



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities 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.

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Resolution honoring Former Mayor Scott LeMay's years of service to the City of Garland by Representative Angie Chen Button

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the October 6, 2025 Regular Meeting

2. Approve the following bids:

a. Transformers for Firewheel Pump Station **Bid No. 1338-25**

Powerhouse Parrish-Hare Supply, LLC **\$281,072.00**

This request is to supply two new 500KVA, liquid-filled transformers and switchboards for the Firewheel Pump Station Emergency Generator project. The transformers are required to supply emergency backup power to the new pumps and control building.

b. James Park and Quail Creek Parkway Improvements **Bid No. 1155-25**

Ratliff Hardscape, Ltd. **\$1,449,776.16**

This request is to construct park improvements at James Park, located at 1213 High Meadow Drive, and Quail Creek Parkway, located at 1400 S Country Club Road. Improvements include a new playground, accessible parking, and trail connections with supporting amenities, along with the required site work, drainage, paving, and utilities.

c. GP&L Olinger Unit 1 Static Excitation System **Bid No. REQ00000294**

Basler Services, LLC **\$533,575.00**

This request is to obtain a static excitation system for GP&L Olinger Unit 1 used to regulate generator output voltage.

d. TMPA Greenville Interchange to Pruitt New Line and Station Construction Materials **Bid No. REQ00000362**

Techline, Inc. **\$1,250,000.00**

This request is to obtain steel structures and associated construction materials for the TMPA Greenville Interchange to Pruitt New Line and Station CIP project.

e. GP&L Naaman to Apollo Transmission Line Conductor **Bid No. REQ00000547**

KBS Electrical Distributors, LLC. **\$2,271,199.00**

This request is for the purchase of a TS Conductor for the rebuild of the GP&L Naaman to Apollo 138kV Transmission Line.

3. Approve a request to consider amendments to the Garland Development Code (“GDC”)

Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

Consider and take appropriate action on the amendments to the Garland Development Code (“GDC”) Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

4. Neighborhood Vitality Matching Grant - Spring 2025 Cycle

Approve the funding request for the Spring 2025 Neighborhood Vitality matching grant cycle. Council was briefed on this item at the October 6, 2025 Work Session.

5. Abandonment of an Access Easement and portion of a Drainage Easement to C&M Villareal Family Limited Partnership, Ltd

Approve a resolution authorizing the abandonment of an access easement and portion of a drainage easement to the current property owner, C&M Villareal Family Limited Partnership, Ltd. Council was briefed on this item at the October 20, 2025 Work Session.

6. Resolution denying Oncor Electric Rate Change

Approve a resolution denying Oncor Electric Delivery Company rate change. Council was briefed on this item at the October 20, 2025 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

7. Spring Creek Forest Preserve and Wastewater Interceptor Condition Assessment

This request is to award a professional services contract to Kimley-Horn & Associates, Inc. for the condition assessment of the Spring Creek Forest Preserve and Wastewater Interceptor.

Presenter: Michael Brinkmann, Managing Director-Water

8. Hold public hearings on the following Cases:

- a. Consider a request by Mission Ridge Consultants, requesting approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use. The site is located at 1775 Wynn Joyce Road in District 3.**

Consider and take appropriate action on the application of Mission Ridge Consultants, requesting approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use. The site is located at 1775 Wynn Joyce Road. (District 3) (File Z 25-28)

Presenter: Nabila Nur, Planning & Development Director

- b. Consider a request by Hunter McQuire, requesting approval of a Tattooing/Body Piercing Establishment use to be permitted on the proposed site. The site is currently zoned Planned**

Development (PD) District 21-19 for Mixed Uses. The site is located at 315 Coneflower Drive Unit A03 in District 1.

Consider and take appropriate action on the application of Hunter McQuire, requesting approval of a Tattooing/Body Piercing Establishment use to be permitted at the proposed location. The site is currently zoned Planned Development (PD) District 21-19 for Mixed Uses. The site is located at 315 Coneflower Drive Unit A03. (District 1) (File Z 25-29)

Presenter: Nabila Nur, Planning & Development Director

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. 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).

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

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;

- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.





GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: October 21, 2025

Title: Approve the minutes of the October 6, 2025 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider approval of the minutes from the October 6, 2025 Regular Meeting.

Background

N/A

Consideration / Recommendation

Approve the October 6, 2025 Regular Meeting minutes as presented.

Attachments

A. October 6, 2025 Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on October 6, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Jud Rex, City Manager
Mitch Bates, Deputy City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Ayako Schuster, Economic Development Director
Amy Rosenthal, Cultural Arts Director
Courtney Vanover, Public Information Coordinator

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

Councilmember Williams provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Pet of the Month

Alberto Maldonado announced the pet of the month; Roxie.

- Special Recognition for CAPRA Accreditation

Mayor Hedrick read the Special Recognition and presented it to members of the Parks & Recreation Department.

- Proclamation for the 9th Annual Tri-City Litter Cleanup

Mayor Hedrick read the proclamation and presented it to members and staff from Volunteer Garland.

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Councilmember Williams made a motion to approve the consent agenda. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the September 16, 2025 Regular Meeting

2. Approve the following bids:

a. GP&L Utility Network Implementation Bid No. REQ00000118

Burns & McDonnell **\$321,000.00**

This request is to obtain project management services to support the migration of the GP&L GIS system to an updated platform.

b. Replacement Hydro Excavator Truck for Water Utilities Bid No. REQ00000493

Freightliner of Austin **\$593,421.99**

This request is to purchase one 2025 Western Star 47X Chassis with a Sewer Equipment Company RamVac Hydro Excavator HX-12 Body.

c. Change Order No. 3 to Holford Road Segment A Construction Project Bid No. 0796-23

DDM Construction Corporation **\$217,296.00**

This request is to approve Change Order No. 3 to replace proposed mulch with rock bedding to address erosion issues in the median and replace proposed seeding with sod to facilitate re-vegetation of the medians.

3. TxDOT Agreements for State Highway 66 Corridor & Gateway Improvements

Approve agreements with the Texas Department of Transportation (TxDOT) under the advanced funding agreement (AFA) and Landscape Maintenance Agreement LMA submitted by TxDOT for the enhancement of State Highway 66 for median enhancements extending from the eastern City limits to Nona Street. Council was briefed on this item at the September 15, 2025 Work Session.

4. TxDOT STEP 2026 Comprehensive Grant

Approve the FY 2026 Texas Department of Transportation (TxDOT) Selective Traffic Enforcement

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

5. Garland Cultural Arts Commission, Inc. Hotel Occupancy Tax Revenue Budget, Sub-grant Recipients and Hotel Occupancy Tax Program Management Agreement

Council is requested to consider approval of the 2025-2026 Garland Cultural Arts Commission, Inc. Hotel Occupancy Tax Revenue Budget, Sub-grant Recipients and Hotel Occupancy Tax Program Management Agreement. Council was briefed on this item at the October 6, 2025 Work Session.

Presenter: Amy Rosenthal, Cultural Arts Director

Ms. Rosenthal provided a presentation and answered questions of the Council.

Councilmember Dutton made a motion to approve the item. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

6. Hold a Public Hearing Regarding the Establishment of a City of Garland PACE Program

Council adopted a Resolution of Intent to Establish a PACE Program for the City of Garland on September 16, 2025, including a reference to the report on the proposed program prepared as required by Section 399.009 of the PACE Act. This public hearing is to fulfill the requirements of Section 399.008 to allow for public comment on the proposed program.

Mr. Hesser provided a presentation over the PACE program and answered questions of the Council.

Mayor Hedrick opened the public hearing. There was no one present who wished to speak under the public hearing. Mayor Hedrick closed the public hearing.

7. Consideration of a Resolution Establishing a City of Garland PACE Program

Council is requested to adopt a resolution establishing the City of Garland Property Assessed Clean Energy Program ("City of Garland PACE").

Councilmember Moore made a motion to approve the resolution. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

8. Councilmember Kris Beard

- **Elizabeth Mitchell -Tax Increment Finance #2 South Board**

Councilmember Beard made a motion to approve the appointment. Councilmember Bass seconded the

motion. All voted in favor. The motion carried.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

Danny Starnes, Carl Smith, and Michael Duane.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. 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).

Mayor Hedrick adjourned the meeting at 7:44 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: October 21, 2025

Title: Transformers for Firewheel Pump Station

Submitted by: Michael Brinkmann, Managing Director-Water

Bid Number: 1338-25

Strategic Focus Area: Well-Maintained City Infrastructure
Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to supply two new 500KVA, liquid-filled transformers and switchboards for the Firewheel Pump Station Emergency Generator project. The transformers are required to supply emergency backup power to the new pumps and control building.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on published criteria. Texas Electric Cooperative, Inc. was deemed non-responsive due to submitting an incomplete bid. Powerhouse Parrish-Hare Supply, LLC. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Powerhouse Parrish-Hare Supply, LLC	1338-25	Transformers for Firewheel Pump Station	\$281,072.00	Best Value	REQ00000596

Fiscal Impact

Funding is available in the Water Water Pump Station Emergency Generators CIP Program for the purchase of transformers and switchboards for the Firewheel Pump Station, in the amount of \$281,072, which is within the total project budget of \$13,653,000 and will leave a remaining balance of \$1,410,187. This project includes commitments for generators with long lead times that are not anticipated to be delivered and expensed until 2026, as projected in the 2025 CIP.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 209

Routing

Jennifer Stubbs, City Secretary
Michael Brinkmann, Managing Director-Water
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 10/6/2025
Approved - 10/6/2025
Approved - 10/6/2025
Approved - 10/7/2025
Approved - 10/10/2025
Final Approval - 10/10/2025

[illegible]



GARLAND

PURCHASING REPORT

2.b

Meeting Date: October 21, 2025

Title: James Park and Quail Creek Parkway Improvements

Submitted by: Mark Ellender, Parks Planning Administrator

Bid Number: 1155-25

Strategic Focus Area: Safe Community
Vibrant Neighborhoods and Commercial Centers

Purchase Justification

This request is to construct park improvements at James Park, located at 1213 High Meadow Drive, and Quail Creek Parkway, located at 1400 S Country Club Road. Improvements include a new playground, accessible parking, trail connections with supporting amenities along with the required site work, drainage, paving, and utilities.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Construction Solutions USA, RLM EarthCo, and T.F. Harper & Associates were deemed non-responsive due to not providing the required Disqualification Criteria. Ratliff Hardscape, Ltd, is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Ratliff Hardscape, Ltd.	1155-25	All	\$1,449,776.16	Lowest Responsible Bid	REQ00000363

Fiscal Impact

Funding is available in the James Park CDBG and CDBG-CV Grant Fund/programs for the construction award in the amount of \$1,187,092, which is within the approved budget of \$1,187,092 and will leave a remaining balance of \$0; funding is also available in the Neighborhood Vitality CIP Program for the construction award in the amount of \$240,684, which is within the approved budget of \$342,650 and will leave a remaining balance of \$101,966; and, funding is available in the General Fund Parks Operating budget for contingency in the amount of \$22,000.

Attachments

A. Bid Recap

Budget Type: Operating Budget & CIP
Fiscal Year: FY 2025-26
Document Location: CIP - Page 139, Operating - Pages 139 and 168

Routing

Mark Ellender, Parks Planning Administrator
DLee Williams, Managing Director- Parks and Recreation
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Andy Hesser, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 10/6/2025
Approved - 10/7/2025
Approved - 10/7/2025
Approved - 10/8/2025
Approved - 10/10/2025
Final Approval - 10/10/2025

[illegible]



GARLAND

PURCHASING REPORT

2.c

Meeting Date: October 21, 2025

Title: GP&L Olinger Unit 1 Static Excitation System

Submitted by: David Bernard, Administrator

Bid Number: REQ00000294

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain a static excitation system for GP&L Olinger Unit 1 used to regulate generator output voltage.

Evaluation

Basler Services, LLC. is the original equipment manufacturer and Sole Source provider of the requested devices. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Basler Services, LLC	REQ00000294	All	\$533,575.00	Sole Source	REQ00000294

Fiscal Impact

Funding is available in the GP&L Production CIP Program for the materials award in the amount of \$533,575, which is in the approved budget of \$2,344,955 and will leave a remaining balance of \$1,791,155.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 282

Routing

Perla Cruz, Management Services Coordinator
Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 10/2/2025
Approved - 10/2/2025
Approved - 10/6/2025
Approved - 10/7/2025
Final Approval - 10/7/2025



GARLAND

PURCHASING REPORT

2.d

Meeting Date: October 21, 2025

Title: TMPA Greenville Interchange to Pruitt New Line and Station Construction Materials

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00000362

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to obtain steel structures and associated construction materials for the TMPA Greenville Interchange to Pruitt New Line and Station CIP project. This is an approved TMPA CIP project and will be reimbursed at 100%. An Owner's contingency in the amount of \$222,034 has been included for any unforeseen materials needed.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with Techline Inc. submitting the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Techline, Inc.	REQ00000362	All	\$1,250,000.00	Lowest Responsible Bid	REQ00000362

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the materials award in the amount of \$1,250,000, which is in the approved budget of \$24,161,000 and will leave a remaining balance of \$20,409,933.

Attachments

A. Bid Recap

Budget Type:	CIP
Fiscal Year:	2025
Document Location:	Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 10/2/2025
Approved - 10/7/2025
Approved - 10/7/2025
Final Approval - 10/7/2025

[illegible]



GARLAND

PURCHASING REPORT

2.e

Meeting Date: October 21, 2025

Title: GP&L Naaman to Apollo Transmission Line Conductor

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00000547

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is for the purchase of TS Conductor for the rebuild of the GP&L Naaman to Apollo 138kV Transmission Line. This is part of the approved GP&L Naaman to Apollo Rebuild CIP project. A 10% Owner's contingency has been included for any unanticipated material needs.

Evaluation

KBS Electrical Distributors, LLC. is the Sole Source authorized distributor for the TS Conductor. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
KBS Electrical Distributors, LLC.	REQ00000547	All	\$2,271,199.00	Sole Source	REQ00000547

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the materials award in the amount of \$2,271,199, which is within the approved budget of \$5,001,396 and will leave a remaining balance of \$535,864.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research

Created/Initiated - 10/3/2025
Approved - 10/6/2025
Approved - 10/7/2025

Planning Report

GDC Amendment Ord 25-07

Agenda Item:

Meeting: City Council

Date: October 21, 2025



GARLAND

TEXAS MADE HERE

STRATEGIC FOCUS AREA

Sound Governance and Finances

REQUEST

Consider amendments to the Garland Development Code ("GDC") Chapter 2 *Zoning Regulations*, Article 2, Division 1 *Application for Change of Zoning*, to add an option to expire a zoning case upon prolonged applicant inactivity.

PLAN COMMISSION RECOMMENDATION

On July 29, 2025, the Plan Commission unanimously recommended approval unanimously.

BACKGROUND

Currently, zoning applicants sometimes cease to participate in zoning procedures. Some zoning applications require multiple staff review cycles to prepare for a public hearing due to disparities between the application and GDC requirements, or due to the creation of a PD with complex design requirements. An applicant may realize that staff's recommendation would not be favorable, or they may pause to obtain a document requested by staff, never returning to submit the document. Although this has become less regular now that detail plans are no longer required, zoning cases sometimes become dormant, and applicants currently have no City incentive to participate beyond their own interest/timeline.

The protracted time of inactivity can cause discontinuity, confusion, wasted staff time, and overall inefficiency in the City's administration of zoning processes. A simple time period of non-communication, after which a zoning case could be deemed expired and no longer tracked, would enable planning staff and Planning Commissioners to maintain focus on active cases. The Planning Director would have the discretion to restart or prolong the time period should an applicant be working toward resolution in good faith. Additionally, it would help with the vesting matters when many ongoing GDC amendments are being worked on.

Generally, peer cities have time limits on inactive building permit applications and activity but rely on staff communication to track zoning cases progress. Dallas has adopted a 180-day time limit for inactive applications as a standard operating procedure. Staff consider 180 days to be more than enough time for an applicant to resolve design or entitlement issues and provide adequate communication to the City.

STAFF RECOMMENDATION

Establish a 180-day timeline for inactive zoning cases as shown in Appendix A, after which the case could be expired. Notification procedures may be adopted outside of the GDC.

ADDITIONAL INFORMATION

Proposed amendment text

PREPARED BY

Nabila Nur, AICP

Director of Planning and Development

ORDINANCE NO. XXXXX

AN ORDINANCE AMENDING REGULATIONS PERTAINING TO INACTIVE ZONING CHANGE APPLICATIONS CHAPTER 2, "ZONING REGULATIONS," ARTICLE 2, DIVISION 1 "APPLICATION FOR CHANGE OF ZONING," SECTION 2.04 "GENERAL PROVISIONS" OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND TEXAS.

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

Section 1

That Section 2.04 "General Provisions" of Chapter 2, Article 2, "Zoning Procedures," of the Garland Development Code of the City of Garland, Texas, is hereby amended *by addition* to read as follows:

Section 2.04 General Provisions

- (A) Responsible Official. The Planning Director is the responsible official for processing an application for a change of zoning.
- (B) Definitions. Following are definitions, general terms, and special terms used in this GDC that are related to the approval process for land development applications.
 - (1) "Plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, concept plan, detail plan, land development application, and site development plan.
 - (2) "Plat" includes a preliminary plat, general plan, final plat, and replat.
- (C) Initiation of Change of Zoning. Only the property owner or the owner's authorized representative, the Plan Commission on its own motion, or the City Council on its own motion, may initiate an application for a change of zoning on a land parcel.
 - (1) In the event the ownership stated on an application is different from that shown in City or appraisal district records, or if the applicant is a representative of the property owner, the applicant must submit written evidence of ownership (such as a

certified copy of a deed, will, or other conveyance instrument) or a verification signed and notarized by the property owner that the applicant is acting as an authorized representative for the property owner, as applicable.

- (2) A landowner or representative seeking approval of an application for a change of zoning must pay or otherwise satisfy all delinquent taxes, paving assessments, impact fees, or any other delinquent debts or obligations for the land to be rezoned before the application is submitted, in accordance with Section 1.09 in Chapter 1 of this GDC. It is the applicant's burden to provide evidence that all taxes and obligations have been paid.
- (D) Contents of Application for Change of Zoning. Detailed requirements for the format and contents of an application for change of zoning must be in accordance with requirements in the Development Application Packet, as may be amended from time to time.
- (E) Expiration of Zoning Application. An application for a change of zoning shall expire, and considered withdrawn, following a period of 180 consecutive days in which the applicant has not conducted activity (i.e., responding to comments, submitting documentation, correcting deficiencies in the application, failing to apply for a permit, etc.) that suggests the applicant is making a good faith effort to complete the project. In such event, the Planning Director may deem the application expired and require submittal of a new zoning application with all applicable fees.

Section 2

That Chapter 2 of the Garland Development Code shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

PASSED AND APPROVED this [] day of [] 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:

REPORT & MINUTES

P.C. Meeting, July 28, 2025

2c. APPROVED Hold a public hearing to consider amendments to the Garland Development Code ("GDC") Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

Planning Administrator - Long Range Planning, Michael Wade, provided an overview of the amendments to the Garland Development Code ("GDC") Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity, and remained available for questions.

Motion was made by Commissioner Jenkins to **approve**, the amendment as presented with the change in language in the ordinance from "City" to "Planning Director." The ordinance revision would read, "If an application is determined by the Planning Director to be dormant due to a period of applicant inactivity in excess of 180 days, the Planning Director may deem the application expired and require submittal of a new zoning application with all applicable fees." Seconded by Commissioner Cornelius. **Motion carried: 9 Ayes, 0 Nays.**



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: October 21, 2025

Title: Neighborhood Vitality Matching Grant - Spring 2025 Cycle

Submitted by: Laura De La Vega, Sr. Planner

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Authorize the City Manager or his designee to execute a Neighborhood Vitality Participation Agreement with the Spring 2025 Neighborhood Vitality Matching Grant applicant, The Shores of Wellington.

Background

City Council allocated Neighborhood Vitality Matching Grant funds for Garland neighborhood groups to improve the physical features of their neighborhoods. Projects must provide a public benefit which promotes stronger, safer, and healthier communities. Neighborhood Vitality staff presented the Spring 2025 Matching Grant funding request from the Shores of Wellington to the Community Services Committee on August 28, 2025.

