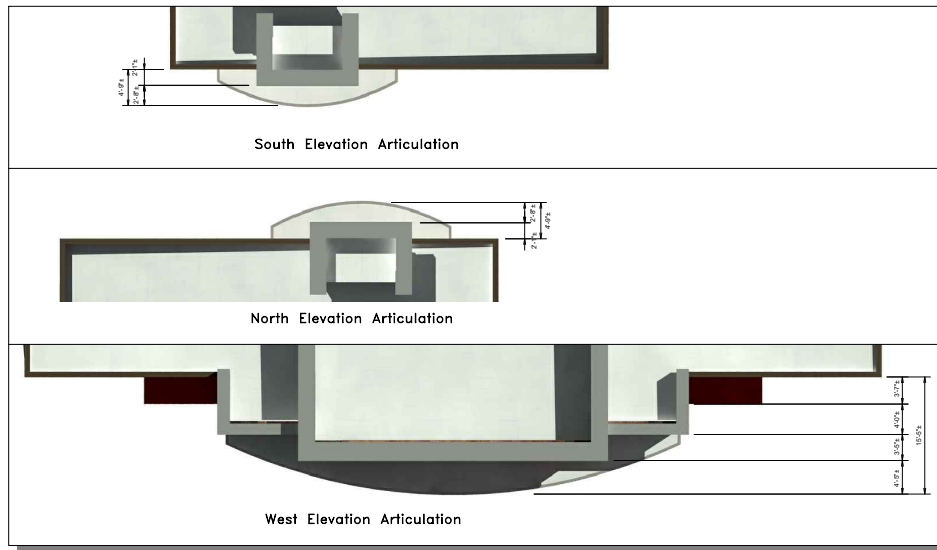
TOTAL AREA OF SITE:	269,016 S.F.
TOTAL FLOOR AREA RATIO:	0.027%
TOTAL IMPERVIOUS COVER:	210,864 S.F., 78%
TOTAL BUILDING COVERAGE:	7,318 S.F.
OPEN SPACE PROVIDED:	58,152 S.F., 21.6%
S.F. OF BUILDINGS EXISTING:	N/A
S.F. OF BUILDINGS PROPOSED:	7,318 S.F.
BUILDING HEIGHT ALLOWED:	35'-0" MAX.
BUILDING HEIGHT PROVIDED:	20'-0"
LOADING SPACE REQUIRED:	1 SPACE
LOADING SPACE PROVIDED:	1 SPACE

1. RE: SITE PLAN FOR LOCATION OF ADA PARKING SPACE AND ACCESS AISLE IN RELATIONSHIP TO THE DOOR LOCATION. (THIS DETAIL IS FOR STRIPING LAYOUT ONLY)

2. PARKING STRIPES AND THE ADA INTERNATIONAL HANDICAP SYMBOL ARE TO BE PAINTED PER THE MANUFACTURER'S RECOMMENDATIONS. (RE: PROJECT SPECS)



1

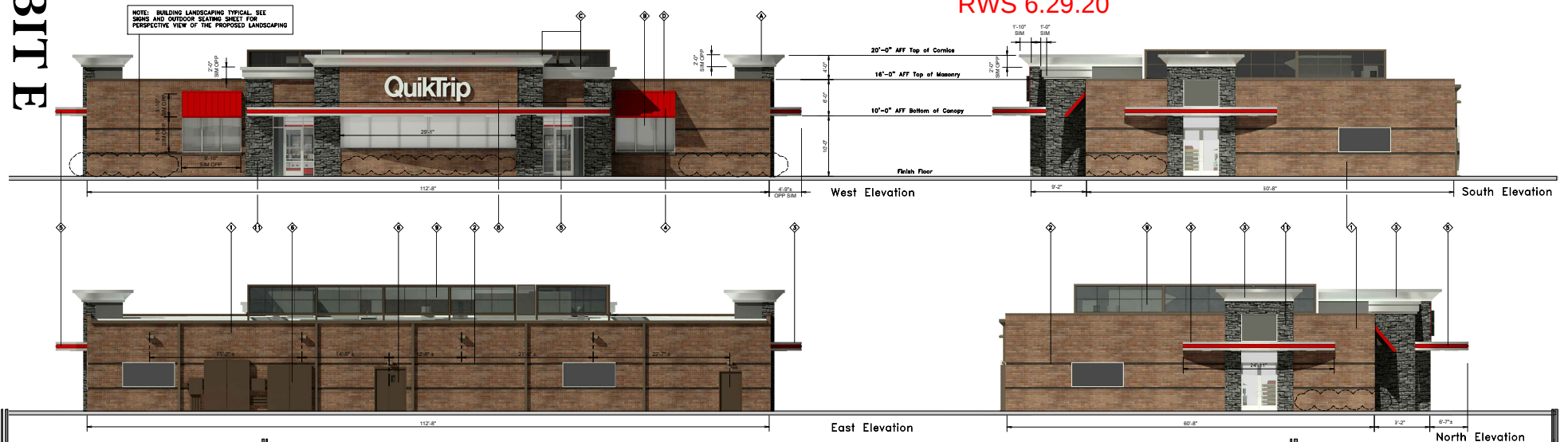


TCNK Material Percentage Table					
	TOTAL	ATLAS BRICK	FACIA/CANOPY	DOORS	SIGNAGE
FRONT FACADE:	1610 SF	1205 SF=75%	212 SF=13%		193 SF=12%
SIDE FACADES:	930 SF	784 SF=85%	60 SF=6%	86 SF=9%	
REAR FACADE:	1802 SF	1746 SF=97%		56 SF=3%	

- ARCHITECTURAL ELEMENTS:
- A. AWNINGS
 - B. DIVIDED LIGHT WINDOWS
 - C. VARIED ROOF HEIGHTS
 - D. ORNAMENTAL FACADE TRIM
 - E. OUTDOOR SEATING (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - F. BUILDING PLANTERS (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - G. PLANTERS (REFER TO CIVIL PLANS SHEET 1)

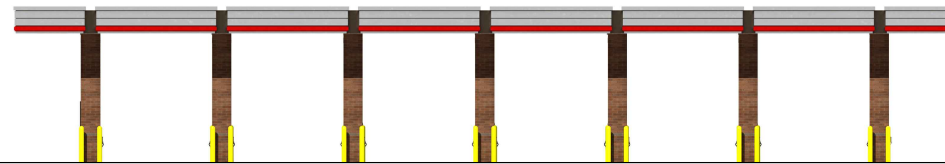
Custom 962-Channel letters w/o red backer and spandrel panels added to the side and back.

RWS 6.29.20

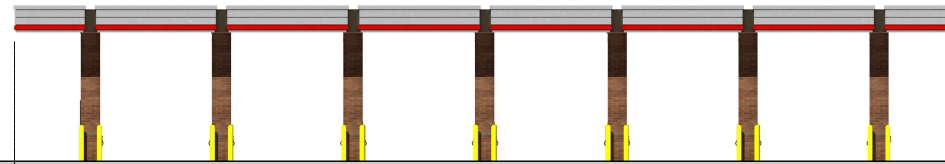


 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 815-7700	Store # 962		TCNK-L Building Elevations		Address: I-30 & Bobtown Road		City, State: Garland, TX		<table><thead><tr><th></th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr></thead><tbody><tr><td>1</td><td>EXTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>2</td><td>EXTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>3</td><td>INTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>4</td><td>INTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>5</td><td>INTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>6</td><td>INTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>7</td><td>INTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>8</td><td>INTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS 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	Serial # 08-0962-TCNK	Scale: NTS	Issue Date: 06.29.20	Drawn By: JK	Rev/Notes: 1	COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED BY THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																																																																																																																																																																																																																																																																																																																																																																																																																									

Canopy Material Percentage Table			
	FRONT FACADE:	SIDE FACADES:	REAR FACADE:
TOTAL	773 SF	201 SF	773 SF
FACIA/ CANOPY	60%	56%	60%
ATLAS BRICK	40%	44%	40%

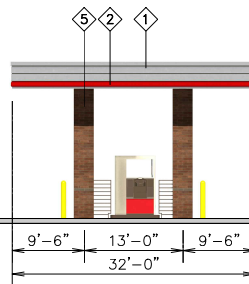


South Elevation

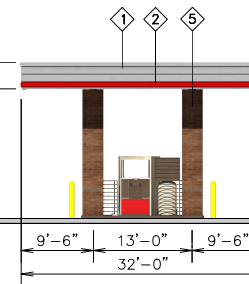
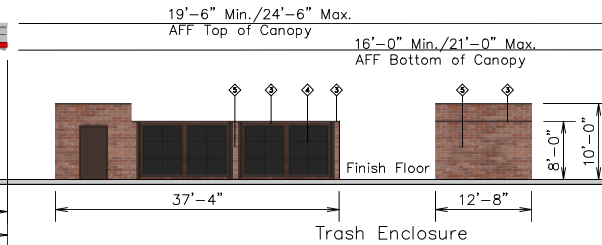


North Elevation

13'-11" 17'-4" 17'-4" 17'-4" 17'-4" 17'-4" 17'-4" 17'-4" 13'-11"
131'-10"



West Elevation



East Elevation

9'-6" 13'-0" 9'-6"
32'-0"

9'-6" 13'-0" 9'-6"
32'-0"



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
962

6 Bay Diesel Canopy

Serial #
08-0962-DV06

Scale:
NTS

Issue Date:
08.20.20

Address:
I-30 & Bobtown Road
Drawn By:
JK

City, State:
Garland, TX

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②	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

EXHIBIT E

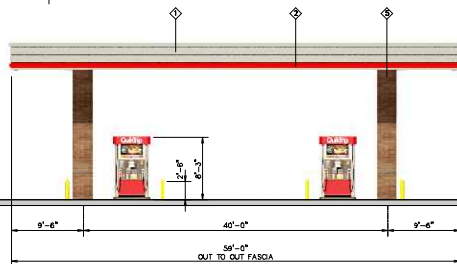
Canopy Material Percentage Table			
	FRONT FACADE:	SIDE FACADES:	REAR FACADE:
TOTAL	932 SF	296 SF	932 SF
ATLAS BRICK	29%	30%	29%
FACIA/CANOPY	71%	70%	71%



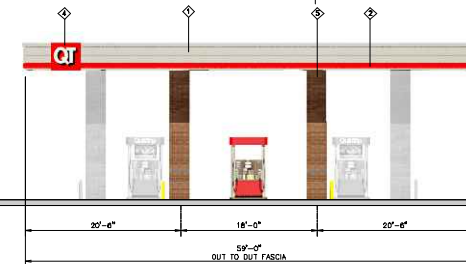
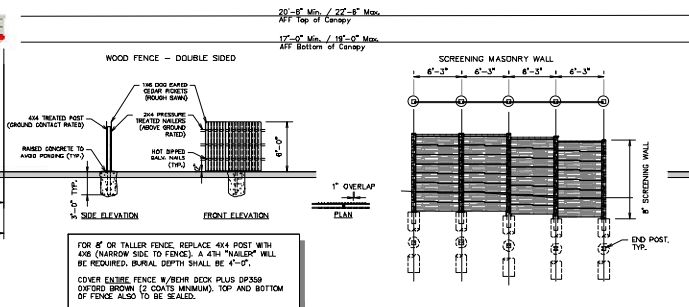
East Elevation



West Elevation



North Elevation



South Elevation



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7508
P.O. Box 8475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 962 Custom DS 11 Canopy Elevations
w/ Single Diesel MPD

Serial # 08-0962-GD11

Scale: NTS

Issue Date: 10.28.20

Address: I-30 & Bobtown Road

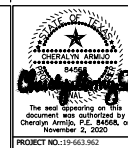
Drawn By: JK

Rev/Notes:

City, State: Garland, TX

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Q	FINISH	MANUFACTURER	SPECIFICATION
1	BLK-ALUMINUM	ALFOLC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED RAND
3	DRY BRICK	12" TRIM - ALLIANCE	RETAINMENT
4	DRY BRICK	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BROOKSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



**GLENN
ENGINEERING**
TELEPHONE: 713-303-
4108 FAX: 713-303-3000
15000 FULLER DRIVE, SUITE 220
HOUSTON, TEXAS 77058
PHONE: (713) 717-5151

