



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, November 9, 2021
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.

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

https://garlandtx.zoom.us/webinar/register/WN_rEz-v3x-RASP4a2shJleVw

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: 839 9794 4959

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



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the October 19, 2021, Regular Meeting.
2. Consider approval of the following bids:
 - a. **Field Knoll Paving, Water, Wastewater and Drainage Improvements** **Bid No. 1232-21**

KIK Underground, LLC **\$1,742,362.25**

This request is for the reconstruction of Field Knoll Drive between Clover Valley Drive and the southern end of Field Knoll Drive (1,200 feet) along with a portion of the alley between Field Knoll Drive and Fair Cove Circle (530 feet).

b. Baseball Field Improvements at Various Parks **Bid No. 1181-21**

DuraEdge Products, Inc. \$159,458.00

This request is to improve the infields at multiple baseball fields using a Field Saver amendment procedure and product designed to combine with existing infield skin material to correct soil imbalances.

c. Engineering Services for Rowlett Creek Wastewater Treatment Plant's Transfer Station Backup Generator Project **Bid No. 0035-22**

Gupta & Associates, Inc. \$387,535.75
Optional Contingency 46,500.00
TOTAL: \$434,035.75

This request is to provide Professional Engineering Services for the design and installation of a backup generator for the Rowlett Creek Wastewater Treatment Plant's Transfer Station. An Optional Contingency is included for any additional services that may be required.

d. Engineering Services for Jupiter and Walnut Retail Area Utility Improvements **Bid No. 0036-22**

Kimley-Horn and Associates, Inc. \$231,000.00

This request is to provide Professional Engineering Services for the design of water and wastewater mains, including repaving a portion of Lakewood Drive adjacent to the retail development.

e. GP&L College to Brand Transmission Line Underbuild Reconstruction Surveying and Engineering Services **Bid No. 0586-21**

R-Delta \$296,400.00

This request is to obtain surveying, electrical, civil and structural engineering services for the reconstruction of the GP&L College Road to Brand Road Transmission Line underbuild.

f. GP&L Overhead Distribution Relocation Materials Bottleneck Intersection 10 **Bid No. 1336-21**

Techline, Inc. \$237,636.43

This request is for the purchase of fourteen steel poles and associated materials for the relocation of overhead distribution facilities at Forest Lane and Jupiter Road.

g. Rowlett Creek Wastewater Treatment Plant Maintenance Building **Bid No. 1258-21**

Gracon Construction, Inc. \$2,374,000.00
Optional Contingency 189,000.00
TOTAL: \$2,563,000.00

This request is to provide construction services for the rehabilitation of the Gravity Belt Press Filter Room into a new maintenance building at the Rowlett Creek Wastewater Treatment Plant. An Optional Contingency is included for any additional work that may be required.

h. Avaya Telephone Support **Bid No. 0086-22**

Black Box Network Services \$191,357.89

This request is to provide support and maintenance for the City's telecommunications system and associated technology.

i. Landscaping Services **Bid No. 0890-18**

Green2B Landscape Management \$1,476.00

This request is to approve a Change Order for landscaping services at Firewheel Golf Park.

j. Body-Worn Cameras Contract Extension **Bid No. 5585-15**

Axon Enterprise, Inc. \$155,439.16

This request is to approve a Change Order to extend our current body-worn cameras and in-fleet cameras contract through October 15, 2022.

k. Infinity CIS Project Management Extension

Bid No. 1076-21

Westin Technology Solutions

\$31,180.00

This request is to approve a Change Order for the Customer Information System (CIS) Project Management Services.

**l. Annual Software Maintenance for GP&L
Computer Systems**

Bid No. 0107-22

SHI Government Solutions

\$289,128.14

This request is for the renewal of annual maintenance and support for Microsoft EA, backup application, anti-virus and other security and malware applications, data replication application, monitoring and reporting applications and mail archiving applications on GP&L systems.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File No. Z 20-14, Masterplan (District 8)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Truck/Bus Storage Use on a 6.5475-acre tract of land zoned Industrial (IN) District and located at 1674 and 1702 North First Street; 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.

b. Zoning File No. Z 21-28, Geral DeWitt (District 8)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Automobile Sales, New or Used on a 0.36-acre tract of land zoned Industrial (IN) District and located at 925 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

c. Zoning File No. Z 21-33, R-Delta Engineers, Inc. (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for an Electric Substation on a 3.737-acre tract of land zoned Agricultural (AG) District and located at 2900 and 3180 Elm Grove Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

d. Zoning File No. Z 21-35, Amar Patel (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Hotel/Motel, Limited Services Use on a 1.0923-acre tract of land zoned Industrial (IN) District and located at 3645 Leon Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. Approve by minute action the use of narcotic seizure funds for Police lightweight hard armor rifle plates.

At the October 18, 2021 Work Session, Council considered authorizing the use of narcotic seizure funds for Police lightweight hard armor rifle plates.

5. Consider a resolution approving a schedule for meetings of the City Council to be held in Calendar Year 2022; and providing an effective date.

At the October 12, 2021 and October 19, 2021 Work Sessions, Council considered the meeting dates for the 2022 calendar year.

6. Consider a resolution of the City Council of the City of Garland, Texas authorizing the City Manager to execute a development agreement between the City of Garland and The Draper Garland, LLC ("Developer") for the development of a certain 4.646 acre tract of land located on South Garland Avenue and Rodando Drive, between Wilson Street and Avenue B, pursuant to Planned Development Ordinance No. 7209; and providing an effective date.

At the October 18, 2021 Work Session, Council considered authorizing the City Manager to execute a development agreement between the City of Garland and The Draper Garland, LLC for the development of a certain 4.646 acre tract of land located on South Garland Avenue and Rodando Drive, between Wilson Street and Avenue B, pursuant to Planned Development Ordinance No. 7209.

7. **Consider a resolution naming the Garland Municipal Court Building, located at 1791 W. Avenue B, as the "Brad Neighbor Municipal Court Building;" and providing an effective date.**

At the November 8, 2021 Work Session, Council considered approving the renaming of the Garland Municipal Court Building to the "Brad Neighbor Municipal Court Building."

8. **Consider an ordinance amending Chapter 10, "Administration," of the Code of Ordinances of the City of Garland, Texas relating to Council District boundaries; providing a Savings Clause, and a Severability Clause; and providing an effective date.**

During the October 18, 2021 Work Session, Council directed staff to bring forward the redistricting ordinance based on the "Option B" map presented. An ordinance is drafted accordingly.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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9. **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.

10. **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: 11/09/2021

Item Title: Minutes October 19

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the October 19, 2021, Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes October 19



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, October 19, 2021, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

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

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CONSENT AGENDA

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Motion was made by Deputy Mayor Pro Tem Williams to approve the Consent Agenda, with the exception, of Item 2c, pulled by Deputy Mayor Pro Tem Williams, seconded by Council Member Aubin. Motion Carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the October 12, 2021, Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Scale House Remodel

Bid No. 0999-21

Tegrity Contractors, Inc.

\$225,777.00

This request is to remodel the CM Hinton Landfill scale house in addition to adding drive-up windows communication devices, so customers will not be required to exit their vehicles when arriving at the site.

- b. **APPROVED** **Jupiter to Walnut Retail Addition - Water Line Improvements** **Bid No. 1078-21**

Muniz Construction, Inc. **\$289,200.00**

This request is to provide water main improvements to the retail shops located at 3504 through 3620 West Walnut Street.

- d. **APPROVED** **GP&L College to Jupiter 138kV Transmission Line Construction Services** **Bid No. 1210-21**

Higher Power Electrical, LLC **\$1,235,283.23**
Optional Contingency **123,528.32**
TOTAL: **\$1,358,811.55**

This request is to provide construction labor for the upgrade of the GP&L College to Jupiter Transmission Line as part of the 138kV voltage conversion of the North 69kV Loop. An Optional Contingency is included for any additional work that may be required.

- e. **APPROVED** **Tactical Thermal Imaging Cameras** **Bid No. 1386-21**

Metro Fire Apparatus Specialists, Inc. **\$172,410.00**

This request is for the purchase of twenty-two tactical thermal imaging cameras for Garland Fire Department truck and engine companies.

- f. **APPROVED** **Police Pursuit Vehicles** **Bid No. 0029-22**

Caldwell Country Chevrolet **\$1,847,970.00**

This request is to purchase forty-seven replacement Chevrolet Tahoe police pursuit vehicles.

- g. **APPROVED** **Armored Vehicle** **Bid No. 0030-22**

Lenco Industries, Inc. **\$271,963.00**

This request is for a new armored vehicle for the Garland Police Department.

- h. **APPROVED** **Downtown Infrastructure, Square and Broader Area Streetscapes - GMP #2** **Bid No. 1002-20**

Hill & Wilkinson General Contractors **\$23,685,532.00**

i. APPROVED Garland Public Safety Radio System Support and Maintenance **Bid No. 0031-22**

This request is for the support and maintenance of the Garland Public Safety Radio System.

This request is for the renewal of firewall and related applications on the GP&L system.

Ordinance No. 7262 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family Detached Homes on a 41.7904-acre tract of land located at 4698 and 4701 Bunker Hill Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

c. APPROVED Zoning File No. Z 21-26, Venture Distilling Land LLC (District 6)

Ordinance No. 7264 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan on a 0.84-acre tract of land located at 406 and 412 South Barnes Drive providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

d. APPROVED Zoning File No. Z 21-30, Vincent Gerard & Associates, Inc. (District 1)

Ordinance No. 7265 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District, 2) a Specific Use Provision for Antenna, Commercial, and 3) a Detail Plan for an Antenna, Commercial Use on a 0.057-acre tract of land located at 213 Holford Road providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Minute action approving the 2021-2022 Garland Cultural Arts Commission, Inc. (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 18, 2021 Work Session, Council considered approval of the 2021-2022 budget of the Garland Cultural Arts Commission, Inc. (GCACI), 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 GCACI in the amount of \$155,230.

5. APPROVED Ordinance No. 7266 amending Chapter 33, Transportation, of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

At the October 11, 2021 Work Session, Council considered parking restrictions at all times on Naaman Forest Blvd. from Campbell Road to 200 feet South of Black Swan Circle.

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

At the October 18, 2021 Work Session, Council considered approving the Investment Strategy and Policy with no changes.

7. **APPROVED Resolution No. 10507** adopting and approving the allocation and plan of action for the Coronavirus State and Local Fiscal Recovery Funds appropriated by the American Rescue Plan Act; and providing an effective date.

Council will consider a resolution adopting and approving the Allocation and Plan of Action regarding the use of the ARPA funds. A draft resolution is attached based on feedback received at the October 9, 2021 Special Work Session. Based on final direction received from City Council at the October 18, 2021 Work Session, this resolution will be updated to reflect the final decisions regarding the use of the American Rescue Plan Act funds for the Mayor's signature. Projects approved by this resolution will be incorporated into the 2022 Capital Improvement Program process.

8. **APPROVED Vision Energy Consultants, Inc. Agreement Approval**

Vision Energy Consultants, Inc.'s President, Ray Schwertner, currently provides governmental affairs and management consulting services for Garland Power and Light (GP&L). The City's agreement with Vision Energy Consultants, Inc. expires this month. GP&L requests City Council approval of a new, one-year agreement with Vision Energy Consultants, Inc. for governmental affairs consulting services.

9. **APPROVED Resolution No. 10508** authorizing the transfer of funds to the Garland Foundation for Development, Inc. for the purchase of real property and providing an effective date.

Council approved a resolution authorizing the transfer of funds to the Garland Foundation for Development, Inc. for the purchase of 3 acre tract of real property near the intersection of LBJ and South Garland Avenue. This item was previously discussed by Council in Executive Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

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- 2c. **APPROVED Garland Senior Activity Center
Construction Services**

Bid No. 1130-20

Core Construction

\$3,463,444.00

This request is for construction of the improvements at Garland Senior Activity Center.

Rick Galceran, Capital Project Management Director, presented an overview of the project.

Motion was made by Deputy Mayor Pro Tem Williams to approve the Item 2c, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

10. Hold public hearings on:

- a. APPROVED Consider a Specific Use Provision (SUP) request by Masterplan for outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street in District 8.**

Consideration of the application of Masterplan, requesting approval of a Specific Use Provision for Truck/Bus Storage [RV's and Boats] Use. This property is located at 1674 and 1702 North First Street. (File Z 20-14, District 8)

The staff report was presented by William Guerin, Director of Planning and Michael Polocek, Engineering Director, was asked by Council Member Smith, to speak on the flood plain issues on the property. Speaker on this item was Maxwell Fisher, applicant.

There was discussion by the Council.

Motion was made by Council Member Smith to approve the Specific Use Provision (10a) and Site Plan (10b), including the Plan Commission amendments, seconded by Council Member Bass. Motion carried:

Vote: 8 ayes, 1 nay (Deputy Mayor Pro Tem Williams)

- b. APPROVED Consider a Site Plan request by Masterplan for outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street in District 8.**

Consideration of the application of Masterplan, requesting approval of a Plan for Truck/Bus Storage [RV's and Boats] Use. This property is located at 1674 and 1702 North First Street. (File Z 20-14, District 8)

- c. APPROVED Consider a Specific Use Provision (SUP) renewal request by Geral DeWitt for an existing Auto Sales use. This site is located at 925 Lavon Drive in District 8.**

Consideration of the application of Geral DeWitt, requesting approval of a Specific Use Provision Extension for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, New or Used. This property is located at 925 Lavon Drive.

(File Z 21-28, District 8)

The Staff report was presented by William Guerin, Planning Director. Speaker on this item was Shannon DeWitt, applicant.

There was discussion by the Council.

Motion was made by Council Member Smith to approve the Specific Use Provision (10c) and Site Plan (10d), based on Plan Commission recommendation, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

- d. APPROVED Consider a Site Plan request by Geral DeWitt for an existing Auto Sales use. This site is located at 925 Lavon Drive in District 8.**

Consideration of the application of Geral DeWitt, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, New or Used. This property is located at 925 Lavon Drive. (File Z 21-28, District 8)

- e. APPROVED Consider a Specific Use Provision (SUP) request by R-Delta Engineers, Inc. to expand an existing electric substation that is maintained by Garland Power & Light. This site is located at 2900 and 3180 Elm Grove Road in District 1.**

Consideration of the application of R-Delta Engineers, Inc., requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (File Z 21-33, District 1)

The staff report was presented by William Guerin, Planning Director. Speaker on this was Frank Polma, applicant, representing Garland Power & Light, who is owner of the property.

There was Council discussion.

Motion was made by Council Member Bass to approve the Specific Use Provision (10e) and Site Plan (10f), seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- f. APPROVED Consider a Site Plan request by R-Delta Engineers, Inc. to expand an existing electric substation that is maintained by Garland Power & Light. This site is located at 2900 and 3180 Elm Grove Road in District 1.**

Consideration of the application of R-Delta Engineers, Inc., requesting approval of a Plan for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (File Z 21-33, District 1)

- g. APPROVED Consider a Specific Use Provision (SUP) renewal by Amar Patel for an existing [Days Inn] Hotel. This site is located at 3645 Leon Road in District 5.**

Consideration of the application of Amar Patel, requesting approval of a Specific Use Provision Extension for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (File Z 21-35, District 5)

The staff report was presented by William Guerin, Director of Planning. Speaker on this item was Amar Patel, applicant.

There was discussion by the Council.

Council Member Aubin requested a workable timeframe from Mr. Patel for the Specific Use Provision. Mr. Patel stated his request remains a 25-year timeframe. Council Member Aubin stated he would give ten years, if Mr. Patel could not present a workable answer. Mr. Patel then stated 20 years would be acceptable to him.