The Committee recommended the request be considered by City Council with the following three (3) conditions for funding:

1. For the location of the sports court, Option 2, between the clubhouse and screening wall, should be selected.
2. The neighborhood will need to submit in writing a statement that they are responsible for the maintenance and upkeep of the sports court.
3. The neighborhood will need to post a sign attesting that the sports court is publicly accessible during operating hours, not restricting the use to only HOA members.

Consideration / Recommendation

Authorize the City Manager or his designee to execute a Neighborhood Vitality Participation Agreement with the Spring 2025 Neighborhood Vitality Matching applicant, as directed by City Council at the October 6, 2025 Work Session.

Attachments

- A. Application Packet Shores of Wellington - Council

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY FOR APPLICATION

Neighborhood Association: Shores of Wellington

Project Name: Sports Court

Project Locations: 4509 Alderny Dr, Garland, TX

Total Project Cost:	\$31,343
Requesting Amount:	\$25,074
Neighborhood Match	\$6,269
Match Percentage:	20%

Project Summary:

- Install a multi-purpose sports court primarily set for pickle ball, but will also be lined for hopscotch and shuffle board.

Stated Goals:

- Improve the community
- Add features that foster involvement.
- As a 20+ year old community, we would like to add some features that are important to today's standards.

Stated Maintenance:

- The sports court would need some line paint every 5 years, and possible resurface in 10 years.

Maps:



Overview Map Provided by Neighborhood:

Sports Court: 4509 Alderny Dr.



Photos of Project Area:



Project Area Option 1



Project Area Option 2

Community Services Committee:

At the August 28, 2025 Community Service Committee, Neighborhood Vitality staff presented the funding request from Shores of Wellington. The committee requested the following:

1. For the location of the sports court, Option 2, between the club house and screening wall, should be selected.
2. The neighborhood will need to submit in writing a statement that they are responsible for the maintenance and upkeep of the sports court.
3. The neighborhood will need to post a sign attesting that the sports court is publicly accessible during operating hours, not restricting the use to only HOA members.

The committee also asked if the neighborhood is able to apply next year for the dog designated area, if they are able to provide line-item estimates. Neighborhood Vitality staff confirmed the applicant may apply for this project in future grant cycles as long as all other approved Matching Grant projects are completed and closed out.

The committee motioned for the application to be considered by City Council with the above three (3) amendments.

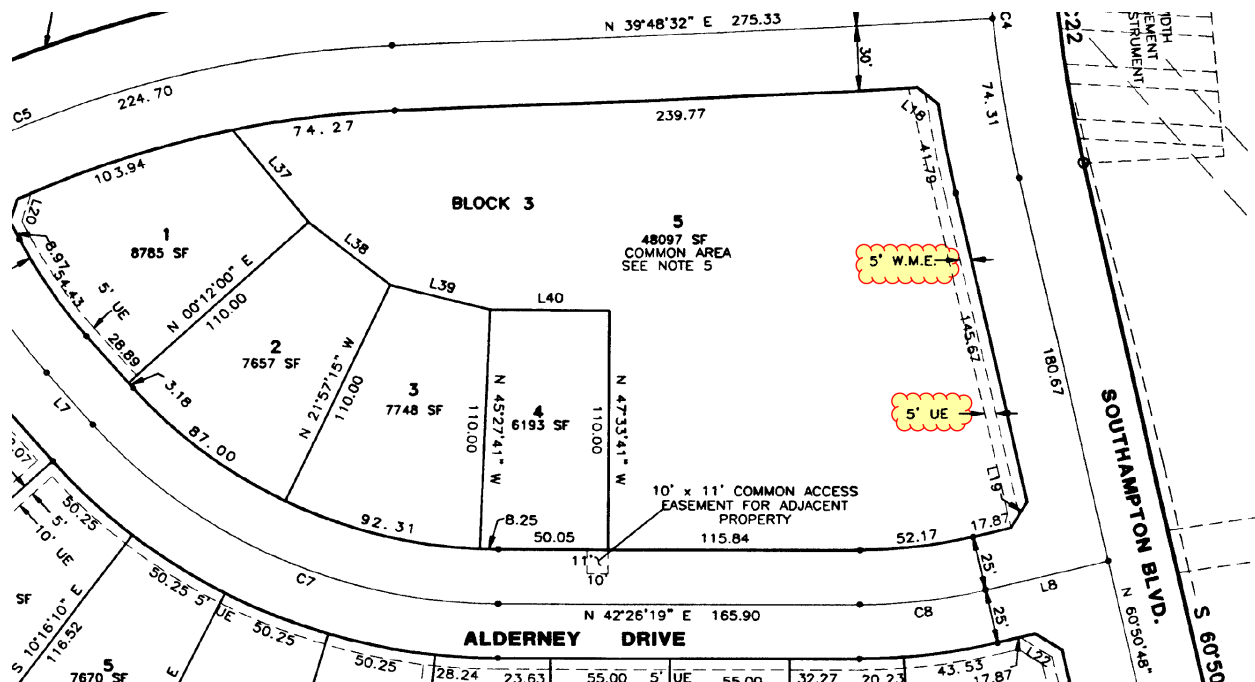
Staff Comments on Application:

Neighborhood Vitality

- Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame. If approved, the completion of the current project will mark the beginning of their new five-year cycle.
- Line-item estimates must be included with Matching Grant applications. The application did not include an estimate for the dog designated area. An email requesting the line item estimate was sent to the applicant on April 10, 2025. This email also informed the applicant if we do not receive the estimate, this project component will not be included in the grant request. The applicant confirmed receipt of this email.
- Community Services Committee and City Council will determine whether the new sports court is eligible through Matching Grant.
- An easement or license agreement may be required to allow for public access to the facility.
- Option 1 location does not seem to be large enough to accommodate a 30'X60' sports court. Please confirm, with dimensions and the location of the sports court. If installing in Option 2, please show the location, including the setback distance from the easement as indicated by the Engineering Department's Comments.
- This new asset may need to be added to the HOA's insurance coverage.
- All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.

Engineering

- Per the attached plat, there is a 5' Utility Easement and 5' Wall Maintenance Easement running parallel along the Southampton Blvd. ROW line.
- There are no public utilities in the 5' U.E.
- All improvements, including fences and lighting, shall be constructed outside of these two easements.



Garland Power & Light

- This area is serviced by Oncor – not GP&L

Staff Comments on Letter of Intent:

Previous Project Summary

- Provide a designated area for off-leash dog walking along the shoreline. Will include fences with separate areas for small and large dogs. Also includes benches (6) for pet-owners, and pet watering device.
- Upgrade pool to a dual salt system, and expand the system to include solar power.
- Install a multi-purpose sports court primarily set for pickle ball, but will also be lined for hopscotch and shuffle board. Will include an adjacent storage facility for the community/social committee to store event items and sports equipment.

Neighborhood Vitality:

- Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame. If approved, the completion of the current project will mark the beginning of their new five-year cycle.

- Line-item estimates must be included with application.
- Projects:
 - a. Dog Designated Area
 - i. Locking gates or fences are not eligible through the Matching Grant.
 - ii. There have been cases where fences around new playground installations have been approved for safety. Community Services and City Council must determine whether this dog designated area should be treated similarly to playground equipment.
 - iii. What type of fence is proposed?
 - iv. The area highlighted includes shoreline property belonging to the City of Dallas. An active sublease for the “take area” will be required.
 - v. Applicants must satisfy all requirements regarding the take area as outlined by Engineering and Parks department.
 - vi. Will usage be restricted to residents of Shores of Wellington only, or open to the public at large?
 - vii. Easement or license agreement may be required to allow for public access.
 - b. Pool Upgrades
 - i. Repairs or upgrades to existing facilities are not eligible through Matching Grant.
 - ii. Is pool access available to the public at large or HOA members only?
 - c. Sports Court and storage facility
 - i. Will the Sports Court and storage facility be available to the public at large or HOA members only?
 - ii. Community Services Committee and City Council will determine whether the new sports court and storage facility is eligible through Matching Grant.
 - iii. An easement or license agreement may be required to allow for public access to the facility.
 - iv. Does this include a new fence? If so, what type?
 - v. Will there be accompanying lighting?
 - 1. If so, what kind? Will they be on timers?
 - 2. Any new electrical may require a permit. Please contact Building Inspections for confirmation.
- If permits are required, please be sure to include this cost into your estimates as permit fees are not waived for Matching Grant projects.
- All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to or address the comments from the departments below.

Engineering:

- Dog Designated Area (4302 SOUTHAMPTON BLVD / 4209 ABINGDON DR):
 - The HOA does have an active Sublease for the “take area” associated to the HOA at 4209 Abingdon Dr; however, no lease is associated with 4302 Southampton Blvd. Fencing requirements would fall under the requirements of the Lake Edge Development Standards: <https://www.garlandtx.gov/DocumentCenter/View/798/Lake-Edge-Zoning-District-and-Development-Standards-PDF?bidId=>. Fence requirements are in Section 4 and 18 and any improvements in the Take Area will be reviewed and approved by our Parks Department prior to being issued a fence permit from Building Inspections.
 - There is a public stormwater main (purple) and public wastewater main (green) running through your site, see attached COG Utilities Map. The public 42” storm drain is running within a 20’ Drainage Easement and the public 10” wastewater main is running within a 25’ Sanitary Sewer Easement (see attached plat and sheet 2 from As-built #DEV2009010).
 - Any private fencing, landscaping, etc. within the Easements would require a Real Property Improvement Authorization (RPIA) to be executed with the Engineering Dept. See Technical Standards Manual Appendix 3E for assistance. We would require fencing to cross our easements perpendicular as they are not allowed to run parallel within our easements.
 - Texas811 should be called to locate the public and private / franchise utility lines prior to installation.
 - We recommend you submit a detailed site plan once you incorporate our comments above for more specific feedback from Engineering.
- Pool Upgrade & Sports Court with Storage (4509 ALDERNEY DR):
 - Per the attached plat, there is a 5’ Utility Easement and 5’ Wall Maintenance Easement running parallel along the Southampton Blvd. ROW line.
 - All improvements, including fences and lighting, shall be constructed outside of these two easements.

Building Inspections:

- Permit will be required for fence
- Permit would be required for storage facility and maybe sports court it just depends on scope
- Pool upgrades will only require permits for any new electrical and plumbing

Garland Power & Light:

- This area is serviced by Oncor



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: October 21, 2025

Title: Abandonment of an Access Easement and portion of a Drainage Easement to C&M Villareal Family Limited Partnership, Ltd

Submitted by: Evelyne Gomez, Department Coordinator II

Strategic Focus Area: Growing Economic Base
Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Approve a resolution authorizing the abandonment of an Access Easement and portion of a Drainage Easement located in Brand/190 Fifth Replat and proposed Brand/190 Addition Sixth Replat. Council considered this item at the October 20, 2025 Work Session.

Background

As part of the original development plan for Kiddie Academy, an Access Easement and Drainage Easement was dedicated to serve the development and future development to the east.

These existing easements have created constraints and limited the proposed development east of and adjacent to Kiddie Academy. In order to facilitate the proposed development, the Kiddie Academy storm system will be modified and relocated, and the area previously designated for drainage will now be utilized for a portion of the proposed development's drive aisle and building footprint.

Accordingly, the Engineering Department recommends abandoning the Access Easement and portion of the Drainage Easement that is no longer needed. Should Council agree with the proposed abandonment, a Resolution authorizing the Mayor to execute a document to be filed in the Official Public Records of Dallas County evidencing such abandonment shall be approved.

Consideration / Recommendation

Staff recommends Council approve the resolution authorizing the abandonment of the Access Easement and portion of the Drainage Easement to C&M Villareal Family Limited Partnership, Ltd, in exchange for recording a mutual access agreement and dedicating a new Drainage Easement by a replant of the lot that results in better utilization of the property for the proposed development.

Attachments

- A. Reso No. ____ Abandonment AG Garland Medtail Brand-190
- B. Location Map - Brand/190 BLK 1 LOT 6
- C. Exhibit A - Access ESMT Abandonment
- D. Exhibit A - Drainage ESMT Abandonment
- E. Exhibit B - Brand-190 Easement Abandonment AGMT
- F. Exhibit C - Abandonment Conveyance Deed

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ABANDONMENT, RELEASE, AND CONVEYANCE OF AN ACCESS EASEMENT AND A PORTION OF A DRAINAGE EASEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE AN EASEMENT ABANDONMENT AGREEMENT ("AGREEMENT"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE EASEMENTS TO C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD. UPON THE CONDITIONS IN THE AGREEMENT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland ("City") is the owner of an Access Easement recorded as Instrument Number 202500018645 ("the "Access Easement") and a Drainage Easement recorded as Instrument Number 202500018643 of the Official Public Records of Dallas County, Texas (collectively, the "Easements");

WHEREAS, C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD., a Texas limited partnership ("Owner") is the owner of that certain tract of land identified as Lot 6, Block 1 of the Brand/190 Addition, Lot 5 Conveyance Plat, an addition to the City of Garland, Texas, as recorded as Instrument Number 202500029487 of the Official Public Records of Dallas County, Texas (the "Property"), which is encumbered by the Easements;

WHEREAS, Owner has requested the City to abandon the Access Easement in its entirety and a portion of the Drainage Easement as more fully described and depicted on Exhibit "A" attached hereto;

WHEREAS, Owner has agreed to grant a separate and independent non-exclusive access easement and a separate drainage easement by plat (the "New Easements") to fulfill the purposes of the Easements; and

WHEREAS, the City has determined that with the granting of the New Easements, the entirety of the Access Easement and a portion of the Drainage Easement as described and depicted in Exhibit "A" (the "Abandonment Easements"), are no longer needed for public use and should be abandoned and conveyed to the Owner;

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

Section 1

That, the abandonment and conveyance of the Abandonment Easements upon the conditions of the Easement Abandonment Agreement ("Agreement") in the form attached hereto as Exhibit "B" and incorporated herein by reference, by the City of Garland to Owner is hereby approved.

Section 2

That the City Manager is hereby authorized to execute the Agreement in a form substantially similar to Exhibit "B" attached hereto and to take actions to effectuate the duties and obligations of the City thereunder.

Section 3

That the Mayor is hereby authorized, upon the Owner satisfying the conditions specified in the Agreement, to execute an Abandonment Deed Without Warranty, the form and substance of which is attached as Exhibit "C" and incorporated herein by reference, conveying the Abandonment Easements to Owner.

Section 4

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

PASSED AND APPROVED this the _____ day of _____, 2025.

CITY OF GARLAND, TEXAS

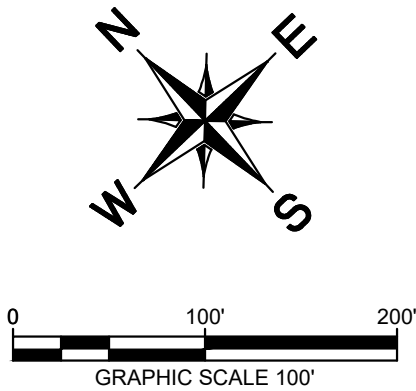
Mayor

ATTEST:

City Secretary

EPSS02276_D:\0202\0006\130_46\631833_Maps\075 - EPSS02276_D:\0202\0006\130_46\631833_Maps\075 - EPSS02276_D:\0202\0006\130_46\631833_Maps\075 :
8/20/2025 9:25 AM
V:\ARCH\TX\00060912 - GARLAND COMMERCIAL\0202\0006\130_46\631833_Maps\075 - EPSS02276_D:\0202\0006\130_46\631833_Maps\075 :
DRAWN BY: JCK
CHECKED BY: JCK

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Know what's below.
Call before you dig.

BENCH MARK LIST

PRIMARY BM - SITE BASE, OPUS ADJUSTED
1/2-INCH REBAR SET IN NATURAL GROUND, 29± SW
OF NORTH CORNER OF LOT 5, BLOCK 1, BRAND/190
ADDITION
NORTHING: 7037732.40
EASTING: 2541099.30
ELEV. = 526.46'

TEMP. BM # 1 - SET MAG-NAIL IN RIVER OAKS
PARKWAY, 26± NW OF 8" REBAR W/ CAP STAMPED
"WINNIKI TX 7051" SET FOR NEC OF PROP. PROPERTY
NORTHING: 7037555.57
EASTING: 2541408.41
ELEV. = 529.33'

TEMP. BM # 2 - SET MAG-NAIL IN PGRT, 45± NW OF A
LIGHT POLE
NORTHING: 7037156.03
EASTING: 2541160.26
ELEV. = 517.04'

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2800 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE 214.677.0535
WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT 064589712	DATE AUGUST 2025	SCALE AS SHOWN	DESIGNED BY AAC	DRAWN BY FV	CHECKED BY JCK
--------------------------	---------------------	-------------------	--------------------	----------------	-------------------

AG GARLAND MEDTAL
4802 N GEORGE BUSH HWY
BRAND 190, LOT 6, BLOCK 1
GARLAND, TEXAS

EASEMENT EXHIBIT

CASE #240912-1
SHEET NUMBER
EXH

EXHIBIT 'A'

ACCESS EASEMENT

STATE OF TEXAS

COUNTY OF DALLAS

§
§
§

KNOW ALL BY THESE PRESENTS:

That C&M Villareal Family Limited Partnership ("Grantor(s)"[whether one or more]), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor(s), including the benefits to be obtained by Grantor(s) by reason of the construction of the improvements contemplated herein, the sufficiency of which is hereby acknowledged, paid in hand by the City of Garland, Texas, a Texas home-rule municipality, ("Grantee"), has **GRANTED AND CONVEYED**, and by these presents does **GRANT AND CONVEY** unto Grantee a perpetual privilege, right, and easement (the "Easement") in and to those certain lots, tracts, or parcels of land situated in the County of Dallas, State of Texas, and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Easement Area").

The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns, including but not limited to public and private utilities, emergency vehicles, mail service, deliveries, and the general public, the right to utilize the easement for ingress and egress to adjoining real property, for both vehicular and pedestrian use and access, in, along, upon and across the Easement Area. Grantee shall not be responsible for maintenance of the Easement or any improvements therein.

TO HAVE AND TO HOLD the Easement, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, its successors, assigns, and the public forever.

EXECUTED this the 24 day of Jan, 2025.

GRANTOR:

C&M Villareal Family Limited Partnership


BY: Carlos Villareal, Owner/CEO

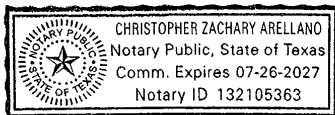
ACKNOWLEDGMENT

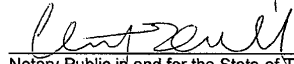
STATE OF TEXAS

COUNTY OF ~~DALLAS~~ ^{HIDALGO} _{- CZA -}§
§
§

This instrument was acknowledged before me on the 24 day of JANUARY, 2025, by CARLOS VILLAREAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24 day of JANUARY, 2025.




Notary Public in and for the State of Texas

CHRISTOPHER ZACHARY ARELLANO
Typed or Printed Name of Notary

My Commission Expires: 07-26-2027

EXHIBIT 'A'

EXHIBIT "A"
MUTUAL ACCESS EASEMENT
3,876 SQ.FT., 0.0890 ACRES
LOT 5, BLOCK 1, BRAND/190 ADDITION
C&M VILLAREAL FAMILY LIMITED
PARTNERSHIP

Being a 0.0890 acre tract of land situated in the James Howard Survey, Abstract No. 542, City of Garland, Dallas County, Texas, being a portion of Lot 5, Block 1, Replat of Lot 3, Block 1, Brand/190 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2003207, Page 204, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with a yellow cap stamped "TXHS" for the Westernmost corner of said Lot 5, same being the South corner of Lot 4R, Block 1, Brand/190 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500333132 of the Official Public Records of Dallas County, Texas, and lying on the North right-of-way line of President George Bush Turnpike (variable width right-of-way), from which a 5/8 inch iron rod with a red cap stamped "KHA" found for the North corner of said Lot 5 and the East corner of said Lot 4R bears North 44 Degrees 39 Minutes 59 Seconds East, a distance of 424.50 feet;

THENCE South 61 Degrees 13 Minutes 16 Seconds East, with the North right-of-way line of said President George Bush Turnpike, a distance of 164.43 feet to a point for corner;

THENCE North 44 Degrees 39 Minutes 45 Seconds East, departing the North right-of-way line of said President George Bush Turnpike, over, across, and upon said Lot 5, a distance of 48.57 feet to a point for corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 44 Degrees 39 Minutes 45 Seconds East, continuing through said Lot 5, a distance of 323.13 feet to a point for corner;

THENCE South 53 Degrees 23 Minutes 14 Seconds East, continuing through said Lot 5, a distance of 12.16 feet to a point for corner;

THENCE South 44 Degrees 40 Minutes 05 Seconds West, continuing through said Lot 5, a distance of 321.81 feet to a point for corner;

THENCE North 59 Degrees 28 Minutes 22 Seconds West, continuing through said Lot 5, a distance of 12.38 feet to the **POINT OF BEGINNING** and containing 3,876 square feet or 0.0890 acres of land, more or less.