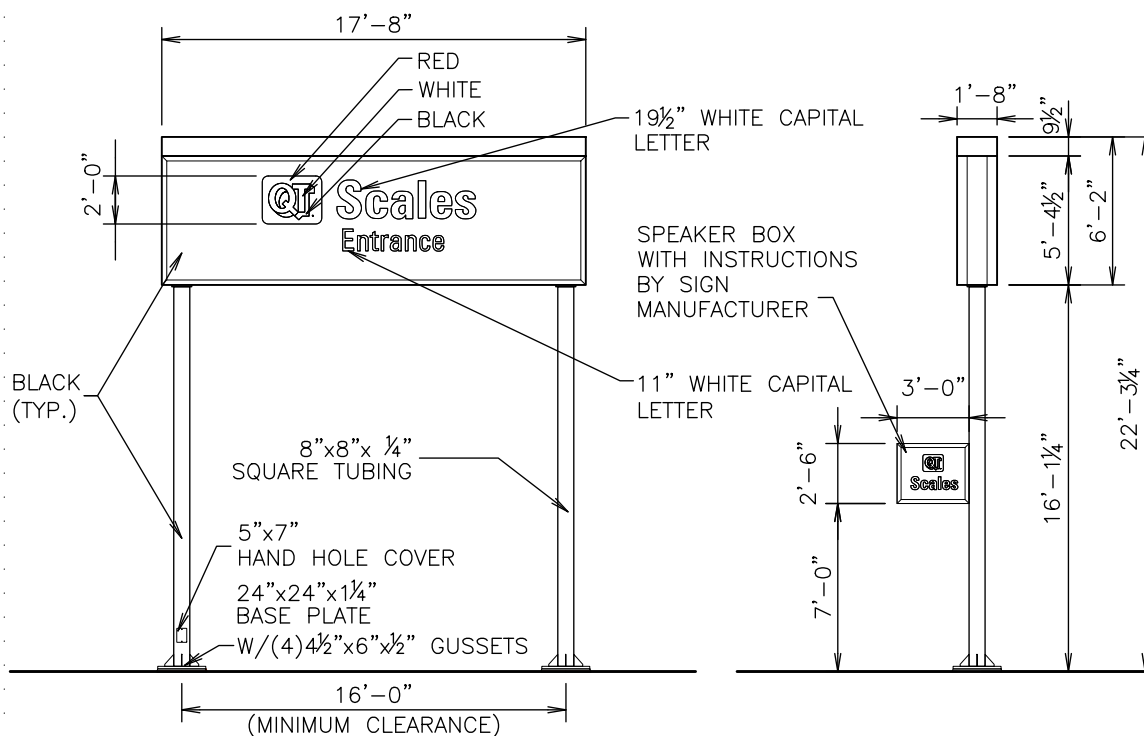
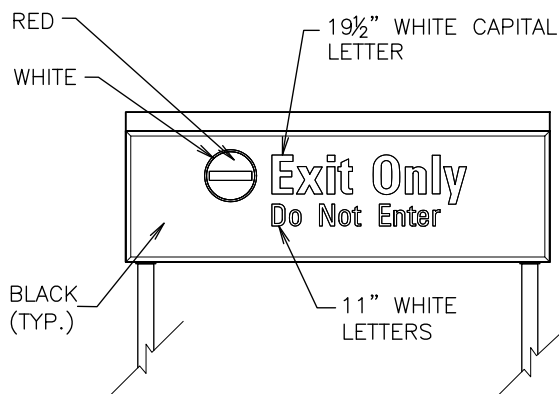
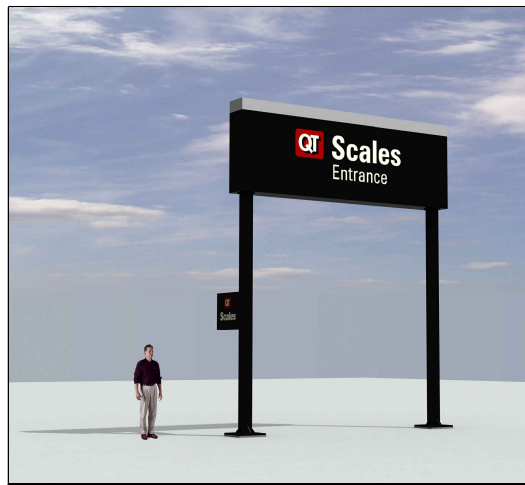
QuikTrip No. 0962
INTERSTATE HIGHWAY 30 & BOBTOWN ROAD
GARLAND, TX.



PROTOTYPE: P-102 (05/01/20)
DIVISION: 08
VERSION: 001
DESIGNED BY: CMA
DRAWN BY: GEC
REVIEWED BY: POTTER

[illegible]

SHEET TITLE:	SIGNAGE PLAN
SHEET NUMBER:	8

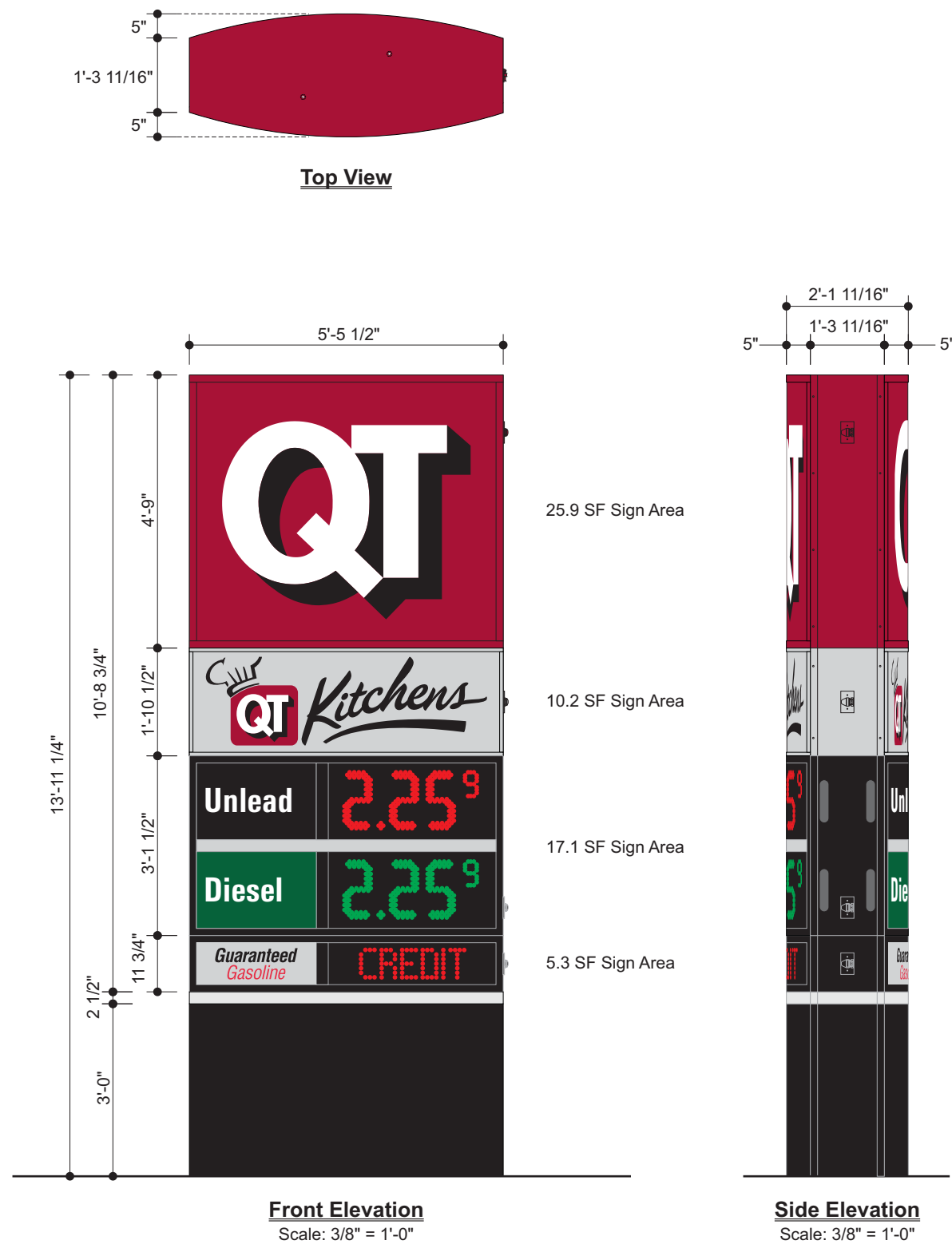


NOTES
DRAWN BY BP
ISSUE DATE 07/27/20

SQUARE FOOTAGE	TYPEFACE	NA
	INSIDE CAN	NA
	ENTIRE SIGN	96

SCALE:
$1/8" = 1'-0"$
SERIAL NUMBER:
TC Scales
STORE NUMBER:
0962

EXHIBIT F



-MV-E2PGQ-CC-59
Vertical Monument Sign

- QT Kitchens
- Two (2) Product LED Gas Price Sign with Cash & Credit
- 58.6 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



-MV-E2PGQ-CC-59

Project Information

Client
QuikTrip
Location

Sales **House** Design **CT** Project Manager **James Gentry**

Date / Description	Amount
12/1/2018	100.00
12/2/2018	200.00
12/3/2018	300.00
12/4/2018	400.00
12/5/2018	500.00
12/6/2018	600.00
12/7/2018	700.00
12/8/2018	800.00
12/9/2018	900.00
12/10/2018	1000.00
12/11/2018	1100.00
12/12/2018	1200.00
12/13/2018	1300.00
12/14/2018	1400.00
12/15/2018	1500.00
12/16/2018	1600.00
12/17/2018	1700.00
12/18/2018	1800.00
12/19/2018	1900.00
12/20/2018	2000.00
12/21/2018	2100.00
12/22/2018	2200.00
12/23/2018	2300.00
12/24/2018	2400.00
12/25/2018	2500.00
12/26/2018	2600.00
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3/23/2019	11400.00
3/24/2019	11500.00
3/25/2019	11600.00

12/03/19	Issue Date
01/14/20	Rev. 1
02/17/20	Rev. 2
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Notes

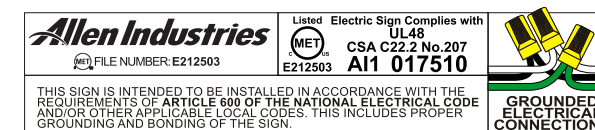
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Store

Declaration

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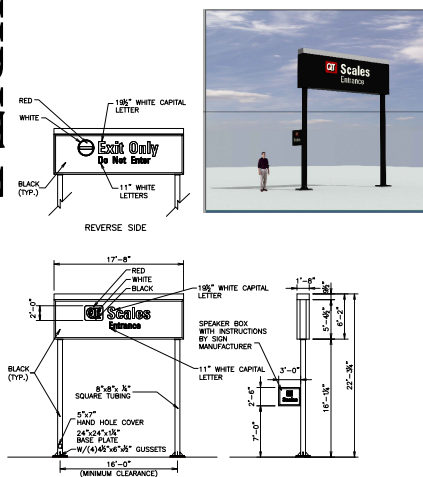


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www.allenindustries.com

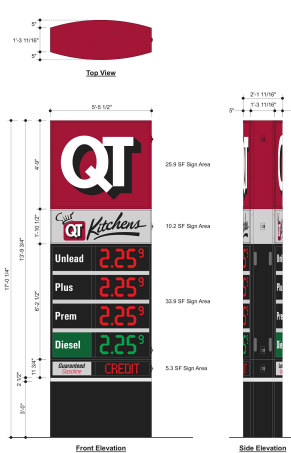
EXHIBIT F



Travel Center Perspective View



Pylon Sign



Monument Sign

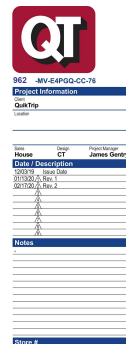
962 -MV-E4PGQ-CC-76
Vertical Monument Sign

- QT Network
- Four (4) Product LED Glass Price Sign with Cash & Credit
- 2.5 Square Feet Sign Area

Notes:
1. Engineering provided by QT
2. Steel supports provided by sign installer

