



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
October 19, 2021
7:00 p.m.

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

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

https://garlandtx.zoom.us/webinar/register/WN_Y6nyBFb1Rbu0XSHegAXXHw

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

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

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

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

The Meeting ID is: 858 1389 5003

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



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

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

2. Consider approval of the following bids:

a. Scale House Remodel

Bid No. 0999-21

Tegrity Contractors, Inc.

\$225,777.00

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

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

Muniz Construction, Inc. \$289,200.00

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

- c. **Garland Senior Activity Center Construction Services** **Bid No. 1130-20**

Core Construction \$3,463,444.00

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

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

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

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

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

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

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

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

Caldwell Country Chevrolet \$1,847,970.00

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

g. Armored Vehicle Bid No. 0030-22

Lenco Industries, Inc. \$271,963.00

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

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

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

This request is for the 2004 and 2019 Bond Programs related to improvements to Downtown including the infrastructure, Square and broader area streetscapes.

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

Motorola Solutions \$307,710.96

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

j. GP&L Firewall Licensing Renewal Bid No. 0033-22

Presidio Networked Solutions \$270,940.20

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

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

a. Zoning File No. Z 20-22, Ion Design Group, LLC (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family Detached Homes on a 41.7904-acre tract of land located at 4698 and 4701 Bunker Hill Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of

Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 20-31, Allstate Truck & Trailer Repair, LLC (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Retail (CR) District to Industrial District (IN) District on a 0.3422-acre tract of land, 2) a Specific Use Provision for a Truck/Bus Storage Use on a 4.11-acre tract of land, and 3) a Specific Use Provision for a Truck/Bus Repair Use on a 4.11-acre tract of land zoned Industrial (IN) District and located at 4030-4040 Forest Lane providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan on a 0.84-acre tract of land located at 406 and 412 South Barnes Drive providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District, 2) a Specific Use Provision for Antenna, Commercial, and 3) a Detail Plan for an Antenna, Commercial Use on a 0.057-acre tract of land located at 213 Holford Road providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. Approve by minute action the 2021-2022 Garland Cultural Arts Commission, Inc. (GCACI) budget, the sub-grant recipients and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

At the October 18, 2021 Work Session, Council considered approval of the 2021-2022 budget of the Garland Cultural Arts Commission, Inc. (GCACI), sub-grant

recipients and authorization of the City Manager's execution of the "Hotel Occupancy Tax Program Management Agreement" between the City of Garland and the GCACI in the amount of \$155,230.

5. **Consider an ordinance amending Chapter 33, Transportation, of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

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

6. **Approve by minute action the Investment Strategy and Policy with no changes.**

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

7. **Consider a resolution adopting and approving the allocation and plan of action for the Coronavirus State and Local Fiscal Recovery Funds appropriated by the American Rescue Plan Act; and providing an effective date.**

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

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

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

9. **Consider a resolution authorizing the transfer of funds to the Garland Foundation for Development, Inc. for the purchase of real property and providing an effective date.**

Council is requested to consider and approve a resolution authorizing the transfer of funds to the Garland Foundation for Development, Inc. for the purchase of 3 acre

tract of real property near the intersection of LBJ and South Garland Avenue. This item was previously discussed by Council in Executive Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

10. Hold public hearings on:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Citizen comments.

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

12. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 10/19/2021

Item Title: Minutes October 12

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

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

Attachments

Minutes October 12



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, October 12, 2021, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

Amy Dunphy, Community Outreach Coordinatory, Animal Services, presented the Pet of the Month.

Mayor LeMay and Elisa Morales, Garland Youth Council Liaison, introduced the 2021-2022 Garland Youth Council:

Eric Duggan – Mayor Scott LeMay

Jotham Simon – Mayor Scott LeMay

Ariella Colunga – District 1 Council Member Jeff Bass

Serene Haroon – District 1 Council Member Jeff Bass

Marione Ogboi – District 2 Council Member Deborah Morris

Medina Yasin – District 2 Council Member Deborah Morris

Anne-Marie Schlueter – District 3 Council Member Ed Moore

Leah Tharakan – District 3 Council Member Ed Moore

Jair Delgado – District 4 Deputy Mayor Pro Tem B.J. Williams

Heather Moody – District 4 Deputy Mayor Pro Tem B.J. Williams

Nia Pellegrin – District 5 Council Member Rich Aubin

Victoria Penick – District 5 Council Member Rich Aubin

Emilio Arevalo – District 6 Council Member Robert Vera

Daniyal Saleem – District 6 Council Member Robert Vera

Julian Brown-Griffin – District 7 Mayor Pro Tem Dylan Hedrick

Hailey Gonzalez – District 7 Mayor Pro Tem Dylan Hedrick

Nkemsinachi Ukachi-Nwata – District 8 Council Member Robert John Smith

Christian Williams – District 8 Council Member Robert John Smith

Mayor LeMay read into the record, the letter from Congressman Colin Allred, commemorating October as Hispanic Heritage Month.

Mayor LeMay read into the record, a proclamation for Residents' Rights Month: "Reclaiming My Rights, My Home, My Life" and proclaiming October to be National Long-Term Care Residents' Rights Month.

CONSENT AGENDA

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

Motion was made by Council Member Moore to approve the Consent Agenda as presented, seconded by Mayor Pro Tem Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the September 21, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Prefabricated Restroom/Storage Building **Bid No.1339-21**

Public Restroom Company **\$569,123.00**

This request is for a prefabricated restroom/storage building for Downtown Garland. The building will be located at 116 S. Sixth Street where the public restroom pilot program demonstrated the need for this amenity.

b. **APPROVED** Chlorine and Sulfur Dioxide **Bid No. 0401-18**

DPC Industries, Inc. **\$150,000.00**

This request is to approve a Change Order to our Term Agreement to provide liquid chlorine and sulfur dioxide for the City of Garland's Wastewater Treatment Plants. Continuous chlorination is required to reduce the number of pathogenic microorganisms and to maintain the Texas Commission on Environmental Quality (TCEQ) minimum chlorine residual requirements. Before discharge into the receiving stream, effluent from the Wastewater Treatment Plants must be dechlorinated using sulfur dioxide to protect downstream aquatic life. This Change Order is necessary due to escalating production and transportation costs.

c. **APPROVED** Lookout Substation Capacitor Bank Control Panels **Bid No. 1170-21**

Panelmatic, Inc. **\$106,250.00**
Optional Contingency **\$10,625.00**
TOTAL: **\$116,875.00**

This request is for the purchase of four (4) control panels to be used at the Lookout Substation as part of the capacitor bank installation. The panels will house the capacitor controls and provide protection in the event of an electrical fault. This is part of the approved Lookout Substation Capacitor Bank CIP project. An Optional Contingency is included for any additional materials that may be required.

d. APPROVED GP&L Lookout Substation Capacitor Bank Construction Services Bid No. 1001-21

Power Line Services, Inc.	\$ 956,100.01
Optional Contingency	<u>\$96,610.00</u>
TOTAL:	\$1,051,710.01

This request is to provide construction services for the addition of two (2) 30 MVAR capacitor banks at the Lookout Substation. This is part of the approved Lookout Substation Capacitor Bank CIP project. An Optional Contingency is included for any additional work that may be required.

e. APPROVED GP&L Spencer Unit 4 Circulating Water Pump Motor Repair Bid No. 1385-21

Brandon & Clark, Inc.	\$136,377.33
Optional Contingency	<u>\$13,637.73</u>
TOTAL:	\$150,015.06

This request is to provide emergency repair of the Spencer Unit 4 circulating water pump motor that sustained damage during pump operations. This failure rendered the pump unavailable, and as a result, Spencer Unit 4 was derated by 50%. An immediate repair is needed to allow Spencer Unit 4 to meet power production obligations. An Optional Contingency is included for any additional work that may be required.

f. APPROVED Garvon West Industrial Park Drainage Improvements Design Services Bid No. 1370-21

Pacheco Koch Consulting Engineers, Inc.	\$985,957.00
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This request is to obtain professional services for the design of improvements to the storm drainage system within Garvon West Industrial Park. The storm drainage improvements include 6,000 linear feet of storm sewer, 6,400 linear feet of channel conveyance improvements, a 3-acre mitigation pond, and associated sanitary sewer and water line adjustments. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

- g. APPROVED GP&L Bottleneck Intersection Relocation Engineering Services Bid No. 1375-21**

R-Delta Engineers \$175,150.00

This request is to obtain surveying and engineering services to support the relocation of overhead distribution facilities associated with the City of Garland's Bottleneck Intersection project. The intersections for this project included Belt Line Road and Shiloh Road, Belt Line Road and North Garland Road, First Street and Shiloh Road, and Arapaho Road and Shiloh Road.

- h. APPROVED Fiber Optic Infrastructure Systems Repair and Maintenance Bid No. 1161-21**

Superior Network Systems \$500,000.00

This request is for a Term Agreement with four (4) optional renewals for fiber optic system repair and maintenance for the Water, IT, and Transportation Departments.

- i. APPROVED GP&L McCree Substation Autotransformer Engineering Services Bid No. 0877-19**

Black & Veatch \$662,100.00

This request is to approve a Change Order for additional engineering and oversight services for the autotransformer addition at the GP&L McCree Substation. These services will include construction management and oversight, construction and construction sequencing support, expedited relay settings, and construction drawings to support ERCOT modeling requirements for each phase of new construction integration. This is part of the approved McCree Substation Autotransformer CIP project.

- 3. Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.**

- a. APPROVED Zoning File No. Z 21-18, MMCG DBR DFW, LLC (District 4)**

Ordinance No. 7257 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through Use on a 0.535-acre tract of land zoned Community Retail (CR) District and located at 5801 Broadway Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 21-23, WGI, Inc. (District 1)

Ordinance No. 7258 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.70-acre tract of land located at 4401 Bunker Hill Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Project Supplemental Agreement with Dallas County for Rowlett Road Cycle Track from Greenbelt Parkway to Lake Ray Hubbard

Council approved a **Resolution No. 10506** authorizing the City Manager to execute the PSA with Dallas County for the Rowlett Road Cycle Track project.

5. APPROVED Agreement with RTC for receipt of Transportation Development Credits

Council authorized the City Manager to sign the agreement with Regional Transportation Council for receipt of Transportation Development Credits.

6. APPROVED COVID-19 Vaccine Capacity Grant Amendment

Council authorized the City Manager or his designee to execute the contract amendment with the Texas DSHS to improve access to COVID-19 vaccines across Garland, Rowlett and Sachse.

7. APPROVED Ordinance No. 7259 amending the Garland Development Code (GDC) Section 2.05(K) regarding Considerations of Previously Denied Zoning Cases.

This ordinance amends, in part Chapter 2, "Zoning Procedures," Section 2.05, "Processing of Zoning Application, Plat, Plan, and Decision," of the Garland Development Code of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a severability clause; and setting an effective date. This item was discussed during the Development Services Committee report item at the September 13, 2021 City Council Work Session.

8. APPROVED O'Banion Parking Restriction Modification

Council adopted **Ordinance No. 7260** restricting parking on the south side of O'Banion Road from Centerville Road to Valley Cove Drive at all times to eliminate sight visibility issues created by parked 18-wheelers.

ITEMS FOR INDIVIDUAL CONSIDERATION

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9. PUBLIC HEARING HELD: Hold a Public Hearing Regarding the use of American Rescue Plan Act (ARPA) Funds

The American Rescue Plan Act (ARPA) provided \$350 billion in aid to eligible state, local and tribal governments to meet pandemic response needs and to rebuild a stronger economy as the country recovers. The City of Garland's allocation is approximately \$53.5 million. At the September 13, 2021 Work Session, staff prepared a Proposed ARPA funding list that identifies ARPA eligible projects organized by various categories for Council review. On October 9, 2021, at a Special Work Session, Council considered and deliberated on the possible uses of these funds. A public hearing is being held to obtain comments from interested parties regarding the use of American Rescue Plan Act Funds.

The staff report was presented by Matthew Watson, Managing Director of Finance.

Mayor LeMay opened the public hearing at 7:24 p.m. There were no speakers on this item and the hearing was closed at 7:25 p.m.

City Manager Bradford stated this item will come back to the City Council for review and further discussion at the October 18 Work Session, with a resolution to be considered for adoption at the October 19 Regular Session.

10. Hold public hearing(s) on:

- a. APPROVED Consider amendments to Chapter 7 "Downtown (DT) District" of the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district.**

The Development Services Committee and the Plan Commission have reviewed and made recommendations for amendments to the Garland Development Code to 1) create a Downtown Square (DS) sub-district and limit future uses allowed on the properties surrounding the Downtown Square, and 2) to eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and proposed Downtown Square (DS) sub-district. This item was discussed and postponed from the September 21, 2021 Regular City Council meeting.

The staff report was presented by William Guerin, Director of Planning, with supporting comments from Assistant City Manager Judson Rex, Leticia McNatt, Downtown Coordinator. The only speaker on this item was Tracy Claybrook.

There was extensive discussion between the Council and dialogue with Ms. Tracy Claybrook.

Interim City Attorney England requested the Land Use Credit date be effective upon passage of the ordinance.

Motion was made by Council Member Morris to approve the item with the downtown square rezoning and parking requirement amendment, including the Plan Commission's three recommendations: 1) allowing general office and financial institutions by right, 2) allowing second floor apartment dwellings by right and 3) prohibit commercial parking lots and garages, to be effective upon passage of the ordinance, seconded by Council Member Bass.

Motion was made by Council Member Aubin to amend the main motion with the following eight amendments, all amendments seconded by Council Member Smith:

There was a request from Mayor Pro Tem Hedrick to have the amendments repeated and voted on individually.

Council Member Morris stated she would not support Specific Use Provisions on General Office and Financial Institutions.

Mayor LeMay called for a recess at 8:25 p.m. to clarify and prepare the individual amendments.

Mayor LeMay reconvened the meeting at 8:35 p.m.

Amendment #1: To allow use for a gymnasium by Specific Use Provision. Motion carried:

Vote: 9 ayes, 0 nays.

Amendment #2: To allow use for a convenience store by Specific Use Provision. Motion carried:

Vote: 6 ayes, 3 nays (Council Members Bass, Morris and Smith)

Amendment #3: To allow use for a pharmacy by Specific Use Provision. Motion carried:

Vote: 6 ayes, 3 nays (Deputy Mayor Pro Tem Williams, Council Members Bass and Morris).

Amendment #4: To allow use for general office by Specific Use Provision on the first floor and by right on the second floor. Motion carried:

Vote: 6 ayes, 3 nays (Mayor LeMay, Council Members Bass and Morris).

Amendment #5: To allow for personal services by Specific Use Provision on the first floor and by right on the second floor. Motion carried:

Vote: 7 ayes, 2 nays (Council Members Bass and Morris).

Amendment #6: To allow for financial institutions by Specific Use Provision on the first floor and by right on the second floor. Motion Failed:

Vote: 3 ayes (Deputy Mayor Pro Tem Williams, Council Members Aubin and Vera, 6 nays (Mayor Pro Tem Hedrick, Council Members Bass, Morris, Moore and Smith).

Amendment #7: To allow transit station by Specific Use Provision. Motion carried: **Vote:** 9 ayes, 0 nays.

Amendment #8: To allow studio fitness by Specific Use Provision on the first floor and by right on the second floor. Motion carried:

Vote: 5 ayes, 4 nays (Mayor Pro Team Hedrick, Council Members Bass, Morris and Smith).

Mayor LeMay asked Council Member Morris to make the main motion.

Motion was made by Council Member Morris to approve the item, seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 nays, adopting Ordinance No. 7261

b. APPROVED Consider a Planned Development amendment request by Venture Distilling Land LLC to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive in District 6.

Consideration of the application of Venture Distilling Land LLC, requesting approval of an Amendment to Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (File Z 21-26, District 6)

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

There was discussion by the Council.

Motion was made by Council Member Vera to approve the Planned Development, Specific Use Provision and Detail Plan, according to staff and Plan Commission recommendations, seconded by Council Member Aubin . Motion carried:

Vote: 9 ayes, 0 nays

c. APPROVED Consider a Specific Use Provision request by Venture Distilling Land LLC to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive in District 6.

Consideration of the application of Venture Distilling Land LLC, requesting approval of a Specific Use Provision to allow Breweries/Wineries/Distilleries Use on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (File Z 21-26, District 6)

- d. **APPROVED** Consider a Detail Plan request by Venture Distilling Land LLC to operate a distillery facility from the existing building. The property is located at 406 and 412 South Barnes Drive in District 6.

Consideration of the application of Venture Distilling Land LLC, requesting approval of a Detail Plan for a Distillery facility on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (File Z 21-26, District 6)

- e. **APPROVED** Consider a Planned Development request by Vincent Gerard & Associates, Inc. to relocate an existing telecommunication tower from Richardson to Garland. This site is located at 213 Holford Road in District 1.

Consideration of the application of Vincent Gerard & Associates, requesting approval of a Planned Development (PD) District for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (File Z 21-30, District 1)

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

There was discussion by the Council.

Motion was made by Council Member Bass to approve the Planned Development, Specific Use Provision and Detail Plan, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

- f. **APPROVED** Consider a Specific Use Provision request by Vincent Gerard & Associates, Inc. to relocate an existing telecommunication tower from Richardson to Garland. This site is located at 213 Holford Road in District 1.

Consideration of the application of Vincent Gerard & Associates, requesting approval of a Specific Use Provision to allow an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road (File Z 21-30, District 1)

- g. **APPROVED** Consider a Detail Plan request by Vincent Gerard & Associates, Inc. proposes to relocate an existing telecommunication tower from Richardson to Garland. This site is located at 213 Holford Road in District 1.

Consideration of the application of Vincent Gerard & Associates, requesting approval of Detail Plan for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (File Z 21-30, District 1)

- h. APPROVED Consider a Planned Development request by Ion Design Group, LLC to construct 149 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road in District 1.**

Consideration of the application of Ion Design Group, LLC requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses. This property is located at 4698 and 4701 Bunker Hill Road. (File Z 20-22, District 1)

The staff report was presented by William Guerin, Director of Planning. Speakers on this item were: Connie Cooper, Bryan Klein and Dave Wilcox (virtual) for the applicant and Donna Chalker Thomas.

Mayor Pro Tem Hedrick requested information on the City's responsibility to maintain the pond; Mr. Guerin provided clarification.

City Manager Bradford requested Mr. Guerin provide specifics on the cost of the waiver for tree mitigation; Mr. Guerin stated the amount will be in the range of \$780,000. The higher level of amenities will be a reinvestment of the funds into the project.

There was discussion by the Council.

Motion was made by Council Member Bass to approve the Change in Zoning, Detail Plan and Development Agreement, seconded by Council Member Morris.

Mayor Pro Tem Hedrick asked if the adequacy of the tree replacement could be quantified. Assistant City Manager Rex explained that the existing language in the agreement allows Parks and Recreation the ability to pick the species and quantity of trees. City Manager Bradford asked if the language in the ordinance reflect tree replacement as: "determined by the City's Parks and Recreation Department." The applicant concurred.

Mayor LeMay restated the main motion.

Motion carried:

Vote: 9 ayes, 0 nays

Mayor LeMay recessed the meeting at 10:10 p.m.

Mayor LeMay reconvened the meeting at 10:15 p.m.

- i. APPROVED Consider a Detail Plan request by Ion Design Group, LLC to construct 149 single-family detached homes with trails and open spaces. This site is located at 4698 and 4701 Bunker Hill Road in District 1.**

Consideration of the application of Ion Design Group, LLC requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (File Z 20-22, District 1)

- j. **APPROVED Consider a Development Agreement regarding Zoning File No. Z 20-22 and property located at 4701 Bunker Hill Road in District 1.**

Consider a Development Agreement between Dave J. Wilcox and the City of Garland. This Development Agreement relates to Zoning Case Z 20-22 for a proposed single-family development at 4698 and 4701 Bunker Hill Road. The agreement addresses the dedication of a pond, open space and trails, tree mitigation fees, and building materials.

Mayor LeMay recessed the meeting at 10:10 p.m.

Mayor LeMay reconvened the meeting at 10:15 p.m.

- k. **APPROVED Consider a Zoning request by Allstate Truck & Trailer Repair, LLC for a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane in District 6.**

Consideration of the application of Allstate Truck & Trailer Repair, LLC, requesting approval of a Change in Zoning of a 0.3422-acre portion of land from Community Retail (CR) District to Industrial (IN) District. This property is located at 4030-4040 Forest Lane. (File Z 20-31, District 6)

The staff report was presented by William Guerin, Director of Planning. Speaker on this item was Rosanna Hudson.

There was discussion by the Council.

Motion was made by Council Member Vera to approve the Zoning request, Specific Use Provision and Site Plan, seconded by Council Member Smith. Motion carried:

Vote: 9 ayes, 0 nays

- l. **APPROVED Consider a Specific Use Provision request by Allstate Truck & Trailer Repair, LLC for a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane in District 6.**

Consideration of the application of Allstate Truck & Trailer Repair, LLC. requesting approval of 1) a Specific Use Provision to allow Truck/Bus Repair and 2) a Specific Use Provision to allow Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (File Z 20-31, District 6).

- m. **APPROVED Consider a Site Plan request by Allstate Truck & Trailer Repair, LLC for a Truck / Bus Storage and Repair use. This site is located at 4030-4040 Forest Lane in District 6.**

Consideration of the application of Allstate Truck & Trailer Repair, LLC. requesting approval of a Plan for Truck/Bus Repair and Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (File Z 20-31, District 6)

11. **Citizen comments:** Gino Rock and Joshua Garcia

12.

Adjourn: There being no additional business to come before the City Council, Mayor LeMay adjourned the meeting at 10:30 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 10/19/2021

Item Title: Scale House Remodel

Submitted By: Christopher Hoofnagle, EWS Disposal Operations Director

Bid Number: 0999-21

Purchase Justification:

This request is to remodel the CM Hinton Landfill scale house and drive-up windows communication devices, so customers will not be required to exit their vehicles. This will improve efficiency of operations and increase customer safety, reducing liability for the City of Garland.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated with Tegrity Contractors, Inc. submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tegrity Contractors, Inc.	All	\$225,777.00
TOTAL:		\$225,777.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46115

Fiscal Impact

Total Project/Account: \$621,000
Expended/Encumbered to Date: 217,281
Balance: \$403,719
This Item: 225,777
Proposed Balance: \$177,942
Account #: 692-1609-1710818-9002
Fund/Dept/Project – Description and Comments:

Landfill CIP / Landfill Entry Safety and Efficiency Improvements

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 218

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/08/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/08/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 10/19/2021

Item Title: Jupiter to Walnut Retail Addition - Water Line Improvements

Submitted By: Michael Polocek, Engineering Director

Bid Number: 1078-21

Purchase Justification:

This request is to provide water main improvements to the retail shops located at 3504 through 3620 West Walnut Street. The project consists of replacing 1,220 linear feet of proposed 8" water main that is currently located under the building. The existing main was repaired in 2016 which prompted this full replacement project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with Muniz Construction, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Muniz Construction, Inc.	All	\$289,200.00
TOTAL:		\$289,200.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 45845

Fiscal Impact

Total Project/Account: \$15,365,524
Expended/Encumbered to Date: 13,628,869
Balance: \$1,736,655
This Item: 289,200
Proposed Balance: \$1,447,455
Account #: 220-4049-3019100-9214
Fund/Dept/Project – Description and Comments:

Water CIP / Distribution Lines Up to 14-inch

Attachments

Bid Tab

Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

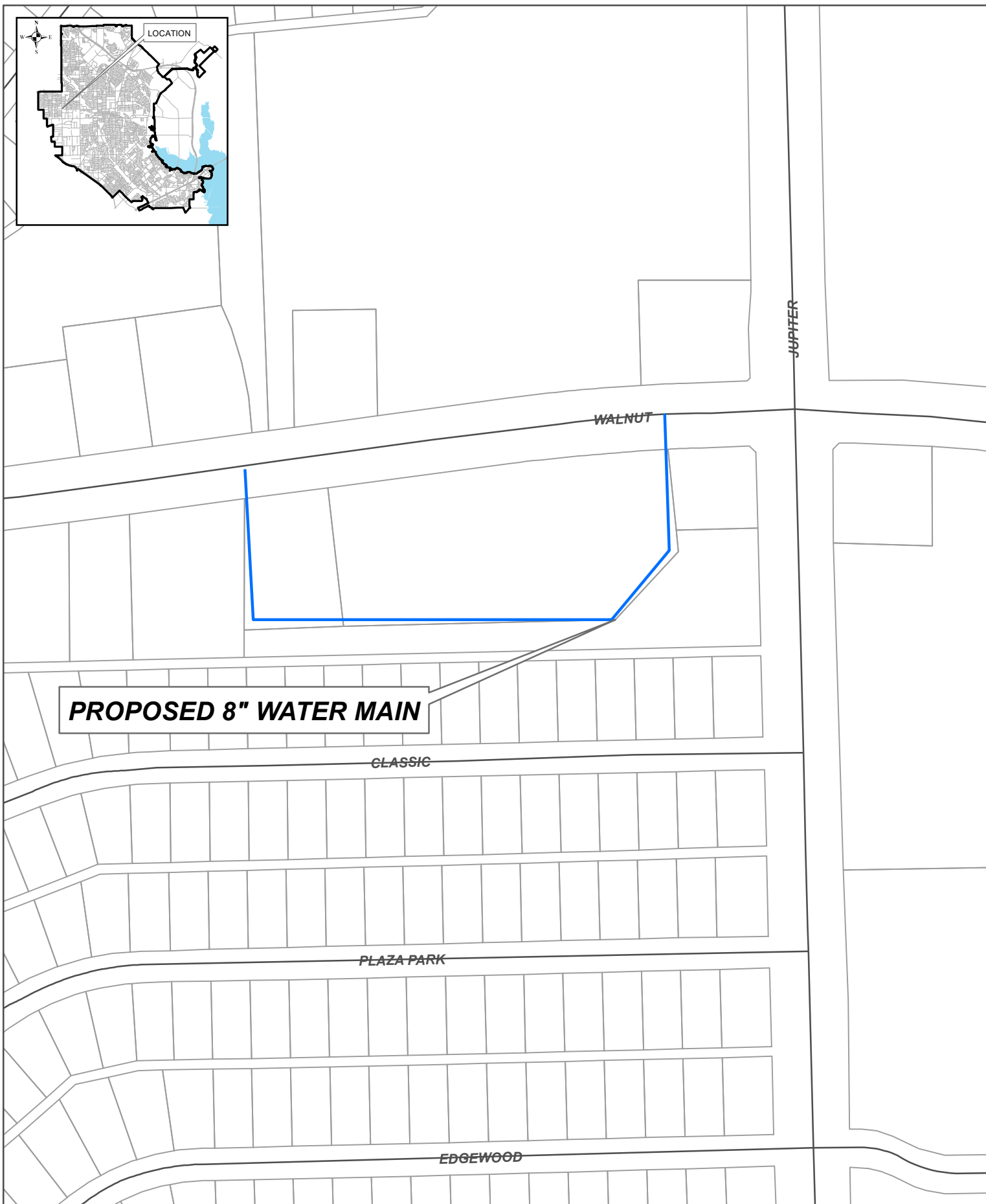
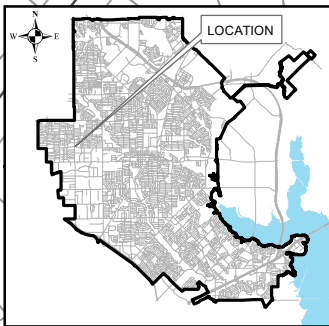
Document Location: Page 235

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/08/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/08/2021





GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 10/19/2021

Item Title: Garland Senior Activity Center Construction Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 1130-20

Purchase Justification:

This request is for construction of the improvements at Garland Senior Activity Center. The scope provides for select interior renovations and 900 square feet of additions to the building to allow for an expanded fitness room and game room. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

A Request for Proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Five (5) proposals were received and evaluated based on the published criteria. Core Construction received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price (GMP) of \$3,463,444 for this phase of the project.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Core Construction		All	\$3,463,444.00
TOTAL:			\$3,463,444.00

Basis for Award: Best Value

Purchase Requisition #: 46155

Fiscal Impact

Total Project/Account:	\$1,511,917
Expended/Encumbered to Date:	523,114
Balance:	\$988,803
This Item:	3,463,444
Proposed Balance:	\$(2,474,641)*
Account #:	Various

Fund/Dept/Project – Description and Comments:

Garland Senior Activity Center Construction Services

Park CIP / Garland Senior Activity Center *	654-1429-1836419-9002	\$3,173,527
Facilities CIP / Roof Replacement Program	692-4719-1603800-9002	289,917

	TOTAL	\$3,463,444
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* This project will continue into 2022 and additional funding will be requested for the Garland Senior Activity Center in the 2022 Capital Improvement Program.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Pages 76 & 186

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	10/08/2021
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Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2021
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CITY OF GARLAND - BID RECAP SHEET OPENED: REQ. NO. PR 46155 BID NO. 1130-20 PAGE: 1 of 1 BUYER: J. Wilson				Core Construction		AUI Partners, LLC		Hill & Wilkinson Geneeral Contractors		W.B. Kibler Construction Co., LTD.		Adolfson & Peterson Construction	
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Garland Senior Activity		\$3,463,444.00								
			Construction Services										
			Evaluation Criteria:										
			Price	Maximum = 10	9.12		10.00		6.65		8.01		6.28
			General Info	Maximum = 0	0.00		0.00		0.00		0.00		0.00
			Experience	Maximum = 15	13.40		11.60		12.80		11.60		13.80
			Pre-Construction Services	Maximum = 25	21.60		21.00		20.40		20.20		20.80
			Construction Services	Maximum = 20	18.00		17.00		18.00		16.00		18.20
			Post-Construction Services	Maximum= 5	4.20		3.20		3.90		3.20		4.80
			Client References	Maximum = 5	4.60		4.93		5.00		5.00		4.93
			Interview	Maximum = 20	20.00		11.40		0.00		0.00		12.20
			Total Score:	Maximum = 100	90.92		79.13		66.75		64.01		81.01



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 10/19/2021

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

Submitted By: Steve Martin, Transmission Director

Bid Number: 1210-21

Purchase Justification:

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

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Thirteen (13) bids were received and evaluated based on the published criteria. Higher Power Electrical, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Higher Power Electrical, LLC	All	\$1,235,283.23
Optional Contingency		123,528.32
TOTAL:		\$1,358,811.55

Basis for Award: Best Value

Purchase Requisition #: 45029

Fiscal Impact

Total Project/Account:	\$2,156,329
Expended/Encumbered to Date:	633,238
Balance:	\$1,523,091
This Item:	1,358,812
Proposed Balance:	\$164,279
Account #:	210-3599-3144201-7111

Fund/Dept/Project – Description and Comments:Electric CIP / Transmission Lines Program

Attachments

Bid Recap 1 of 3

Bid Recap 2 of 3

Bid Recap 3 of 3

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 284

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/08/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/07/2021

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 10/19/2021

Item Title: Tactical Thermal Imaging Cameras

Submitted By: Mark Lee, Fire Chief

Bid Number: 1386-21

Purchase Justification:

This request is for the purchase of twenty-two (22) tactical thermal imaging cameras for Garland Fire Department truck and engine companies. The existing units are beginning to experience problems and need to be replaced. This is part of the approved 2021 CIP Emergency Response Safety Equipment project.

Evaluation:

This equipment is available from Metro Fire Apparatus Specialists, Inc., through the BuyBoard Cooperative Purchasing Contract 603-20.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Metro Fire Apparatus Specialists, Inc.	All	\$172,410.00
TOTAL:		\$172,410.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46101

Fiscal Impact

Total Project/Account:	\$1,933,000
Expended/Encumbered to Date:	1,613,603
Balance:	\$319,397
This Item:	172,410
Proposed Balance:	\$146,987
Account #:	691-1399-1210820-9007

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Emergency Response Safety Equipment

Replacement of twenty-two thermal imaging camera units.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 163

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/08/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/07/2021

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 10/19/2021

Item Title: Police Pursuit Vehicles

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0029-22

Purchase Justification:

This request is to purchase forty-seven (47) replacement Chevrolet Tahoe police pursuit vehicles.

Evaluation:

These vehicles are available from Caldwell Country Chevrolet through the BuyBoard Cooperative Purchasing Contract 601-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Caldwell Country Chevrolet	All	\$1,847,970.00
TOTAL:		\$1,847,970.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46161

Fiscal Impact

Total Project/Account: \$2,898,996
Expended/Encumbered to Date: 0
Balance: \$2,898,966
This Item: 1,847,970
Proposed Balance: \$1,051,026
Account #: 444-1245-9009
Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Police Department

Replacement of 45 Chevrolet Tahoe Police Pursuit vehicles for \$39,310 per unit.

Unscheduled replacement of 2 wrecked Chevrolet Tahoe Police Pursuit vehicles for \$39,310 per unit - Units #120-1908 and #120-1914.

Total Award of \$1,847,970 includes a \$400 BuyBoard Fee.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Prop. Budget - Page 277

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/07/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/06/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 10/19/2021

Item Title: Armored Vehicle

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0030-22

Purchase Justification:

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

Evaluation:

This vehicle is available from Lenco Industries, Inc., through the GSA Cooperative Purchasing Contract GS-07F-169DA.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Lenco Industries, Inc.	All	\$271,963.00
TOTAL:		\$271,963.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46168

Fiscal Impact

Total Project/Account: \$1,191,735

Expended/Encumbered to Date: 0

Balance: \$1,191,735

This Item: 271,963

Proposed Balance: \$919,772

Account #: 100-1245-9009

Fund/Dept/Project – Description and Comments:

General Fund / Police Department / New Additional Lenco Bearcat

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Prop. Budget - Page 72

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/07/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/06/2021



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. h.

Meeting Date: 10/19/2021

Item Title: Downtown Infrastructure, Square and Broader Area Streetscapes - GMP #2

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 1002-20

Purchase Justification:

This request is for the 2004 and 2019 Bond Programs related to improvements to Downtown including the infrastructure, Square and broader area streetscapes. On August 17, 2021, Council approved Guaranteed Maximum Price (GMP) #1 to pre-order the box culvert materials in support of storm drainage improvements in Fifth and Main Streets due to the long lead time with fabrication. This request is for approval of GMP #2 for improvements that will occur throughout the Core of Downtown. Projects include constructing the redesigned Downtown Square, the infrastructure and sidewalks on the four (4) streets immediately surrounding the Square up to the business facing the Square, as well as approximately fourteen (14) blocks of streetscapes improvements to create cohesive, block-to-block pedestrian connectivity. Additionally, the traffic signals at the intersections of Main / Fifth and Main / Sixth will be replaced with a modernized system. At the October 11, 2021 Work Session, Council discussed the construction bids relative to the current approved budget. Staff received direction to proceed with the construction award; necessary adjustments to the budgets will occur during the upcoming 2022 CIP process.

Evaluation:

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Hill & Wilkinson General Contractors received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price (GMP) of \$23,685,532 for this portion of the work.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Hill & Wilkinson General Contractors	All	\$23,685,532.00
TOTAL:		\$23,685,532.00

Basis for Award: Best Value

Purchase Requisition #: 46156

Fiscal Impact

Total Project/Account:	\$5,554,179
Expended/Encumbered to Date:	3,664,939
Balance:	\$1,889,240

This Item: 23,685,532
Proposed Balance: \$(21,796,292)*
Account #: Various

Fund/Dept/Project – Description and Comments:

Downtown Square Construction Services

Economic Development CIP / Downtown Square Design & Construction*	643-1429-1004304-9002 654-1429-1004319-9002 650-1429-1004300-9002	\$9,214,425
Economic Development CIP / Downtown Infrastructure & Intersection Improvements*	624-1429-1051004-9011 651-1429-1051019-9011 691-1429-1051018-9011	6,691,319
Economic Development CIP / Downtown Streetscapes & Redevelopment*	651-1429-1002719-9002 691-1429-1002703-9002	5,604,897
Economic Development CIP / Downtown Gateways	643-1509-1004204-9002	556,750
Water CIP / Relocation of Mains Prior to Paving	220-4049-3019200-9214	653,653
Wastewater CIP / Relocation of Mains Prior to Paving	230-4149-3215700-9305	220,402
Street/Transportation CIP / New Traffic Signal Installation*	624-1429-1560404-9019	744,086
	TOTAL	\$23,685,532

* This project will continue into 2022 and 2023. Additional General Obligation Bond funds have been programmed for this project in 2022 and 2023, as well as cash from the TIF #1 Fund and Tree Mitigation Fund, for a total of \$16.5 million in years 2022 and 2023. The projected shortfall between approved funding and the total project cost is approximately \$5.3 million; additional Certificate of Obligation funding in this amount will be requested in the 2022 Capital Improvement Program as presented to City Council on Monday, October 11, 2021, at the City Council Work Session.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2021
Document Location: Pages 120, 172, 173, 174, 175, 236 & 263

Budget Director Approval: Allyson Bell Steadman Approval Date: 10/08/2021
Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/08/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 10/19/2021

Item Title: Garland Public Safety Radio System Support and Maintenance

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0031-22

Purchase Justification:

This request is for the support and maintenance of the Garland Public Safety Radio System. Motorola Solutions was awarded the P25 Radio System at the August 18, 2015, City Council meeting. A support and maintenance agreement is necessary for the reliable operation of this critical public safety system and shall remain in place for the life of the system. This approval is for a Term Agreement that will be paid annually through September 30, 2028.

Evaluation:

Motorola Solutions is the Sole Source provider for the support and maintenance of the existing system.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Motorola Solutions	All	\$307,710.96
		TOTAL:	\$307,710.96

Basis for Award: Sole Source

Purchase Requisition #: 46143

Fiscal Impact

Total Project/Account:	\$9,615,958
Expended/Encumbered to Date:	2,281,728
Balance:	\$7,334,230
This Item:	307,711
Proposed Balance:	\$7,026,519

Account #: 411-4553-7121

Fund/Dept/Project – Description and Comments:

IT Fund / Radio System Support and Maintenance

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Prop. Budget - Page 316

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/08/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/07/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 10/19/2021

Item Title: GP&L Firewall Licensing Renewal

Submitted By: Ananth Palani, Technology Services

Bid Number: 0033-22

Purchase Justification:

This request is for the renewal of firewall and related applications on the GP&L system. This approval includes renewal durations at a three or five-year coverage cycle based on end-of-life equipment schedules.

Evaluation:

The license renewals are being provided by Presidio Networked Solutions through the Department of Information Resources (DIR) Cooperative Purchasing Contract DIR-TSO-4315.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Presidio Networked Solutions	All	\$270,940.20
TOTAL:		\$270,940.20

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46178

Fiscal Impact

Total Project/Account:	\$4,142,116
Expended/Encumbered to Date:	777,664
Balance:	\$3,364,452
This Item:	270,940
Proposed Balance:	\$3,093,512
Account #:	211-3141-7111 & 211-3625-7111

Fund/Dept/Project – Description and Comments:

Electric Utility Fund / GP&L Administration and Energy Services Operations

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Prop. Budget - Page 235

Budget Director Approval: Allyson Bell Steadman

Approval Date: 10/08/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/08/2021



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 10/19/2021

Item Title: Z 20-22 Ion Design Group, LLC (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 20-22 Ion Design Group, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 20-22 Ordinance

Z 20-22 Exhibit A

Z 20-22 Exhibit B

Z 20-22 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY-5 (SF-5) USES AND 2) A DETAIL PLAN FOR SINGLE-FAMILY DETACHED HOMES ON A 41.7904-ACRE TRACT OF LAND LOCATED AT 4698 AND 4701 BUNKER HILL ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 15th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family Detached Homes by **Ion Design Group, LLC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family Detached Homes on a 41.7904-acre tract of land located at 4698 and 4701 Bunker Hill Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 20-22

PASSED AND APPROVED this _____ day of _____,
2021.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-22

BEING a 41.7904-acre tract of land situated in the Daniel Crist Survey, abstract no. 226, Dallas County, Texas, and being property described as two Tracts of land in deed to Norberto Guillen as recorded in Volume 2002058 at Page 7057 of the Official Public Records of Dallas County, Texas and being described in composite more particularly described by metes and bounds as follows;

Beginning at a 1/2" iron rod with yellow plastic cap located in the southeast line of Tract 2 of said Guillen Tract called 26.54 acres, on the southwest line of Bunker Hill Road (variable width right-of-way) for the most northerly corner of a called 135.89 acre Tract of land described in deed to RCM Firewheel, LLC, as recorded under County Clerks File No. 201200379857 of the Official Public Records of Dallas County, Texas and also being the most southerly corner of a Tract of land described in deed to the City of Sachse for right-of-way dedication of Bunker Hill Road as recorded under County Clerks File No. 201400136844 of the Official Public Records of Dallas County, Texas;

Thence south 43° 59' 47" west (basis of bearings per Texas State Plane Coordinate System North Central Zone 4202 (nad83-2011) (south 45° 00' west per deed) and following

along the common line of said 26.54 acre Guillen Tract and the 135.89 acre RCM Firewheel Tract for a distance of 1944.48 feet to a 5/8" iron rod with yellow cap found for the most southerly corner of Tract 1, called 16.00 acres, of said Guillen Tract and also being the most easterly corner of a called 23.20 acre Tract of land described in deed to James Daniel Lambert as recorded in Volume 92240 at Page 3818 of the Deed Records of Dallas County, Texas;

Thence north 45° 42' 36" west (north 45° 00' west per deed) generally along a wire fence line and following along the common line of said Lambert Tract and the Norberto Guillen 16.00 acre Tract for a distance of 1489.31 feet (1489.33 feet per deed) to a 5/8" iron rod with yellow plastic cap stamped RPLS1890 set for the most westerly corner of said Tract 1 of the Guillen Tract;

Thence north 44° 35' 20" east (north 45° 31' east per deed) and following the northwest line of said Tract 1 of the Guillen 16.00 acre Tract for a distance of 437.43 feet to a 5/8" iron rod with yellow plastic cap stamped RPL1890 set for the most northerly corner of said Tract 1 of the Guillen Tract and also being the most westerly corner of a called 23 acre Tract described in deed to Donna E. Thomas as recorded in Volume 2000065 at Page 4154 of the Official Public Records of Dallas County, Texas;

Thence south 45° 42' 36" east (south 45° 00' east per deed) and following along the common line of said Tract 1 of the Guillen 16.00 acre Tract and the Thomas 23 acre Tract for a distance of 701.84 feet to a 5/8" iron rod with yellow

plastic cap stamped RPLS1890 set for the most southerly corner of said Thomas 23 acre Tract;

Thence north $44^{\circ} 30' 05''$ east (north $45^{\circ} 31'$ east per deed) and following along the common line of the Guillen 16.00 acre Tract and the Thomas 23 acre Tract for a distance of 1514.03 feet to a $5/8''$ iron rod set for corner on the aforementioned southwest line of Bunker Hill Road (variable width right of way and also being the most westerly of the aforesaid 0.803 acre Tract described in deed to the City of Sachse as recorded under county clerks file number 201400136844 of the Official Public Records of Dallas County, Texas, said point also being in a curve to the left having a central angle of $07^{\circ} 44' 04''$ with a radius of 845.00 feet and a chord bearing south $41^{\circ} 53' 42''$ east at a distance of 113.98 feet;

Thence southeasterly and following along said curve to the left common to the southwest right-of-line of said Bunker Hill Road for an arc distance of 114.07 feet to a $5/8''$ iron rod set for corner;

Thence south $45^{\circ} 45' 43''$ east and continuing along the southwest right-of-way line of Bunker Hill Road as established by the 0.803 acre Tract described in deed to the City of Sachse as recorded under county clerks file number 201400136844 of the Official Public Records of Dallas County, Texas, to the point of beginning and containing 41.7904 acres of land, more or less.

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-22

4698 and 4701 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for one-hundred and fifty (150) Single-Family Detached Homes.
- II. Statement of Effect:** This Planned Development (PD) District 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 Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall be in general conformance with the site plan and landscape plan plans respectively labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Maximum Number of Lots: A maximum of 149 single-family lots and seventeen (17) open space lots are permitted.
- C. Minimum Lot Areas:
- A Lots = 6,000 SF or greater : 21 Lots
 - B Lots = 4,500 SF or greater : 75 Lots
 - C Lots = 4,000 SF or greater : 53 Lots
- D. Minimum Lot Width:
- A minimum of forty-five (45)-foot lot widths for front-loaded lots.
 - A minimum of forty (40)-foot lot widths for

rear-loaded lots.

- A five (5)-foot reduction in minimum lot widths is permitted for eye-brow lots.
- The lot widths for corner lots shall be sixty (60) feet.

E. Minimum Lot Depth: The minimum lot depth shall be one-hundred (100) feet.

F. Maximum Lot Coverage: The maximum lot coverage is fifty-five (55) percent.

G. Minimum Setbacks: The minimum setbacks are as follows:

Front Setbacks:

- 15-foot front yard setback for all front-loaded lots.
- 10-foot front yard setback for all rear-loaded lots

Side Setbacks:

- 15-foot side lot line setback for all lot lines adjacent to streets.
- 5-foot side lot line setback for all interior lot lines.

Rear Setbacks:

- 10-foot minimum rear yard setbacks for all front-loaded lots.
- 15-foot minimum rear-yard setbacks for all rear-loaded lots.

H. Building Height: The maximum building height is thirty-five (35) feet.

I. Garages:

- Front entry garages shall be allowed for ninety (90) single-family lots.
- Offset front entry with the garage door set back of five (5) feet behind the front of building face is required for all front-loaded lots. The offset is not required for rear-loaded lots.
- Regardless of other setbacks, a street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line.

- Two-car spaces within enclosed garage and two spaces in driveway will be provided.
- J. Driveways: As an enhanced feature, driveways shall be finished using stamped concrete, integral colored concrete, exposed aggregate or salt-finished concrete.
- K. Alleys: A total of ninety (90) single-family lots shall not require any alleys and fifty-nine (59) single-family lots shall require alleys as shown in Exhibit C.
- L. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- M. Trails: The trail system shall be constructed with this development per the Trail Plan in Exhibit C.
- N. Sidewalks: The sidewalk widths shall be five (5) feet along local streets and six (6) feet along Bunker Hill Road.
- O. Traffic Calming Measures: There shall be two (2) traffic calming measures: one located at the intersection of Southern Hills Drive and White Rock Drive and one located at the intersection of Park Vista Drive and White Rock Drive.
- P. Architectural Elements: A minimum of three of the following elements must be incorporated into the design of each dwelling unit:
- Multiple pane windows featuring either divided light or simulated divided light;
 - Gable(s) with window(s);
 - Dormer(s);
 - Bay windows with a minimum projection of twenty-four inches;
 - Variable roof pitch;
 - Metal shed roof accents over windows and doorways;
 - Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;
 - Dual coach lights on both sides of the garage in addition to front porch lighting;
 - Cedar or wood accents (i.e. corbels, shutters, or

- other decorative wood accents);
- Decorative cast stone address marker;
- Mix of two or more masonry types (ex: brick, stone or cast stone).

Q. Building Materials:

- As an enhanced feature, each dwelling elevation shall have a minimum of eighty percent (80%) of the exterior façades, excluding windows, doors and garages, finished with brick, stone, cast stone, or stucco.

R. Roof Design:

- All dwelling units shall have a roof pitch of at least 8:12.
- Each dwelling unit shall be constructed with a roof overhang of not less than eighteen (18) inches, as measured from the finished exterior building facade to the soffit.

S. Residential Landscaping:

- Each lot shall have a fully sodded front yard accompanied by other plantings with automatic programmable irrigation system with built-in rain and freeze sensor.
- Enhanced landscaping shall include fully sodded side and rear yards accompanied by other plants with automatic programmable irrigation system with built-in rain and freeze sensor.
- A minimum of one 3-inch caliper tree in the front yard of each dwelling.
- A minimum of one 3-inch caliper tree in the back yard of each dwelling.
- Shrubs totaling a minimum of 30 gallons within each lot.

T. Signage: All signs shall meet the Garland Development Code requirements.

U. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through

assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

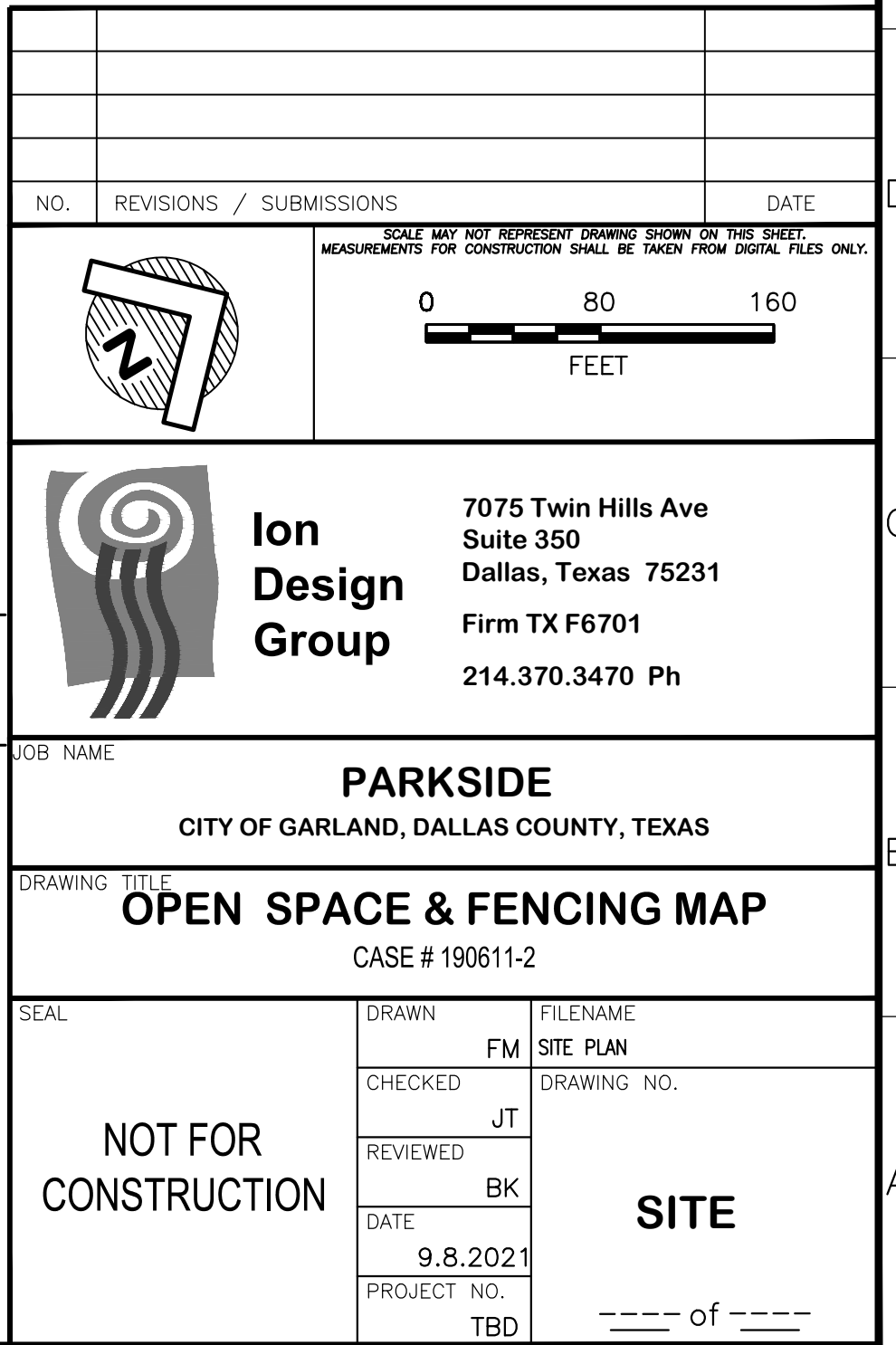
V. Maintenance of Open/Common Space and Landscaped Areas,—Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

W. Development Agreement: The development is required to be constructed and developed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.

LAYOUT: SITE PLAN PLOTTED: Wednesday, September 8, 2021 1:44:41 PM BY: ION DESIGN3 PLT SCALE: 1:1 SAVED: 9/8/2021 1:43PM BY: ION DESIGN3
REVISIONS: ALL ASSIGNMENTS BEING MADE/CHECKED FOR CONFORMANCE WITH THE LATEST REVISED BUILDING DEPARTMENT ORDINANCES AND CITY OF NEW YORK

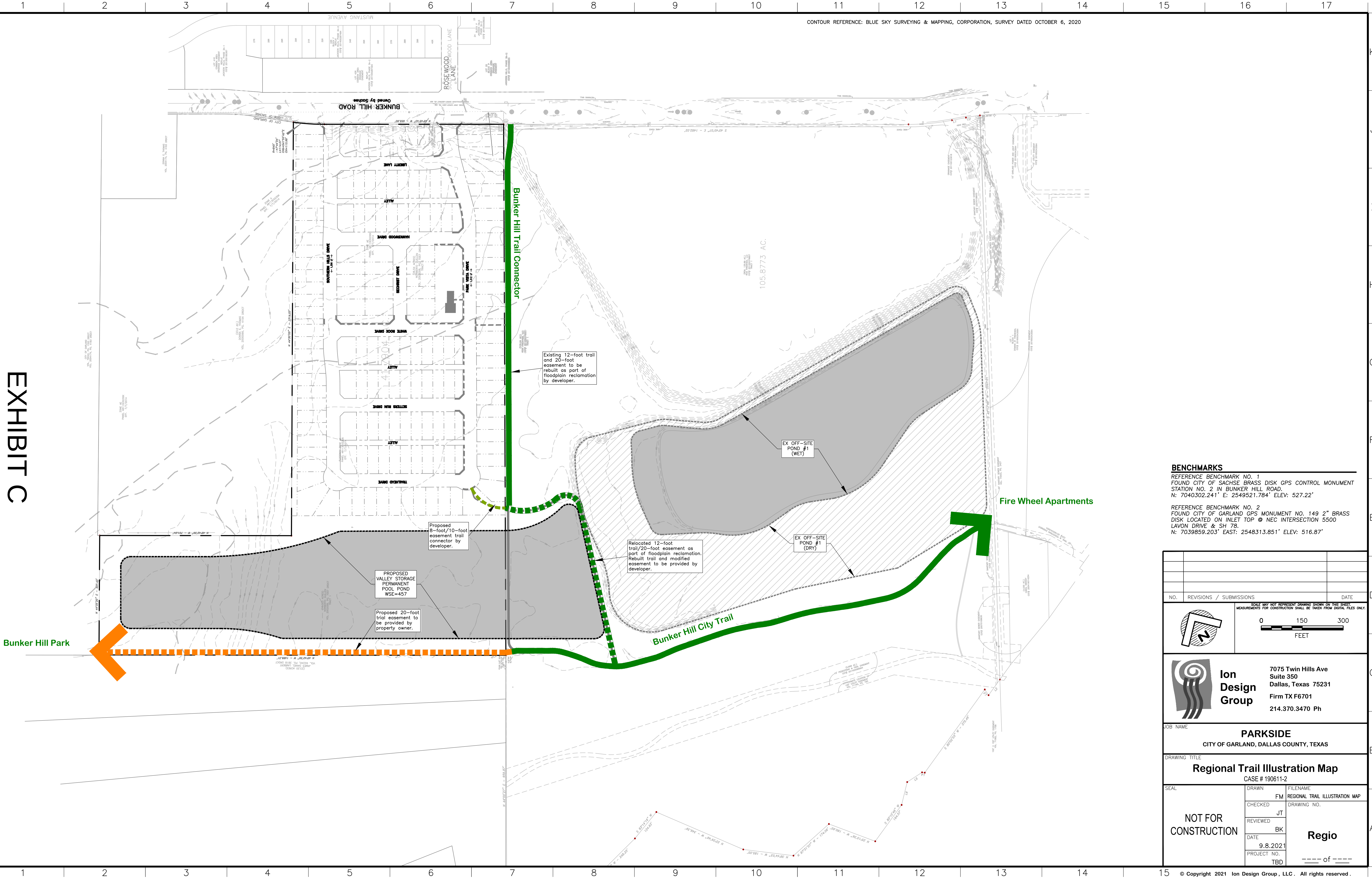


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LAYOUT: REGIONAL TRAIL ILLUSTRATION MAP PLOTTED: Wednesday, September 8, 2021 1:45:04 PM BY: ION DESIGN3 PLOT SCALE: 1:1 SAVED: 8/31/2021 4:06PM BY: ION DESIGN3
EX ASSIGNMENTS BEING MARKED\\LB\\BUNKER HILL\\DRAWINGS\\REGIONALTRAIL\\ILLUSTRATIONMAP - NEW.DWG

EXHIBIT C



BENCHMARKS

REFERENCE BENCHMARK NO. 1
FOUND CITY OF SACHSE BRASS DISK GPS CONTROL MONUMENT
STATION NO. 2 IN BUNKER HILL ROAD.
N: 7040302.241' E: 2549521.784' ELEV: 527.22'

REFERENCE BENCHMARK NO. 2
FOUND CITY OF GARLAND GPS MONUMENT NO. 149 2" BRASS
DISK LOCATED ON INLET TOP @ NEC INTERSECTION 5500
LAVON DRIVE & SH 78.
N: 7039859.203' EAST: 2548313.851' ELEV: 516.87'

NO.	REVISIONS / SUBMISSIONS	DATE

SCALE MAY NOT REPRESENT DRAWING SHOWN ON THIS SHEET
MEASUREMENTS FOR CONSTRUCTION SHALL BE TAKEN FROM DIGITAL FILES ONLY.