David F. McCullah

EASEMENT EXHIBIT

LOT 5, BLOCK 1,
 BRAND/190 ADDITION
 CITY OF GARLAND, DALLAS COUNTY,
 TEXAS

1 of 2

JOB No. TR-36-24

DRAWN BY: EDDIE

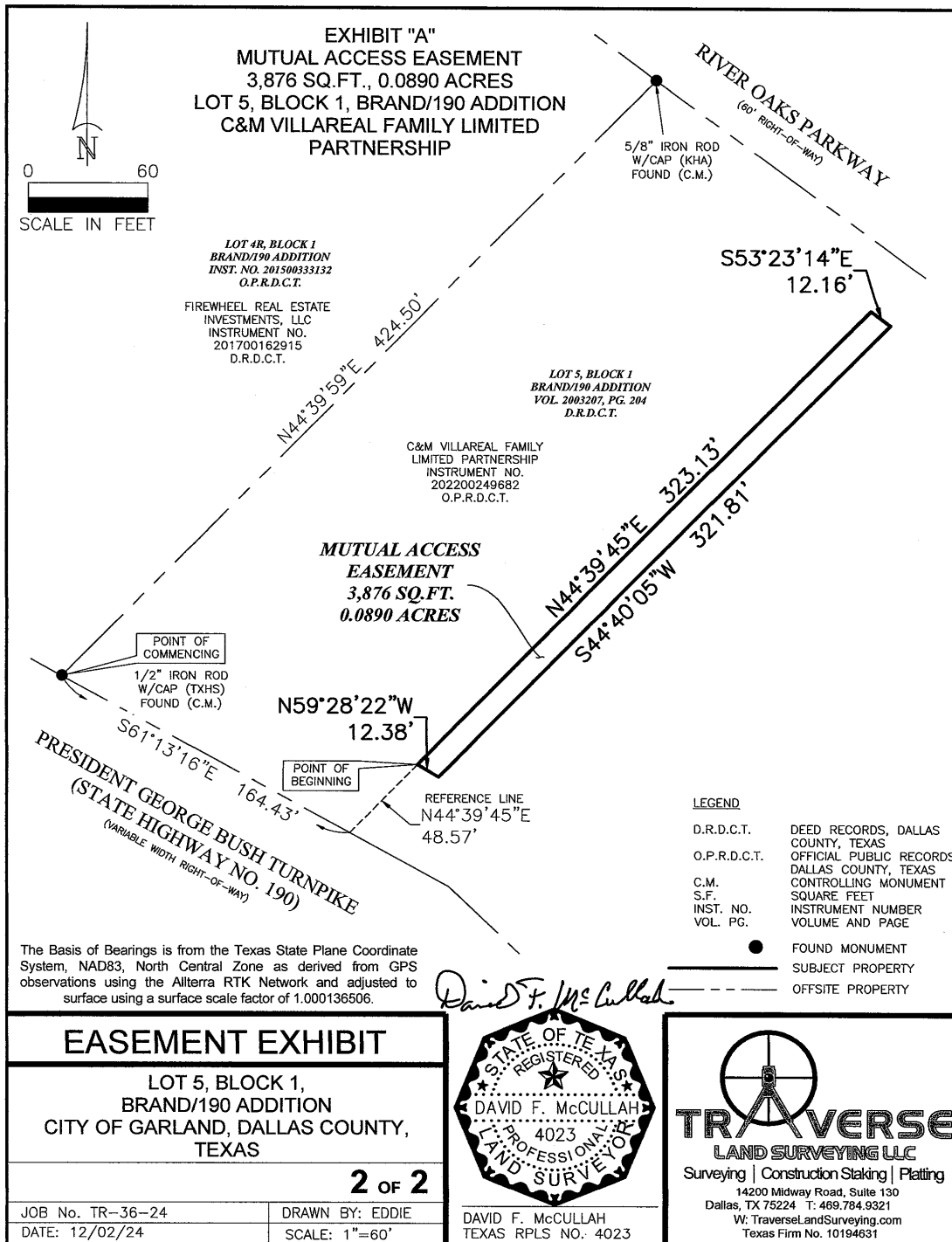
DATE: 12/02/24

SCALE: 1"=60'



DAVID F. McCULLAH
 TEXAS RPLS NO. 4023



EXHIBIT 'A'

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500018645

eRecording - Real Property

Recorded On: January 30, 2025 10:14 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500018645
Receipt Number: 20250130000173
Recorded Date/Time: January 30, 2025 10:14 AM
User: Pamela G
Station: CC149

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

EXHIBIT "A"
DRAINAGE EASEMENT ABANDONMENT
0.011 ACRES (468 SQ.FT)
LOT 6, BLOCK 1
BRAND/190 ADDITION, LOT 5 CONVEYANCE PLAT

BEING A PORTION OF AN EASEMENT AREA FOR DRAINAGE PURPOSES AS RECORDED IN INSTRUMENT NUMBER 202500018643 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 6, BLOCK 1 OF THE BRAND/190 ADDITION, LOT 5 CONVEYANCE PLAT, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 202500029487 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 1/2-INCH REBAR WITH A YELLOW CAP INSCRIBED "WIER & ASSOC." ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PRESIDENT GEORGE BUSH TURNPIKE (VARIABLE WIDTH RIGHT-OF-WAY), SAID REBAR BEING THE WEST CORNER OF SAID LOT 6;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 44 DEGREES 39 MINUTES 45 SECONDS EAST, FOR A DISTANCE OF 74.21 FEET,
2. SOUTH 47 DEGREES 12 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 14.92 FEET,
3. NORTH 44 DEGREES 40 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 27.99 FEET,
4. NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 1.99 FEET,
5. SOUTH 48 DEGREES 02 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. NORTH 45 DEGREES 09 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 31.64 FEET,
2. SOUTH 88 DEGREES 31 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 3.70 FEET,
3. SOUTH 01 DEGREES 41 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 30.79 FEET,
4. SOUTH 88 DEGREES 18 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 11.34 FEET,
5. NORTH 01 DEGREES 41 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 4.48 FEET,
6. SOUTH 86 DEGREES 36 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 9.27 FEET,
7. NORTH 48 DEGREES 02 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 6.42 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.011 ACRES (468 SQUARE FEET OF LAND), MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARING OF THIS EXHIBIT IS GRID NORTH BASED ON GPS COORDINATE OBSERVATIONS TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).
LATITUDE = 32°57'40.4439"
LONGITUDE = -96°37'58.5531"
CONVERGENCE ANGLE = 01°01'05.84

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS EXHIBIT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

2. DIMENSIONS ON THIS EXHIBIT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

3. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

4. THIS EXHIBIT IS FOR AN EASEMENT ABANDONMENT.

A DRAWING OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.

DATE: 05/30/2025

PAGE 1 OF 2 PROJECT NO. 24-6612.03

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506
SUPPORT@BLEWINC.COM
FIRM REGISTRATION NO. 10194275



ROBERT J. WINNICKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

EXHIBIT "A"

DRAINAGE EASEMENT ABANDONMENT

0.011 ACRES (468 SQ.FT)

LOT 6, BLOCK 1

BRAND/190 ADDITION, LOT 5 CONVEYANCE PLAT

LINE TABLE

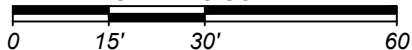
LINE	BEARING	DISTANCE
L1(C)	N 89°40'05" E	1.99'
L2(C)	S 48°02'44" E	12.72'
L3(C)	N 45°09'23" E	31.64'
L4(C)	S 88°31'29" E	3.70'
L5(C)	S 01°41'06" W	30.79'
L6(C)	S 88°18'52" E	11.34'
L7(C)	N 01°41'00" E	4.48'
L8(C)	S 86°36'47" W	9.27'
L9(C)	N 48°02'44" W	6.42'

SYMBOL LEGEND

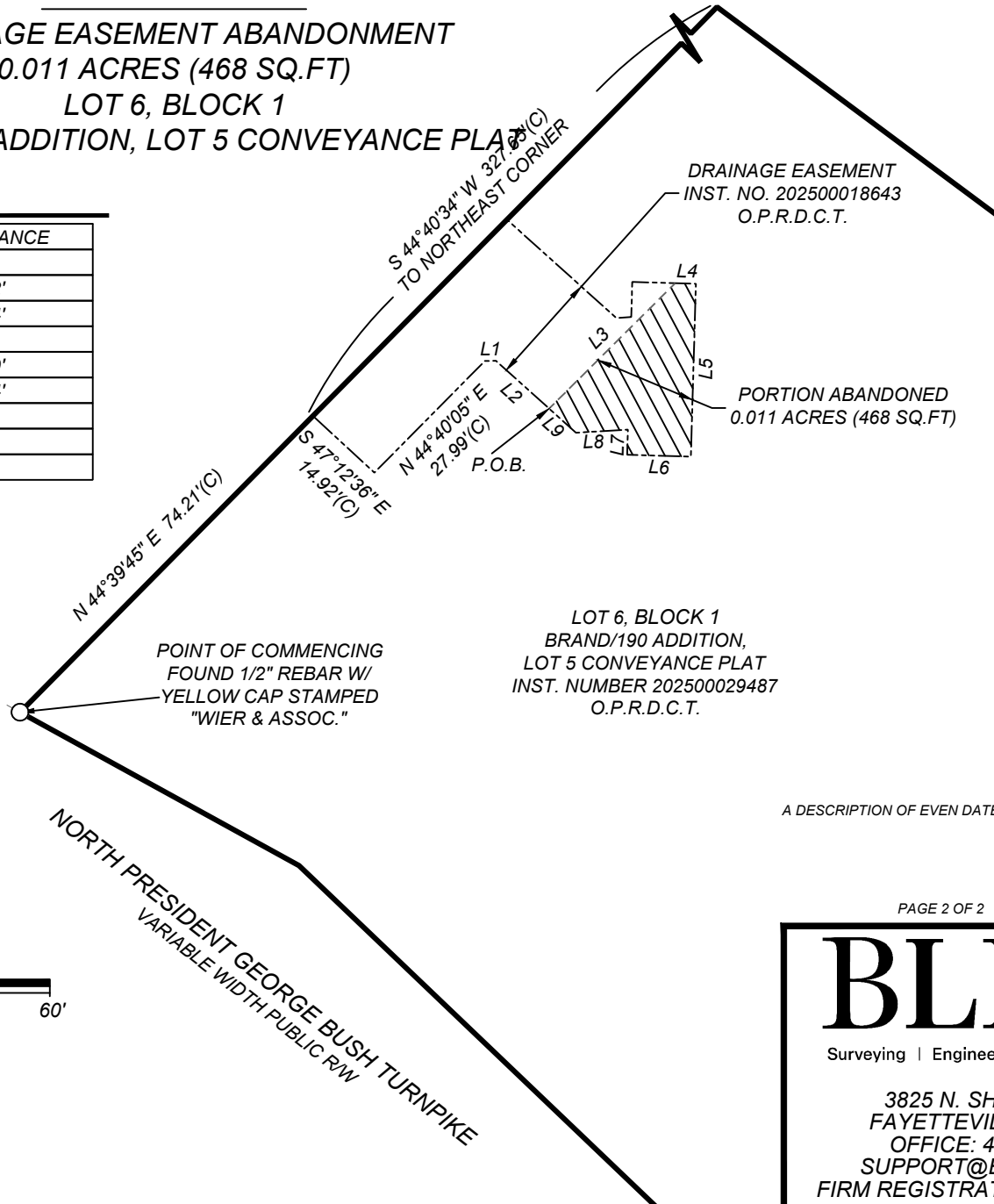
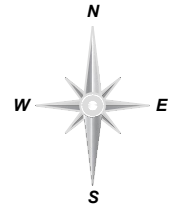
- (C) CALCULATED DIMENSION
(M) MEASURED DIMENSION
● FOUND MONUMENT AS-NOTED
—— BOUNDARY LINE
- - - EASEMENT LINE
R/W - - - RIGHT-OF-WAY LINE

SCALE: 1" = 30'

GRAPHIC SCALE



ROBERT J. WINNICKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275



A DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DRAWING.

DATE: 05/30/2025

PAGE 2 OF 2 PROJECT NO. 24-6612.03

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506
SUPPORT@BLEWINC.COM
FIRM REGISTRATION NO. 10194275

Easement Abandonment Agreement

This Easement Abandonment Agreement (“**Agreement**”) made and entered into this _____ day of _____, 2025, by and between C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD., a Texas limited partnership, whose address is 216 Market Avenue, Suite 115, Boerne, Texas 78006 (“**Developer**”), and the CITY OF GARLAND, TEXAS, a Texas home-rule municipality (the “**City**”), whose address is 200 N. 5th Street, Garland, Texas 75040.

WHEREAS, the City is the owner of an Access Easement recorded as Instrument Number 202500018645 (the “Access Easement”) and a Drainage Easement recorded as Instrument Number 202500018643 of the Official Public Records of Dallas County, Texas (collectively, the “Easements”);

WHEREAS, Developer is the owner of that certain tract of land identified as Lot 6, Block 1 of the Brand/190 Addition, Lot 5 Conveyance Plat, an addition to the City of Garland, Texas, as recorded as Instrument Number 202500029487 of the Official Public Records of Dallas County, Texas (the “Property”), which is encumbered by the Easements;

WHEREAS, Developer has requested the City to abandon the Access Easement in its entirety and a portion of the Drainage Easement as more fully described and depicted on **Exhibit A** attached hereto;

WHEREAS, Developer is willing to grant a separate and independent non-exclusive access easement, as described and depicted on **Exhibit B** attached hereto, and a separate drainage easement dedicated by plat, as described and depicted on **Exhibit C** attached hereto, (collectively, the “New Easements”) to fulfill the purposes of the Easements as consideration for the requested abandonment; and

WHEREAS, the City has determined that if the New Easements are granted, the entirety of the Access Easement and a portion of the Drainage Easement as described and depicted in **Exhibit A** (the “Abandonment Easements”), are no longer needed for public use and could be abandoned and conveyed to the Developer;

NOW, THEREFORE, in consideration of the premises and mutual covenants set forth herein, the receipt and sufficiency of which are hereby acknowledged, City and Developer do hereby agree as follows:

1. Developer agrees to compensate the City for the Abandoned Easements by granting the New Easements. Final conveyance and/or dedication of the New Easements, including the filing of such conveyance or dedication in the Public Records of Dallas County, Texas, is a condition precedent to the City’s obligation to convey the Abandoned Easements to Developer.

2. Developer agrees to accept the conveyance of the Abandoned Easements as-is, where-is, without any warranty express or implied, by Abandonment Deed Without Warranty in the form attached hereto as **Exhibit D**.
3. Within fifteen (15) days following the filing of the conveyance of the New Easements in the Official Public Records of Dallas County, Texas by Developer, the City agrees to convey the Abandoned Easements to Developer by an Abandonment Deed Without Warranty in the form attached hereto as **Exhibit D**.
4. Severability. If any term or provision of this Agreement is held to be illegal, invalid, or unenforceable, the legality, validity, or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid, or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid, or enforceable term or provision as similar as possible to the term or provision declared to be illegal, invalid, or unenforceable.
5. Waiver. Either the City or Developer shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended.
6. Assignment. This Agreement may not be assigned by Developer without the City's written consent.
7. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in a court of competent jurisdiction in Dallas County, Texas.
8. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less favorably against or for either party.
9. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal and legal representatives, successors, and assigns.
10. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes.
11. Entire Agreement. It is understood and agreed that this Agreement and its Exhibits contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, or understandings between the parties relating to the subject

matter hereof. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.

12. Relationship of Parties; No Third Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.
13. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, Tex. Local Gov't Code, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this Agreement, the parties will first attempt to resolve the dispute by taking the following steps:
 - a. A written notice ("Notice of Dispute") substantially describing the nature of the dispute shall be delivered by the dissatisfied party ("Dissatisfied Party") to the other party ("Responding Party"), which Notice of Dispute shall request a written response ("Response") which attempts to resolve the dispute; and
 - b. If the Responding Party fails to deliver the Response within ten (10) days after delivery of the Notice of Dispute, either party may proceed to institute any lawsuit or proceeding arising from this Agreement. If the Responding Party timely delivers a Response to the Dissatisfied Party and the Response does not reasonably resolve the dispute in the opinion of the Dissatisfied Party, the Dissatisfied Party shall deliver written notice to that effect ("Notice of Continuing Dispute") to the Responding Party. Within thirty (30) days after the delivery of the Notice of Continuing Dispute, an individual appointed by the Dissatisfied Party having authority over the activities of the Dissatisfied Party and an individual appointed by the Responding Party having authority over the activities of the Responding Party shall meet in person at a time and location mutually acceptable to the parties in an effort to resolve the dispute. In the event that the Dissatisfied Party and the Responding Party are unable to agree on the time and location of such meeting, or after such meeting a dispute remains, either party may proceed to institute any lawsuit or proceeding arising from this Agreement.
14. Term. This Agreement shall be effective from the Effective Date until the earlier of (i) the City conveyance of the Abandoned Easements to Developer or (ii) one year from the Effective Date if Developer has failed to file of record the conveyance of the New Easements.

15. Authority. The City represents and warrants that this Agreement has been approved by resolution duly adopted by the City Council of the City of Garland in accordance with all applicable public meeting and public notice requirements and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.
16. Governmental Powers; No Waiver of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights that would otherwise be available to it by law. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions.
17. Notices: All notices contemplated by this Agreement shall be deemed delivered (i) on the date of hand delivery; (ii) on the date shown by the receipt of any overnight courier, or (iii) three (3) days following mailing in the United States Postal Service, Certified Mail, Return Receipt Requested. Notices shall be mailed to the following:
- a. If to the City:
City of Garland
Attn: Real Estate Director
800 Main Street, Third Floor Garland, Texas 75040
Email: REMO@garlandtx.gov
 - b. If to Developer:
C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD.
Attn: Carlos Villareal
216 Market Street, Suite 115
Boerne, Texas 78006
Email: carlosv@jovainc.com
- With a copy to:
AGTX Garland PGBT RE Holdings, LLC
c/o Ashton Gray, LLC
Attn: Benjamin K. Davis
600 Robinson Ave., Suite 1000
Oklahoma City, OK 73102
Email: bendavis@ashtongray.com
18. Effective Date. The Effective Date of this Agreement shall be the date executed by the City of Garland.

[signature pages follow]

Executed this _____ day of _____, 2025

CITY:

City of Garland, Texas

By: _____

Name: Judson Rex

Title: City Manager

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on _____, 2025 by
Judson Rex, City Manager of the City of Garland, a Texas home-rule municipality, on
behalf of the City.

Notary Public in and for the State of Texas

DEVELOPER:

C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2025 by _____, the _____ of C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD., on behalf of said Texas limited partnership.

Notary Public in and for the State of Texas

**ABANDONMENT OF CERTAIN EASEMENTS
WITHOUT WARRANTY**

STATE OF TEXAS

§

§ **KNOW ALL BY THESE PRESENTS:**

COUNTY OF DALLAS

§

That the **City of Garland, Texas, a Texas home-rule municipality** ("Grantor"), for ten dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by _____ ("Grantee"), has **GRANTED, ABANDONED, AND CONVEYED**, and by these presents does **GRANT, ABANDON, AND CONVEY** unto Grantee all of its easement interests in:

All that certain Access Easement recorded as Instrument Number 202500018645 of the Official Public Records of Dallas County, Texas (the "Access Easement"); and

That certain portion of the Drainage Easement recorded as Instrument Number 202500018643 of the Official Public Records of Dallas County, Texas, the land of which is hereby more fully described and depicted in **Exhibit A**, attached hereto (the "Drainage Easement Area").