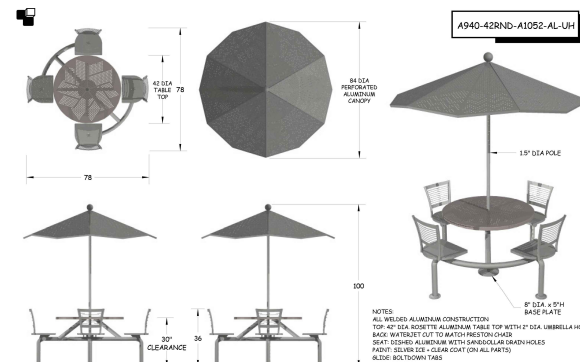
Color Specifications
All Paint Finishes to be Allen Industries
• Gloss White
• Gloss Black
• Gloss Red
• Gloss Blue
• Gloss Green
• Gloss Yellow
• Gloss Orange
• Gloss Purple
• Gloss Silver
• Gloss Gold
• Gloss Bronze
• Gloss Copper
• Gloss Nickel
• Gloss Chrome
• Gloss Aluminum
• Gloss Stainless Steel
• Gloss Titanium
• Gloss Carbon Fiber
• Gloss Kevlar
• Gloss Fiberglass
• Gloss Concrete
• Gloss Brick
• Gloss Stone
• Gloss Marble
• Gloss Granite
• Gloss Slate
• Gloss Limestone
• Gloss Travertine
• Gloss Sandstone
• Gloss Gneiss
• Gloss Schist
• Gloss Metamorphic
• Gloss Igneous
• Gloss Sedimentary
• Gloss Metamorphic
• Gloss Igneous
• Gloss Sedimentary

Allen Industries
1-800-967-2553
www.allenindustries.com



962

Declaration
Copyright © 2019 Allen Industries, Inc.
This drawing is the property of Allen Industries, Inc. and is not to be reproduced or used in any manner without the written consent of Allen Industries, Inc. All rights reserved.



DATE	ECO	REV	BY	APPROVED	CLIENT	QUICK TRIP
12/2/2019	ADD UMBRELLA HOLE		RN		TULSA, OK	
04/04/2020	ILLUSTRATION		KD		DESCRIPTION: 4 SEAT PRESTON GLUSTER	
					MATERIAL: ALUMINUM	

Outdoor Seating



REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

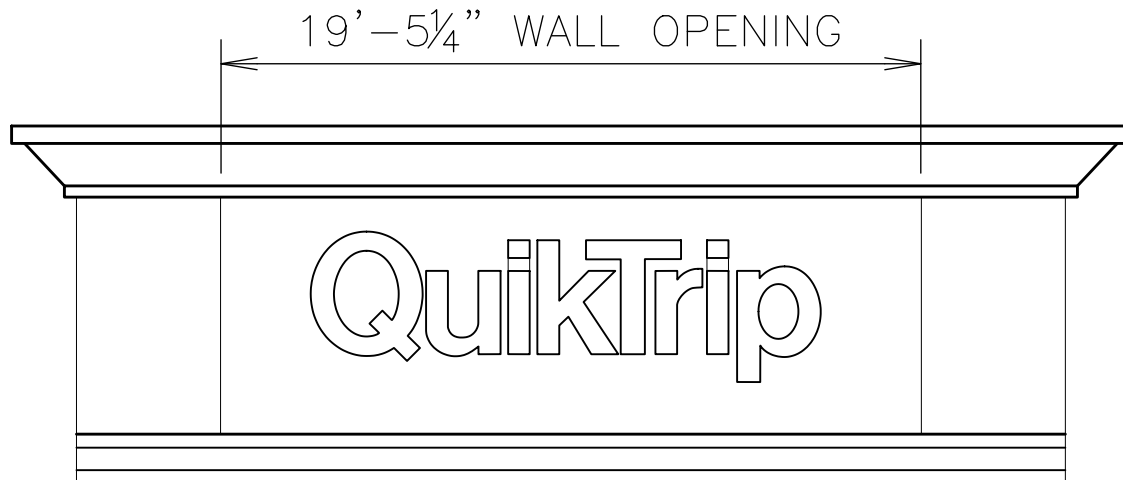
PROJECT NAME
962

Signs & Outdoor Seating

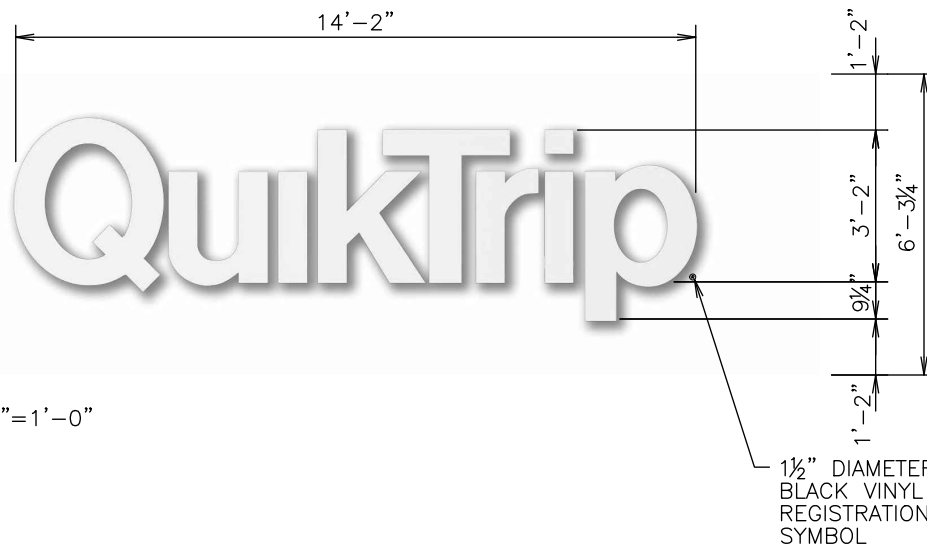
SHEET TITLE:

SHEET NUMBER:

1 of 1



SCALE: $\frac{3}{16}$ " = 1'-0"



SCALE: $\frac{1}{4}$ " = 1'-0"



SCALE: $\frac{1}{4}$ " = 1'-0"

SPECIFICATIONS:

Letters

6" deep Channel Letters, 3/16" formed Cyro Translucent White face, Aluminum Construction. Letter Returns painted Benjamin Moore 2134-30 Iron Mountain. Internally illuminated with GE Tetra MiniMax 65K White/GE PS12-60 Power Supplies. Halo backlit illuminated with Red GE Tetra MiniMax/GE PS12-60 Power Supplies. Letters are projected 4" off back panel with Lag Bolts.

EXHIBIT F

QuikTrip.

4705 S. 125th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74103-3475
918.622.1700



Wall Sign

NOTES	
DRAWN BY	BP
ISSUE DATE	07/27/20

SQUARE FOOTAGE	59
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	

SCALE:

AS NOTED

SERIAL NUMBER:

08-0962-CL-60R

STORE NUMBER:

0962



SCALE:
$1/4" = 1'-0"$
SERIAL NUMBER:
IDC-14
STORE NUMBER:



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 11/10/2020

Item Title: Public Hearing to Obtain Input Regarding Additional ESG-CV and CDBG-CV Funding Authorized by the CARES Act

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

During the November 9, 2020 Work Session, Council was provided information regarding \$2,004,381 in additional Emergency Solutions Grant funding and \$1,693,708 in additional Community Development Block Grant funding provided through the Coronavirus Aid, Relief and Economic Security Act to implement projects to be used for response and recovery as a result of COVID-19.

As part of the process, a public hearing is required to solicit comments from any interested parties relating to this issue.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain public comments from any interested parties.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. a.

Meeting Date: 11/10/2020

Item Title: Z 20-27 Jerry DeFeo - SUP (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

4301 Action Street

OWNER

Mohammad Ghir

PLAN COMMISSION RECOMMENDATION

On October 12, 2020 the Plan Commission, by a vote of six (6) to three (3), recommended denial of 1) a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended denial of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. It is recommended that uses on the subject site contribute to or support industrial employment in keeping with the intent of the Industrial (IN) District and Industry Centers recommendation of the Envision Garland Plan.

Denial of a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Should the Council approve the request, parking spaces for auto sales display are recommended to be limited only to those shown on the site plan (Exhibit C in the Plan item).

BACKGROUND

The applicant is requesting approval to add outdoor used car sales at an existing automobile repair facility.

In 2019, the Plan Commission denied Case Z 19-30, a Specific Use Provision request for Automobile Sales, New or Used on the subject property, with a nine (9) to zero (0) vote. The applicant for Case Z 19-30 [Dan Robertson] withdrew the application following the Plan Commission meeting.

SITE DATA

The site contains approximately 0.358 acres with approximately 230 lineal feet of frontage along Action Street, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to add outdoor used car sales at an existing automobile repair facility. A used car sales operation requires a Specific Use Provision in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes to add used car sales to an existing 5,000 square-foot Major Automobile Repair business on a 0.358-acre property. The sales would include outdoor parking and display of vehicles.
2. Nineteen (19) parking spaces are required as per the GDC for the existing and proposed uses. The applicant is providing nineteen (19) parking spaces; however, six (6) of the spaces are designated for display purposes while thirteen (13) are customer parking spaces.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request.
4. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as an HVAC company, building material suppliers, fleet equipment, and auto repair facilities.

Attachments

Z 20-27 Jerry DeFeo Attachments

Z 20-27 Jerry DeFeo Responses

Z 20-27 Staff Presentation



0 60 120 Feet
1 inch = 83 feet

Zoning Map Z 20-27



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-27

4301 Action Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, Used.
- 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, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Automobile Sales, Used shall be in effect for a period of twenty (20) years.
- B. Site Layout: The Automobile Sales, Used operation shall be in conformance with the site layout in Exhibit C.
- C. Overhead Door: The northernmost garage bay door shall be removed or remain closed at all times, should the loading space remain at the location as shown in Exhibit C.

REPORT & MINUTES

P.C. Meeting, October 12, 2020

Consideration of the application of **Jerry DeFeo**, requesting approval of Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. (District 6) (Z 20-27)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott asked for clarification on the difference in this request from last year's request.

Ms. Hopkins stated the original request was only for new and used auto sales only. The current request also reduced the number of parking spaces.

Commissioner Williams asked if handicap parking was required.

Mr. Guerin stated this would be a building code item and can be addressed in permitting.

The applicant, Jerry DeFeo, provided an overview of the request. Mr. DeFeo provided further information regarding the addition of a handicap space.

Commissioner Dalton provided comments regarding the inability to provide landscaping on the premises due to the lack of green space.

Commissioner Williams expressed concern regarding a possible overabundance of vehicles parked on the property.

Commissioner Edwards inquired as to how many bays are within the building and the number of mechanics.

Mr. DeFeo stated there are approximately 6-to-8 bays and 3 mechanics will be employed.

Commissioner Hallman there needs to be landscaping on the property.

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

Commissioner Williams spoke in opposition of the request and raised concerns regarding parking.