0 150 300
FEET

 **Ion Design Group**

7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

JOB NAME
PARKSIDE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DRAWING TITLE
Regional Trail Illustration Map
CASE # 190611-2

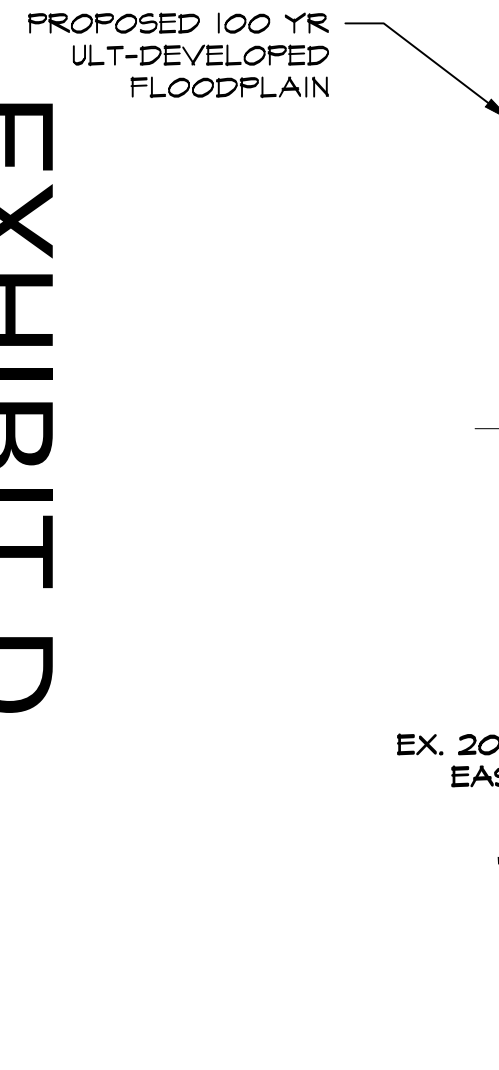
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NOT FOR CONSTRUCTION	FM	REGIONAL TRAIL ILLUSTRATION MAP
	CHECKED	DRAWING NO.
	JT	
	REVIEWED	
DATE	BK	Regio
9.8.2021		
PROJECT NO.		
TBD		

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Plot Date: 9/18/2021 7:29 AM

EXHIBIT D



PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	15	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	12	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER @ 12" ABOVE GRADE	AS SHOWN	37	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'	7 GALLON	AS SHOWN	79	2' HEIGHT AT TIME OF PLANTING
	WAXLEAF LIGUSTRUM / LIGUSTRUM JAPONICUM	7 GALLON	AS SHOWN	84	2' HEIGHT AT TIME OF PLANTING
	'SNOW WHITE' INDIAN HAWTHORNE / RHAPHIOLEPSIS INDICA 'SNOW WHITE'	5 GALLON	AS SHOWN	162	2' HEIGHT AT TIME OF PLANTING
	'LITTLE BUNNY' DWARF FOUNTAIN GRASS/ PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	24" O.C.	390	12" HEIGHT AT TIME OF PLANTING
	ANNUAL COLOR TO BE SELECTED BY OWNER	4" POTS	8" O.C.	270	FULL PLANTS
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	74,950	MINIMUM 100% COVERAGE

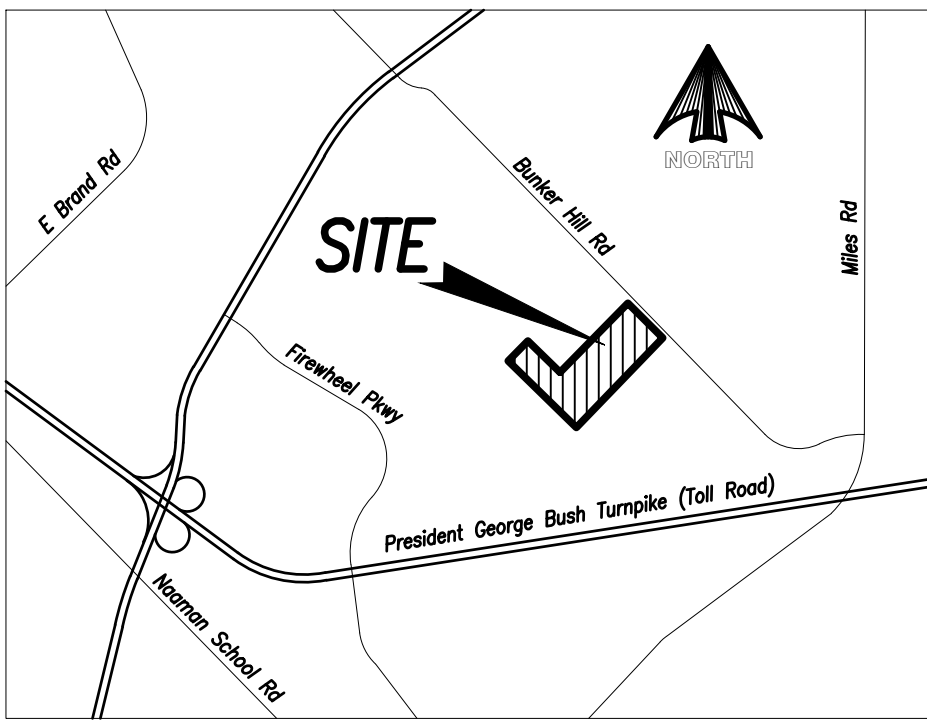
OPEN SPACE CALCULATIONS	AC	SF	%
TOTAL SITE AREA	41.79	1,820,372	100%
SITE AREA WITHIN FLOODPLAIN	16.54	720,482	39.6%
NET AREA (EXCLUDES STREET ROW & FLOODPLAIN NOT CONTAINING USEABLE OPEN SPACE)	10.51	806,296	44.3%
USEABLE OPEN SPACE (% OF NET SITE AREA)	2.08	90,605	11.2%

NOTE
IMPROVEMENTS IN FLOODPLAIN CANNOT INCLUDE WALLED STRUCTURES, IMPROVEMENTS IN FLOODPLAIN MAY INCLUDE BENCHES, EXERCISE EQUIPMENT, TABLES, AND OTHER NON-WALLED STRUCTURES.
DEVELOPER SHALL RE-CONSTRUCT ANY PORTION OF THE EXISTING TRAIL THAT ARE IMPACTED BY THE PROPOSED DEVELOPMENT TO THE SAME WIDTH AS WHAT IS EXISTING.
ALL TRAILS / SIDEWALKS WILL BE CONSTRUCTED TO MEET ADA / TAS STANDARDS.

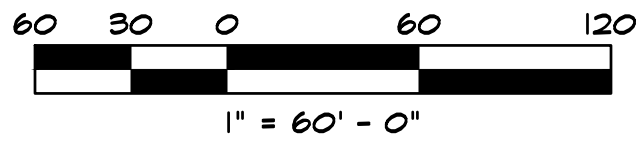
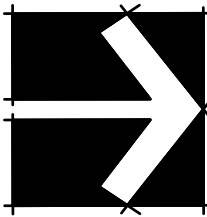
- (C) Tree Size at Installation. Large canopy trees (see Table 4-1 in the Approved Plant List, Division 7 of this Article 3) and street trees in the DT district must be a minimum of three inches in caliper (measured twelve inches above the ground) and seven feet in planted height at time of installation. Small ornamental trees (see Table 4-2 in the Approved Plant List, Division 7 of this Article 3) must be a minimum of one and one-half inch in caliper (measured six inches above the ground) and five feet in planted height at time of installation.
- (D) Shrub Size at Installation and Coverage at Maturity. Shrubs that are not of a dwarf variety must be a minimum of two feet in planted height at time of installation. Hedges or shrub massings, where installed for screening purposes, must be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be at least six feet high within three years following installation (except for parking lot headlight screens, which must form a continuous, solid visual screen at least three feet high within two years following installation). Shrubs that are of a dwarf or miniature variety must be a minimum of one foot in planted height at time of installation unless that particular variety and size of shrub is typically less than one foot in planted height in North Central Texas.

SITE DETAIL SCHEDULE

ITEM (APPROVED VENDORS)	QUANTITY	MANUFACTURER	MODEL	PRODUCT REPRESENTATIVE
60" BACKLESS BENCH OLYMPIC COLLECTION	6	TOURNESOL SITEWORKS	MODEL #OL-0420-60 METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
30 GAL. TRASH RECEPTACLE PLAZA COLLECTION	6	TOURNESOL SITEWORKS	MODEL #PZ-075-30 w/ PZ-HDT METAL: PITCH WOOD: RPL - DARK BROWN	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
PET WASTE STATION ROUND WASTE BIN	3	BYO RECREATION	DOG WASTE STATION MODEL #BYO-PE-1458965 COLOR: BLACK	405 GOLFWAY WEST DRIVE SUITE 302 SAINT AUGUSTINE, FL 32095 PHONE: 877-782-0585



LOCATION MAP NOT TO SCALE



SECTION 4.40 PERIMETER SCREENING BETWEEN RESIDENTIAL DEVELOPMENT & THOROUGHFARES

- (A) General. Residential development adjacent to Type D or larger thoroughfares, as designated on the City's adopted Major Thoroughfare Plan, must be screened from the thoroughfares with one of the options listed below:
- REQUIRED:**
- (i) Option 1 - Brick or Stone Masonry Wall. A masonry wall is required in accordance with Section 4.39(A)(i) (except large canopy trees may be at maximum fifty-foot centers) and is subject to the following requirements:

- PROVIDED:**
- Masonry Wall per City of Garland Standards
 - 590 LF of frontage / 50 = 12 trees required. 17 Canopy Trees Provided

- (a) The trees and screening wall are located within a minimum eight-foot wide landscape buffer, dedicated to a required Homeowners' Association for maintenance, on the street side of the screening wall; and

- PROVIDED:**
- Trees are located within a 9' (minimum) landscape buffer to be maintained by H.O.A.

- (b) Trees may be placed within City right-of-way provided that:

- The drip line of all trees (at maturity) is located no closer than the ultimate planned street curb alignment;
- There are no conflicts with utility lines; and
- The applicant enters into a License Agreement with the City (through the Engineering Department).

Items under (b) Not Applicable

OVERALL LANDSCAPE PLAN

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

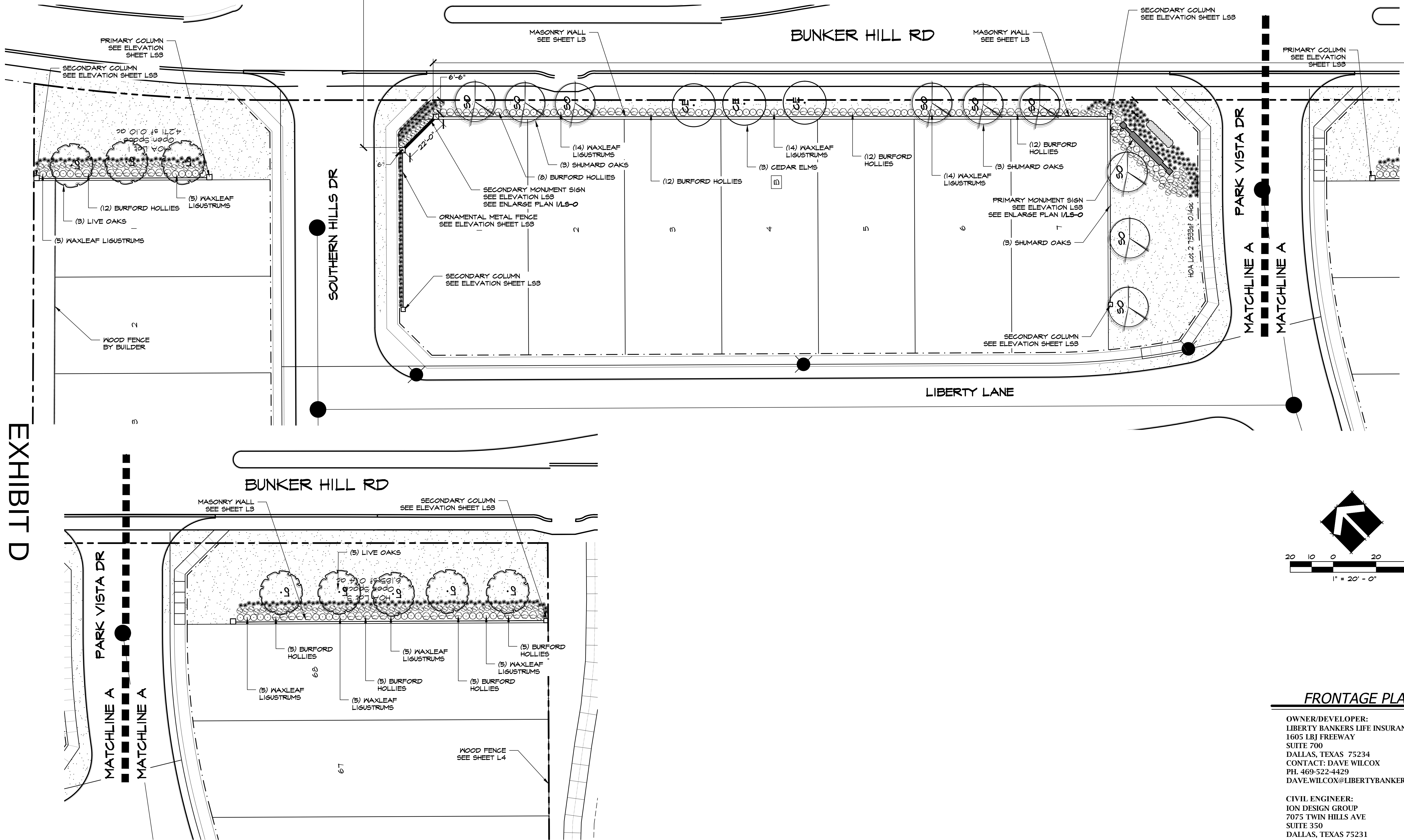
CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, II
PH. 469-635-1900
LREEVES@STUDIO13.BZ

Submittal September 3, 2021

LS-1

EXHIBIT D



FRONTAGE PLAN

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, II
PH. 469-635-1900
LREEVES@STUDIO13.BZ

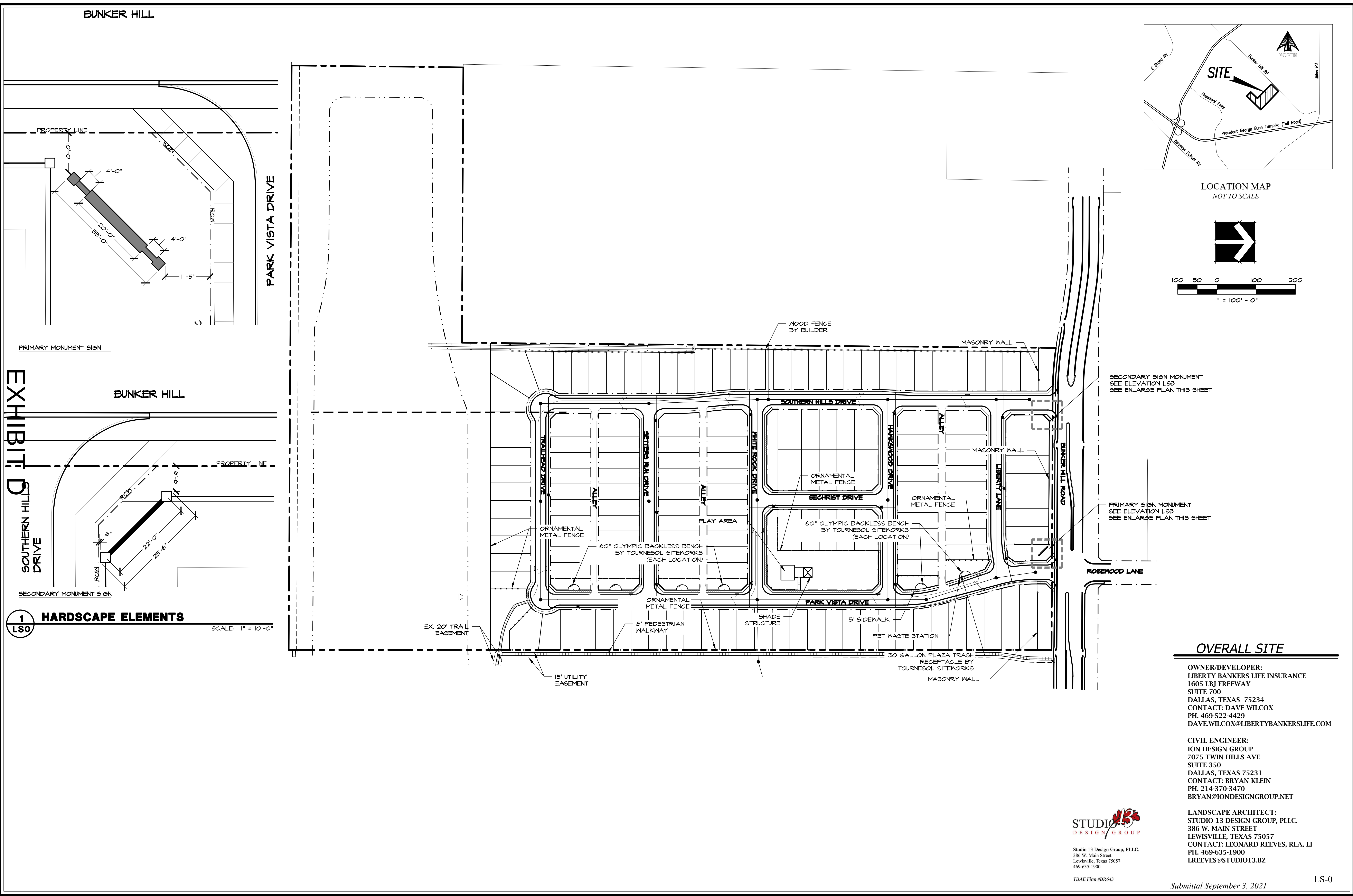


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

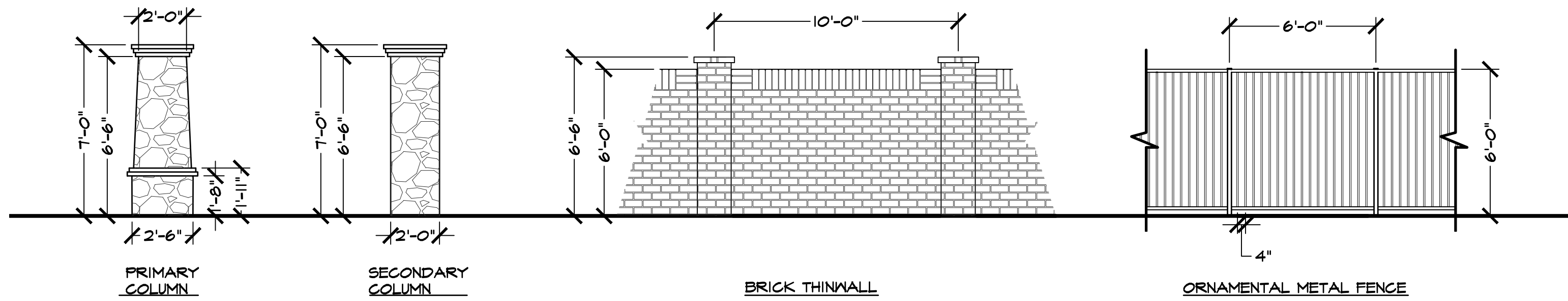
Submittal September 3, 2021

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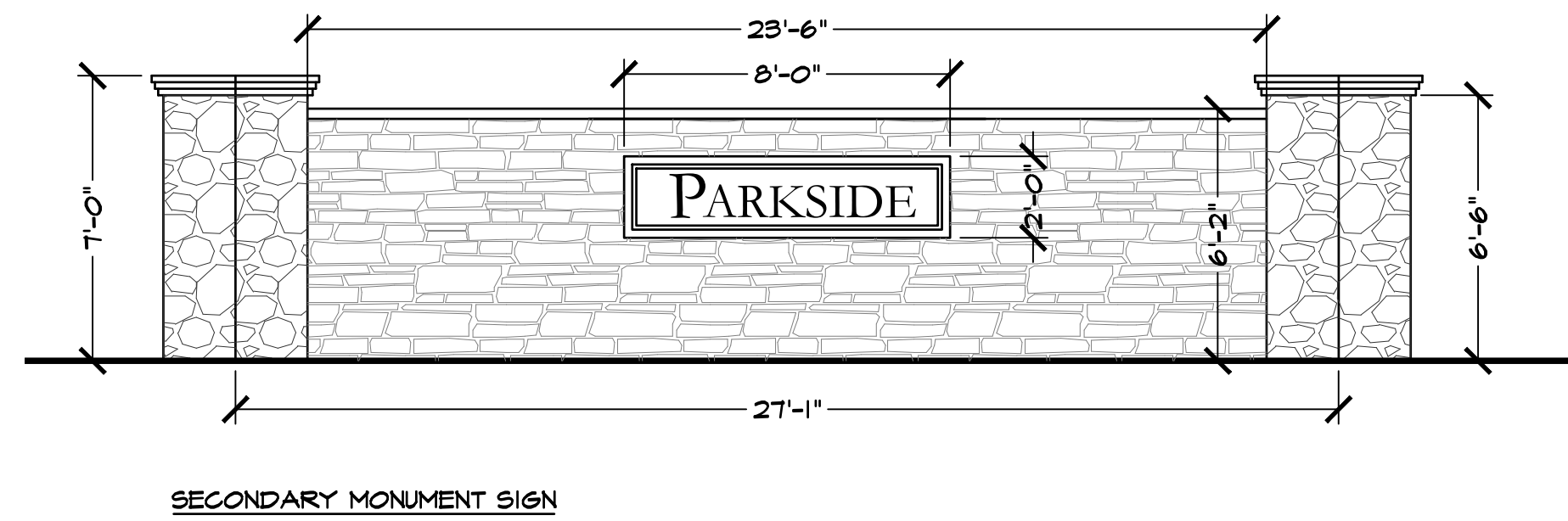
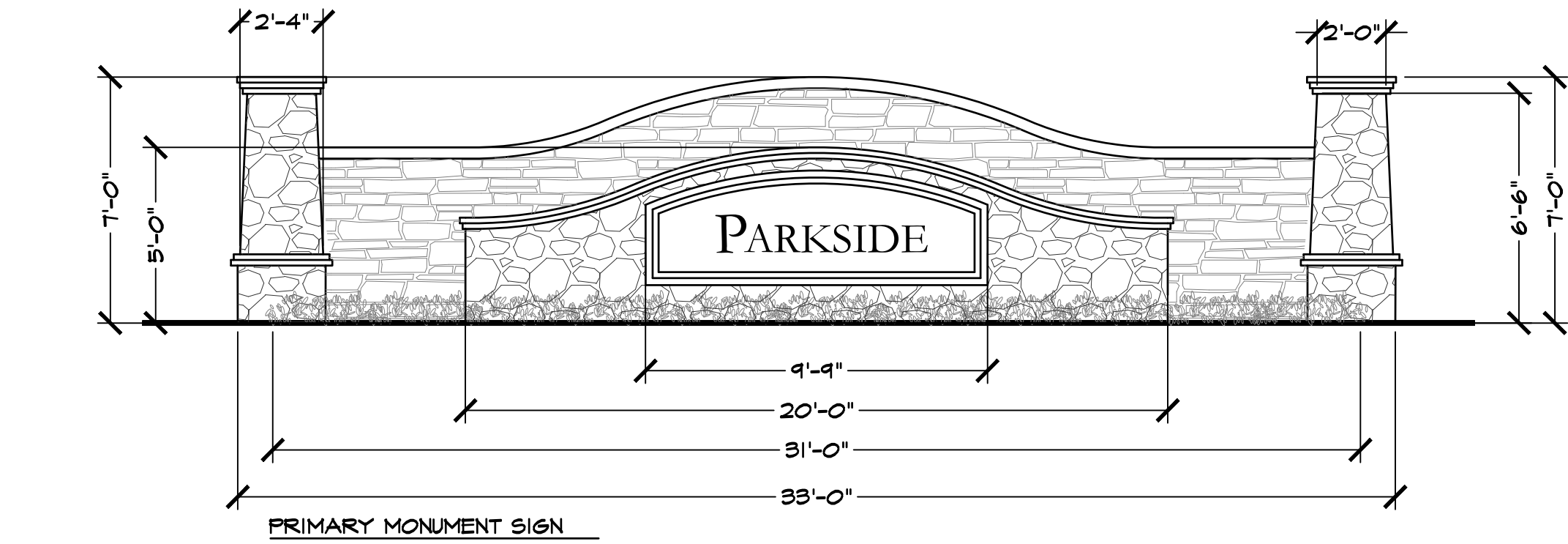


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Plotted by: ##### Plot Date: 9/3/2021 4:12 PM

EXHIBIT D



The Screening wall shall meet or exceed the Structural Integrity of the City's Standard screening wall details and comply to GDC Section 4.39 A.1



1
LS3

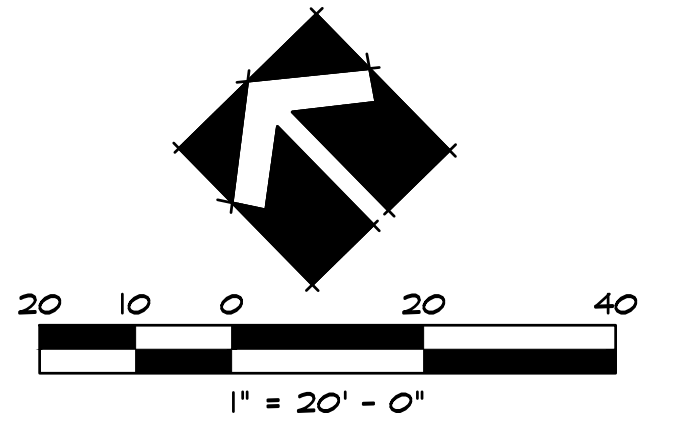
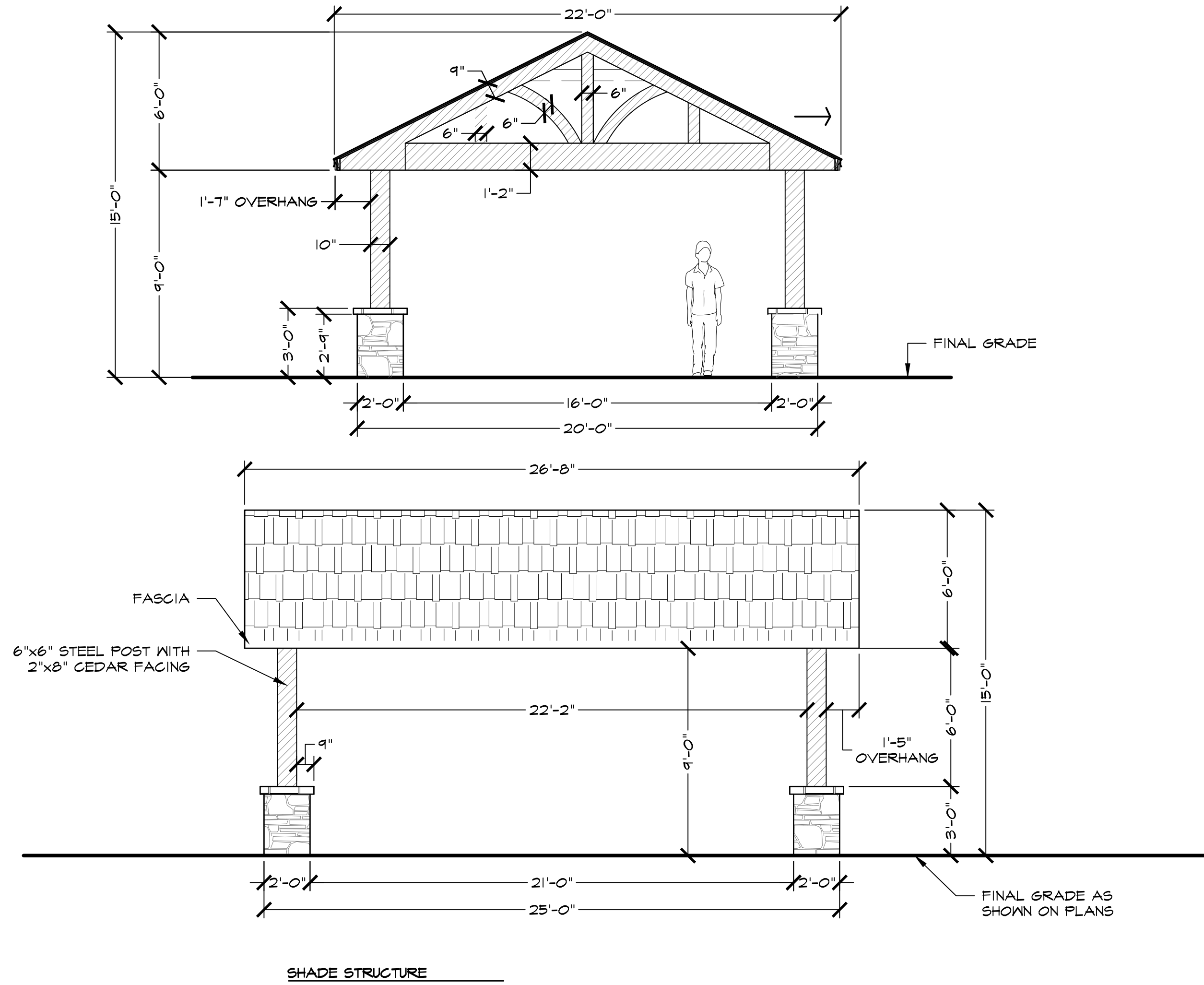
HARDSCAPE ELEMENTS

SCALE: 1/4" = 1'-0"

2
LS3

SHADE STRUCTURE

SCALE: 1/4" = 1'-0"



HARDSCAPE FEATURES

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET



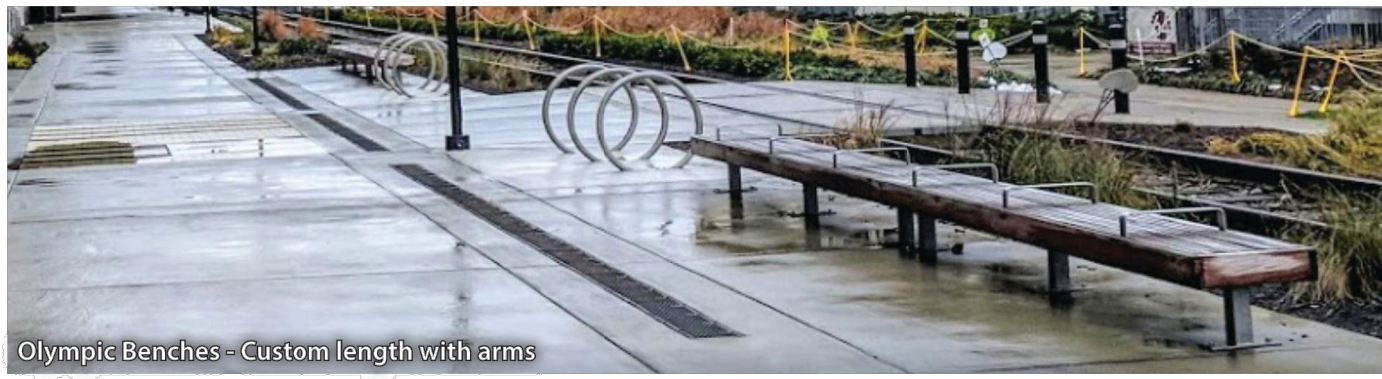
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
CONTACT: LEONARD REEVES, RLA, LI
PH. 469-635-1900
LREEVES@STUDIO13.BZ

Submittal September 3, 2021 LS-3

Drawing: W:\Shared With Me\shared\Projects\LB001 - Garland\Concepts\LB001PSP (Landscape) 9-3-2021.dwg Saved By: Station13 Save Time: 9/3/2021 3:46 PM
Plotted By: ##### Plot Date: 9/3/2021 4:12 PM



Olympic Benches - Custom length with arms

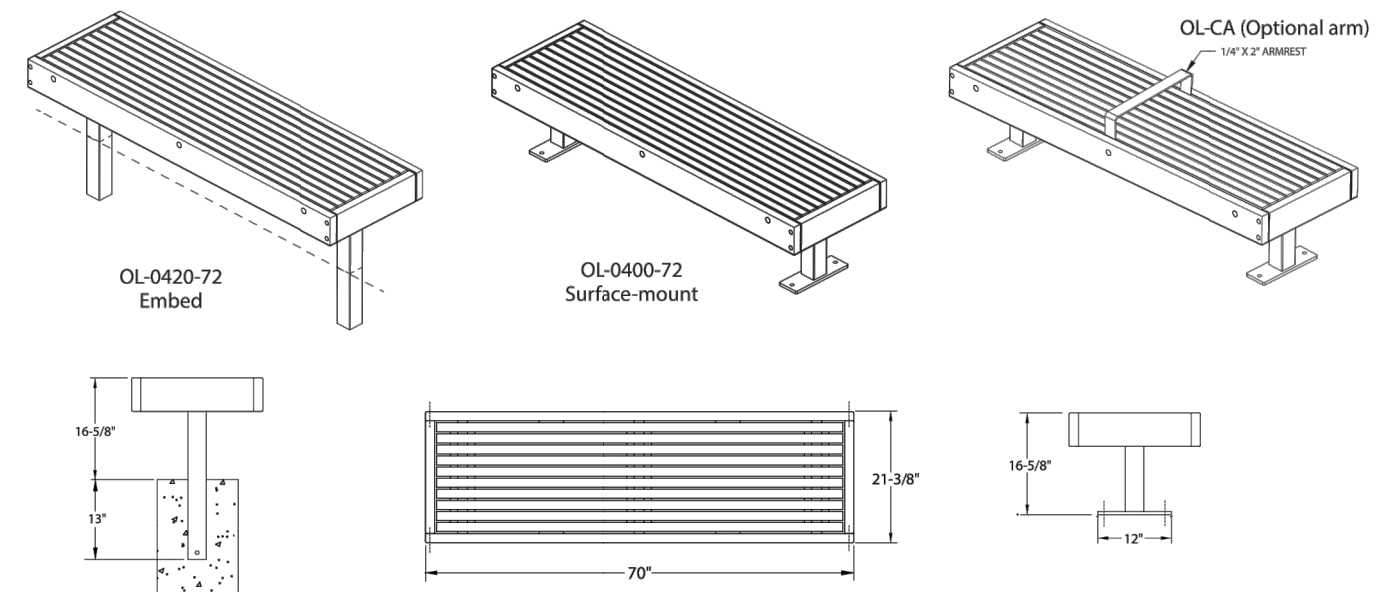
Photo by Google Images

Olympic Collection - Wood or Recycled Plastic

Part No.	Description	Size (L x W x H)	Seat Height	Weight (lbs)	Mounting
OL-0400-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Surface-mount
OL-0420-48	Olympic Backless Bench, 48"	46" x 21-3/8" x 16-5/8"	16-5/8"	125-181	Embed
OL-0400-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Surface-mount
OL-0420-60	Olympic Backless Bench, 60"	58" x 21-3/8" x 16-5/8"	16-5/8"	135-208	Embed
OL-0400-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Surface-mount
OL-0420-72	Olympic Backless Bench, 72"	70" x 21-3/8" x 16-5/8"	16-5/8"	150-235	Embed
OL-0400-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Surface-mount
OL-0420-96	Olympic Backless Bench, 96"	94" x 21-3/8" x 16-5/8"	16-5/8"	175-290	Embed
OL-CA	Optional center arm (each)			13	

* Weight varies depending on material used.

Boulevard wood is an ecologically responsible wood that performs like exotic hardwoods. The Thermally-Modified ash (used with our site furnishings and decking products) has a 25+ year life span (AWPA UC3B), is moisture stabilized, splinter, warp and twist resistant, and will naturally weather from deep brown to a beautiful, rich silver. See our website for further information about Boulevard wood's advantages and characteristics.



Olympic benches are available with surface or embed mountings in 48", 60", 72", and 96" lengths. Available with bench slats in Boulevard™ Thermally-Modified wood. Other wood options include Ipe, Red Cedar, Douglas Fir or recycled plastic lumber.

Note: All Olympic Benches require assembly as they ship either dismantled or partially dismantled.

TourneSol SITEWORKS
Successful sites start here™
2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

0479
2

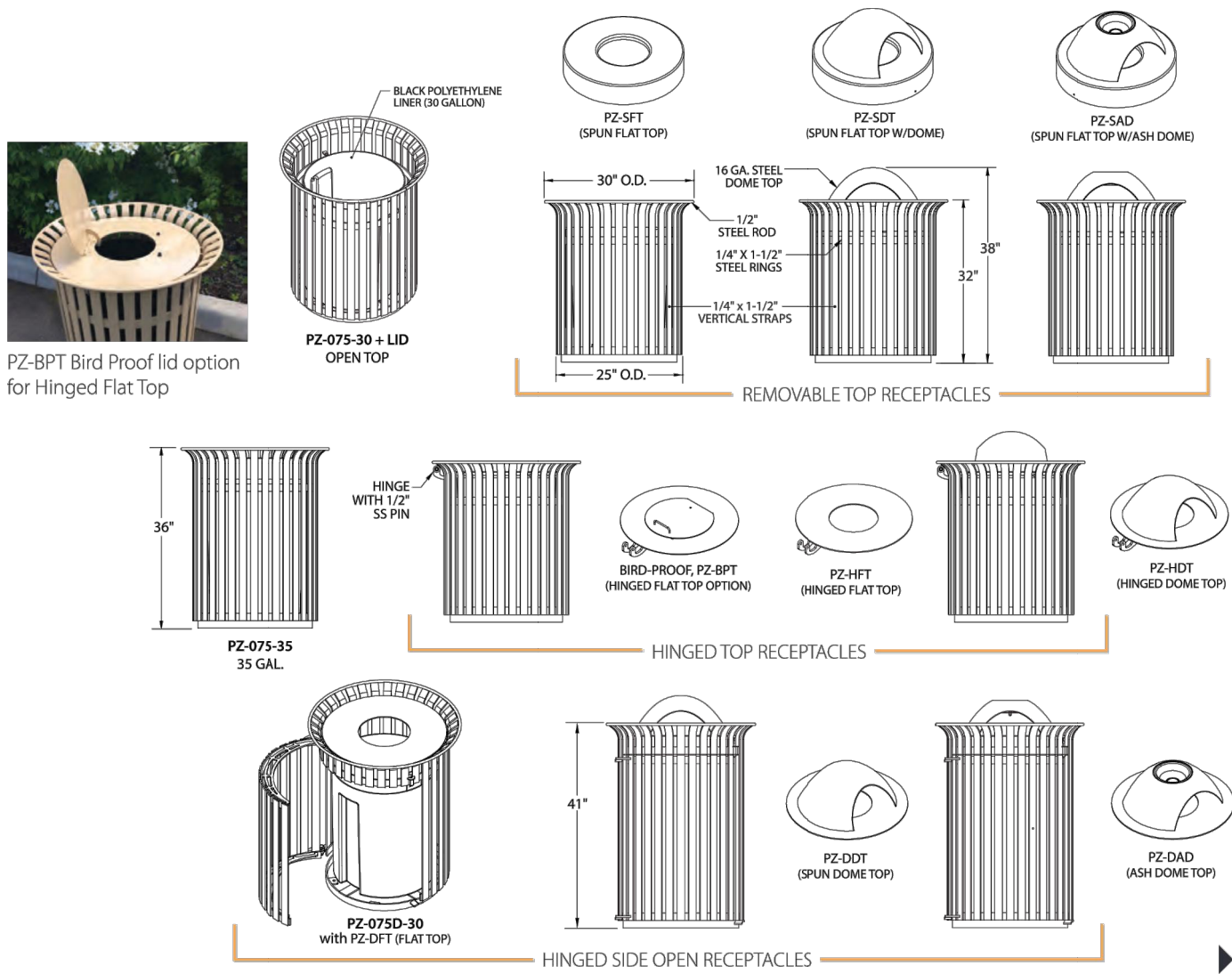
Plaza Collection Receptacles - PZ-075 and PZ-075D

Part No.	Description	Size	Weight Lbs.
PZ-075-30	Plaza Collection Steel Strap Flared Receptacle w/30 Gal. Black Polyethylene Liner, Open Top (TR-12)	25" Dia x 32" H	235
PZ-075-35	Plaza Collection Steel Strap Flared Receptacle w/35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36" H	245
PZ-075D-30	Plaza Collection Steel Strap Flared Receptacle with Side Door, 30 Gal. Black Polyethylene Liner, Open Top	25" Dia x 36-1/2" H	250
PZ-075D-35	Plaza Collection Steel Strap Flared Receptacle with Side Door, 35 Gal. Black Polyethylene Liner, Open Top	25" Dia x 41" H	260

Lid Option

PZ-DAD	Ash Dome Top for Round Receptacle w/ Side Door	277
PZ-DDT	Dome Top for Round Receptacle w/ Side Door	276
PZ-DFT	Flat Top for Round Receptacle w/ Side Door	272
PZ-HDT	Hinged Top w/Dome for Round Receptacle	254
PZ-HFT	Hinged Flat Top for Round Receptacle	250
PZ-BPT	Bird Proof Lid for Hinged Flat Top Round Receptacle	255
PZ-SAD	Spun Flat Top for Round Receptacle	250
PZ-SDT	Spun Dome Top for Round Receptacle	249
PZ-SDT	Spun Ash Dome Top for Round Receptacle	245

Note: All Plaza Collection receptacles are listed without tops. Choose from removable tops, hinged tops and side opening styles. Lid option weights are for 30 gal units. All Plaza Collection Receptacles ship fully assembled, except units with dome tops will require dome assembly.



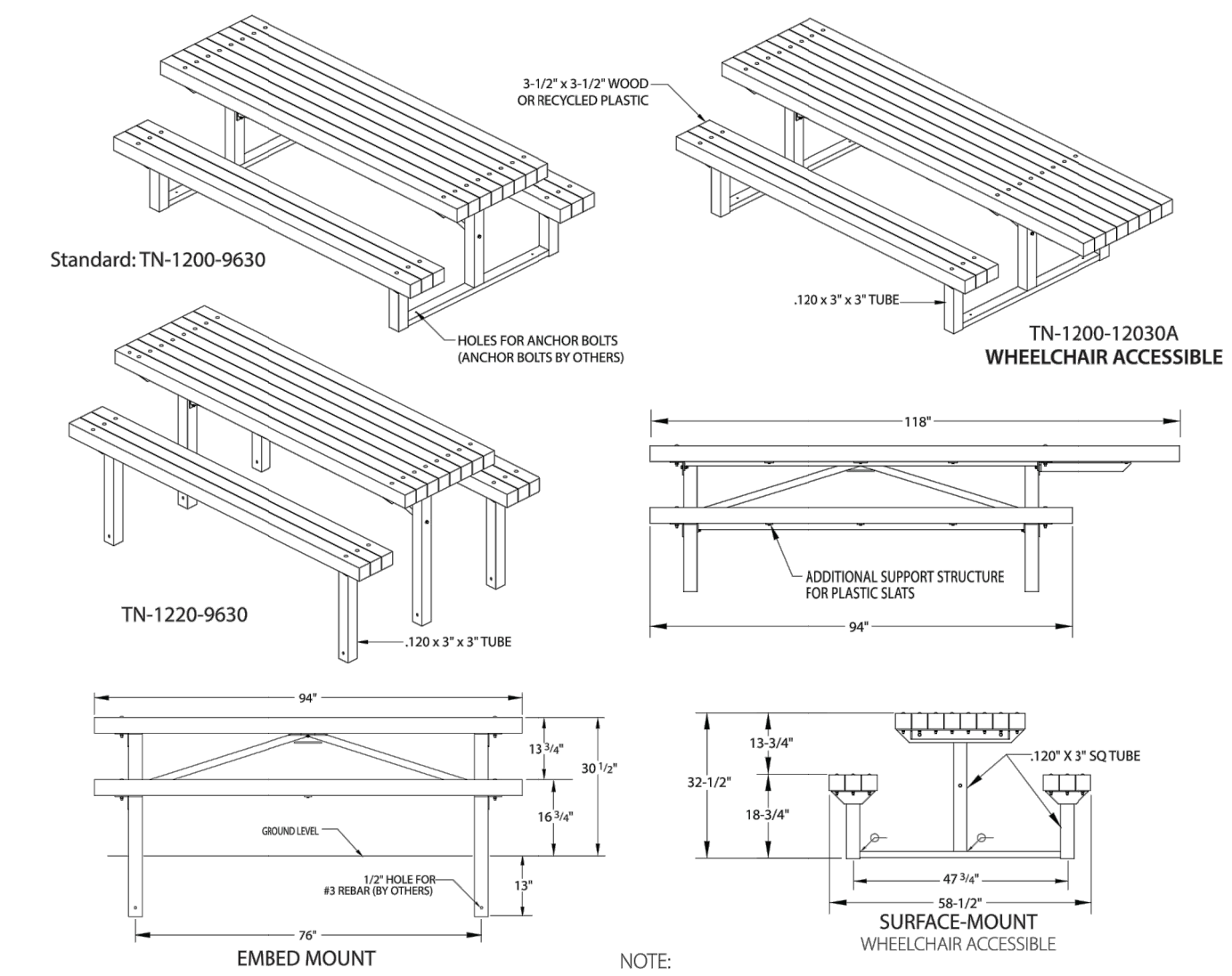
TourneSol SITEWORKS
Successful sites start here™

6

Transit Collection Tables

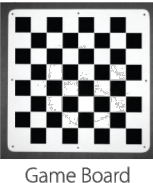
Part No.	Description	Size	Approx. Weight (lbs)	Mounting
TN-1200-9630	Wood and Steel Table w/ 96" 4x4 Top and 2 Benches, FW part no. F-5	94"L x 58-1/2"W x 30-1/2"H	493-933	Surface-Mount
TN-1200-9630	Wood or Rec. Plastic and Steel Table w/ 96" 4x4 Top and 2 Benches	94"L x 58-1/2"W x 30-1/2"H	493-933	Permanent Embed
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access, FW part no. F-5	118"L x 58-1/2"W 32-1/2"H	533-1020	Surface-Mount
TN-1200-12030A	Wood or Rec. Plastic and Steel Table w/ 120" 4x4 Top and 2 - 96" Benches, Wheelchair Access	118"L x 58-1/2"W 32-1/2"H	533-1020	Permanent Embed

*Weight varies depending on material used.



Transit Collection Table Options

Part No.	Description	Size
GB	Game Board	18" x 18" with 2" Squares
IGB	Game Board, Installed	18" x 18" with 2" Squares
UMB	Umbrella hole	2" Dia.
LB	Lag Bolt Assembly	NA



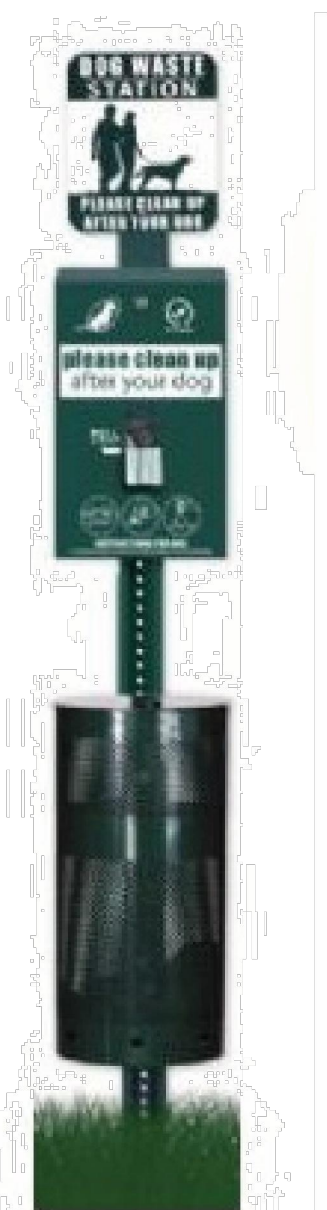
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2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

0478
5

Dog Waste Station - Round Waste Bin

BYO-PE-1458965

Dimensions: 72" H x 10" W



Quick Facts:

- Each Dog Waste Station includes: Mounting post, Dog Waste Station Pet Sign - "Please Clean Up After Your Dog", Sign Bracket, Poop Bag Dispenser - Roll Bag or Single Pull Bags, Large Waste Can w/ Lock & Key, 600 Pet Waste Bags (3 poop bag rolls or Single Pull poop bags), 50 Trash Can Liners
- All hardware and complete instructions included
- Lock & Key for bag Dispenser security

Warranty:

- Lifetime warranty on all products.

www.BYOPlayground.com | 1-800-853-5316

EXHIBIT D

1 BENCH



5 PLAY STRUCTURE

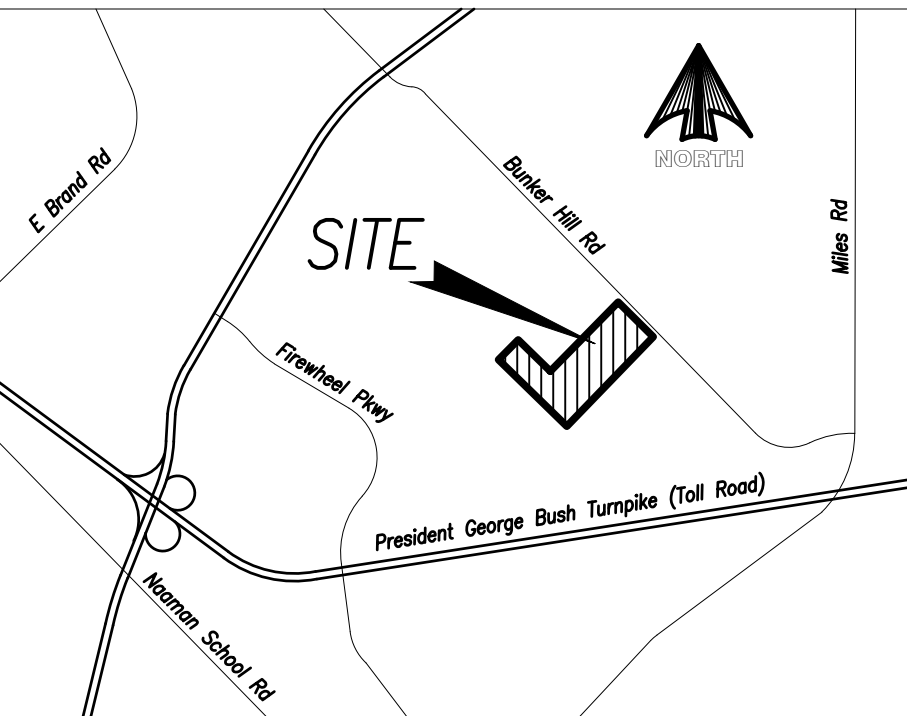
2 TRASH RECEPTACLE

3 PICNIC TABLES



6 ADULT EXERCISE SQUARE

4 PET WASTE STATION



LOCATION MAP
NOT TO SCALE

SITE AMENITIES

OWNER/DEVELOPER:
LIBERTY BANKERS LIFE INSURANCE
1605 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75234
CONTACT: DAVE WILCOX
PH. 469-522-4429
DAVE.WILCOX@LIBERTYBANKERSLIFE.COM

CIVIL ENGINEER:
ION DESIGN GROUP
7075 TWIN HILLS AVE
SUITE 350
DALLAS, TEXAS 75231
CONTACT: BRYAN KLEIN
PH. 214-370-3470
BRYAN@IONDESIGNGROUP.NET

LANDSCAPE ARCHITECT:
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PH. 469-635-1900
LREEVES@STUDIO13.BZ



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

Submission September 3, 2021

LS-4



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 10/19/2021

Item Title: Z 20-31 Allstate Truck & Trailer Repair, LLC (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 20-31 Allstate Truck & Trailer Repair, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 20-31 Ordinance

Z 20-31 Exhibit A

Z 20-31 Exhibit B

Z 20-31 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM COMMUNITY RETAIL (CR) DISTRICT TO INDUSTRIAL (IN) DISTRICT ON A 0.3422-ACRE TRACT OF LAND, 2) A SPECIFIC USE PROVISION FOR A TRUCK/BUS STORAGE ON A 4.11-ACRE TRACT OF LAND, AND 3) A SPECIFIC USE PROVISION FOR TRUCK/BUS REPAIR USE ON A 4.11-ACRE TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 4030-4040 FOREST LANE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 15th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a Change in Zoning from Community Retail (CR) District to Industrial (IN) District on a 0.3422-acre tract of land, 2) a Specific Use Provision for a Truck/Bus Storage Use on a 4.11-acre tract of land, and 3) a Specific Use Provision for a Truck/ Bus Repair Use on a 4.11-acre tract of land zoned Industrial (IN) District by **Allstate Truck & Trailer Repair, LLC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) A Change in Zoning from Community Retail (CR) District to Industrial District (IN) District on a 0.3422-acre tract of land, 2) a Specific Use Provision for a Truck/Bus Storage Use on a 4.11-acre tract of land, and 3) a Specific Use Provision for a Truck/Bus Repair Use on a 4.11-acre tract of land zoned

ZONING FILE NO. Z 20-31

Industrial (IN) District and located at 4030-4040 Forest Lane and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-31

BEING an approximate 4.11 acres tract out of 47.267 acre tract of land situated in the William D Reed Survey, Abstract No. 1249 and the Thomas McCanne Survey, Abstract No 959. Dallas County, Texas and being a portion of Lot 1, Block A, US Steel Subdivision as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas and a portion of Lot 12, Access Addition, an addition to the City of Garland as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas and a portion of Lot 1R, Block 1, Racetrac Forest Lane Replat as recorded in Instrument No. 20070373352 of the Official Public Records of Dallas County Texas.

Change of Zoning from Industrial (IN) District to Community Retail (CR) District:

BEING a tract of land situated in the Thomas McCanne Survey, Abstract No. 959, City of Garland, Dallas County, Texas, being part of that certain tract of land described in Special Warranty Deed to LSG 4040 Forest Lane Associates LLC, a Delaware limited liability company, as recorded in Instrument Number 2020000276777 of the Official Public Records, Dallas County, Texas (OPRDCT), and being part of Lot 1R, Block 1, of Racetrac-Forest Lane Replat as recorded in Instrument Number 20070373352 OPRDCT, and being more particularly described as follows:

COMMENCING at a point in the south right-of-way line of Forest Lane, a called 126 foot public right-of-way, same being the northeast corner of said Lot 1R, Block, and the

ZONING FILE NO. Z 20-31

most northerly northeast corner of said LSG 4040 Forest Lane Associates tract;

THENCE South 00 degrees 15 minutes 00 seconds West with the east line of said Lot 1R and the west line of said LSG 4040 Forest Lane Associates tract a distance of 56.00 feet to the PLACE OF BEGINNING;

THENCE South 00 degrees 15 minutes 00 seconds West continuing with the east line of said Lot 1R and the west line of said LSG 4040 Forest Lane Associates tract a distance of 109.00 feet to the most easterly southeast corner of said Lot 1R;

THENCE South 60 degrees 10 minutes 31 seconds West with a southeast line of said Lot 1R and a northwest line of said LSG 4040 Forest Lane Associates tract a distance of 123.40 feet to the most southerly southeast corner of said Lot 1R;

THENCE North departing said common line over and across lot 1R a distance of 168.98 feet to a northwest corner of said LSG 4040 Forest Lane Associates tract;

THENCE North 89 degrees 15 minutes 35 seconds East with a north line of said LSG 4040 Forest Lane Associates tract a distance of 107.54 feet to the PLACE OF BEGINNING and containing 0.3422 acres or 14,905 square feet of land.

SPECIFIC USE PROVISION

ZONING FILE Z 20-31

4030 - 4040 Forest Lane

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Truck/Bus Storage and Truck/Bus Repair Use.

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

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

IV. Development Plans:

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

V. Specific Conditions:

A. SUP Time Period: The Specific Use Provisions for Truck/Bus Storage and Truck/Bus Repair shall be in effect for a period of twenty (20) years.

B. SUP Boundaries: The Truck/Bus Storage and Truck/Bus Repair operation shall be limited to the approximate 4.11-acre boundaries as shown in Exhibit C.