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

This conveyance is subject to any (1) visible and apparent third-party easements and encroachments, whether of record or not; and (2) covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, existing reservations of mineral interests, existing mineral leases, or other instruments of record benefiting third-parties and applicable to the Property or any part thereof.

This Abandonment applies only to the specific easement and portion of easement listed above, and is in no way intended to be an abandonment of any other easement, portion of an easement, or property interest held by the City of Garland, whether also

encumbering the Access Easement, Drainage Easement Area, or otherwise.

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

EXECUTED this the _____ day of _____, 2025.

GRANTOR:

CITY OF GARLAND, TEXAS

By: _____
Mayor Dylan Hedrick

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2025, by Dylan Hedrick, Mayor of the City of Garland, Texas, a Texas home-rule municipality, on behalf of the City.

Notary Public in and for the State
of Texas



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: October 21, 2025

Title: Resolution denying Oncor Electric Rate Change

Submitted by: Matthew Watson, Managing Director-Financial Services

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

On July 22, 2025, The City Council approved a resolution suspending Oncor's requested rate change to permit the city, through its participation with the Steering Committee of Cities Served by Oncor, to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by this Steering Committee, Oncor's request for a rate increase is recommended to be denied.

Background

On June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

Consideration / Recommendation

Staff recommends approval of this resolution denying the Oncor rate change.

Attachments

A. 2025 Oncor Rate Case Denial Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Garland, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1.

That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2.

That the Company shall continue to charge its existing rates to customers within the City.

Section 3.

That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5.

That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 21st day of October, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



GARLAND

PURCHASING REPORT

7

Meeting Date: October 21, 2025

Title: Spring Creek Forest Preserve and Wastewater Interceptor Condition Assessment

Submitted by: Michael Brinkmann, Managing Director-Water

Bid Number: REQ00000265

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to award a professional services contract to Kimley-Horn & Associates, Inc. in the amount of \$774,853 for the condition assessment of the Spring Creek Forest Preserve and Wastewater Interceptor. Work includes analyzing the impact to vegetation and trails, surveying the affected corridor, and inspecting 38,000 linear feet of interceptor lines. The project will also provide recommendations for restoring damaged areas and establishing permanent access routes to support ongoing wastewater system maintenance.

Evaluation

Kimley-Horn & Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Kimley-Horn	REQ00000265	Spring Creek Forest Preserve and Wastewater Interceptor Condition Assessment	\$774,853.00	Most Qualified	REQ00000265

Fiscal Impact

Current cash funding is available in the 2025 Wastewater CIP for the condition assessment of the Spring Creek Forest Preserve and Wastewater Interceptor in the amount of \$774,853. A new project with additional funding for the Spring Creek Forest Preserve and Wastewater Interceptor will be included in the 2026 CIP.

Attachments

A. Spring Creek Forest Preserve 10-21 regular session

Budget Type: CIP
Fiscal Year: 2025
Document Location: CIP - Page 233

Routing

Jennifer Stubbs, City Secretary

Created/Initiated - 8/22/2025

Michael Brinkmann, Managing Director-Water
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

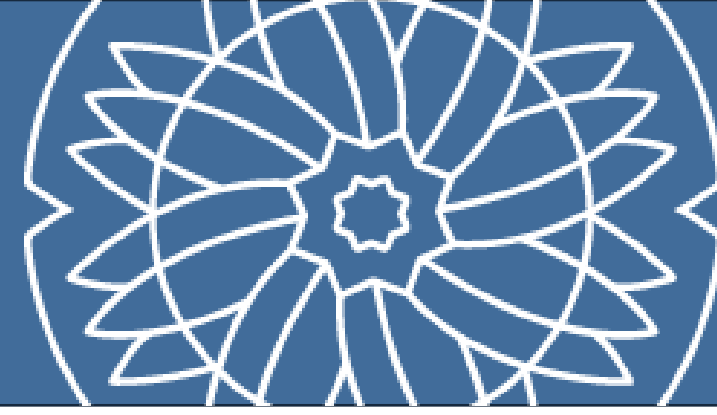
Approved - 8/22/2025
Approved - 8/25/2025
Approved - 8/26/2025
Approved - 8/26/2025
Final Approval - 8/26/2025



GARLAND

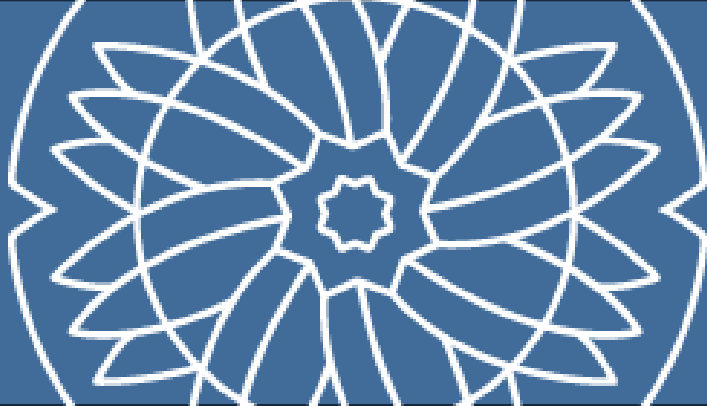
Spring Creek Forest Preserve — Assessment & Recommendations

October 21, 2025 Regular Session



- **Immediate Actions** – Coordinate with stakeholders, assess Preserve impacts, prepare erosion control and damage reports, and recommended debris management methods.
- **Survey & Access Planning** – Use topographic and drone surveys to map impacted areas, evaluate access routes, and develop a long-term access plan for wastewater system maintenance.
- **Inspection & Assessment** – Conduct multi-sensor and CCTV internal inspection of wastewater lines and manholes, document GPS locations, and evaluate system condition for maintenance priorities.
- **Future Planning** – Develop cost estimates and evaluate alternatives for interceptor rehabilitation, replacement, or potential realignment outside the Preserve.

Milestone Schedule

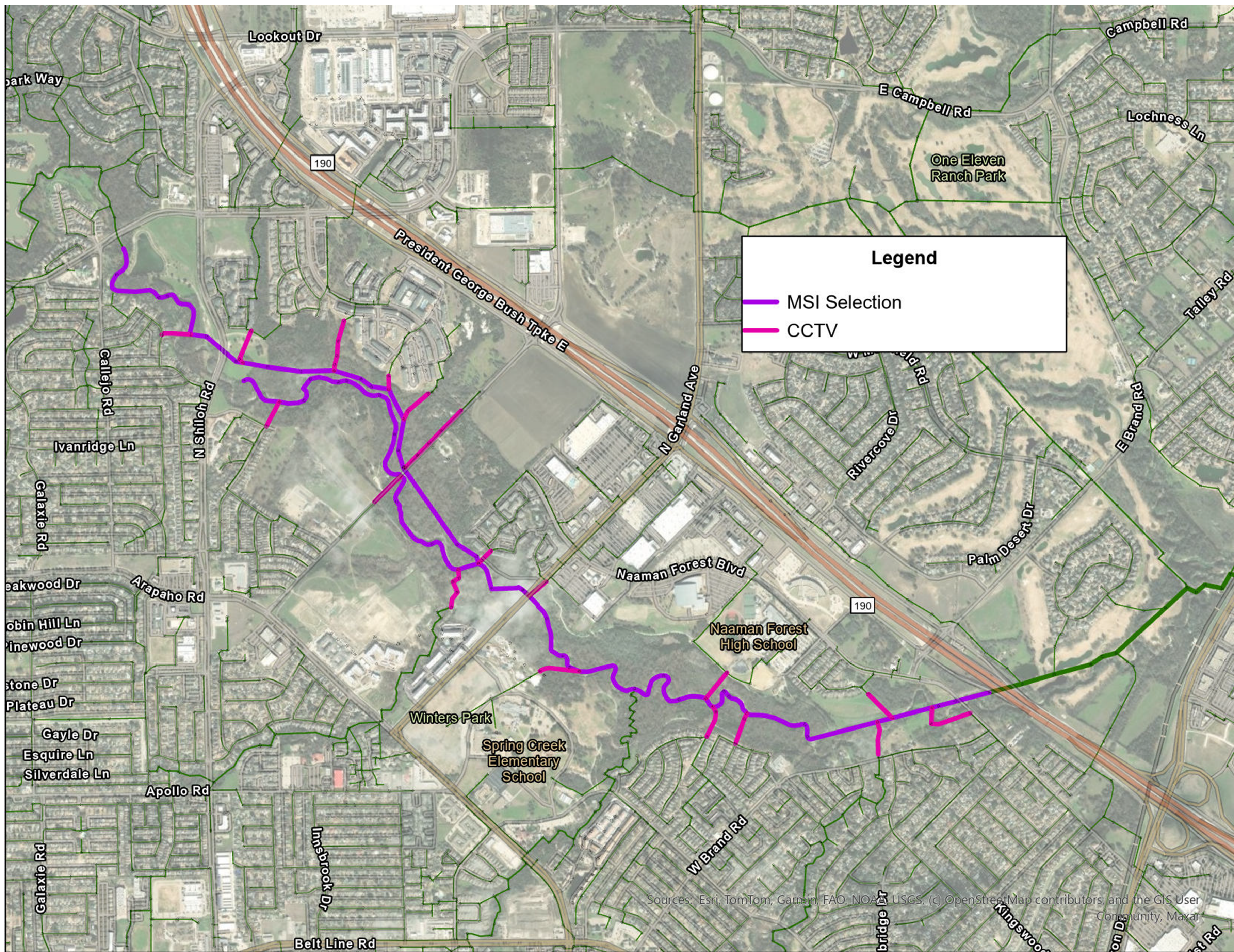


Phase 1 Milestones	2025					2026		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Scoping, City Review, & Coordination								
Council Approval & Notice to Proceed								
Topo & Aerial Survey								
Forest Preserve Impact Analysis								
Wastewater Inspection Access Coordination								
Wastewater Interceptor Field Inspection								
Wastewater Interceptor Data Processing								
Wastewater Interceptor Condition Assessment Memo								

Thank You

Questions?





Planning Report

File No: Z 25-28/District 3

Agenda Item:

Meeting: City Council

Date: October 21, 2025



GARLAND

TEXAS MADE HERE

STRATEGIC FOCUS AREA

Growing economic base.

REQUEST

Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use.

PLAN COMMISSION RECOMMENDATION

On September 8th, 2025, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and a Concept Plan for a Warehouse Office/Showroom Use.

LOCATION

1775 Wynn Joyce Road

APPLICANT

Mission Ridge Consultants

OWNER

Strategic HQ LLC

BACKGROUND

The subject property is currently developed with a stand-alone commercial structure, that formerly housed Business/Media Service Use. The property is deficient in many areas, such as an old crumbling parking lot, no landscape buffer, no landscaping on the site, and the structure itself appears in poor condition. The client, Rock Strategic, currently operates in Garland close to this site at 1602 Wynn Joyce Rd and feels this location would be better suited to their business than expanding their current property. In addition to making the property into a Warehouse Office Showroom, the client wishes to make general improvements to the property.

The property is zoned Planned Development (PD) District 84-104 for Mixed Uses, and the current zoning doesn't allow for Warehouse Office/Showroom use at this location. The applicant is requesting an amendment to the Planned Development to allow the use by right with conditions to improve the property.

SITE DATA

The property is a 0.29-acre tract of land containing an existing, stand-alone commercial structure. The site is currently accessible from Wynn Joyce Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 84-104 for Mixed Uses with a base zoning district of Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community

Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Planned Development

1. The applicant requests the Warehouse Office/Showroom Use to be allowed by right within this property.
2. The applicant has agreed to install four planters along the front of the building as there are no other areas on site to add landscaping.
3. The applicant has agreed to operate at least 50% of the building as office space.
4. The building will be upgraded to the current standards of the Garland Development Code (GDC) Chapter 4 Article 6 for exterior building design.
5. As the office square footage is 2,400 square feet and the warehouse space is 2,400 square feet, this results in eleven (11) required parking spaces. The nature of the business does not require customers to come on site and the applicant anticipates no more than six (6) employees working on site at any time. The applicant requests that only eight (8) parking spots be required.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services, and community gathering places. This center should be appropriately scaled to adjacent residential areas.

The increase to a baseline of 50% office square footage within the building moves more in-line with the intent of the Neighborhood Centers designation as it supports such uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is also zoned Planned Development (PD) District 84-104 for Mixed Uses and the property to the West is zoned Planned Development (PD) District 93-34 for Community Retail (CR) Uses. Both of these properties contain mini-warehouse (self-storage) developments. The property to the east is zoned Community Retail (CR) District and contains *Atmos* electric infrastructure. Due to this property and the storage units to the north, the subject site does not border the residential subdivision. Finally, across Wynn Joyce Road lies three Single-Family detached homes to the south that are zoned Single-Family-10 (SF-10) district.

The current land uses and existing structures leave much to be desired for the Wynn Joyce corridor, with the subject site being the most dilapidated. The proposed upgrades to the property will help make it more visually appealing.

STAFF RECOMMENDATION

Staff recommends approval of an amendment to Planned Development (PD) District 84-104 for Mixed Uses to allow a Warehouse Office/Showroom Use and a concept plan for a Warehouse Office/Showroom use at this location. The current structure and site are both dilapidated, and the applicant proposes significant building and site upgrades that will modernize the structure, make it compatible with nearby residential developments, improve landscaping, and enhance the overall appearance of the Wynn Joyce corridor. Staff finds

that reinvestment in the property, combined with the updated interior operating conditions, will improve the site's functionality and appearance.

ADDITIONAL INFORMATION

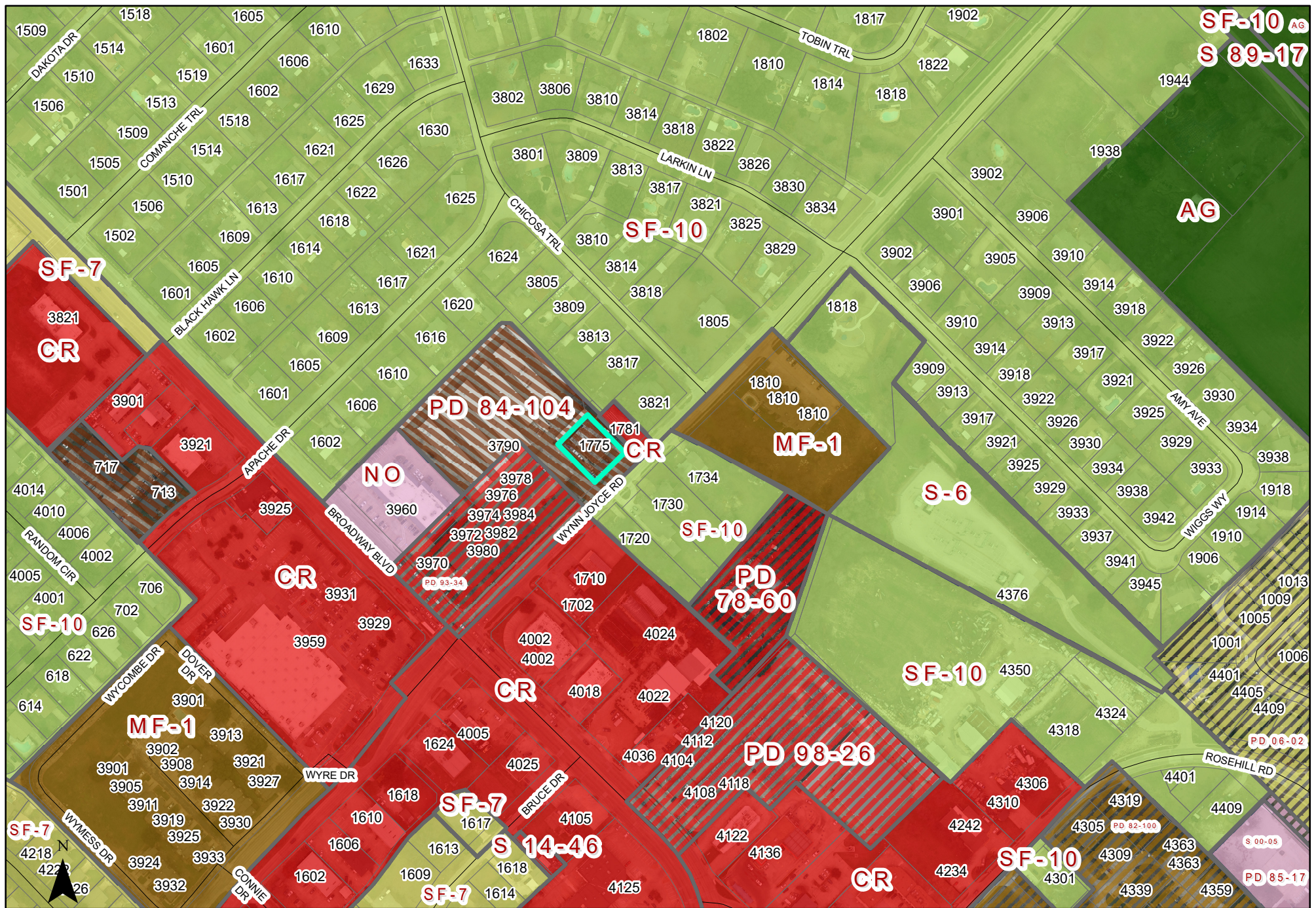
- i. Location Map
- ii. PD Conditions
- iii. Concept Plan
- iv. Site Photos
- v. Written Narrative

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



ZONING MAP Z 25-28

INDICATES AREA OF REQUEST

1775 Wynn Joyce Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-28

1775 Wynn Joyce Road

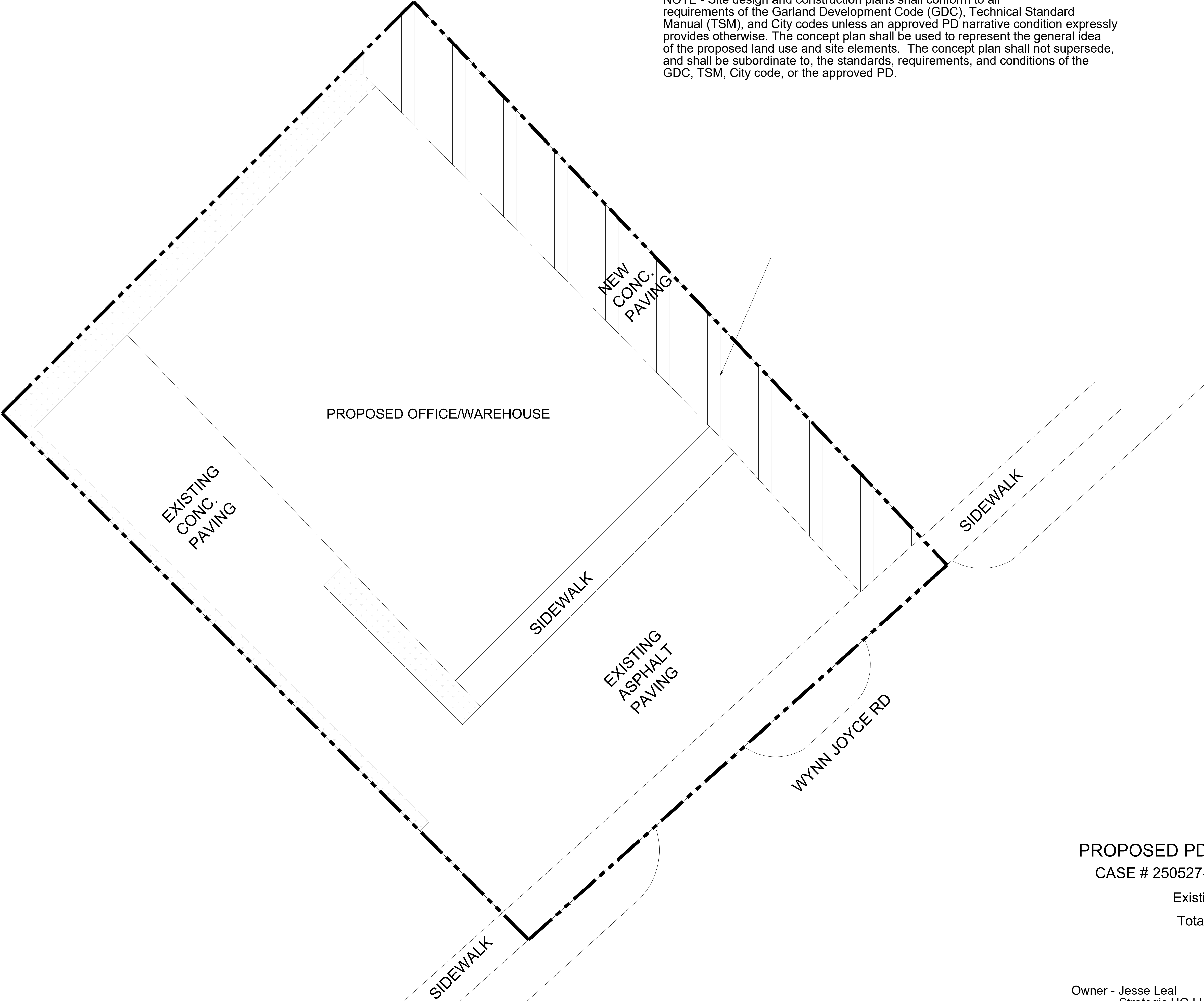
- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate the development of a Warehouse Office/Showroom Use.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Planned Development (PD) District 84-104 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:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: In addition to the uses permitted within Planned Development (PD) District 84-104, Warehouse Office/Showroom Use shall be permitted by right.
- B. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- C. Landscaping: A minimum of four planters shall be added along the length of the street-facing building's façade.