Motion was made by Council Member Aubin to approve the Specific Use Provision (10g) for a 15-year time period and Site Plan (10h) as presented, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- h. APPROVED Consider a Site Plan by Amar Patel for an existing [Days Inn] Hotel. This site is located at 3645 Leon Road in District 5.**

Consideration of the application of Amar Patel, requesting approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (File Z 21-35, District 5)

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

12. Adjourn: There being no further business to come before the City Council, the meeting was adjourned by Mayor LeMay at 8:10 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 11/09/2021

Item Title: Field Knoll Paving, Water, Wastewater and Drainage Improvements

Submitted By: Steve Oliver, Streets Director

Bid Number: 1232-21

Purchase Justification:

This request is for the reconstruction of Field Knoll Drive between Clover Valley Drive and the southern end of Field Knoll Drive (1,200 feet) along with a portion of the alley between Field Knoll Drive and Fair Cove Circle (530 feet). This project also includes replacing approximately 1,400 feet of 8-inch water main and 1,000 feet of 8-inch wastewater main, installing approximately 1,100 feet of 21-inch storm sewer and reconstructing approximately 2,200 feet of sidewalk.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Twelve (12) bids were received and evaluated with KIK Underground, LLC, submitting the Straight Low Bid.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	KIK Underground, LLC	All	\$1,742,362.25
		TOTAL:	\$1,742,362.25

Basis for Award: Straight Low Bid

Purchase Requisition #: 46031

Fiscal Impact

Total Project/Account: \$24,016,347

Expended/Encumbered to Date: 11,467,566

Balance: \$12,548,781

This Item: 1,742,362

Proposed Balance: \$10,806,419

Account #: 692-1409-1423001-9011, 220-4049-3019200-9214, 230-4149-3215700-9305,
831-4693-7111

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Construction	\$1,154,142
Drainage CIP / Local Flooding Program	262,355

Water CIP / Relocation of Mains Prior to Paving	237,239
Wastewater CIP / Relocation of Mains Prior to Paving	88,626
Total	\$1,742,362

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: 2021-22

Document Location: Prop. Oper. Budget - Page 216; CIP - Pages 139, 236, & 263

Budget Director Approval: Allyson Bell Steadman Approval Date: 10/27/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/21/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 11/09/2021

Item Title: Baseball Field Improvements at Various Parks

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 1181-21

Purchase Justification:

This request is to improve the infields at multiple baseball fields using a Field Saver amendment procedure and product designed to combine with existing infield skin material to correct soil imbalances. This process will amend our current infield mix to an ultimate condition mix of clay, silt and sand. Renovating these fields will save time and resources associated with ongoing maintenance. Soil samples were taken on all infields at Central Park, Groves Park, Holford Park and Winters Park, and a custom treatment has been prescribed for each field to meet an ultimate mix. This request includes both the material and using a contractor to perform all the necessary steps of installing the Field Saver amendment on the four (4) fields at Central Park. Park Staff will complete the installation process on the remaining fields at Groves, Holford and Winters. This project is part of the 2019 Bond Program and was approved in the 2021 CIP.

Evaluation:

A Request for Bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on published criteria. DuraEdge Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	DuraEdge Products, Inc.	All	\$159,458.00
		TOTAL:	\$159,458.00

Basis for Award: Best Value

Purchase Requisition #: 45785

Fiscal Impact

Total Project/Account:	\$4,900,000
Expended/Encumbered to Date:	3,465,993
Balance:	\$1,434,007
This Item:	159,458
Proposed Balance:	\$1,274,549
Account #:	Various, see below

Fund/Dept/Project – Description and Comments:

2019 Bond Program - Sports Field/Park Renovation Program:

Central Park Baseball Fields: Field Saver Amendments and Installation	654-1429-1844019-9002	\$110,858
Groves Park Baseball Fields: Field Saver Amendments	654-1429-1844119-9002	10,800
Holford Park Baseball Field: Field Saver Amendments	654-1429-1844219-9002	10,800
Winters Park Baseball Field: Field Saver Amendments	654-1429-1844319-9002	27,000
	TOTAL	\$159,458

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 85

Budget Director Approval: Allyson Bell Steadman Approval Date: 10/29/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/27/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 11/09/2021

Item Title: Engineering Services for Rowlett Creek Wastewater Treatment Plant's Transfer Station Backup Generator Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 0035-22

Purchase Justification:

This request is to provide Professional Engineering Services for the design and installation of a backup generator for the Rowlett Creek Wastewater Treatment Plant's Transfer Station. An Optional Contingency is included for any additional services that may be required.

Evaluation:

Gupta & Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0767-18 based on previous experience on the Duck Creek Wastewater Treatment Plant Standby Generator project.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gupta & Associates, Inc.	All	\$387,535.75
Optional Contingency		46,500.00
TOTAL:		\$434,035.75

Basis for Award: Most Qualified

Purchase Requisition #: 46184

Fiscal Impact

Total Project/Account: \$6,403,537
Expended/Encumbered to Date: 5,423,585
Balance: \$979,952
This Item: 434,036
Proposed Balance: \$545,916

Account #: 230-4229-3302900-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rowlett Creek WWTP Replacements/Mods.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 273

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/27/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/19/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 11/09/2021

Item Title: Engineering Services for Jupiter and Walnut Retail Area Utility Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 0036-22

Purchase Justification:

This request is to provide Professional Engineering Services for the design of water and wastewater mains, including repaving a portion of Lakewood Drive adjacent to the retail development. The improvements are primarily located within the Village Plaza and Walnut Plaza shopping centers at Walnut Street and Jupiter Road as well as along adjacent alleys next to Lariat Lane, Centennial Drive and Barnes Drive. These replacements are part of the 2020 Water Master Plan and 2019 Wastewater Master Plan annual pipeline renewal recommendation.

Evaluation:

Kimley-Horn and Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19 based on previous experience on Ford & Belmont Alley wastewater and Zion Road/I.H. 30 water improvement projects with similar scope and magnitude.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kimley-Horn and Associates, Inc.	All	\$231,000.00
TOTAL:		\$231,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 46185

Fiscal Impact

Total Project/Account: \$14,864,598
Expended/Encumbered to Date: 11,901,375
Balance: \$2,963,223
This Item: 231,000
Proposed Balance: \$2,732,223
Account #: 220-4049-3019000-7101, 235-4149-3212400-7101 & 831-4693-7101

Fund/Dept/Project – Description and Comments:

Water CIP / Transmission Mains (16-Inch and Above)	\$109,425
Wastewater CIP / Infiltration Correction - Various	109,425

Infrastructure Repair & Replacement Fund / Construction	12,150
Total	\$231,000

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: CIP - Pages 234 & 257; Prop. Oper. Budget - Page 216

Budget Director Approval: Allyson Bell Steadman Approval Date: 10/27/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/19/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 11/09/2021

Item Title: GP&L College to Brand Transmission Line Underbuild Reconstruction Surveying and Engineering Services

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0586-21

Purchase Justification:

This request is to obtain surveying, electrical, civil and structural engineering services for the reconstruction of the GP&L College Road to Brand Road Transmission Line underbuild. Services will also include procurement and construction phase support. This is part of the approved Brand-College 138kV Line Upgrade CIP project.

Evaluation:

R-Delta was selected as the Most Qualified firm for this project from RFQ 0753-19. R-Delta has an extensive history designing distribution facilities with GP&L. In addition, R-Delta is providing the engineering services for the design of the College Road to Brand Road transmission line. The designs of the transmission structures will include a portion of the distribution underbuild that will be attached to the structures. R-Delta will also have the required pole spacing information needed for the distribution line because of the design of the transmission line.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	R-Delta	All	\$296,400.00

TOTAL:	\$296,400.00
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Basis for Award: Most Qualified

Purchase Requisition #: 45011

Fiscal Impact

Total Project/Account: \$5,586,148

Expended/Encumbered to Date: 3,429,740

Balance: \$2,156,408
This Item: 296,400
Proposed Balance: \$1,860,008
Account #: 210-3599-3144901-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 284

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/27/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/19/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 11/09/2021

Item Title: GP&L Overhead Distribution Relocation Materials Bottleneck Intersection 10

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 1336-21

Purchase Justification:

This request is for the purchase of fourteen (14) steel poles and associated materials for the relocation of overhead distribution facilities at Forest Lane and Jupiter Road. These relocations are necessary due to City Bond Program improvements at this intersection.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. KBS Electrical Distributors, Inc., was considered nonresponsive due to not meeting material specifications. Texas Electric Cooperatives, Inc., was considered nonresponsive due to not submitting pricing for all the specified material. Techline, Inc., is the Lowest Responsible Bidder meeting all requirements of the specifications.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$237,636.43

TOTAL:	\$237,636.43
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Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 46068

Fiscal Impact

Total Project/Account:	\$1,109,025
Expended/Encumbered to Date:	699,385
Balance:	\$409,640
This Item:	237,636

Proposed Balance: \$172,004
Account #: 215-3293-3149101-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Relocation of Facilities Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 286

Budget Director Approval: Allyson Bell Steadman Approval Date: 10/27/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/21/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 11/09/2021

Item Title: Rowlett Creek Wastewater Treatment Plant Maintenance Building

Submitted By: Wes Kucera, Managing Director

Bid Number: 1258-21

Purchase Justification:

This request is to provide construction services for the rehabilitation of the Gravity Belt Press Filter Room into a new maintenance building at the Rowlett Creek Wastewater Treatment Plant. This was included as part of the 2016 Wastewater Treatment Master Plan. Rehabilitation of the Gravity Belt Press Filter Room includes the demolition of existing DAF tanks, raised floor modifications and piping in the maintenance building. Construction of the site work includes driveway and sidewalks, new finished floor with structural fill, structural modifications to existing building and concrete masonry unit walled air compressor room. 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. Two (2) bids were received and evaluated based on published criteria. Gracon Construction, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gracon Construction, Inc.	All	\$2,374,000.00
Optional Contingency		189,000.00
TOTAL:		\$2,563,000.00

Basis for Award: Best Value

Purchase Requisition #: 46232

Fiscal Impact

Total Project/Account: \$1,147,848

Expended/Encumbered to Date: 14,608

Balance: \$1,133,240
This Item: 2,563,000
Proposed Balance: \$(1,429,760)*
Account #: 230-4229-3303000-9002 & 237-4229-3303000-9002

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rowlett Creek Maintenance Center Renovations

* This project will continue into 2022, and additional funding will be included for this project in the 2022 Proposed Capital Improvement Program.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 274

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/29/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/27/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 11/09/2021

Item Title: Avaya Telephone Support

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0086-22

Purchase Justification:

This request is to provide support and maintenance for the City's telecommunications system and associated technology. The approval is for a five-year Term Agreement that will be renewed annually provided that budgetary funding is approved by City Council and the authorized reseller remains a vendor through an approved Cooperative Purchasing Contract.

Evaluation:

The support and maintenance is provided by Avaya's authorized reseller, Black Box Network Services, through the State of Texas Department of Information Resources (DIR) Cooperative Purchasing Contract DIR-TSO-4344.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black Box Network Services	All	\$191,357.89
TOTAL:		\$191,357.89

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46242

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$191,358
Proposed Balance: N/A

Account #: 411-4514-7121

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the Information Technology Fund's service contracts account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Prop. Budget - Page 316

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/22/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/19/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 11/09/2021

Item Title: Landscaping Services

Submitted By: Doug Swenson, Operations Financial Coordinator

Bid Number: 0890-18

Purchase Justification:

This request is to approve a Change Order for landscaping services at Firewheel Golf Park. This Change Order is necessary to fund additional landscaping services needed to maintain the Firewheel Golf Park.

Evaluation:

Green2B Landscape Management was awarded the original BL 7309 in the amount of \$6,300.00 on July 17, 2018.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Green2B Landscape Management	All	\$1,476.00
TOTAL:		\$1,476.00

Basis for Award: Change Order

Purchase Requisition #: 46183

Fiscal Impact

Total Project/Account:	\$1,695,229
Expended/Encumbered to Date:	139,440
Balance:	\$1,555,789
This Item:	1,476
Proposed Balance:	\$1,554,313
Account #:	251-4411-7121

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Prop. Budget - Page 270

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/25/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/21/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 11/09/2021

Item Title: Body-Worn Cameras Contract Extension

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 5585-15

Purchase Justification:

This request is to approve a Change Order to extend our current body-worn cameras and in-fleet cameras contract through October 15, 2022. This extension will allow time for a new contract to be negotiated for the Fiscal Year in 2023.

Evaluation:

The body-worn cameras and in-fleet cameras are being provided by Axon Enterprise, Inc., through BuyBoard Cooperative Purchasing Contract 648-21.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Axon Enterprise, Inc.	All	\$155,439.16
TOTAL:		\$155,439.16

Basis for Award: Change Order

Purchase Requisition #: 46202

Fiscal Impact

Total Project/Account:	\$1,191,735
Expended/Encumbered to Date:	387,463
Balance:	\$804,272
This Item:	155,439
Proposed Balance:	\$648,833
Account #:	100-1221-9007

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Prop. Budget - Page 72

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/29/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/29/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 11/09/2021

Item Title: Infinity CIS Project Management Extension

Submitted By: Kevin Slay, Managing Director

Bid Number: 1076-21

Purchase Justification:

This request is to approve a Change Order for the Customer Information System (CIS) Project Management Services. The Change Order is necessary to extend Project Management Services from November 7, 2021, through January 20, 2022. This time period is expected to cover the projected January 2022 go-live date of the new system. The Department rescheduled the projected go-live date in order to provide staff with additional time for training and system testing.

Evaluation:

Westin Technology Solutions was awarded the original Purchase Order 32293 in the amount of \$77,000.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Westin Technology Solutions	All	\$31,180.00
TOTAL:		\$31,180.00

Basis for Award: Change Order

Purchase Requisition #: 46270

Fiscal Impact

Total Project/Account: \$1,723,287
Expended/Encumbered to Date: 281,750
Balance: \$1,441,537
This Item: 31,180

Proposed Balance: \$1,410,357
Account #: 461-4901-7111

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2021-22
Document Location: Prop. Budget - Page 300

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 10/28/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 10/27/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 11/09/2021

Item Title: Annual Software Maintenance for GP&L Computer Systems

Submitted By: Ananth Palani, Technology Services

Bid Number: 0107-22

Purchase Justification:

This request is for the renewal of annual maintenance and support for Microsoft EA, backup application, anti-virus and other security and malware applications, data replication application, monitoring and reporting applications and mail archiving applications on GP&L systems. This approval is for a five-year Term Agreement that will renew annually provided that budgetary funding is approved by City Council and their authorized reseller remains a vendor through an approved Cooperative Purchasing Contract.

Evaluation:

A majority of the maintenance and support services (94%) is available from SHI Government Solutions, Inc., through multiple Department of Information Resources (DIR) and Buyboard Cooperative Purchasing contracts. The remaining maintenance and support services (6%) will be awarded to SHI Government Solutions, Inc., in order to consolidate like services under one provider. This will not only streamline the contract management process but also capitalize on economies of scale.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
SHI Government Solutions	All	\$289,128.14
TOTAL:		\$289,128.14

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46228

Fiscal Impact

Total Project/Account: \$2,594,548

Expended/Encumbered to Date: 527,357

Balance: \$2,067,191

This Item: 289,128

Proposed Balance: \$1,778,063

Account #: 211-3141-7121

Fund/Dept/Project – Description and Comments:

Electric Utility Fund / GP&L Administration / Operations

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Proposed Oper. Budget - Page 235

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/29/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/29/2021



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 11/09/2021

Item Title: Z 20-14 Masterplan (District 8)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 20-14 Masterplan

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 20-14 Ordinance

Z 20-14 Exhibit A

Z 20-14 Exhibit B

Z 20-14 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A TRUCK/BUS STORAGE USE ON A 6.5475-ACRE TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 1674 AND 1702 NORTH FIRST STREET; 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.