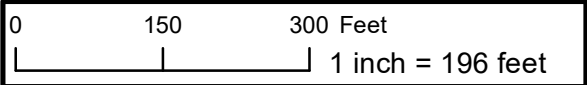
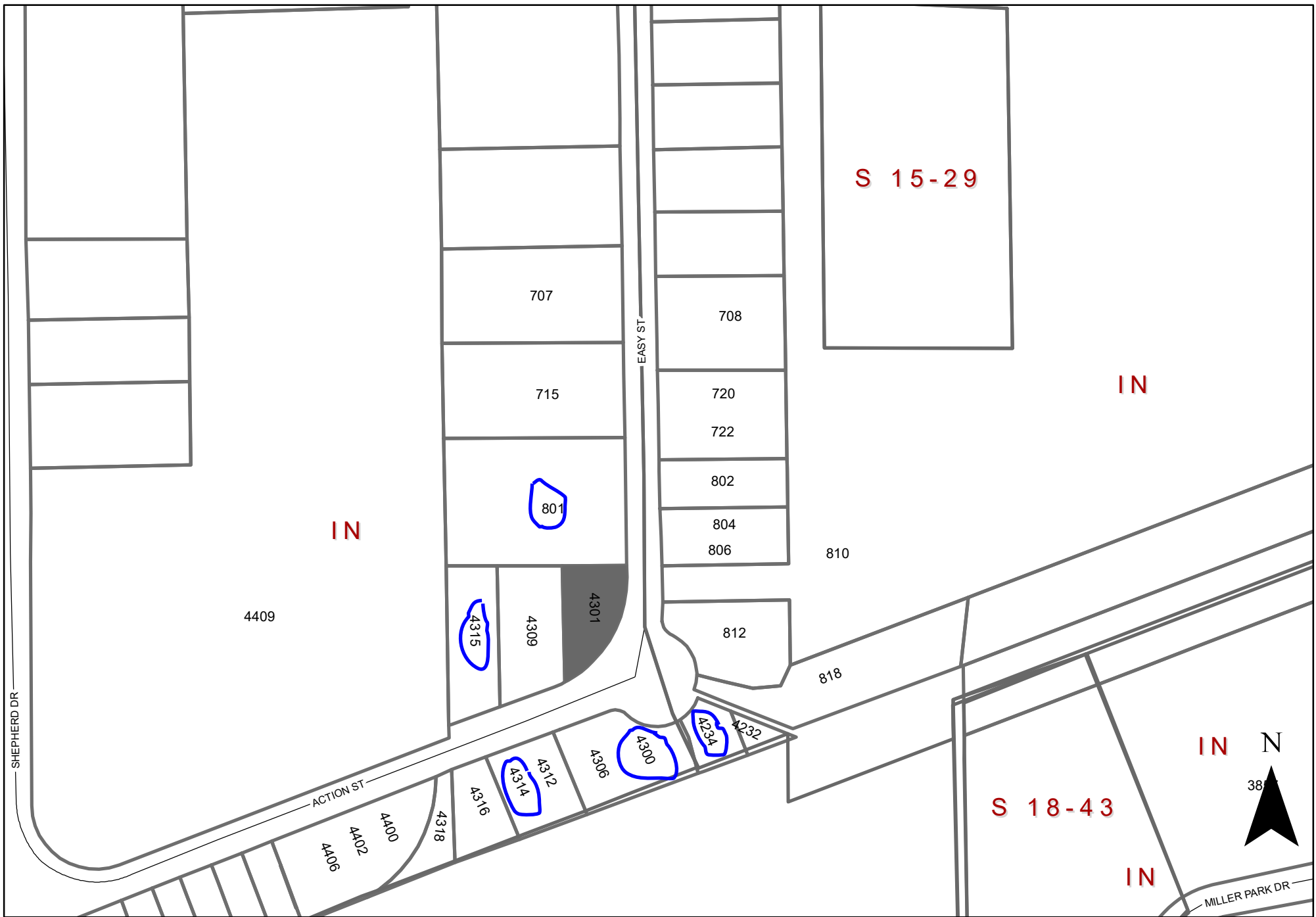
Commissioner Rose agreed with the comments from Commissioner Williams and stated the need for landscaping and granting a 3-year Specific Use Provision.

Commissioner Hallman spoke of concerns regarding the concrete paving to the sidewalk and spoke in favor of a 5-year Specific Use Provision.

Chairman Roberts spoke regarding the current paving of the property.

Commissioner Ott spoke in favor a 3-to-5 year Specific Use Provision, and the addition of landscaping. Commissioner Ott also spoke of concerns regarding signage pertaining to the car sales.

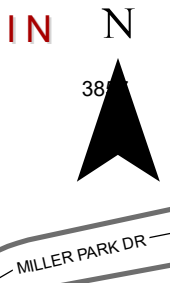
Motion was made by Commissioner Williams to **deny** the request per staff recommendation. Seconded by Commissioner Rose.
Motion carried: 6 Ayes, 3 Nays from Commissioner Dalton, Hallman and Ott.



Zoning Map Z 20-27



INDICATES AREA
OF REQUEST





GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND TX 75046-9002

September 30, 2020

HEARING DATE/TIME: Plan Commission: October 12, 2020 – 7:00 PM

APPLICANT: Jerry DeFeo

File: Z 20-27

Dear Property Owner:

The Plan Commission of the City of Garland, Texas, will hold a virtual public hearing at 7:00 P.M. Monday, October 12, 2020 to consider the application of **Jerry DeFeo**. The applicant is requesting approval of a Specific Use Provision for an Automobile Sales, New or Used on a property zoned Industrial (IN) District. The property is shown on the enclosed sketch and is described as follows:

BEING LOT 21 AND THE EAST 10.0 FEET OF LOT 20, OF ACCESS ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 729, PAGE 400, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND IN CERTIFICATE OF CORRECTION OF ERROR FIELD MAY 12, 1966, RECORDED IN UNDER VOLUME 820, PAGE 1511, MAP RECORDS, DALLAS COUNTY, TEXAS. **This property is located at 4301 Action Street (District 6)**

Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means. The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include log-in and call-in information for accessing the meeting virtually.

Note: The applicant proposes to add outdoor used car sales at an existing automobile repair facility.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

I WOULD LIKE TO REQUEST THE INCLUSION OF A RESTRICTION TO AND ENFORCEMENT OF PARKING WITHIN PUBLIC ROW AT ANY TIME. PARKING IN THE PUBLIC ROW WOULD CREATE AN UNSAFE CONDITION ESPECIALLY WITH THE CURRENT PARKING WITHIN THE PUBLIC ROW THAT TAKES PLACE.

(Please complete the following information)

4234 ACTION STREET

Your Property Address

SEAN LORNEY

Printed Name

8014 MEADOWLARK LANE

Address

DAVIDSON, TX

City, State

75088

Zip

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

Signature

OWNER

Title

Date: 10/5/20

From: [jerrydef](#)
To: [Guerin, Will](#)
Cc: [Allmendinger, Tracy](#); [Hopkins, Kimberly](#); [ghrir1979@hotmail.com](#)
Subject: Fw: Purpose to Allow Auto Sales - 2nd time to Submit
Date: Monday, September 14, 2020 3:16:15 PM

Here is the testimonial that we would like include with the package to the Planning Commission.

Thank you,

Jerry DeFeo

----- Forwarded Message -----

From: jerrydef <jerrydef@flash.net>
To: Guerin Will <wguerin@garlandtx.gov>
Cc: Tracy Allmendinger <tallmend@garlandtx.gov>; Barry Gardner <kegbag@gmail.com>
Sent: Thursday, September 3, 2020, 09:51:45 AM CDT
Subject: Fw: Purpose to Allow Auto Sales

Will,

This is from an acquaintance for many years, Mr Barry Gardner. He Owned and ran Barry's Auto Sales located at 401 W Avenue 'B', that fronts on the North side of Avenue 'B' between 4th and 5th Streets. I both designed and operated as his Construction Manager to build said building back in the mid 1980's.

I had asked Mr Gardner for any comments he might have to the reason to substantiate the requested SUP; and the following are his comments.

If there is a way to add these to the information that our Planning Commission and City Council will be viewing, it would be appreciated. I am sure that Mr Gardner would come and testify in person, but with the current conditions of Social Distancing that does not look to be an easy way to do so.

I might add that when we built the Used Car Sales Lot there were NO Zoning nor Landscaping requirements for any of the Used Car Dealers along Avenue 'B'. Mr & Mrs Gardner insisted that their Lot would be different and wanted it to have a better look, so we planted Shrubs and Trees long before required by City Ordinance.

Please view the thread of Emails directly below.

Respectively,

Jerry DeFeo
972-897-5800 cell

----- Forwarded Message -----

From: Barry Gardner <kegbag@gmail.com>
To: jerrydef <jerrydef@flash.net>
Sent: Wednesday, September 2, 2020, 12:42:42 PM CDT
Subject: Re: Purpose to Allow Auto Sales

Absolutely!!

Sent from Barry's iPhone Have a Great Day!!

On Sep 1, 2020, at 10:35 PM, jerrydef <jerrydef@flash.net> wrote:

Thanks buddy, may I use this as a Quote with Credit and Permission?

Jerry

On Tuesday, September 1, 2020, 09:11:05 PM CDT, Barry Gardner <kegbag@gmail.com> wrote:

I have known of several Auto Repair facilities thru my years of automotive experience that saw the need to obtain a Dealers License to sell a Vehicle that has been repaired and the customer cannot or will not pick the vehicle up for the amount of repairs the shop has invested. Also I have seen Customer bring a vehicle in for a estimate to repair a vehicle and once the invoice to repair the vehicle is given to the Customer they feel like the repairs are more than the value of the vehicle and ask the shop if they would be interested in buying the vehicle. So a Dealer's License would be necessary to sell the vehicle for the investment the Repair facility has already invested..

Sent from Barry's iPhone Have a Great Day!!

PETITION

We the undersigned do hereby give our approval for an SUP to Sell
Used Cars at the Existing Auto Repair located at 4301 Action Street

[illegible]