- D. Building Design: The building shall be brought up to the standards of Article 6 of Chapter 4 of the Garland Development Code (GDC).
- E. Parking: A minimum of eight (8) parking spaces are required for this site.
- F. Interior Division: At least fifty (50) percent of the square footage of the building must be used for office space.

NOTE - Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.



VICINITY MAP



PROPOSED PD AMENDMENT - CONCEPT PLAN
CASE # 250527-2 - 1775 Wynn Joyce Rd, Garland, TX
Existing Zoning - PD 84-104
Total Lot Area - 12,893 SF

Owner - Jesse Leal
Strategic HQ LLC
PO Box 496539
Garland, TX 75049
972.921.1463

Applicant - Skye Thibodeaux, AICP
Mission Ridge Consultants
PO Box 260203
Plano, TX 75026
817-657-3259

1

SITE PLAN

A1.0

SCALE: 1/16" = 1'-0"

N

DRAWN BY: DP

CHECKED BY: DP

400 N. SAINT PAUL ST.

SUITE 1120

DALLAS, TEXAS 75201

OFFICE: 214-675-9175

SITE PLAN

ROCK MAINTENANCE & CONSTRUCTION WAREHOUSE
1775 WYNN JOYCE ROAD
GARLAND, TEXAS 75043

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
2041-01

SHEET NO.
A1.0

Z 25-28



View of the subject site from Wynn Joyce Road.



View from the site looking West down Wynn Joyce Road.



View from the subject site across Wynn Joyce Road.



View from the subject site looking East down Wynn Joyce Road.

Planned Development Amendment Narrative

Subject Property: 1775 Wynn Joyce Road, Garland, TX

Applicant Request: Amendment to PD to allow Office/Warehouse Use

1. What is the existing use on the property?

The existing structure on the property at 1775 Wynn Joyce Rd is currently vacant but was most recently used for commercial purposes. The building is structurally sound and well-suited for adaptive reuse.

2. What is the proposed land use? Provide detailed information on the scope of work.

The applicant proposes to amend the Planned Development district to allow the property to be used for office/warehouse. This will include general office functions and an associated warehouse area for storage. Approximately 50% of the building will be utilized for inside storage of maintenance items, with the remaining area designed for office use.

The company is relocating its restaurant maintenance and construction staff to this location, which is less than ¼ mile from its main office in South Garland. This expansion supports the home office operations for over 70 franchised stores in Garland, North Texas, and other regions across the country. The new office will serve as a dedicated space for staff to handle dispatch, review plans, manage work orders, conduct training and safety certifications, repair equipment, make restaurant improvements, and provide operational support to franchised stores.

Interior modifications will be made to accommodate these functions, while exterior improvements will include enhancements to the building siding, replacement of concrete and asphalt along the east and south sides of the property, installation of planters, and upgraded landscaping areas. The intent is to turn an underutilized building—currently over 80% warehouse space—into a functioning, high-quality office environment with improved finishes and furniture.

3. How does the proposed use align with surrounding properties?

The proposed office/warehouse use is consistent with the commercial character of the surrounding area. Adjacent and nearby properties include a mix of warehouse and commercial uses, and this proposal represents a compatible, low-impact use that will reactivate a currently underutilized property while supporting the company's long-term investment in Garland.

4. Identify any unique development standards, and/or code deviations proposed with this request, cite the sections from the Garland Development Code and state why the deviation(s) are necessary.

The site provides a maximum of eight (8) parking spaces, which appears to be fewer than the number typically required by the Garland Development Code for office/warehouse use. However, Rock Strategies anticipates no more than six (6) employees at this satellite office location. There will be no customers visiting the site. Combined with the fact that approximately 50% of the building area will be dedicated to inside storage of maintenance items, the provided parking is sufficient to support the intended operations.

No other deviations from the Garland Development Code are currently proposed. Should future compliance or clarification be necessary, the applicant will work with staff to determine appropriate modifications or waivers.

5. Provide SUP time period (if applicable), days of week and hours of operation.

No Specific Use Permit (SUP) is requested. The anticipated hours of operation are Monday through Friday, 8:00 a.m. to 6:00 p.m.

6. Provide proposed building size and building height.

The existing structure is approximately 4,800 square feet in size. The building is single-story, with an approximate height of 10 feet.

7. Are you proposing any retention/detention pond?

No retention or detention pond is proposed.

8. Is your property within a floodplain?

The subject property is not located within a FEMA-designated floodplain.

9. What are the required landscape buffers along the street frontages?

Per Garland Development Code Section 4.34, a 15-foot landscape buffer is typically required along major street frontages. Landscaping enhancements are included in the proposed site improvements.

10. Are you providing any perimeter screening?

There is no proposed perimeter screening.

11. Provide number of dwelling units, dwelling size and number of bedrooms and density for any Multi-Family, Single-Family Detached, Single-Family Attached and Two-Family developments.

Not applicable. This request does not include any residential development.

12. What amenities are you proposing with your request?

No amenities such as parks or community facilities are proposed.

13. What types of attached, detached, freestanding signage are proposed?

Signage will be limited to wall signage on the primary face of the existing structure. All signage will comply with the Garland Development Code and will be reviewed through the normal sign permit process.

Closing Statement

This proposal represents an important step in expanding the applicant's long-standing presence in Garland. By relocating maintenance and construction staff to a nearby facility, the company will strengthen its ability to support over 70 franchised stores while reinvesting in a currently underutilized property. The improvements proposed will enhance the property's functionality, appearance, and contribution to the surrounding commercial district, ensuring that the company can continue to call Garland home for many years.

REPORT & MINUTES

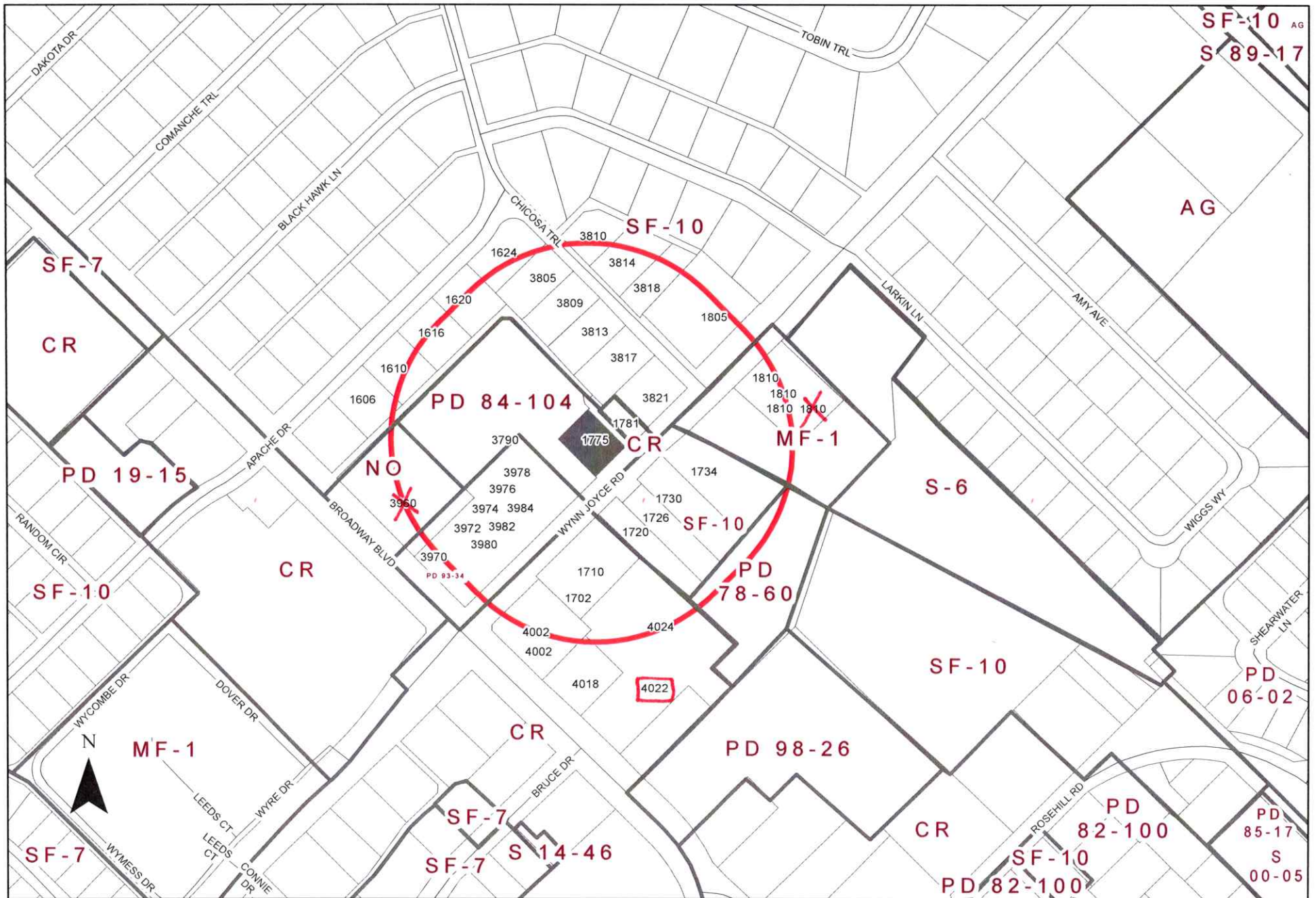
P.C. Meeting, September 8, 2025

2a. APPROVED Consideration of the application of **Mission Ridge Consultants**, requesting approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use. The site is located at 1775 Wynn Joyce Road (District 3) (File Z 25-28)

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicants, Skye Thibodeaux, P.O. Box 260203, Plano, TX 75026 and Matthew Parmely, 1602 Wynn Joyce Road, Garland, TX 75043, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**



ZONING MAP Z 25-28

1775 Wynn Joyce Rd

Comment Form

Case Z 25-28

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

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

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

Fay Simon

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

3960 Broadway #200

City, State / Estado de la Ciudad / Thành bang

Garland

Zip Code / Código postal / Mã Bưu Chính

10

75043

9/2/25

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 25-28

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Elizabeth Andargie

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

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

1810 Wynn Joyce Road, Apt 101

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

Garland

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Elizabeth A.

03/09/2025

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case Z 25-28

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Amy Sayre

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

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

3960 Broadway Blvd. Ste. 107

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

Garland, TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Amy Sayre

Signature / Firma / Chữ ký

9/5/2025

Date / Fecha / Ngày

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

Comment Form

Case Z 25-28

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



For / A Favor / Đúng



Against / En Contra / Không

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

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

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

Phuong Ho (owner)

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

4022 Broadway

City, State / Estado de la Ciudad / Thành bang

Garland TX 75043

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 25-28

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

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

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

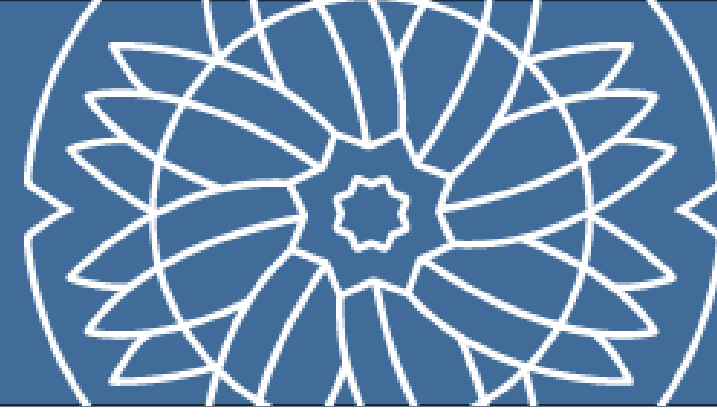
I agree with all The planning



GARLAND

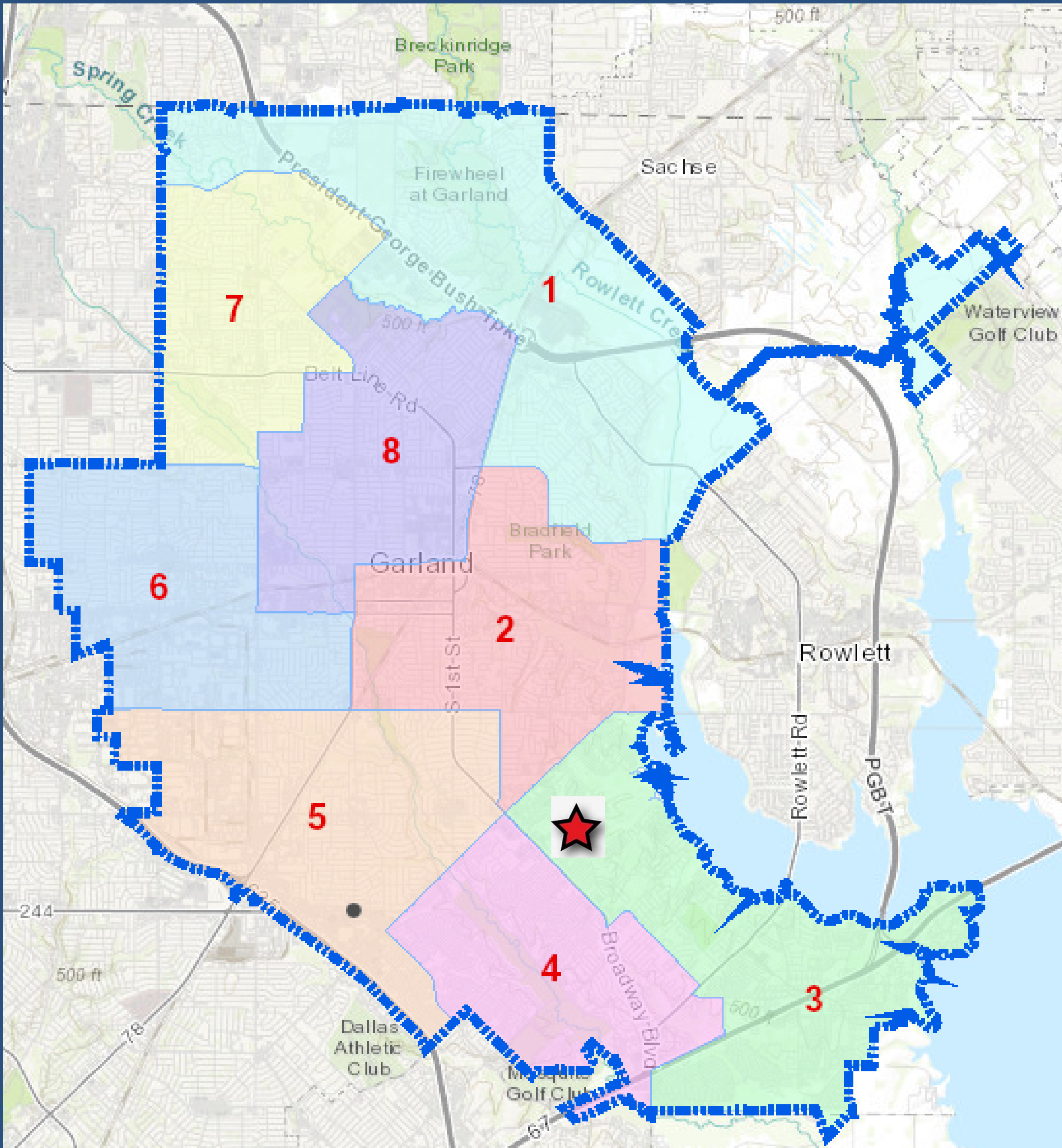
City Council Meeting

October 21, 2025



Request

The applicant requests a Planned Development Amendment for a **Warehouse Office/Showroom Use** on a property zoned Planned Development (PD) District 84-104 for Mixed Uses.



Case Information

Location: 1775 Wynn Joyce Road

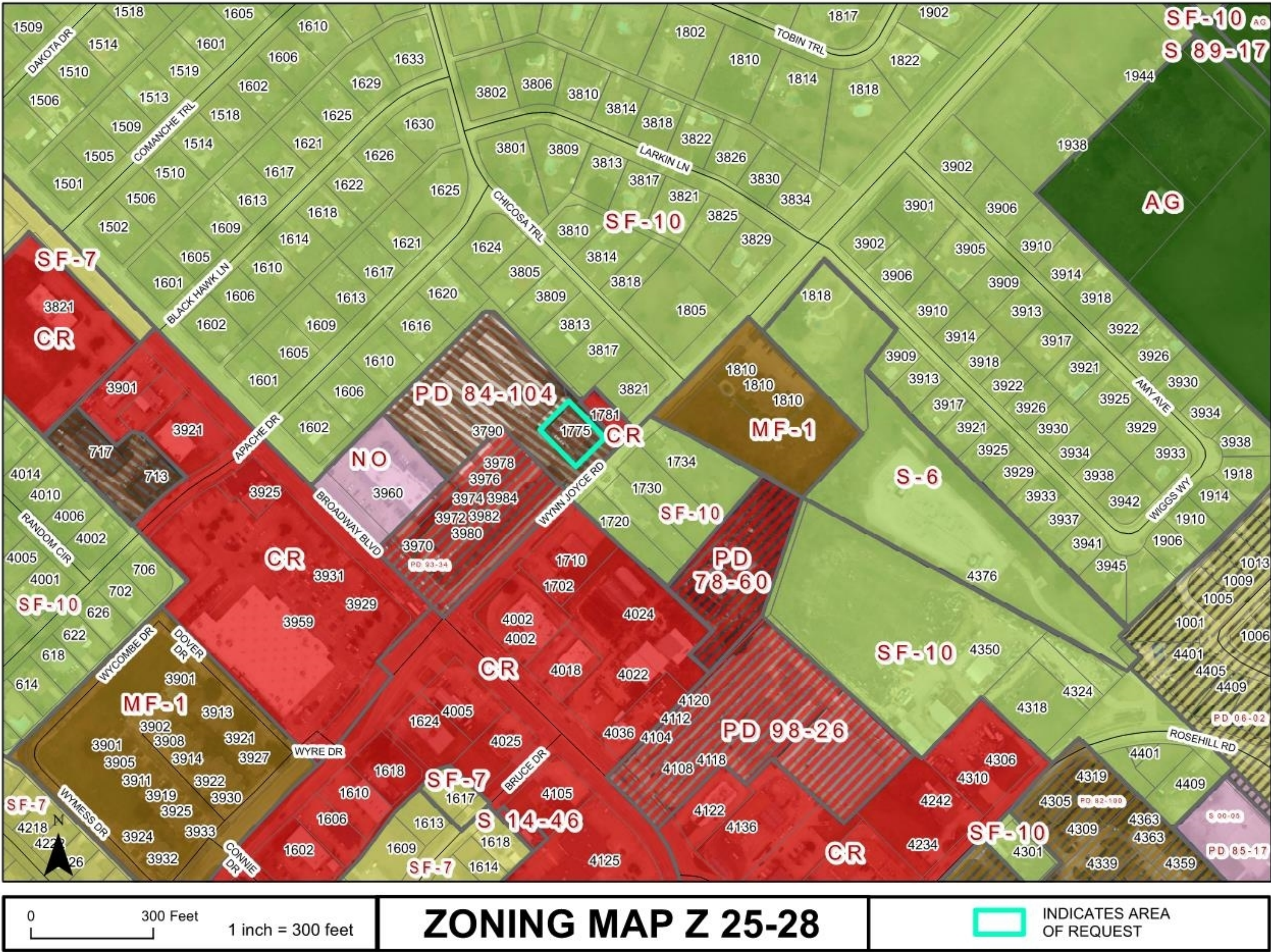
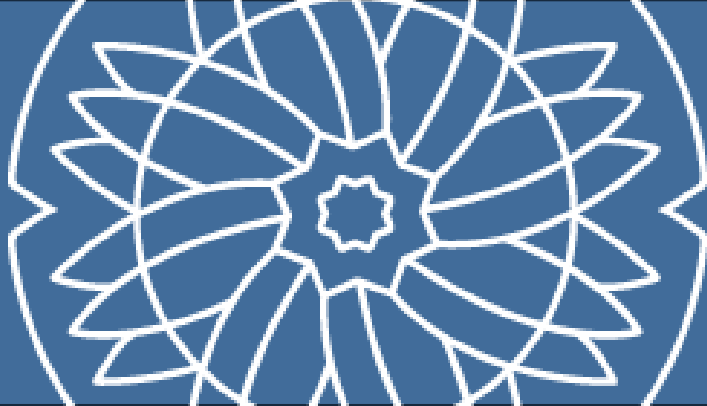
Applicant: Mission Ridge Consultants

Owner: Strategic HQ LLC

Acreage: 0.29-acres

Zoning: Planned Development (PD) 84-104

Location Map



1775 Wynn Joyce Rd

Comprehensive Plan



Neighborhood Centers

Description

Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas.