(A) Wrought iron fence extends 0.3' beyond northerly boundary.
 (B) Wrought iron fence extends 2.0' beyond northerly boundary.
 (C) Chainlink fence extends 3.2' beyond easterly boundary.
 (D) Chainlink fence extends 1.5' beyond southeasterly boundary.
 (E) Chainlink fence extends 4.0' beyond southeasterly boundary.
 (F) Chainlink fence extends 0.8' beyond southeasterly boundary.
 (G) Wrought iron fence extends 1.4' beyond westerly boundary.
 (H) Wrought iron fence extends 0.3' beyond westerly boundary.
 (I) passenger vehicle parking count
 (J) trailer or cab parking count

[illegible]

Item	Note
1	Unless otherwise noted, all paving, structures, fencing, easements, structures, lighting, grading, landscaping, turf, gates signage, and equipment are existing. No new construction, remodeling, demolition, relocation, re-surfacing, fencing are proposed at the time of this site plan submittal.
2	Drive access and parking surface materials are noted on plan. Surfaces consist of mostly concrete and some asphalt. Any minor surface repair will be of like material.
3	Where existing striping deviates from this site plan, new striping is proposed.
4	Existing dumpster locations are indicated on site plan and are unscreened and inconsistent in color. Typical

Item	GFA (SF)	Height Permitted	Height Existing	Finish Floor Elevation	Use
Building 1	603,795 SF	12 Stories: 30'	1 Story: 53.7'	Existing Undocumented	Distribution Warehouse, Large Truck/Bus Repair, Truck Wash / Storage
Building 2	10,356 SF	12 Stories: 30'	1 Story: 27.4'	Existing Undocumented	Truck/Bus Repair
Building 3A	7,537 SF	12 Stories: 30'	1 Story: 18.7'	Existing Undocumented	Truck/Bus Repair
Building 3B	1,560 SF	12 Stories: 30'	1 Story: 15.7'	Existing Undocumented	Truck/Bus Repair
Building 4A	14,694 SF	12 Stories: 30'	1 Story: 29.7'	Existing Undocumented	Truck/Bus Repair
Building 4B	265 SF	12 Stories: 30'	1 Story: 15.2'	Existing Undocumented	Truck/Bus Repair / Restroom
Building 5	16,265 SF	12 Stories: 30'	1 Story: 27.4'	Existing Undocumented	Truck/Bus Repair / Restroom, Wash / Wash Bay

USE	GFA (SF)	CALCULATION	PARKING REQUIREMENT
Building One A - Truck / Bus Storage			
Required Parking	5,000	17	1/300 Office GFA
Total Provided Parking		22	
Provided Parking as Percentage of Required Parking		129%	
# of Total to be Accessible		1	1 space for total number spaces provided 1 to 25
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces		1	
Building One B - Truck / Bus Repair			
Required Parking	14,220	24	1/600 GFA
Total Provided Parking		25	
Provided Parking as Percentage of Required Parking		104%	
# of Total to be Accessible		1	1 space for total number spaces provided 1 to 25
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces		1	
Building One C - Distribution Warehouse			
Required Parking	361,524	584	1/1000 Remainder GFA
Total Provided Parking	21,061	71	1/300 Office GFA
Total Required Parking	603,795	635	
Total Provided Parking		639	
Provided Parking as Percentage of Required Parking		105%	
# of Total to be Accessible		13	2.00%
Total Required Loading Spaces		4	200,001 to 500,000 SF = 3 loading spaces each additional 200,000 sf = 1 additional loading space
Total Provided Loading Spaces	603,795	4	
Total Loading Docks		40	
Building Two - Truck Repair			
Required Parking	10,556	18	1/600 GFA
Total Provided Parking		19	
Provided Parking as Percentage of Required Parking		100%	
# of Total to be Accessible		1	1 space for total number spaces provided 1 to 25
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces	10,556	1	
Building Three A - Truck Repair			
Required Parking	7,537	13	1/600 GFA
Total Provided Parking		13	
Provided Parking as Percentage of Required Parking		100%	
# of Total to be Accessible		1	1 space for total number spaces provided 1 to 25
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces	7,537	1	
Building Three B - Truck Repair			
Required Parking	1,560	3	1 Space per 600 GFA
Total Provided Parking		3	
Provided Parking as Percentage of Required Parking		100%	
# of Total to be Accessible		1	1 space for total number spaces provided 1 to 25
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces	1,560	1	
Building Four A - Truck Repair			
Required Parking	16,435	28	1 Space per 600 GFA
Total Provided Parking		30	
Provided Parking as Percentage of Required Parking		107%	
# of Total to be Accessible		2	2 spaces for total number spaces provided 26-50
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces	16,435	1	
Building Four B - Truck Repair			
Required Parking	10,012	17	1 Space per 600 GFA
Total Provided Parking		28	
Provided Parking as Percentage of Required Parking		185%	
# of Total to be Accessible		1	2 spaces for total number spaces provided 26-50
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces	10,012	1	
Building Four C - Truck Repair			
Required Parking	265	1	1 Space per 600 GFA
Total Provided Parking		1	
Provided Parking as Percentage of Required Parking		100%	
# of Total to be Accessible		1	1 space for total number spaces provided 1 to 25
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces	265	1	
Building Five - Truck Leasing and Repair			
Required Parking	16,265	28	1 Space per 600 GFA
Total Provided Parking		30	
Provided Parking as Percentage of Required Parking		104%	
# of Total to be Accessible		3	3 spaces for total number spaces provided 51-75
Total Required Loading Spaces		1	0 to 50,000 sf = 1 loading space
Total Provided Loading Spaces	16,265	1	
Total SITE			
Total Required Parking		784	
Total Provided Parking		896	
Provided Parking as Percentage of Required Parking		107%	
# of Total to be Accessible		13	
Total Required Loading		13	
Total Provided Loading		13	
Cab / Trailer Storage		10' x 53'	
Trailer Storage		10' x 50'	

Item	Description
Total Site Area	47,265 AC
Total Building SF	654,672
Total Floor Area Ratio	.32
Impervious Cover	Existing Condition (excluding parking) = Approximately 98% or 2,017,666 SF
Total Building Coverage	.32
Open Space Calculations	Existing Condition + completely paved
Distance Between Buildings	Varies - See Site Plan for Existing
Distance to Setbacks	Varies - See Site Plan for Existing No buildings are located within the minimum setback requirement for industrial zoning. Floodplain 30' for 20'
Width of Access Roads	24' min
Width of Fire Lanes	24' min
Fire Lane Turning Radii	30' min, interior
Driveway Dimensions	24' min or existing condition
Driveway Specifications	Existing Conditions Undocumented
Finished Grade Profiles	Existing Conditions Undocumented
Driveway Radii	Existing Conditions Undocumented
Physical Obstructions	See Site Plan
Horizontal Orientation	Existing Conditions Undocumented

(1) SCALE :: 1" = 100'

SCALE : 1" = 100'



A horizontal scale bar with alternating black and white segments. Below the bar are markings for 0', 50', 100', and 200'.

4040 Forest Lane Rezoning

1030-4040 Forest Lane :: Garland, TX :: 75042

DRAWN BY:

Darin Norman

CHECKED BY:
Cecilia Alvarez

Dan Norman

APPLICANT:

ALLSTATE CARRIERS

4030 - 4040 Fore
ane Garland T

5042

emilm4@yahoo

Journal of Management Education 35(1)

ZONING:

ZONING.
Case: Z 20-31

Pre-Sub #: 200

Existing, 1 and
Proposed: SUPTruck/Bus Store
and Truck/Bus

and rocky

These documents are for zoning review and approval purposes only.



URBANWORTH
2013 Thomas Place
Fort Worth, TX 76107
817-789-5513 m
www.urbanworthco.com

A1.01

SITE PLAN



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. c.

Meeting Date: 10/19/2021

Item Title: Z 21-26 Venture Distilling Land LLC (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-26 Venture Distilling Land LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-26 Ordinance

Z 21-26 Exhibit A

Z 21-26 Exhibit B

Z 21-26 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 03-47 FOR LIMITED COMMUNITY RETAIL USES, 2) A SPECIFIC USE PROVISION FOR BREWERIES/WINERIES/DISTILLERIES AND 3) A DETAIL PLAN ON A 0.84-ACRE TRACT OF LAND LOCATED AT 406 AND 412 SOUTH BARNES DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 15th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan made by **Venture Distilling Land LLC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) District 03-47 for limited Community Retail Uses, 2) a Specific Use Provision for Breweries/Wineries/Distilleries and 3) a Detail Plan on a 0.84-acre tract of land located at 406 and 412 South Barnes Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-26

PASSED AND APPROVED this _____ day of _____,
2021.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-26

BEING a lot, tract or parcel of land situated in the Charles G. Newton Survey, Abstract No. 1099, City of Garland, Dallas County, Texas, and being a portion of Lot 1, Block 1, Walls Addition No. 1, an addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 69190, Page 2181, Map Records, Dallas County, Texas, same being a tract of land conveyed to Jeffrey Dane Jackson by deed recorded in Instrument No. 201300288112, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" set in concrete for corner, said corner being along the East right of way line of S. Barnes Drive (60 foot right of way), said corner being the Southwest corner of a tract of land Del Properties LP by deed recorded in Volume 2002129, Page 1110, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 36 minutes 00 seconds East along the South line of said Del Properties LP tract, a distance of 200.00 feet to an "X" set in concrete for corner, said corner being along the West line of a tract of land conveyed to True Brothers Investment LLC by deed recorded

ZONING FILE NUMBER Z 21-26

in Instrument No. 201500166898, Official Public Records,
Dallas County, Texas;

THENCE South 00 degrees 40 minutes 00 seconds East along
the West line of said True Brothers Investment LLC tract, a
distance of 183.75 feet to a 1/2 inch iron rod set with
yellow plastic cap stamped "CBG SURVEYING" for corner, said
corner being the Northeast corner of a tract of land
conveyed to Frances A. Ables by deed recorded in Volume
92193, Page 1829, Deed Records, Dallas County, Texas, from
which a 1/2 inch iron rod found bears North 51 degrees 24
minutes 33 seconds East, a distance of 2.91 feet for
witness;

THENCE North 89 degrees 36 minutes 00 seconds West along
the North line of said Ables tract, passing at 199.24 feet
a 1/2 inch iron rod found on line, and continuing a total
distance of 200.00 feet to a point for corner, said corner
being along the East right of way line of said S. Barnes
Drive;

THENCE North 00 degrees 40 minutes 00 seconds West along
the East right of way line of said S. Barnes Drive, a
distance of 183.75 feet to the POINT OF BEGINNING and
containing 36,744 square feet or 0.84 acres of land.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-26

406 and 412 South Barnes Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a Breweries/Wineries/Distilleries land use.

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

III. General Regulations: All regulations in Planned Development (PD) District 03-47 and Special Standards for Breweries/Wineries/Distilleries as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future Development on the subject property shall require Detail Plan approval.

V. Specific Conditions:

A. Permitted Uses: Land uses shall be permitted as stipulated in Planned Development (PD) District 03-47. Additionally, Breweries/Wineries/Distilleries may be permitted by Specific Use Provision.

B. Placement of Outdoor Storage Tanks: The placement of the two (2) proposed outdoor storage tanks shall be permitted within a side yard as shown on Exhibit C.

C. Traffic: Tractor trailers delivering product, equipment, or supplies to this site may not block the travel lanes on South Barnes Drive for loading or unloading material.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-26

406 and 412 South Barnes Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Breweries/Wineries/Distilleries land use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Planned Development (PD) District 03-47 and Special Standards for Breweries/Wineries/Distilleries as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:** Development is to be in general conformance with the approved Detail Plan on Exhibit C. In the event of conflict between the conditions and development plan, the conditions listed below are to apply.
- V. Conditions:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of fifteen (15) years.
- B. Traffic: Tractor trailers delivering product, equipment, or supplies to this site may not block the travel lanes on South Barnes Drive for loading or unloading material.

VENTURE DISTILLING FACILITY

SITE PLAN

GARLAND, TX | 08/16/21

S. BARNES DRIVE

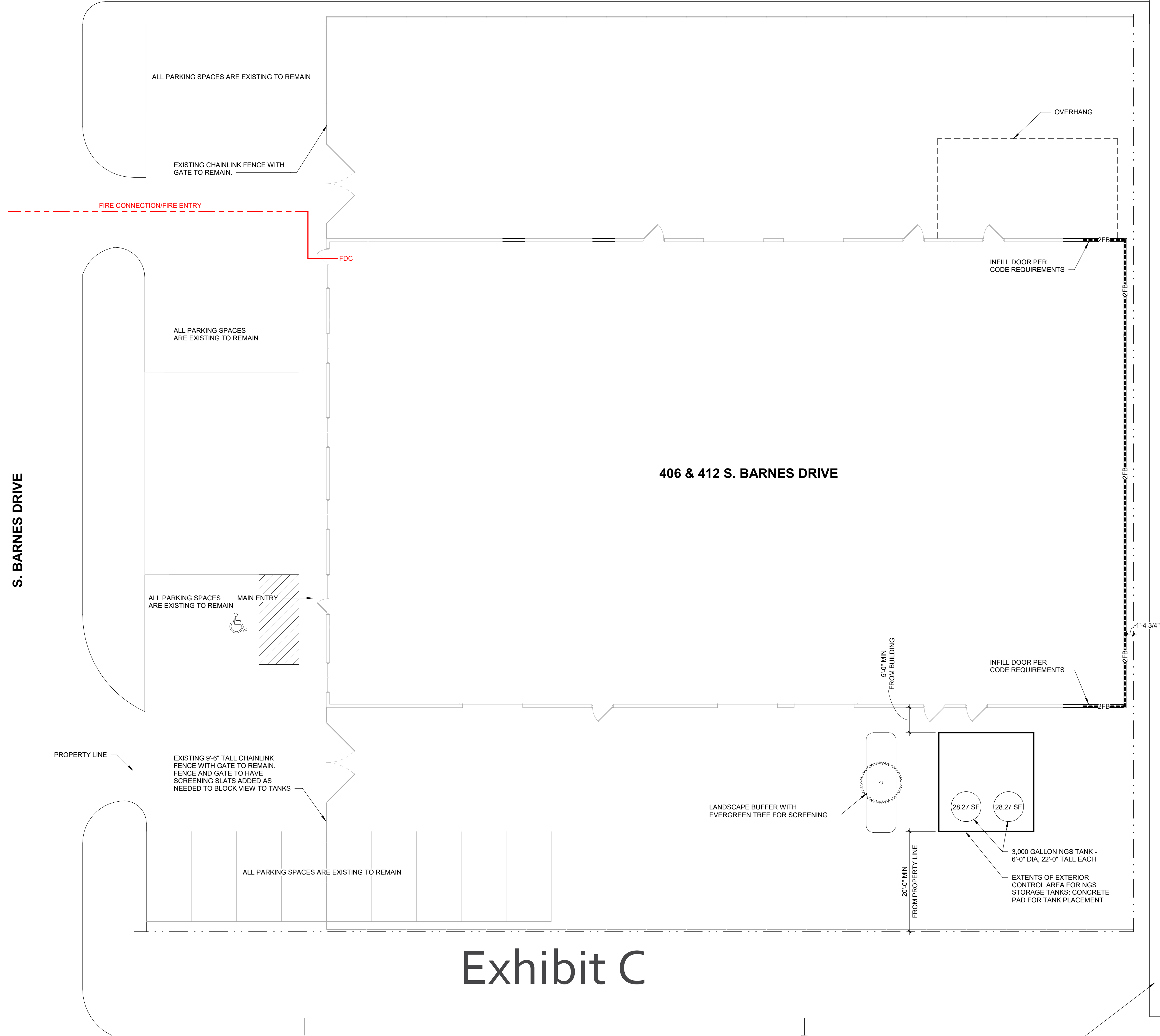


Exhibit C

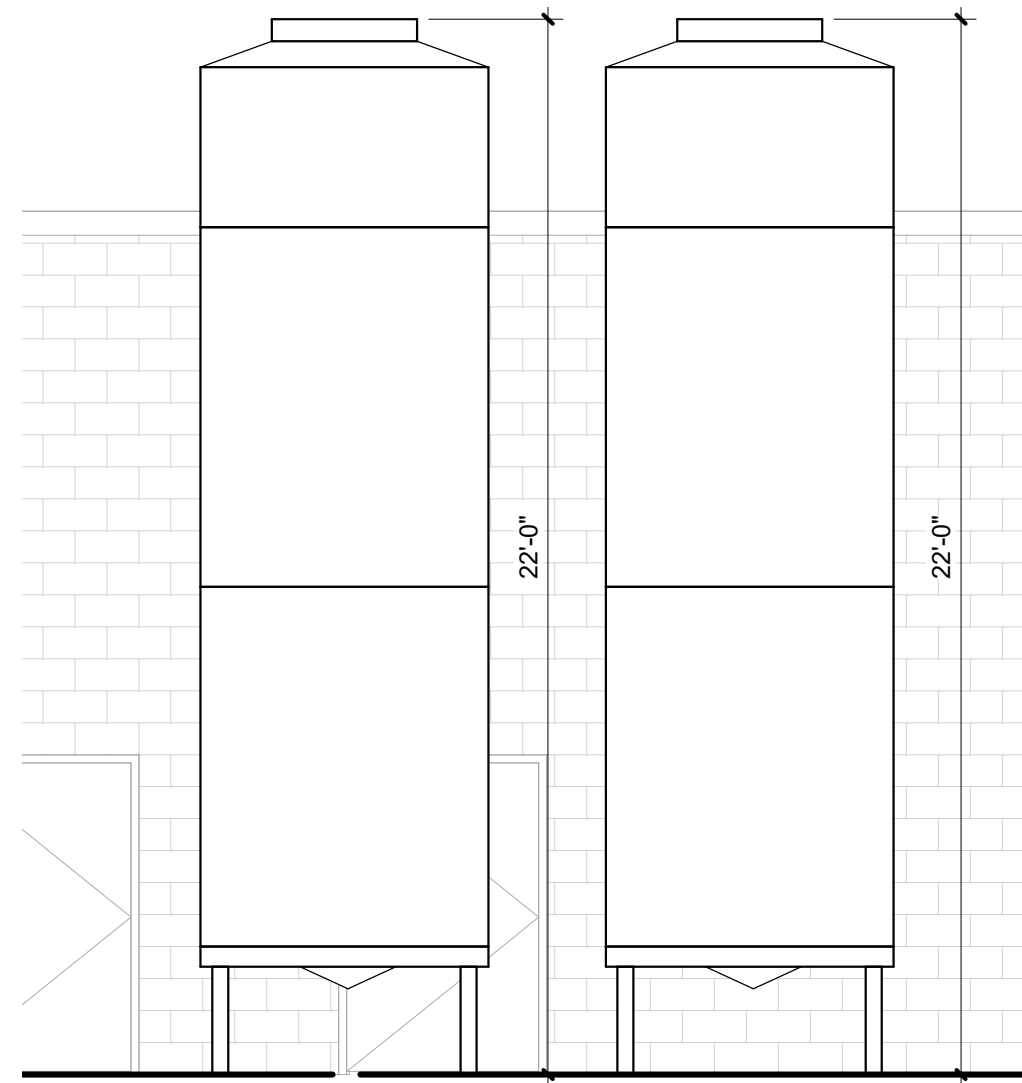
SITE DATA

SITE TOTAL: 36,744 SF (0.84 ACRES)

BUILDING TOTAL: 15,033 SF

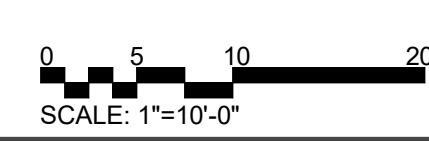
PARKING CALCULATION

REQUIRED: 1/1,000 SF
1/1,000 SF * 15,033 SF = 15.03
= 16 SPACES MIN
PROVIDED: 18 EXISTING SPACES



STORAGE TANK ELEVATION

ADJACENT BUILDINGS



VENTURE BRANDS





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. d.

Meeting Date: 10/19/2021

Item Title: Z 21-30 Vincent Gerard & Associates, Inc. (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-30 Vincent Gerard & Associates, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-30 Ordinance

Z 21-30 Exhibit A

Z 21-30 Exhibit B

Z 21-30 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A PLANNED DEVELOPMENT (PD) DISTRICT TO ALLOW AN ANTENNA, COMMERCIAL ON A PROPERTY ZONED AGRICULTURAL (AG) DISTRICT, 2) A SPECIFIC USE PROVISION FOR AN ANTENNA, COMMERCIAL, AND 3) A DETAIL PLAN FOR AN ANTENNA, COMMERCIAL USE ON A 0.057-ACRE TRACT OF LAND LOCATED AT 213 HOLFORD ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 15th day of September, 2021, the Plan Commission did consider and make recommendations on a certain request for 1) a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District, 2) a Specific Use Provision for an Antenna, Commercial, and 3) a Detail Plan for an Antenna, Commercial Use by **Vincent Gerard & Associates, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Planned Development (PD) District to allow an Antenna, Commercial on a property zoned Agricultural (AG) District, 2) a Specific Use Provision for Antenna, Commercial, 3) a Detail Plan for an Antenna, Commercial Use on a 0.057-acre tract of land located at 213 Holford Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

FILE NO. Z 21-30

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

PASSED AND APPROVED this _____ day of _____,
2021.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-30

BEING a 0.057-acre tract of land situated in in the Henry McCollough Survey, Section No. 36, Abstract No. 901, being out of a called 4.50 acres, described in deed to GURDWARA DARBAR SAHIB, recorded in Instrument No. 201800135696, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2" iron rod at the northwest corner of said 4.50 acres and the interior corner of a called Lot 1, Block 1, Campbell Firewheel Addition, an Addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in Instrument No. 20160027477, Deed Records, Dallas County, Texas, described in deed to Firewheel Senior Living LLC, recorded in Instrument No. 202000114040, Deed Records, Dallas County, Texas;

THENCE North 89° 07' 29" East for a distance of 167.40 feet to a point for corner;

THENCE South 00° 52' 31" East for a distance of 10.00 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for the POINT OF BEGINNING;

THENCE North 89° 07' 29" East for a distance of 50.00 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;

ZONING FILE NUMBER Z 21-30

THENCE South 00° 52' 31" East for a distance of 50.00 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;

THENCE South 89° 07' 29" West for a distance of 50.00 feet to a set 1/2" iron rod capped "WIMBERLEY 6005" for corner;

THENCE North 00° 52' 31" West a distance of 50.00 feet to the POINT OF BEGINNING, and containing 0.057 acre (2,500.00 square feet) of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-30

213 HOLFORD ROAD

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for an Antenna, Commercial Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Agricultural (AG) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses:

Land Uses are permitted as in the Agricultural (AG) District. In addition, an Antenna, Commercial Use is permitted.

B. Site Plan: The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Distance:

- The minimum distance from the northern residential district boundary line shall be 34 feet.
- The minimum distance from the eastern residential district boundary line shall be 310 feet.

- D. Height: The maximum height shall be 123 feet including the lightning rod.
- E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- F. Screening: The screening shall be a six (6)-foot masonry wall as reflected in Exhibit E. In addition, a six (6)-foot residential gate shall be provided at the entrance as reflected in Exhibit C.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-30

213 HOLFORD ROAD

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Antenna, Commercial Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Agricultural (AG) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision shall be in effect for thirty (30) years.

SITE INFORMATION
JURISDICTION: CITY OF GARLAND, TEXAS 75044
DALLAS COUNTY
LATITUDE: 32°59'02.49"N, LONGITUDE
-96°38'55.04"W
ELEVATION: 550.7 AMSL
OCCUPANCY: NOT APPLICABLE (N/A)
EXISTING USE: PRIVATE UNDEVELOPED LAND
PROPOSED USE: TELECOMMUNICATIONS FACILITY
ZONING: AG - PROPOSED PD

APPLICANT
CROWN CASTLE
1220 AUGUSTA DR STE 500
HOUSTON, TEXAS 77057
PHONE: 1 (877) 486-9377

DESCRIPTION
REPLACE EXISTING TOWER (115' MONOPOLE)
WITH A NEW 120' MONOPOLE.

PROJECT TYPE
120' MONOPOLE TOWER SITE
(REPLACEMENT TOWER)

DATE
AUGUST 2, 2021

SITE ADDRESS
213 HOLFORD RD
GARLAND, TEXAS 75044

LEGAL DESCRIPTION
GURDWARA AKALJOT
BLK 1 LT 1 ACS 4.319
GARLAND, TEXAS 75044

SITE NAME:
CROWN CASTLE
BLACKBURN RELO BU #876416
RELOCATION OF EXISTING SITE

LANDLORD
GURDWARA AKALJOT, INC.
1401 W. CAMPBELL RD.
GARLAND, TEXAS 75044

OWNER AGENT
VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

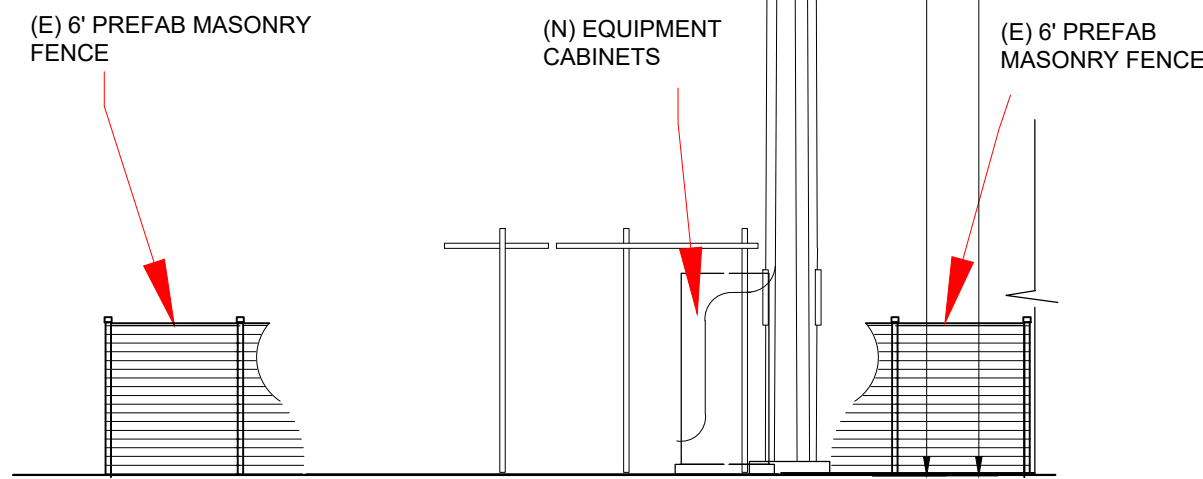
TOWER - TYPICAL

(N) 5' LIGHTING ROD
INCREASE HEIGHT AS REQUIRED
TO OBTAIN A 45° CONE OF PROTECTION
OVER (N) ANTENNAS

(N) VERIZON ANTENNA
EQUIPMENT(RELOCATE)

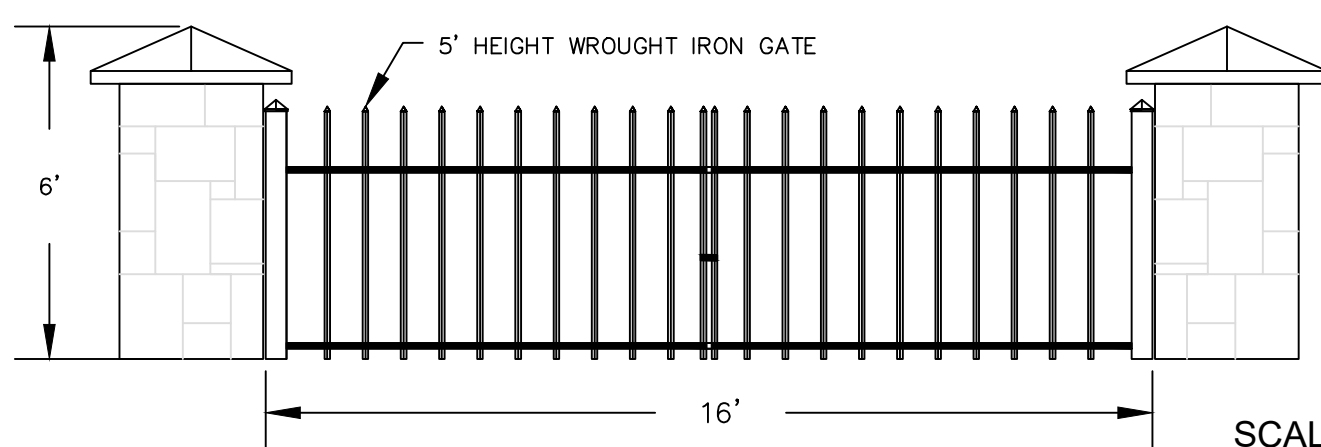
(N) AT&T ANTENNA
EQUIPMENT (RELOCATE)

(N) T MOBILE ANTENNA
EQUIPMENT (RELOCATE)

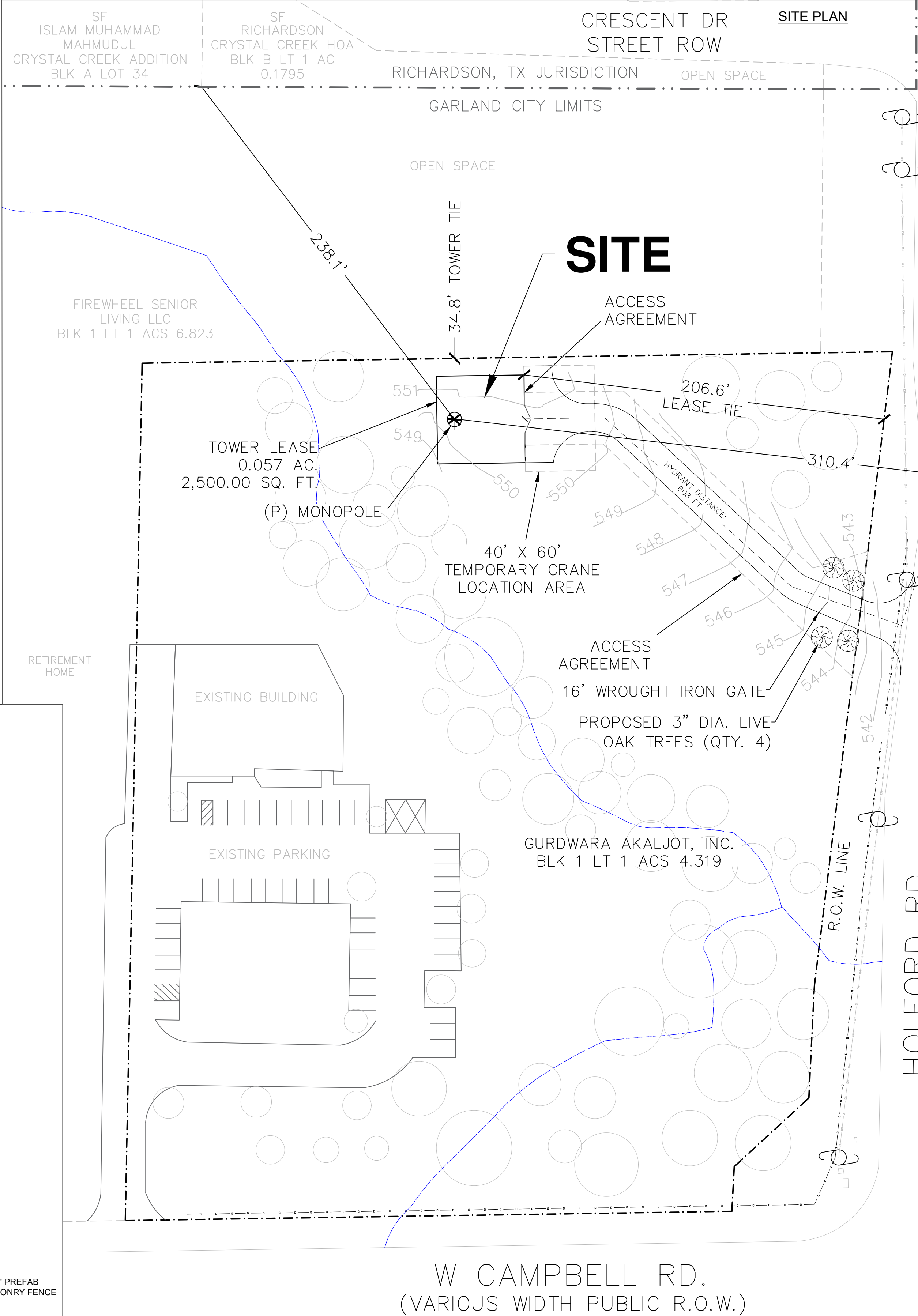


IMPERVIOUS COVER SUMMARY			
EXISTING TOTAL PROPERTY SIZE:	195,108 SQ. FT. (4.479 ACRES)		
EXISTING TOTAL PROPERTY IMPERVIOUS COVER:	31,625 SQ. FT. (0.726 ACRES)	16.20%	
EXISTING TOTAL LOT SIZE:	2,500 SQ. FT. (0.0573 ACRES)		
EXISTING IMPERVIOUS COVER ALL	31,625 SQ. FT. (0.726 ACRES)	16.20%	
PROPOSED IMPERVIOUS COVER			
EQUIPMENT & TOWER:	502.9 SQ. FT. (0.0115 ACRES)	0.25%	
CONCRETE DRIVEWAY:	4,500 SQ. FT. (0.1033 ACRES)	2.30%	
PROPOSED IMPERVIOUS COVER (THIS SITE PLAN):	5,002.9 SQ. FT. (0.1148 ACRES)	2.56%	
TOTAL PROPOSED IMPERVIOUS COVER (OUT OF 4.479 ACRES)	36,628 SQ. FT. (0.8408 ACRES)	18.77%	

RESIDENTIAL GATE - EXAMPLE



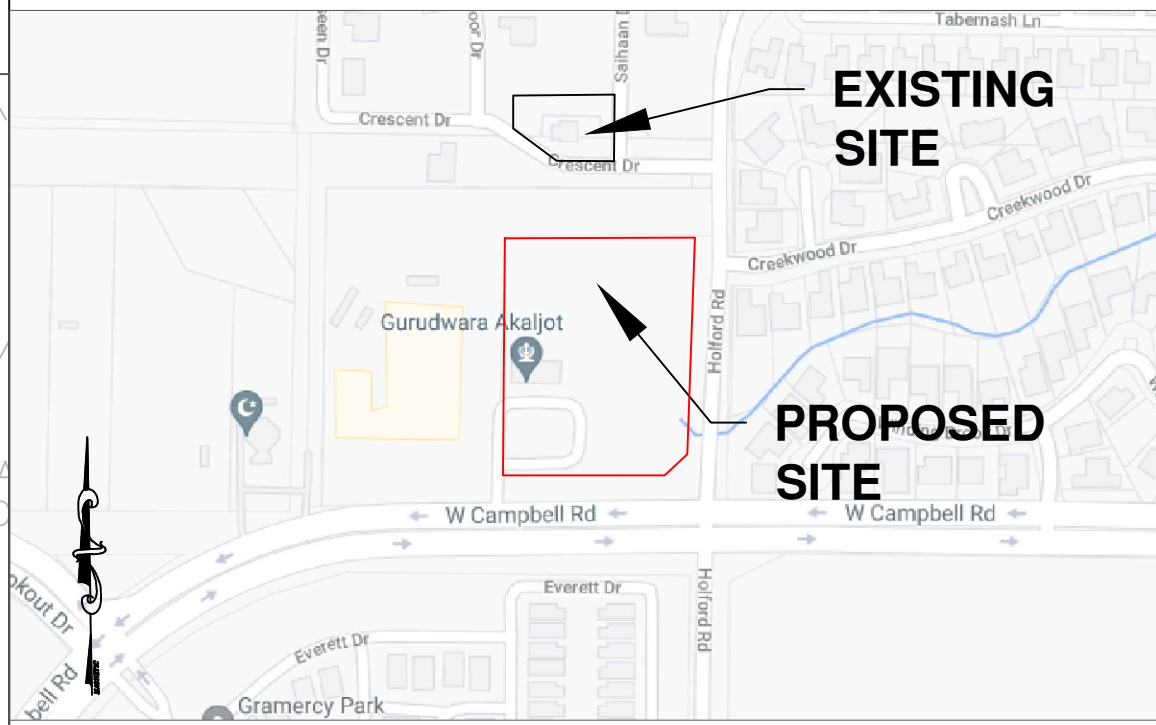
SPECIAL USE PERMIT SITE PLAN



LEGEND

ACCESS AGREEMENT
CITY LIMITS
CREEK
FENCE
OVERHEAD ELECTRIC
UTILITY POLE
FIRE HYDRANT
CONCRETE
BODPAVE 85
PROPOSED 3" DIAMETER LIVE OAK TREES (QTY. 4)

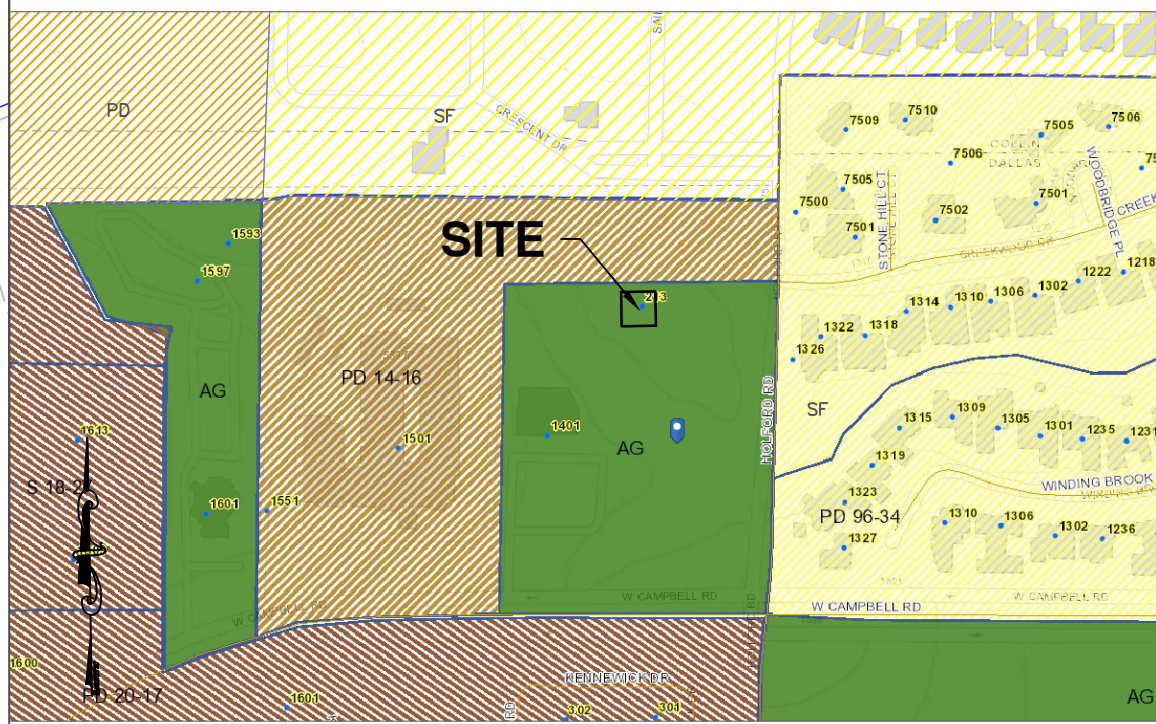
VICINITY MAP



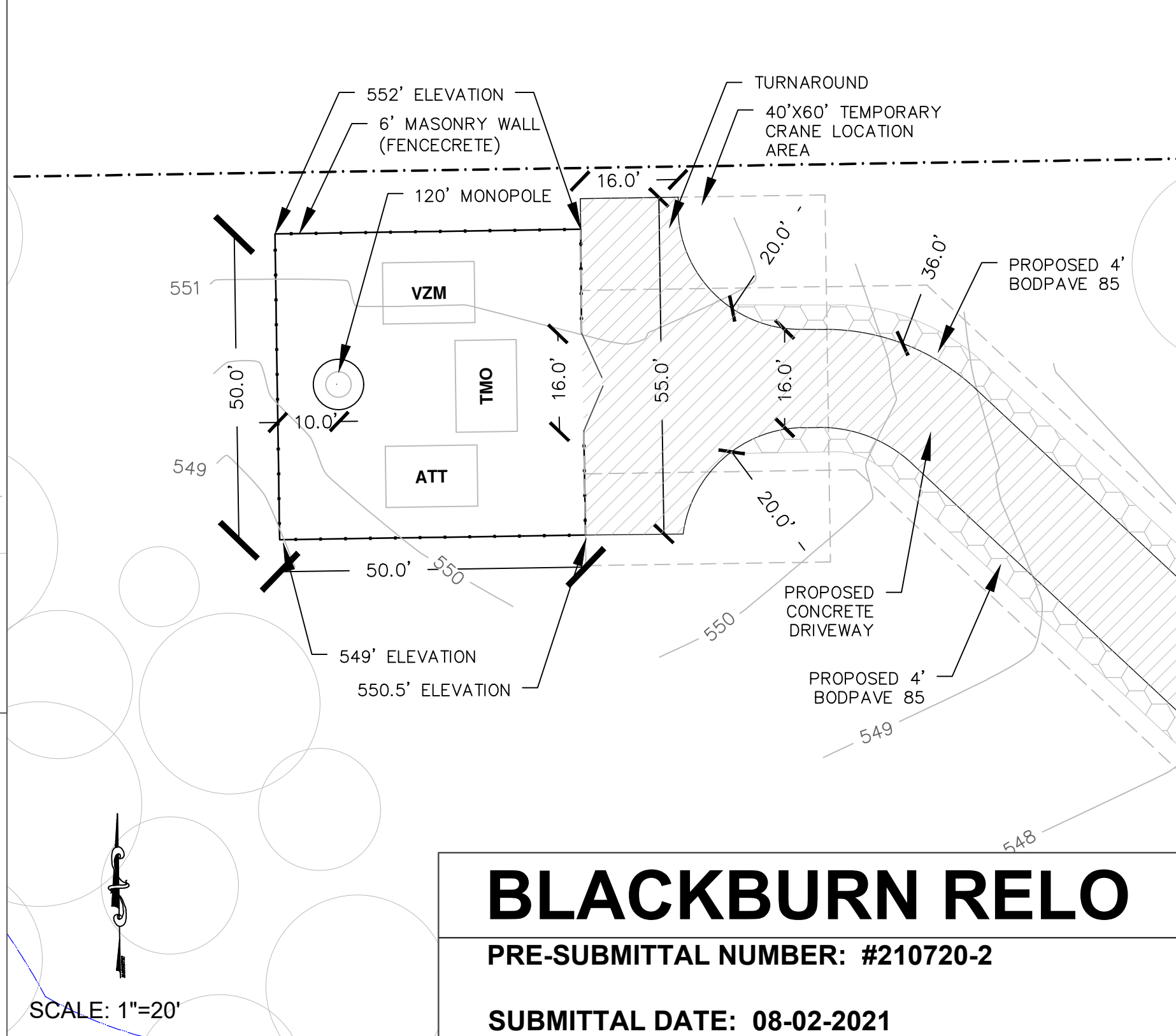
AERIAL MAP



ZONING MAP



DETAILED SITE PLAN



BLACKBURN RELO

PRE-SUBMITTAL NUMBER: #210720-2

SUBMITTAL DATE: 08-02-2021

CROWN CASTLE

TOWER SITE PLAN
BLACKBURN HOLFORD RELO
CROWN CASTLE
CITY OF GARLAND, TEXAS 75044
DALLAS COUNTY

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE 207
(512)328-2693 • vgerard@vincentgerard.com

SITE INFORMATION

213 HOLFORD RD
GARLAND, TEXAS 75044
DALLAS COUNTY

PROPERTY OWNER

GURDWARA AKALJOT, INC.
1401 W. CAMPBELL RD.
GARLAND, TEXAS 75044

TOWER OWNER

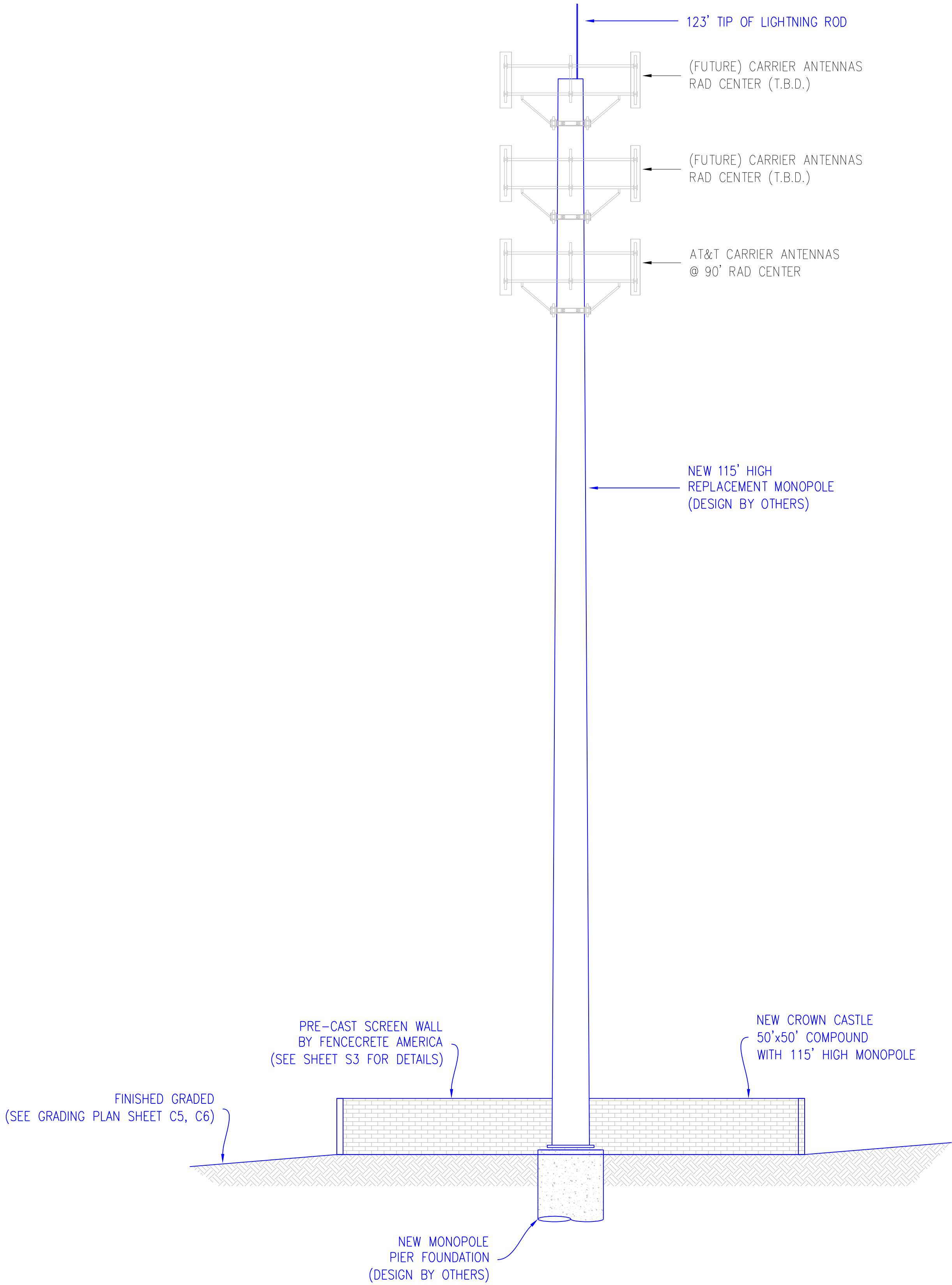
CROWN CASTLE

SET ISSUED FOR PERMIT

DATE

REVISIONS	DESCRIPTION	DATE	NO.	DRAWN BY	REVIEWED BY
				LCH	VGH

SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC. ACGI#21-1240, DATED 04/07/2021. DUE DILIGENCE SHALL BE DONE BY OTHERS BEFORE THE SITE IS BUILT AS SHOWN. IN CASE OF ANY CONFLICTS DUE TO PROPERTY LINES, OR EXISTING EASEMENTS, OR DUE TO LANDLORD PREFERENCE FOR A DIFFERENT DESIGN, PLEASE CONTACT ALLPRO CONSULTING GROUP, INC FOR A REDESIGN BEFORE SITE IS BUILT.
SCREEN WALL/FOUNDATION DESIGN BY ALLPRO CONSULTING GROUP, INC. ACGI#21-4973, DATED 08/24/2021.
DRAINAGE & GRADING DESIGN BY ALLPRO CONSULTING GROUP, INC. ACGI#21-4972, DATED 08/24/2021.
DRIVEWAY DESIGN BY ALLPRO CONSULTING GROUP, INC. ACGI#21-4974, DATED 08/24/2021.
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS
NOTE: POWER & FIBER/TELCO SOURCES AND ROUTING TO BE FIELD VERIFIED
PROPOSED BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT AS SHOWN ON THE SURVEY BY WIMBERLEY SURVEYING PROFESSIONALS, JOB NO. 21089, DATED: 08/20/21 ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES.
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", 'AREA OF MINIMAL FLOOD HAZARD', OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48113C021L, DATED 07/07/2014. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.
PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. TO AVOID ANY INTERFERENCE OR SHADOWING OF ANTENNAS. IF INTERFERENCE OR SHADOWING OF ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY ANTENNA INSTALLATION.
TOWER STRUCTURAL ANALYSIS AND FOUNDATION DESIGN BY OTHERS



FOR 24" X 36" PLOT - 1/8" = 1' 0' 2' 4' 8' 16'
FOR 11" X 17" PLOT - 1/16" = 1'

TOWER ELEVATION

CROWN
CASTLE

1701 Directors Blvd., Suite 700
Austin, TX 78744
For Austin District
2055 S. Stearman Drive, Chandler,
AZ 85286 For PHX District

ACGI#21-4971

DRAWN BY:CG

CHECKED BY:CZ

A8/20/21PRELIMINARY FOR REVIEW

ALLPRO

CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893
Fax: 866-364-8375
www.allprocgi.com
registration no. 8242

PRELIMINARY -
NOT FOR CONSTRUCTION

CCI BU# 831662
BLACKBURN
HOLFORD

213 HOLFORD RD.
GARLAND, TX 75044
DALLAS COUNTY

32.984025°, -96.648622°

SHEET TITLE

TOWER ELEVATION

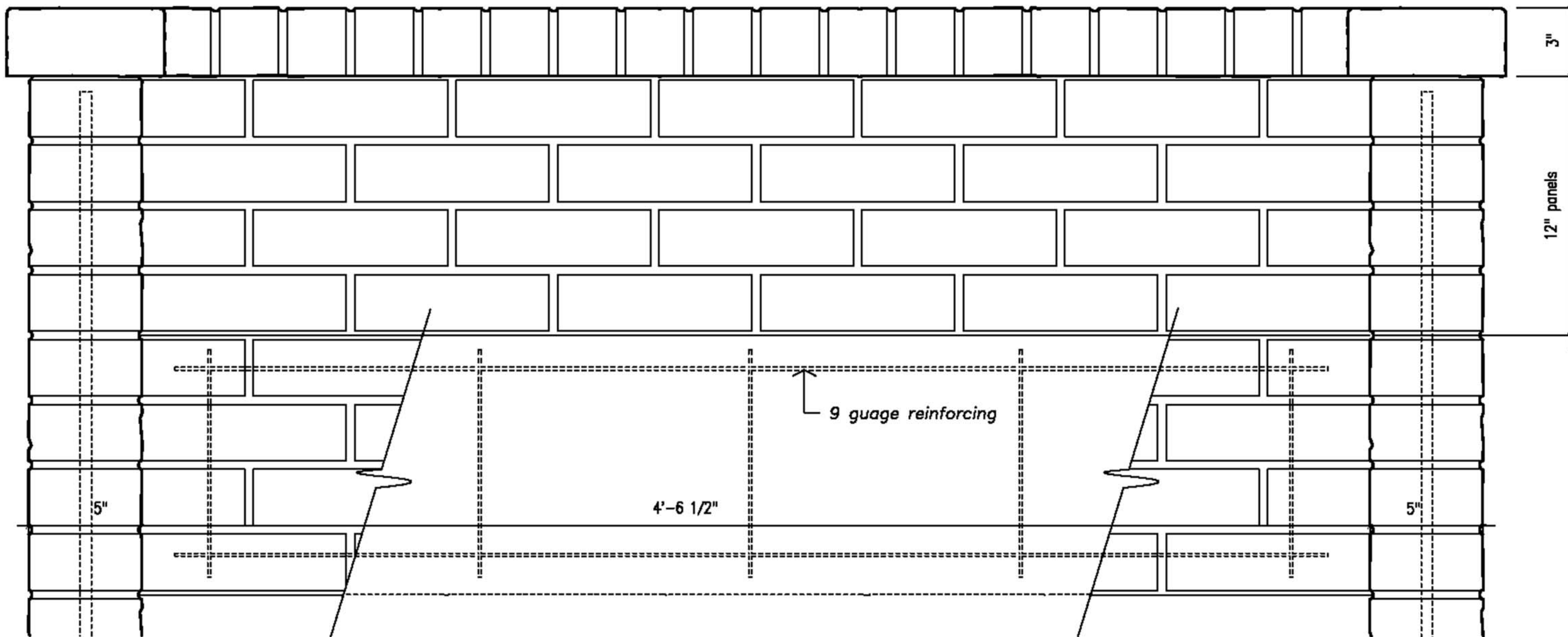
SHEET NUMBER

C-4



FENCECRETE AMERICA, INC.

manufacturers of precast concrete fencing and masonry wall systems
15089 tradesmen drive san antonio, texas 78249 210-492-7911 800-229-7811 www.fencecrete.com



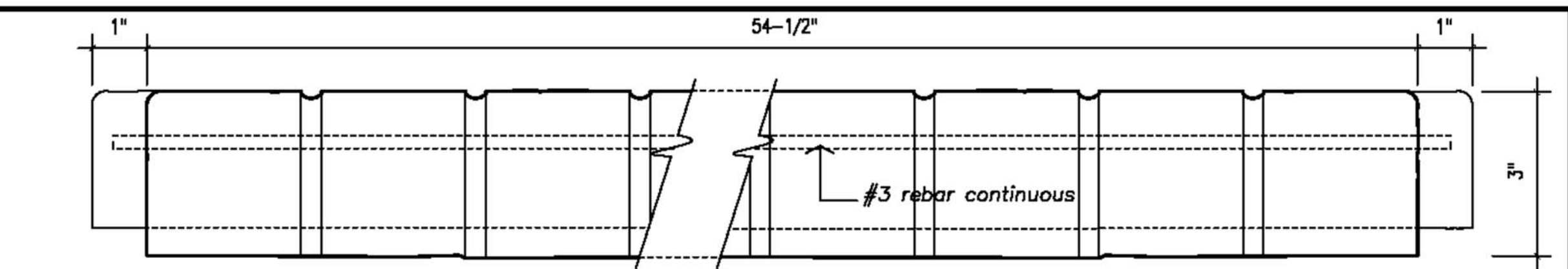
Partial Fence Elevation

scale: 1-1/2" = 1'-0"