Z 20-27

**Approval of a Specific Use Provision for Automobile Sales,
New or Used on a property zoned Industrial (IN) District.**

**Approval of a Plan for Automobile Sales, New or Used on a
property zoned Industrial (IN) District.**

**City Council Meeting
November 10, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 4301 Action Street

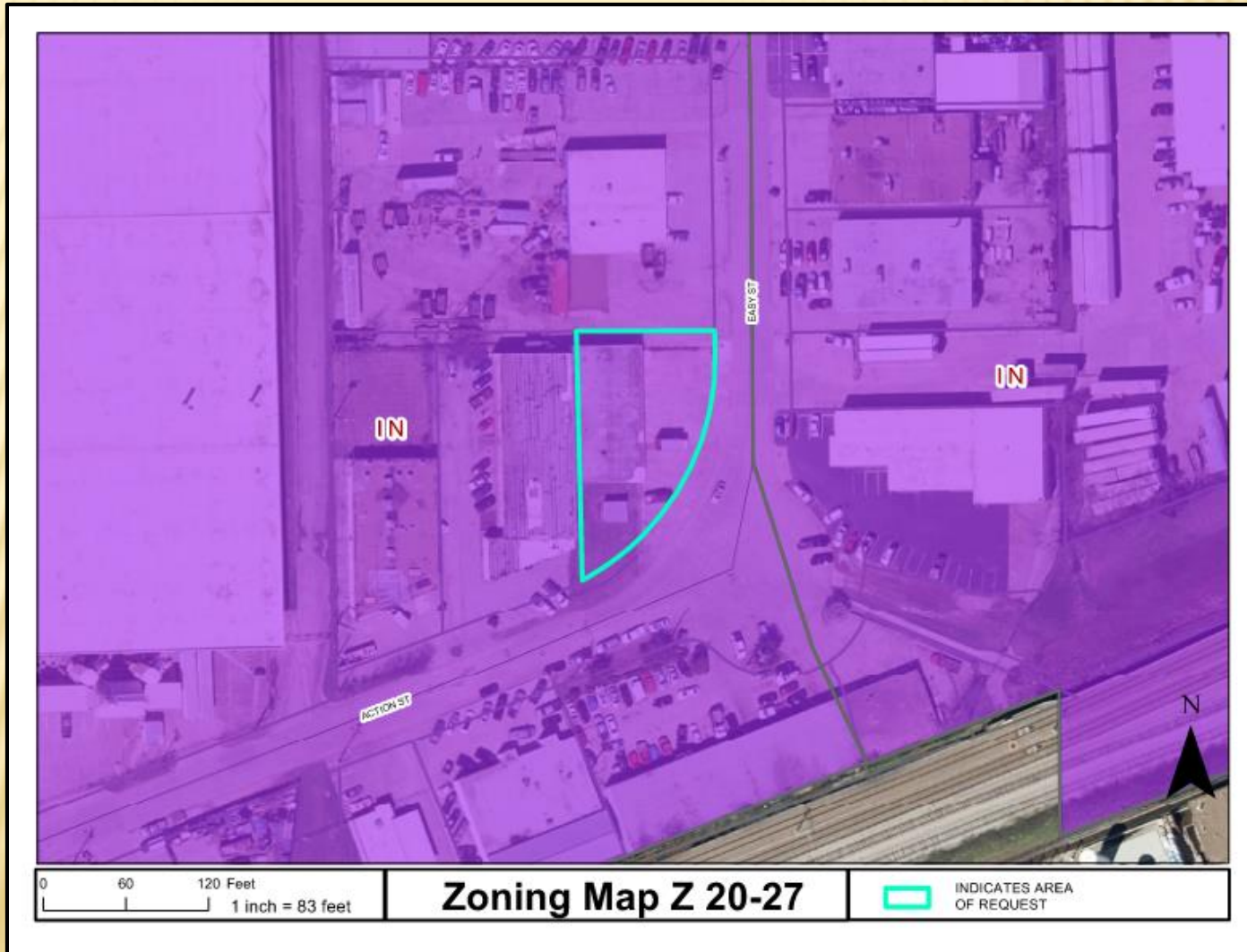
Applicant: Jerry DeFeo

Owner: Mohammad Ghrir

Acreage: Approximately 0.358 acres

Zoning: Industrial (IN) District

Location Map



Photos

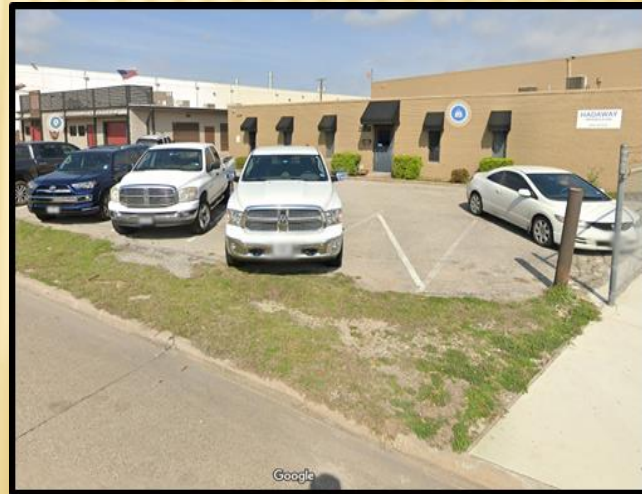
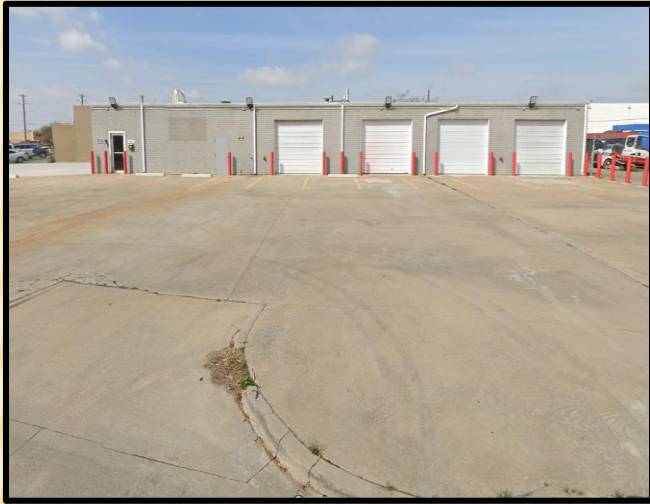




EXHIBIT C



VICINITY MAP

LEGEND

- | SYMBOL | PROPERTY LINE |
|---|------------------------|
|  | EX. WATER |
|  | EX. JOINT/WAY JUNCTION |
|  | EX. MANHOLE |
|  | EX. ENDS FROM MANHOLE |
|  | EX. W. METER |
|  | EX. WATER VALVE |
|  | EX. ENDING LONG POLE |
|  | EX. POWER POLE |
|  | EX. ELECTRIC METER |
|  | EX. MANHOLE MANHOLE |
|  | EX. FIRE HYDRANT |
|  | EX. PAVED LANE (ALL) |
|  | EX. ENDING |
|  | EX. CONCRETE |
|  | EX. BACK OF CURB |
|  | EX. BACK OF CURB |
|  | EX. CENTRALISE |
|  | EX. PROP. FIRE HYDRANT |
|  | EX. PROPOSED CONCRETE |

SITE DATA:

LOT AREA:
6,355 sq. ft. USH-17 sq. ft.
BUILDING AREA:
5,000 sq. ft.
BUILDING HEIGHT:
(One Story)
BUILDING SETBACKS:
Front-40'
SIDE
Office, Major Auto Repair and Auto Sales
2000sq. ft.
PARKING:
Required: 15
Employee: #2
1 space/lot + 13 Customer
Product: 6 Display
Total Parking Provided: 19
TRASH DISPOSAL: ROLLER CARTS

ONLY DRAWINGS STAMPED "RELEASED FOR
CONSTRUCTION" BY THE CITY OF GARLAND
TO BE USED FOR CONSTRUCTION.



CASE #190815-1

SITE PLAN EXHIBIT

4301 ACTION STREET

ACCESS ADDITION
PORTION OF LOT 20, LOT 21, 0.358 ACRES
City of Oakland, Oakland County, Texas

MECHANICAL ENGINEERS
1220 W. 12th Street, Portland, Oregon 97204
503-221-1200, Fax: 503-221-1201

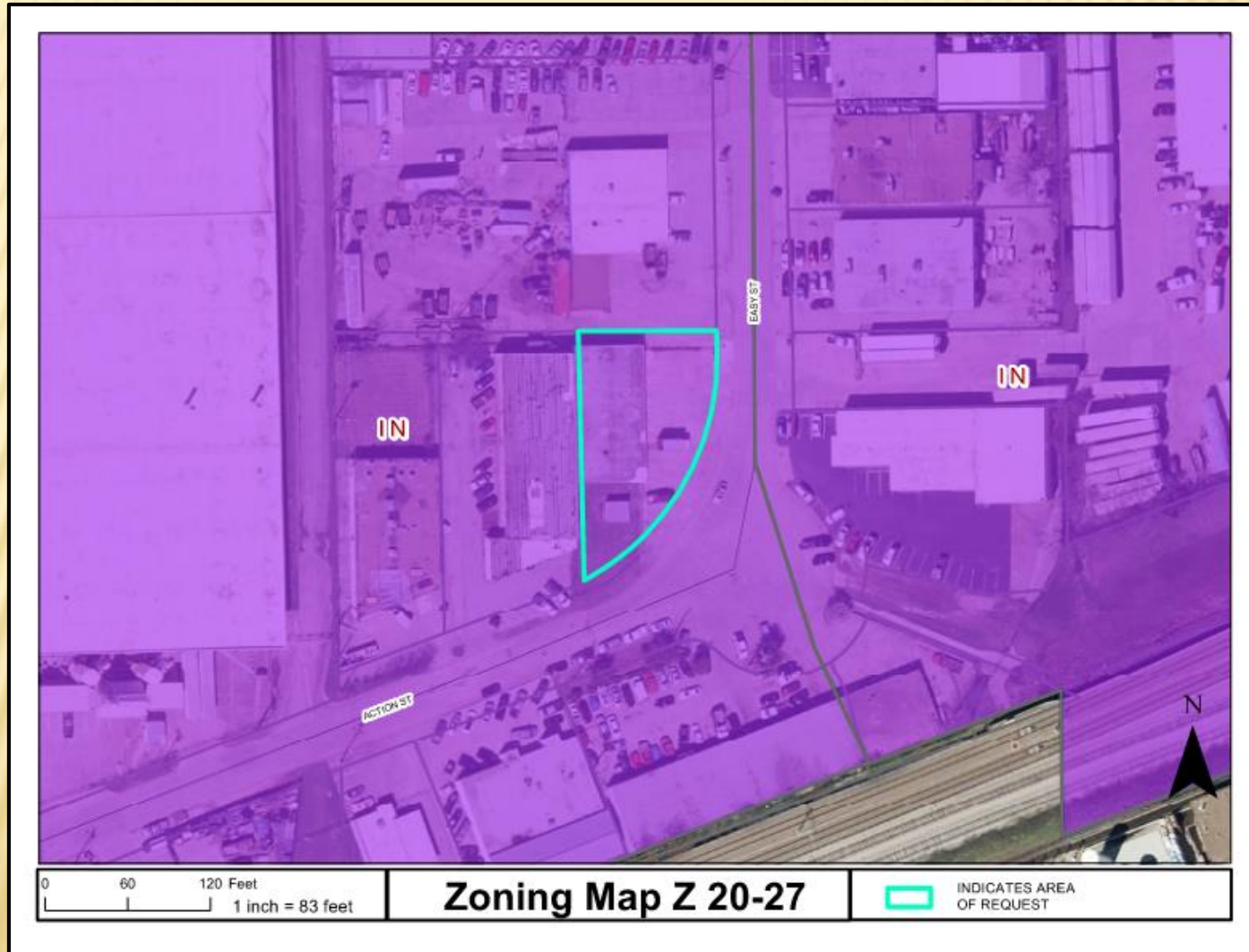
© 2010 Black & Veatch Engineers, Inc. All Rights Reserved

date	author	class
8/17/10	W-107	G101

Consideration

The applicant requests the SUP to be in effect for a period of twenty (20) years.

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. b.

Meeting Date: 11/10/2020

Item Title: Z 20-27 Jerry DeFeo - Plan (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

4301 Action Street

OWNER

Mohammad Ghir

PLAN COMMISSION RECOMMENDATION

On October 12, 2020 the Plan Commission, by a vote of six (6) to three (3), recommended denial of 1) a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended denial of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. It is recommended that uses on the subject site contribute to or support industrial employment in keeping with the intent of the Industrial (IN) District and Industry Centers recommendation of the Envision Garland Plan.

Denial of a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Should the Council approve the request, parking spaces for auto sales display are recommended to be limited only to those shown on the site plan (Exhibit C).

BACKGROUND

The applicant is requesting approval to add outdoor used car sales at an existing automobile repair facility.

In 2019, the Plan Commission denied Case Z 19-30, a Specific Use Provision request for Automobile Sales, New or Used on the subject property, with a nine (9) to zero (0) vote. The applicant for Case Z 19-30 [Dan Robertson] withdrew the application following the Plan Commission meeting.

SITE DATA

The site contains approximately 0.358 acres with approximately 230 lineal feet of frontage along Action Street, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to add outdoor used car sales at an existing automobile repair facility. A used car sales operation requires a Specific Use Provision in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes to add used car sales to an existing 5,000 square-foot Major Automobile Repair business on a 0.358-acre property. The sales would include outdoor parking and display of vehicles.
2. Nineteen (19) parking spaces are required as per the GDC for the existing and proposed uses. The applicant is providing nineteen (19) parking spaces; however, six (6) of the spaces are designated for display purposes while thirteen (13) are customer parking spaces.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request.
4. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as an HVAC company, building material suppliers, fleet equipment, and auto repair facilities.