This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

Site Photos

1775 Wynn Joyce Road



View of the subject property.



View from the subject site looking West down Wynn Joyce Road.

Site Photos

1775 Wynn Joyce Road

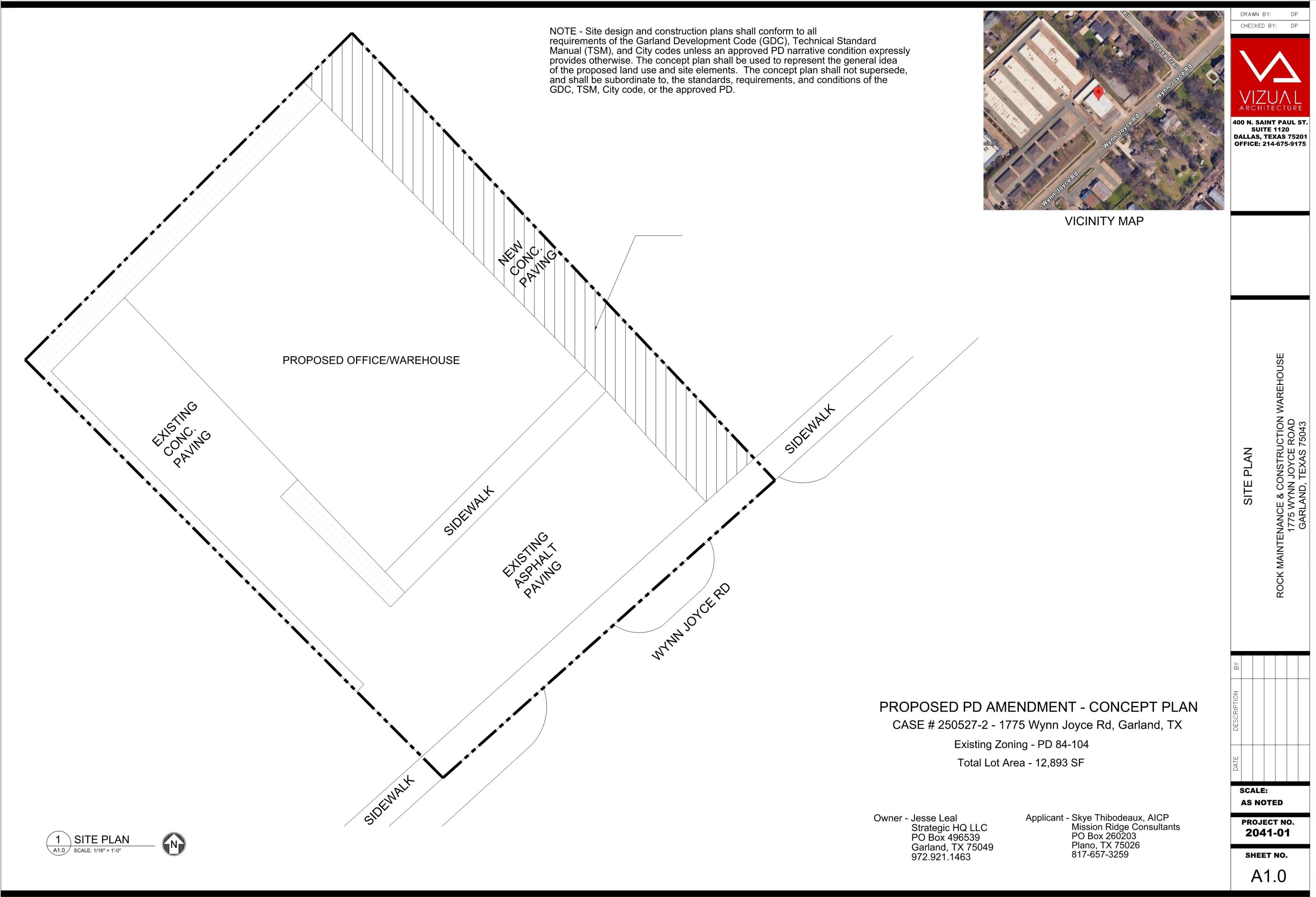
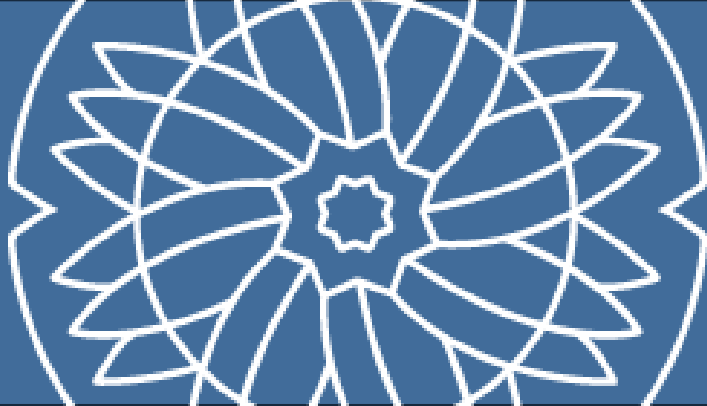


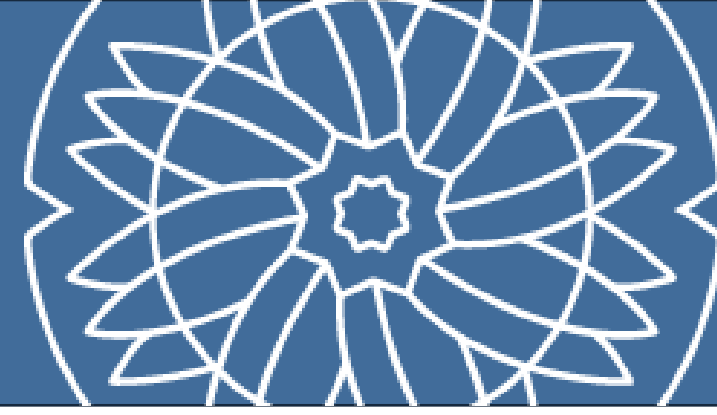
View from the subject site looking across Wynn Joyce Road.



View from the subject site looking East down Wynn Joyce Road.

Concept Plan





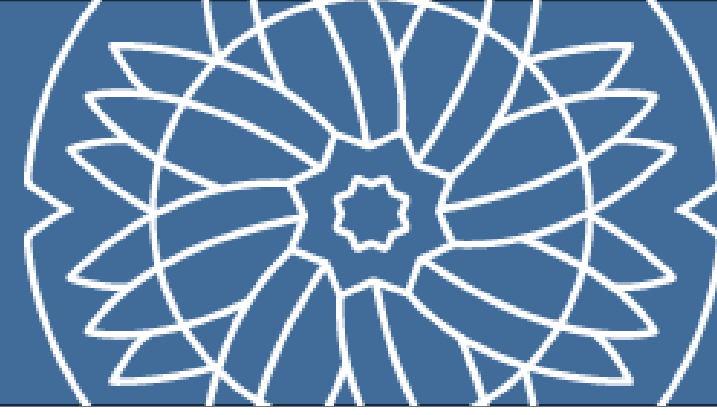
Applicant Request: Planned Development Amendment to add Warehouse Office/Showroom Use by right.

4 planters will be installed to provide landscaping.

At least 50% of the building must be for office space.

The building will be updated to match GDC Chapter 4 Article 6 for Building Design.

Only 8 parking spots shall be required.



Staff Recommendation: Approval of the applicant's request with conditions

PC Recommendation: Approval of the applicant's request with conditions



Response Letters

Thank You

Questions?



City council Report



GARLAND
TEXAS MADE HERE

File No: Z 25-29/District 1

Agenda Item:

Meeting: City Council

Date: October 21, 2025

STRATEGIC FOCUS AREA

Growing economic base.

REQUEST

Hold a public hearing and consider approval of 1) a Tattooing/Body Piercing Establishment use to be permitted at the property addressed as 315 Coneflower Drive, Unit A03. The site is currently zoned Planned Development (PD) District 21-19 for Mixed Uses.

PLAN COMMISSION RECOMMENDATION

On September 22, 2025, with a nine (9) to zero (0) vote, the Plan Commission recommended a PD amendment to allow a Tattoo/Body Piercing Establishment by an SUP and approve the SUP for five (5) years.

LOCATION

315 Coneflower Drive, Unit A03

APPLICANT

Simon Property Group (Texas), LP

OWNER

Hunter McQuire

BACKGROUND

The subject property is a suite within Firewheel Town Center, an urban-style outdoor regional shopping mall. It consists of a mix of retail, commercial, and multi-family uses. The applicant proposes to operate a Tattooing/Body Piercing Establishment on property zoned Planned Development 21-19 (PD 21-19).

SITE DATA

The subject site is an approximately 991 square feet suite with approximately 22.5 feet of frontage along Coneflower Drive. Access to the site is from Coneflower Drive.

USE OF PROPERTY UNDER CURRENT ZONING

This is a mixed use Planned Development where a variety of retail, restaurant, and entertainment uses are permitted. The latest PD revision allowed a Convenience Store (1,000 – 5,000 square feet) and Fitness or Performing Arts Studio uses by right. Breweries/Wineries/Distilleries (limited to no more than 15,000 square feet) and New Automobile Sales (Indoors Only) were permitted with an SUP only. A Tattooing/Body Piercing Establishment is not listed as one of the uses permitted in this zoning district, therefore the applicant requests to allow the use by SUP.

CONSIDERATIONS

Specific Use Provision

1. The applicant requests to operate a Tattooing/Body Piercing Establishment by SUP for 10 years. This use is defined as an establishment that offers either tattooing or body piercing. Tattooing is the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels or other related equipment, but does not include tattooing for medical purposes (such as for reconstructive or plastic surgery) or the application of permanent cosmetics (see *Permanent Cosmetics*). Body piercing is the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or other decoration.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject site. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses.

It is envisioned that regional centers such as these promote high quality retail, service, dining, and entertainment which promote placemaking and desirable destinations. The proposed use does not fully fit the vision of the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Section 2.52 (A) (6) of the Garland Development Code requires a 500 feet distance separation between tattoo shops and daycare facilities, residences, places of worship, public or private schools, public parks or hospitals, senior living facility, or other tattooing/body piercing establishments. The proposed use will not be within 500 feet of the named uses. Staff did find one (1) tattoo/body piercing establishments in the vicinity and have notified Code Compliance to verify the uses. There is an ice cream shop to the south, a café to the north and restaurant to the east and gym to the west.

Although the proposed use may not be perceived as a high-quality service use and is not complementary to the surrounding uses, it is located in the center of a mall and not within immediate proximity to the above-mentioned sensitive areas, causing minimal impact.

STAFF RECOMMENDATION

Staff does not offer a recommendation on this case, but seeks the Council's direction concerning this request.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Site Photos
- iv. Written Narrative
- v. Concept Plan
- vi. Additional Demonstration – Information only

CITY COUNCIL DATE: October 21, 2025

PREPARED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning & Development
972-205-2453
echetuya@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



1 inch = 600 feet

ZONING MAP Z 25-29

315 Coneflower Dr, Unit A03



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-29

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow a Tattooing/Body Piercing Establishment in this PD with a Specific Use Provision.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District PD 21-19 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. Specific Conditions:** A Tattooing/Body Piercing Establishment use, in addition to those listed in Planned Development District 21-19, shall be permitted with a Specific Use Provision.

SPECIFIC USE PROVISION (SUP) CONDITIONS

ZONING FILE Z 25-29

315 Coneflower Drive Unit A03

II. Statement of Purpose: The purpose of this SUP is to allow for a Tattooing/Body Piercing Establishment use.

II. Statement of Effect: This SUP 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.

V. General Regulations: All regulations of the Planned Development (PD) District 21-19 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

VI. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

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

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

V. Specific Conditions:

A. Time Limitation:

a. The Specific Use Provision shall have a 5-year time period.

Subject site facing west



Special Use Permit Narrative

Business Name: Gilded Skin, LLC

Business Type: Luxury Body Art Studio

Address: 315 Coneflower Drive, Garland, TX 75040

Zoning: Mixed-Use Development

Applicant: Katherine Luetge (304) 266-1650 & Matthew Luetge (512) 429-0719

Gilded Skin, LLC respectfully submits this application for a Special Use Permit to operate a luxury, high-end body art studio within the City of Garland. Our studio will offer a refined and elevated experience for clients seeking body art services in a distinctive environment inspired by French Rococo design. The business seeks to complement and enhance the existing character of the surrounding mixed-use district by providing a tasteful, well-managed, and aesthetically pleasing addition to the local business community.

The proposed studio will be in a 991-square-foot building with a height of 20 feet. The building is situated on land zoned for mixed-use development, and the proposed use aligns with all applicable standards set forth by the City of Garland's Development Code and Ordinances. There are no unique development deviations or variances requested as part of this application.

Our hours of operation will be Monday through Saturday, from 10:00 AM to 10:00 PM. These hours are designed to provide flexibility for our clientele while maintaining harmony with nearby businesses and the surrounding area.

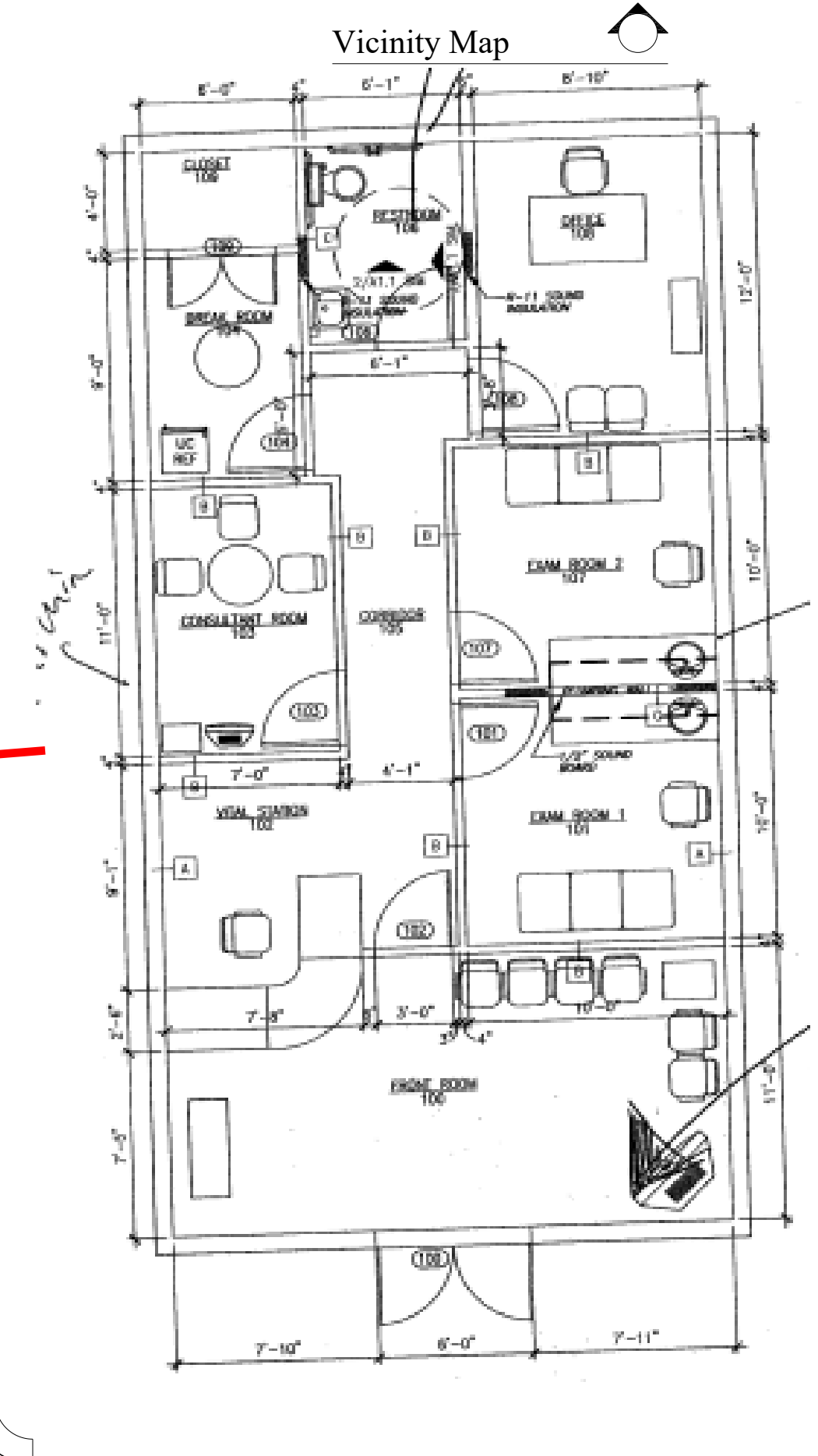
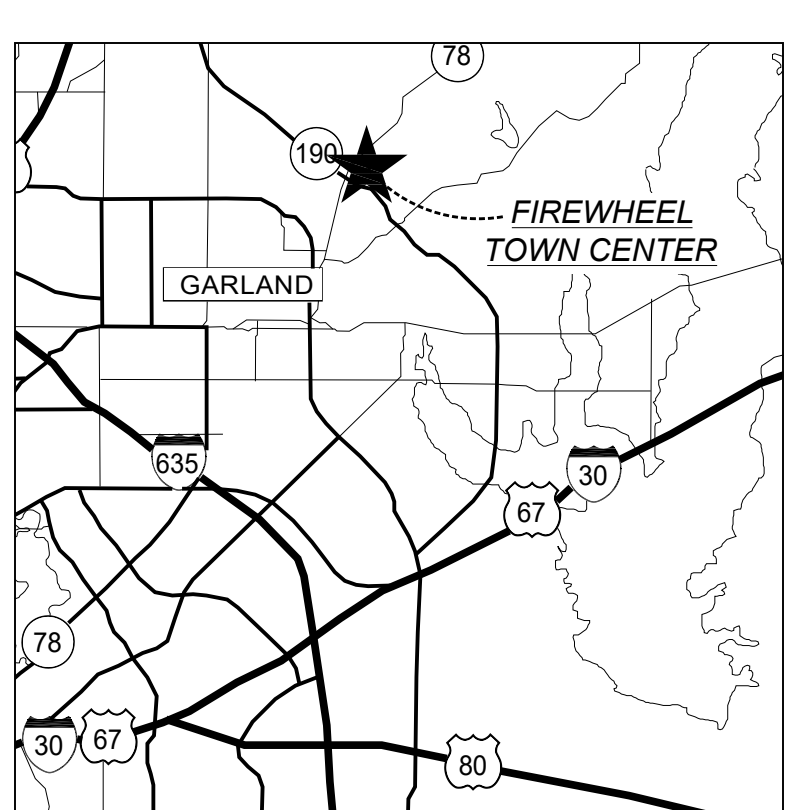
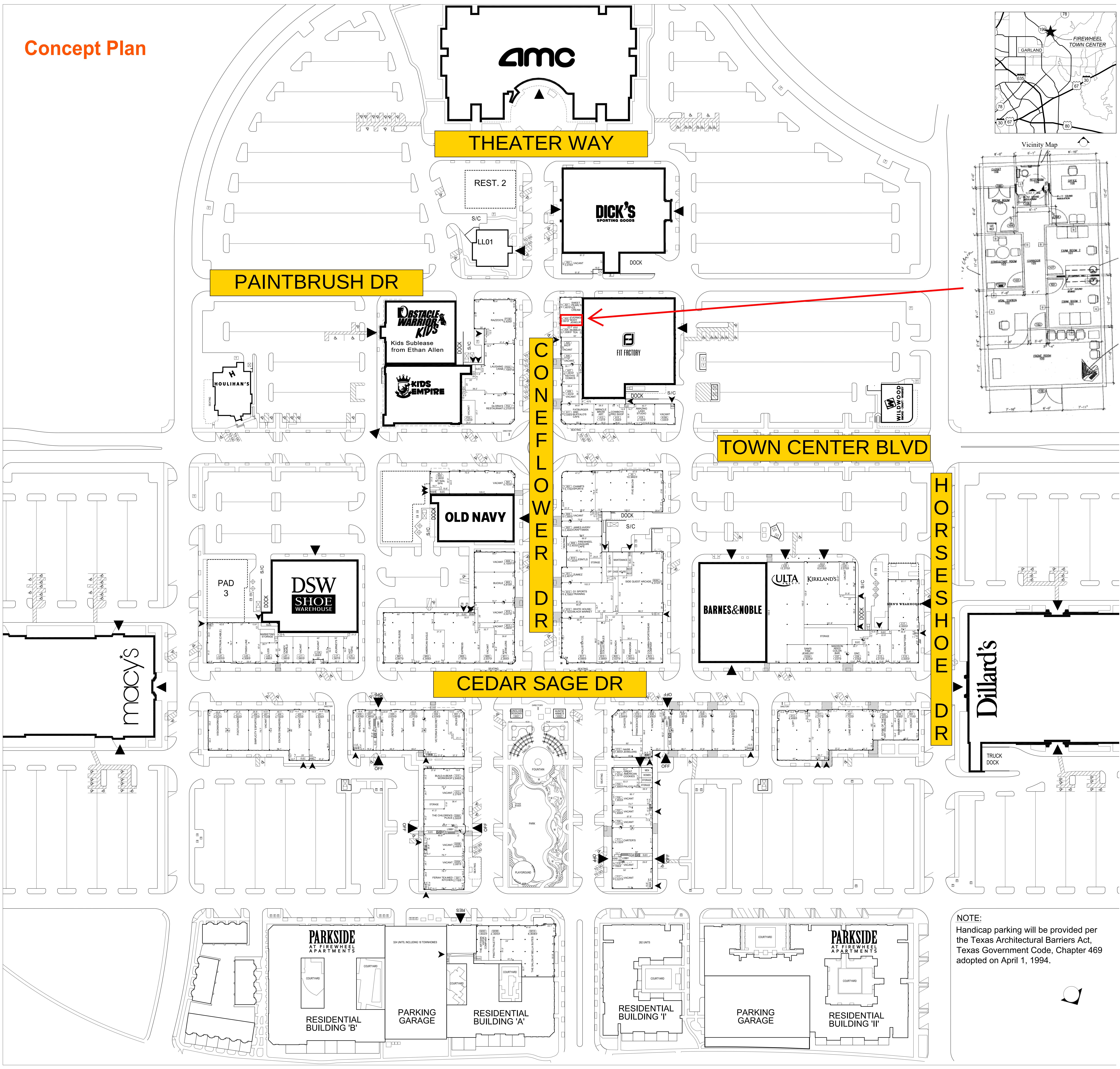
Importantly, the property is not located within a 500-foot radius of any schools, daycares, religious institutions, senior living facilities, or residentially zoned properties, ensuring compliance with the City's location requirements for body art establishments.