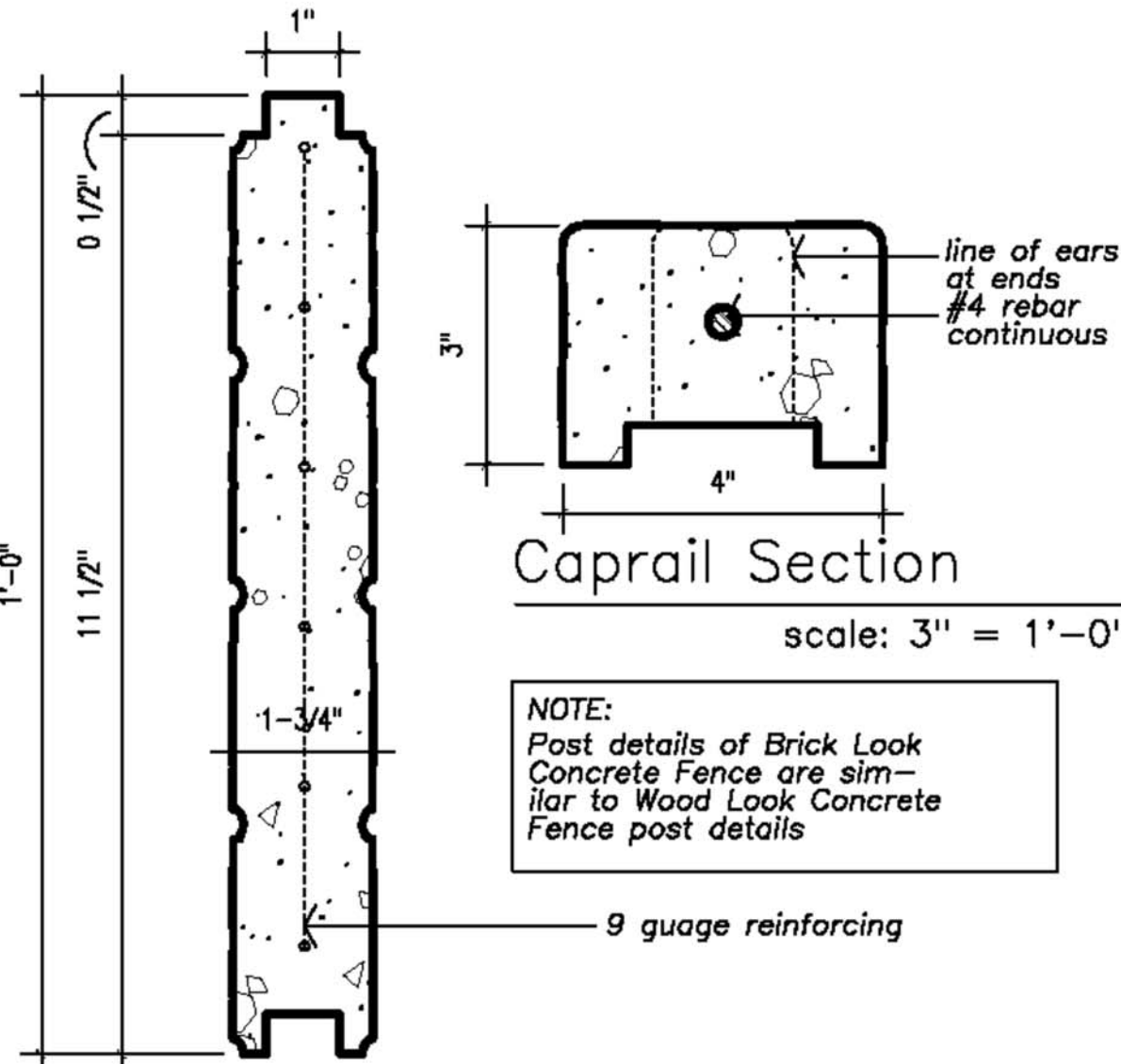
Used Brick Style Concrete Fence

footing: 18" diameter, 24" deep (min.)
3000 p.s.i. concrete, varies
according to local soil conditions



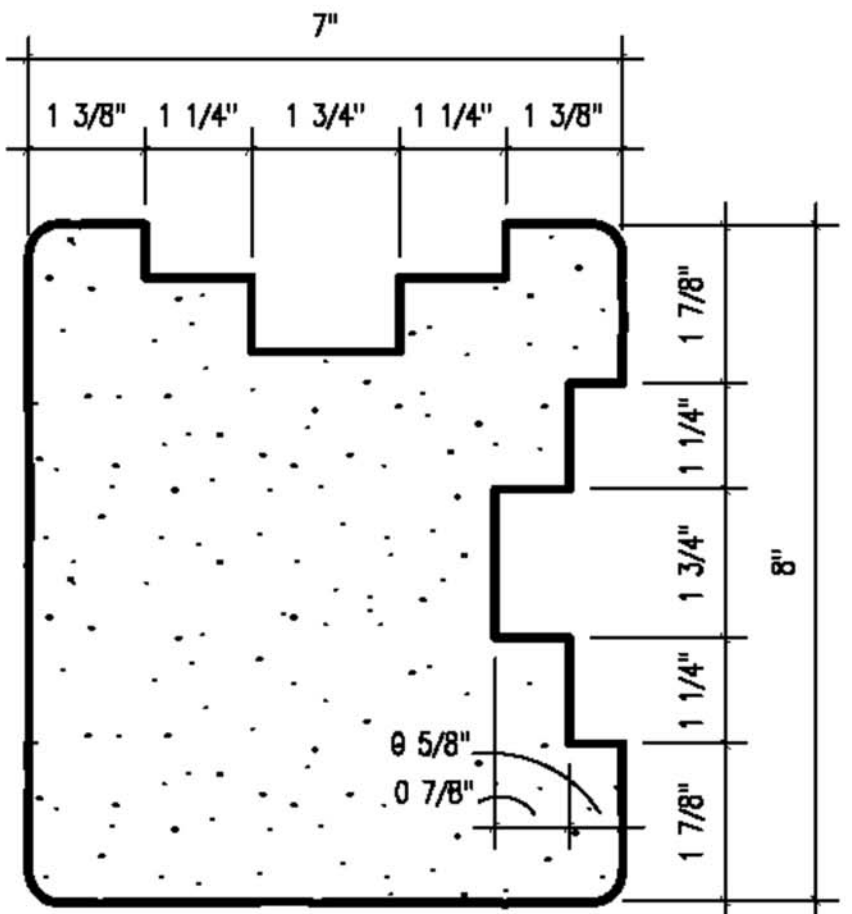
Caprail Elevation

scale: 3" = 1'-0"



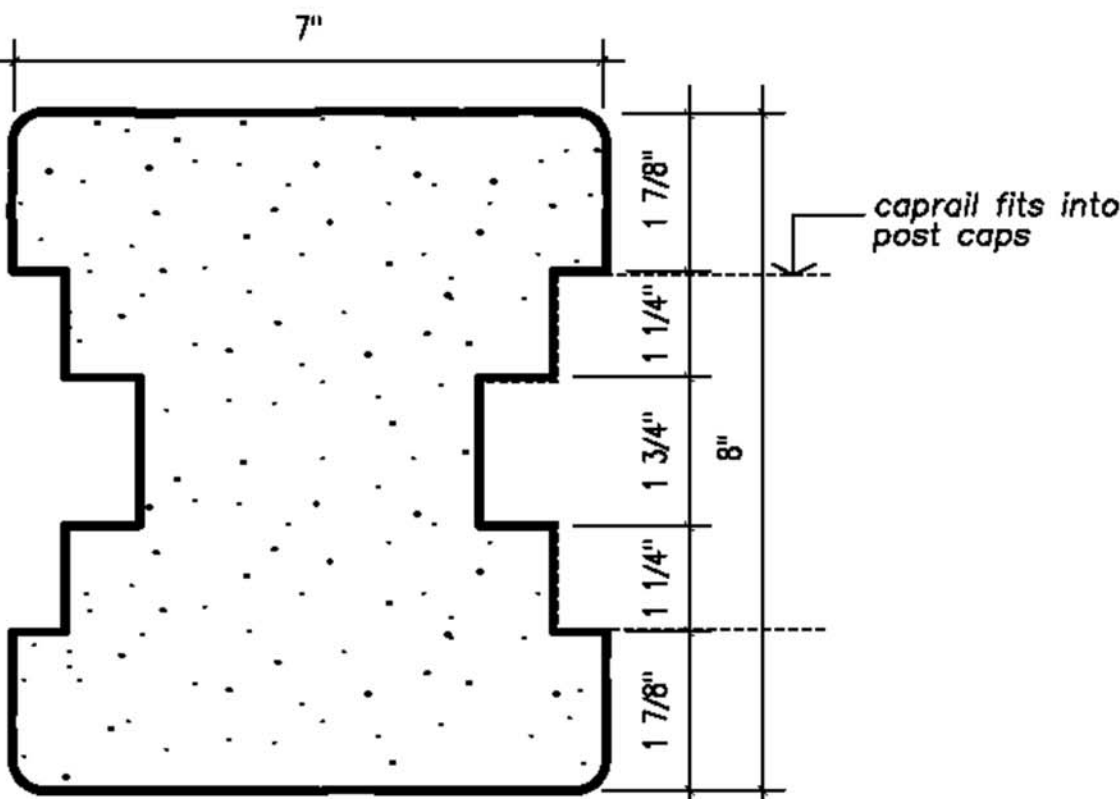
Typical Panel Section

scale: 3" = 1'-0"



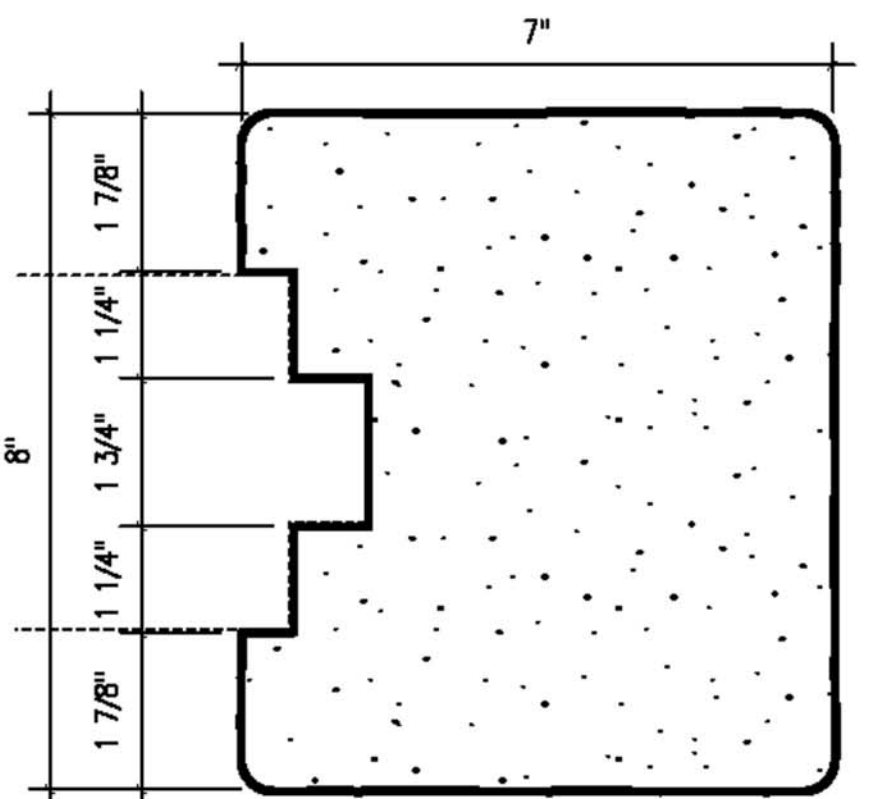
Corner Post Cap

scale: 3" = 1'-0"



Running Post Cap

scale: 3" = 1'-0"



Stop Post Cap

scale: 3" = 1'-0"

notes:

1. The column height can be from 0 to a maximum of 10'-0". Additional heights are available upon special order.
2. All concrete shall be 5000 p.s.i.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Footing - 2 feet deep (min.) footing standard per column, 12" - 18" diameter. Depth and diameter can vary per local soil conditions.
5. Used brick style panels can be provided in a variety of colors.
6. Texture: All exposed sides have brick-like texture.
7. Gates: Shall have additional steel supports adjacent to concrete columns.
8. All steel reinforcement is prewelded with steel spacers so as to allow for maximum concrete coverage.
9. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.
Fencecrete America, Inc.

SPECIFICATION ON THIS
PAGE ARE FOR
REFERENCE ONLY.



1701 Directors Blvd., Suite 700
Austin, TX 78744
For Austin District
2055 S. Stearman Drive, Chandler,
AZ 85286 For PHX District

ACGI# 21-4974

DRAWN BY: GSM

CHECKED BY: CZ

A 8/24/21 ISSUED FOR CONSTRUCTION



CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893
Fax: 866-364-8375
www.allproci.com
registration no. 8242



08/24/2021
CHIYU ZHANG, P.E.
TX PE # 128187
FIRM REG. # 8242

CCI BU# 831662
BLACKBURN
HOLFORD

213 HOLFORD RD.
GARLAND, TX 75044
DALLAS COUNTY

32.984025°, -96.648622°

SHEET TITLE

SCREENING WALL
SPECIFICATIONS

SHEET NUMBER

S-3



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 10/19/2021

Item Title: Consider the Garland Cultural Arts Commission Inc. Budget, Subgrant Recipients and Authorize City Manager's Execution of HOT Funds Agreement

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

The City Council is requested to consider approval of the 2021-2022 budget of the Garland Cultural Arts Commission Inc. (GCACI), subgrant recipients and authorize the City Manager's execution of a "Hotel Occupancy Tax Program Agreement" between the City of Garland and the GCACI.

The attached Exhibits A and B are the 2021-2022 GCACI budget and list of sub-grant recipients approved at the GCACI meeting of October 5, 2021. The attached Exhibit C is the "Hotel Occupancy Tax Program Agreement" which provides hotel occupancy tax revenues to GCACI, in the amount of \$155,230.00 for the encouragement and promotion of the arts in Garland. The amount is calculated as fifteen percent of hotel occupancy tax net revenue for the period from Quarter 3 of 2019 thru Quarter 2 of 2020. These tax revenues are a primary source of grant funding distributed by GCACI to local arts and cultural arts organizations to grow and promote our community's arts culture and vitality.

Council received written briefing on this item at their Work Session of October 18, 2021.

Recommendation/Action Requested and Justification

Approve by minute action the 2021-2022 GCACI budget, the sub-grant recipients and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

Attachments

GCACI Budget 2021-2022

GCACI HOT Grant Awardees 2021-2022

2021-2022 GCACI HOT Funds Agreement

Garland Cultural Arts Commission, Inc.
Proposed 2021-22 Budget

REVENUES

Hotel Occupancy Tax Revenues 2021	155,230
Newsletter Ad Sponsorships	1,200
Carryover Funds from 2020	45,134
<i>TOTAL REVENUE</i>	<i>\$ 201,564</i>

PROPOSED EXPENDITURES

Repeat Expenses

Advertising and Newsletter	10,172
Reimbursement for Sculpture	12,667
Chamber Membership	500
Misc. Food & Supplies	325
Misc. Administrative	200
CPA Fees for reports	800
GISD Arts Competition Honorariums	4,400
<i>Total Repeat Proposed Expenses</i>	<i>\$ 29,064</i>

New Expenses

Reserve Fund	18,530
Arts in Education Concert	10,000
Programming Match	16,000
<i>Total New Proposed Expenses</i>	<i>\$ 44,530</i>

Grant Expenses

<u>Direct cash support to Organizations</u>	<u>127,970</u>
<i>Total Grants</i>	<i>\$ 127,970</i>
<i>(does not include \$25,000 in rental waivers)</i>	

TOTAL PROPOSED EXPENSES \$ 201,564

Garland Cultural Arts Commission, Inc.
Proposed 2021-2022 GCAC, Inc. Grant Awardees

Awardee	Grant Amount
Achievement Center of Texas	\$1,500.00
Texas Winds	\$1,800.00
People Centered Lighthouse	\$4,200.00
Red Warrior's Basketball	\$4,200.00
Garland Landmark Society	\$5,010.00
Breitling Performing Arts	\$6,720.00
Company of Rowlett Players	\$8,500.00
Dallas Ballet Company	\$18,000.00
Garland Civic Theatre	\$23,340.00
Garland Symphony Orchestra	\$26,360.00
Garland Summer Musicals	\$28,340.00
Total Awarded:	\$127,970.00

**GARLAND CULTURAL ARTS COMMISSION, INC. (GCACI)
HOTEL OCCUPANCY TAX
PROGRAM MANAGEMENT AGREEMENT**

This Hotel Occupancy Tax Program Management Agreement (this "Agreement") is made and entered into by and between the City of Garland, Texas, a Texas home-rule municipality (the "City") and the Garland Cultural Arts Commission, Inc., a non-profit corporation organized under the laws of Texas ("GCACI").

WHEREAS, Chapter 351, TEXAS TAX CODE authorizes a municipality that levies and collects a hotel occupancy tax to expend a portion of the revenues from such tax for the encouragement, promotion, improvement and application of the arts, and for certain historical preservation and restoration projects, activities and related promotions; and

WHEREAS, Sec. 351.101(c), TEX. TAX CODE, authorizes the governing body of a municipality to delegate by contract the management or supervision of programs and activities funded with revenue from the hotel occupancy tax authorized by Chapter 351, Texas Tax Code; and

WHEREAS, GCACI has agreed to manage and supervise various programs and activities relating to the encouragement, promotion, improvement and application of the arts;

NOW, THEREFORE, in consideration of the following mutual covenants and promises, the City and GCACI agree as follows:

Section 1. General Responsibilities of the GCACI. GCACI shall develop, operate, and administer: (i) programs and activities for the encouragement, promotion, improvement, and application of cultural arts within the City and at City facilities; and (ii) projects, activities, advertising and promotional programs for historical restoration and preservation. A detailed, written description of all such programs, activities, projects, advertisements, and promotions (collectively referred to as the "Program") shall be provided to the City Manager annually upon renewal of this Agreement and shall be updated not less than quarterly as part of the periodic reporting required by Section 4 of this Agreement.

Section 2. Hotel Occupancy Tax Revenues. In consideration of GCACI's development, operation, and administration of the Program, the City shall pay to GCACI \$155,230.00. In no event shall the payment under this Agreement exceed the amount City may lawfully allocate under Sec. 351.103(c) or fifteen percent (15%) of the hotel occupancy tax revenue actually received in hand by the City for the applicable fiscal quarter(s) used to calculate the amount. The City shall remit payment of Program funds to GCACI on or before October 30, 2021. GCACI shall maintain all revenues received by the City under this Agreement in a separate account established for that purpose and may not commingle that revenue with any other money.

Section 3. Budget. GCACI shall annually prepare and submit to the City a budget detailing all proposed uses and expenditures of the revenues to be provided to the GCACI under this Agreement, including any and all proposed uses and expenditures of revenues intended to be granted by GCACI to subgrantees. If approved by the City Council of the

City, the budget shall be made a part of this Agreement as Exhibit "A", and all of GCACI expenditures of revenues received by the City under this Agreement shall be made in accordance with the approved budget.

Section 4. Limitation on Expenditures; Periodic Reporting.

- (A) For the purposes of this agreement, "convention center facilities" means facilities that are primarily used to host conventions and meetings. The term means civic centers, civic center buildings, auditoriums, exhibition halls, and coliseums that are owned by the City or that are managed in whole or part by the City.
- (B) Revenue from hotel occupancy taxes paid to GCACI by the City under this Agreement shall be used only to promote tourism and the convention and hotel industry, and that use is limited to the following:
 - (1) the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
 - (2) the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
 - (3) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the City;
 - (4) The encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creating writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.
 - (5) Historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums:
 - (a) at or in the immediate vicinity of convention center facilities or visitor information centers; or
 - (b) located elsewhere in the City or its vicinity that would be frequented by tourists and convention delegates; and
 - (6) Any other related purpose authorized by Chapter 351, TEX. TAX CODE, as may be amended from time to time.
- (C) None of the hotel occupancy tax revenues provided to GCACI under this Agreement may be spent for:

- (1) travel for a person to attend an event or conduct an activity, the primary purpose of which is not directly related to the promotion of tourism and the convention and hotel industry or the performance of the person's job in an efficient and professional manner; or
 - (2) programs, activities, or any other use located outside the territorial limits of the City of Garland.
- (D) GCACI shall provide a written report to the City Council, through the City Manager no less than quarterly each City fiscal year listing the expenditures made by the GCACI with and or the hotel occupancy tax revenue provided to GCACI under this Agreement. Additionally, on an annual basis, GCACI shall send to the City Manager a written report showing the activities conducted under the GCACI program for the preceding year. The report shall also indicate cumulative expenses and revenues for the preceding year. Financial reports shall show the relationship of actual expenses to the authorized budgeted expenses shown in the budget.
- (E) In addition to making, submitting, and filing the report in the manner described above, GCACI, if requested by the City shall make an oral presentation of such report at a regular City Council meeting. Minutes and financial reports shall be sent to the City Manager and City's Internal Audit Department after each quarterly meeting.
- (F) Subgrants. GCACI may by written contract make subgrants of Program funds for the encouragement, promotion, improvement, and application of the arts, to another person, entity or private organization. Prior to making subgrants of Program funds to third-parties, GCACI must include the proposed subgrant, including detailing the identity of the subgrantee and all proposed uses of the Program funds, in the budget required by above Section 3 and approved by the City Council. Written contracts between GCACI and subgrantees shall require that the subgrantee:
 - (1) restrict the use of Program funds to the program or activity expressly identified in the approved budget;
 - (2) at least annually make periodic reports to the governing body of its expenditures of Program funds;
 - (3) make any and all records of these expenditures available for review by the City; and
 - (4) return to GCACI any and all Program funds not spent within the budget year in which the funds were granted.

Section 5. Responsibility for Funds; Audit of the GCACI.

- (A) GCACI acknowledges that the approval by the City Council of the annual budget of the GCACI for the functions and activities to be undertaken by GCACI pursuant to this Agreement creates a fiduciary duty in the GCACI with respect to the revenue provided by the hotel occupancy taxes that are made available to GCACI under this Agreement.

(B) GCACI shall maintain complete and accurate financial records of all expenditures of revenues provided to GCACI by the City under this Agreement. GCACI shall make all such books and records fully, completely and promptly available to the City through which an operational audit of all funds and activities of the Program may be made by the Internal Auditor of the City.

Section 6. Prohibition on Discrimination. GCACI shall not discriminate against any person in the development, operation or administration of any aspect of the Program on the basis of race, creed, sex, national origin or handicapped status.

Section 7. Termination. Either party may terminate this Agreement, at will and without cause, by giving written notice of termination to the other party not less than thirty-days prior to the date of termination. Upon the termination of this contract, either due to the expiration of the stated term hereof or due to the exercises by either party of the above described right of termination, any balance of funds in the account established for the GCACI program, as well as any equipment or other party which has been purchased from those accounts or transferred from the City shall belong to and be returned to the City. This provision shall not prevent the City and the GCACI from agreeing to use any such fund balance for the continuation of the GCACI program in the event the parties enter into another subsequent contract. The City shall not be responsible for any obligations made outside the contract period.

Section 8. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by a courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 9. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 10. 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 provision 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 illegal, invalid or unenforceable.

Section 11. Waiver. Either City or GCACI shall have the right to waive any requirement contained in this Agreement, which 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. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waive of any

other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 12. 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 Dallas County, Texas.

Section 13. Paragraph Headings; Construction. 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 strongly against or for either party.

Section 14. 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 heirs, devisees, personal and legal representatives, successors and assigns.

Section 15. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 16. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 17. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 18. Computation of Deadlines. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday recognized by the Texas Supreme Court, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 19. Entire Agreement. It is understood and agreed that this Agreement 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. 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.

Section 20. 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, joint venture, or employment, 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. Neither party has the authority to enter into contracts or to assume any obligation for the other, nor to make warranties or representations on behalf of the other except in accordance with the express terms of this Agreement or as otherwise authorized in writing by the other. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.

Section 21. 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: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

Section 22. No Waiver of Immunity or Defense. No party, by execution of this Agreement, waives nor shall be deemed to have waived any immunity or defense that would otherwise be available to it including, without limitation, immunity from liability and suit for damages to one another or to any third-party except as otherwise provided by law.

EXECUTED on the dates indicated below but deemed to be effective as of the 5th day of October, 2021.

GARLAND CULTURAL ARTS COMMISSION, INC.


DeAnne Driver, Chairman

CITY OF GARLAND, TEXAS

Bryan Bradford, City Manager



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 10/19/2021

Item Title: Parking Restrictions on Naaman Forest Blvd

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Parking along Naaman Forest Blvd is restricting traffic flow and creating sight obstructions for adjacent roadways and driveways.

Recommendation/Action Requested and Justification

Approve attached ordinance restricting parking at all times on Naaman Forest Blvd from Campbell Road to 200 feet South of Black Swan Circle.

Attachments

Naaman Forest Parking Restrictions

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 33, TRANSPORTATION, OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.48 of Chapter 33, "Prohibited at all times", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Naaman Forest Blvd.	W. Campbell Rd. to 200 feet south of	
Black Swan Circle	Both	

Section 2

That Chapter 33, Transportation, of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED :



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 10/19/2021

Item Title: Annual Review of Investment Strategy and Policy

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

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

Attachments

Investment Strategy and Policy

amount of \$99,999.99. The Purchasing Director, as directed by the City Manager, shall have the authority to purchase or contract for all goods and services needed by any department of the City or by any agency that derives its support wholly or in part from the City.

- The City Manager or his designee has the authority to authorize, approve, and execute by and on behalf of the City internal directives, procedures, and protocols meeting the minimum requirements of the State of Texas for home-rule municipalities; determine the method of procurement, in accordance with state law, that provides the best value for the City; approve, in accordance with the requirements of law, change orders in the event it becomes necessary to make changes after the purchase or performance of a contract has commenced.
- The City Manager has authority for delegating financial transaction responsibilities to appropriate organizational levels for the efficient operation of the City.

(C) *Statement of investment strategy*

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

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

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

Operating Funds:

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

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

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

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

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

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

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

Debt Service Funds:

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

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

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

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

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

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

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

Reserve Funds:

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

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

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

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

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

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

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

(D) *Statement of investment policy*

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

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

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

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

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

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

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

Investment Strategy and Statement of Investment Policy.

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

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

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

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

(8) All participants in the investment program shall act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment officers shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City Council recognizes that in a diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

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

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

- ☐ Direct obligations of the United States government with a stated final maturity of five years or less from the date of purchase.
- ☐ Debentures or discount notes with a stated final maturity of five years or less from the date of purchase issued by, guaranteed by, or for which the credit of any of the following Federal agencies and instrumentalities is pledged for payment: Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB), Student Loan Marketing Association (SLMA), and Federal Home Loan Mortgage Corporation (FHLMC).
- ☐ Bonds or other interest bearing obligations having a stated final maturity of five years or less from the date of purchase of which the principal and interest are guaranteed by the full faith and credit of the United States government.
- ☐ Repurchase agreements collateralized with U.S. Treasury securities at a minimum market value of 102 percent of the dollar value of the transaction, with any accrued interest accumulated on the collateral included in the calculation. Eligible collateral will have a maximum maturity of ten years. Repurchase agreements may be entered into only with primary government securities dealers who have executed a City approved Master Repurchase Agreement. Collateral shall be delivered to and held by the City's third party safekeeping agent. As used herein, the term "repurchase agreement" includes direct security repurchase agreements and reverse security repurchase agreements. A written master repurchase agreement shall be established between the City and the seller prior to purchase. The maximum term for direct security repurchase agreements and reverse security repurchase agreements will be 90 days or less. Funds received under the terms of a reverse security repurchase agreement may not be used to purchase any investment whose final maturity date exceeds the expiration of the reverse.
- ☐ Certificates of deposit issued by a depository institution that has its main office or branch office in Texas if:
 - Such certificates of deposit are: (i) guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or (ii) secured by obligations described in subsection (1) or (2) above, and the collateral will be held by the City's third party custodian; or
 - Such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code; or
 - Such certificates of deposit are brokered by an authorized broker/dealer that has

its main office or a branch office in Texas who or which contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code.

- ☐ SEC registered no-load money market mutual funds with a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed in above. The investment objective of the fund is to maintain a stable \$1 net asset value. The maximum stated maturity of the fund will be 13 months.
- ☐ State or local investment pools organized under the Interlocal Cooperation Act. The investment pool must be rated no lower than investment grade by at least one nationally recognized rating agency and have a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed above. The investment objective of the pool is to maintain a stable \$1 net asset value. All securities owned in the pool will have a stated remaining maturity of thirteen (13) months.
- ☐ Commercial paper rated not less than A1 or P1 or an equivalent rating by at least two nationally recognized credit rating agencies or one nationally recognized credit rating agency and that is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state. The securities must have a stated maturity of 180 days or less from the date of purchase. No more than 2% of any one issuer may be held and no more than 25% of any fund or group of funds will be invested in commercial paper. Physical delivery securities are ineligible.
- ☐ Obligations of states, agencies, cities, and other political subdivisions of any state rated not less than A or an equivalent rating by at least two nationally recognized credit rating agencies.

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

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

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

- (a) Suitability

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 3 Detecting, investigating, and preventing fraud, waste, and abuse

(A) For purposes of this section:

"Fraud" includes, without limitation:

- ☐ Forgery, alteration, or unauthorized negotiation or presentment of a check, warrant, bank draft, or any other financial document of the City or its affiliates including electronic transfer of funds
- ☐ Theft of City property, including money or other thing of value
- ☐ Misappropriation of City funds, securities, supplies, or other assets
- ☐ Impropriety in the handling or reporting of money or financial transaction
- ☐ Profiteering as a result of insider knowledge of City operations
- ☐ Disclosing to another for improper gain and without authorization any confidential



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 10/19/2021

Item Title: Consider a Resolution Adopting and Approving the Allocation and Plan of Action for the American Rescue Plan Act (ARPA) Funds

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

The American Rescue Plan Act (ARPA) provided \$350 billion in aid to eligible state, local and tribal governments to meet pandemic response needs and to rebuild a stronger economy as the country recovers. The City of Garland's allocation is approximately \$53.5 million. At the September 13, 2021 Work Session, staff prepared a Proposed ARPA funding list that identifies ARPA eligible projects organized by various categories for Council review. On October 9, 2021, at a Special Work Session, Council considered and deliberated on the possible uses of these funds. A public hearing was held to obtain comments from interested parties regarding the use of American Rescue Plan Act Funds on October 12, 2021.

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

Recommendation/Action Requested and Justification

Approve and adopt the allocation and plan of action for the use of the American Rescue Plan Act funds.

Attachments

ARPA Resolution

RESOLUTION NO.

A RESOLUTION ADOPTING AND APPROVING THE ALLOCATION AND PLAN OF ACTION FOR THE CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS APPROPRIATED BY THE AMERICAN RESCUE PLAN ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the COVID-19 state and local fiscal recovery funds appropriated by the American Rescue Plan Act ("ARPA") provided \$53,513,994 in aid to the City of Garland to meet pandemic response needs and to rebuild a stronger economy;

WHEREAS, the City Manager submitted a proposed list of eligible ARPA projects on September 13, 2022;

WHEREAS, a public hearing was held on October 12, 2021 to obtain comments from interested parties regarding the use of ARPA funds; and

WHEREAS, upon full consideration of the matter, the City Council has reviewed and deliberated on the proposed list of eligible ARPA projects and made such changes which in their judgment are warranted to rebuild a stronger economy and meet the City's pandemic response needs.

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

Section 1

That the allocation and plan of action for the COVID-19 state and local fiscal recovery funds appropriated by the American Rescue Plan Act, which is attached hereto as Exhibit "A," is hereby approved.

Section 2

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

PASSED AND APPROVED this the 19th day of October, 2021.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary

Exhibit A

The City plans to receive \$53,513,994 from the United States Treasury Department related to the Coronavirus State and Local Fiscal Recovery Funds appropriated by the American Rescue Plan Act. Specific uses of these funds approved by the City Council are outlined below:

Description	Total Amount	Total By Area			
		Parks	EM/Fire/PD	Infra/Internal	Libraries
Adtl Restrooms at Gatewood and Embree Park	\$ 851,500	\$ 851,500			
Broadband / Computing	1,000,000			1,000,000	
Central Park Walking Trail	1,965,000	1,965,000			
Emergency Operations Center AV System	384,000		384,000		
Fire Station 1	3,200,000		3,200,000		
Fire Station 6	2,600,000		2,600,000		
Fire Station 7	2,600,000		2,600,000		
Fire Station Bedrooms	4,200,000		4,200,000		
Gatewood Drainage Study	250,000			250,000	
Holford Park Sport Courts	900,000	900,000			
Hollabaugh Recreation Center	900,000	900,000			
Huff Park	4,400,000	4,400,000			
Kingsley Neighborhood Park	1,310,000	1,310,000			
North Garland Branch Library Renovations	850,000				850,000
Oden Splash Pad	2,725,000	2,725,000			
Railroad Crossing Improvements	2,500,000			2,500,000	
Ridgewood Area Master Plan	100,000			100,000	
Saturn Springs Drainage	2,500,000			2,500,000	
Shade Structures	655,000	655,000			
Surf 'n Swim/Audubon Park Drive	1,965,000	1,965,000			
Trail Development - Part 1	3,900,000	3,900,000			
Tuckerville Park (approved in 2004)	8,352,000	8,352,000			
UV HVAC Sanitation	350,000			350,000	
Walnut Creek Library Connective Plaza	450,000				450,000
Wynn Joyce Community Park	4,585,000	4,585,000			
TOTAL	\$ 53,492,500	\$ 32,508,500	\$ 12,984,000	\$ 6,700,000	\$ 1,300,000

Total Available	\$ 53,513,994
Total Allocation	\$ 53,492,500
Total Remaining	\$ 21,494



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 10/19/2021

Item Title: Vision Energy Consultants, Inc. Agreement

Submitted By: Darrell Cline, Director of Finance & Accounting

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Approval of the new agreement with Vision Energy Consultants, Inc.

Attachments

Vision Energy Consultants, Inc. Agreement

CONSULTATION SERVICES RETAINER AGREEMENT

This Agreement is made and entered into between the City of Garland, Texas ("City"), and Vision Energy Consultants, Inc. ("Consultant").

For and in consideration of the agreements contained herein, City and Consultant agree as follows:

1. Scope of Services; Retention of Consultant. For the term of this Agreement, the City agrees to retain Consultant, and Consultant agrees to provide governmental affairs consulting services for and in relation to the City's interests in the electric industry and the operations of the City's electric department (Garland Power & Light), as more particularly described in the scope of services attached hereto as Exhibit A. Consultant shall provide such services and those incident services diligently, to the best of its abilities, and in the promotion of the best interests of the City. While Consultant retains the right to direct, control, and supervise its employees, it is intended by the parties that Ray Schwertner shall be the primary provider of services by Consultant to the City and, to that end, Consultant shall require of Ray Schwertner that his time and efforts be directed to the City. To the extent that Consultant intends to engage the services of Ray Schwertner to other work and not on behalf of the City, Consultant agrees to timely notify the Garland Power & Light General Manager prior to assigning Ray Schwertner to such other work. Such other work shall not include governmental affairs consulting or lobbying services without the express written consent of the City or conflict with the interests or positions of the City.

2. Compensation.

(A) City shall pay Consultant for the services of Consultant a flat rate fee in the amount of \$12,000.00 per month. Consultant shall provide to the City Manager a monthly report of work, time expenditure, and expenses. Consultant shall invoice the City on a monthly basis for Consultant's services and expenses, as more particularly described below.

(B) Consultant agrees to cover routine business expenses out of the compensation provided under this Agreement. City will pay or reimburse, as the case may be, documented, actual, necessary, and reasonable non-routine out-of-pocket expenses incurred by Consultant in performing services under this Agreement for the City. Non-routine expenses include long-distance telephone and long-distance fax charges, postage, outside copying charges, travel/lodging expenses, and similar business-related expenses (other than usual office overhead, the cost of which is included in the fee specified in 2(A)). Such reimbursable expenses may not exceed \$1,000.00 per month without the prior written approval of the City Manager.

3. Records; Reports and Work Product; Billing.

(A) Consultant shall produce, maintain, and keep records of all work done by Consultant on behalf of the City. Unless otherwise approved in writing by the City, payment of expenses incurred by Consultant shall be based upon actual expenses, without mark-up, and shall be supported by receipts, vouchers or other acceptable proof of payment. The City may review, during business hours and upon reasonable notice, all records kept and maintained by Consultant in relation to this Agreement.

(B) Unless otherwise expressly agreed in writing, all reports and work product produced by Consultant for the City under this Agreement shall become the property of the City and for the use of the City only.

(C) Consultant shall invoice City for services performed and expenses incurred no more frequently than once per month. Bills for Consultant's expenses are payable within fifteen (15) days of receipt by the City provided that Consultant has timely submitted the bill(s) for reimbursement or payment. An overdue payment that is not disputed by the City shall bear interest at the rate of one percent per month. The parties specifically agree that the terms of this Agreement supersede the applicability of the Prompt Payment Act. The City shall, unless unable to do so due to a technical problem beyond its control, pay Consultant by electronic transfer. Interest on an overdue payment stops accruing on the date the City mails or electronically transmits payment.

4. Status of Consultant; Indemnity.

(A) Consultant acknowledges that Consultant is an independent contractor of the City and that neither the Consultant nor any of its employees or independent contractors is an employee, agent, borrowed servant, official, or representative of the City. Consultant shall not represent, either expressly or through implication, that it or any of its employees, agents, or independent contractors is an employee, agent, borrowed servant, official or representative of the City. Income taxes, self-employment taxes, social security taxes, workers compensation coverage, or insurance and the like are the sole responsibility of the Consultant.

(B) Consultant acknowledges and agrees that, as an independent contractor, Consultant shall have no authority for:

- (1) The hiring, evaluation, assignment, scheduling, promotion, discipline, or termination of any City employee;

- (2) The supervision, direction, or control of work or work activities of City employees, or the determination of work methods or processes to be followed by City employees; or
- (3) The execution of any agreements on behalf of the City, or in any other manner binding or committing financial or other resources of the City without written authorization from the City Manager.

(C) Consultant agrees to indemnify and hold the City, its agents, employees and representatives harmless from and against any loss, cost, damages or expenses (including attorney and expert witness fees) arising from or attributable to:

- (1) The performance of Consultant, its agents, employees, servants, and representatives under this Agreement, whether attributable solely to Consultant or jointly to and between Consultant and others, including any party indemnified herein and including liability arising from strict or other non-fault based liability;**
- (2) Any tax, fee, penalty, assessment or other cost in any manner related to or associated with the services performed by Consultant agents, employees and representatives under this Agreement.**

5. Term; Termination; Renewal. This Agreement shall be effective for a term of one (1) year following the Effective Date as set forth above the signatures of the party. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice to the other party. City agrees to pay Consultant for all services actually performed and for expenses actually incurred as of the day of termination provided that such services and expenses conform to the terms of this Agreement.

6. Notices. Any notice required or desired to be given to either party hereto shall be deemed to be delivered: (i) on the date of delivery, if hand delivered; (ii) one (1) day after sending, if sent by overnight courier; or (iii) three (3) days after the same is posted in a U.S. mail receptacle, postage prepaid, to the address of the applicable party set out below such party's signature hereinbelow, if sent by mail. Either party hereto may change such party's address for notice to another address within the United States of America, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

7. **No Assignment.** Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party; provided that: (A) the City may assign this Agreement to a local government corporation created by the City; (B) no sale, transfer or exchange of stock by Consultant shall result in Ray Schwertner having less than a controlling interest in the owning entity or being less than a majority owner of the owning entity; and, (C) Ray Schwertner shall in any event retain primary responsibility for the performance of the services to be provided under this Agreement.

8. **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 illegal, invalid or unenforceable.

9. **Waiver.** Either party 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.

10. **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 exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

11. **Paragraph Headings; Construction.** 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. The parties acknowledge that they have read and participated in the preparation of this Agreement so that this Agreement shall not be construed either more or less strongly in favor of or against either party.

12. **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 heirs, devisees, personal and legal representatives, successors and assigns.

13. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

14. **Relationship of Parties.** 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 an independent contractor.

15. Exhibits. All exhibits attached hereto are incorporated herein by reference for all purposes wherever reference is made to the same provided that, to the extent of any conflict between the terms of this Agreement and the terms of any exhibit, the terms of this Agreement shall control.

16. Non-Collusion. Consultant represents and warrants that Consultant has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Consultant further agrees that Consultant shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the City under this Agreement) for or arising from any of the services performed by Consultant under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Consultant, Consultant shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Consultant under this Agreement.

17. Confidentiality; Fiduciary Obligations.

(A) Consultant acknowledges that, in the course of providing its services to the City under this Agreement, Consultant and its employees will be given highly-sensitive, proprietary, and competitive information ("Confidential Information"). Such Confidential Information includes all documents, software, reports, data, records, forms and other materials obtained by Consultant from the City in the course of performing the services (including, but not limited to, client records and information): (i) that have been marked as confidential; (ii) whose confidential nature has been made known by City to Consultant; or (iii) that due to their character and nature, a reasonable person under like circumstances would treat as confidential. Consultant shall not, without the express written consent of the City, disclose any such information to any third party or in any other manner that may compromise the interests of the City. Consultant shall retain all Confidential Information in the strictest confidence.

(B) Consultant is providing its services and is receiving compensation for those services in a fiduciary capacity under this Agreement. Therefore, Consultant agrees that it shall not use Confidential Information for any purpose other than in furtherance of the purposes described in this Agreement; that is, in furtherance of its professional obligations and services to the City. Neither Consultant nor any of its employees shall be engaged in any competitive or conflicting activity nor shall Consultant or its employees accept any employment, enter into any agreement, or engage in any activity that could conflict with Consultant's fiduciary obligations to the City. Consultant shall exercise extreme care to avoid conflicts, unintended or otherwise, which may arise in the future. Consultant shall disclose any other dealings that Consultant may

have with others that in any manner relate to the activities, functions or operations of the City. Consultant agrees that during the term of this Agreement it will not hire, employee, retain or otherwise engage the services of any person who is, as of the Effective Date, an employee of the City.

18. State Law. Under Texas and federal law there are various requirements imposed on persons and organizations that interact with state officials, especially where services are provided in an attempt is made to influence legislation or contracts. Consultant will promptly inform the City when any such filings are necessary as they relate to such services and shall seek registration with respect to the services to be performed on the City's behalf. Consultant agrees to perform its obligations under this Agreement in compliance with all applicable federal, state, and local laws reporting requirements.

19. Texas Lobby Law and Reporting Requirements. Texas ethics law and rules adopted by the Texas Ethics Commission require the Consultant to report compensation or reimbursement paid to Consultant for the purpose of directly communicating with members of the legislative or executive branches of government. Texas Ethics Commission Rules provide that a registrant receiving compensation or reimbursement for purposes other than lobbying activities may reasonably determine the amount of compensation attributable to lobby activities and report only that amount.

20. Anti-Boycott Verification. Pursuant to Section 2271.002, Texas Government Code, to the extent this Agreement is a contract for goods or services, Consultant hereby represents that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not Boycott Israel and, subject to or as otherwise required by applicable Federal law, Consultant agrees not to Boycott Israel during the term of this Agreement. For purposes of this Section, "Boycott Israel" shall have the meaning given such term in Section 808.001, Texas Government Code.

21. Prohibition on Contracts with Certain Companies. Consultant and the person or persons executing this Agreement on behalf of Consultant, or representing themselves as executing this Agreement on behalf of Consultant (collectively, the "Signing Entities"), hereby acknowledge that (a) the Signing Entities do not engage in business with Iran, Sudan or any foreign terrorist organization and (b) the Signing Entities are not named on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf> or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>

22. Prohibition on Corporate Firearm Boycott. Consultant certifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association. Further, Consultant agrees that it will not discriminate, during the term of this Agreement, against a firearm entity or firearm trade association.

[Signature page follows]

EXECUTED this 1st day of November, 2021 (the “Effective Date”).

CITY:

CITY OF GARLAND, TEXAS

CONSULTANT:

**VISION ENERGY CONSULTANT,
INC.**

Bryan Bradford
City Manager

Ray Schwertner
President

ADDRESS FOR NOTICE:

CITY

City of Garland
200 N. Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002

Attn: City Manager

With a copy to:

City Attorney
200 N. Fifth St.
P.O. Box 469002
Garland, Texas 75046-9002

CONSULTANT

Vision Energy Consultants, Inc.
816 Congress
Suite 370
Austin, Texas 78701

Attn: Ray Schwertner, President

Exhibit A

Scope of Work

Vision Energy Consultants, Inc. ("VEC") shall provide governmental affairs consulting services to the City. All services to be provided by VEC under this agreement will be provided exclusively by Ray Schwertner without the express consent of the City Manager. Those services will be provided on an as-needed basis as determined by the City. The City will prioritize which work areas VEC will allocate time and resources toward based on priority ranking that can be classified by the City. Work areas as determined to be "Very High Priority" will require VEC to allocate maximum time and resources toward their particular requirements. As time permits, VEC will direct time and resources toward "High Priority" work areas.

Very High Priority

- Provide strategic advice and information to City Manager and Garland Power and Light ("GP&L") executives concerning legislative and regulatory issues and their effect on GP&L business and policy initiatives.
- Monitor hearings, meetings, and proposed legislation and regulation of interest to GP&L.
- Identify policy risks and opportunities for GP&L.
- Cultivate and maintain relationships with key policy makers, government leaders and staff, and key stakeholders.
- Communicate with public officials and their staff to convey positions that advance GP&L's mission and services.
- Support GP&L communication activities related to governmental affairs.
- Collaborate with GP&L advocacy resources to ensure alignment of strategies.
- Continue support and advocacy for the Pattern Energy Rusk to Panola project.

High Priority

- Initiate and provide support regarding scheduling of targeted meetings and introductions with key governmental officials.
- Host/coordinate City Manager and GP&L executive team meetings and briefings related to legislation and regulation.
- Conduct ongoing assessment of changing political and policy arena, and update City Manager and GP&L executive team of anticipated trends.

Others as Agreed Upon by City Manager and VEC



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: 10/19/2021

Item Title: Resolution authorizing the transfer of funds to the Garland Foundation for Development, Inc.

Submitted By: Ayako Schuster, Economic Development Director

Summary of Request/Problem

Council is requested to consider and approve a resolution authorizing the transfer of funds to the Garland Foundation for Development, Inc. for the purchase of 3 acre tract of real property near the intersection of LBJ and South Garland Avenue. At the September 20, 2021 Executive Work Session, Council was briefed on the transaction, as well as potential redevelopment opportunities in the area.

Recommendation/Action Requested and Justification

Staff requests the approval of the resolution as presented.

Attachments

Resolution Transfer of Funds to the Garland Foundation for Development, Inc.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TO THE GARLAND FOUNDATION FOR DEVELOPMENT, INC. FOR THE PURCHASE OF REAL PROPERTY, _____ AND PROVIDING AN EFFECT DATE.

WHEREAS, the City was approached with an offer to participate in an economic development project to redevelop that certain tract of commercial property, _____ and being more particularly described in Exhibit "A" ("Property") which is attached hereto and incorporated herein by reference;

WHEREAS, Council has determined pursuant to Resolution No. 9931, the City Council of the City of Garland authorized the creation of the Garland Foundation for Development, Inc., a local government corporation, to aid and act on behalf of the City to accomplish any governmental purpose of the City;

WHEREAS, the City has determined that the purchase and redevelopment of the Property is a governmental purpose and will promote economic development in the City ("Project"); and

WHEREAS, the City Council does hereby determine that in order to best complete the Project, it is wise, expedient, necessary, and advisable to transfer funds to the Garland Foundation for Development, Inc. for the purpose of completing the Project.

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

Section 1

That the City Manager, or his designee, is hereby authorized to transfer four million two hundred thousand dollars **(\$4,200,000.00)**, to the Garland Foundation for Development for the purchase of the Property.

Section 2

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

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

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"
(PROPERTY LEGAL DESCRIPTION)



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. a.

Meeting Date: 10/19/2021

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

Submitted By: Nabihah Ahmed, Development Planner

REQUEST

Approval of a Specific Use Provision for Truck/Bus [RV's and Boats] Storage on a property zoned Industrial (IN) District

Approval of a Plan for Truck/Bus [RV's and Boats] Storage Use

LOCATION

1674 and 1702 North First Street

OWNER

SARO Partners, LLC

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Truck/Bus [RV's and Boats] Storage on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for Truck/Bus [RV's and Boats] Storage Use.

Additionally, the Plan Commission recommended a 30-year SUP time period, and recommended the applicant place signage along the floodplain to inform the clientele.

STAFF RECOMMENDATION

The proposed use conflicts with the description and recommendations for Urban Neighborhoods in the Envision Garland Plan which has led to a staff recommendation of denial. However, should the City Council approve the request, staff recommends the elimination of the easternmost parking row to provide additional buffering from Lavon Drive and consider additional landscape screening in this area. In addition, should the request be approved, staff recommends a shorter time period such as ten (10) years in order to reevaluate the use and future development opportunities.

BACKGROUND

The subject property is currently vacant. Approximately two-thirds of the property is in floodplain and there is a drainage easement that further restricts the developable area and confines development to the far western portion of the property along North First Street. Moreover, the railroad tracks and drainage culvert along the southern and eastern perimeter limits access and connection opportunities.

The proposed use would allow outdoor storage of recreational vehicles and boats on a secured lot. The applicant contends the proposed use is ideally suited for the extreme challenges of the property.

The storage of recreational vehicles and boats is classified as “Truck and Bus Storage” per the GDC and it requires approval of a Specific Use Provision.

SITE DATA

The subject property contains approximately 6.55 acres with 141.45 lineal feet of frontage along North First Street and 513.69 lineal feet of frontage along Kansas City Southern Railroad. The site is accessed from North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

CONSIDERATIONS

1. The GDC defines a “Truck and Bus Storage” as an area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.
2. The subject property is currently undeveloped. The applicant requests to build a 400 square-foot, 1-story building to use as a general office, twelve (12) parking spaces for the office building and 213 parking spaces for the recreational vehicles and boats. The site plan (Exhibit C) shows a variety of parking sizes for the boats and recreational vehicles. The hours of operation are twenty-four (24) hours a day and seven days a week.
3. The Landscape Plan (Exhibit D) will comply with the applicable screening and landscaping standards per the GDC. The landscape plan shows an eight (8)-foot ornamental metal fence around the perimeter of the property. More specifically, the applicant proposes fifty-six (56) screening shrubs along the railroad track. A portion of the existing vegetation will be retained on the northern and southern property line to provide a vegetative screening along the ornamental metal fence. The floodplain and drainage easement restrictions require any perimeter screening device to be elevated above the grade to allow any flood waters to run uninhibited to proper drainage channels while avoiding negative flood impacts to adjacent properties. As such, the proposed screening from Lavon Drive and the perimeter of the property consists of a combination of an elevated

ornamental metal fence and vegetation.

City staff is working with Kansas City Southern Railroad on allowing tree and landscape plantings within the right-of-way near Lavon Drive, which may help further screen the subject site from Lavon Drive. However, it should be noted final approval has not yet been granted by KCS Railroad.

4. The Building Elevations (Exhibit E) will comply with the Building Design standards per the GDC.
5. The applicant requests the Specific Use Provision for a period of thirty (30) years. The guide recommends a 20 to 25 year time period for Truck/Bus Storage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

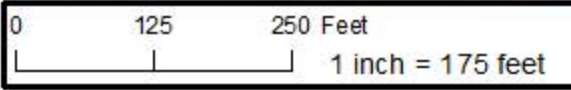
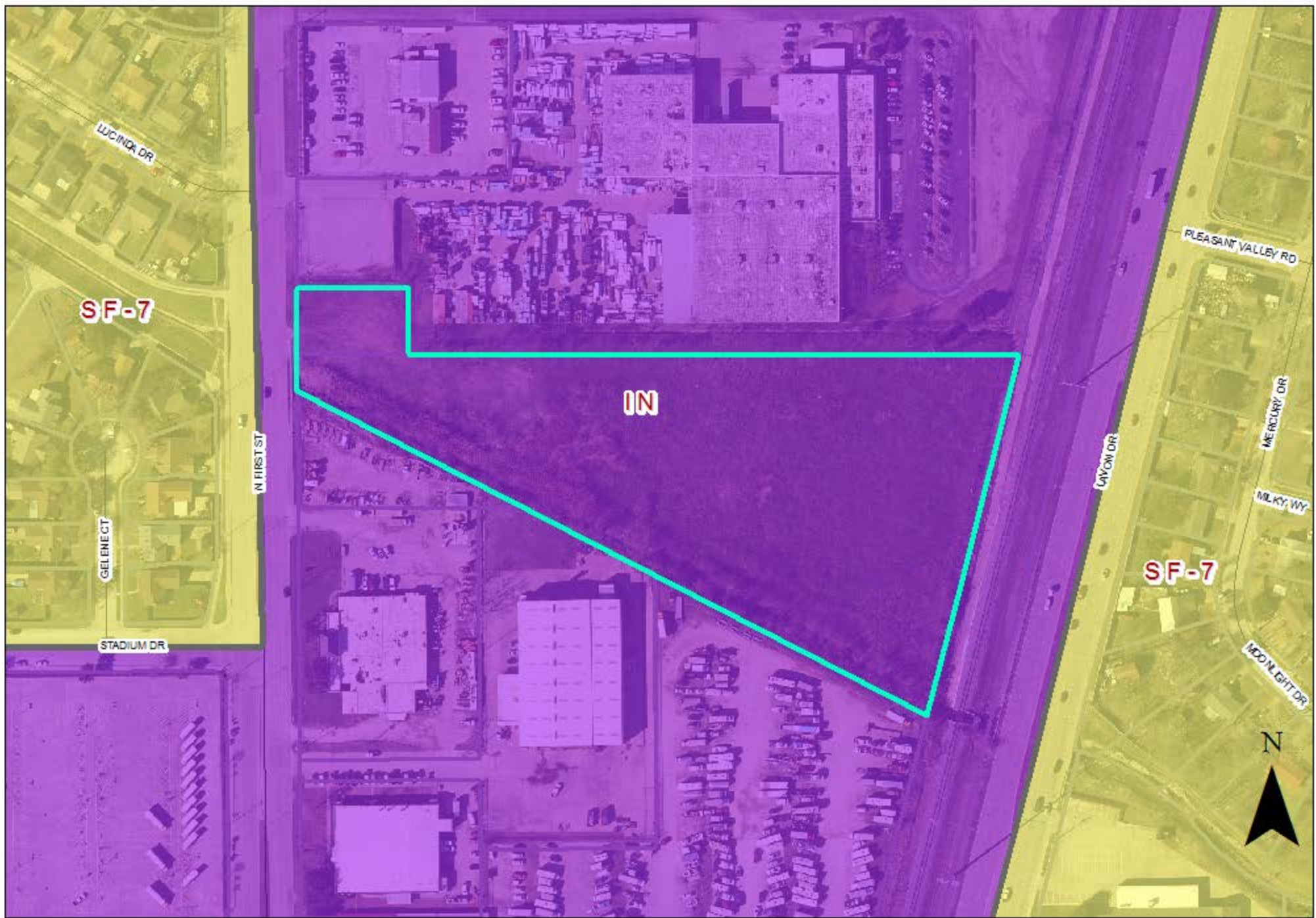
Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north and south are zoned Industrial (IN) District; these properties are developed with an equipment rental facility, a self-storage facility and a building material supplier. The properties to the east, across the railroad track and Lavon Road, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The properties to the west, across North First Street, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties.

Attachments

Z 20-14 Masterplan (Specific Use Provision) Attachments
Z 20-14 Masterplan Responses
Z 20-14 Staff Presentation



Zoning Map Z 20-14

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 20-14

1674 and 1702 North First Street

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

REPORT & MINUTES

P.C. Meeting, September 27, 2021

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

The applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Fisher regarding restrictions on Truck/Bus Storage, storage of semi-trucks and trailers, parking in the floodplain, 24-hour monitoring, and customer access to the property.

Motion was made by Commissioner Ott to close the public hearing and open for discussion. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

There was further discussion among the Plan Commission in support of the request for the Specific Use Provision for Truck/Bus Storage [RV's and Boats] Use and length of term for the Specific Use Provision.

Motion was made by Commissioner Ott to **approve** the request as presented with the addition of signage along the floodplain and a Specific Use Provision for a period of thirty (30) years. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

Comment Form

Case Z 20-14

Z 20-14 Masterplan. The applicant proposes outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street. (District 8)

Z 20-14 Masterplan. El solicitante propone almacenamiento al aire libre para vehículos recreativos y embarcaciones. Este sitio está ubicado en 1674 y 1702 North First Street. (Distrito 8)

Z 20-14 Masterplan. Người nộp đơn đề xuất lưu trữ ngoài trời cho các phương tiện giải trí và tàu thuyền. Địa điểm này nằm ở 1674 và 1702 North First Street. (Quận 8)

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.

SARO PARTNERS

OWNER 1674 N 1st
Garland TX

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.)

1450 S TL TOWNSEND #100

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

Rockwall TX 75082

City, State / Estado de la Ciudad / Thành bang

75082

Zip Code / Código postal / Mã B u Chính

Thinh

Signature / Firma / Chữ ký

9-23-2021

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 –

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-14	September 27, 2021	October 19, 2021	Nabiha Ahmed

Masterplan. The applicant proposes outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street.

Michael Nichols

For

10/3/2021
5:35:11 PM

105 Lucinda Dr

Garland
Texas
United States
75040

nichols_105@msn.com

9724942636

Please have ingress/egress to/from Lavon in order to minimize commercial traffic on First Street. This is my desire for all the businesses that occupy land between Lavon & First. The commercial traffic on First Street creates more noise & safety issues for those of us who own homes near First Street.

Z 20-14

The applicant proposes outdoor storage for recreational vehicles and boats.

[Specific Use Provision and Plan for a Truck/Bus Storage on a property zoned Industrial (IN) District.]