WHEREAS, at its regular meeting held on the 27th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District by **Masterplan**; 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 a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District on a 6.5475-acre tract of land and located at 1674 and 1702 North First Street and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

ZONING FILE NO. Z 20-14

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-14

BEING a 6.5475-acre tract situated at a 3/4" iron rod found in the east R.O.W. line of N. First Street (a 100' R.O.W.) and being the northernmost southwest corner of that same tract of land described in deed to Segars Properties, LLC, recorded in Volume 2005044, Page 5469 of the Deed Records of Dallas County, Texas;

THENCE S 89°52'00" E, 155.00' along the south line of said Segars Properties, LLC property to a 1/2" iron pipe found for corner;

THENCE S 00°22'00" E, 91.00' along the south line of said Segars Properties, LLC property to a 3/4" iron rod found for corner;

THENCE S 89°48'40" E, 845.11' along the south line of said Segars Properties, LLC property to a cross cut for corner in the west R.O.W. line of the Kansas City Southern Railroad (a 100' R.O.W.);

THENCE S 14°18'45" W, 513.69' along the west line of said railroad to a 3/4" iron rod set at the northeast corner of that same tract of land described in deed to Cubesmart, L.P., recorded in Instrument Number 201300139387 of the Deed Records of Dallas County, Texas;

THENCE N 62°42'06" W, 982.17' along the north line of said Cubesmart, L.P. property to a point for corner in the east line of N. First Street;

THENCE N 00°22'00" W, 141.45' along the east line of N.
First Street to the point of beginning and containing
285,209.50 square feet or 6.5475 acres of land.

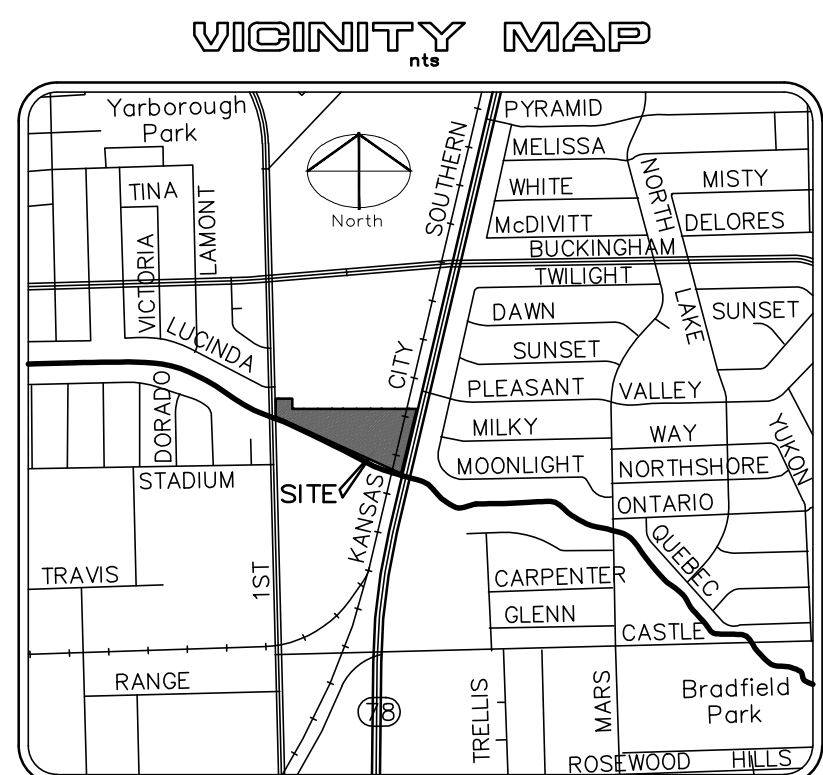
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 20-14

1674 and 1702 North First Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for period of thirty (30) years.
 - B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
 - C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.
 - D. Building Elevations: Building elevations shall conform to the elevations reflected on Exhibit E.
 - E. Stored Vehicles: The maximum height of stored vehicles is seventeen (17) feet.
 - F. Parking: A total of twelve (12) parking spaces shall be provided for the office building and a maximum of 213 parking spaces shall be provided for Truck/Bus Storage.
 - G. Signage: Signage shall be placed on site to notify clientele of the floodplain areas.

- NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
- THE SITE IS LOCATED IN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 0220L AS REVISED JULY 7, 2014.
- EXCAVATION AND REPAIR SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS AND THE RIGHT OF WAY MANAGEMENT ORDINANCE.
- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.
- THE DEVELOPMENT WILL COMPLY WITH SECURITY VIDEO SURVEILLANCE REQUIREMENT AS OUTLINED IN THE GARLAND DEVELOPMENT CODE.



MAPSCO 19A-N

III CAUTION III UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL • 1-800-245-4545 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

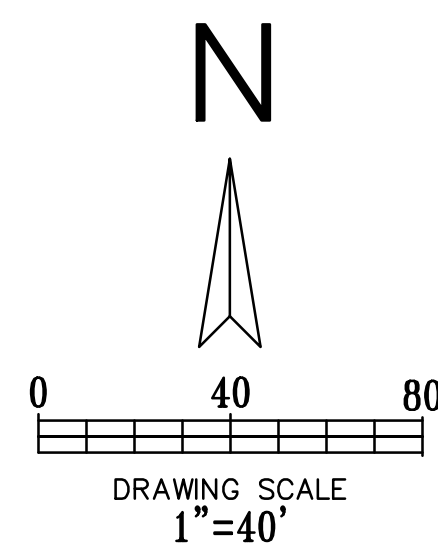
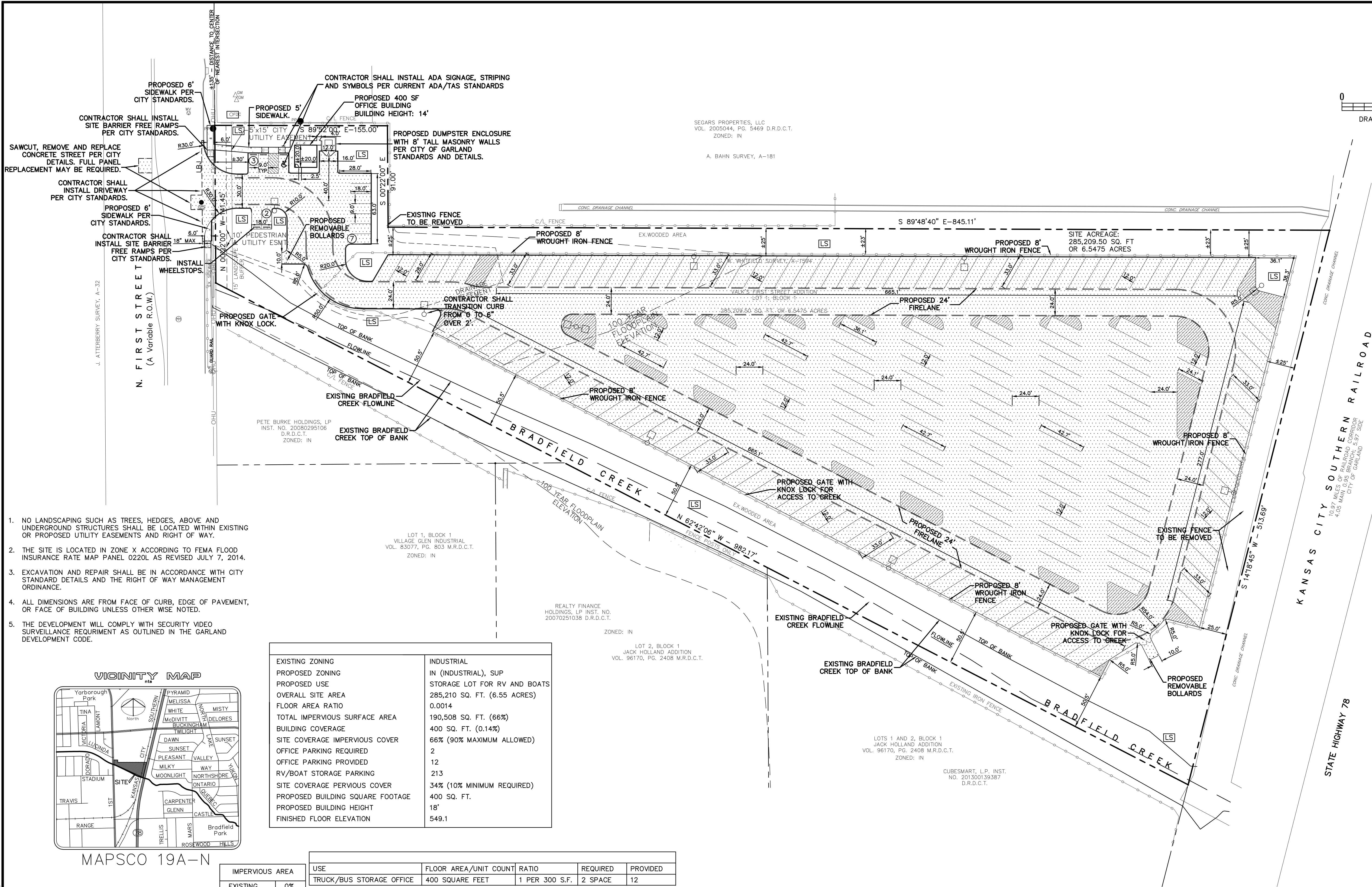
IMPERVIOUS AREA	
EXISTING	0%
PROPOSED	66%

USE	FLOOR AREA/UNIT COUNT	RATIO	REQUIRED	PROVIDED
TRUCK/BUS STORAGE OFFICE	400 SQUARE FEET	1 PER 300 S.F.	2 SPACE	12

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING SPACES IN A ROW
- LANDSCAPE AREA
- REINFORCED CONCRETE PAVEMENT
- REINFORCED CONCRETE SIDEWALK

EXISTING ZONING	INDUSTRIAL
PROPOSED ZONING	IN (INDUSTRIAL), SUP
PROPOSED USE	STORAGE LOT FOR RV AND BOATS
OVERALL SITE AREA	285,210 SQ. FT. (6.55 ACRES)
FLOOR AREA RATIO	0.0014
TOTAL IMPERVIOUS SURFACE AREA	190,508 SQ. FT. (66%)
BUILDING COVERAGE	400 SQ. FT. (0.14%)
SITE COVERAGE IMPERVIOUS COVER	66% (90% MAXIMUM ALLOWED)
OFFICE PARKING REQUIRED	2
OFFICE PARKING PROVIDED	12
RV/BOAT STORAGE PARKING	213
SITE COVERAGE PERVIOUS COVER	34% (10% MINIMUM REQUIRED)
PROPOSED BUILDING SQUARE FOOTAGE	400 SQ. FT.
PROPOSED BUILDING HEIGHT	18'
FINISHED FLOOR ELEVATION	549.1



CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214-235-0367

FOR REVIEW, NOT FOR CONSTRUCTION.

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/25/21.

DEVELOPMENT/SITE PLAN

PLATINUM STORAGE AT 1674 NORTH FIRST STREET
VALK'S FIRST STREET ADDITION LOT 1, BLOCK 1
CITY OF GARLAND, DALLAS COUNTY, TEXAS

PLOT DATE

10/25/21

DRAWING SCALE

1" = 40'

PROJECT NUMBER

CD14110

SHEET NUMBER

1



BENCHMARK

CASE #: 200421-2

PRIMARY:

GPS 18, MONUMENT IS LOCATED ON THE GRASS, 26' BEHIND THE BACK OF CURB, APPROXIMATELY 289.70' EAST OF THE CENTERLINE OF EDNA SMITH DRIVE ALONG TINA DRIVE.

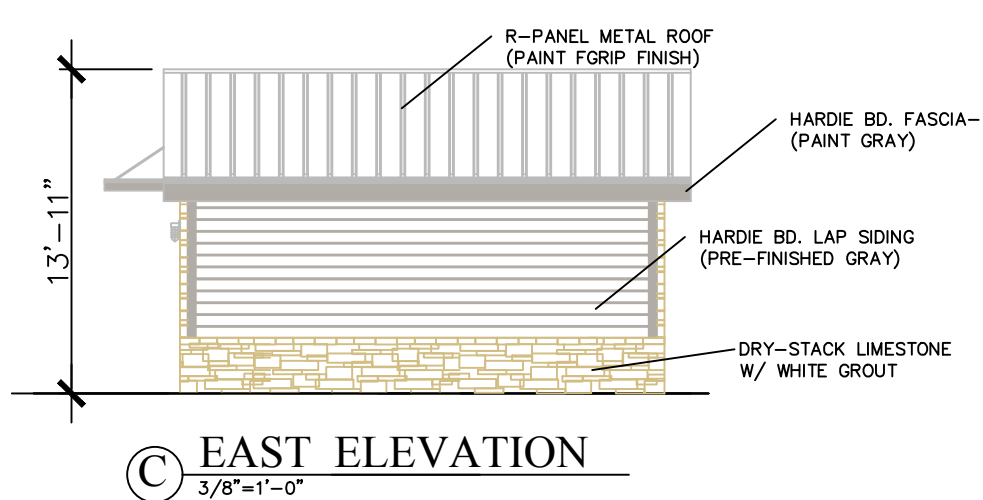
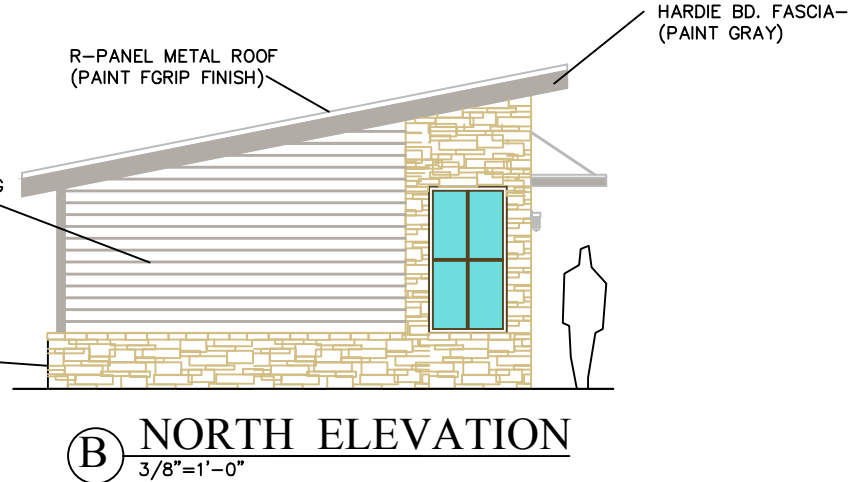
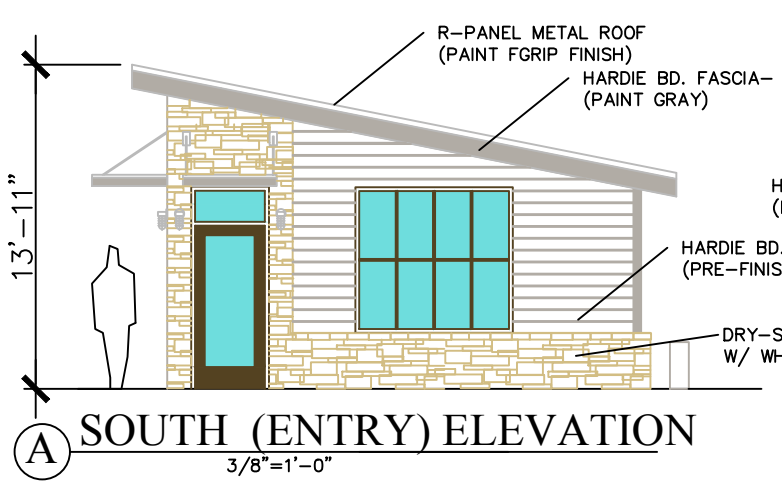
ELEVATION= 574.46'

SECONDARY:

"X" CUT IN INLET, EAST SIDE OF FIRST NORTH STREET, 50' NORTH OF PROJECT SITE. "BM 1" ELEVATION= 548.41'

ENGINEER:
CUMULUS DESIGN
P.O. BOX 2119
EULESS, TEXAS 76039
CONTACT: PAUL CRAGUN
PHONE: 214-235-0367

OWNER:
SARO PARTNERS LLC
1450 S TL TOWNSEND ROAD
ROCKWALL, TEXAS 75082
CONTACT: HELEN BYRD
PHONE: 972-722-2590



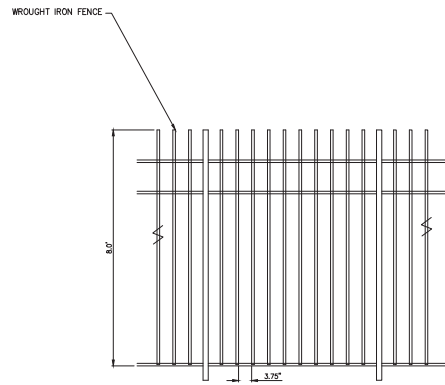
PLATINUM STORAGE
1674 N. FIRST STREET
GARLAND, TEXAS

09/28/2021
ISSUE FOR SUP

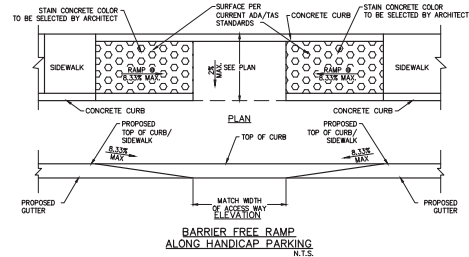
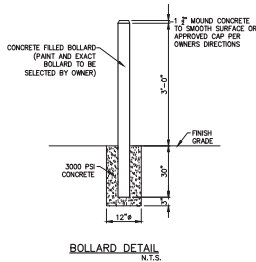
09/28/20
NOT COMMENT RESPONSE
14 SEP

09/23/21
NOT COMMENT RESPONSE
14 SEP

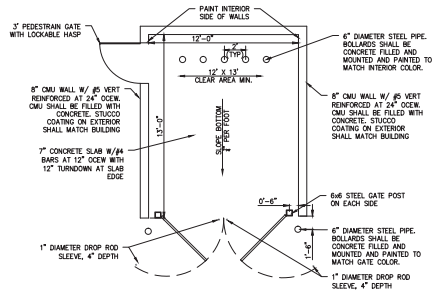
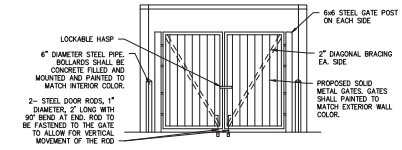
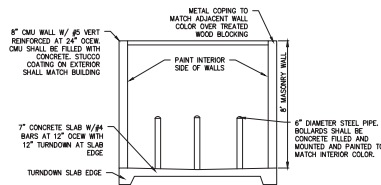
SHEET NUMBER:
A2



FENCE DETAILS



- NOTES:
1. ON SITE BARRIER FREE RAMP TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
 2. ON SITE BFFS TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
 3. CROSS SLOPES ON ALL BARRIER FREE RAMP SHALL NOT EXCEED 2.0%.
 4. GROOVES ON RAMP SHALL BE HAND TOOLED, NOT DAMBUT.



DUMPSTER DETAILS



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. b.

Meeting Date: 11/09/2021

Item Title: Z 21-28 Geral DeWitt (District 8)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-28 Geral DeWitt

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-28 Ordinance

Z 21-28 Exhibit A

Z 21-28 Exhibit B

Z 21-28 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR AUTOMOBILE SALES, NEW OR USED ON A 0.36-ACRE TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 925 LAVON DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for Automobile Sales, New or Used made by **Geral DeWitt**; 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 a Specific Use Provision for Automobile Sales, New or Used on a 0.36-acre tract of land zoned Industrial (IN) District and located at 925 Lavon Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

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.

ZONING FILE NO. Z 21-28

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-28

BEING a 0.36 acre tract of land platted as part of Block B,
Garvon Addition No. 8, an addition to the City of Garland,
Dallas County, Texas, according to the map thereof recorded
in Volume 188, Page 2157, D.R.D.C.T.

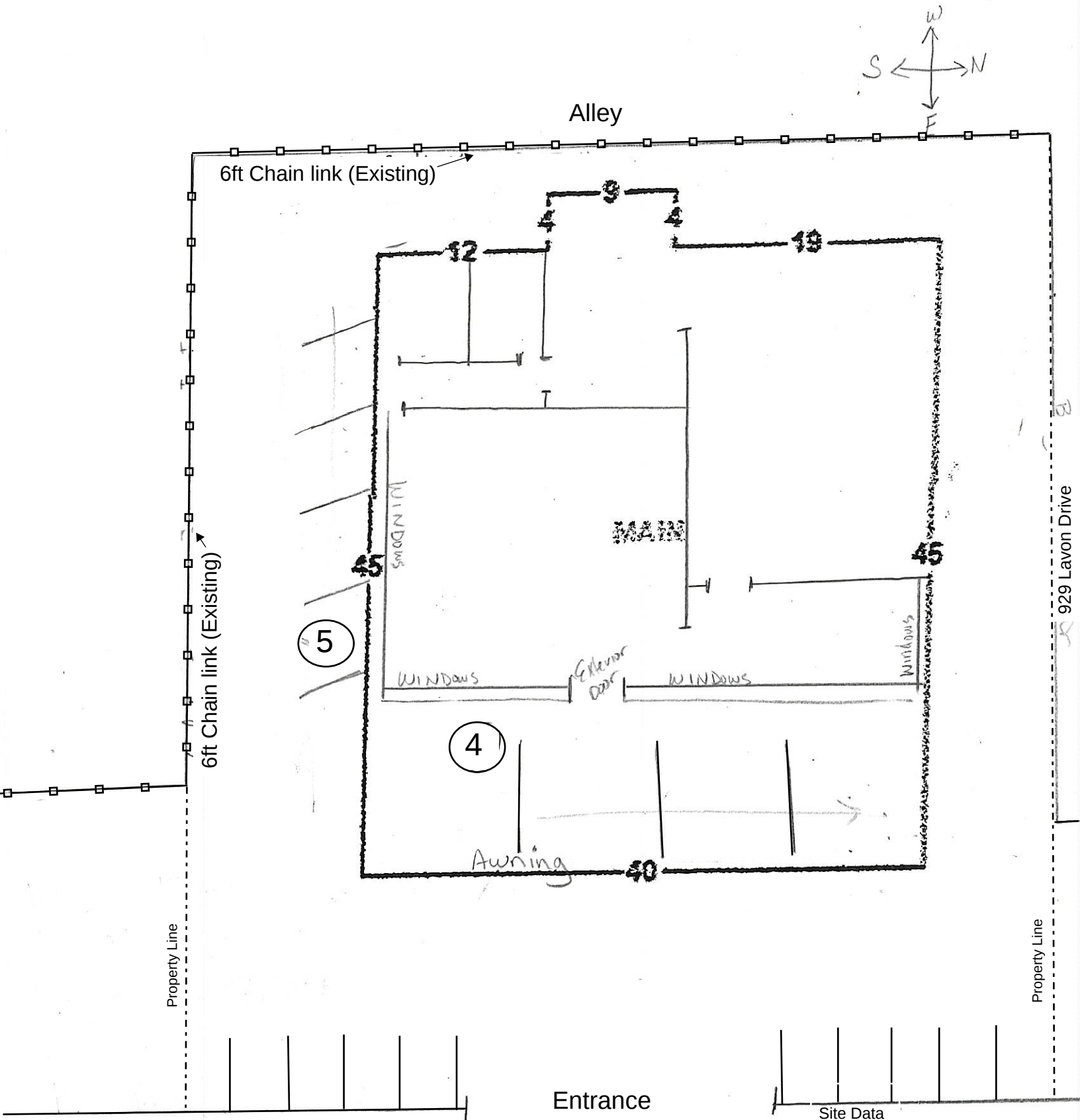
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-28

925 LAVON DRIVE

- I. Statement of Purpose:** The purpose of this Specific Use Provision to allow Automobile Sales, New or Used.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the 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 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, New or Used shall be in effect for twenty (20) years.
- B. Site Plan: The site shall be in general conformance with the site layout in Exhibit C.
- C. Signage: All signage shall comply with the Garland Development Code.
- D. Landscaping: Four (4) existing trees planted along Lavon Drive shall remain.

EXHIBIT C



Site Data

District	Industrial (IN)
Building Square Footage	1,836
Building Height	17 feet
Customer Parking	5
Employee Parking	4
Total Parking	9

Case# 210729-3

SITE PLAN

Lavon Drive



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. c.

Meeting Date: 11/09/2021

Item Title: Z 21-33 R-Delta Engineers, Inc. (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-33 R-Delta Engineers, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-33 Ordinance

Z 21-33 Exhibit A

Z 21-33 Exhibit B

Z 21-33 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR AN ELECTRIC SUBSTATION USE ON A 3.737-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT AND LOCATED AT 2900 AND 3180 ELM GROVE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for an Electric Substation on a property zoned Agricultural (AG) District by **R-Delta Engineers, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for an Electric Substation on a 3.737-acre tract of land zoned Agricultural (AG) District and located at 2900 and 3180 Elm Grove Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-33

PASSED AND APPROVED this _____ day of _____,
2021.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-33

BEING a 3.737-acre tract of land situated in the City of Garland, in the Atkinson Clements Survey, Abstract No. 255, Dallas County, Texas, and being Part of a 30.533-acre tract of land designated as "TRACT H" in the deed dated August 4, 1994, from Rowlett Princeton Park, L.P. to the City of Garland, Texas, and recorded in Volume 94153, at Page 6294 of the Deed Records of Dallas County, Texas (DRDCT), and embracing all of Lot 2, Block 1, of Elm Grove Road Addition an addition to the City of Garland according to the plat thereof recorded in Instrument No. 20080336154 of the Official Public Records of Dallas County (O.P.R. D.C.T.), said 3.737-acre tract being more particularly described as follows:

BEGINNING at the west corner of said Lot 2, Block 1, of Elm Grove Road Addition, from which a 5/8-inch steel rod found with a blue plastic cap stamped "Gorrondona & Associates I Fort Worth Texas" at the most westerly corner of Elm Grove Road Addition bears S 44°40'11" W with the northwesterly line of said addition for a distance of 25.76 feet, said BEGINNING POINT having coordinates of:

X = 2,571,601.67 feet;

Y = 7,038,730.82 feet;

THENCE N 45°06'54" W, on the prolongation of the southwest line of said Lot 2, Block 1, for a distance of 28.35 feet;

THENCE N 44°44'15" E for a distance of 844.34 feet;

ZONING FILE NUMBER Z 21-33

THENCE S 45'28' 38" E for a distance of 175.55 feet to a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA I FIRM 10155000" (hereafter noted as RDR) marking the north corner of that certain 3.000-acre tract described in the deed filed on March 22, 2021, in Instrument No. 202100081516 of the Official Public Records of Dallas County, Texas, from the City of Garland, Texas, to Rayburn Country Electric Cooperative, Inc.;

Thence with the northwest line of said 3.000-acre tract the following three (3) courses and distances:

1. S 44'31'22" W for a distance of 188.94 feet to a RDR;
2. S 45'28'38" E for a distance of 20.00 feet to a RDR;
3. S 44'31 '22" W at a distance of 286.81 feet pass an RDR marking the west corner of said 3.000-acre tract and the north corner of said Lot 1 , Block 1, the some being the east corner of said Lot 2, Block 1;

THENCE continuing on the same course of S 44'31 '22" W and with the common line between Lot 1, Block 1 and said Lot 2, Block 1, for a distance of 369.84 feet to a point on the northeasterly right-of-way line of Elm Grove Road as dedicated by the plat of Elm Grove Road Addition for the west corner of Lot 1, Block 1, and the south corner of Lot 2, Block 1;

THENCE N 45'06'54" W with the northeasterly right-of-way line of said Elm Grove Rood, for a distance of 170.37 feet to the POINT OF BEGINNING and containing 1 62,-791 square feet or 3.737 acres of land.

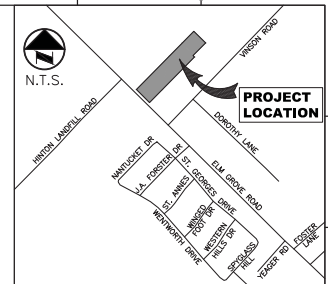
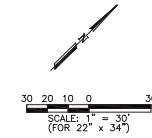
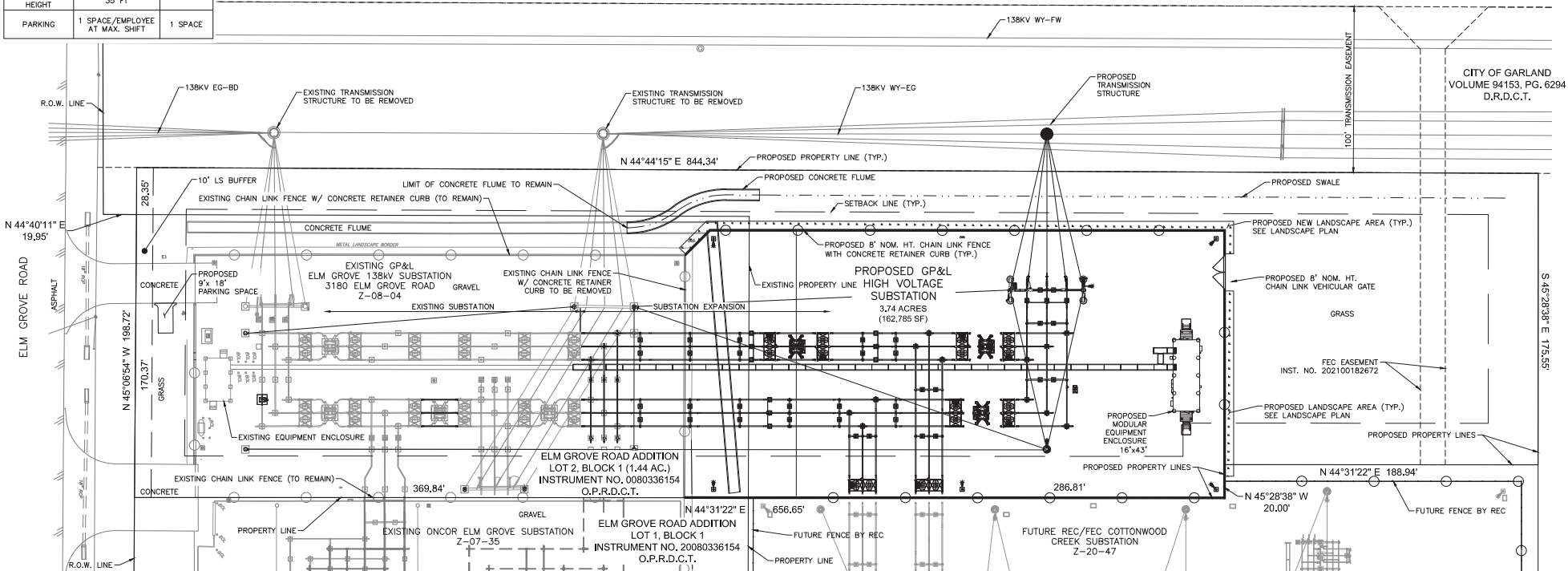
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-33

2900 and 3180 Elm Grove Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the expansion of an Electric Substation.
- 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 Garland Development Code shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Site Plan:** The site development shall be as reflected in Exhibit C.
 - B. Landscape Plan:** Landscaping shall be provided as reflected in Exhibit D.
 - C. Elevations:** The elevations shall be as reflected in Exhibit E.
 - D. Time Period:** The Specific Use Provision shall be in effect in perpetuity.