The business will feature exterior signage attached to the building, consistent with city guidelines. The signage will be tasteful and in keeping with the studio's upscale aesthetic.

Gilded Skin, LLC is committed to operating with the highest standards of professionalism, safety, and sanitation. We aim to be a valued and responsible addition to the Garland business community.

We respectfully request approval of this Special Use Permit to allow Gilded Skin, LLC to operate within the proposed location.

Concept Plan



Project Data	
DILLARD'S	155,632
BARNES & NOBLE	27,200
OLD NAVY	15,000
AMC THEATRES	75,000
DSW SHOE WAREHOUSE	25,000
MACY'S	140,000
DICK'S SPORTING GOODS	70,120
OBSTACLE WARRIOR KIDS	18,000
FIT FACTORY	34,550
KIDS EMPIRE/HAPIK	18,300
Total Department Store GLA	578,702
Total Small Shops GLA	332,663
Total GLA	911,365
Leaseable Office GLA	75,000
Total GLA w/Office	986,365
Restaurants	
LL01	5,000
HOULIHAN'S	6,772
WILDWOOD	4,345
Total Restaurant GLA	16,117
Total Project GLA	1,002,482

REVISION HISTORY:	
March 12, 2025 - N.C. A03	February 25, 2025 - nc SLAY F10 work#542513 (MB)
February 11, 2025 - Updated Slim Data	February 03, 2025 - N.C. A00
January 28, 2025 - Updated Slim Data	January 21, 2025 - Updated Slim Data
January 10, 2025 - nc P13	January 09, 2025 - Present
January 08, 2025 - Updated Salesforce	November 27, 2024 - Updated Salesforce
November 21, 2024 - Updated Salesforce	November 14, 2024 - Updated Salesforce
October 25, 2024 - Refined the names AP Node cleanup	October 09, 2024 - Updated Salesforce
October 02, 2024 - added Risk Leased Theater category (JG)	September 10, 2024 - Updated Salesforce
September 25, 2024 - Updated Salesforce	September 11, 2024 - nc B05, P05
September 04, 2024 - Updated Salesforce	August 28, 2024 - Updated Salesforce
May 05, 2024 - nc M15, Updated Salesforce	May 05, 2024 - nc M15, Updated Salesforce
April 05, 2024 - N.C. A03	

Other revision information could be available - See CAD Department for details

This exhibit is provided for illustration purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or items will be as illustrated on this exhibit, or that any items which may be referenced on this exhibit will at any time be occupied by the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.

- Change of Elevation
- No Door Zone
- Primary Entrances

225 W. Washington Street
Indianapolis, IN 46204
(317) 636-1600

Copyright © 2025, Simon Property Group, L.P. All Rights Reserved

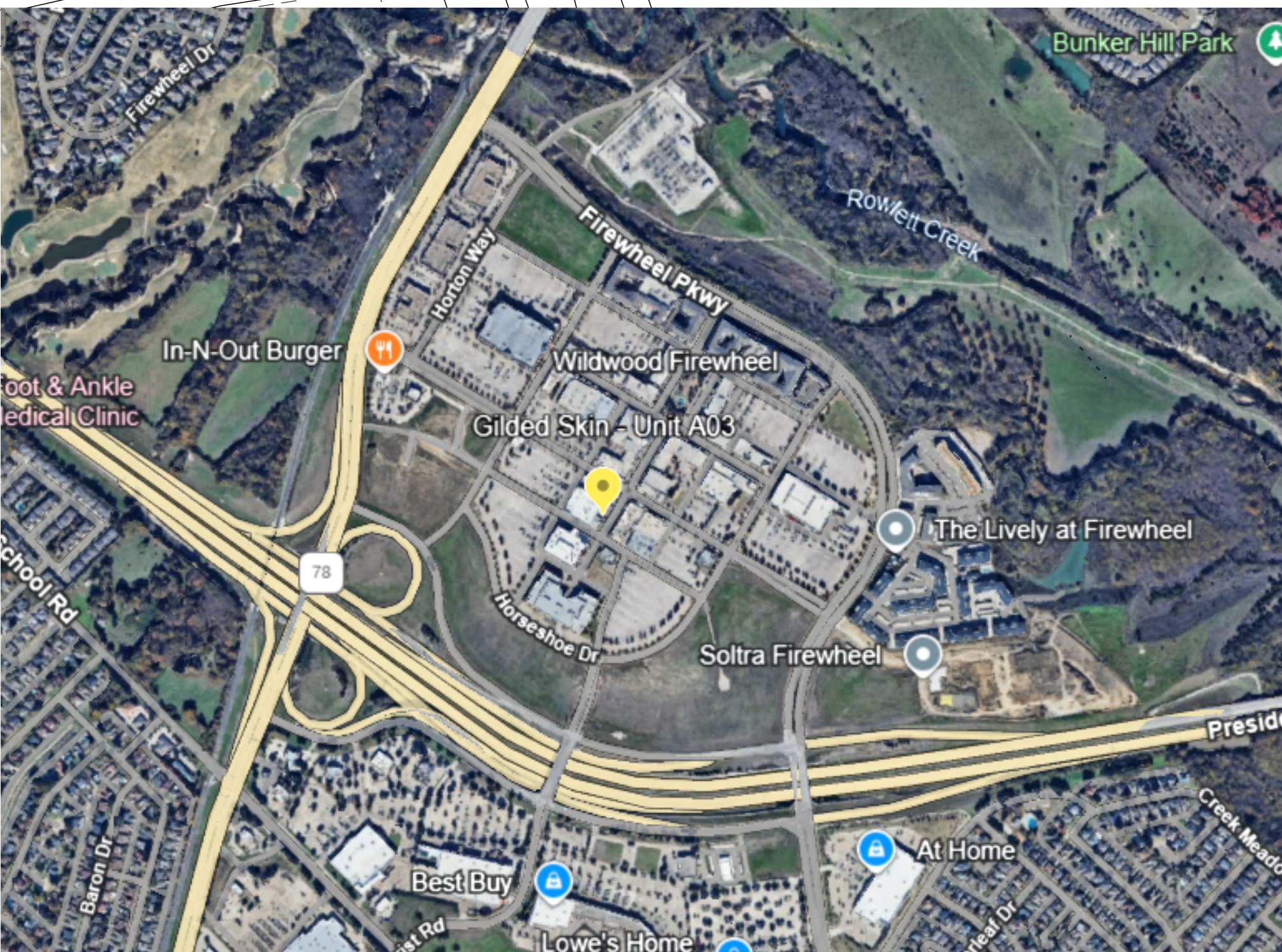
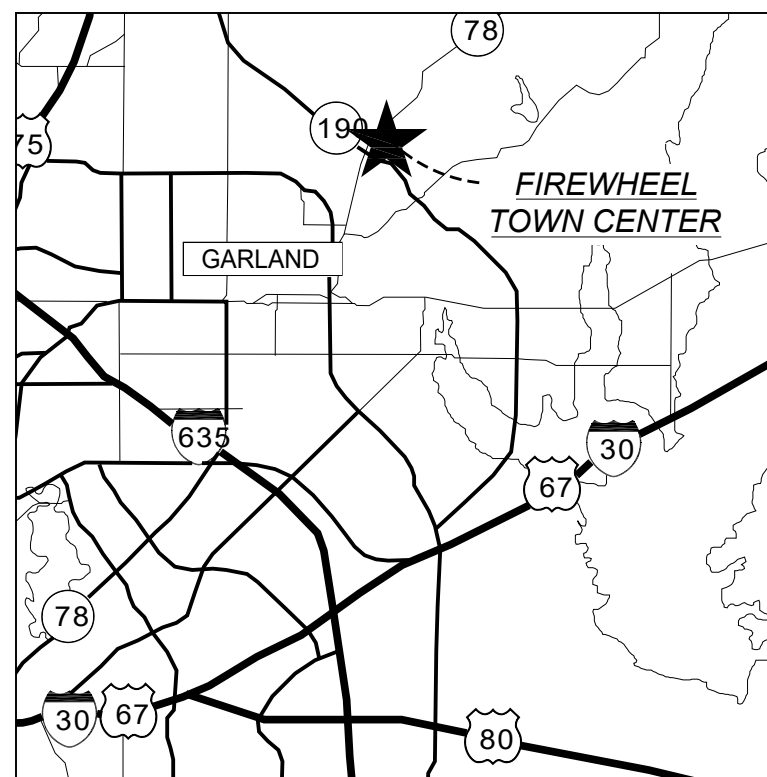
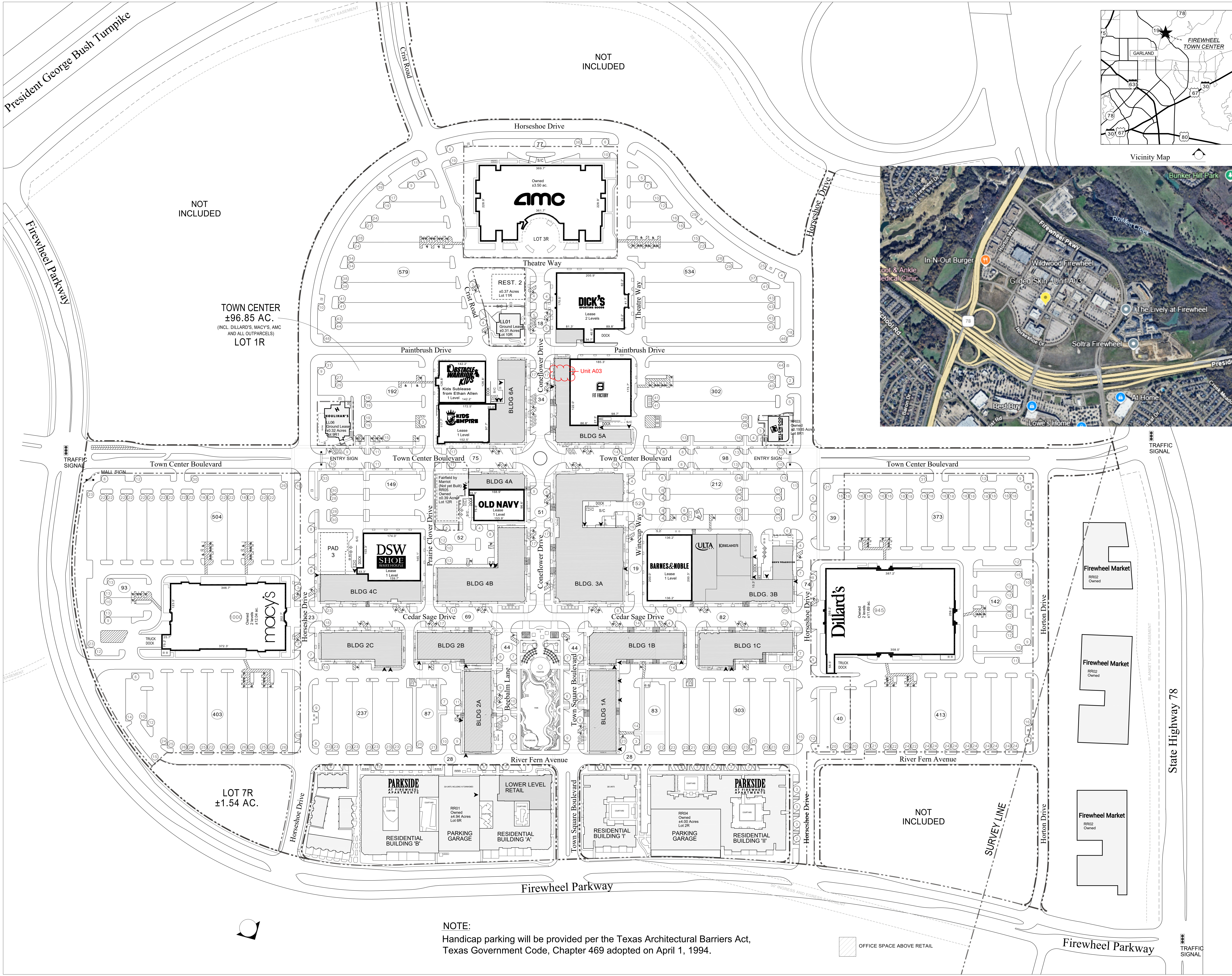
PROJECT:	
FIREWHEEL TOWN CENTER	
LOCATION:	
GARLAND TEXAS	
DESCRIPTION:	
CENTER PLAN	
WORK ORDER #:	DRAWING FILE NAME:
543723	...1308/CP.1308/CP
DRAWN BY:	DATE LAST MODIFIED:
ERWOOD	March 12, 2025
COMPANION DRAWING:	SCALE:
SP	0 30 60
CORP. #	DRAWING:
1308	CP

NOTE:
Handicap parking will be provided per the Texas Architectural Barriers Act, Texas Government Code, Chapter 469 adopted on April 1, 1994.

CONCEPTS OF GILDED SKIN

Additional Demonstration - Information Only





Project Data	
DILLARD'S	155,532
BARNES & NOBLE	27,200
OLD NAVY	15,000
AMC THEATRES	75,000
DSW SHOE WAREHOUSE	25,000
MACY'S	140,000
DICK'S SPORTING GOODS	70,120
OBSTACLE WARRIOR KIDS	18,000
FIT FACTORY	34,550
KIDS EMPIRE/HAPIK	18,300
Total Department Store GLA	578,702
Total Small Shops GLA	332,663
Total GLA	911,365

Leaseable Office GLA 75,000

Total GLA w/Office 986,365

Restaurants

LL01 5,000

HOULIHAN'S 6,772

WILDWOOD 4,345

Total Restaurant GLA 16,117

Total Project GLA 1,002,482

TOTAL PARKING SPACES: 5501

SPACE/1000 SF OF GLA: 5.49

PHASE 1 RESIDENTIAL: 312 UNITS

PHASE 2 RESIDENTIAL: 281 UNITS

Gilded Skin: 991 SF

REVISION HISTORY:
January 09, 2025 - Recon
January 29, 2024 - updated Outlot FT2 data (UG)
June 6, 2023 - add confined spaces w/0493730 (MB)
April 03, 2023 - Added CEMP sheets (sis)
November 11, 2021 - Standardized patio graphics
October 05, 2021 - added ToGo spaces (this)
September 10th, 2021 - project data update (sis)
August 31, 2021 - Update SP to turn on and add utility data.
February 09, 2021 - Review of Entrance Arrows
January 05, 2021 - Updated plan to change Under Redevelopment XG to inline space
Nov 4, 2020 - C17 to inline space per question from Lease Accounting and CTI research w/01 Recon
Oct 6, 2020 - updated project data w/01 Recon
Aug 21, 2020 - added unlocated outlots note w/01 Recon
Aug 19, 2020 - updated project data with Wildwood w/01 Recon
May 9, 2020 - Outlot Reconciliation w/01 Recon
November 01, 2018 - updated information relating to LOT 12R
August 28, 2018 - Updated Anchor Sublet Information
July 12, 2018 - Toys R Us - Anchor, Obstacle Warrior Kids subleased from Ethan Allen, CPSP cleanup

Other revision information could be available - See CAD Department for details

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any warranty which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.