**City Council Meeting
October 19, 2021**



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TEXAS MADE HERE

CASE INFORMATION

Location: 1674 and 1702 North First Street

Applicant: Masterplan

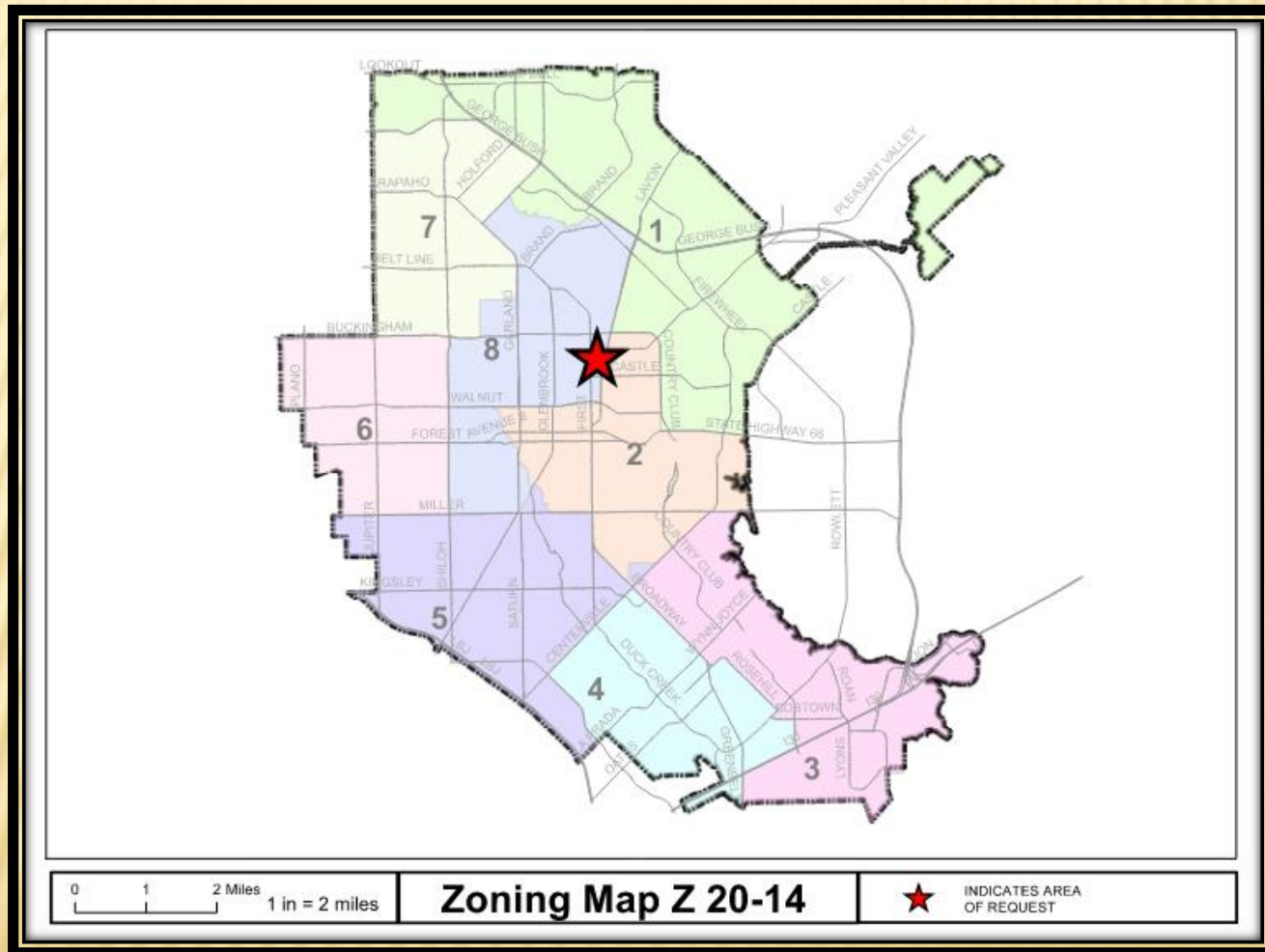
Owner: SARO Partners, LLC.

Acreage: 6.55 acres

Zoning: Industrial (IN) District

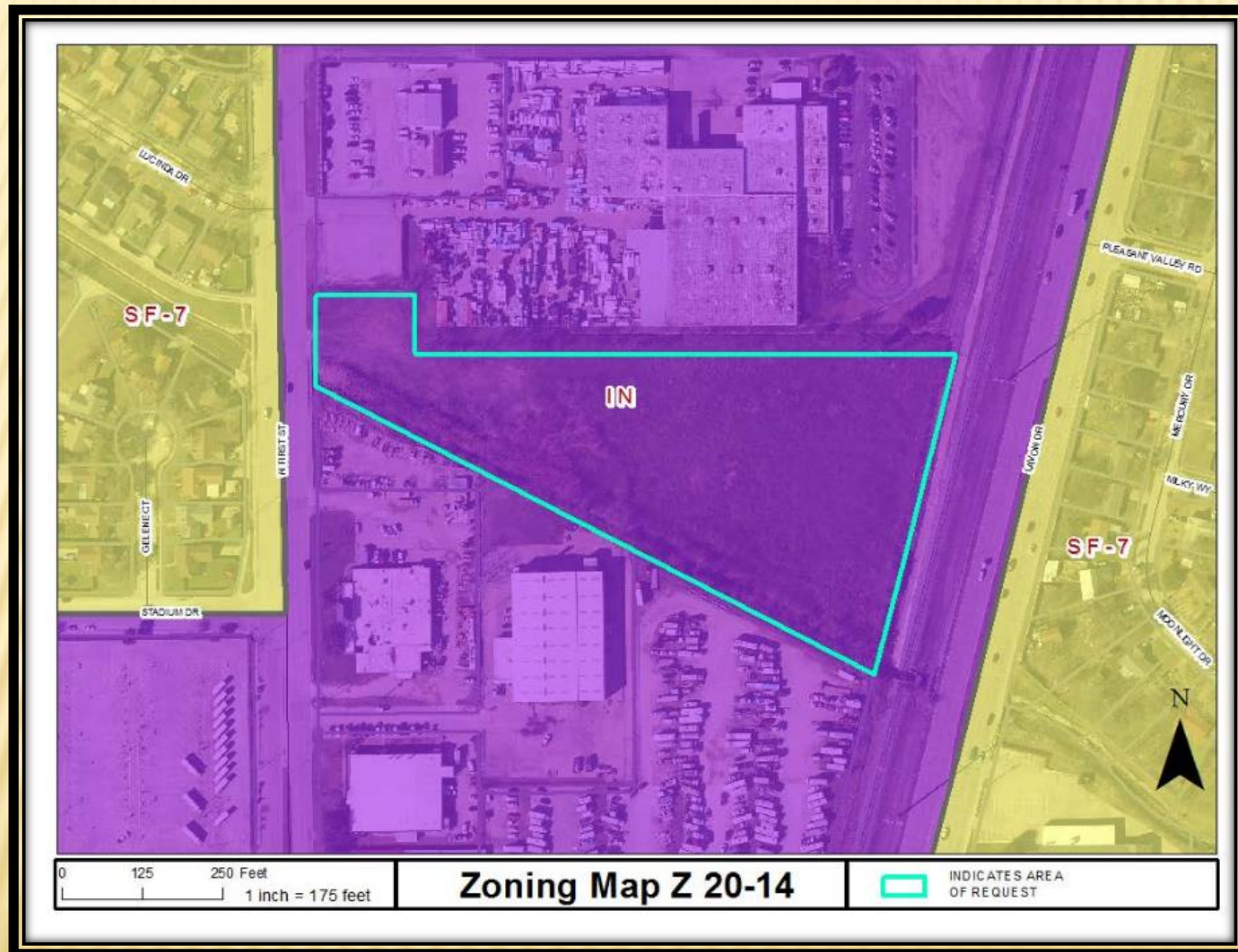
Z 20-14

CITYWIDE LOCATION MAP

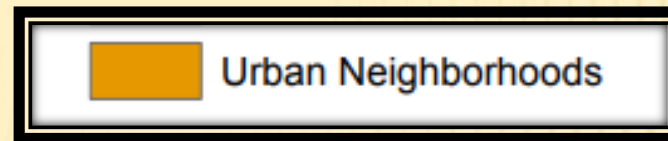


Z 20-14

LOCATION MAP



COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.
- This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities. Developments within this category generally are predominantly residential, but may include compatible non-residential uses.



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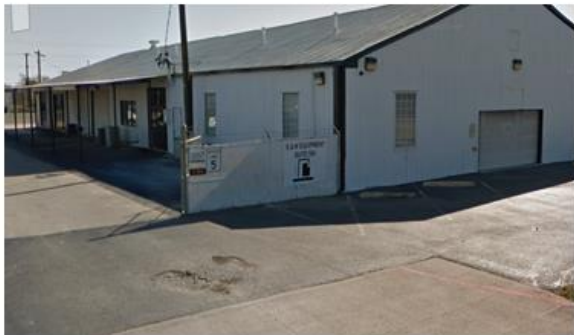
PHOTOS



View of the subject property from North First Street



Looking south of the subject property



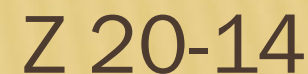
Looking north of the subject property



Looking east of the subject property



2015 RELEASE UNDER E.O. 14176





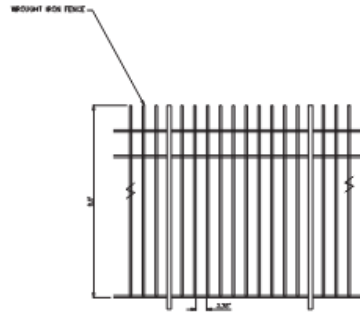
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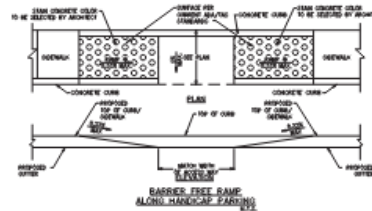
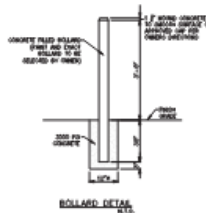


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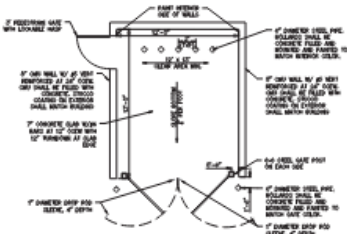
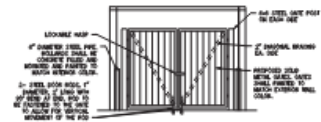
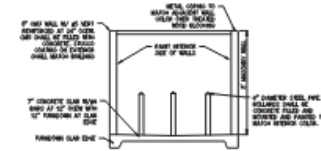
SCREENING



FENCE DETAILS



- NOTES:
1. ON ONE BARRIER FENCE RAMP TO BE VULNERED TO COLLAPSE WITH THE BARRIER TERMINAL.
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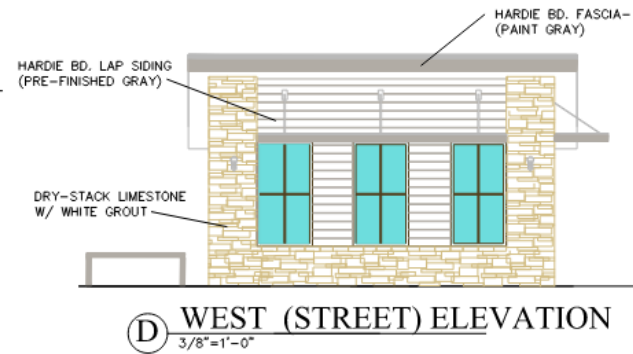
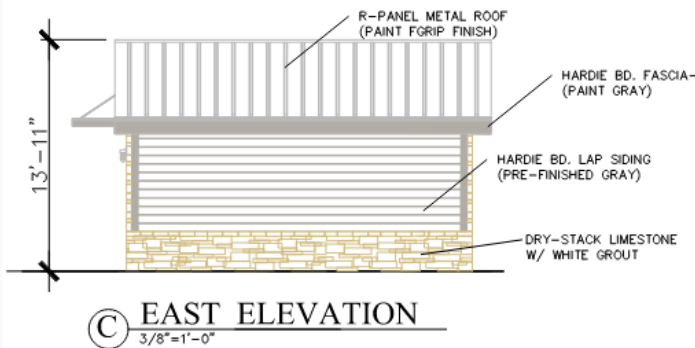
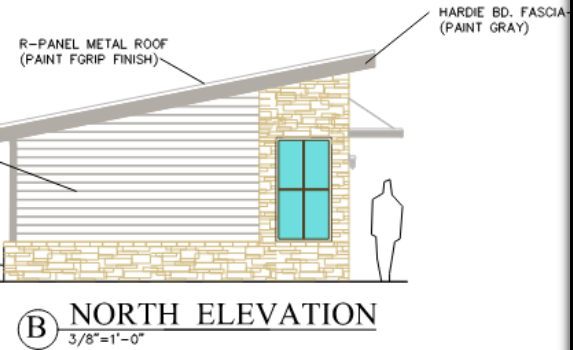
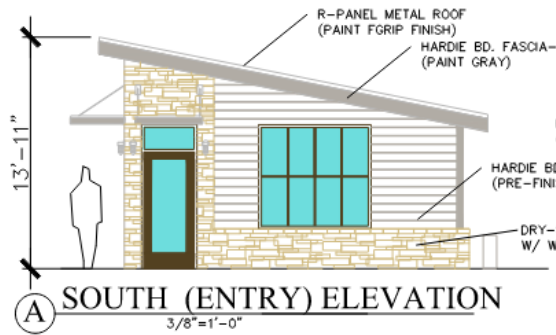


DUMPSTER DETAILS



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BUILDING ELEVATIONS



CONSIDERATION

The applicant requests the Specific Use Provision to be in effect for a period of thirty (30) years.

STAFF RECOMMENDATION

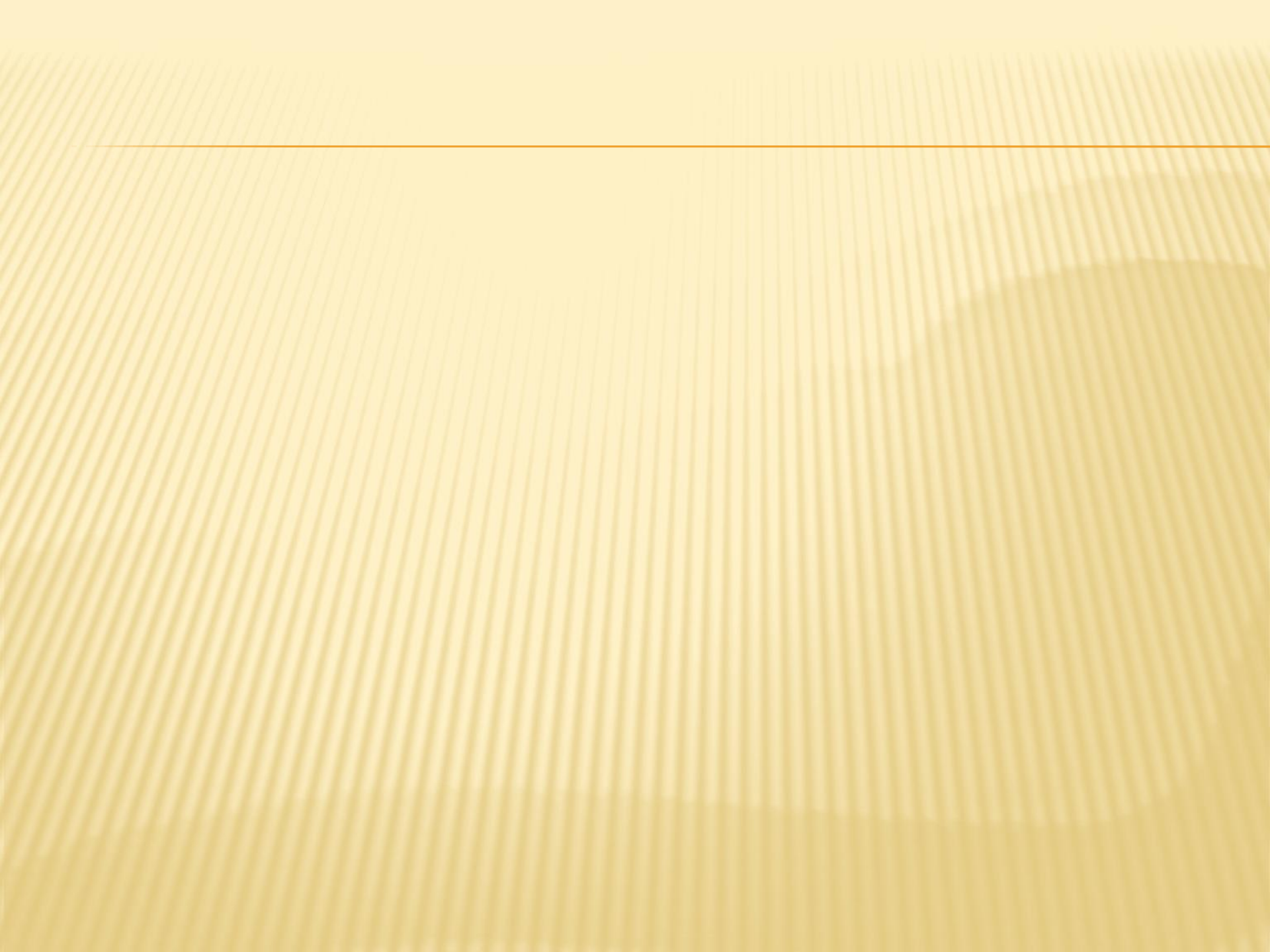
The proposed use conflicts with the description and recommendations for Urban Neighborhoods in the Envision Garland Plan which has led to a staff recommendation of denial. However, should the Council approve the request, staff recommends the elimination of the easternmost parking row to provide additional buffering from Lavon Drive and consider additional landscape screening in this area. In addition, should the request be approved, staff recommends a shorter time period such as ten (10) years in order to reevaluate the use and future development opportunities.

PLAN COMMISSION RECOMMENDATION

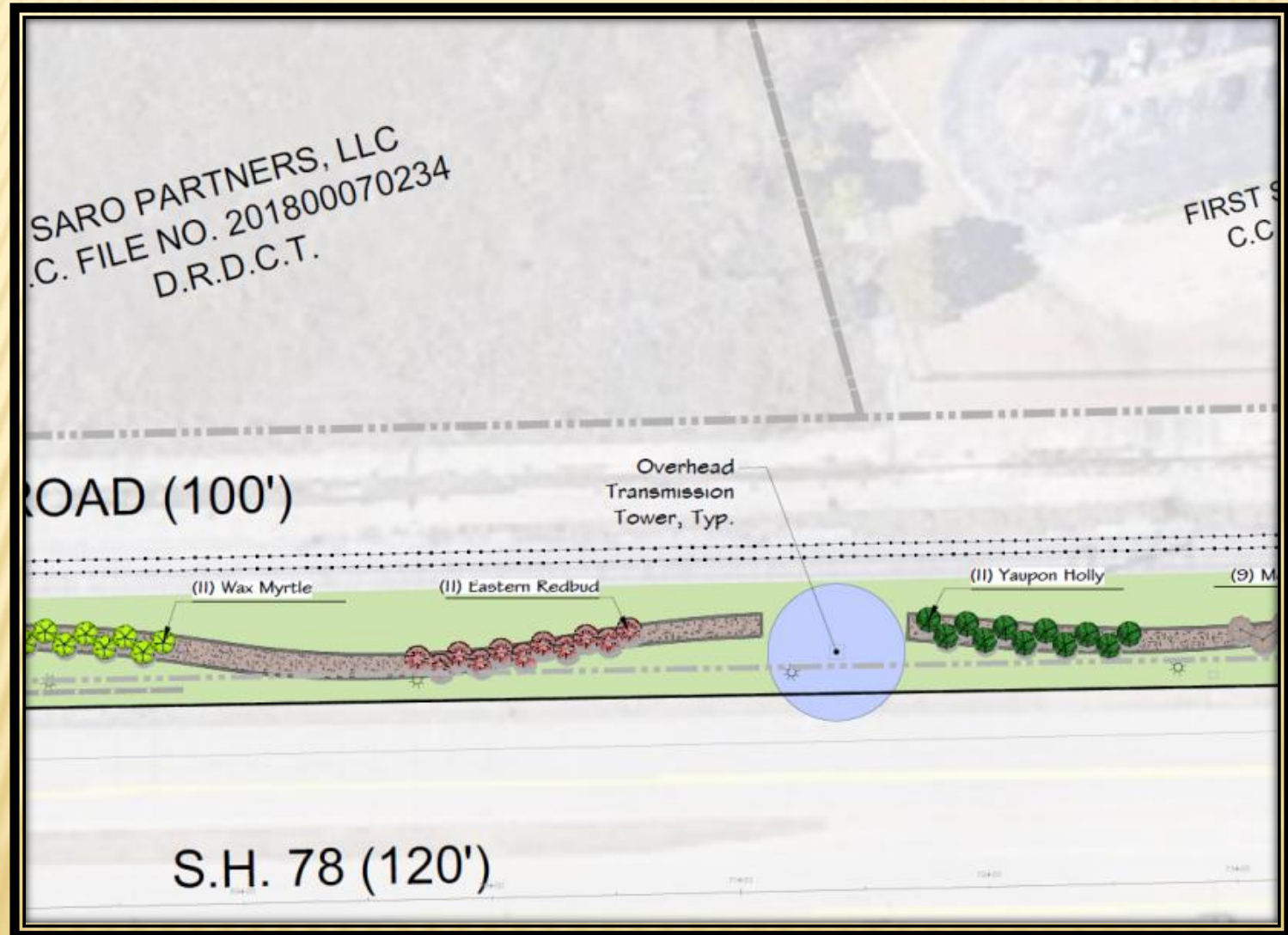
On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Truck/Bus [RV's and Boats] Storage on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for Truck/Bus [RV's and Boats] Storage Use.

Additionally, the Plan Commission recommended a 30-year SUP time period, and recommended the applicant place signage along the floodplain to inform the clientele.



HIGHWAY 78 LANDSCAPING





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. b.

Meeting Date: 10/19/2021

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

Submitted By: Nabihah Ahmed, Development Planner

REQUEST

Approval of a Specific Use Provision for Truck/Bus [RV's and Boats] Storage on a property zoned Industrial (IN) District

Approval of a Plan for Truck/Bus [RV's and Boats] Storage Use

LOCATION

1674 and 1702 North First Street

OWNER

SARO Partners, LLC

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Truck/Bus [RV's and Boats] Storage on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for Truck/Bus [RV's and Boats] Storage Use.

Additionally, the Plan Commission recommended a 30-year SUP time period, and recommended the applicant place signage along the floodplain to inform the clientele.

STAFF RECOMMENDATION

The proposed use conflicts with the description and recommendations for Urban Neighborhoods in the Envision Garland Plan which has led to a staff recommendation of denial. However, should the City Council approve the request, staff recommends the elimination of the easternmost parking row to provide additional buffering from Lavon Drive and consider additional landscape screening in this area. In addition, should the request be approved, staff recommends a shorter time period such as ten (10) years in order to reevaluate the use and future development opportunities.

BACKGROUND

The subject property is currently vacant. Approximately two-thirds of the property is in floodplain and there is a drainage easement that further restricts the developable area and confines development to the far western portion of the property along North First Street. Moreover, the railroad tracks and drainage culvert along the southern and eastern perimeter limits access and connection opportunities.

The proposed use would allow outdoor storage of recreational vehicles and boats on a secured lot. The applicant contends the proposed use is ideally suited for the extreme challenges of the property.

The storage of recreational vehicles and boats is classified as “Truck and Bus Storage” per the GDC and it requires approval of a Specific Use Provision.

SITE DATA

The subject property contains approximately 6.55 acres with 141.45 lineal feet of frontage along North First Street and 513.69 lineal feet of frontage along Kansas City Southern Railroad. The site is accessed from North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

CONSIDERATIONS

1. The GDC defines a “Truck and Bus Storage” as an area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.
2. The subject property is currently undeveloped. The applicant requests to build a 400 square-foot, 1-story building to use as a general office, twelve (12) parking spaces for the office building and 213 parking spaces for the recreational vehicles and boats. The site plan (Exhibit C) shows a variety of parking sizes for the boats and recreational vehicles. The hours of operation are twenty-four (24) hours a day and seven days a week.
3. The Landscape Plan (Exhibit D) will comply with the applicable screening and landscaping standards per the GDC. The landscape plan shows an eight (8)-foot ornamental metal fence around the perimeter of the property. More specifically, the applicant proposes fifty-six (56) screening shrubs along the railroad track. A portion of the existing vegetation will be retained on the northern and southern property line to provide a vegetative screening along the ornamental metal fence. The floodplain and drainage easement restrictions require any perimeter screening device to be elevated above the grade to allow any flood waters to run uninhibited to proper drainage channels while avoiding negative flood impacts to adjacent properties. As such, the proposed screening from Lavon Drive and the perimeter of the property consists of a combination of an elevated

ornamental metal fence and vegetation.

City staff is working with Kansas City Southern Railroad on allowing tree and landscape plantings within the right-of-way near Lavon Drive, which may help further screen the subject site from Lavon Drive. However, it should be noted final approval has not yet been granted by KCS Railroad.

4. The Building Elevations (Exhibit E) will comply with the Building Design standards per the GDC.
5. The applicant requests the Specific Use Provision for a period of thirty (30) years. The guide recommends a 20 to 25 year time period for Truck/Bus Storage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

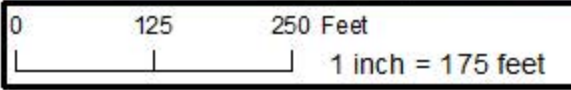
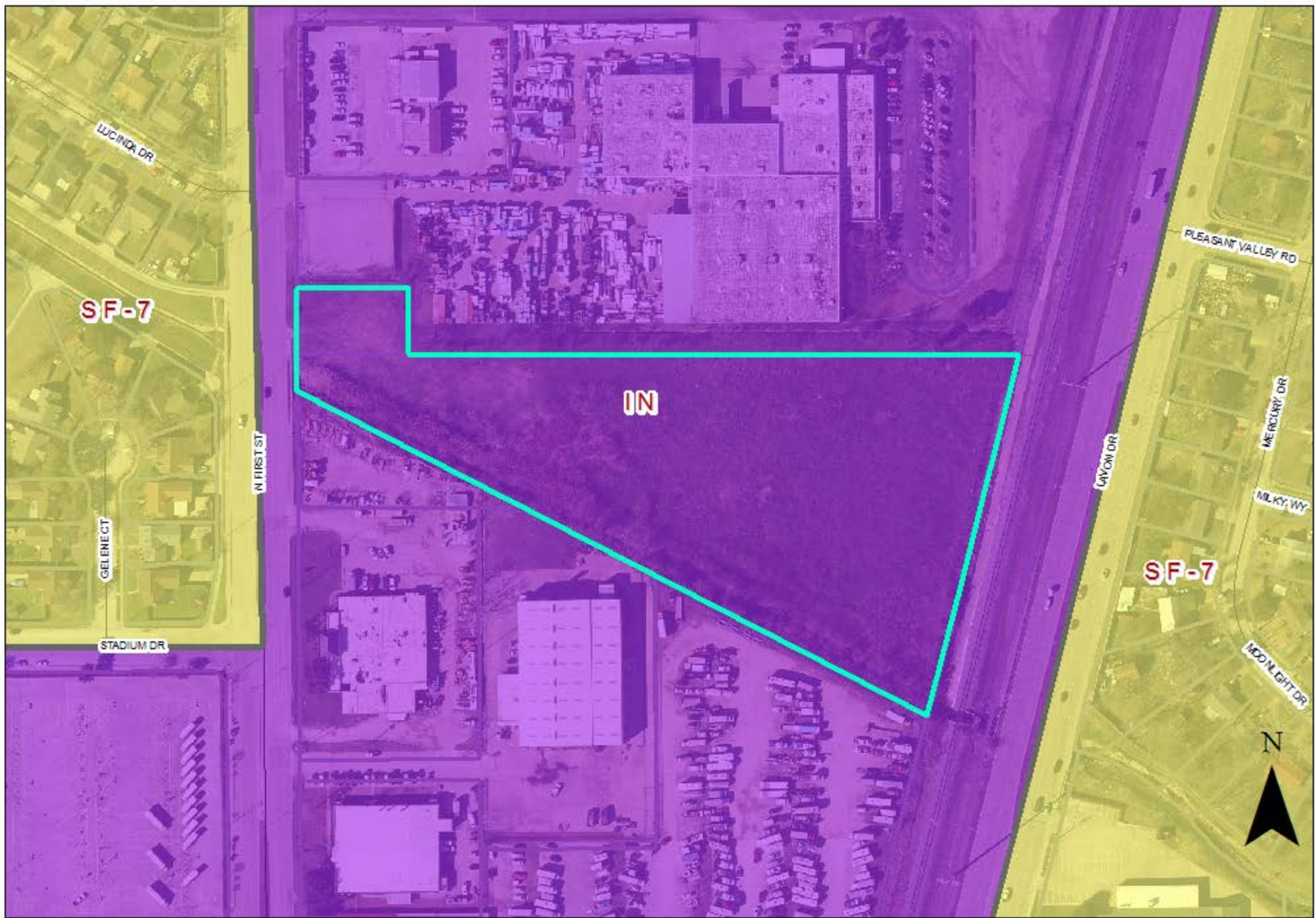
Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north and south are zoned Industrial (IN) District; these properties are developed with an equipment rental facility, a self-storage facility and a building material supplier. The properties to the east, across the railroad track and Lavon Road, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The properties to the west, across North First Street, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties.

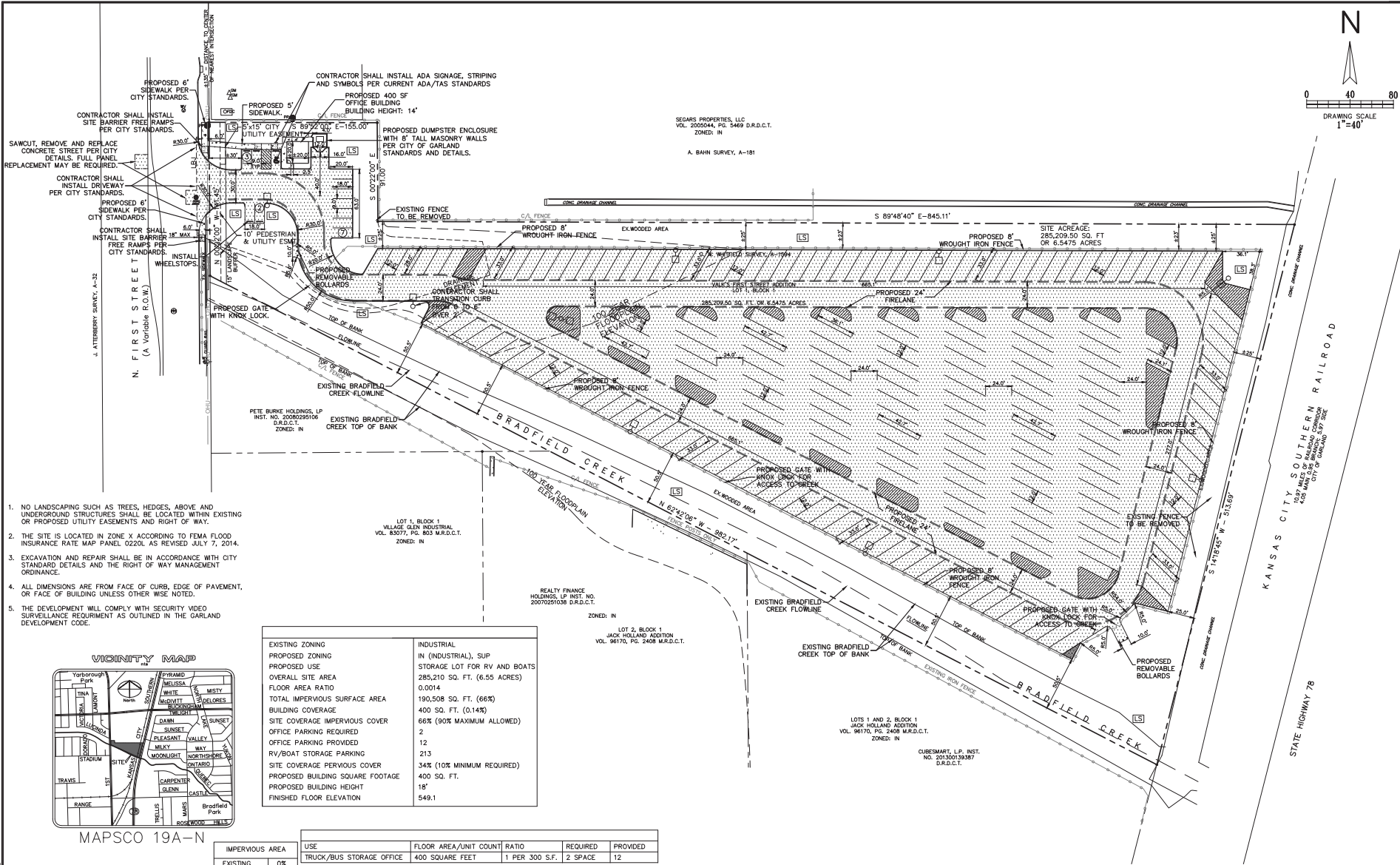
Attachments

Z 20-14 Masterplan (Deatil Plan) Attachments
Z 20-14 Masterplan Responses
Z 20-14 Staff Presentation

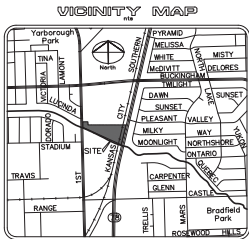


Zoning Map Z 20-14

 INDICATES AREA OF REQUEST



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



MAPSCO 19A-N

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

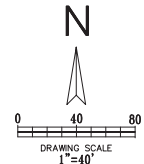
IMPERVIOUS AREA	USE	FLOOR AREA/UNIT COUNT	RATIO	REQUIRED	PROVIDED
EXISTING 0%	TRUCK/BUS STORAGE OFFICE	400 SQUARE FEET	1 PER 300 S.F.	2 SPACE	12
PROPOSED 66%					

LEGEND

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

III. CAUTION III
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL 1-800-245-4545 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

\\netw-01\share\proj\200421\CD14110 - FIRST STREET URBAN SELF STORAGE\PLANS\SITE PLAN.dwg



Cumulus Design
Firm #14810
2050 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

FOR REVIEW, NOT FOR CONSTRUCTION.

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112787 ON 09/09/21.

DEVELOPMENT/SITE PLAN

PLATINUM STORAGE AT 1674 NORTH FIRST STREET

VALK'S FIRST STREET ADDITION LOT 1, BLOCK 1

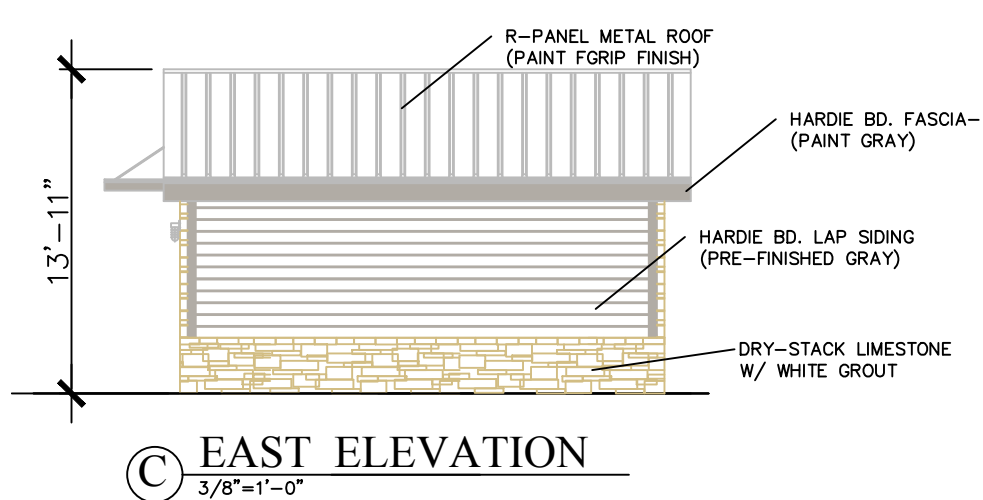
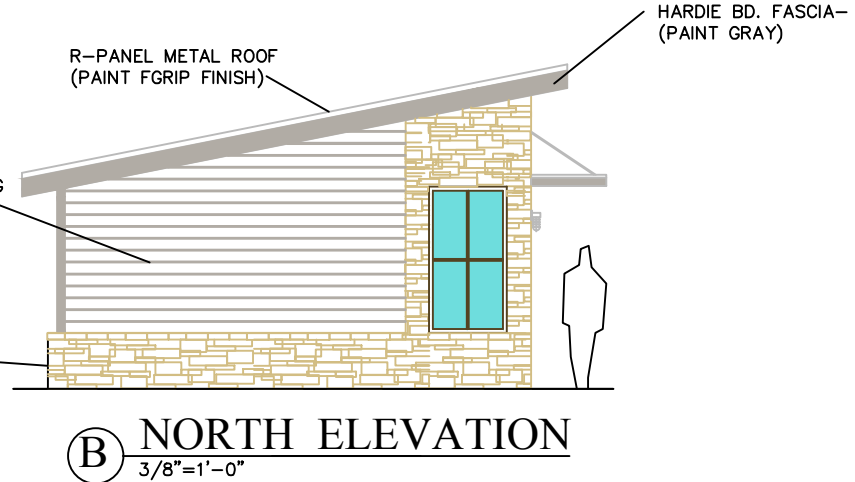
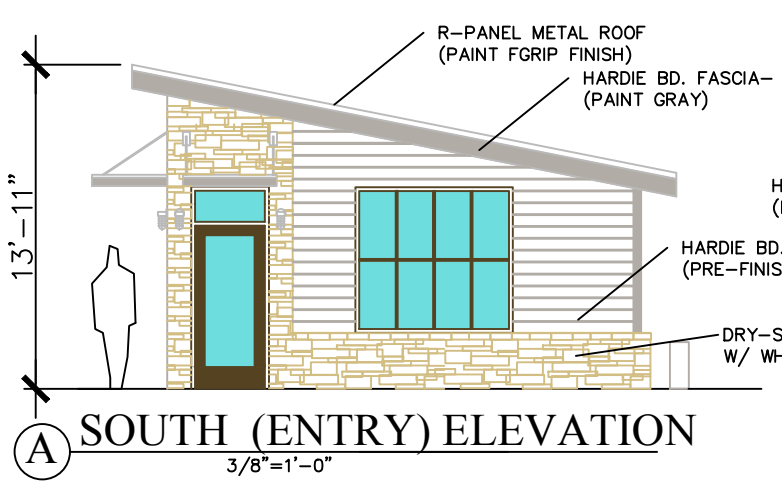
CITY OF GARLAND, DALLAS COUNTY, TEXAS

PLOT DATE
09/09/21

DRAWING SCALE
1" = 40'

PROJECT NUMBER
CD14110

SHEET NUMBER
1



PLATINUM STORAGE
1674 N. FIRST STREET
GARLAND, TEXAS

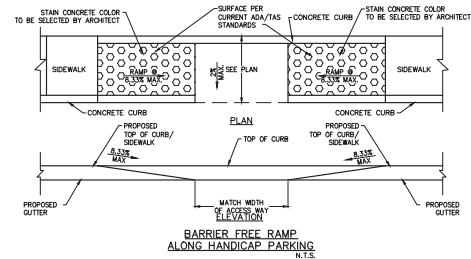
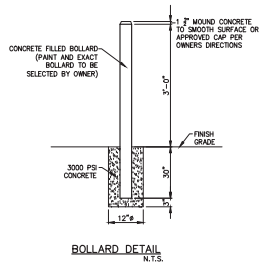
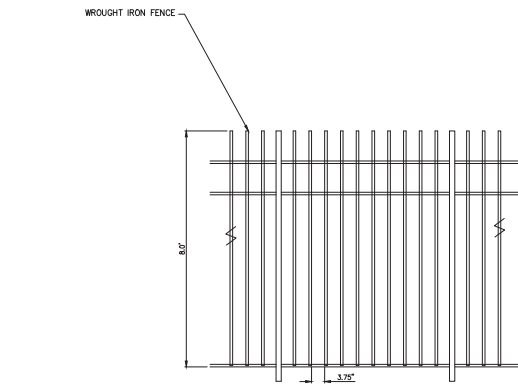
09/28/2021
ISSUE FOR SUP

09/28/20
NOT COMMENT RESPONSE
PLAT SUP

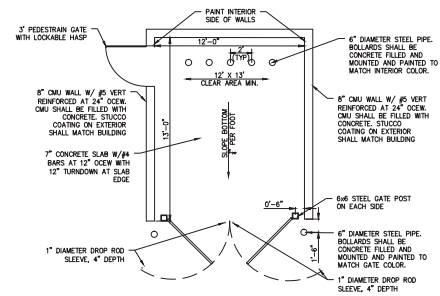
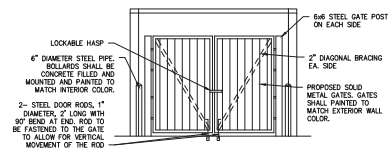
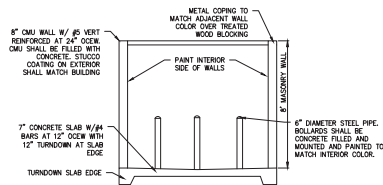
09/23/21
NOT COMMENT RESPONSE
PLAT SUP

SHEET NUMBER:
A2

FENCE DETAILS



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



DUMPSTER DETAILS

CASE #: 200421-2

REPORT & MINUTES

P.C. Meeting, September 27, 2021

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

Motion was made by Commissioner Ott to **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

Comment Form

Case Z 20-14

Z 20-14 Masterplan. The applicant proposes outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street. (District 8)

Z 20-14 Masterplan. El solicitante propone almacenamiento al aire libre para vehículos recreativos y embarcaciones. Este sitio está ubicado en 1674 y 1702 North First Street. (Distrito 8)

Z 20-14 Masterplan. Người nộp đơn đề xuất lưu trữ ngoài trời cho các phương tiện giải trí và tàu thuyền. Địa điểm này nằm ở 1674 và 1702 North First Street. (Quận 8)

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.

SARO PARTNERS

OWNER 1674 N 1st
Garland TX

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.)

1450 S TL TOWNSEND #100

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

Rockwall TX 75082

City, State / Estado de la Ciudad / Thành bang

75082

Zip Code / Código postal / Mã B u Chính

Thinh

Signature / Firma / Chữ ký

9-23-2021

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 –

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 20-14	September 27, 2021	October 19, 2021	Nabiha Ahmed

Masterplan. The applicant proposes outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street.

Michael Nichols

For

10/3/2021
5:35:11 PM

105 Lucinda Dr

Garland
Texas
United States
75040

nichols_105@msn.com

9724942636

Please have ingress/egress to/from Lavon in order to minimize commercial traffic on First Street. This is my desire for all the businesses that occupy land between Lavon & First. The commercial traffic on First Street creates more noise & safety issues for those of us who own homes near First Street.

Z 20-14

***The applicant proposes a Truck/Bus Storage Use
[outdoor storage for recreational vehicles and boats].***

***[Specific Use Provision and Plan for a Truck/Bus Storage on a
property zoned Industrial (IN) District.]***

**City Council Meeting
October 19, 2021**



GARLAND

TEXAS MADE HERE



GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 1674 and 1702 North First Street

Applicant: Masterplan

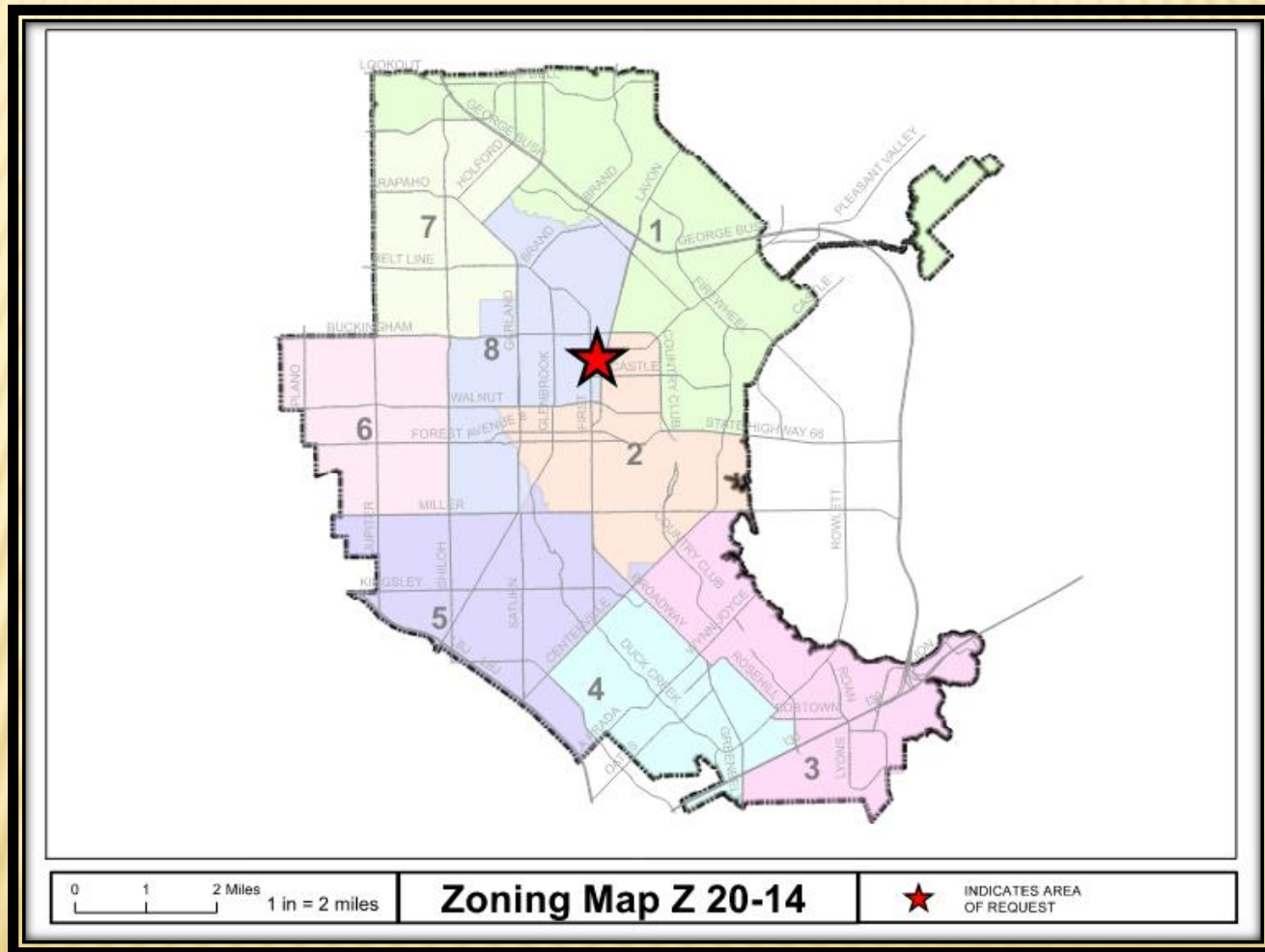
Owner: SARO Partners, LLC.

Acreage: 6.55 acres

Zoning: Industrial (IN) District

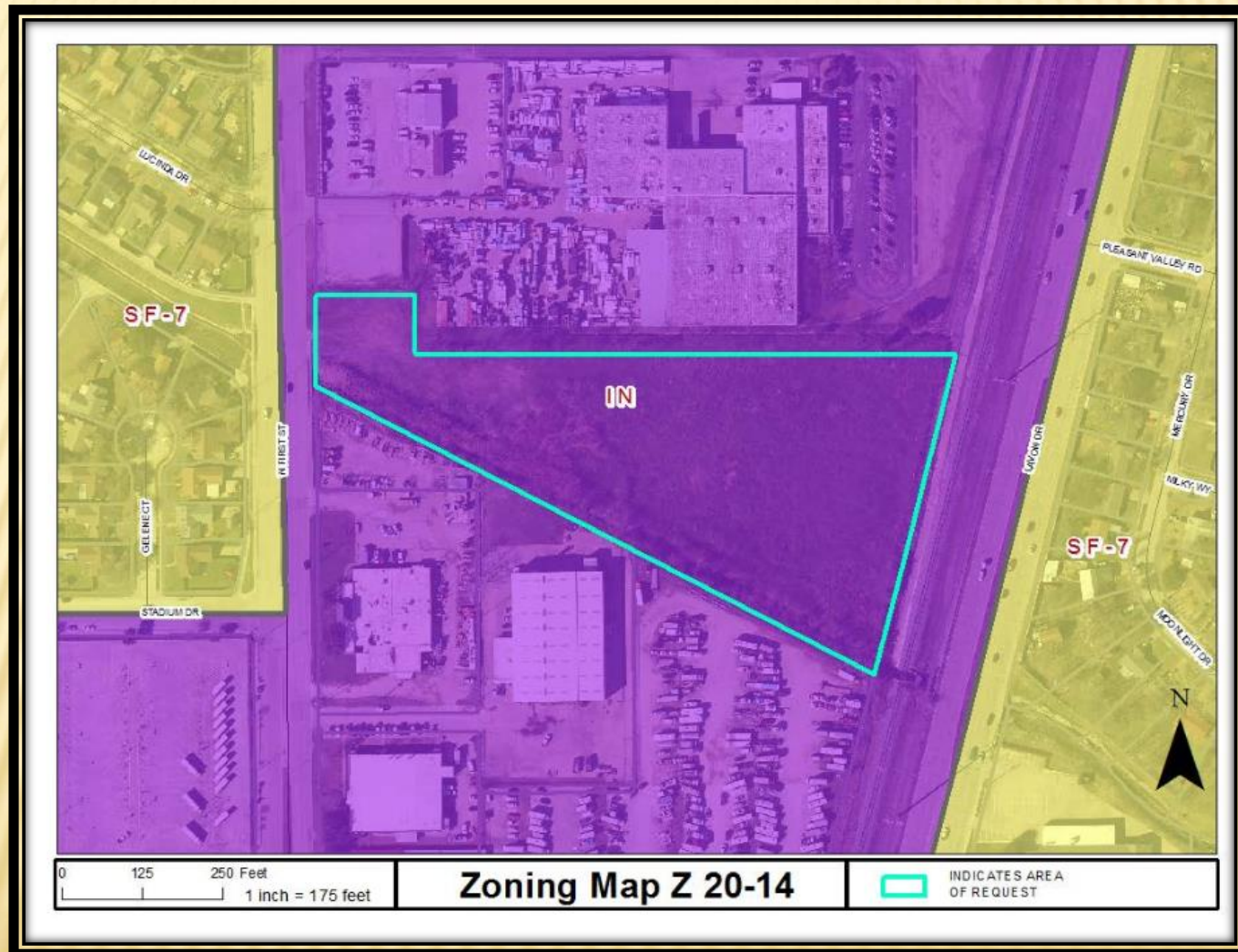
Z 20-14

CITYWIDE LOCATION MAP

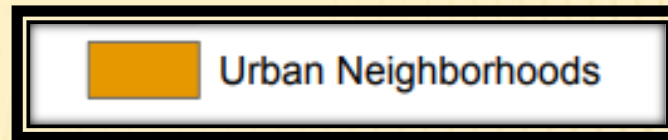


Z 20-14

LOCATION MAP



COMPREHENSIVE PLAN





The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

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GARLAND
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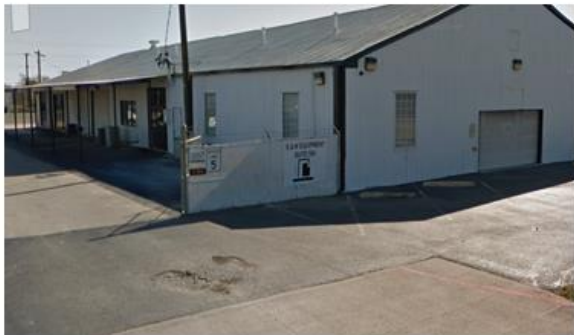
PHOTOS



View of the subject property from North First Street



Looking south of the subject property



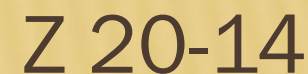
Looking north of the subject property



Looking east of the subject property



2015 RELEASE UNDER E.O. 14176



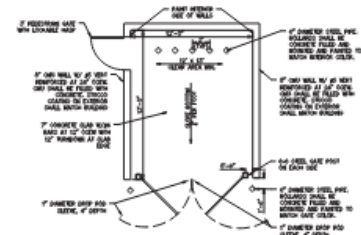
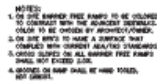
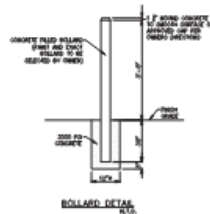


LANDSCAPE PLAN





FENCE DETAILS

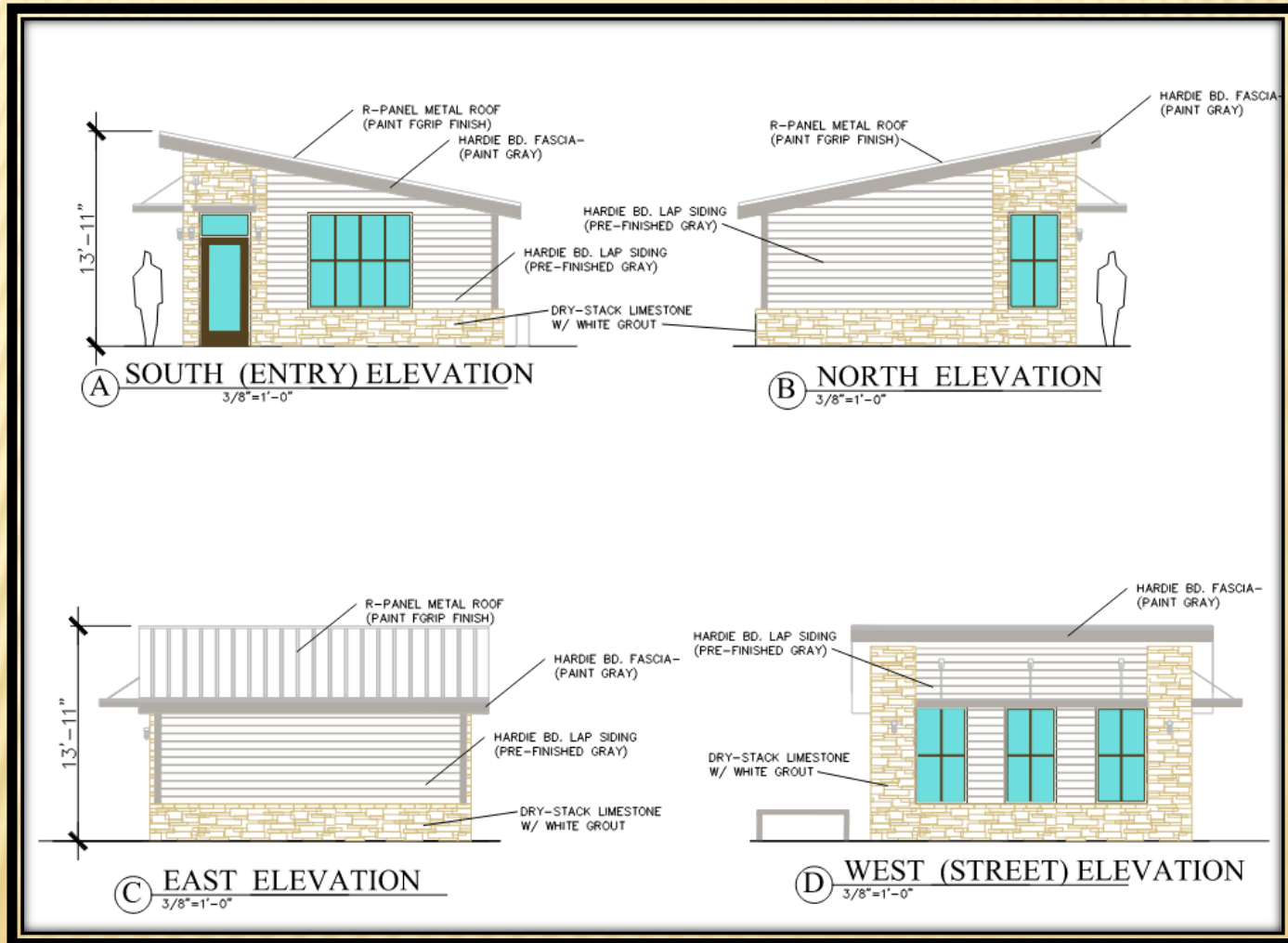


DUMPSTER DETAILS



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



CONSIDERATION

The applicant requests the Specific Use Provision to be in effect for a period of thirty (30) years.