EXISTING ZONING	AG (AGRICULTURAL)	
PROPOSED USE	HIGH VOLTAGE ELECT. SUBSTATION	
	REQUIRED	PROPOSED
LOT AREA	87,120 SF	162,785 SF (3.74 AC)
FRONT SETBACK	30 FT	30 FT
REAR SETBACK	30 FT	30 FT
SIDE SETBACK NOT ADJ./STREET	25 FT	25 FT
BUILDING FOOTPRINT	N/A	688 SF (+ 390 SF EX) =1,078 SF
MIN. LOT WIDTH	150 FT	
MIN. LOT DEPTH	150 FT	
MAX. BUILDING COVERAGE	30%	0.7%
MAX. BUILDING HEIGHT	35 FT	
PARKING	1 SPACE/EMPLOYEE AT MAX. SHIFT	1 SPACE

VICINITY MAP

SITE LAYOUT
SCALE: 1" = 30'

A	6/28/2021	RDE	FAP	FAP	ISSUE FOR PRESUBMITTAL APPLICATION
B	8/16/2021	RDE	FAP	FAP	ISSUE FOR SUP APPLICATION
C	9/9/2021	RDE	FAP	FAP	REVISE PER COG REVIEW COMMENTS

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
-----	------	--------	------	------	------------------



GARLAND
GARLAND POWER & LIGHT



Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY FRANK A. POLMA, P.E. 80274 C
AUGUST 16, 2021. ALTERATION OF A SEALED
DOCUMENT WITHOUT PROPER NOTIFICATION TO
THE RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 2878-20 DESIGN BY FAP
CREATED CODE
PLOTTED CHECKED BY
LAST UPDATE BY

DRAWN: RDE		SCALE: 1" = 30'
CHECKED:	DRAWING NO.: SP-1	ISSUED:
APPROVED:		
FILENAME:		

CASE NO. 210727-1

**ELM GROVE ROAD
SUBSTATION ADDITION**

SITE PLAN

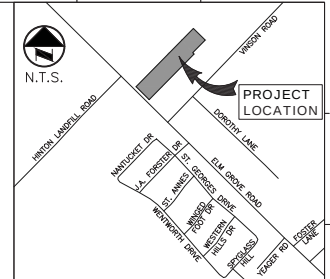
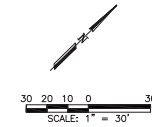
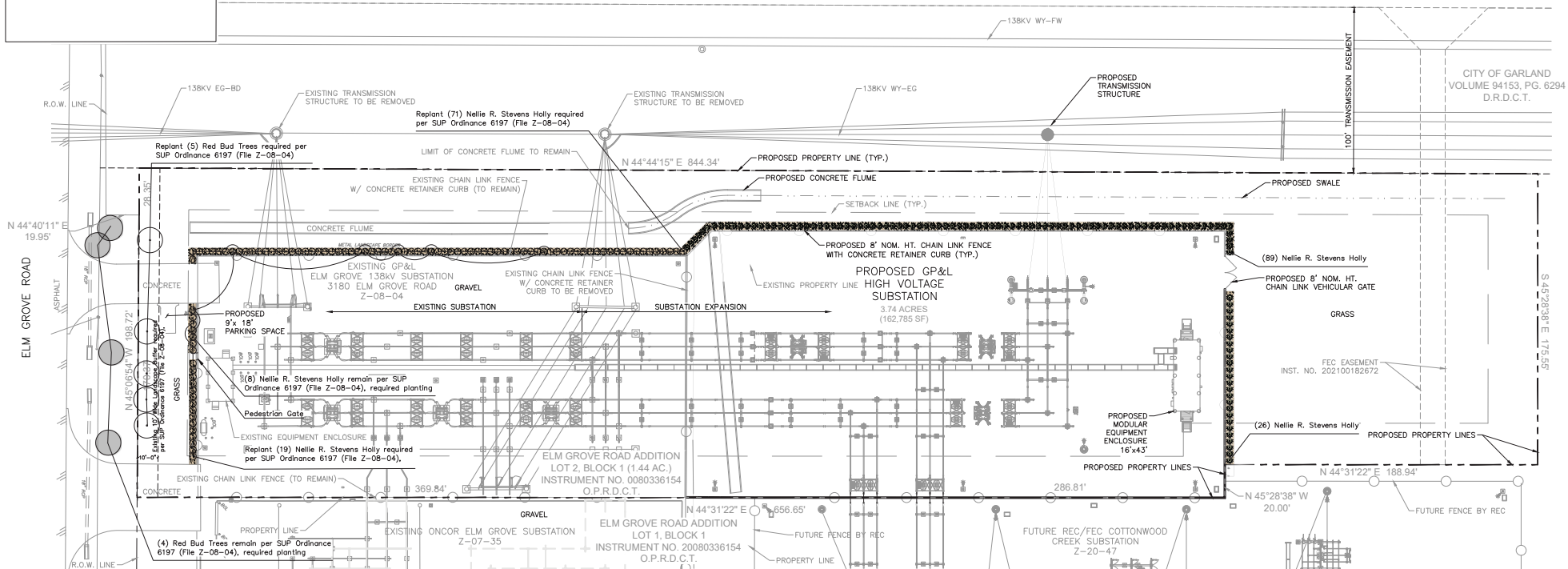
Site Landscape Area
Total Site Area - 162,785 SF
Min 10% Site Area to be Landscaped

16,279 SF REQUIRED
21,267 SF PROVIDED
Landscape Buffer Trees
Street Frontage Length - 199'
Tree Requirements per SUP ordinance 6197 (File Z-08-04)
9 ORNAMENTAL TREES REQUIRED
4 ORNAMENTAL EXISTING TREES REMAIN
5 ORNAMENTAL NEW TREES PROVIDED
9 ORNAMENTAL TOTAL TREES PROVIDED

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ile x n	115	ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	30 gal.	Cont.	Min 3' Height, Sp.
	ile x n	90	ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	Cont.	Min 3' Height, Sp.
	CC	5	Cercis Canadensis 'Forest Parson'	Redbud Tree	30 gal.	Cont.	Min 6' Height ¹

<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
	Shd mul	3,482	Shredded Hardwood Mulch	Mulch	---		

1 - Replacement trees & shrubs per SUP Ordinance 6197 (File z-08-04)

VICINITY MAP

SITE LAYOUT

SCALE: 1" = 30'

A	6/28/2021	RPS	RPS	RPS	ISSUE FOR PRESUBMITTAL APPLICATION
B	8/16/2021	RPS	RPS	RPS	ISSUE FOR SUP APPLICATION
C	9/13/2021	RPS	RPS	RPS	REVISED PER COG COMMENTS

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
-----	------	--------	------	------	------------------



GARLAND
GARLAND POWER & LIGHT

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515



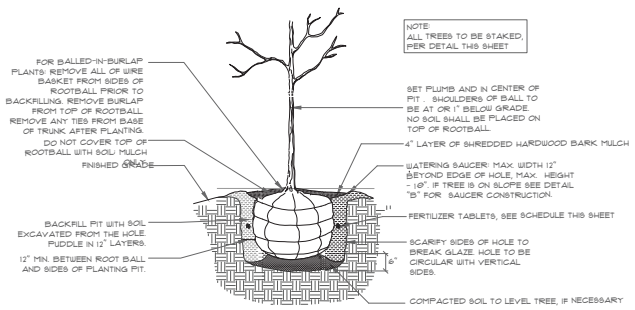
JOB NO. 2878-20 DESIGN BY RPS
 CREATED _____ CODE _____
 PLOTTED _____ CHECKED BY _____
 LAST UPDATE BY _____

DRAWN: RPS		SCALE: 1" = 30'	
CHECKED:	DRAWING NO.: LP-1		ISSUE: B
APPROVED:			

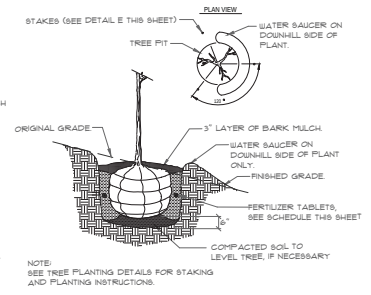
CASE NO. 210727-1

**ELM GROVE ROAD
SUBSTATION ADDITION**

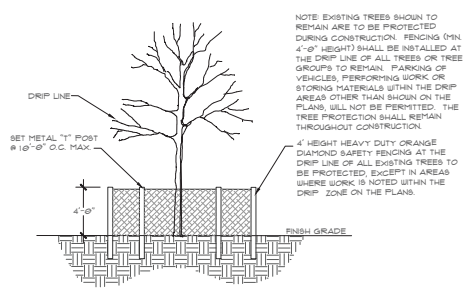
LANDSCAPE PLAN



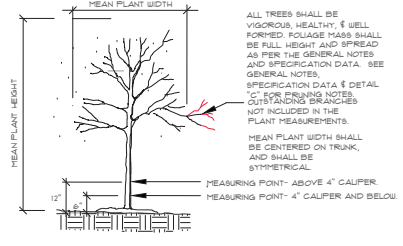
A SECTION: TREE PLANTING - B&B, BOX, CONT. NTS



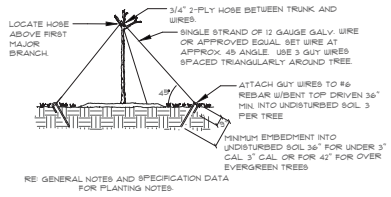
B SECTION: TREE PIT ON SLOPE NTS



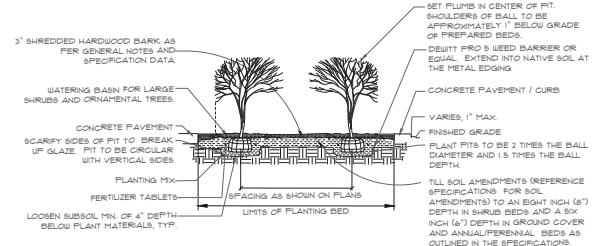
C SECTION: TREE PROTECTION NTS



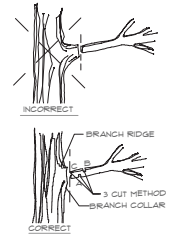
D SECTION: TREE MEASURING NTS



E SECTION: TREE GUYING NTS



G SECTION: SHRUB PLANTING BED NTS



F SECTION: TREE PRUNING NTS

- PRUNING NOTES:**
1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
 2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE NO STUBS. COLLAR.
 3. DO NOT CUT A LEADER.
 4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
 5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
 6. DO NOT TIP PRUNE.
 7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
 8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (E. RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PLANTED WITH TREE PRUNING PLANT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SURFICENT COATS TO ENSURE SEALING OF THE CUT.
 9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

FERTILIZER SCHEDULE: PLANTING	
TREES	SHRUBS AND PERENNIALS
5-GALLON TREES 2 AGRIFORM • 21 GRAM TABLETS	1; GALLON AND SMALLER 1 AGRIFORM • 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM • 21 GRAM TABLETS	3 TO 5-GALLON AND BEDS MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM • 21 GRAM TABLETS
30-GALLON AND ALL BEDS MATERIAL 1 AGRIFORM • 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND BEDS MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM • 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL. APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL.	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL.
• OR APPROVED EQUAL	• OR APPROVED EQUAL

A	6/28/2021	RPS	RPS	RPS	ISSUE FOR PRESUBMITTAL APPLICATION
B	8/16/2021	RPS	RPS	RPS	ISSUE FOR SUP APPLICATION
C	9/13/2021	RPS	RPS	RPS	REVISED PER COG COMMENTS
REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE

**GARLAND**
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Garland, TX 75040
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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

**rdelta**
ENGINEERS



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/13/2021
BY: [Signature]

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JOB NO. 2878-20	DESIGN BY: RPS
CREATED: _____	CODE: _____
PLOTTED: _____	CHECKED BY: _____
LAST UPDATE BY: _____	
DRAWN: RPS	SCALE: 1" = 30'
CHECKED: _____	DRAWING NO.: _____
APPROVED: _____	ISSUE: _____
FILENAME: _____	LP-2 B

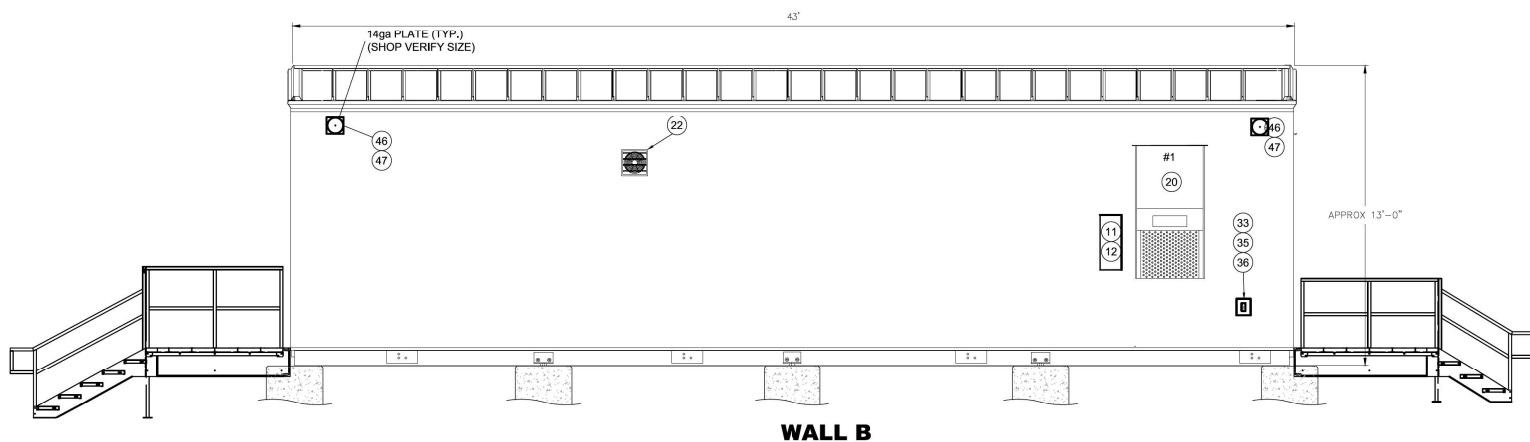
CASE NO. 210727-1
**ELM GROVE ROAD
SUBSTATION ADDITION**