▲ Primary Entrances ▲ Secondary Access

SIMON
225 W. Washington Street
Indianapolis, IN 46204
(317) 636-1600
Copyright © 2025, Simon Property Group, L.P. All Rights Reserved

PROJECT: FIREWHEEL TOWN CENTER

LOCATION: GARLAND TEXAS

DESCRIPTION: SITE PLAN

WORK ORDER #: ...1308/SP/1308SP

Recon

DRAWN BY: DATE LAST MODIFIED: January 09, 2025

Sowers

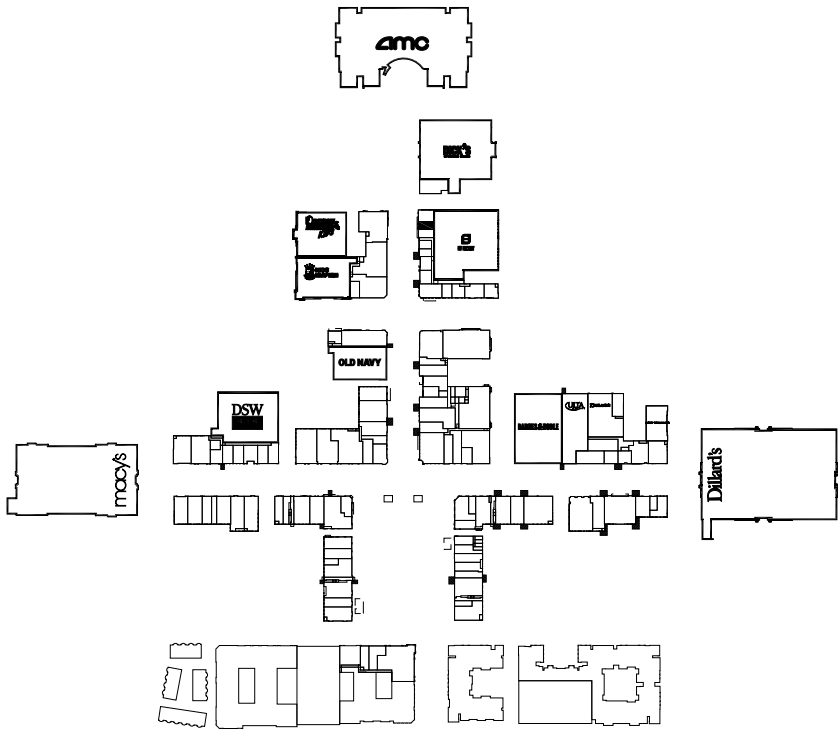
COMPANION DRAWING: SCALE: 0 50 100

CP

CORP. # DRAWING: 1308 SP

NOTE:
Handicap parking will be provided per the Texas Architectural Barriers Act, Texas Government Code, Chapter 469 adopted on April 1, 1994.

OFFICE SPACE ABOVE RETAIL

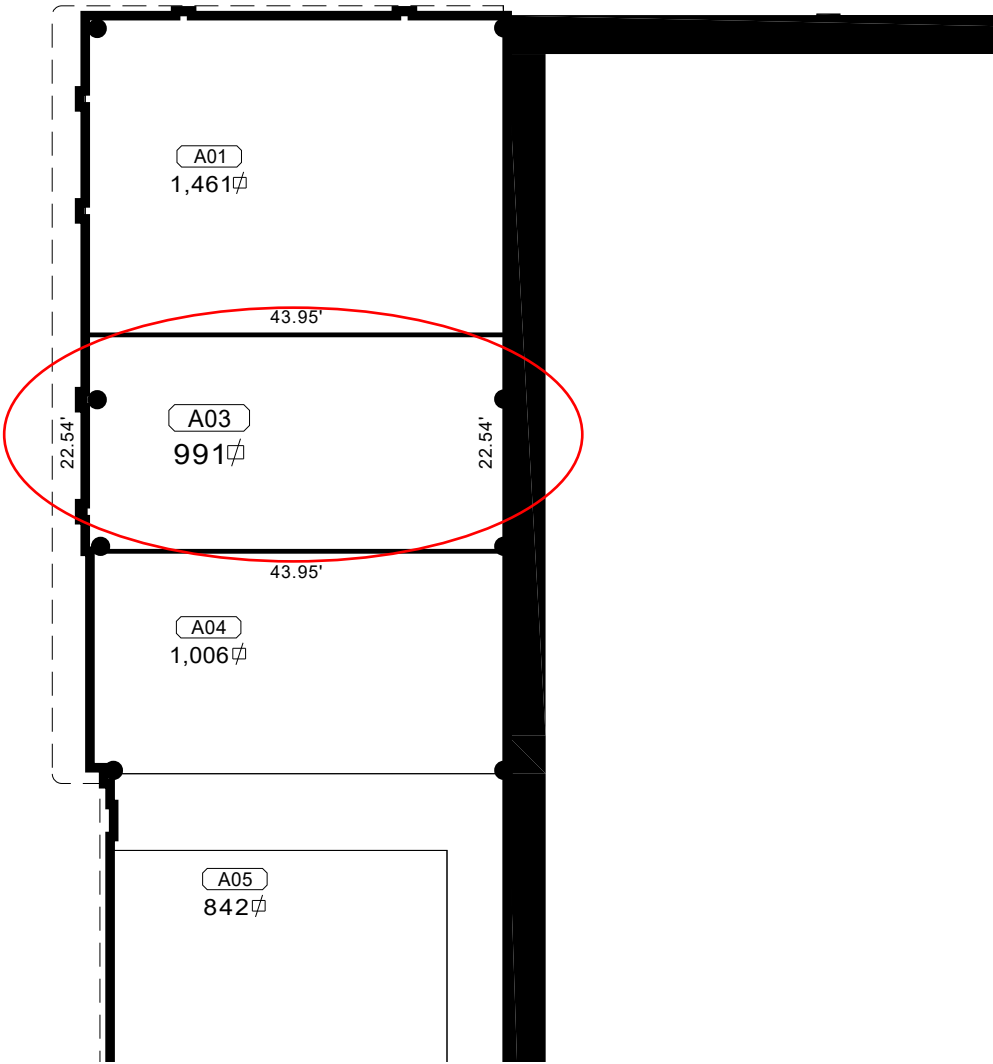


FIREWHEEL TOWN CENTER

TSD# A03
Level: 01


SIMON[®]

Simon Property Group
225 W. Washington St.
Indianapolis, In 46204



The information in this document is confidential and a proprietary trade secret of the Landlord and may not be copied, distributed, published or disclosed without prior written permission. Landlord retains the right to design, change, alter or modify (without prior written notice) the size and configuration of any or all of the Center or any of the buildings, premises, hallways, malls, corridors, kiosks, tenant spaces or common areas contained therein, including, but not limited to, the identity, size, configuration, location or arrangement of any of the foregoing. This document does not constitute any contract or obligation by the Landlord. Landlord makes no representations or warranties regarding the Center, any premises contained therein, or the accuracy of the information contained in this document. It is the responsibility of Tenant or Tenant's contractor to field verify existing site conditions and dimensions.

REPORT & MINUTES

P.C. Meeting, September 22, 2025

2a. APPROVED Consideration of the application of **Hunter Mcquire**, requesting approval of 1) a Planned Development Amendment to allow a Tattooing/Body Piercing Establishment use by right. The site is currently zoned Planned Development (PD) District 21-19 for Mixed Uses. The site is located at 315 Coneflower Drive Unit A03. (District 1) (File Z 25-29)

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicants, Matthew and Jennifer Luetge, 3801 Jennifer Lane, Rowlett, TX 75088, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** a PD Amendment to allow a Tattoo/Body Piercing Establishment by an SUP and approve the SUP for 5 years. Seconded by Commissioner Abell. **Motion carried: 9 Ayes, 0 Nays.**

Comment Form

Case Z 25-29

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Horton Asset company Ltd. by Horton Management No 2, general partner by
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề Kristina Mathys, manager
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3801 Lavan Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

512-917-9619 cell

Comment Form Case Z 25-29

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



For / A Favor / Đúng



Against / En Contra / Không

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

Max Robinson Tenant

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

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

305 River Fern Ave

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

9/9/25

Date / Fecha / Ngày

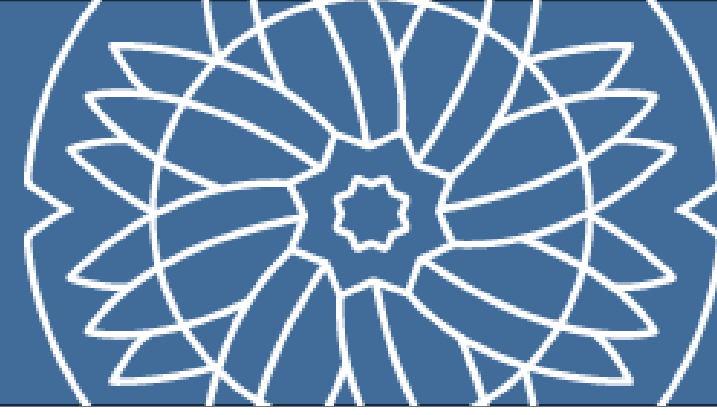
(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND

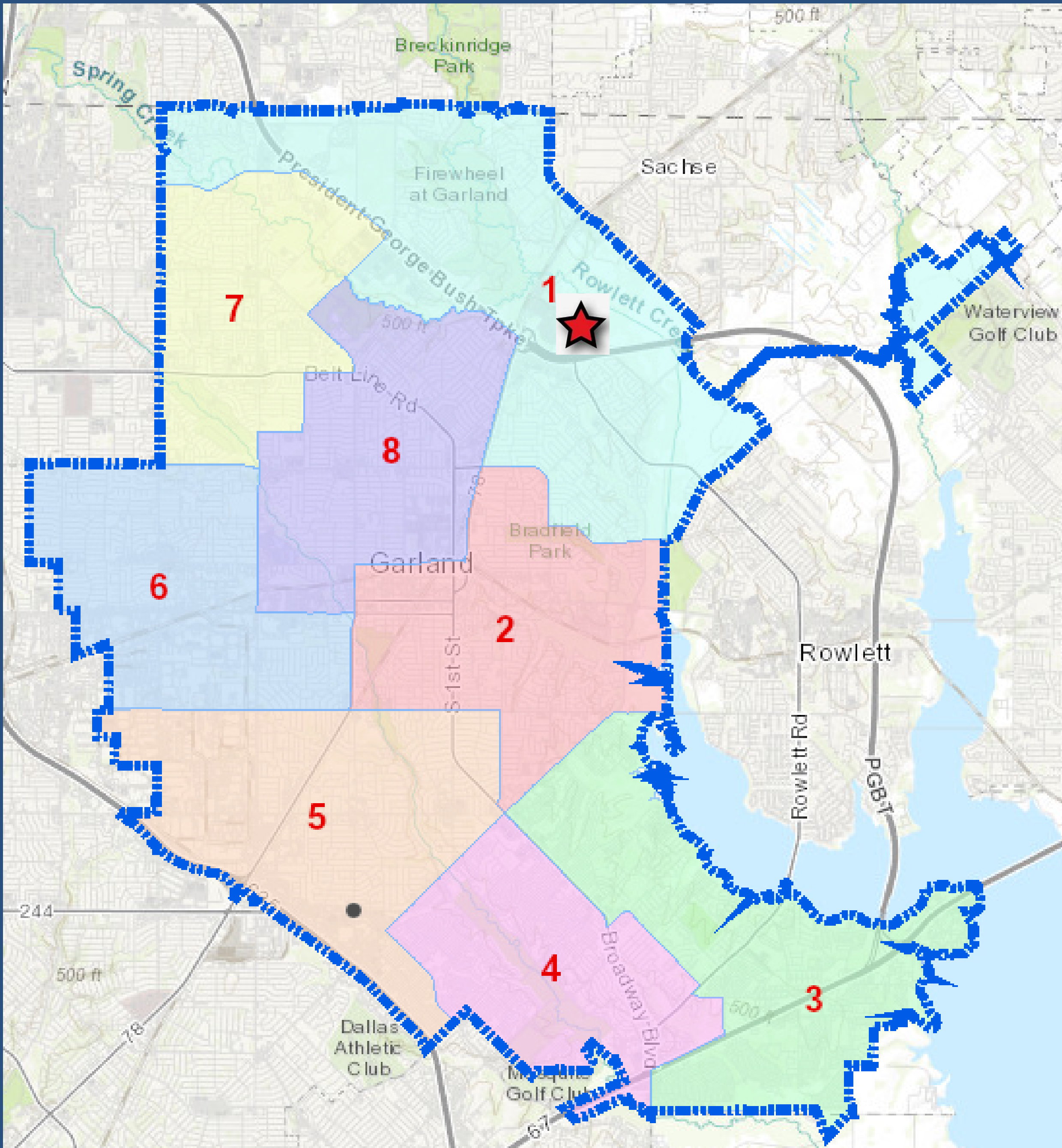
City Council Meeting

October 21, 2025



Request

The applicant requests a Planned Development Amendment to allow a **Tattooing/Body Piercing Establishment** on a property zoned Planned Development (PD) District 21-19 for Mixed Uses.



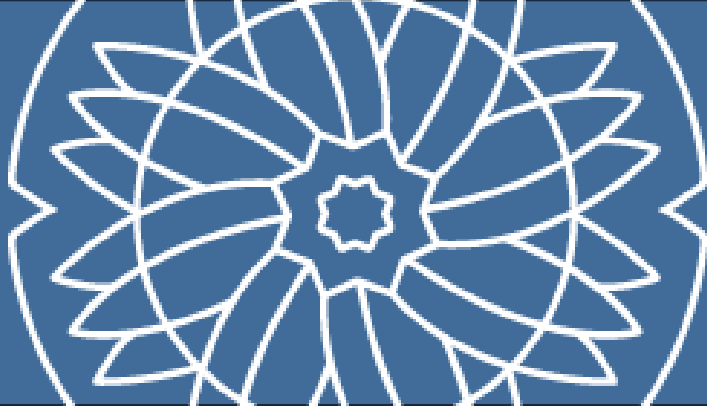
Case Information

Location: 315 Coneflower Drive

Owner: Simon Property Group (Texas), LP

Zoning: Planned Development (PD) 21-19

Location Map



0

600 Feet

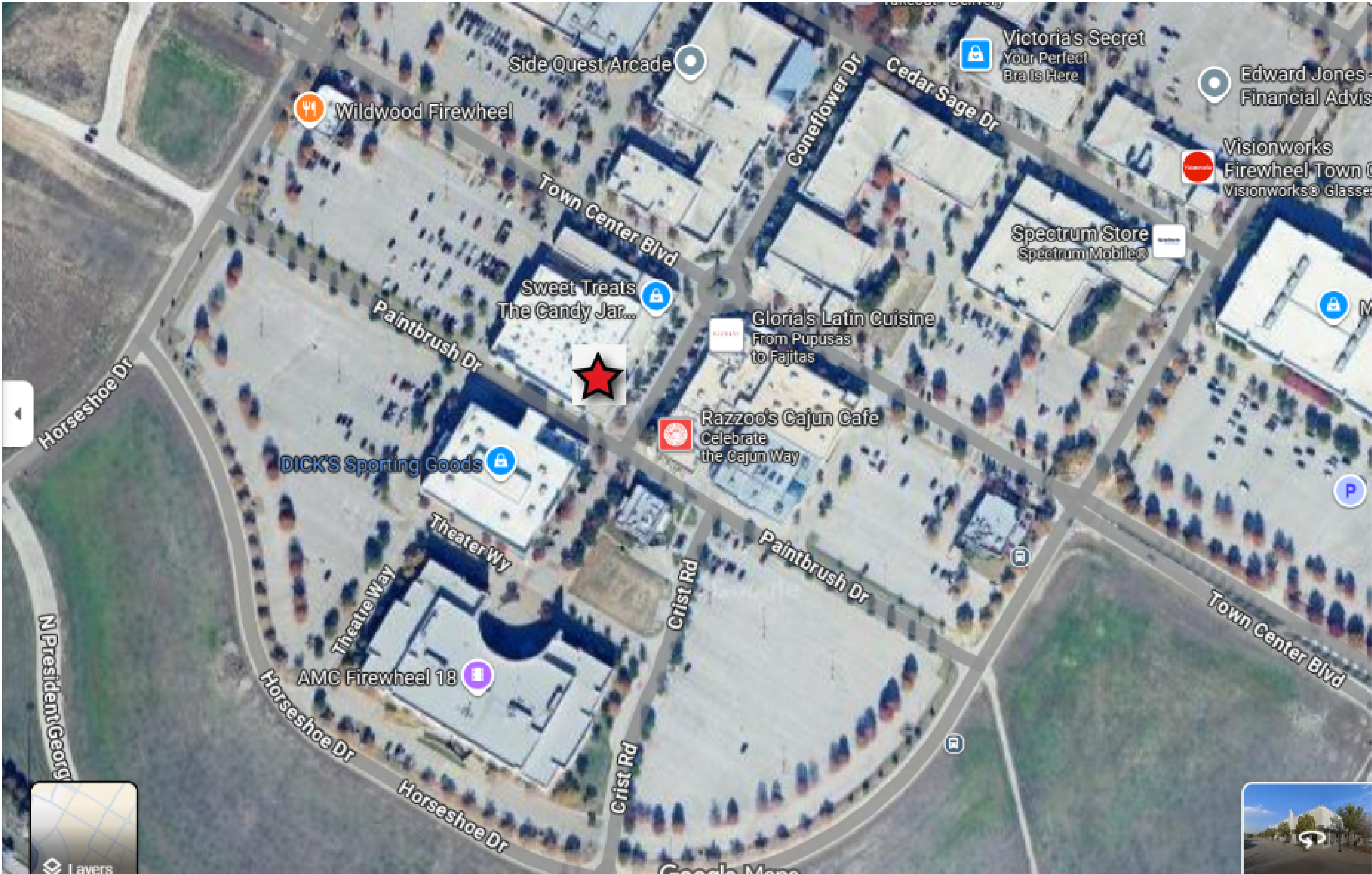
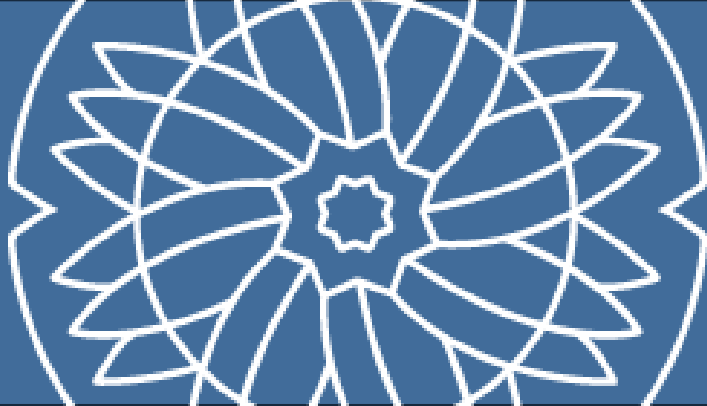
1 inch = 600 feet

ZONING MAP Z 25-29

INDICATES AREA OF REQUEST

315 Coneflower Dr, Unit A03

Aerial Photo



Comprehensive Plan



Regional Centers

Description

Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses.

Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Site Photos

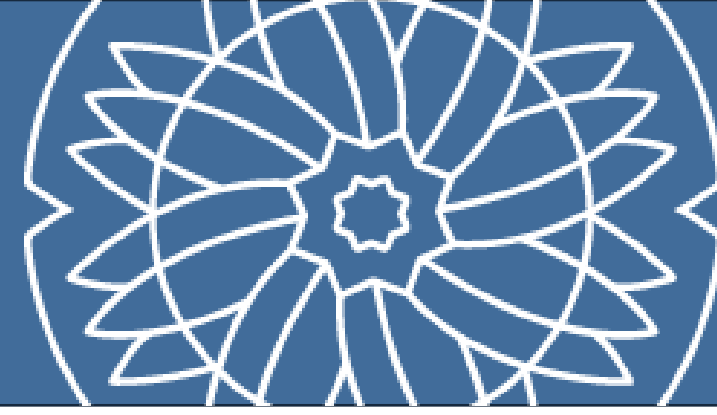
315 Coneflower Drive



View of subject site looking across Coneflower Drive.



View from the subject site looking West along Coneflower Drive.



Staff Recommendation: Staff seeks the Council's direction.

- Vision of the Comprehensive Plan**
- Surrounding Uses**
- Distance to Sensitive Uses**

PC Recommendation: Approval with an SUP for 5 years



Response Letters

Thank You

Questions?





Page 121 of 121