STAFF RECOMMENDATION

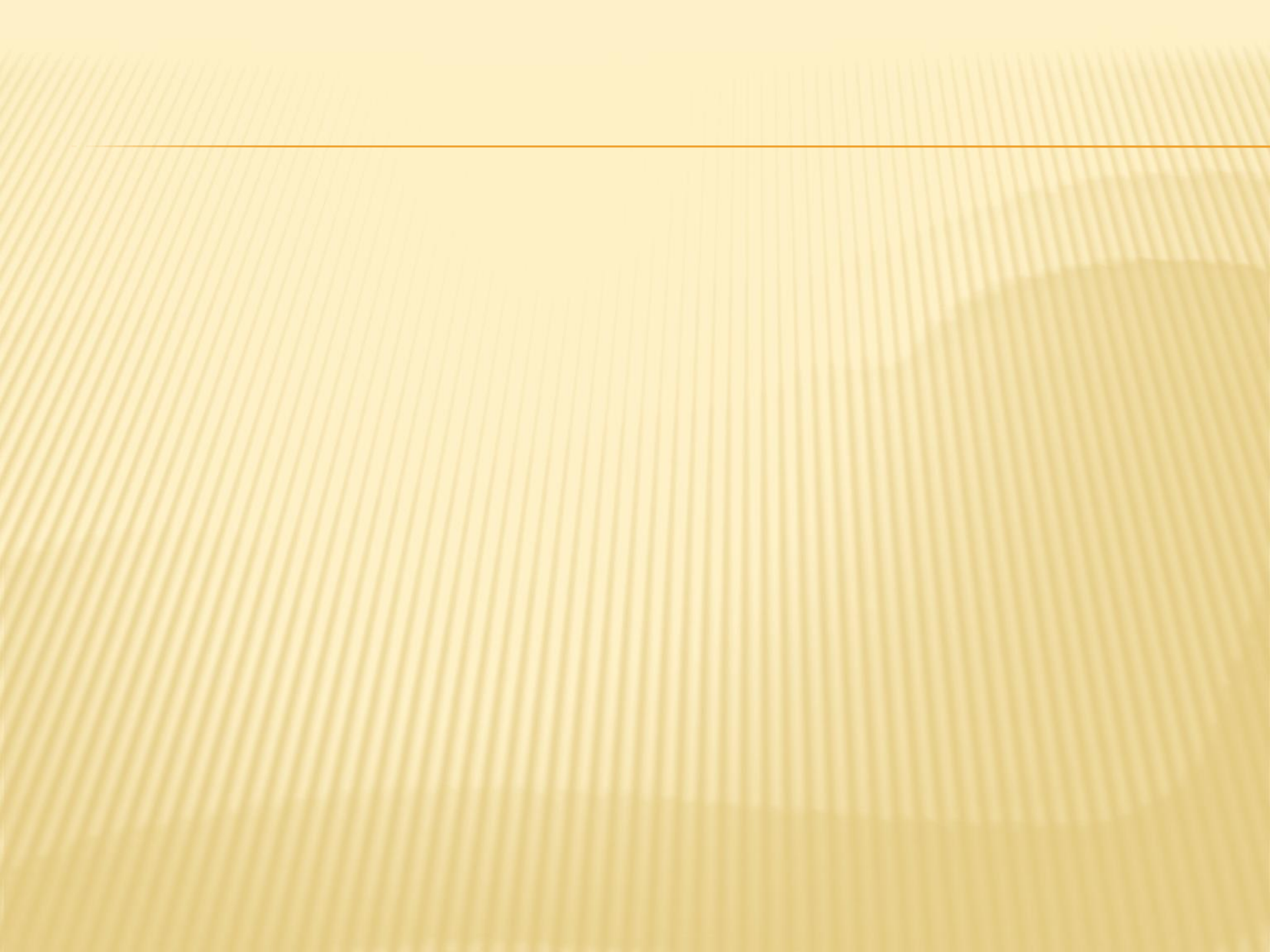
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PLAN COMMISSION RECOMMENDATION

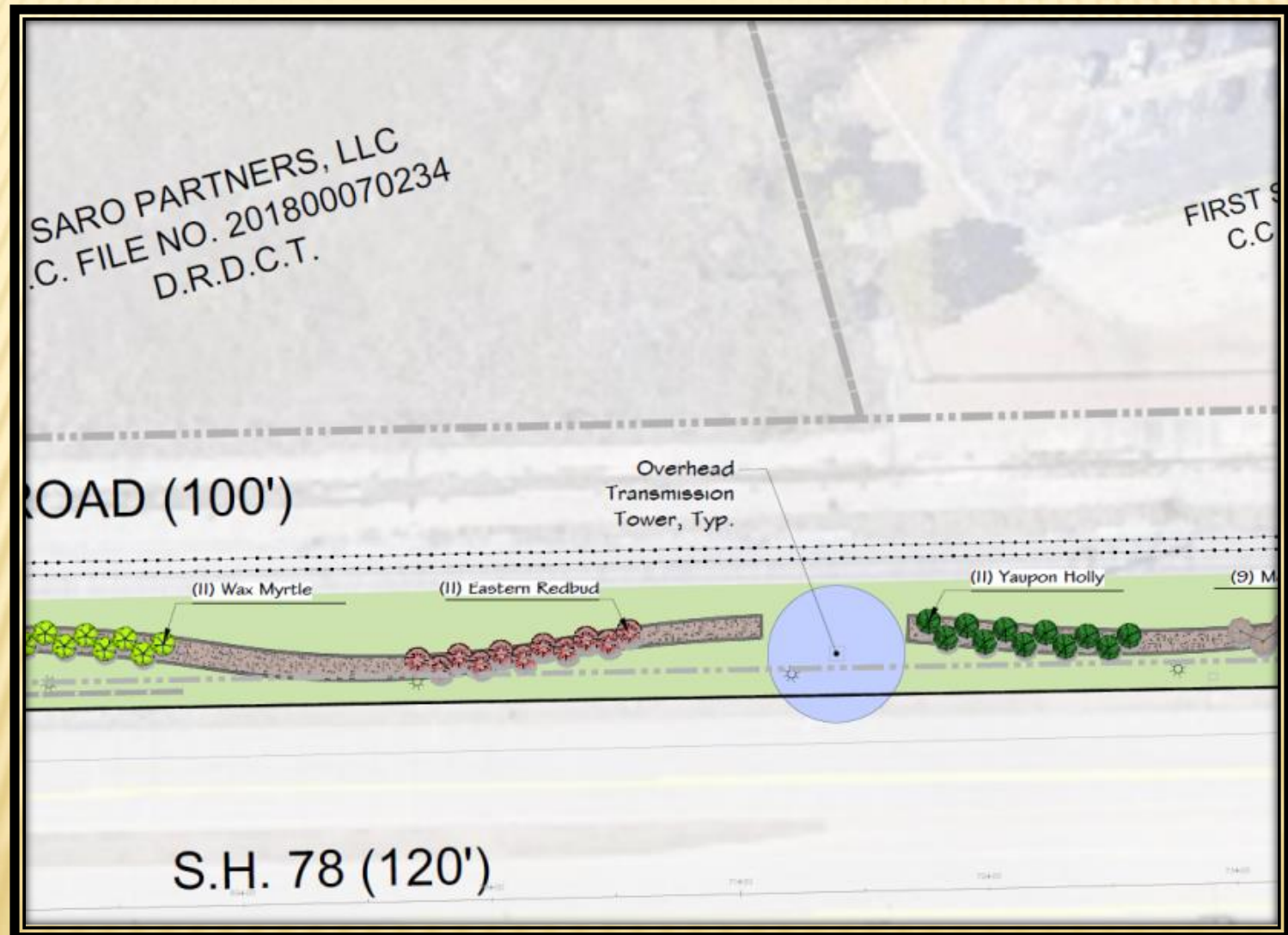
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The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for Truck/Bus [RV's and Boats] Storage Use.

Additionally, the Plan Commission recommended a 30-year SUP time period, and recommended the applicant place signage along the floodplain to inform the clientele.



HIGHWAY 78 LANDSCAPING





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. c.

Meeting Date: 10/19/2021

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

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

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

LOCATION

925 Lavon Drive

OWNER

Geral DeWitt

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision renewal for Auto Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Plan for an Auto Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission further recommended a twenty (20) year Specific Use Provision time period.

STAFF RECOMMENDATION

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

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

The continued use of the property for auto sales is compatible with the current surrounding uses and zoning. However, limiting the Specific Use Provision to no more than ten (10) years allows

for the reevaluation of the site should surrounding land use patterns change or with increased redevelopment efforts.

BACKGROUND

In 2009, City Council approved a Specific Use Provision [S 09-14] to allow an Automobile Sales Use for a time period of ten (10) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

SITE DATA

The subject property is developed with an approximately 1,836 square-foot building. The site contains approximately 0.36 acres with approximately 431 lineal feet of frontage along Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

The existing use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use within an existing 1,836 square-foot building. The establishment would operate Monday through Saturday, from 8:00 a.m. to 6:00 p.m.
2. The site plan (Exhibit C) shows existing pavement and nine (9) parking spaces on the site, meeting GDC parking requirements. In addition, vehicles for sale/display are parked along Lavon Drive.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping (trees along Lavon Drive) currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District, Community Retail (CR) and Planned Development (PD) District. The property to the north is zoned Industrial (IN) District and is developed with auto sales company. The property to the south is zoned Industrial (IN) District and the existing structure is currently vacant. Further south is zoned Industrial (IN) District and is developed with a paint and body shop. The property to the west is zoned Industrial (IN) District and is developed with a retail store. The property to the east is zoned Planned Development (PD) 18-08 and is developed with a senior living apartment complex.

Attachments

Z 21-28 Geral DeWitt (Specific Use Provision) Attachments

Z 21-28 Geral DeWitt Responses

Z 21-28 Staff Presentation



0 20 40 Feet
1 inch = 36 feet

Zoning Map Z 21-28



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-28

925 LAVON DIVE

- I. Statement of Purpose:** The purpose of this Specific Use Provision to allow an Auto Sales Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Auto Sales, New and Used Use shall be in effect for twenty (20) years.
- B. Site Plan: The site shall be in general conformance with the site layout in Exhibit C.
- C. Signage: All signage shall comply with Garland Development Code.
- D. Landscaping: Four (4) existing trees planted along Lavon Drive shall remain.

REPORT & MINUTES

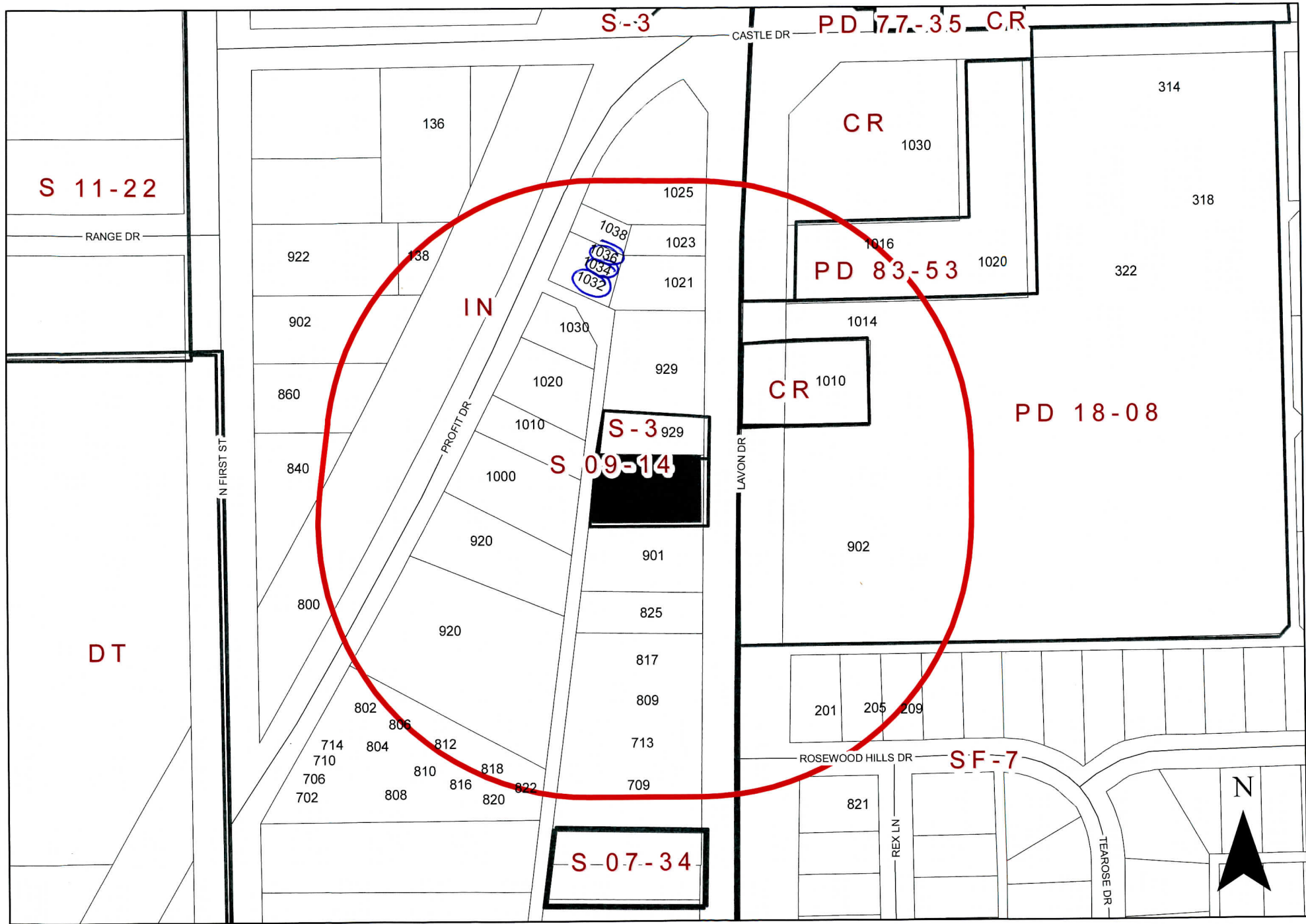
P.C. Meeting, September 27, 2021

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

The applicant's representative, Shannon Dewitt, 3501 Delia, Rowlett, Texas, provided an overview of the request and remained available for questions.

There was a brief discussion between the Plan Commission and Ms. Dewitt.

Motion was made by Commissioner Ott to close the public hearing and **approve** the request as presented, with a twenty (20) year SUP time period. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**



Zoning Map Z 21-28

925 Lavon Drive

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-28

Geral DeWitt proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 925 Lavon Drive. (District 8)

Geral DeWitt propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 925 Lavon Drive. (Distrito 8)

Geral DeWitt đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 925 Lavon Drive. (Quận 8)

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.)

JOE MORALE PROPERTY OWNER

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

1032 / 1034 / 1036 PROFIT DRIVE

City, State / Estado de la Ciudad / Thành bang

GARLAND, TEXAS

Zip Code / Código postal / Mã B u Chính

75040

Signature / Firma / Chữ ký

Joe Morale

Date / Fecha / Ngày

9/18/2021

(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 21-28

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

HAVE BEEN NEIGHBORS WITH GERAL
DEWITT FOR 40+ YEAR. GERAL
HAS ALWAYS BE A EXCELLENT NEIGHBOR
AND A PILLAR OF OUR NEIGHBORHOOD
HE IS A VERY RESPECTFUL MAN
AND A GOOD AND HONEST MAN
I HAVE NO PROBLEM WITH WHAT
HE WANT TO DO.

Z 21-28

The applicant proposes to renew a Specific Use Provision (SUP) for an existing auto sales use.

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

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

**City Council Meeting
October 19, 2021**



GARLAND

TEXAS MADE HERE

Location: 925 Lavon Drive

Applicant: Geral DeWitt

Owner: Geral DeWitt

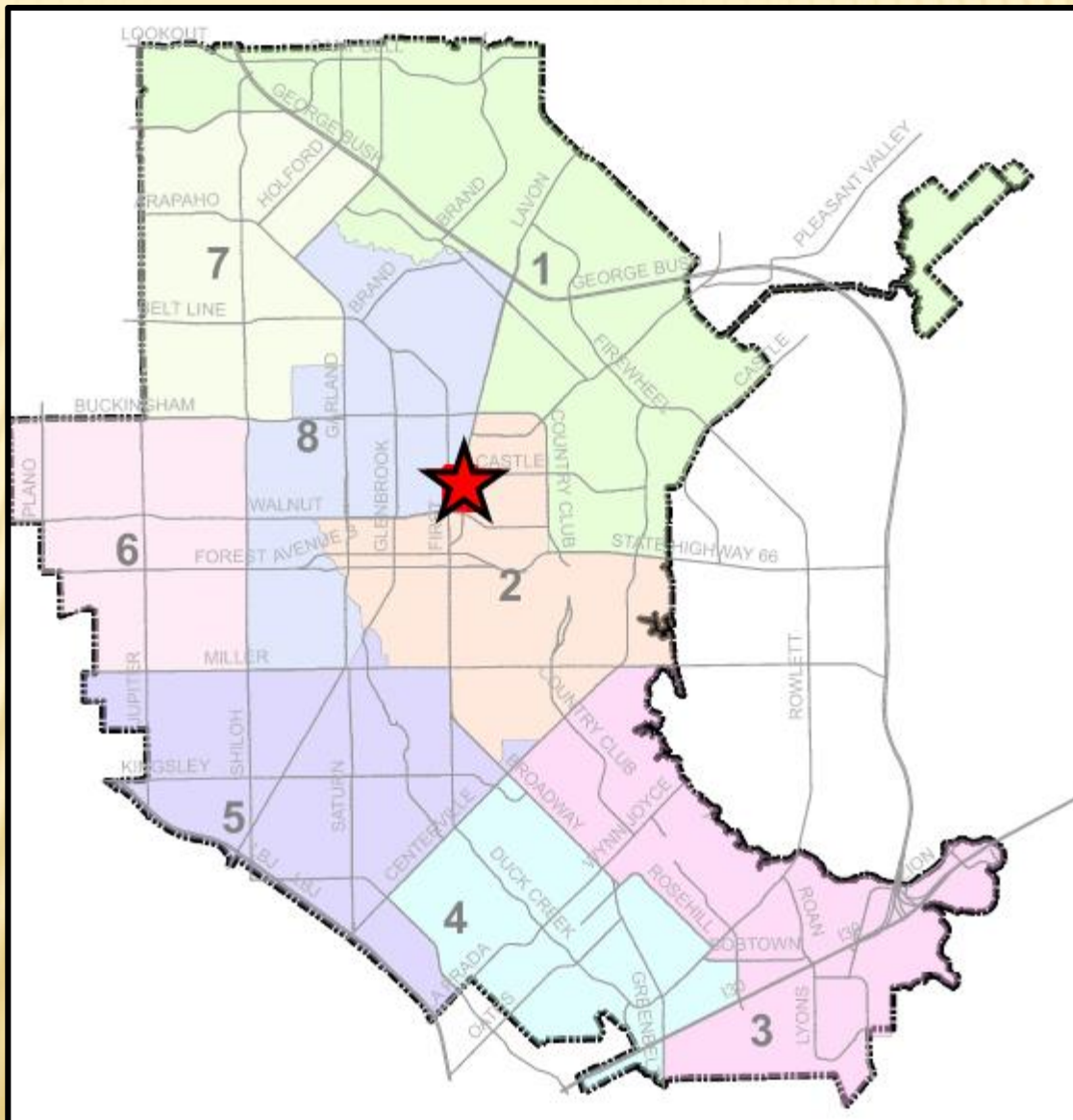
Acreage: 0.36 acres

Zoning: Industrial (IN) District

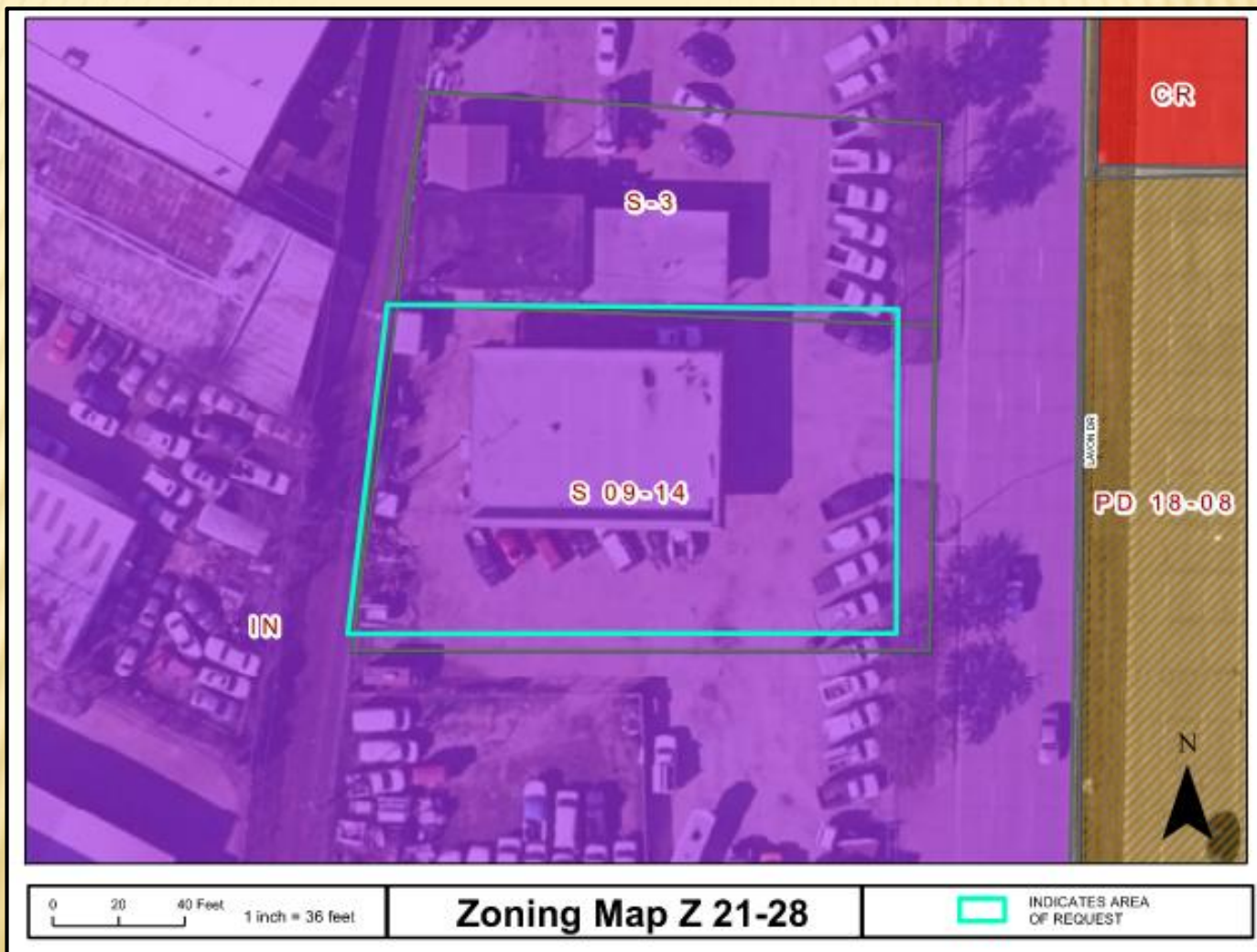


GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

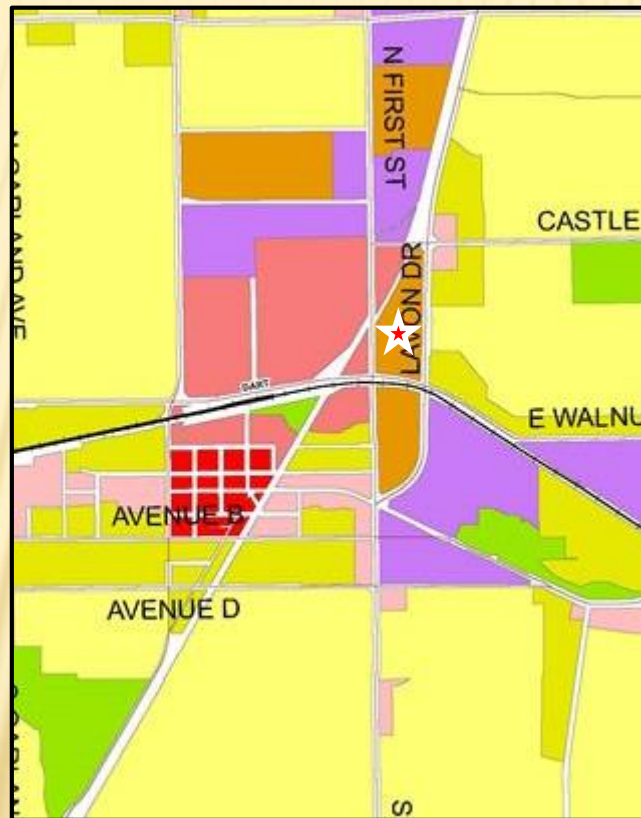


LOCATION MAP

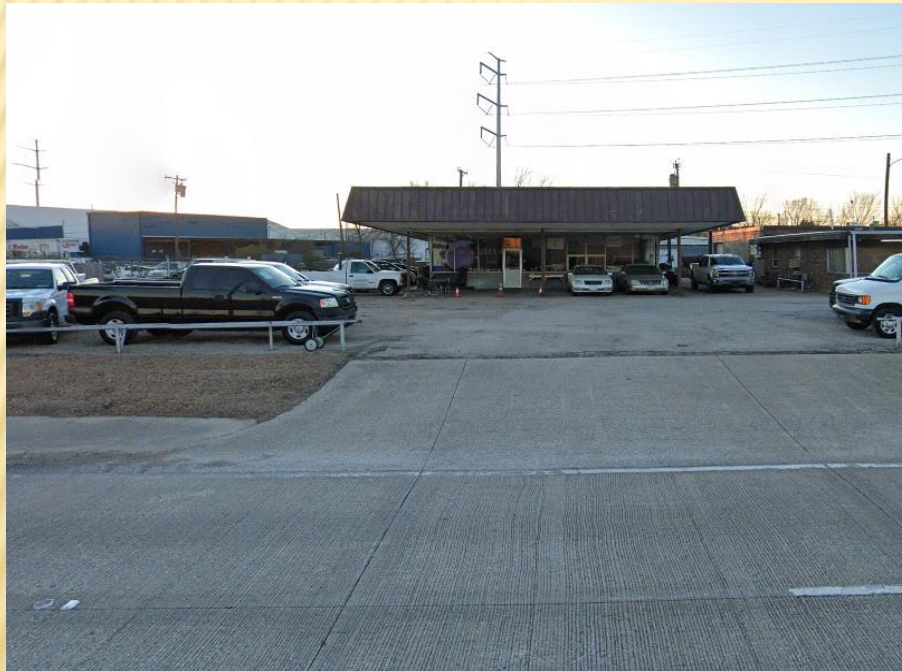


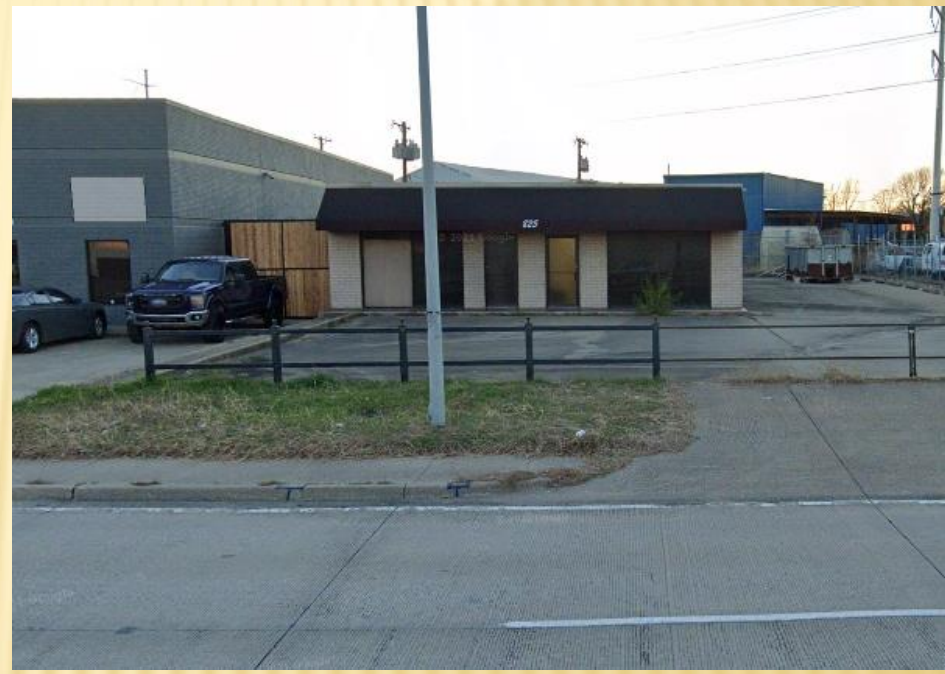
Z 21-28

COMPREHENSIVE PLAN



The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.





CONSIDERATION

The applicant requests a Specific Use Provision (SUP) extension to be in effect for a period of (20) years.

No GDC deviations are being requested with this application.



STAFF RECOMMENDATION

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

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

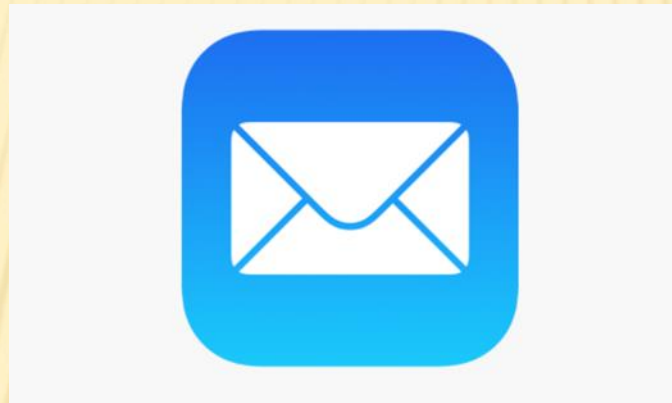
The continued use of the property for auto sales is compatible with the current surrounding uses and zoning. However, limiting the Specific Use Provision to no more than ten (10) years allows for the reevaluation of the site should surrounding land use patterns change or with increased redevelopment efforts.

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision renewal for an Auto Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Plan for an Auto Sales Use on a property zoned Industrial (IN) District.

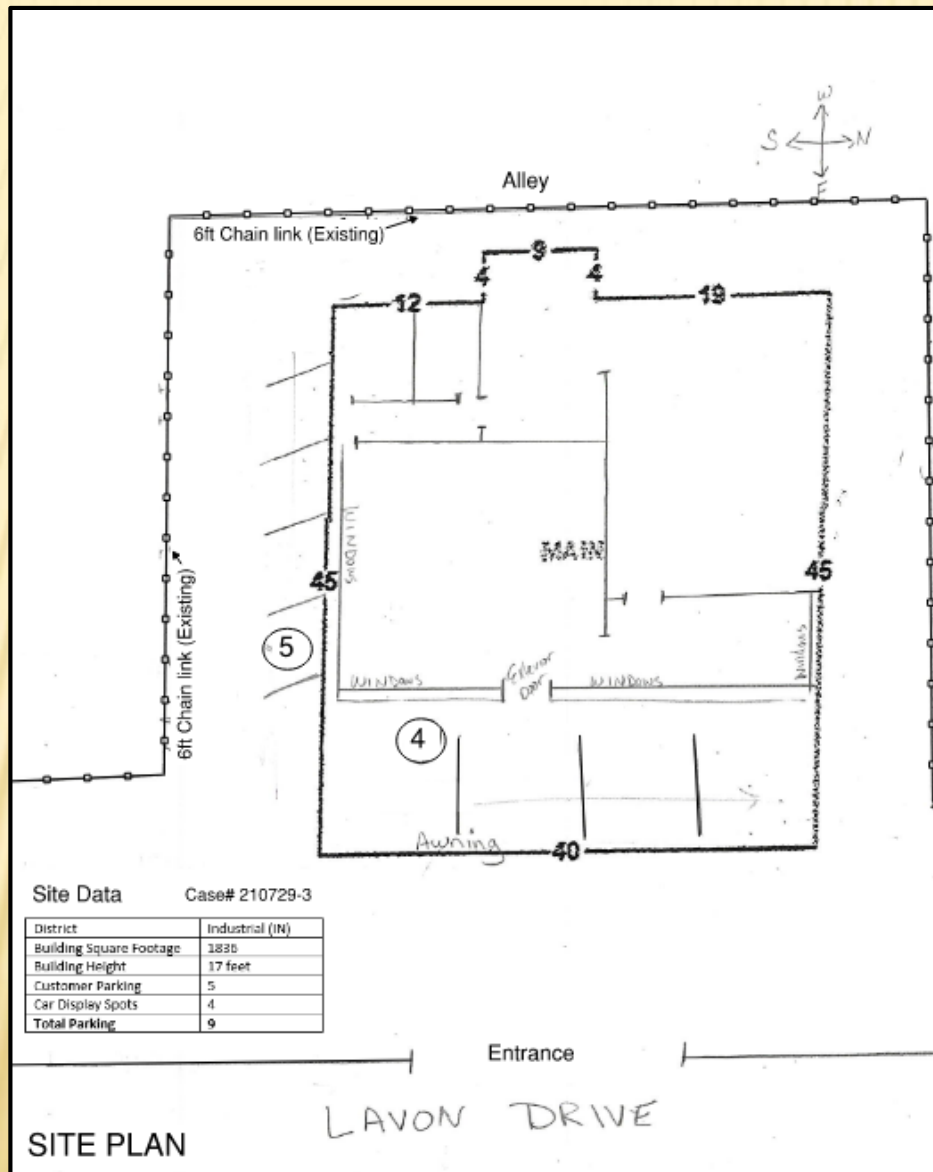
The Plan Commission further recommended a twenty (20) year Specific Use Provision.





GARLAND
TEXAS MADE HERE

SITE PLAN



Z 21-28



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. d.

Meeting Date: 10/19/2021

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

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

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

LOCATION

925 Lavon Drive

OWNER

Geral DeWitt

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision renewal for Auto Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Plan for an Auto Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission further recommended a twenty (20) year Specific Use Provision time period.

STAFF RECOMMENDATION

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

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

The continued use of the property for auto sales is compatible with the current surrounding uses and zoning. However, limiting the Specific Use Provision to no more than ten (10) years allows

for the reevaluation of the site should surrounding land use patterns change or with increased redevelopment efforts.

BACKGROUND

In 2009, City Council approved a Specific Use Provision [S 09-14] to allow an Automobile Sales Use for a time period of ten (10) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

SITE DATA

The subject property is developed with an approximately 1,836 square-foot building. The site contains approximately 0.36 acres with approximately 431 lineal feet of frontage along Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

The existing use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use within an existing 1,836 square-foot building. The establishment would operate Monday through Saturday, from 8:00 a.m. to 6:00 p.m.
2. The site plan (Exhibit C) shows existing pavement and nine (9) parking spaces on the site, meeting GDC parking requirements. In addition, vehicles for sale/display are parked along Lavon Drive.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping (trees along Lavon Drive) currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District, Community Retail (CR) and Planned Development (PD) District. The property to the north is zoned Industrial (IN) District and is developed with auto sales company. The property to the south is zoned Industrial (IN) District and the existing structure is currently vacant. Further south is zoned Industrial (IN) District and is developed with a paint and body shop. The property to the west is zoned Industrial (IN) District and is developed with a retail store. The property to the east is zoned Planned Development (PD) 18-08 and is developed with a senior living apartment complex.

Attachments

Z 21-28 Geral DeWitt (Plan) Attachments

Z 21-28 Geral DeWitt Responses

Z 21-28 Staff Presentation



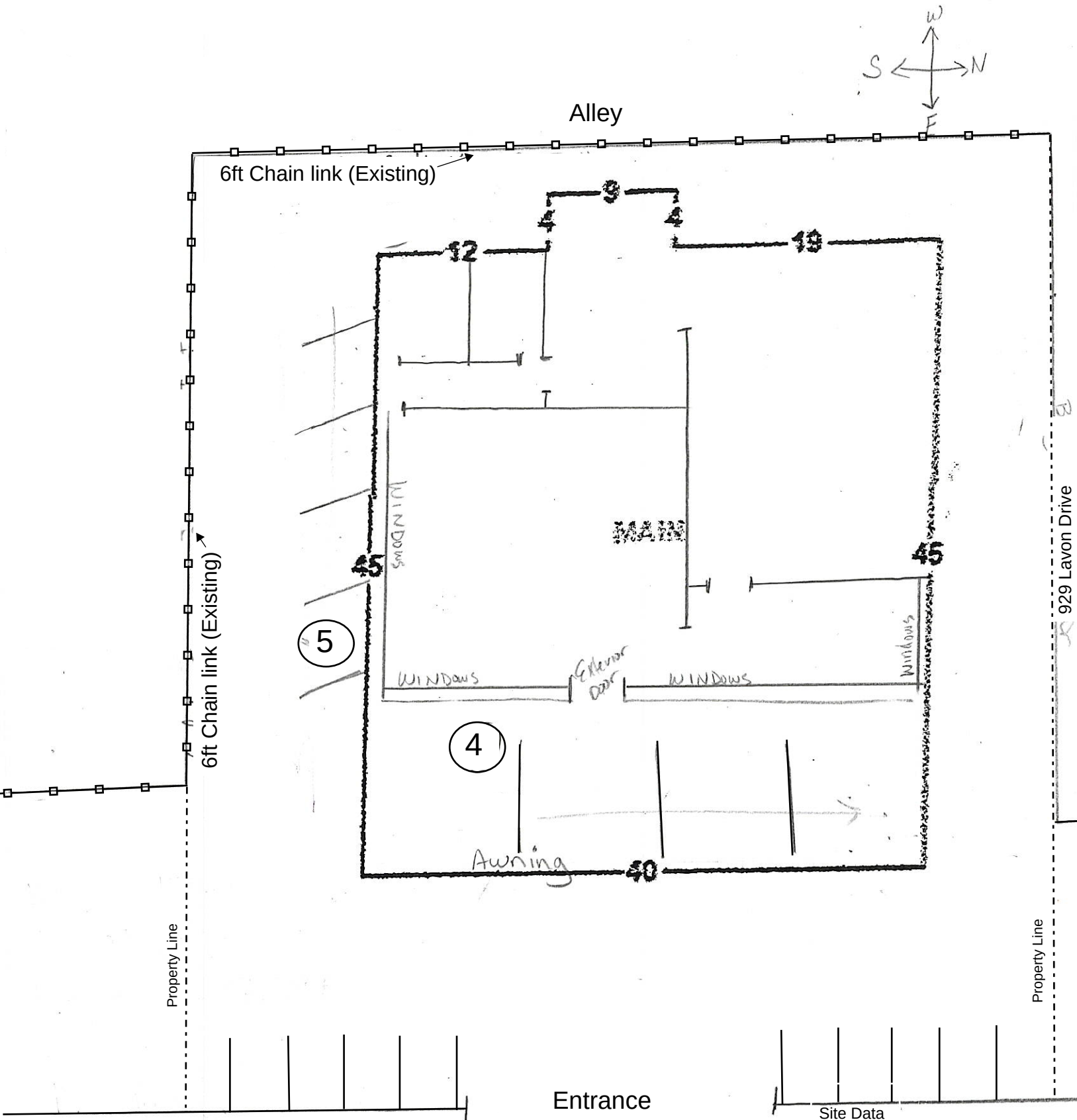
0 20 40 Feet
1 inch = 36 feet

Zoning Map Z 21-28



INDICATES AREA
OF REQUEST

EXHIBIT C



Case# 210729-3

SITE PLAN

Lavon Drive

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

REPORT & MINUTES

P.C. Meeting, September 27, 2021

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

Motion was made by Commissioner Ott **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**



925 Lavon Drive

INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-28

Geral DeWitt proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 925 Lavon Drive. (District 8)

Geral DeWitt propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 925 Lavon Drive. (Distrito 8)

Geral DeWitt đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 925 Lavon Drive. (Quận 8)

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.)

JOE MORALE PROPERTY OWNER

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

1032 / 1034 / 1036 PROFIT DRIVE

City, State / Estado de la Ciudad / Thành bang

GARLAND, TEXAS

Zip Code / Código postal / Mã B u Chính

75040

Signature / Firma / Chữ ký

Joe Morale

Date / Fecha / Ngày

9/18/2021

(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 21-28

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

HAVE BEEN NEIGHBORS WITH GERAL
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HE IS A VERY RESPECTFUL MAN
AND A GOOD AND HONEST MAN
I HAVE NO PROBLEM WITH WHAT
HE WANT TO DO.

Z 21-28

The applicant proposes to renew a Specific Use Provision (SUP) for an existing auto sales use.

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

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

**City Council Meeting
October 19, 2021**



GARLAND

TEXAS MADE HERE

Location: 925 Lavon Drive

Applicant: Geral DeWitt

Owner: Geral DeWitt

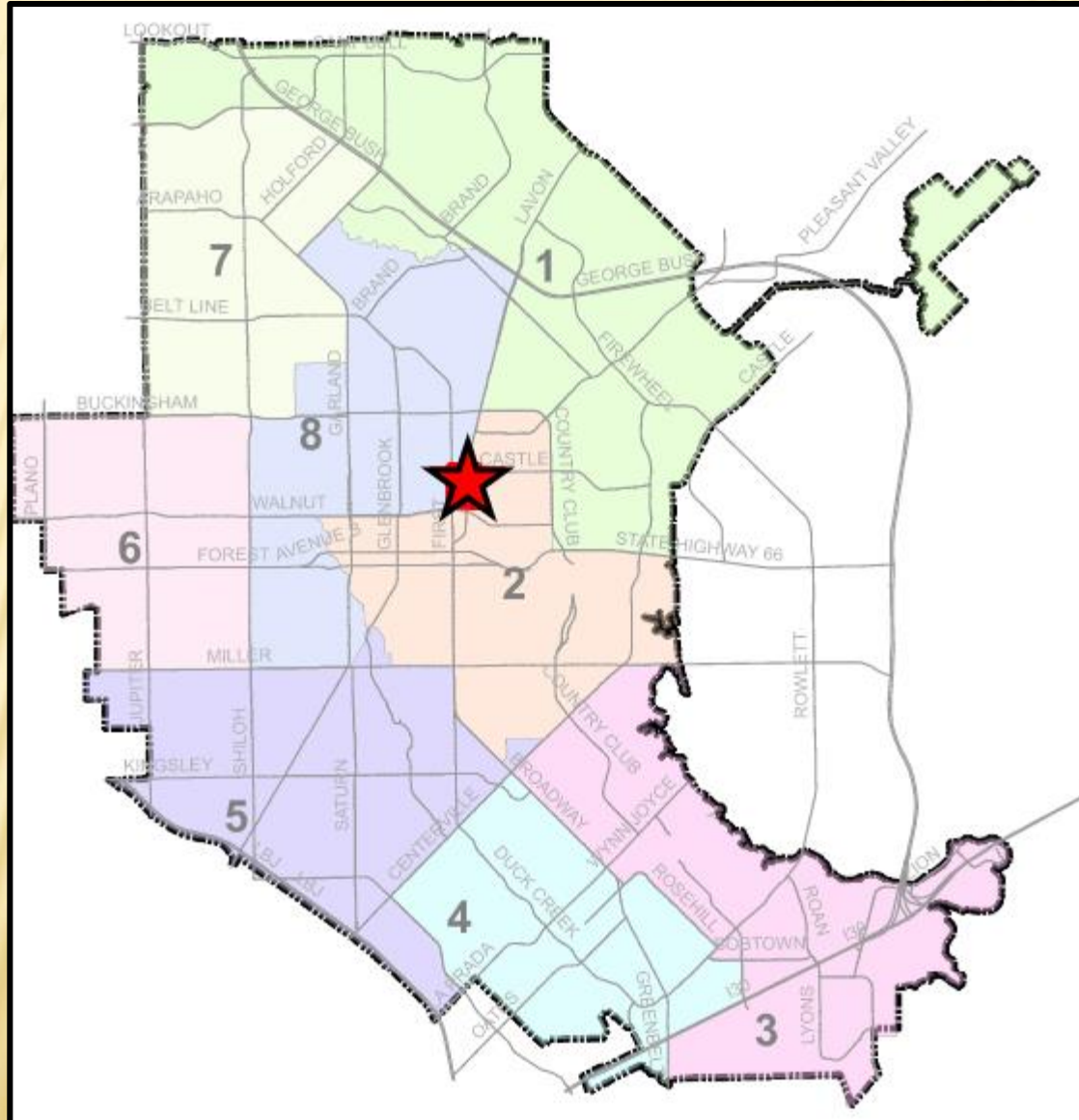
Acreage: 0.36 acres

Zoning: Industrial (IN) District

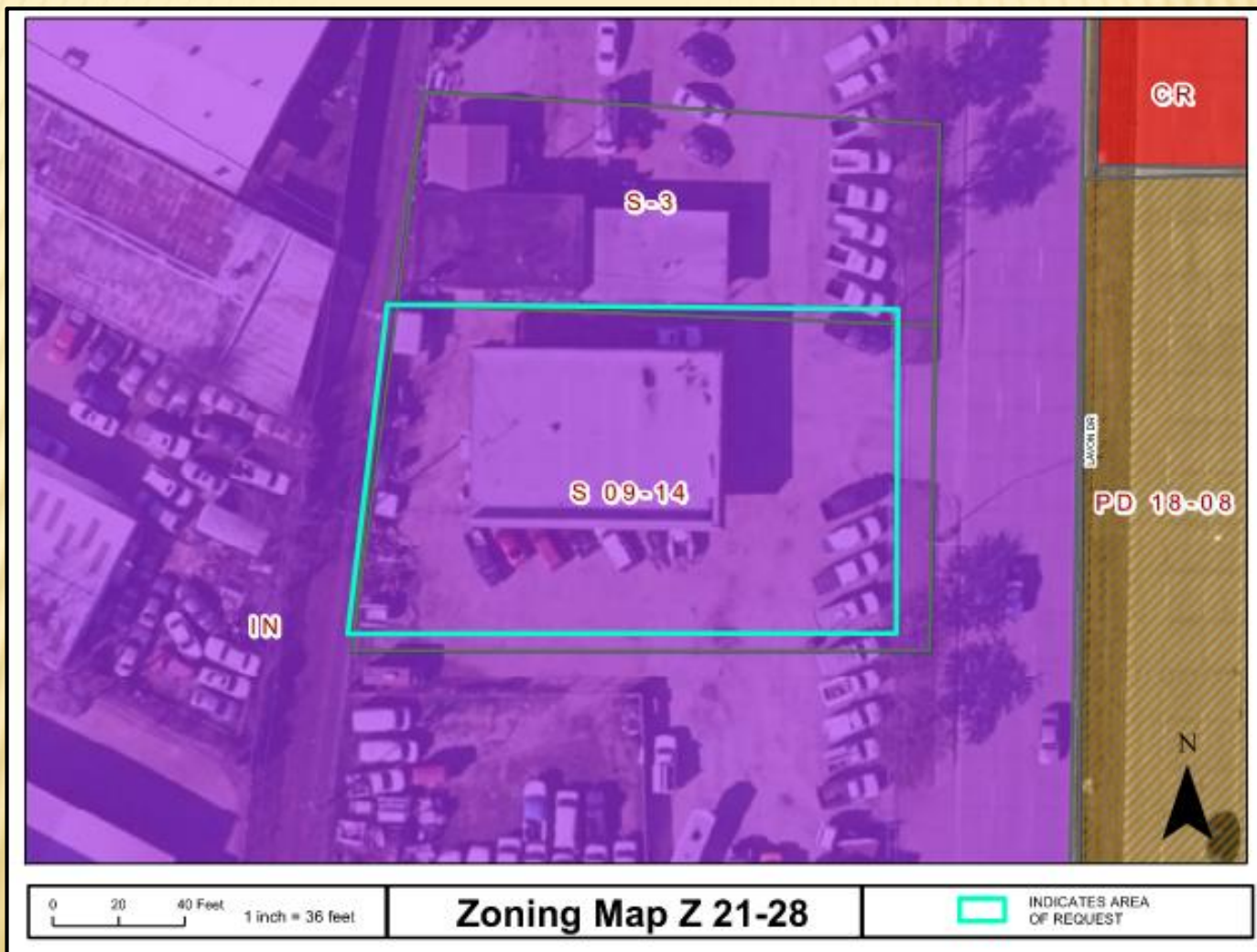


GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

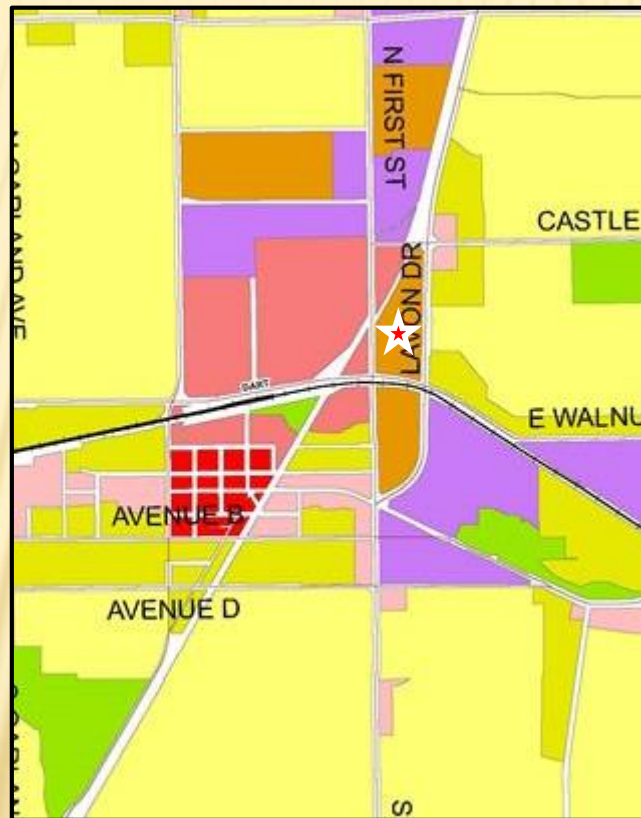


LOCATION MAP

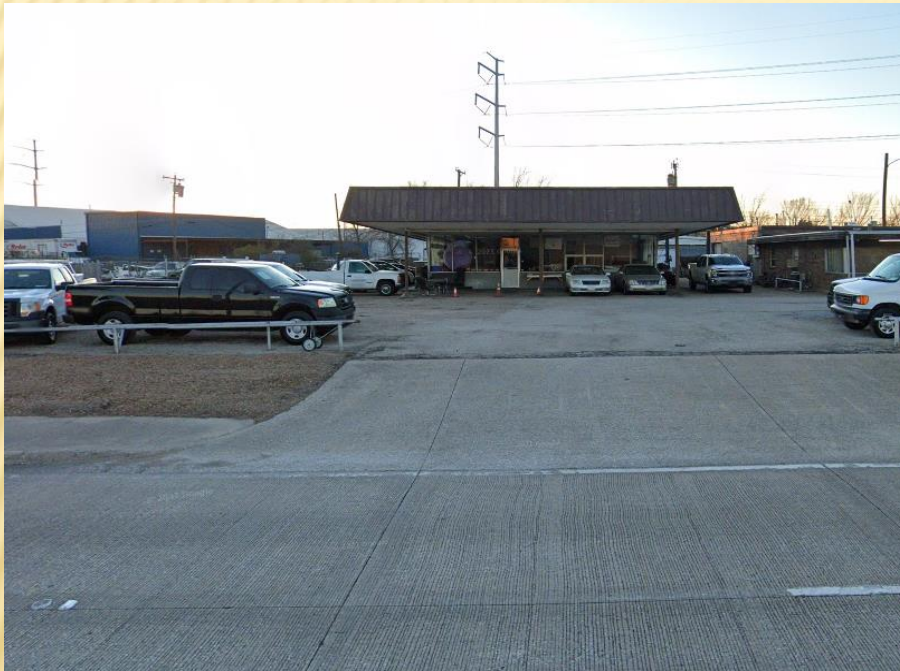


Z 21-28

COMPREHENSIVE PLAN



The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.





CONSIDERATION

The applicant requests a Specific Use Provision (SUP) extension to be in effect for a period of (20) years.

No GDC deviations are being requested with this application.



STAFF RECOMMENDATION

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

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

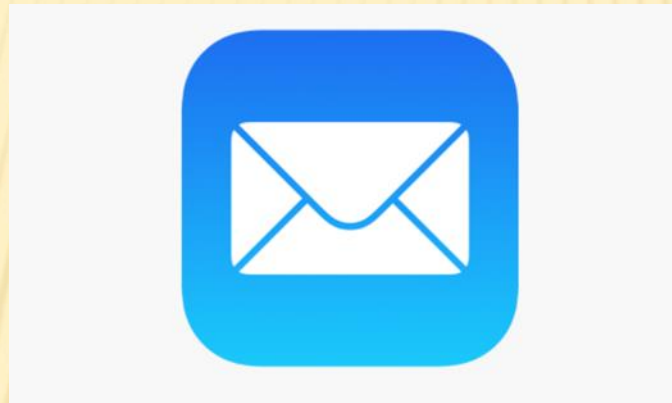
The continued use of the property for auto sales is compatible with the current surrounding uses and zoning. However, limiting the Specific Use Provision to no more than ten (10) years allows for the reevaluation of the site should surrounding land use patterns change or with increased redevelopment efforts.

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision renewal for an Auto Sales, New or Used on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Plan for an Auto Sales Use on a property zoned Industrial (IN) District.

The Plan Commission further recommended a twenty (20) year Specific Use Provision.





Site Data

District	Industrial (IN)
Building Square Footage	1836
Building Height	17 feet
Customer Parking	5
Car Display Spots	4
Total Parking	9

LAVON DRIVE

SITE PLAN

Z 21-28



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. e.

Meeting Date: 10/19/2021

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

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

LOCATION

2900 and 3180 Elm Grove Road

OWNER

City of Garland

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for an Electric Substation.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

BACKGROUND

The subject property currently holds a Specific Use Provision (S 08-04) for an electric substation that was approved in 2008. The substation is maintained by Garland Power & Light (GP&L). The applicant intends to expand the existing substation and connect to the adjacent Oncor Elm Grove Substation and the proposed Rayburn Electric Cooperative/Farmers Electric Cooperative Cottonwood Creek Substation that was approved in March 2021.

Per the Garland Development Code (GDC), an Electric Substation requires approval of an SUP through a public hearing process. The applicant requests to revise the existing Specific Use Provision to expand the electric substation.

SITE DATA

The subject property contains approximately 3.737 acres in area with approximately 198.72 lineal feet of frontage along Elm Grove Road. The site can be accessed from Elm Grove Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently developed with an electric substation. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural (AG) District until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. This project's intent is to expand the electric substation that is maintained by Garland Power & Light, as shown in Exhibit C. Proposed improvements associated with the Electric Substation include switches, transformers and related substation equipment. The proposed electric substation will be similar in character to the existing adjacent electric substations.
2. The GDC includes Electric Substation as a use in recognition of potential future electrical service needs. The utility service is valuable for future development.
3. The Electric Substation plan proposes an eight (8)-foot chain link fence around the expansion. Additionally, high-level screening shrubs and ground covers are proposed around the chain link fence. The GDC also requires all mechanical equipment to be screened. The landscape plan also shows that existing landscape plantings that are not in a healthy condition will be replaced. This proposal meets the intent of providing screening and landscaping per the GDC as shown in Exhibit D.
4. The application proposes the SUP time period to be in effect in perpetuity.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as appropriate for Operating Landfill & Public Facility.

The availability of utility and transportation infrastructure plays a role in the development and redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required.

The utility service provided by this proposal is valuable for future development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the north and northeast of the subject property are zoned Agricultural (AG) District; these properties are vacant. The property to the east is zoned Agricultural (AG) District with a Specific Use Provision (S 20-47) for an electric substation that was approved in March 2021. The property to the south is zoned Agricultural (AG) District with a Specific Use Provision (S 07-35) for an electric substation. The property to the west, across Elm Grove Road, is zoned Agricultural (AG) District and it is the Garland landfill. The property to the southwest, across Elm Grove Road, is part of a residential development that is located in the City of Rowlett.