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TBPE No. F-1515

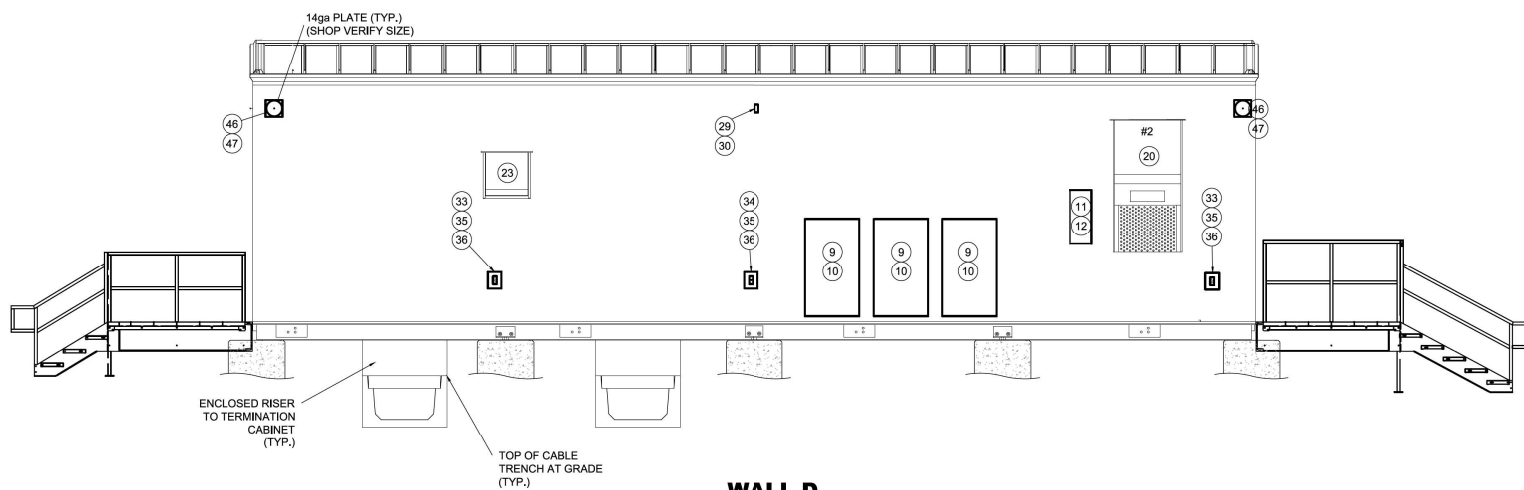
**rdelta**
ENGINEERS

LANDSCAPE DETAILS

EXHIBIT E



WALL B



WALL D

-	7/14/2021	RDE	FAP	SVD	INITIAL DESIGN FOR REVIEW
-	8/3/2021	RDE	FAP	SVD	REVISIONS FROM GP&L REVIEW AND CAMPBELL SPECIFICATIONS
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



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TBPE No. E-115

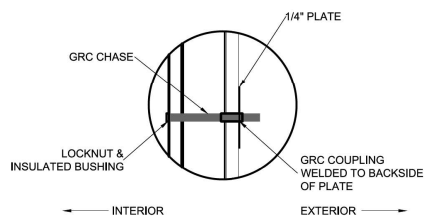
PRELIMINARY
REVIEW SET
BY: STEVEN V. DEASES
P.E. 109821
R-Delta Engineers, Inc.
Date: August 3, 2021
NOT FOR CONSTRUCTION, BIDD
OR PERMITTING PURPOSES

JOB NO.	2878-20	DESIGN BY	SVD
CREATED		CODE	
PLOTTED		CHECKED BY	RDE
LAST UPDATE BY			
DRAWN: RDE		SCALE: NONE	
CHECKED:	DRAWING NO.:		ISSUED
APPROVED:	EG-2008-6		-
FILENAME:			

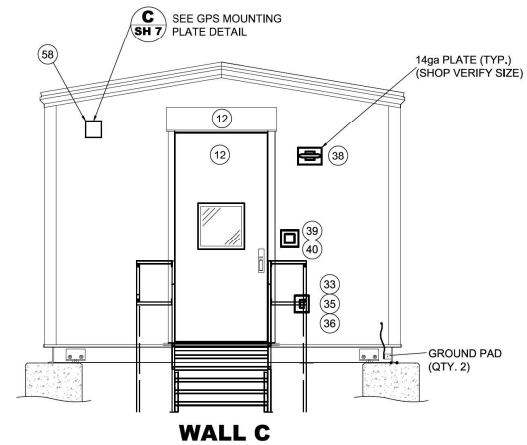
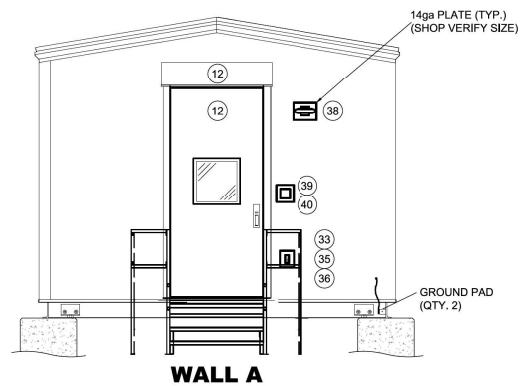
ELM GROVE SWITCHYARD

MODULAR EQUIPMENT
ENCLOSURE
EXTERIOR ELEVATIONS

EXHIBIT E



C GPS ANTENNA CHASE DETAIL



-	7/14/2021	RDE	FAP	SVD	INITIAL DESIGN FOR REVIEW
-	8/3/2021	RDE	FAP	SVD	REVISIONS FROM GP&L REVIEW AND CAMPBELL SPECIFICATIONS
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



GARLAND
GARLAND POWER & LIGHT



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY

REVIEW SET

BY: STEVEN V. DEASES
P.E. 109821

R-Delta Engineers, Inc.
Date: August 3, 2021

NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 2878-20 DESIGN BY SVD
 CREATED _____ CODE _____
 PLOTTED _____ CHECKED BY RDE
 LAST UPDATE BY _____

DRAWN: RDE		SCALE: NONE	
CHECKED:	DRAWING NO.:		ISSUE
APPROVED:	EG-2008-7		-
FILENAME:			

ELM GROVE SWITCHYARD

MODULAR EQUIPMENT
ENCLOSURE
EXTERIOR ELEVATIONS



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. d.

Meeting Date: 11/09/2021

Item Title: Z 21-35 Amar Patel (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-35 Amar Patel

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-35 Ordinance

Z 21-35 Exhibit A

Z 21-35 Exhibit B

Z 21-35 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A HOTEL/MOTEL, LIMITED SERVICES USE ON A 1.0923-ACRE TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 3645 LEON ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Hotel/Motel, Limited Services Use made by **Amar Patel**; 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 a Specific Use Provision for a Hotel/Motel, Limited Services Use on a 1.0923-acre tract of land zoned Industrial (IN) District and located at 3645 Leon Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

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.

ZONING FILE NO. Z 21-35

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-35

BEING Lot 1A, Block 3, of Garland Road Business Park Replat,
an addition to the City of Garland, Texas according to the
plat thereof in Volume 97079, Page 2245 of the Map Records
of Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-35

3645 Leon Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the expansion of a Hotel/Motel, Limited Service Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Garland Development Code shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Site Plan:** The site development shall be as reflected in Exhibit C.
 - B. Landscape Plan:** The landscape plan shall be as reflected in Exhibit D.
 - C. Elevations:** The elevations shall be as reflected in Exhibit E.
 - D. Time Period:** The Specific Use Provision shall be in effect for fifteen (15) years.

EXHIBIT C

Part Of Lot 1, Block 3 IN Garland Road Business Park
Volume 83166, Page 5439 of Dallas County

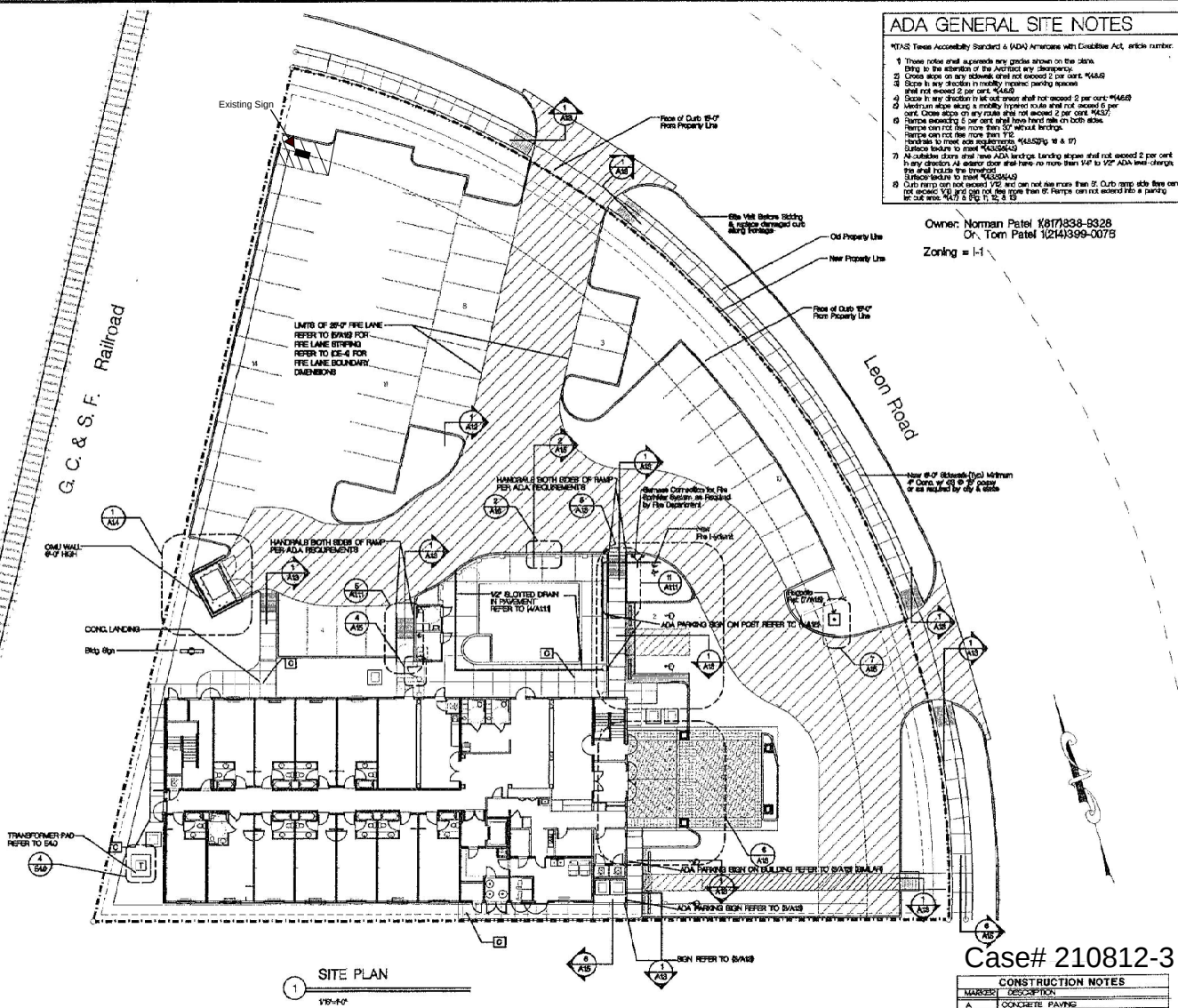
Total Site Area = 49,385 S.F. 1.13 Ac/

Total Parking Area = 26,955 S.F.

Landscape Parking Area = 1,781 S.F. 6.7%

Parking Spaces: 52

Rooms on Site: 48 Rooms



ADA GENERAL SITE NOTES

*TAS: Texas Accessibility Standard & (ADA) Americans with Disabilities Act, article number.

- 1 These notes arel applicable to grange groups on the class.
 Bfing to the attention of the Agricutural Agency.
 2 Once again on any subject that is not covered by these
 3 Steps in any direction is mostly not covered by these
 4 But not covered by 2nd part. #468
 5 6 Since in any direction is mostly not covered by these
 7 Meridian steps along a middle hypotenuse and not covered by
 8 Once again on any subject that is not covered by these
 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 10

Owner: Norman Patel 1817838-9328

Or, Tom Patel 1(214)399-0078

Zoning = I-1

Case# 210812-3

CONSTRUCTION NOTES	
MARKER	DESCRIPTION
A	CONCRETE PAVING
B	CONTROL JOINT - REFER TO 12/A12
C	SIDEWALK - REFER TO 6/A15
D	PIEPLANE STRIPPING - REFER 5/A15

Date: 1ST-FL 5-21-97 2:52:14 pm



TEARY F. BREWER & ASSOCIATES

ARCHITECTS & INTERIOR DESIGNERS
405 West Ginnery Road Suite #2013 Indianapolis, Indiana 46201
Phone 764-0111

425 West Pioneer Road Suite #243 Irving, Texas 75031
Phone: 1(972) 253-7793 Fax: 1(972) 253-1487

DAYS IN
GARLAND, TEXAS

Job #: 96002

Preventions:

Sheet No. _____

A1.0.0

EXHIBIT D

Part Of Lot 1, Block 3 IN Garland Road Business Park
Volume 83165, Page 5439 of Dallas County

Total Site Area = 49,385 SF, 1.3 Ac

Total Parking Area = 26,955 SF

Landscape Parking Area = 1781 SF, 67%

Parking Spaces: 52

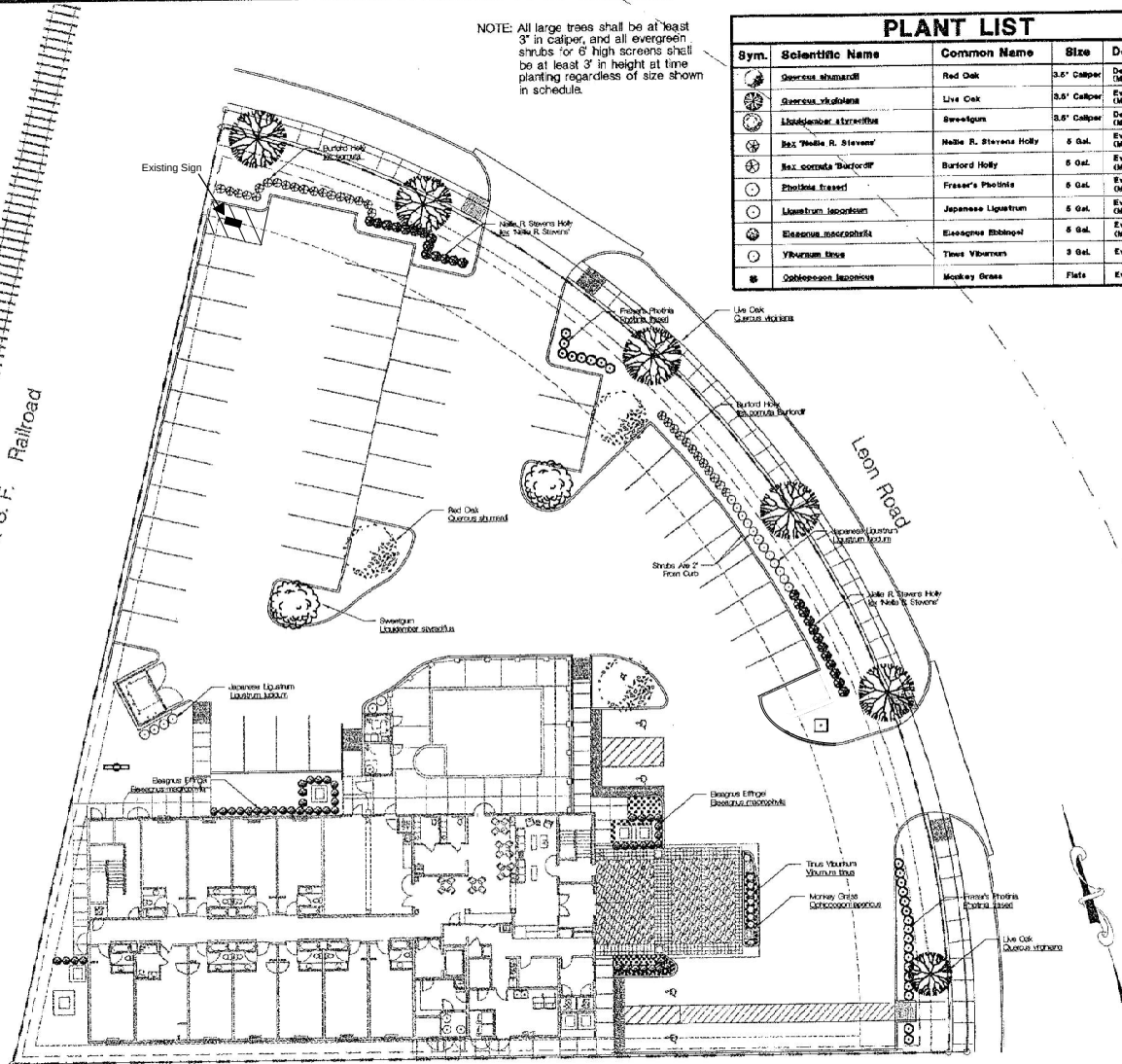
Rooms on Site: 48 Rooms

Owner Norman Patel (817) 633-9328
Or Tom Patel (214) 399-0076

Zoning = I-1

NOTE: All large trees shall be at least 3" in caliper, and all evergreen shrubs or 6' high screens shall be at least 3' in height at time planting regardless of size shown in schedule.