Attachments

Z 20-27 Jerry DeFeo Attachments

Z 20-27 Jerry DeFeo Responses

Z 20-27 Staff Presentation

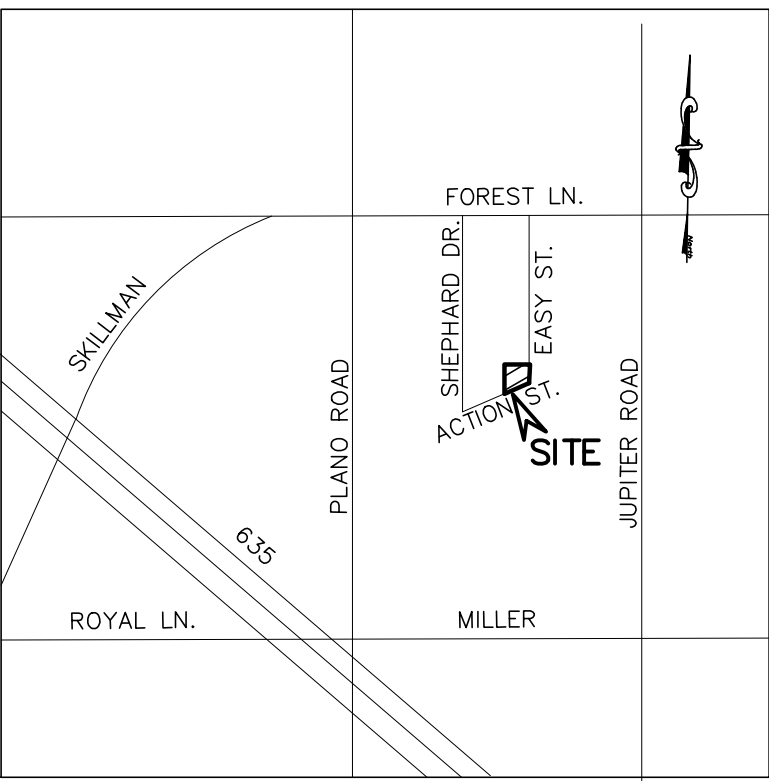
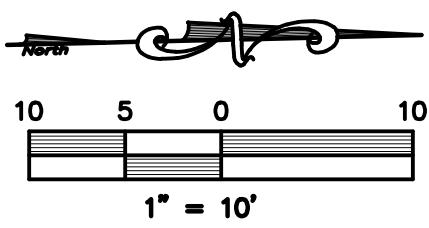
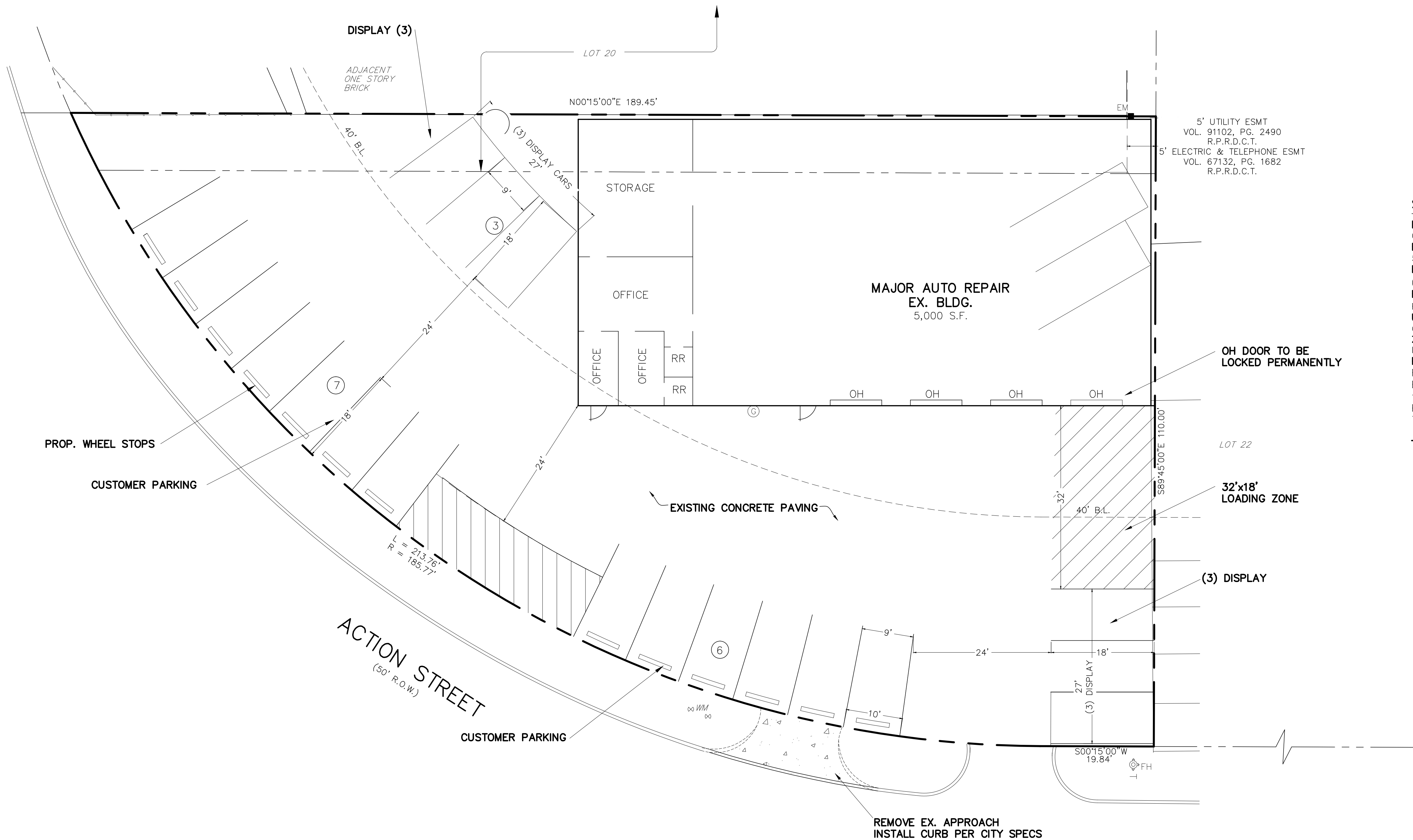


0 60 120 Feet
1 inch = 83 feet

Zoning Map Z 20-27



INDICATES AREA
OF REQUEST



SITE DATA:
LOT AREA:
0.358 Acres, 15,611.37 sq. ft.
BUILDING AREA:
5,000 sq.ft.
BUILDING HEIGHT:
(One Story)
BUILDING SETBACKS:
Front: 40'
USE:
Office, Major Auto Repair and Auto Sales
ZONING:
IN
PARKING:
Required: 15
Employee = 2
1 space/400sf = 13 Customer
Provided: 6 Display
Total Parking Provided: 19

TRASH DISPOSAL: ROLLER CARTS

LEGEND

- = PROPERTY LINE
- EX. W --- = EX. WATER
- EX. SS --- = EX. SANITARY SEWER
- ⊙ = EX. SS MANHOLE
- ⊙ = EXISTING STORM MANHOLE
- ⊙ = EX. GAS METER
- WM = EX. WATER METER
- T = EX. WATER VALVE
- LP = EXISTING LIGHT POLE
- PP = EX. POWER POLE
- EM = EX. ELECTRIC METER
- ⊙ = EX. SWELL MANHOLE
- FH = EX. FIRE HYDRANT
- B.L. --- = EX. BUILDING LINE (B.L.)
- EXIST. or EX. --- = EXISTING
- ESMNT. --- = EASEMENT
- LS --- = LANDSCAPE
- BC --- = BACK OF CURB
- B-B --- = BACK OF CURB TO BACK OF CURB
- CL --- = CENTERLINE
- ⊙ = PROP. FIRE HYDRANT
- = PROPOSED CONCRETE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF GARLAND TO BE USED FOR CONSTRUCTION.



REVISIONS

CASE #190815-1

SITE PLAN EXHIBIT

4301 ACTION STREET

ACCESS ADDITION
PORTION OF LOT 20, LOT 21, 0.358 ACRES
City of Garland, Dallas County, Texas

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

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REG. NO.: F-2567

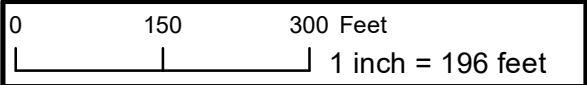
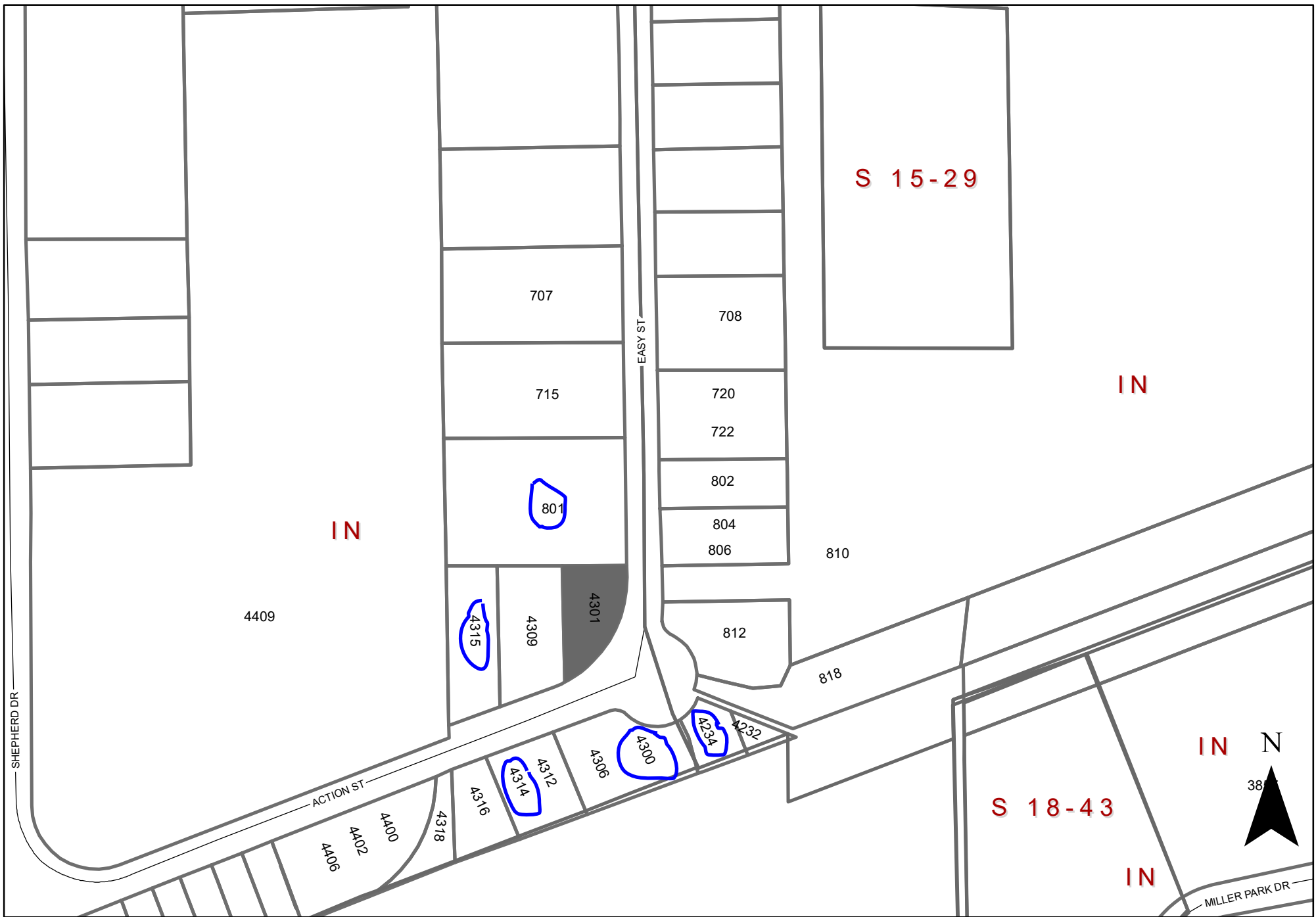
date: 8/17/20 scale: 1"=10' sheet: C101

REPORT & MINUTES

P.C. Meeting, October 12, 2020

Consideration of the application of **Jerry DeFeo**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District, subject to the above Specific Use Provision request for Case Z 20-27. This property is located at 4301 Action Street. (District 6) (Z 20-27)

Motion was made by Commissioner Rose to **deny** the request per staff recommendation. Seconded by Commissioner Williams.
Motion carried: 9 Ayes, 0 Nays



Zoning Map Z 20-27

INDICATES AREA
OF REQUEST



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND TX 75046-9002

September 30, 2020

HEARING DATE/TIME: Plan Commission: October 12, 2020 – 7:00 PM

APPLICANT: Jerry DeFeo

File: Z 20-27

Dear Property Owner:

The Plan Commission of the City of Garland, Texas, will hold a virtual public hearing at 7:00 P.M. Monday, October 12, 2020 to consider the application of **Jerry DeFeo**. The applicant is requesting approval of a Specific Use Provision for an Automobile Sales, New or Used on a property zoned Industrial (IN) District. The property is shown on the enclosed sketch and is described as follows:

BEING LOT 21 AND THE EAST 10.0 FEET OF LOT 20, OF ACCESS ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 729, PAGE 400, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND IN CERTIFICATE OF CORRECTION OF ERROR FIELD MAY 12, 1966, RECORDED IN UNDER VOLUME 820, PAGE 1511, MAP RECORDS, DALLAS COUNTY, TEXAS. **This property is located at 4301 Action Street (District 6)**

Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means. The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include log-in and call-in information for accessing the meeting virtually.