Attachments

Z 21-33 R-Delta Engineers, Inc. (Specific Use Provision) Attachments
Z 21-33 R-Delta Engineers, Inc. Responses
Z 21-33 Staff Presentation



0 110 220 Feet
1 inch = 167 feet

Zoning Map Z 21-33



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-33

2900 and 3180 Elm Grove Road

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

REPORT & MINUTES

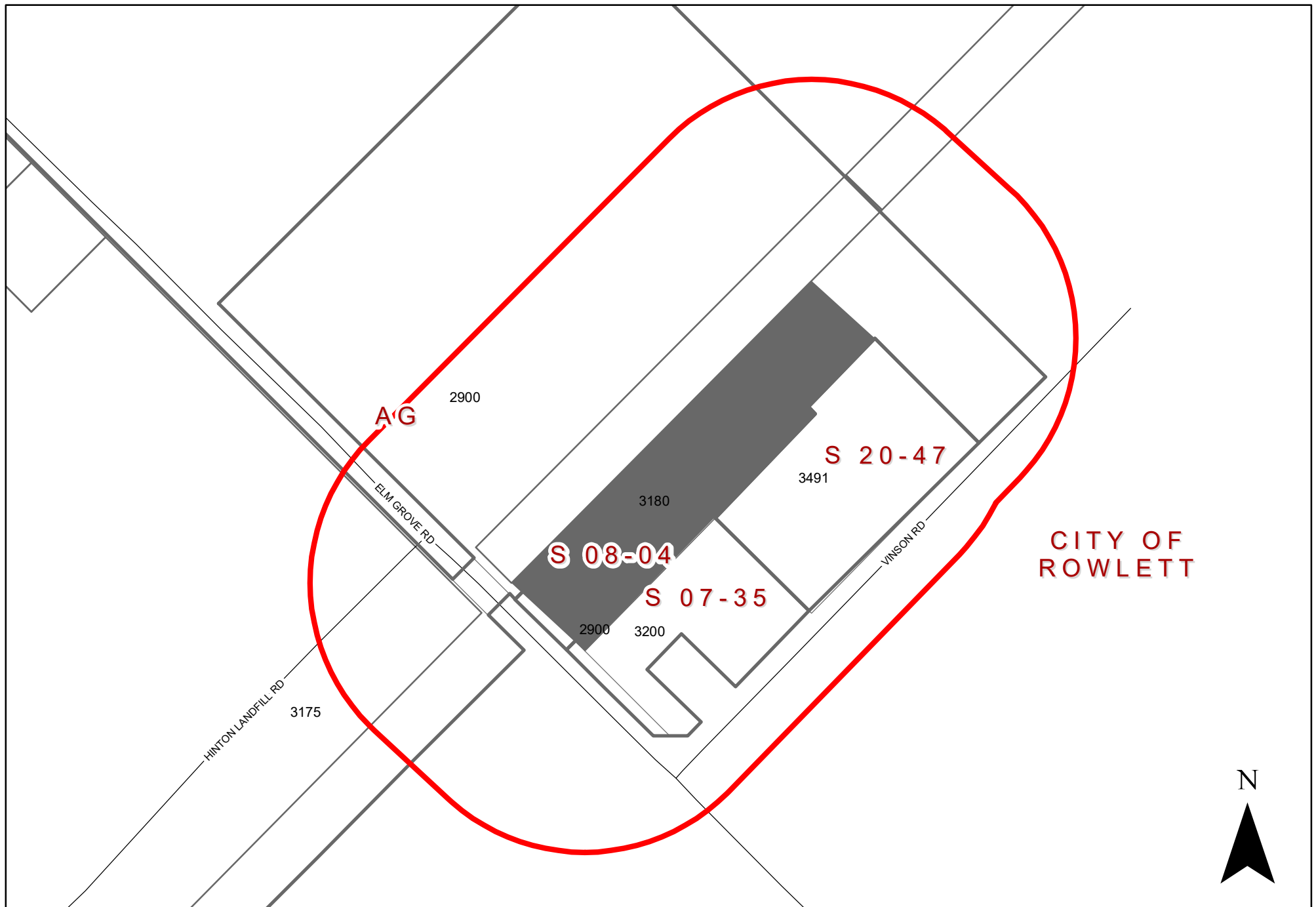
P.C. Meeting, September 27, 2021

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

The applicant's representative Frank Polma, 618 Main Street, Garland, Texas, provided an overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request as presented. Seconded by Commissioner Lucht. **Motion carried: 7 Ayes, 0 Nays.**



0 160 320 Feet
1 inch = 250 feet

Zoning Map Z 21-33

2900 & 3180 Elm Grove Road

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

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

Z 21-33

The applicant proposes to expand the existing electric substation that is maintained by Garland Power & Light.

[Specific Use Provision and Plan for an Electric Substation on a property zoned Agricultural (AG) District.]

**City Council Meeting
October 19, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 2900 and 3180 Elm Grove Road

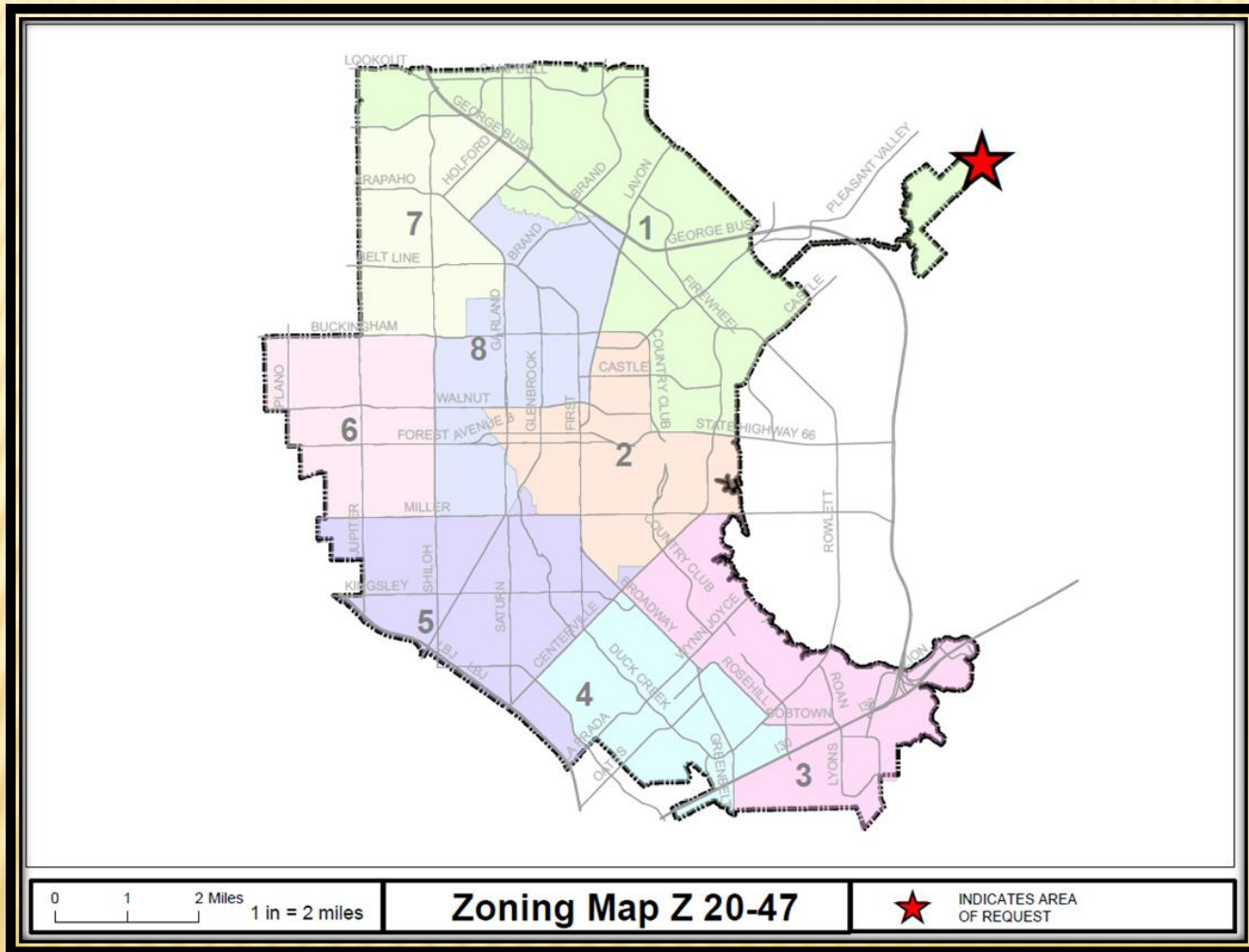
Applicant: R-Delta Engineers, Inc.

Owner: City of Garland

Acreage: 3.737 acres

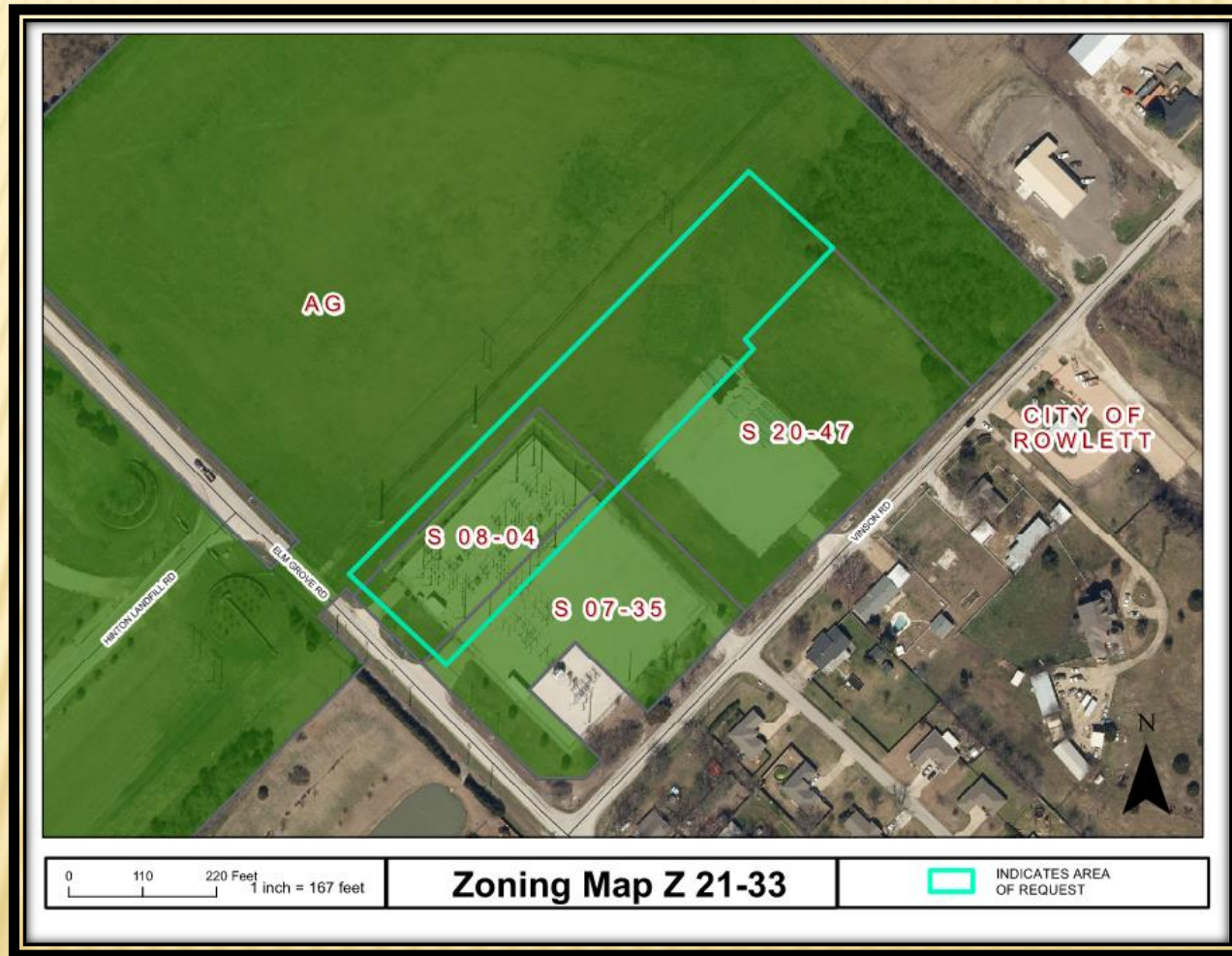
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



Z 21-33

LOCATION MAP



COMPREHENSIVE PLAN



Operating Landfill & Public Facility





PHOTOS



Looking at the subject property from Elm Grove Road



Looking south of the subject property from Vinson Road



Looking west of the subject property from Vinson Road



Looking east of the subject property from Vinson road



The availability of utility and transportation infrastructure plays a role in the redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required. The utility service provided by this proposal is valuable for future development.

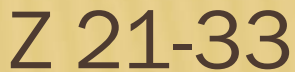


211 E 67th

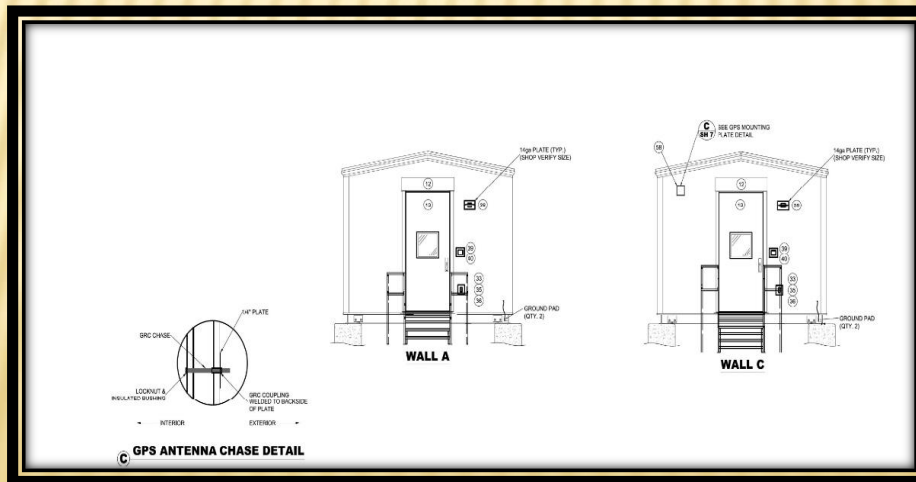
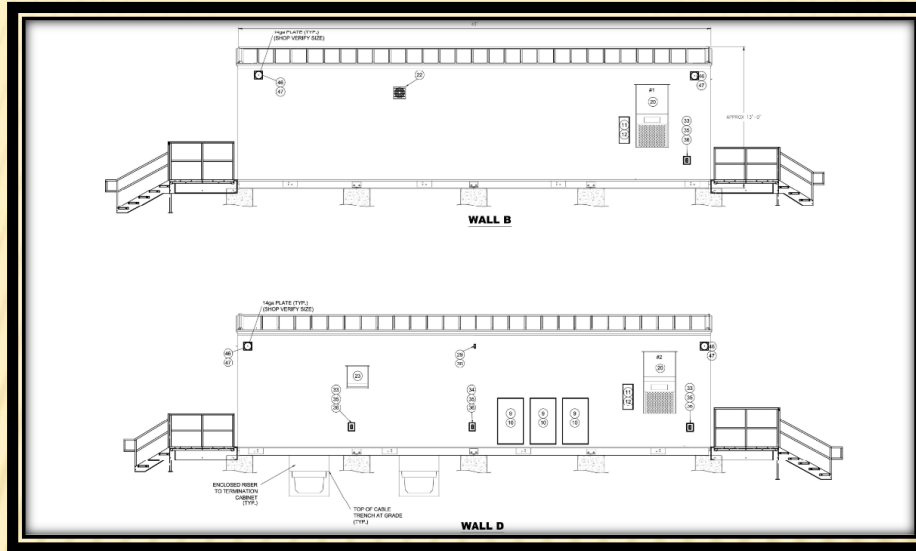




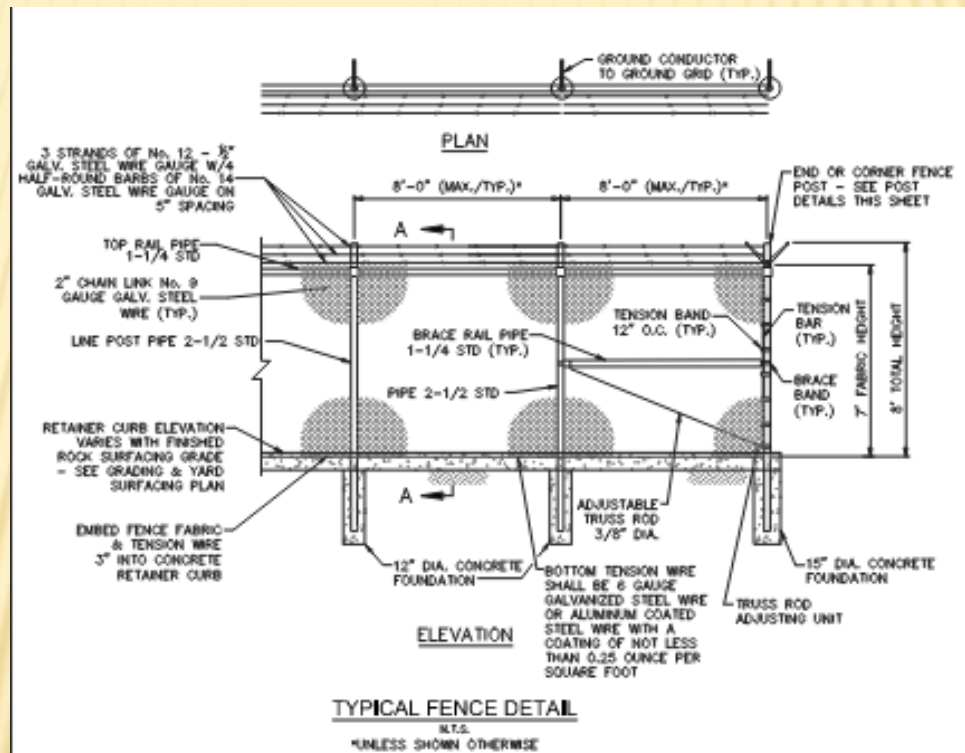
LANDSCAPE PLAN



EQUIPMENT ENCLOSURE



FENCE DETAILS



CONSIDERATION

The applicant proposes the Specific Use Provision time period to be in effect in perpetuity.

No GDC deviations are being requested by the applicant.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District as presented.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for an Electric Substation.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. f.

Meeting Date: 10/19/2021

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

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

LOCATION

2900 and 3180 Elm Grove Road

OWNER

City of Garland

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District as presented.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for an Electric Substation.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

BACKGROUND

The subject property currently holds a Specific Use Provision (S 08-04) for an electric substation that was approved in 2008. The substation is maintained by Garland Power & Light (GP&L). The applicant intends to expand the existing substation and connect to the adjacent Oncor Elm Grove Substation and the proposed Rayburn Electric Cooperative/Farmers Electric Cooperative Cottonwood Creek Substation that was approved in March 2021.

Per the Garland Development Code (GDC), an Electric Substation requires approval of an SUP through a public hearing process. The applicant requests to revise the existing Specific Use Provision to expand the electric substation.

SITE DATA

The subject property contains approximately 3.737 acres in area with approximately 198.72 lineal feet of frontage along Elm Grove Road. The site can be accessed from Elm Grove Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently developed with an electric substation. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural (AG) District until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. This project's intent is to expand the electric substation that is maintained by Garland Power & Light, as shown in Exhibit C. Proposed improvements associated with the Electric Substation include switches, transformers and related substation equipment. The proposed electric substation will be similar in character to the existing adjacent electric substations.
2. The GDC includes Electric Substation as a use in recognition of potential future electrical service needs. The utility service is valuable for future development.
3. The Electric Substation plan proposes an eight (8)-foot chain link fence around the expansion. Additionally, high-level screening shrubs and ground covers are proposed around the chain link fence. The GDC also requires all mechanical equipment to be screened. The landscape plan also shows that existing landscape plantings that are not in a healthy condition will be replaced. This proposal meets the intent of providing screening and landscaping per the GDC as shown in Exhibit D.
4. The application proposes the SUP time period to be in effect in perpetuity.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as appropriate for Operating Landfill & Public Facility.

The availability of utility and transportation infrastructure plays a role in the development and redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required.

The utility service provided by this proposal is valuable for future development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the north and northeast of the subject property are zoned Agricultural (AG) District; these properties are vacant. The property to the east is zoned Agricultural (AG) District with a Specific Use Provision (S 20-47) for an electric substation that was approved in March 2021. The property to the south is zoned Agricultural (AG) District with a Specific Use Provision (S 07-35) for an electric substation. The property to the west, across Elm Grove Road, is zoned Agricultural (AG) District and it is the Garland landfill. The property to the southwest, across Elm Grove Road, is part of a residential development that is located in the City of Rowlett.

Attachments

Z 21-33 R-Delta Engineers, Inc. (Plan) Attachments
Z 21-33 R-Delta Engineers, Inc. Responses
Z 21-33 Staff Presentation



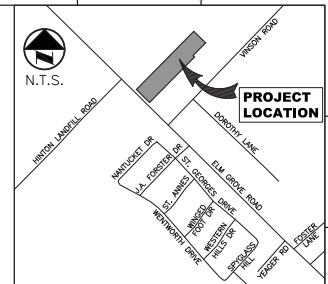
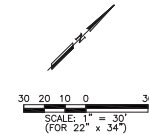
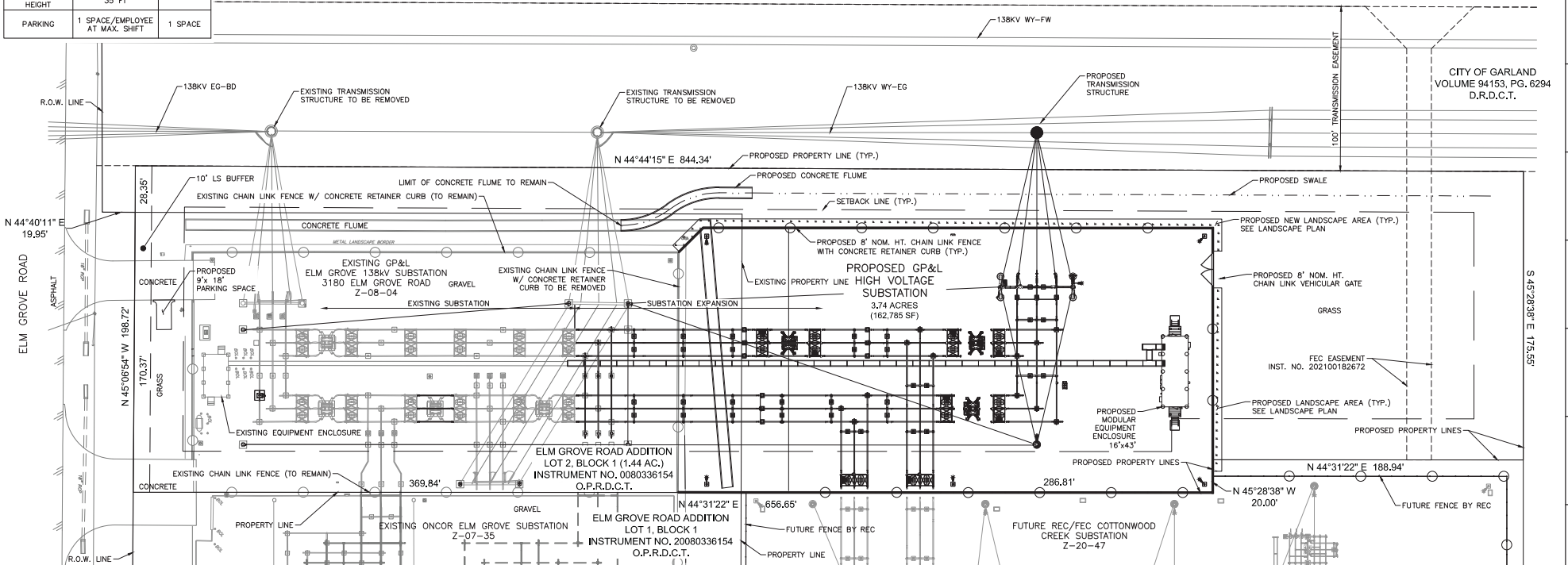
0 110 220 Feet
1 inch = 167 feet

Zoning Map Z 21-33



INDICATES AREA
OF REQUEST

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

VICINITY MAP

SITE LAYOUT
SCALE: 1" = 30'

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

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515



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

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

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

CASE NO. 210727-1

**ELM GROVE ROAD
SUBSTATION ADDITION**

SITE PLAN

LANDSCAPE REQUIREMENT

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

16,279 SF REQUIRED
21,267 SF PROVIDED

Landscape Buffer Trees
Street Frontage Length - 199'
Tree Requirements per SUP Ordinance 6197 (File Z-08-04)

9 ORNAMENTAL TREES REQUIRED

4 ORNAMENTAL EXISTING TREES REMAIN
5 ORNAMENTAL NEW TREES PROVIDED
9 ORNAMENTAL TOTAL TREES PROVIDED

Landscape Buffer Components
10' Wide Required Landscape Buffer Area - per SUP Ordinance 6197 (File Z-08-04)

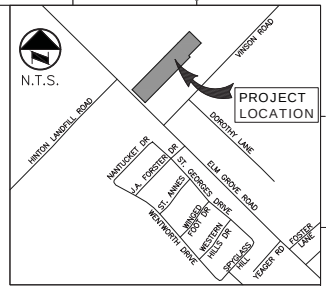
IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements.

PLANT SCHEDULE

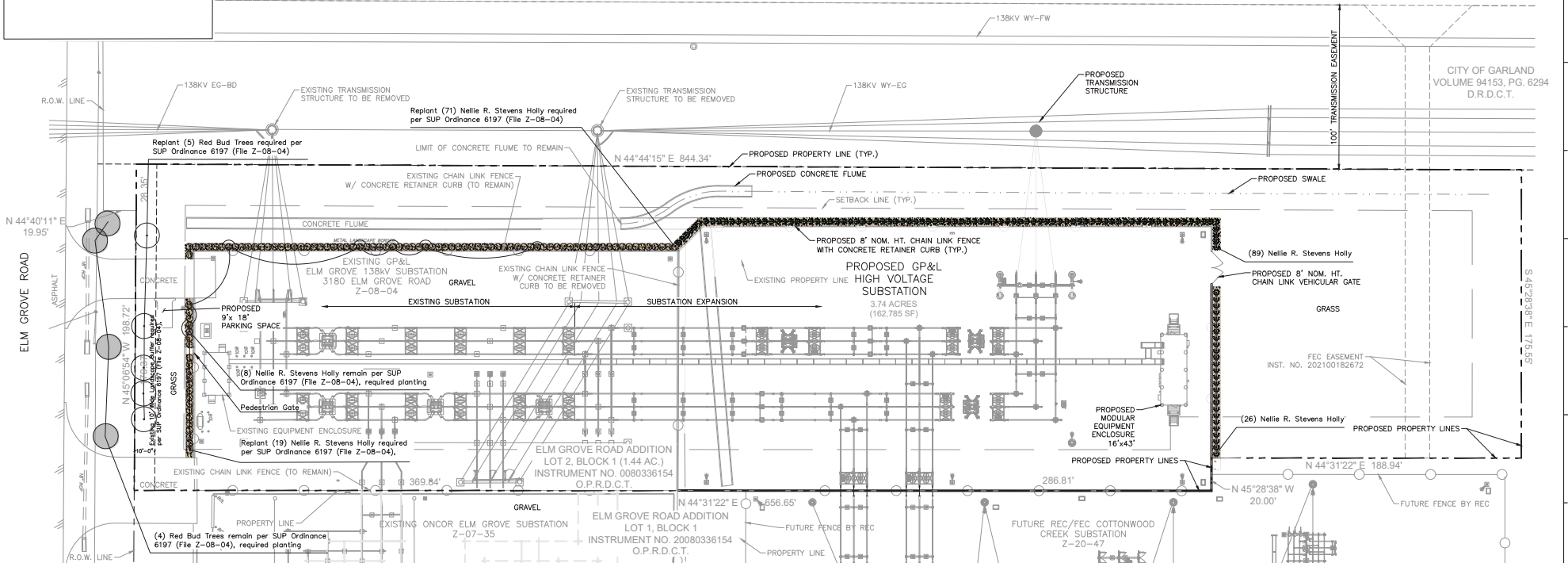
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
●	115	115	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	Cont.	Min 3' Height, Space 4' O.C.
○	90	90	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	Cont.	Min 3' Height, Space 4' O.C. ¹
●	5	5	Cercis Canadensis 'Forest Pansy'	Redbud Tree	30 gal.	Cont.	Min 6' Height ¹

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
■	3482	3,482	Shredded Hardwood Mulch	Mulch			

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



VICINITY MAP



SITE LAYOUT

SCALE: 1" = 30'

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

REV	DATE	REV BY	P.M.	ENG.	REVISION/RELEASE
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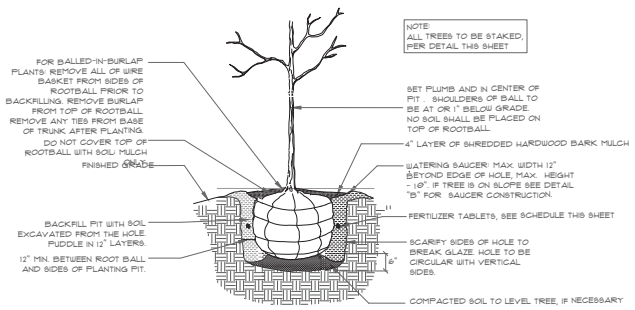
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CITY OF GARLAND
PLANNING DEPARTMENT
Date: 09/28/2021
NOT FOR CONSTRUCTION
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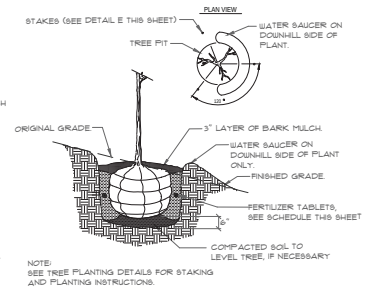
CASE NO. 210727-1
**ELM GROVE ROAD
SUBSTATION ADDITION**

LANDSCAPE PLAN

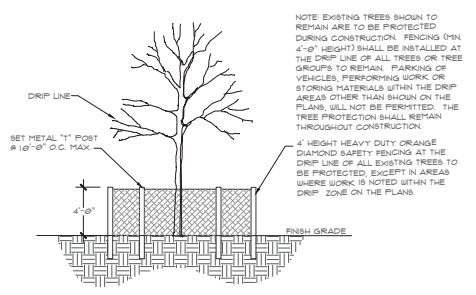
EXHIBIT D



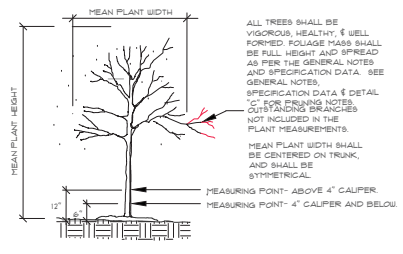
A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS



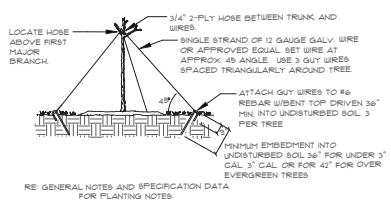
B SECTION: TREE PIT ON SLOPE
NTS



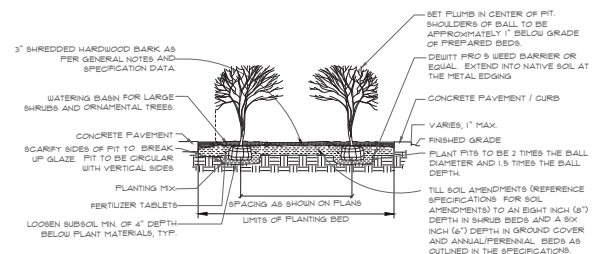
C SECTION: TREE PROTECTION
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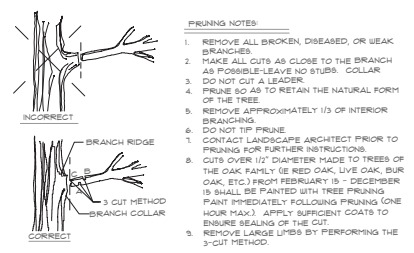
D SECTION: TREE MEASURING
NTS



E SECTION: TREE GUYING
NTS



G SECTION: SHRUB PLANTING BED
NTS



F SECTION: TREE PRUNING
NTS

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

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

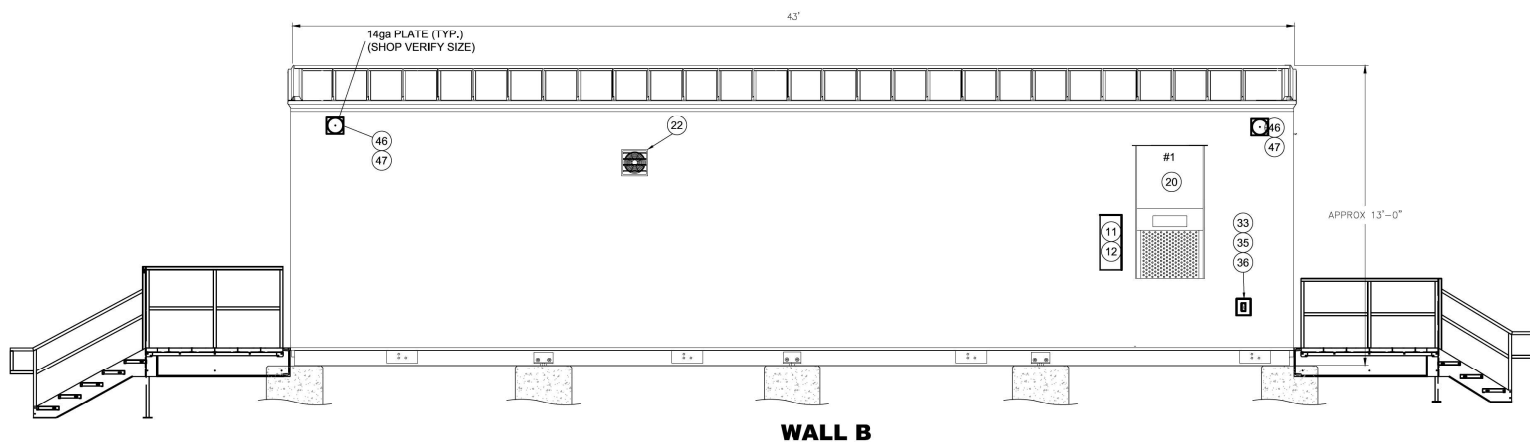
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PRELIMINARY
DUNN
SINCE
STUDIOS
INC.

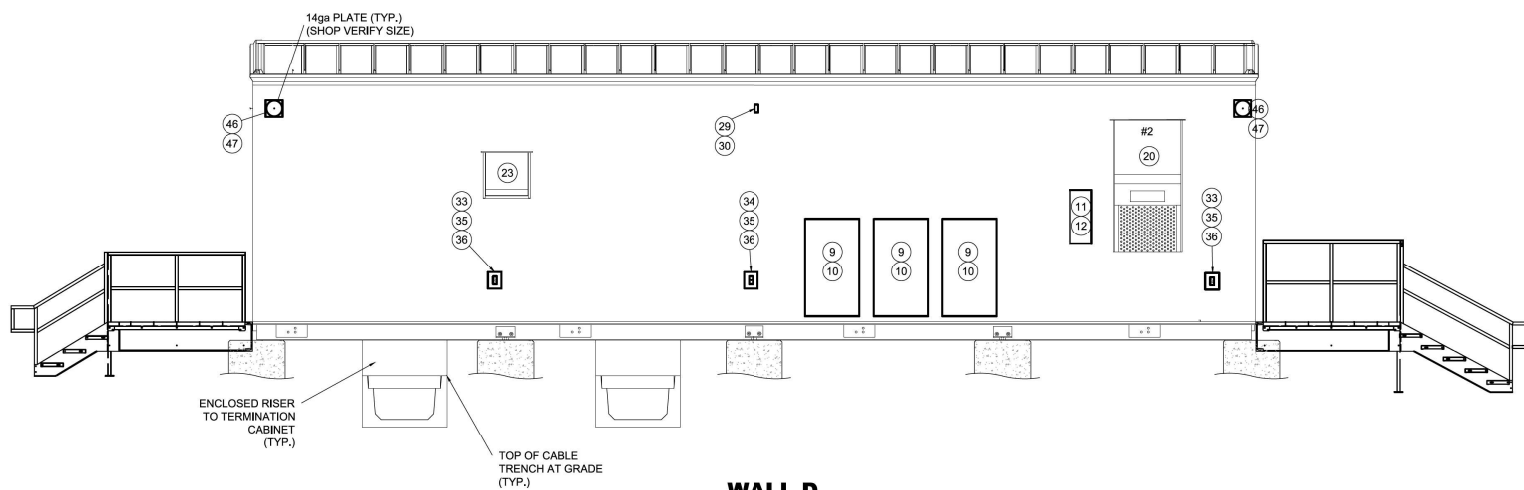
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APPROVED: LP-2
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CASE NO. 210727-1
**ELM GROVE ROAD
SUBSTATION ADDITION**
LANDSCAPE DETAILS

EXHIBIT E



WALL B



WALL D

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



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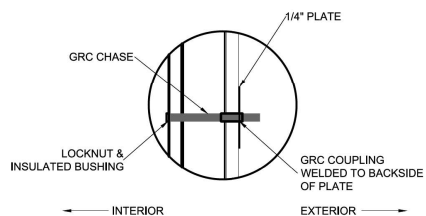
PRELIMINARY
REVIEW SET
BY: STEVEN V. DEASES
P.E. 109821
R-Delta Engineers, Inc.
Date: August 3, 2021
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. <u>2878-20</u>		DESIGN BY <u>SVD</u>	
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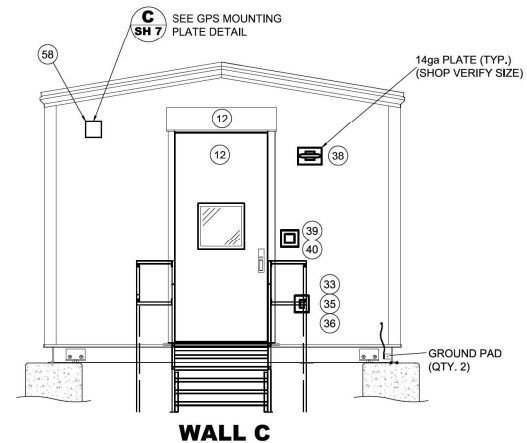
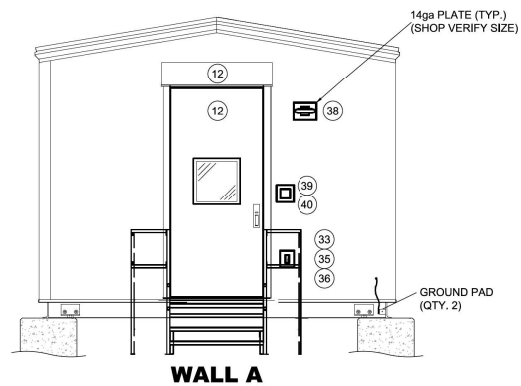
ELM GROVE SWITCHYARD

MODULAR EQUIPMENT
ENCLOSURE
EXTERIOR ELEVATIONS

EXHIBIT E



C GPS ANTENNA CHASE DETAIL



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



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TRPE No. E-1515



PRELIMINARY

REVIEW SET

BY: STEVEN V. DEASES

P.E. 109821

R-Delta Engineers, Inc.

Date: August 3, 2021

NOT FOR CONSTRUCTION, BIDDING

JOB NO. 2878-20 DESIGN BY SVD

DESIGN BY _____
CODE _____

CREATED _____ CODE _____
PLOTTED _____ CHECKED BY RDE

LAST UPDATE BY

LAST UPDATE BY _____	

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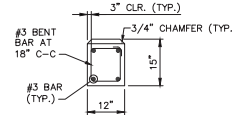
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APPROVED:	50 0000 7	

ELM GROVE SWITCHYARD

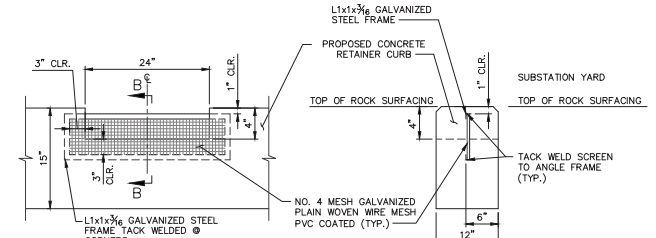
MODULAR EQUIPMENT
ENCLOSURE
EXTERIOR ELEVATIONS

FENCE NOTES:

1. PROVIDE A ONE-INCH (MAXIMUM) HEIGHT DOME ABOVE FLEXIBLE BASE SURFACE TO PREVENT STANDING WATER AGAINST FENCE POST BASE.
2. POST SIZES SHOWN BASED ON AISI PIPE SIZES WITH OUTSIDE DIAMETERS AS FOLLOWS:
 1-1/4 STD = 1.66" OD
 1-1/2 STD = 1.90" OD
 2-1/2 STD = 2.875" OD
 3-1/2 STD = 4.00" OD
 6 STD = 6.625" OD

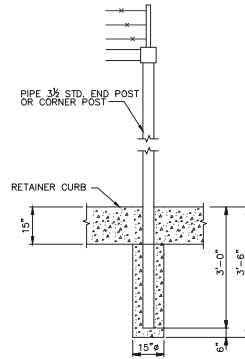


DETAIL A
N.T.S.

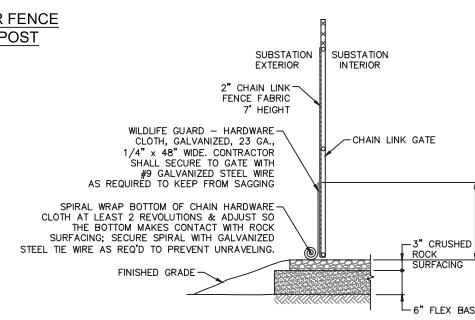


CONCRETE RETAINER CURB DRAINAGE
SLOT - WHERE SHOWN ON PLANS
N.T.S.

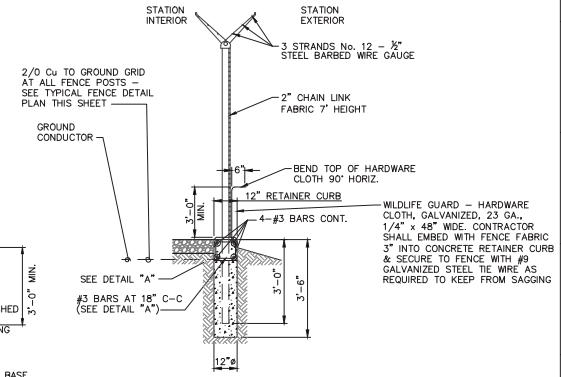
SECTION B-B
N.T.S.



TYPICAL CORNER FENCE
POST OR END POST
N.T.S.

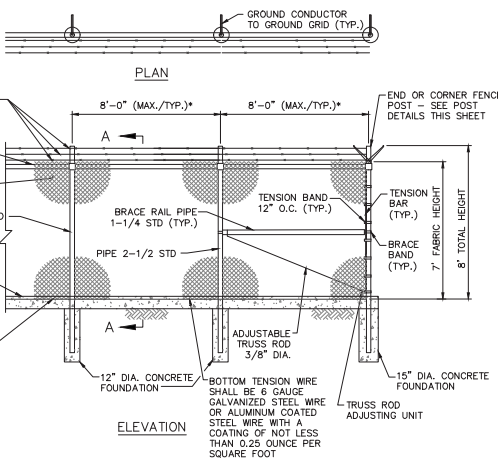


CHAIN LINK GATE WILDLIFE GUARD
DETAIL (TYPICAL)
N.T.S.



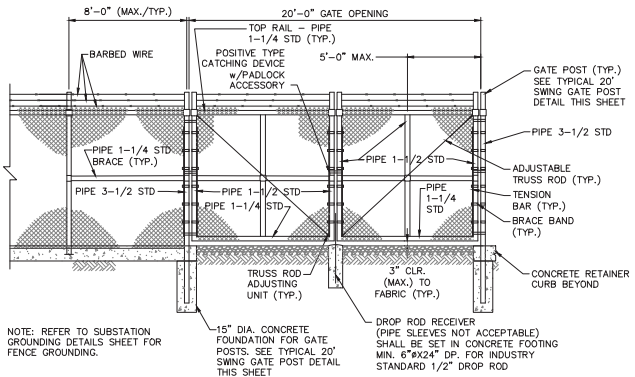
WILDLIFE GUARD NOTES:

1. WILDLIFE GUARD SHALL BE PLACED AROUND ENTIRE PERIMETER OF THE CHAIN LINK FENCE & ON THE GATE AS SHOWN.

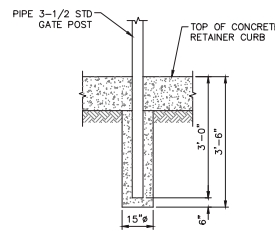


TYPICAL FENCE DETAIL
N.T.S.

*UNLESS SHOWN OTHERWISE



20-FOOT DOUBLE SWING GATE
DETAIL
N.T.S.



TYPICAL 20' SWING GATE
POST DETAIL
N.T.S.

A	8/16/2021	RDE	FAP	FAP	ISSUE FOR SUP APPLICATION
A	9/9/2021	RDE	FAP	FAP	REVISE PER COG REVIEW COMMENTS
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

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



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLINA P.E. 00274 ON AUGUST 18, 2021. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 2878-20	DESIGN BY FAP
CREATED	CODE
PLOTTED	CHECKED BY
LAST UPDATE BY	
DRAWN: RDE	SCALE: NONE
CHECKED:	DRAWING NO.:
APPROVED:	ISSUE:
FILENAME:	

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

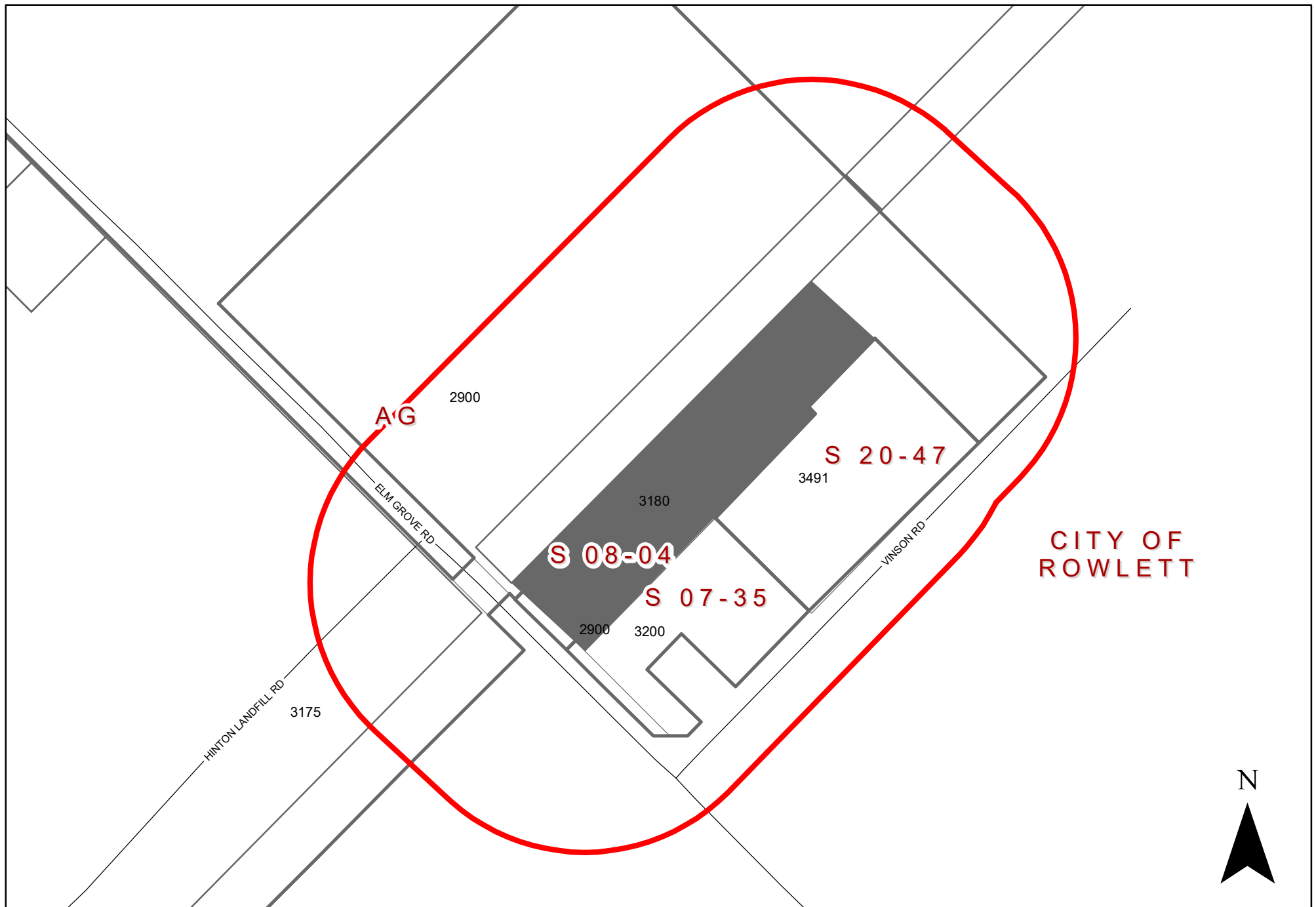
FENCE DETAILS

REPORT & MINUTES

P.C. Meeting, September 27, 2021

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

Motion was made by Commissioner Rose to **approve** the request as presented. Seconded by Commissioner Lucht. **Motion carried: 7 Ayes, 0 Nays.**



0 160 320 Feet
1 inch = 250 feet

Zoning Map Z 21-33

2900 & 3180 Elm Grove Road

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

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

Z 21-33

The applicant proposes to expand the existing electric substation that is maintained by Garland Power & Light.

[Specific Use Provision and Plan for an Electric Substation on a property zoned Agricultural (AG) District.]

**City Council Meeting
October 19, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 2900 and 3180 Elm Grove Road

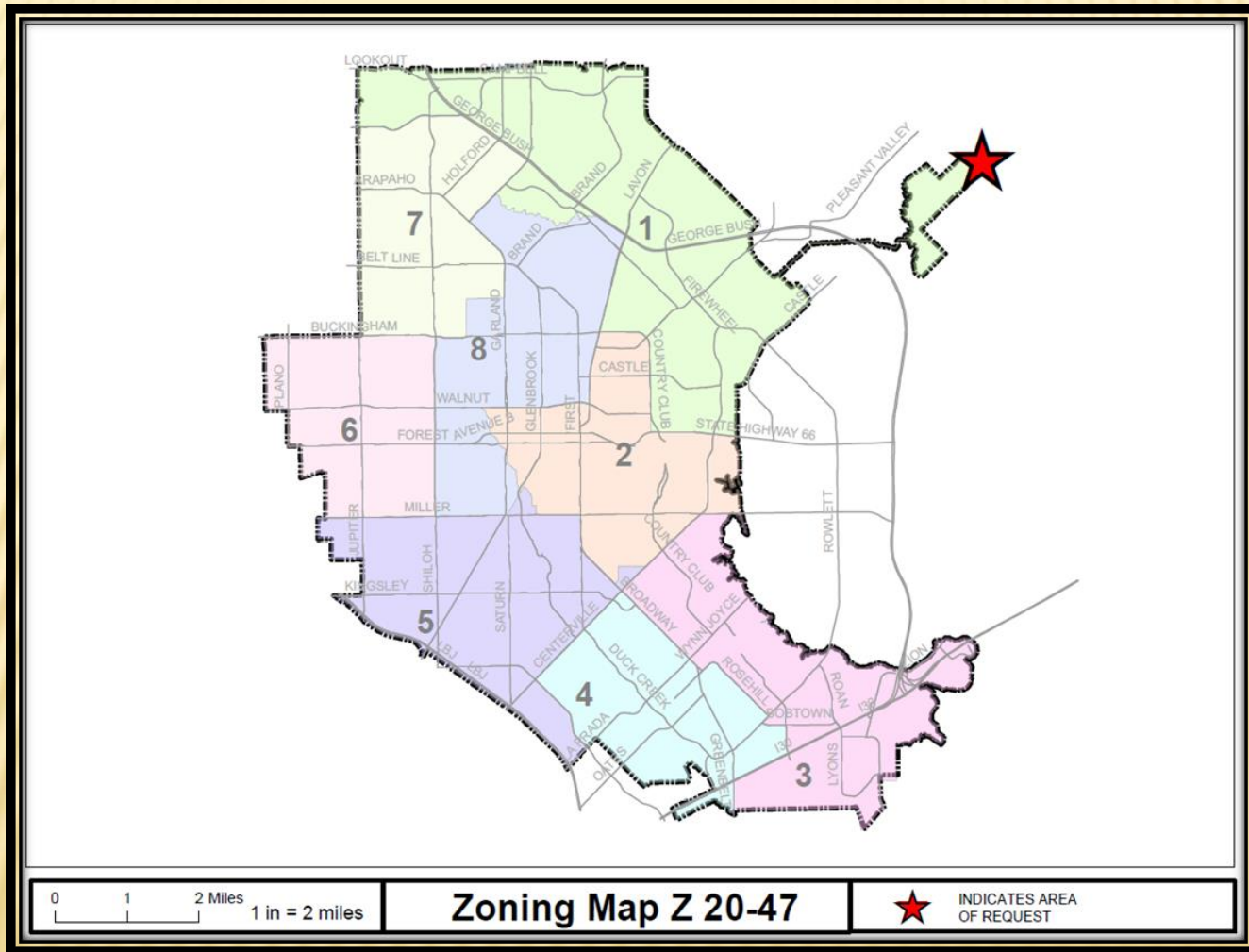
Applicant: R-Delta Engineers, Inc.

Owner: City of Garland

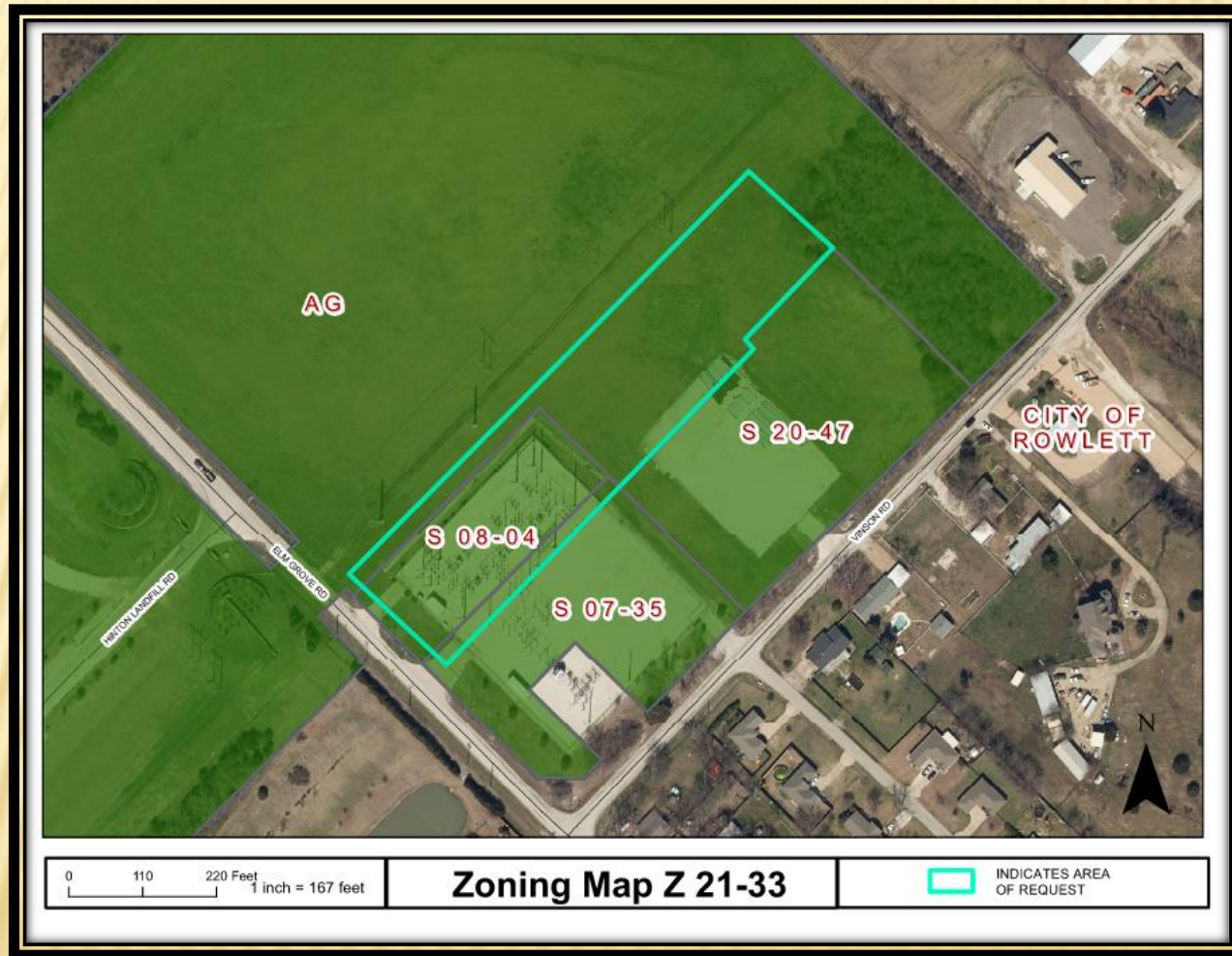
Acreage: 3.737 acres

Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN



Operating Landfill & Public Facility





PHOTOS



Looking at the subject property from Elm Grove Road



Looking south of the subject property from Vinson Road



Looking west of the subject property from Vinson Road



Looking east of the subject property from Vinson road



The availability of utility and transportation infrastructure plays a role in the redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required. The utility service provided by this proposal is valuable for future development.