PLANT LIST				
Sym.	Scientific Name	Common Name	Size	Description
	<i>Quercus shumardii</i>	Red Oak	3.5' Caliper	Deciduous Tree (Min. 3' Caliper)
	<i>Quercus virginiana</i>	Live Oak	3.5' Caliper	Evergreen Tree (Min. 3' Caliper)
	<i>Liquidambar styraciflua</i>	Sweetgum	3.5' Caliper	Deciduous Tree (Min. 3' Caliper)
	<i>Ilex 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Ilex cornuta 'Burford'</i>	Burford Holly	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Photinia fraseri</i>	Fraser's Photinia	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Ligustrum japonicum</i>	Japanese Ligustrum	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Elaeagnus rhamnoides</i>	Elaeagnus Rhamnoides	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Viburnum truei</i>	True Viburnum	3 Gal.	Evergreen Shrub
	<i>Ophiopogon japonicus</i>	Monkey Grass	Flat	Evergreen Groundcover



1 LANDSCAPE PLAN
1/16" = 1'-0"

Case# 210812-3

Date: LS-1 4-28-97 5:14:36 pm



TERRY F. BREWER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
1485 West Pioneer Road Suite #613 Irving, Texas 75061
Phone: 1 (972) 853-7793 Fax: 1 (972) 853-1487



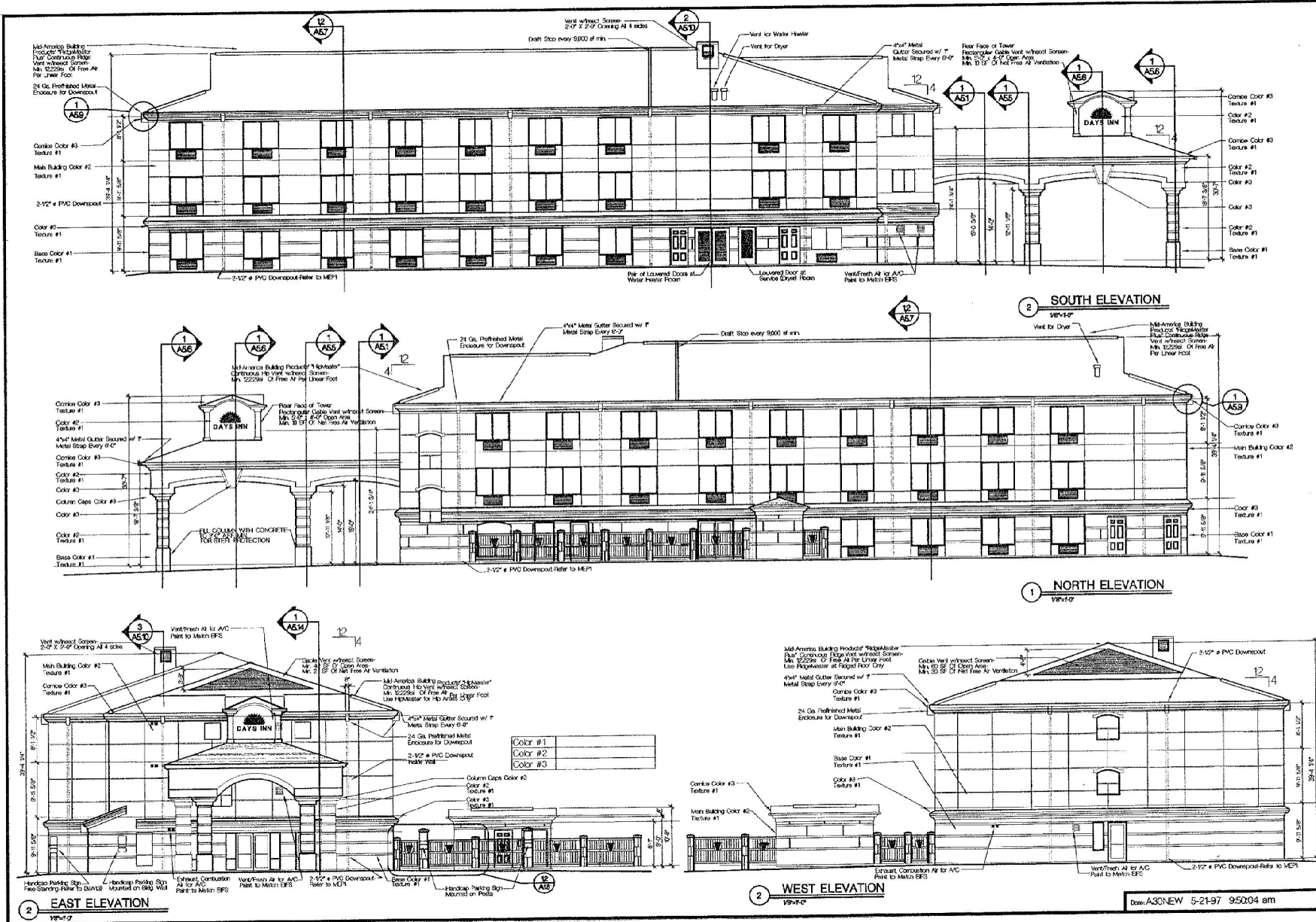
GARLAND, TEXAS

Job #: 96002

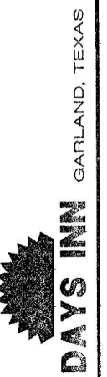
Revisions:

Sheet No.

LS-1



TERRY F. BREWER & ASSOCIATES
 ARCHITECTS & INTERIOR DESIGNERS
 1425 West Pioneer Road Suite 9801 Irving, Texas 75039
 Phone: (972) 953-7793 Fax: (972) 953-1467



Job #: 06002
 Revision:
 Sheet No:
A3.0



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 11/09/2021

Item Title: Use of Narcotic Seizure Funding for Police Rifle Plates

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the October 18, 2021 Work Session, Council considered authorizing the use of narcotic seizure funds for Police lightweight hard armor rifle plates.

Recommendation/Action Requested and Justification

Approve by minute action the use of narcotic seizure funds for Police lightweight hard armor rifle plates.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 11/09/2021

Item Title: 2022 City Council Meeting Dates

Summary of Request/Problem

At the October 12, 2021 and October 19, 2021 Work Sessions, Council considered the meeting dates for the 2022 calendar year.

Recommendation/Action Requested and Justification

Approve a resolution adopting the 2022 City Council Work Session and Regular Session meeting dates.

Attachments

2022 Council Meeting Dates Ordinance

2022 Council Meeting Dates

ORDINANCE NO.

AN ORDINANCE APPROVING A SCHEDULE FOR MEETINGS OF THE CITY COUNCIL TO BE HELD IN CALENDAR YEAR 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 8, Article III of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings; and

WHEREAS, Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month; and

WHEREAS, because some of the meeting dates as prescribed by Sec. 10.14 for calendar year 2022 are impracticable due to conflicts with holidays, Council scheduling policies, and the like, those meetings must be rescheduled;

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

Section 1

That the City Council hereby approves the Schedule of Meetings, attached hereto and incorporated herein by reference as Exhibit A, for work session and regular meetings to be held in calendar year 2022.

Section 2

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT A

2022 SCHEDULE OF MEETINGS

<u>Work Session</u>	<u>Regular Session</u>
1. Monday, January 3	Tuesday, January 4
2. Wednesday, January 19	Tuesday, January 18
3. Monday, January 31	Tuesday, February 1
4. Monday, February 14	Tuesday, February 15
5. Monday, February 28	Tuesday, March 1
6. Monday, March 14	Tuesday, March 15
7. Monday, April 4	Tuesday, April 5
8. Monday, April 18	Tuesday, April 19
9. Monday, May 2	Tuesday, May 3
10. Monday, May 16	Tuesday, May 17
11. Monday, June 6	Tuesday, June 7
12. Monday, June 20	Tuesday, June 21
13. Wednesday, July 6	Tuesday, July 5
14. Monday, July 18	Tuesday, July 19
15. Monday, August 1	Tuesday, August 2
16. Monday, August 15	Tuesday, August 16
17. Wednesday, September 7	Tuesday, September 6
18. Monday, September 19	Tuesday, September 20
19. Monday, October 10	Tuesday, October 11
20. Monday, October 17	Tuesday, October 18
21. Wednesday, November 2	Tuesday, November 1
22. Monday, November 14	Tuesday, November 15
23. Monday, December 5	Tuesday, December 6
24. Monday, December 12	Tuesday, December 13

2022 Council Meeting Dates for Work Sessions & Regular Sessions

<u>Work Session</u>	<u>Regular Session</u>
1. Monday, January 3	Tuesday, January 4
2. Wednesday, January 19	Tuesday, January 18
3. Monday, January 31	Tuesday, February 1
4. Monday, February 14	Tuesday, February 15
5. Monday, February 28	Tuesday, March 1
6. Monday, March 14	Tuesday, March 15
7. Monday, April 4	Tuesday, April 5
8. Monday, April 18	Tuesday, April 19
9. Monday, May 2	Tuesday, May 3
10. Monday, May 16	Tuesday, May 17
11. Monday, June 6	Tuesday, June 7
12. Monday, June 20	Tuesday, June 21
13. Wednesday, July 6	Tuesday, July 5
14. Monday, July 18	Tuesday, July 19
15. Monday, August 1	Tuesday, August 2
16. Monday, August 15	Tuesday, August 16
17. Wednesday, September 7	Tuesday, September 6
18. Monday, September 19	Tuesday, September 20
19. Monday, October 10	Tuesday, October 11
20. Monday, October 17	Tuesday, October 18
21. Wednesday, November 2	Tuesday, November 1
22. Monday, November 14	Tuesday, November 15
23. Monday, December 5	Tuesday, December 6
24. Monday, December 12	Tuesday, December 13



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 11/09/2021

Item Title: Development Agreement with Draper Garland, LLC for Draper Garland Subdivision

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

On February 22, 2021, the City Council passed Ordinance No. 7209, approving an amendment to the planned development, a specific use permit and a detail plan for a mixed use development on the 4.646 acre tract of land bounded by South Garland Avenue and Rodando Drive, between Wilson Street and Avenue B.

The Developer approached the City requesting to abandon five utility easements to optimize the lot layout and create a more efficient use of the land. The City and Developer negotiated a Development Agreement establishing commitments of both parties for a successful development.

In the agreement, the Developer agrees, at his expense, to remove and relocate any and all utilities in the existing utility easements, including active 6, 8 and 10-inch sanitary sewer lines, and dedicate new utility easements on the subdivision plat, as a condition of the City granting the abandonments. The City agrees to abandon five utility easements to facilitate the proposed development. The abandonment would allow for a more efficient use and layout of the proposed subdivision for multifamily, retail, commercial, and a green/open space area as provided for in Ordinance No. 7209.

This item was considered by City Council at the October 18, 2021 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to execute the Development Agreement with The Draper Garland, LLC.

Attachments

Resolution for Draper Development Agreement

Location Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GARLAND AND THE DRAPER GARLAND, LLC ("DEVELOPER") FOR THE DEVELOPMENT OF A CERTAIN 4.646 ACRE TRACT OF LAND LOCATED ON SOUTH GARLAND AVENUE AND RODANDO DRIVE, BETWEEN WILSON STREET AND AVENUE B, PURSUANT TO PLANNED DEVELOPMENT ORDINANCE NO. 7209; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council passed Ordinance No.7209, whereby the Garland Development Code was amended by approval of (1) an amendment to planned development district 14-23 for downtown district uses and mixed uses; (2) a specific use provision to allow a drive through service; and (3) a detail plan for downtown district uses and mixed uses on a 4.646 acre tract of land, located on South Garland Avenue and Rodando Drive, between Wilson Street and Avenue B;

WHEREAS, the Developer approached the City requesting to abandon five utility easements to optimize the lot layout and create a more efficient use of the land;

WHEREAS, the City and Developer negotiated the attached development agreement establishing commitments of both parties for a successful development;

WHEREAS, the Developer agrees in the agreement, at his expense, to remove and relocate any and all utilities in the existing utility easements, including active 6, 8, and 10-inch sanitary sewer lines, and dedicate new utility easements on the subdivision plat, as a condition of the City granting the abandonments;

WHEREAS, the City agrees in the agreement to abandon five utility easements to facilitate the proposed development; and

WHEREAS, the abandonment would allow for a more efficient use and layout of the proposed subdivision for multifamily, retail, commercial, and a green/open space area as provided for in Ordinance No. 7209.

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves the City Manager to execute the development agreement with the Draper Garland, LLC for the Draper Garland Subdivision "A" ("Draper Agreement"), which is attached hereto and incorporated herein by reference.

Section 2

This ordinance shall be and become effective immediately upon and after its adoption and approval.

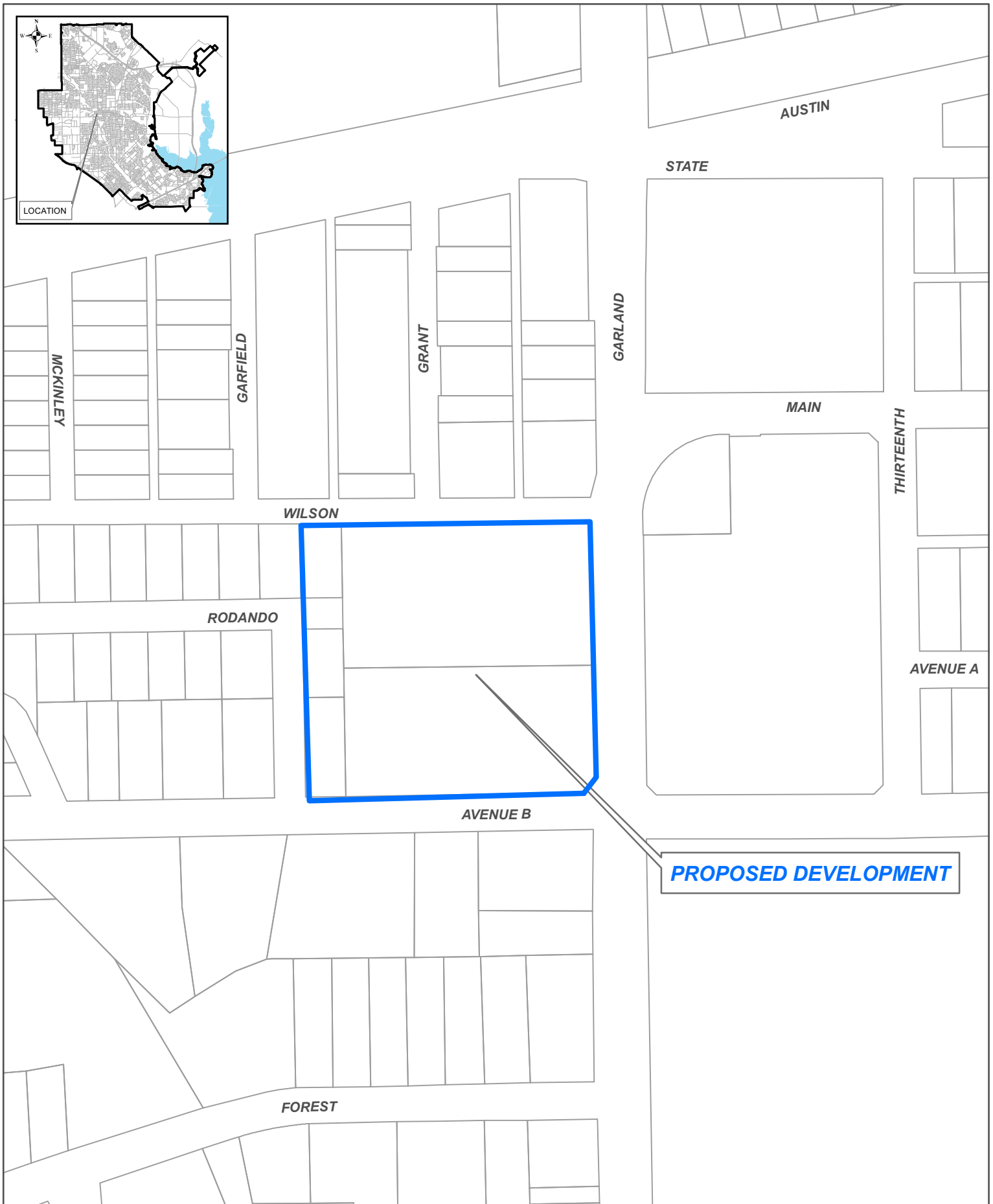
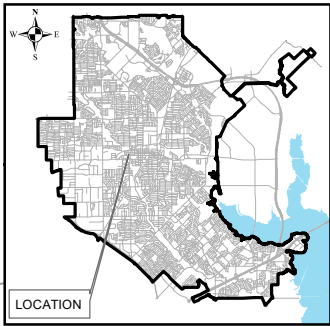
PASSED AND APPROVED this the ____ day of _____, 2021.