Note: The applicant proposes to add outdoor used car sales at an existing automobile repair facility.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

I WOULD LIKE TO REQUEST THE INCLUSION OF A RESTRICTION TO AND ENFORCEMENT OF PARKING WITHIN PUBLIC ROW AT ANY TIME. PARKING IN THE PUBLIC ROW WOULD CREATE AN UNSAFE CONDITION ESPECIALLY WITH THE CURRENT PARKING WITHIN THE PUBLIC ROW THAT TAKES PLACE.

(Please complete the following information)

4234 ACTION STREET

Your Property Address

SEAN LORNEY

Printed Name

8014 MEADOWLARK LANE

Address

DAVIDSON, TX

City, State

75088

Zip

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

Signature

OWNER

Title

Date: 10/5/20

From: [jerrydef](#)
To: [Guerin, Will](#)
Cc: [Allmendinger, Tracy](#); [Hopkins, Kimberly](#); [ghrir1979@hotmail.com](#)
Subject: Fw: Purpose to Allow Auto Sales - 2nd time to Submit
Date: Monday, September 14, 2020 3:16:15 PM

Here is the testimonial that we would like include with the package to the Planning Commission.

Thank you,

Jerry DeFeo

----- Forwarded Message -----

From: jerrydef <jerrydef@flash.net>
To: Guerin Will <wguerin@garlandtx.gov>
Cc: Tracy Allmendinger <tallmend@garlandtx.gov>; Barry Gardner <kegbag@gmail.com>
Sent: Thursday, September 3, 2020, 09:51:45 AM CDT
Subject: Fw: Purpose to Allow Auto Sales

Will,

This is from an acquaintance for many years, Mr Barry Gardner. He Owned and ran Barry's Auto Sales located at 401 W Avenue 'B', that fronts on the North side of Avenue 'B' between 4th and 5th Streets. I both designed and operated as his Construction Manager to build said building back in the mid 1980's.

I had asked Mr Gardner for any comments he might have to the reason to substantiate the requested SUP; and the following are his comments.

If there is a way to add these to the information that our Planning Commission and City Council will be viewing, it would be appreciated. I am sure that Mr Gardner would come and testify in person, but with the current conditions of Social Distancing that does not look to be an easy way to do so.

I might add that when we built the Used Car Sales Lot there were NO Zoning nor Landscaping requirements for any of the Used Car Dealers along Avenue 'B'. Mr & Mrs Gardner insisted that their Lot would be different and wanted it to have a better look, so we planted Shrubs and Trees long before required by City Ordinance.

Please view the thread of Emails directly below.

Respectively,

Jerry DeFeo
972-897-5800 cell

----- Forwarded Message -----

From: Barry Gardner <kegbag@gmail.com>
To: jerrydef <jerrydef@flash.net>
Sent: Wednesday, September 2, 2020, 12:42:42 PM CDT
Subject: Re: Purpose to Allow Auto Sales

Absolutely!!

Sent from Barry's iPhone Have a Great Day!!

On Sep 1, 2020, at 10:35 PM, jerrydef <jerrydef@flash.net> wrote:

Thanks buddy, may I use this as a Quote with Credit and Permission?

Jerry

On Tuesday, September 1, 2020, 09:11:05 PM CDT, Barry Gardner <kegbag@gmail.com> wrote:

I have known of several Auto Repair facilities thru my years of automotive experience that saw the need to obtain a Dealers License to sell a Vehicle that has been repaired and the customer cannot or will not pick the vehicle up for the amount of repairs the shop has invested. Also I have seen Customer bring a vehicle in for a estimate to repair a vehicle and once the invoice to repair the vehicle is given to the Customer they feel like the repairs are more than the value of the vehicle and ask the shop if they would be interested in buying the vehicle. So a Dealer's License would be necessary to sell the vehicle for the investment the Repair facility has already invested..

Sent from Barry's iPhone Have a Great Day!!

PETITION

We the undersigned do hereby give our approval for an SUP to Sell
Used Cars at the Existing Auto Repair located at 4301 Action Street

[illegible]

Z 20-27

**Approval of a Specific Use Provision for Automobile Sales,
New or Used on a property zoned Industrial (IN) District.**

**Approval of a Plan for Automobile Sales, New or Used on a
property zoned Industrial (IN) District.**

**City Council Meeting
November 10, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 4301 Action Street

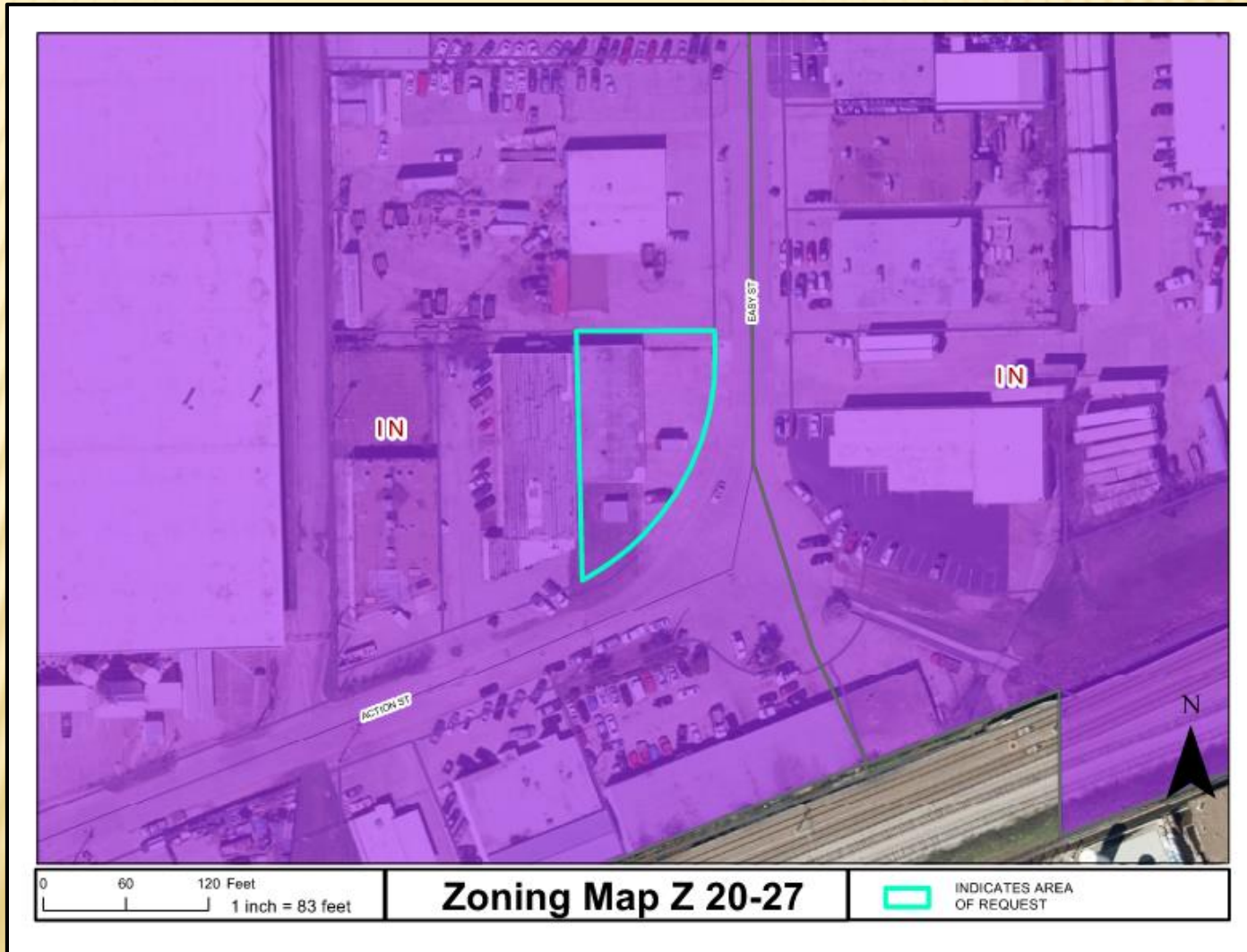
Applicant: Jerry DeFeo

Owner: Mohammad Ghrir

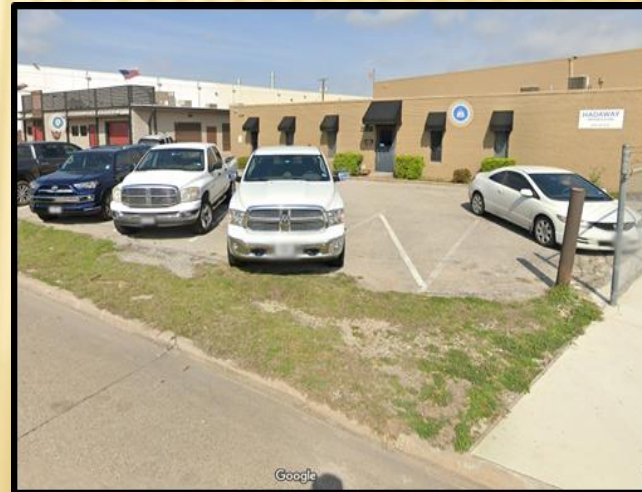
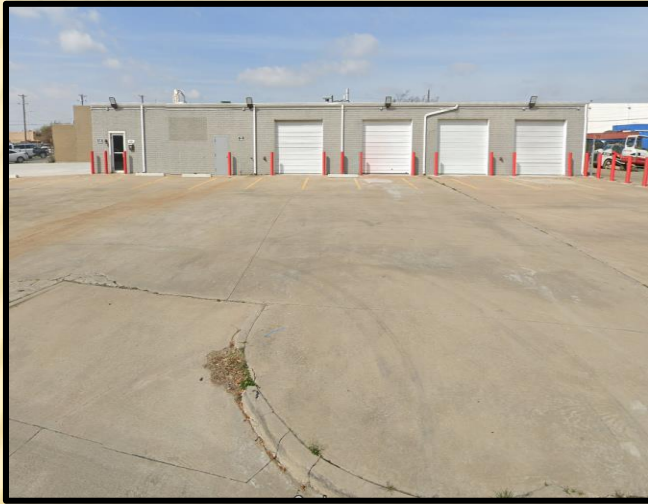
Acreage: Approximately 0.358 acres