CITY OF GARLAND, TEXAS

City Manager

ATTEST:

City Secretary





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 11/09/2021

Item Title: Resolution Renaming the Municipal Court Building

Submitted By: Brian England, Deputy City Attorney

Summary of Request/Problem

Consider passing and approving a resolution renaming the Garland Municipal Court Building, the "Brad Neighbor Municipal Court Building." This item was presented to City Council at the November 8, 2021 Work Session.

Recommendation/Action Requested and Justification

Pass and approve a resolution to rename the Garland Municipal Court Building, the "Brad Neighbor Municipal Court Building."

Attachments

Resolution Municipal Court

RESOLUTION NO. _____

A RESOLUTION NAMING THE GARLAND MUNICIPAL COURT BUILDING, LOCATED AT 1791 W. AVENUE B, AS THE "BRAD NEIGHBOR MUNICIPAL COURT BUILDING"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Brad Neighbor began his career with the City of Garland as an Environmental Code Inspector on August 17, 1980; then, after leaving to attend law school, rejoined the City on May 3, 1985 as an Assistant City Attorney II in the Office of the City Attorney, where he would eventually serve for over thirty-six years;

WHEREAS, after serving as an Assistant City Attorney for over twenty years, on August 2, 2005, Brad became Garland's City Attorney, a position he has held since that time;

WHEREAS, Garland has been enriched by Brad's presence, contributions, leadership, and the immense body of work he has performed on the City's behalf over the course of his career;

WHEREAS, Brad has enjoyed many honors throughout his career, including being Board Certified in Civil Appellate Law by the State Bar of Texas, being certified as a Local Government Fellow by the International Municipal Lawyer's Association, achieving the highest rating by the Martindale-Hubble organization, and becoming a member of the College of the State Bar of Texas;

WHEREAS, as City Attorney, Brad was the chief architect of Texas' first automated red light enforcement program; managed the transfer of supervisory responsibility for the Garland City Marshal's Office to the Office of the City Attorney; and significantly decreased the amount of litigation referred to outside counsel in favor of handling these matters in-house, which saved the citizens of Garland millions of dollars previously spent on attorney's fees;

WHEREAS, in honor of Brad's years of dedicated service, we honor, commemorate, and thank Brad for his civic participation, leadership, wise counsel, and being an integral part of the Garland community; and

WHEREAS, the City Council desires to honor and recognize Brad Neighbor for his contributions and many years of dedicated service to the City of Garland.

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

Section 1

That the City Council does hereby resolve to name the City municipal courts building, located at 1791 W. Avenue B, as the "Brad Neighbor Municipal Court Building".

Section 2

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

PASSED AND APPROVED this ____ day of _____, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 11/09/2021

Item Title: Redistricting Ordinance

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

During the October 18, 2021 Work Session, Council directed staff to bring forward the redistricting ordinance based on the "Option B" map presented. An ordinance is drafted accordingly.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Ordinance

Redistricting Map

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10, "ADMINISTRATION," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS RELATING TO COUNCIL DISTRICT BOUNDARIES; PROVIDING A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 10.10 of Chapter 10, "Administration," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 10.10. Council districts.

(A) For the purpose of municipal elections, in accordance with Section 1, Article III, of the Charter of the City of Garland, Texas, as amended, the council district boundary lines dividing the City of Garland, Texas into eight (8) single-member council districts, are hereby established as follows:

COUNCIL DISTRICT 1

Beginning at the intersection of North Jupiter Road (city limit line) and Lookout Drive (city limit line); North Jupiter Road (city limit line) south to West Campbell Road; West Campbell Road east to President George Bush Turnpike (State Highway 190); President George Bush Turnpike (State Highway 190) southeast to North Garland Avenue; North Garland Avenue southwest to Spring Creek; Spring Creek southeast to President George Bush Turnpike (State Highway 190); President George Bush Turnpike (State Highway 190) southeast to Lavon Drive (State Highway 78); Lavon Drive (State Highway 78) south to East Buckingham Road; East Buckingham Road east to North Country Club Road; North Country Club Road south to Castle Drive; Castle Drive east to Rowlett Creek (city limit line) and continuing with Castle Drive (city limit line) northeast to Miles Road (city limit line); Miles Road (city limit line) northwest to Pleasant Valley Road (city limit line); Pleasant Valley Road (city limit line) northeast to Miles Road (city limit line); Miles Road (city limit line) north and northeast to Bunker Hill Road (city limit line); Bunker Hill Road (city limit line) northwest to Lavon Drive (State Highway 78); Lavon Drive (State Highway 78) to Murphy Road

(city limit line); Murphy Road (city limit line) northwest and north to the northern city limit line; following the city limit line west back to North Jupiter Road (city limit line), the place of beginning (inclusive of the unoccupied city limits extension to the Hinton Landfill, through Rockwall County, and terminating at the most easterly city limit line as described in Annexation Ordinance No. 5156.

COUNCIL DISTRICT 2

Beginning at the intersection of West Walnut Street and North Garland Avenue; Walnut Street east to Lavon Drive (State Highway 78); Lavon Drive (State Highway 78) northeast to East Buckingham Road; East Buckingham Road east to North Country Club Road; North Country Club Road south to Castle Drive; Castle Drive east to Rowlett Creek (city limit line); Rowlett Creek (city limit line) south to East Miller Road; East Miller Road west to East Centerville Road; East Centerville Road southwest to Broadway Boulevard; Broadway Boulevard northwest to Dairy Road; Dairy Road north to East Miller Road; East Miller Road west to West Miller Road; continuing on West Miller Road west to South Garland Avenue; north along South Garland Avenue back to West Walnut Street, the place of beginning.

COUNCIL DISTRICT 3

Beginning at the intersection of Broadway Boulevard and East Centerville Road; East Centerville Road northeast to East Miller Road; East Miller Road east to Rowlett Creek (city limit line); Rowlett Creek (city limit line) south and following the city limit line at the shoreline of Lake Ray Hubbard to East Interstate 30; from East Interstate 30 continue south along the city limit line at the Lake Ray Hubbard shoreline then west, south and west with the meanderings of the city limit line to Bobtown Road; Bobtown Road south to Barnes Bridge Road; Barnes Bridges Road west then southwest to the city limit line; city limit line northwest then west to Broadway Boulevard; Broadway Boulevard north to West Interstate 30; West Interstate 30 northeast to Rosehill Road; Rosehill Road north to Bobtown Road; Bobtown Road west to Rowlett Road; Rowlett Road northeast to Rosehill Road; Rosehill Road northwest to Gatewood Drive; Gatewood Drive southwest to Broadway Boulevard; Broadway Boulevard northwest to East Centerville Road, the place of beginning.

COUNCIL DISTRICT 4

Beginning at the intersection of Northwest Highway and West Centerville Road; West Centerville Road northeast to Broadway Boulevard; Broadway Boulevard southeast to Gatewood Drive; Gatewood Drive northeast to Rosehill Road; Rosehill Road southeast to Rowlett Road; Rowlett Road southwest to Bobtown Road; Bobtown Road east to Rosehill Road; Rosehill Road south to West Interstate 30; West Interstate 30 southwest to Broadway Boulevard; Broadway Boulevard south to the city limit line; city limit line with its meanderings north and west to La Prada Drive; La Prada Drive (city limit line) southwest to Northwest Highway; Northwest Highway northwest to West Centerville Road, the place of beginning.

COUNCIL DISTRICT 5

Beginning at the intersection of the city limit line and West Miller Road; West Miller Road east to East Miller Road; continuing on East Miller road east to Dairy Road; Dairy Road south to Broadway Boulevard; Broadway Boulevard southeast to East Centerville Road; East Centerville Road southwest to West Centerville Road; continuing on West Centerville Road southwest to Northwest Highway; Northwest Highway southeast to La Prada Drive (city limit line); La Prada Drive (city limit line) southwest to Interstate 635 (city limit line); Interstate 635 (city limit line) northwest to South Garland Avenue (city limit line); South Garland Avenue southwest to Interstate 635 (city limit line); Interstate 635 (city limit line) northwest to West Kingsley Road (city limit line); West Kingsley Road (city limit line) east to South Jupiter Road (city limit line); South Jupiter Road (city limit line) north to city limit line; city limit line west and north to West Miller Road, the place of beginning.

COUNCIL DISTRICT 6

Beginning at the intersection of the city limit line and West Buckingham Road; West Buckingham Road east to North Shiloh Road; North Shiloh Road south to Forest Lane; Forest Lane east to Forest Lane South; continuing on Forest Lane South east to South Garland Avenue; South Garland Avenue south to West Miller Road; West Miller Road west to the city limit line; city limit line north to West Buckingham Road, to place of beginning.

COUNCIL DISTRICT 7

Beginning at the intersection of North Jupiter Road (city limit line) and West Campbell Road; West Campbell Road east to President George Bush Turnpike (State Highway 190); President George Bush Turnpike (State Highway 190) southeast to North Garland Avenue; North Garland Avenue southwest to its intersection with Arapaho Road; North Garland Avenue southeast and south to Belt Line Road; Belt Line Road west to Sam Houston Drive; Sam Houston Drive south to Richoak Drive; Richoak Drive west to North Shiloh Road; North Shiloh Road south to West Buckingham Road; West Buckingham Road west to North Jupiter Road (city limit line); North Jupiter Road (city limit line) north to West Campbell Road, the place of beginning.

COUNCIL DISTRICT 8

Beginning at the intersection of North Garland Avenue and Belt Line Road; North Garland Avenue northwest to Arapaho Road; continuing on North Garland Avenue northeast to Spring Creek; Spring Creek southeast to President George Bush Turnpike (State Highway 190); President George Bush Turnpike (State Highway 190) southeast to Lavon Drive (State Highway 78); Lavon Drive (State Highway 78) south to East Walnut Street; East Walnut Street west to North Garland Avenue; North Garland Avenue south to South Garland Avenue; continuing on South Garland Avenue south to Forest Lane South; continuing on Forest Lane South west to Forest Lane; continuing on Forest Lane west to South Shiloh Road; South Shiloh Road north to North Shiloh Road; continuing on North Shiloh Road north to Richoak Drive; Richoak Drive east to Sam Houston Drive; Sam Houston Drive north to Belt Line Road; Belt Line Road east to North Garland Avenue, the place of beginning."

Section 2

That Chapter 10, "Administration," of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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 4

That this Ordinance shall become effective on January 1, 2022.

PASSED AND APPROVED this the _____ day of _____, 2021.

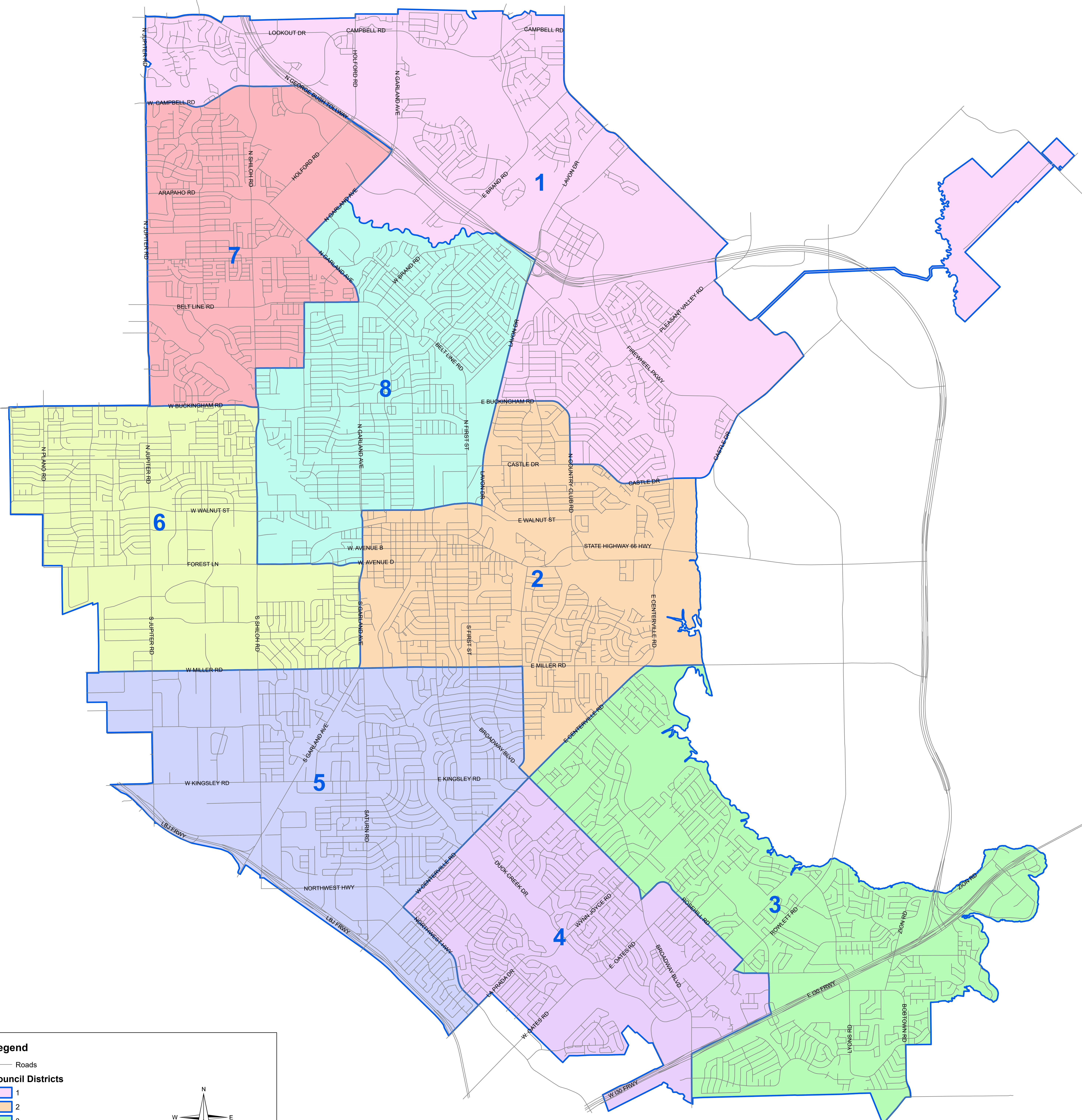
CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Council Redistricting 2021



GARLAND