Zoning: Industrial (IN) District

Location Map



Photos





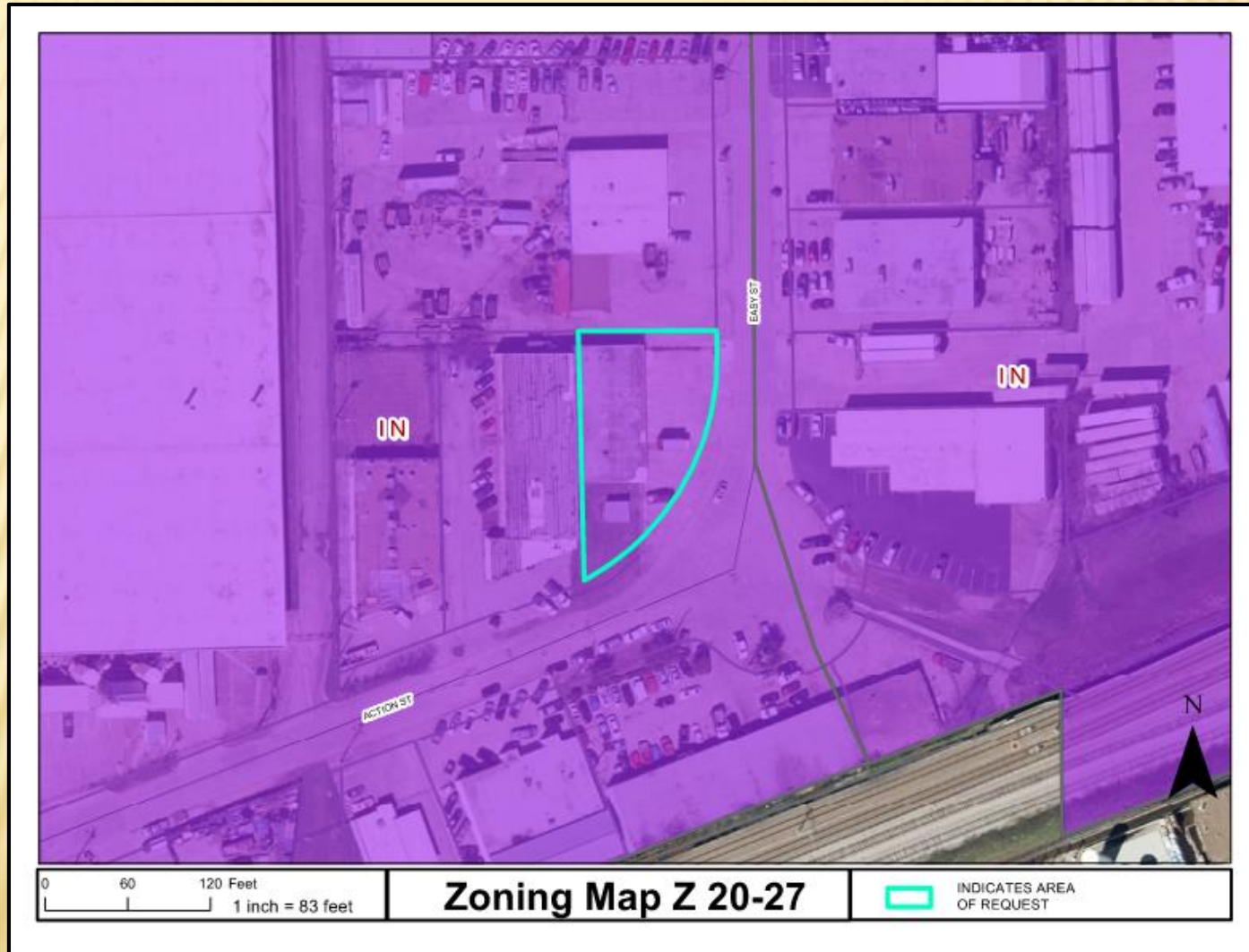
Site Plan



Consideration

The applicant requests the SUP to be in effect for a period of twenty (20) years.

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

6. c.

Meeting Date: 11/10/2020

Item Title: BW 20-01 Lucky Market, LLC (District 4)

Submitted By: Will Guerin, Planning Director

REQUEST

Variance to reduce the minimum separation requirement between an establishment that sells or serves alcoholic beverages and a school.

LOCATION

3405 Broadway Boulevard

OWNER

TMT, Inc.

BACKGROUND

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital. However, Section 2.55(C) allows for a variance process through the City Council. The applicant, who is in the process of purchasing a convenience store with fuel sales [Whip-In] located at 3405 Broadway Boulevard, requests a variance to allow the sales of beer and wine for off-premise consumption. There is an existing public school [South Garland High School] west of the subject property, across Colonel Drive, approximately 80 feet away. A previous alcohol distance variance was granted by the City Council on this site in 2019 to the current owner. However, in order for the prospective owner to receive a new permit from the Texas Alcoholic Beverage Commission (TABC), the City of Garland must first give approval.

SITE DATA

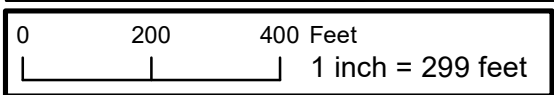
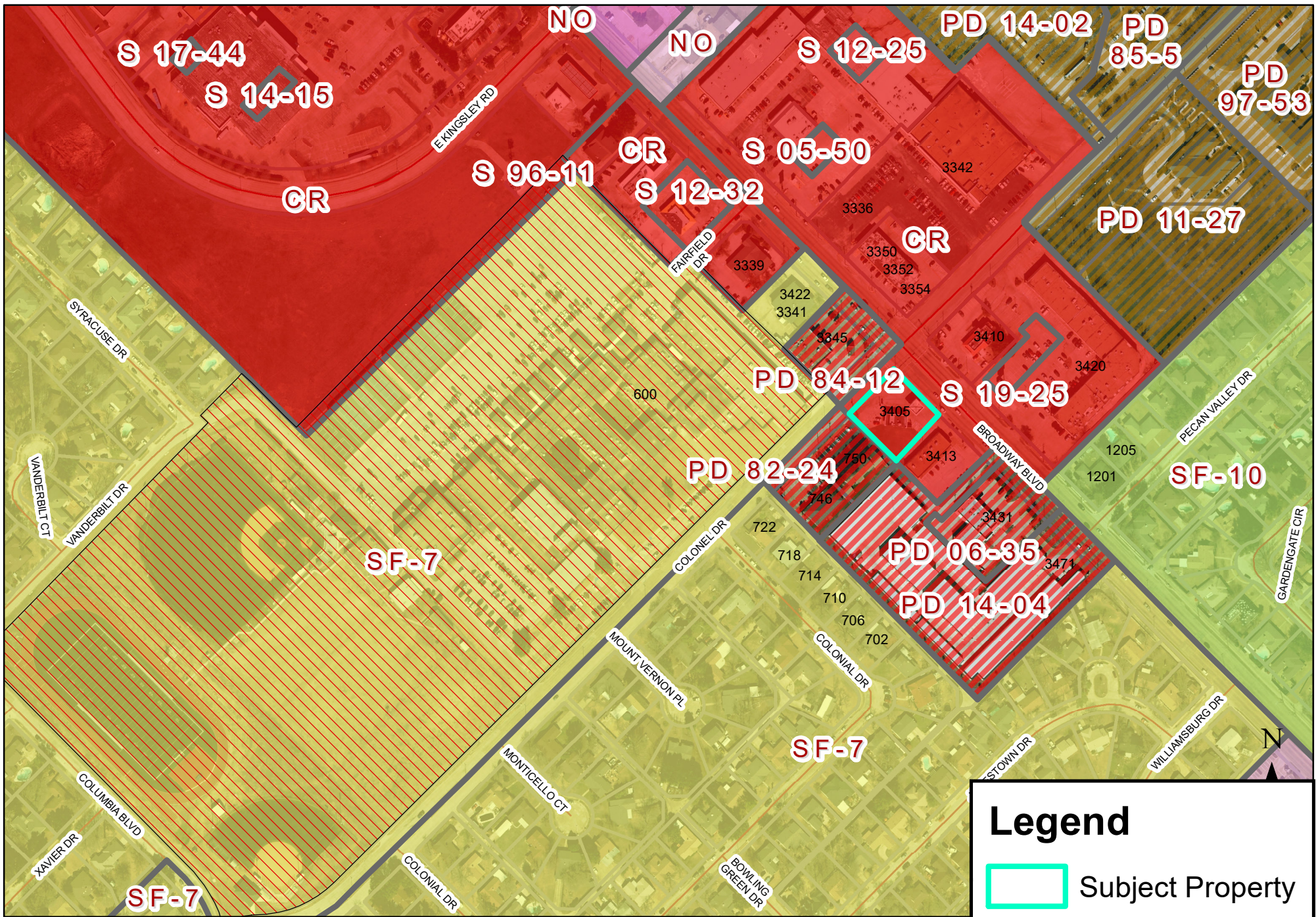
The subject property contains 0.52 acres and fronts approximately 152 feet along Broadway Boulevard and approximately 150 feet along Colonel Drive. The subject property is zoned Community Retail (CR) District.

CONSIDERATIONS

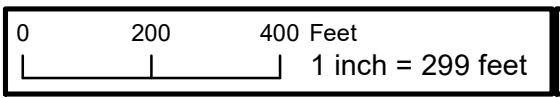
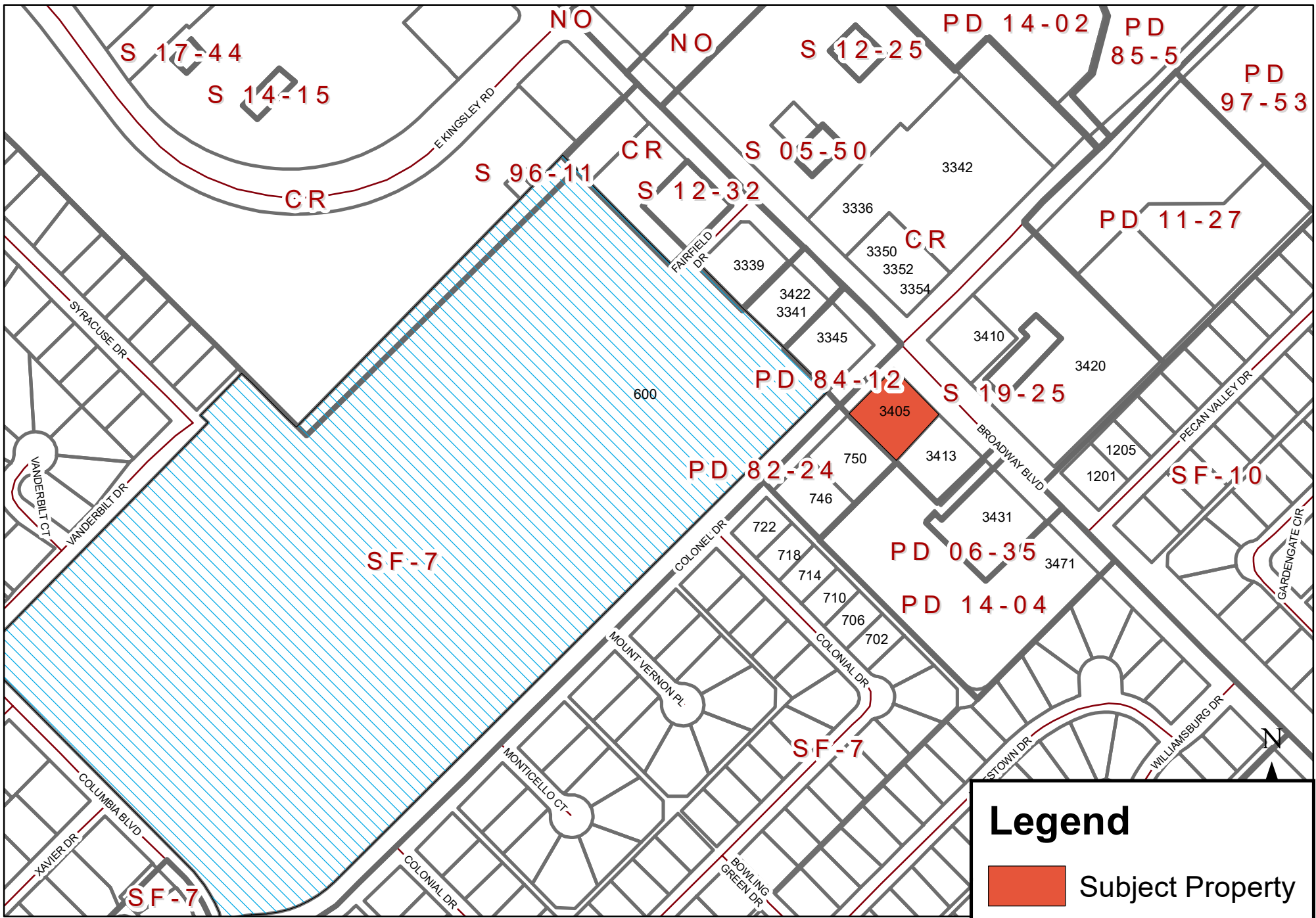
1. On the subject property sits a convenience store with fuel sales [Whip-In]. The applicant wishes to purchase the property at 3405 Broadway Boulevard and continue to sell beer and wine from the convenience store.
2. As mentioned above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital. There is an existing public school [South Garland High School] less than 300 feet from the subject property. Per the GDC guidelines, the measurement between public schools and alcohol-selling establishments is in a direct line from property line to property line; the subject property and the South Garland High School property are approximately 80 feet apart.
3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that “The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community.”

Attachments

BW 20-01 Lucky Market, LLC Location Map
BW 20-01 Lucky Market, LLC Responses
BW 20-01 Lucky Market, LLC Staff Presentation

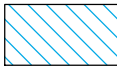


B & W 20-01



B & W 20-01

Legend

-  Subject Property
-  School Property

We did not receive any replies for this case.

BW 20-01

Approval of a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages.

**City Council Meeting
November 10, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3405 Broadway Boulevard

Applicant: Lucky Market, LLC

Owner: TMT, Inc.

Zoning: Community Retail (CR) District



GARLAND
TEXAS MADE HERE

Location Map