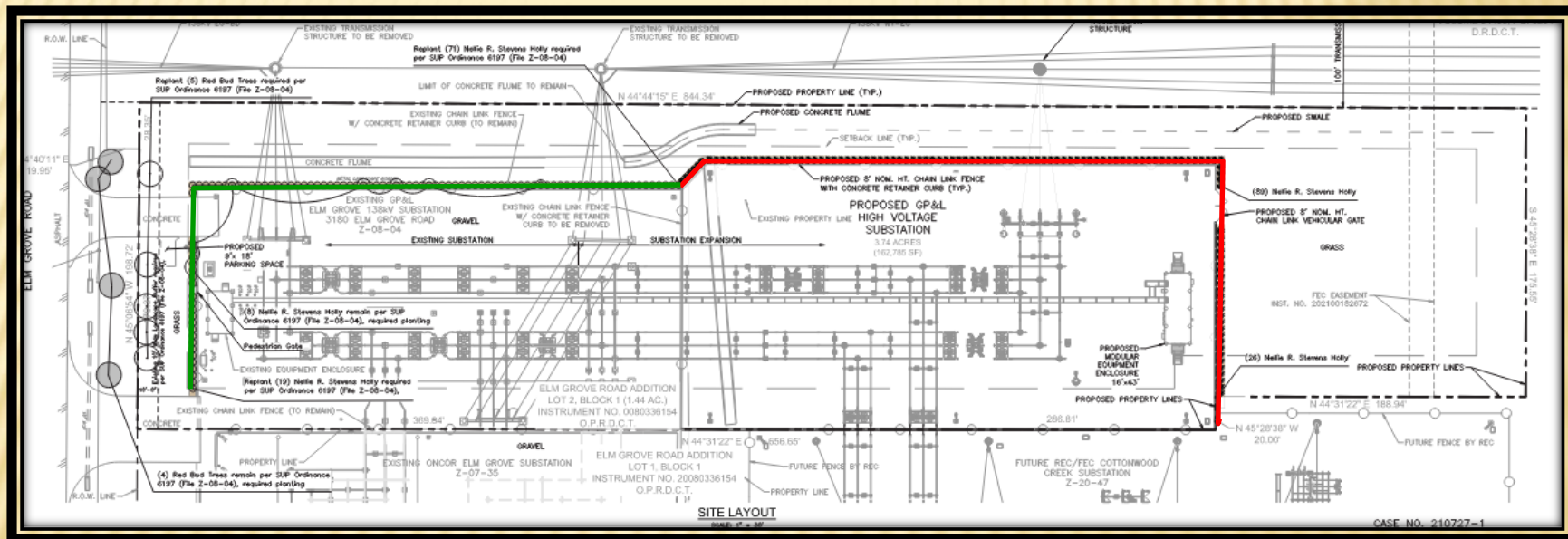


211 E 67th



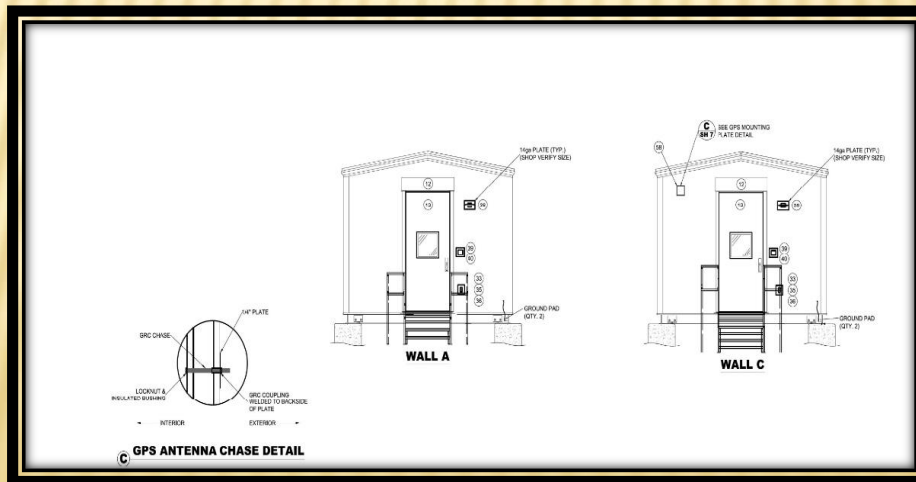
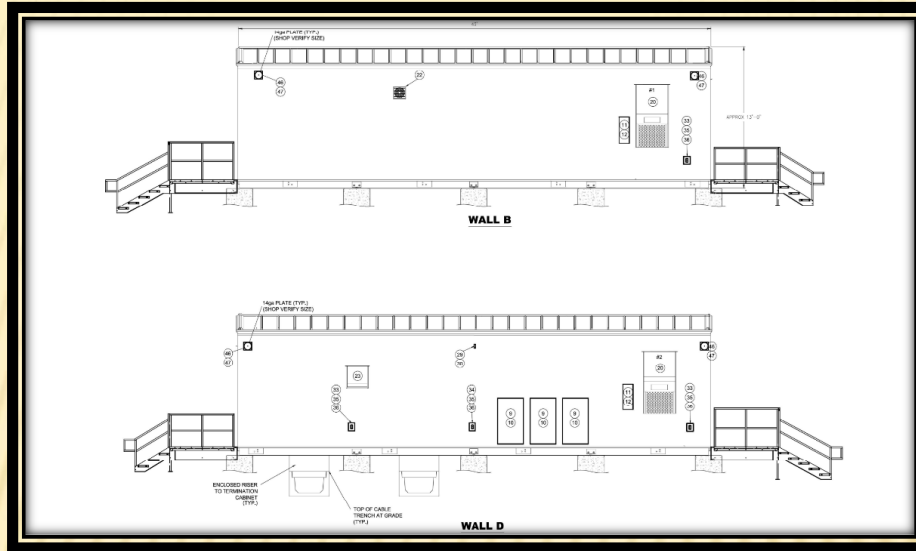


LANDSCAPE PLAN

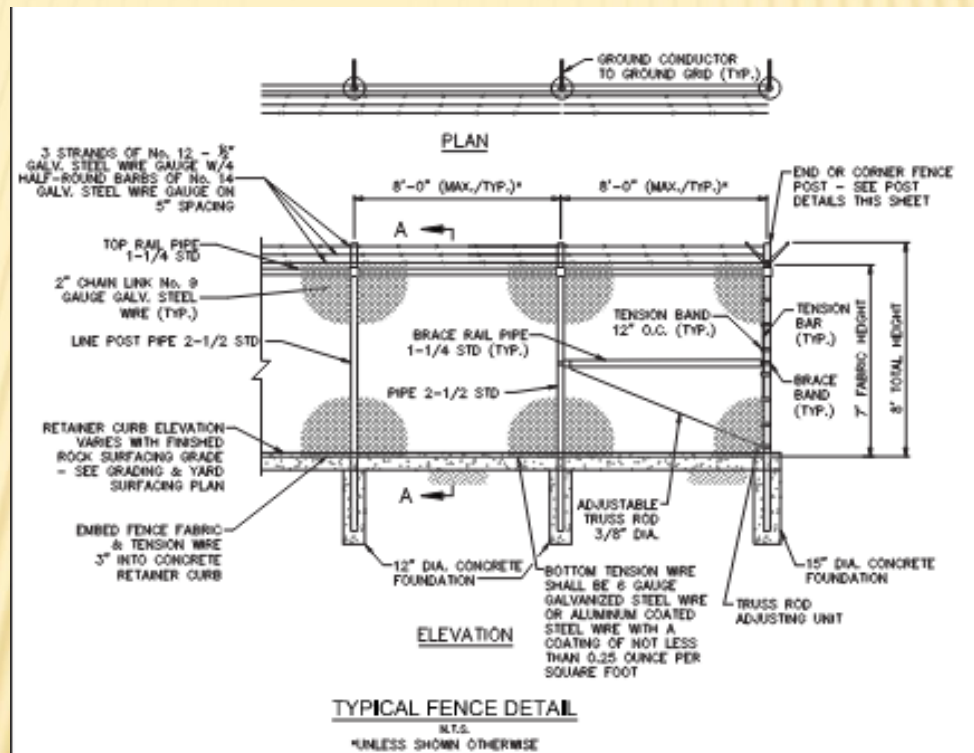


Z 21-33

EQUIPMENT ENCLOSURE



FENCE DETAILS



CONSIDERATION

The applicant proposes the Specific Use Provision time period to be in effect in perpetuity.

No GDC deviations are being requested by the applicant.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.



PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District as presented.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Plan for an Electric Substation.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. g.

Meeting Date: 10/19/2021

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

Approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

LOCATION

3645 Leon Road

OWNER

Maji Investment

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission further recommended a twenty-five (25) year Specific Use Provision time period.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision renewal for a Hotel/Motel, Limited Services and 2) a Plan for Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

However, staff recommends a shorter time period such as five (5) years to reevaluate the use as it relates to supporting redevelopment efforts in the general area.

BACKGROUND

In 1996, City Council approved a Specific Use Provision [S 96-08] to allow the development of a Days Inn Hotel ["Hotel/Motel, Limited Services" as classified by the GDC] for a time period of twenty-five (25) years. The applicant is requesting approval to allow the continued operation of the use on the subject property.

SITE DATA

The subject property contains approximately 1.0922 acres in area with approximately 400 lineal feet of frontage along Leon Road. The site can be accessed from Leon Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

The use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The hotel has forty-eight (48) hotel rooms. The applicant is in the process of renovating the interior of the existing structure by adding new furniture, flooring, and interior paint. In the past two (2) years, the applicant has repainted the exterior of the building and added exterior LED lighting.
2. The site plan shows existing pavement and fifty-two (52) parking spaces on the overall site, meeting the GDC parking requirements.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The application requests the Specific Use Provision for the Hotel/Motel, Limited Service Use to be in effect for a time period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Transit-oriented centers.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Additionally, the site is located within the South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

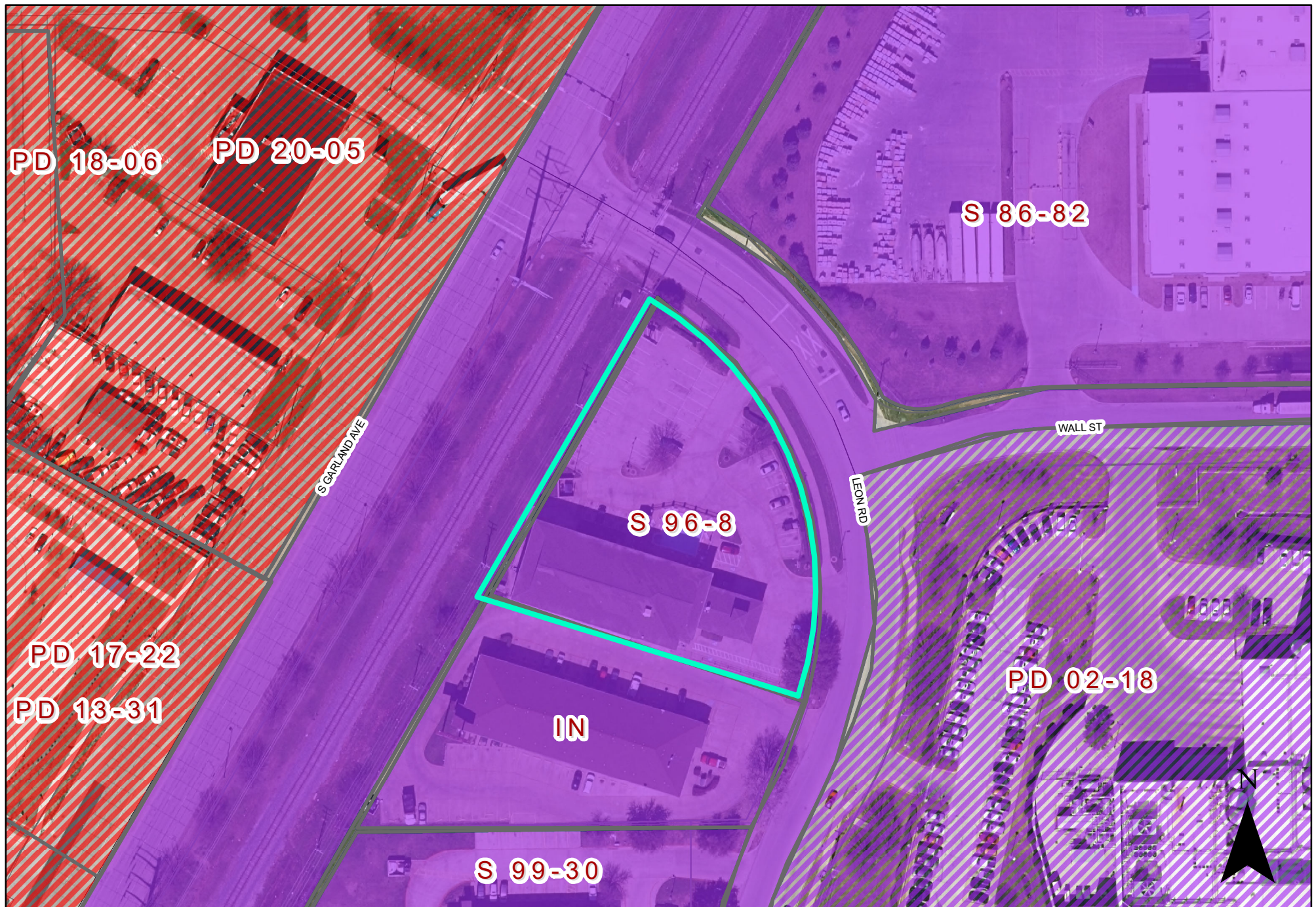
The properties surrounding the subject site are primarily zoned Industrial (IN) District and Planned Development (PD) Districts. The property to north is zoned Industrial (IN) District with a Specific Use Provision (S 86-82) and is developed with a manufacturing company. The property to the west across South Garland Avenue is zoned Planned Development (PD) 20-05 with a base Community Retail (CR) District and is developed with a tire shop. The property to the east is zoned Planned Development (PD) 02-18 and is developed with a manufacturing company (Daisy Brand). The property to the south is zoned Industrial (IN) District and is developed with a Hotel/Motel, Limited Services.

Attachments

Z 21-35 Amar Patel - Specific Use Provision (District 5)

Z 21-35 Amar Patel Responses

Z 21-35 Amar Patel Staff Presentation



0 60 120 Feet
1 inch = 98 feet

Zoning Map Z 21-35



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-35

3645 Leon Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the expansion of a Hotel/ Motel, Limited Service Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Garland Development Code shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Site Plan:** The site development shall be as reflected in Exhibit C.
 - B. Landscape Plan:** The landscape plan shall be as reflected in Exhibit D.
 - C. Elevations:** The elevations shall be as reflected in Exhibit E.
 - D. Time Period:** The Specific Use Provision shall be in effect for forty (40) years.

REPORT & MINUTES

P.C. Meeting, September 27, 2021

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

The applicant Amar Patel, 2074 Azalea Trail, Irving, Texas, provided an overview of the request and remained available for questions.

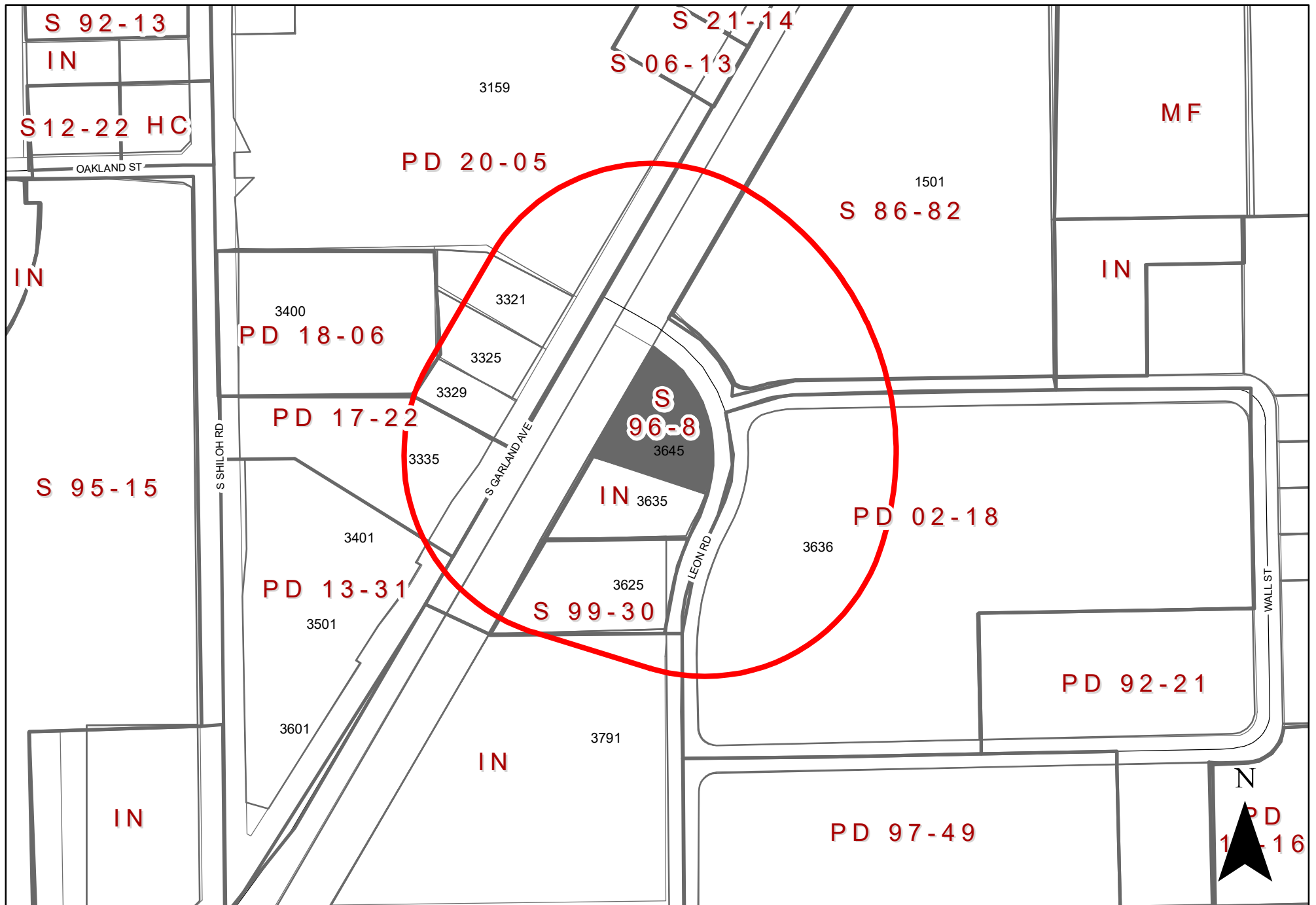
There were no questions of this applicant.

Motion was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Lucht. **Motion carried: 7 Ayes, 0 Nays.**

There was further discussion among the Plan Commission regarding the length of the Specific Use Provision.

Motion was made by Commissioner Rose to approve the request as presented with a Specific Use Provision for a period of thirty (30) years. Motion failed due to the lack of a Second.

Motion was made by Commissioner Ott to **approve** the request as presented with a Specific Use Provision for a period of twenty-five (25) years. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Lucht.



Zoning Map Z 21-35

3645 Leon Road

0 180 360 Feet
1 inch = 272 feet

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

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

Z 21-35

The applicant proposes to renew a Specific Use Provision (SUP) for an existing [Days Inn] Hotel.

[Approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.]

Approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.]

**City Council Meeting
October 19, 2021**



GARLAND

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Location: 3645 Leon Road

Applicant: Amar Patal

Owner: Maji Investment

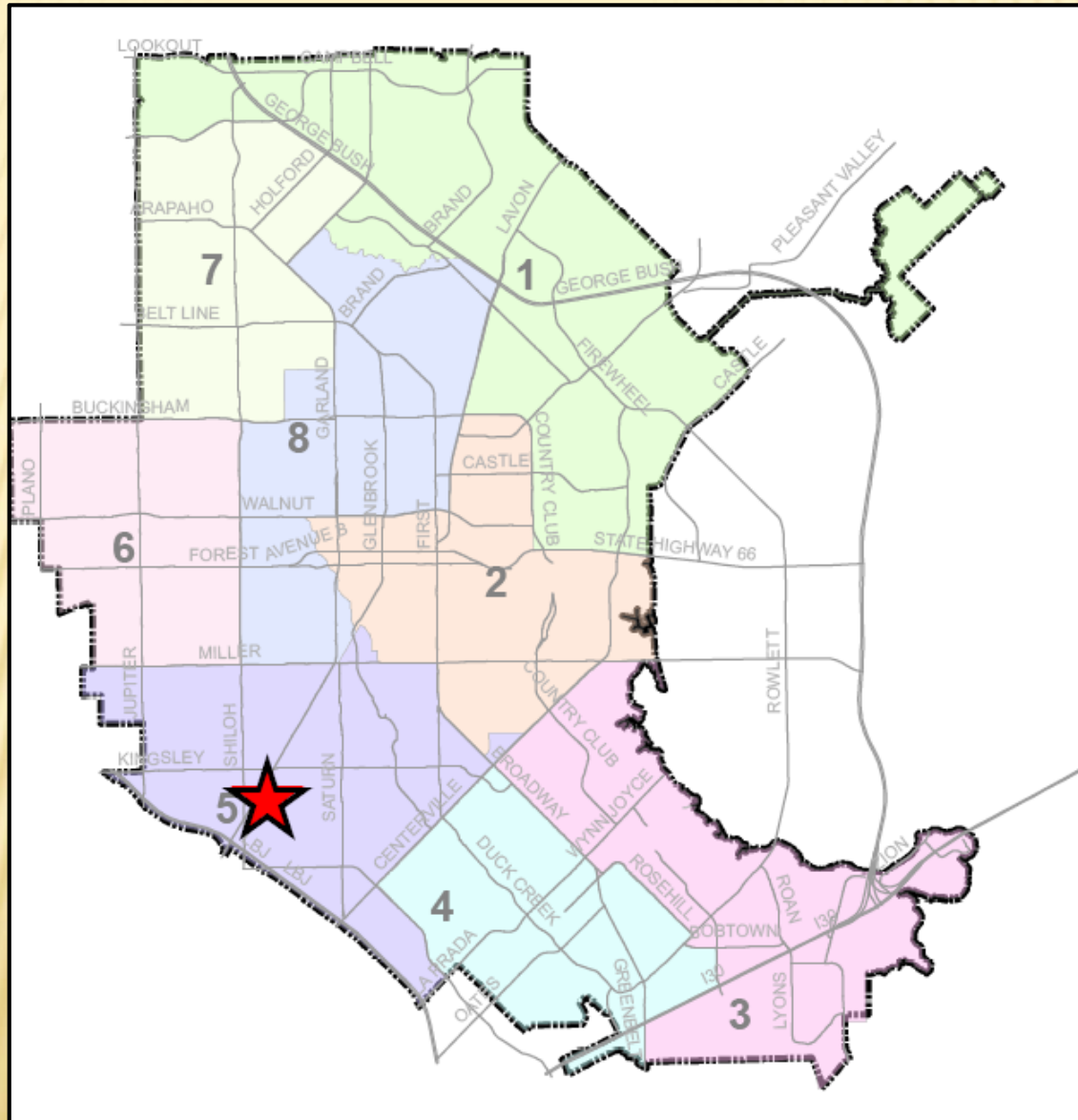
Acreage: 1.0922 acres

Zoning: Industrial (IN) District

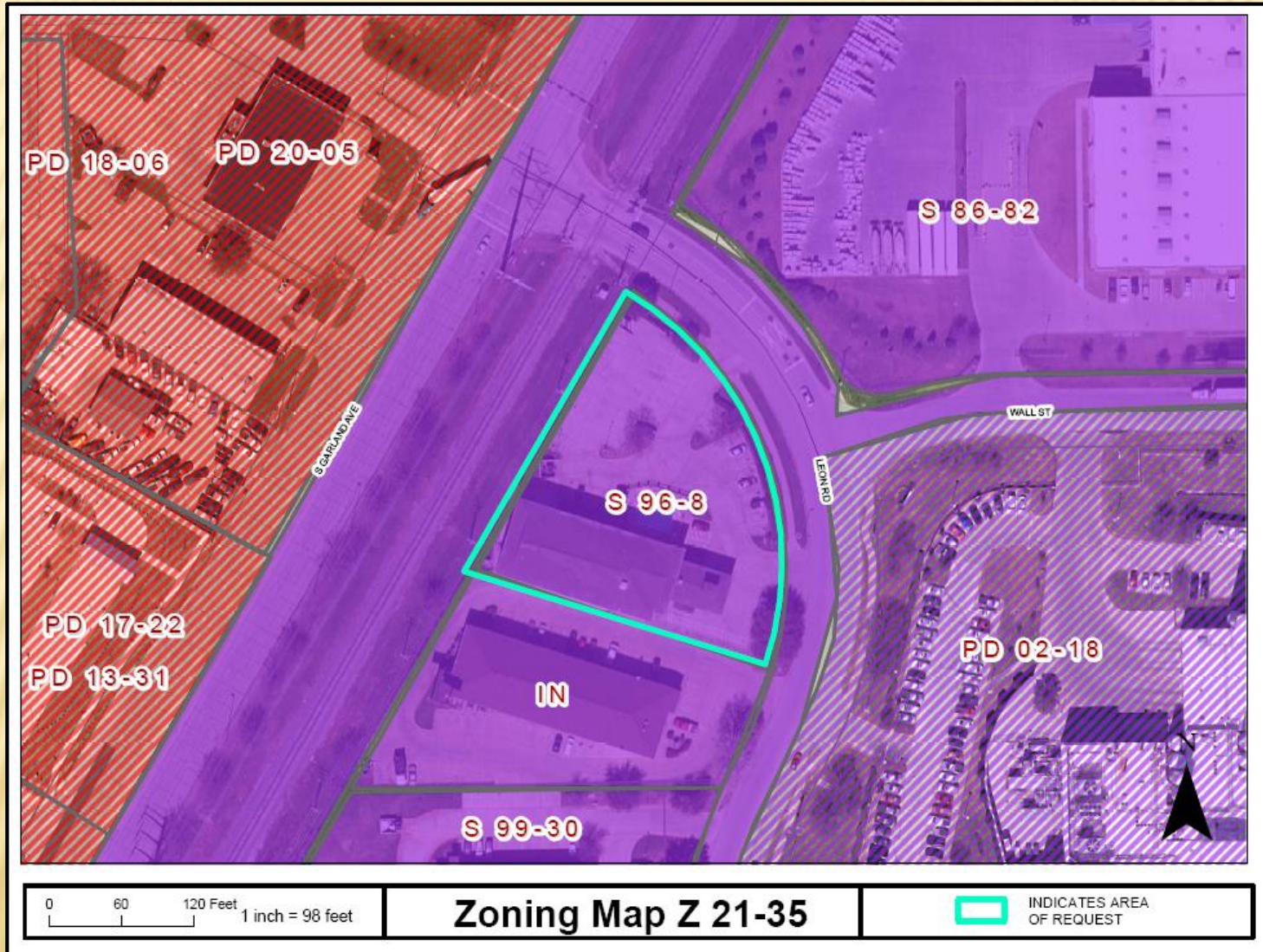


GARLAND
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CITYWIDE LOCATION MAP



LOCATION MAP



Z 21-35

COMPREHENSIVE PLAN

 Transit-Oriented Centers



Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

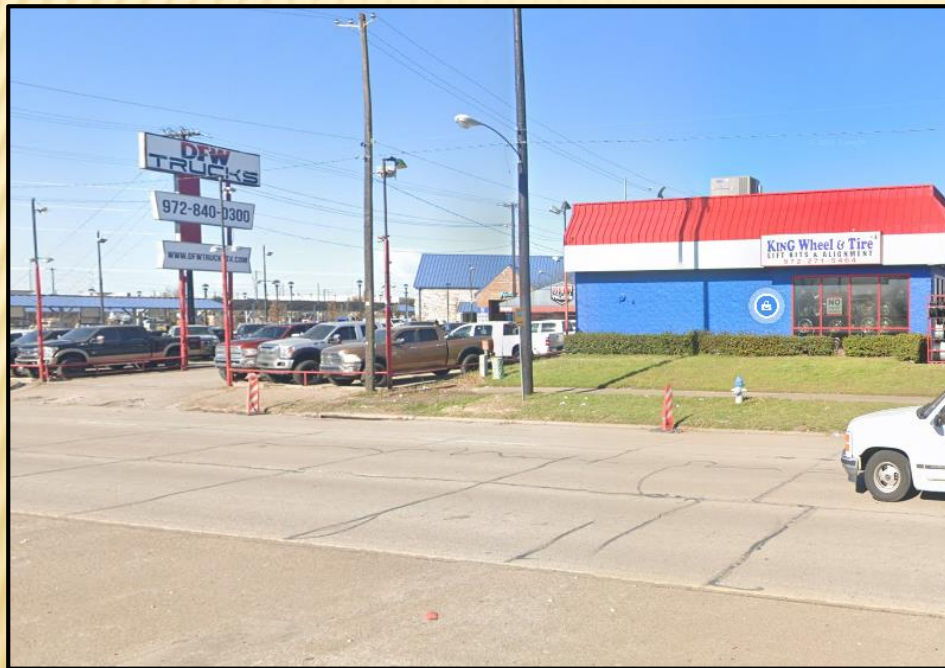
Additionally, the site is located within the South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community.



Subject property off of Leon Road.



Subject property located to the north.



Subject property to the west.

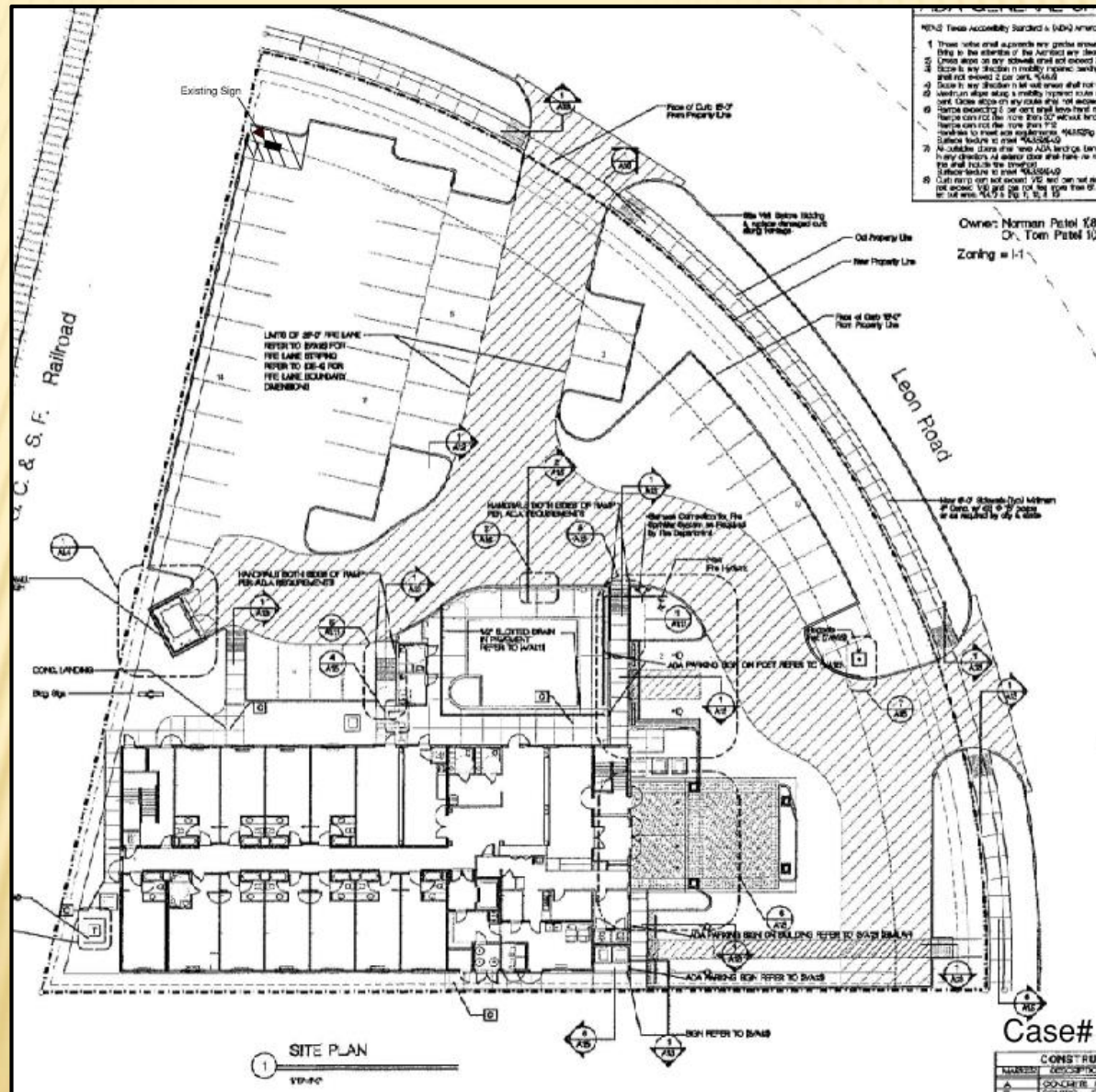


Subject property to the east.



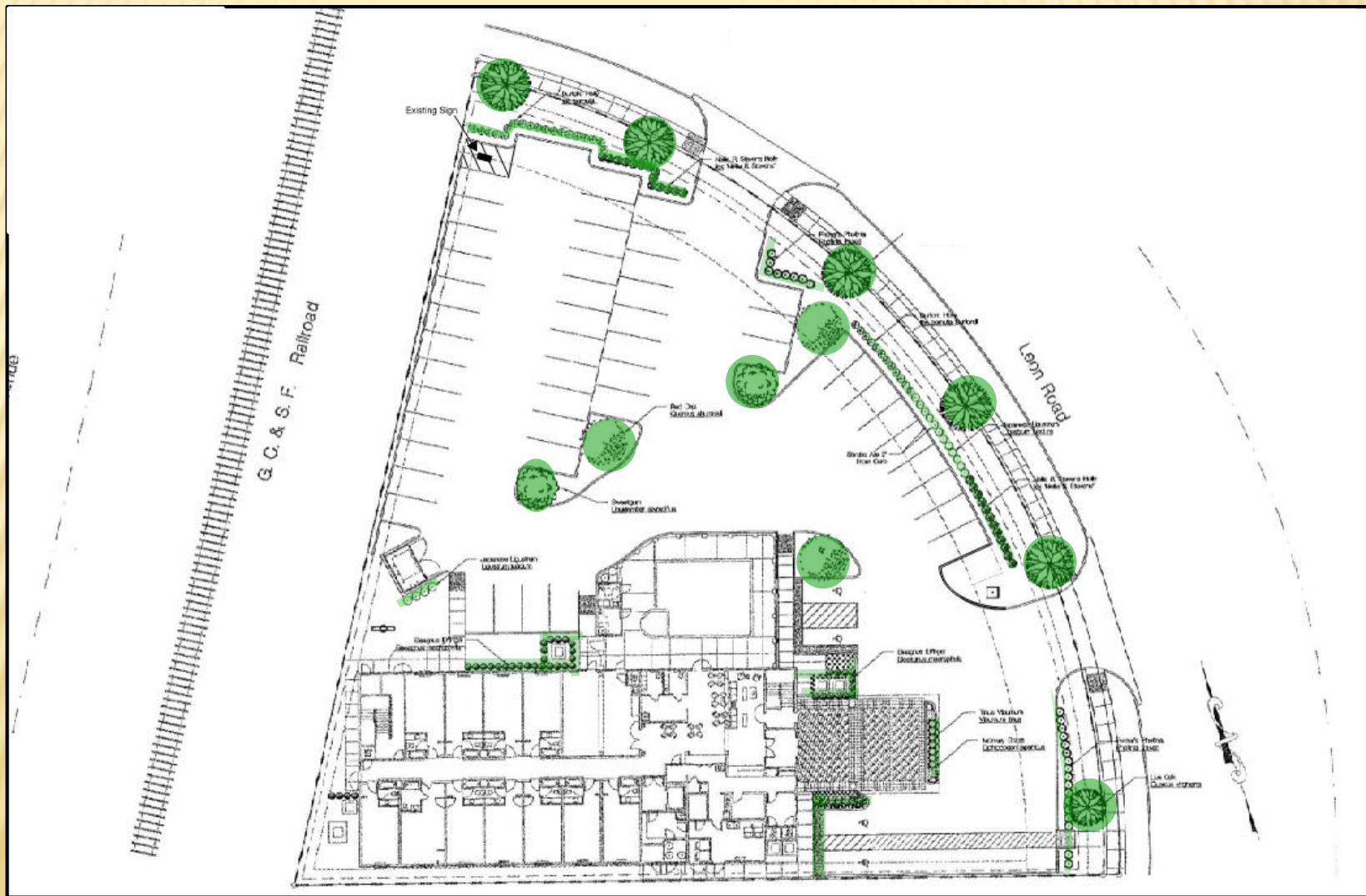
GARLAND
TEXAS MADE HERE

SITE PLAN





LANDSCAPE PLAN





EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

Architectural drawings of the proposed 10-story building, including four elevations: East, South, North, and West. The drawings show a multi-story structure with a central entrance, multiple windows, and a flat roof. The East Elevation shows the building's profile with a central entrance and a small tower. The South Elevation shows the building's profile with a central entrance and a small tower. The North Elevation shows the building's profile with a central entrance and a small tower. The West Elevation shows the building's profile with a central entrance and a small tower. The drawings include detailed annotations for materials, colors, and dimensions.

CONSIDERATION

The applicant requests a Specific Use Provision (SUP) extension to be in effect for a period of (40) years, which aligns with the SUP Time Period Guide.

No GDC deviations are being requested with this application.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision renewal for a Hotel/Motel, Limited Services and 2) a Plan for Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

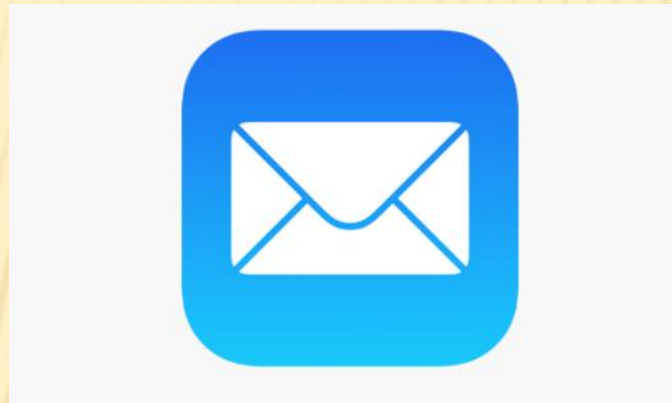
However, staff recommends a shorter time period such as five (5) years to reevaluate the use as it relates to supporting redevelopment efforts in the general area.

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission further recommended a twenty-five (25) year Specific Use Provision time period.





SPECIFIC USE PROVISION PERIOD GUIDE

SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this document is to provide applicants, staff, and Plan Commission guidance in regard to assigning a time period for Specific Use Provision (SUP) applications.

Between 2016 and 2020, the Garland City Council has approved the following uses and their subsequent average time periods via Specific Use Provision (SUP). Based on these averages, recommended time period ranges are included below.

<u>Specific Uses as Defined by the Garland Development Code</u>	<u>Average Approved Time Period (SUPs from 2016 to 2020)</u>	<u>City Council Recommended Time Period Range</u>
Restaurant, Drive-Through	25 years	20-25 years
Drive-Through Bank/ATM	30 years	25-30 years
Retail, Fuel Pumps	23.3 years	20-25 years
Car Wash	26.7 years	25-30 years
Food Processing & Storage	27.5 years	20-25 years
Recycling Salvage Yard	25 years	20-25 years
Truck/Bus Repair or Truck/Bus Storage	20 years	20-25 years
High Risk Use	22.5 years	To be evaluated on a case-by-case basis.
Contractor's Office w/ Outdoor Storage	10 years	10-15 years
Hotel, Limited Service	37.5 years	30-40 years
Self-storage	36.7 years	30-40 years
Used Goods, Retail Sales (indoors)	20 years	20-30 years
Personal Services	30 years	20-30 years
Cellular Tower / Antennae Equipment	30 years	20-30 years
Kiosk	13 years	10-15 years
Charter School	5 years	5-30 years
Reception Facility	15 years	10-15 years
Guest House	5 years	5 years - unlimited
Tattoo Shop	5.3 years	5-10 years



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. h.

Meeting Date: 10/19/2021

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

Approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

LOCATION

3645 Leon Road

OWNER

Maji Investment

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission further recommended a twenty-five (25) year Specific Use Provision time period.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision renewal for a Hotel/Motel, Limited Services and 2) a Plan for Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

However, staff recommends a shorter time period such as five (5) years to reevaluate the use as it relates to supporting redevelopment efforts in the general area.

BACKGROUND

In 1996, City Council approved a Specific Use Provision [S 96-08] to allow the development of a Days Inn Hotel ["Hotel/Motel, Limited Services" as classified by the GDC] for a time period of twenty-five (25) years. The applicant is requesting approval to allow the continued operation of the use on the subject property.

SITE DATA

The subject property contains approximately 1.0922 acres in area with approximately 400 lineal feet of frontage along Leon Road. The site can be accessed from Leon Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

The use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The hotel has forty-eight (48) hotel rooms. The applicant is in the process of renovating the interior of the existing structure by adding new furniture, flooring, and interior paint. In the past two (2) years, the applicant has repainted the exterior of the building and added exterior LED lighting.
2. The site plan shows existing pavement and fifty-two (52) parking spaces on the overall site, meeting the GDC parking requirements.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The application requests the Specific Use Provision for the Hotel/Motel, Limited Service Use to be in effect for a time period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Transit-oriented centers.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Additionally, the site is located within the South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

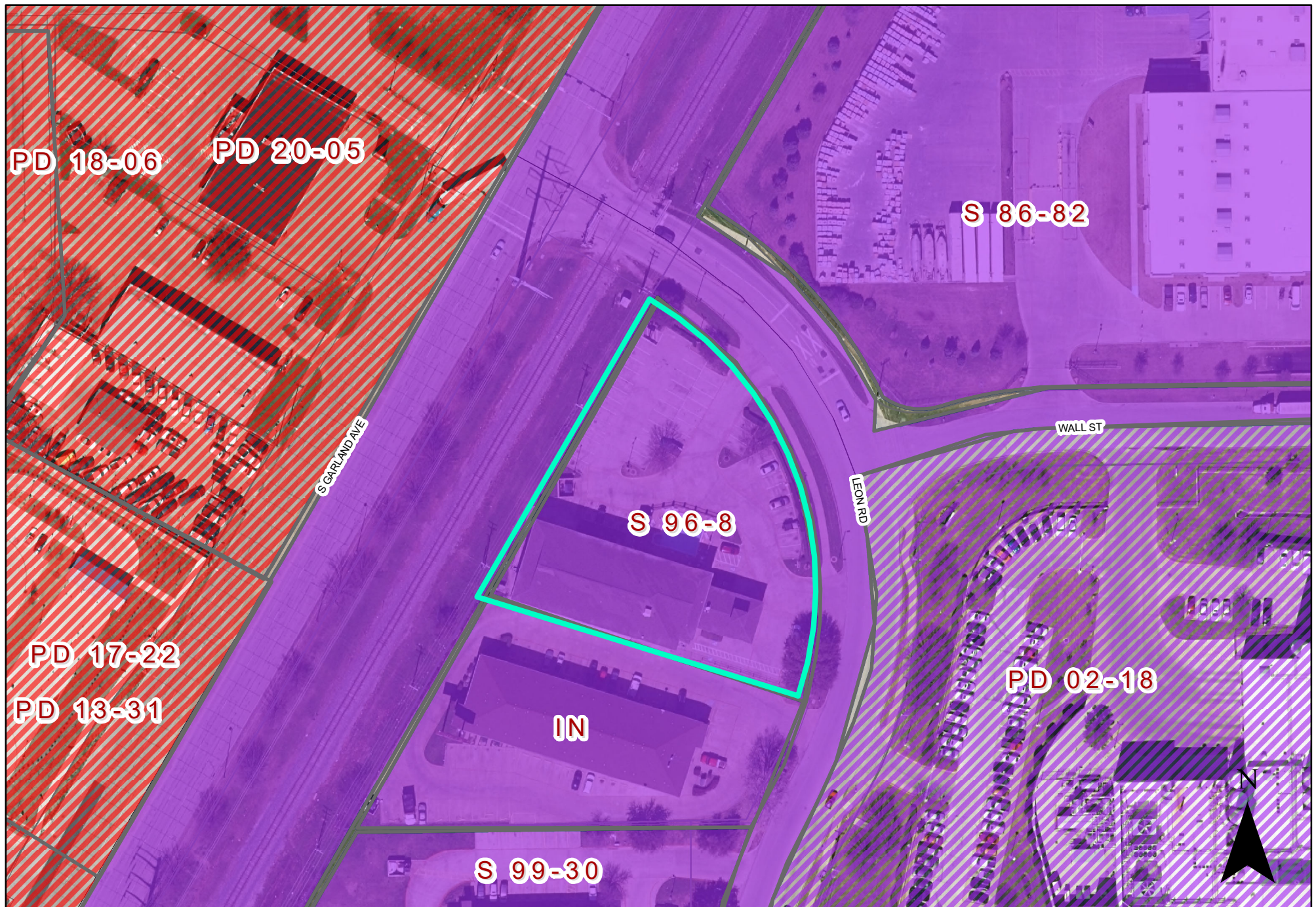
The properties surrounding the subject site are primarily zoned Industrial (IN) District and Planned Development (PD) Districts. The property to north is zoned Industrial (IN) District with a Specific Use Provision (S 86-82) and is developed with a manufacturing company. The property to the west across South Garland Avenue is zoned Planned Development (PD) 20-05 with Community Retail (CR) District and is developed with a tire shop. The property to the east is zoned Planned Development (PD) 02-18 and is developed with a manufacturing company (Daisy Brand). The property to the south is zoned Industrial (IN) District and is developed with a Hotel/Motel, Limited Services.

Attachments

Z 21-35 Amar Patel - Plan (District 5)

Z 21-35 Amar Patel Responses

Z 21-35 Staff Presentation



0 60 120 Feet
1 inch = 98 feet

Zoning Map Z 21-35



INDICATES AREA
OF REQUEST

EXHIBIT C

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

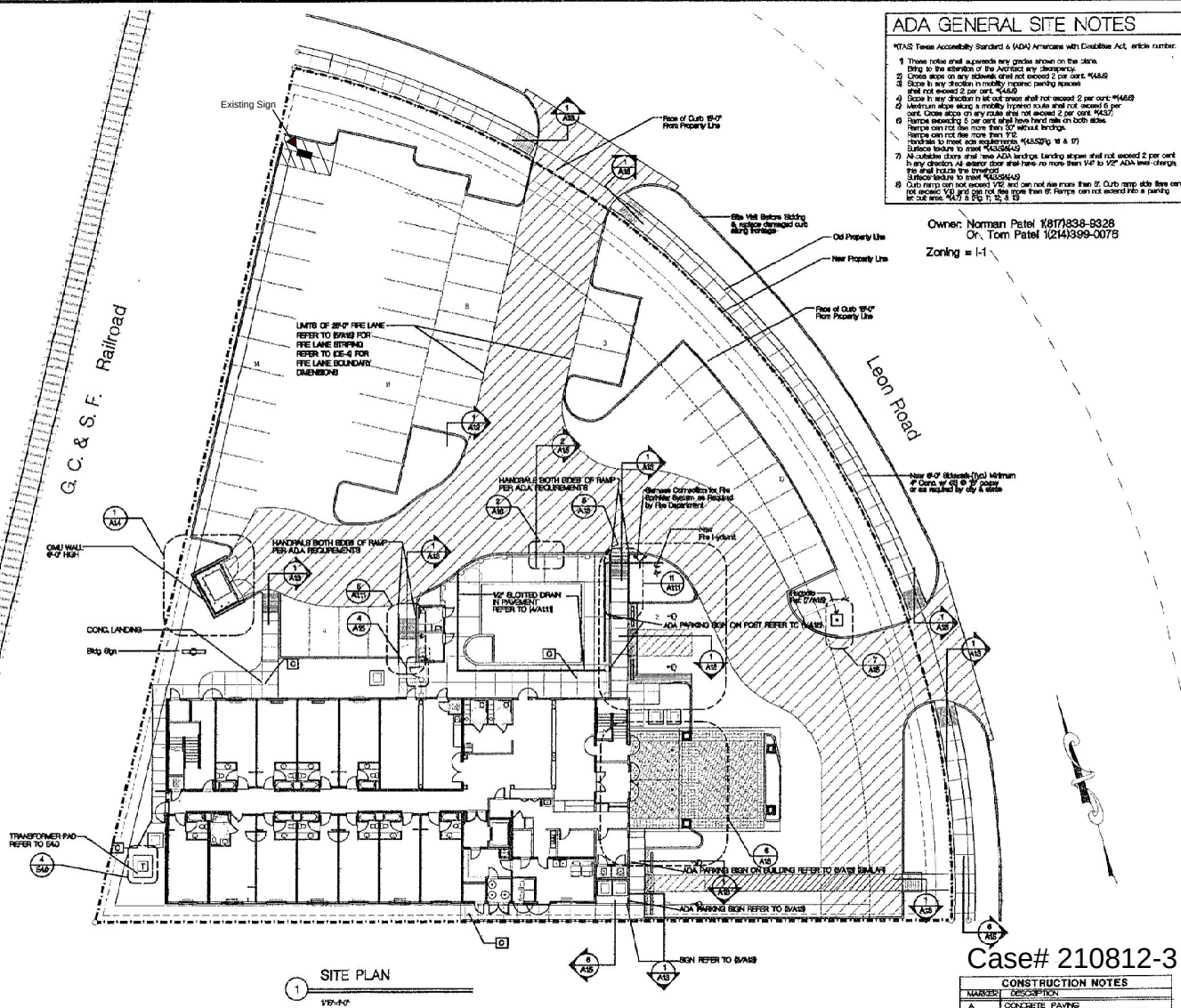
Total Site Area = 49,385 S.F. 1.13 Ac

Total Parking Area ■ 26,955 S.F.

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

Parking Spaces: 52

Rooms on Site: 48 Rooms



ADA GENERAL SITE NOTES

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

- 1 These notes shall accurately map ground shown on the plan.
 2 Being to the alteration of the Architect's responsibility.
 3 Cross slopes shall be sufficient to prevent ponding. #A669
 4 Slope in any direction in mobility ramped parking
 5 shall not exceed 2 percent. #A669
 6 Slope in any direction in lot shall not exceed 2 percent. #A669
 7 Mid-ramp slope along a mobility ramped slope shall not exceed 3 percent.
 8 Cross slopes along a mobility ramped slope shall not exceed 3 percent. #A670
 9 Ramps sloped in 2 percent shall not be used in both sides.
 10 Ramps can be used on more than 30' without handrails.
 11 Ramps can be used on more than 175'
 12 handrails to meet code requirements. #A655P and 5.17
 13 Slope in any direction shall not exceed 2 percent. #A669
 14 At outdoor decks, use ADA ramps. Landing slope shall not exceed 2 percent
 15 in any direction. All outdoor decks shall have no more than V4" to V2" ADA slope length.
 16 Slope in any direction shall not exceed 2 percent. #A655P and 5.17
 17 Slope in any direction shall not exceed 2 percent. #A655P and 5.17
 18 Slope in any direction shall not exceed 2 percent. #A655P and 5.17
 19 Slope in any direction shall not exceed 2 percent. #A655P and 5.17
 20 Slope in any direction shall not exceed 2 percent. #A655P and 5.17

Owner: Norman Patel 1(817)838-9328

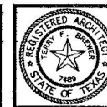
Or, Tom Patel 1(214)399-0075

Zoning = I-1

Case# 210812-3

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

Date: IST-FL 5-21-97 2:52:14 pm



TERRY F. BREWER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
1405 West Pioneer Road Suite #243 Irving, Texas 75061
Phone: 1 (972) 253-7793 Fax: 1 (972) 253-1487

DAYS IN
GARLAND, TEXAS

Job #: 96002

flonster

Sheet No.

A1.0.0

EXHIBIT D

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

Total Site Area = 49,385 SF, 1.3 Ac

Total Parking Area = 26,955 SF

Landscape Parking Area = 1781 SF, 67%

Parking Spaces: 52

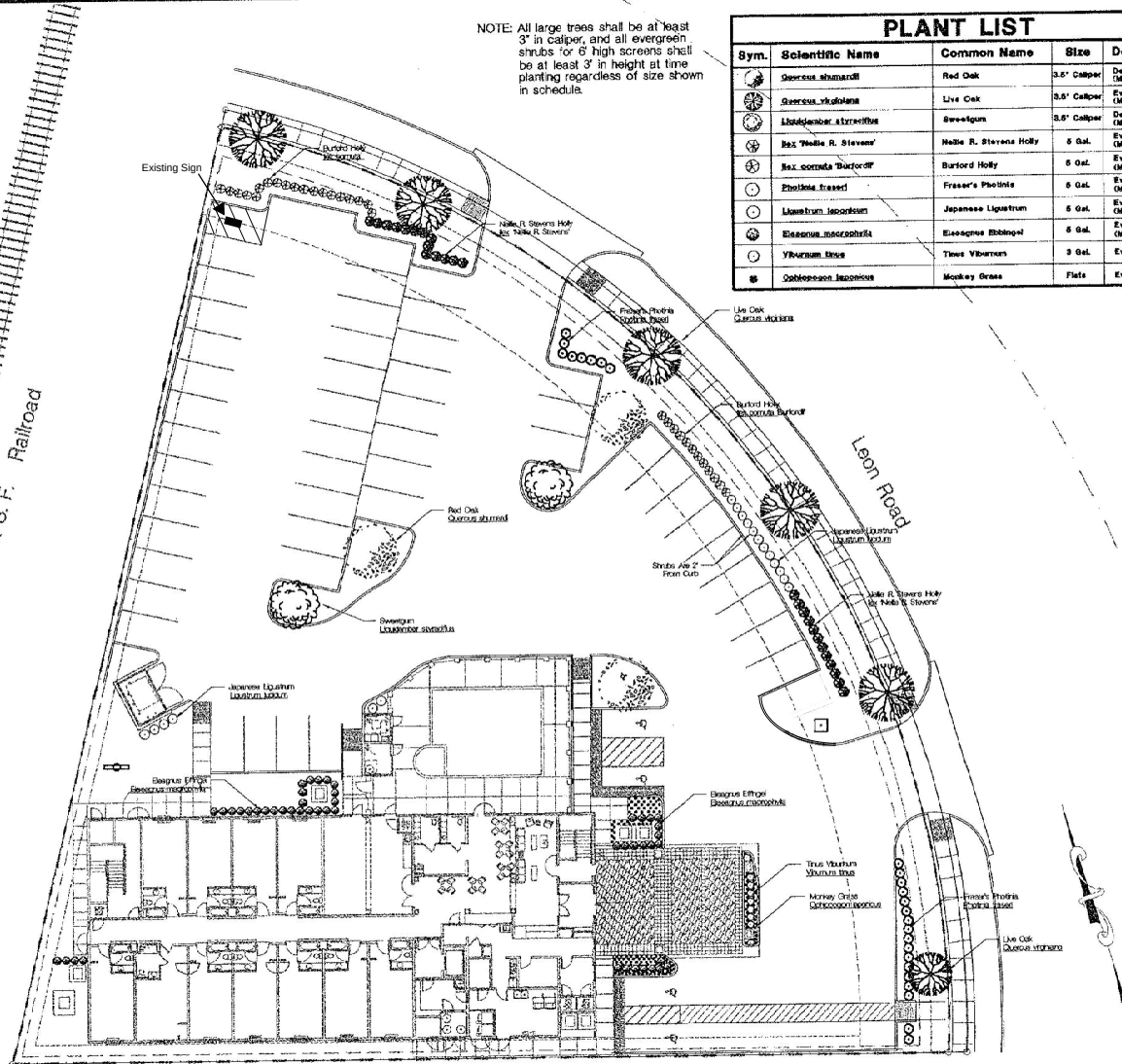
Rooms on Site: 48 Rooms

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

Zoning = I-1

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

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



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

Case# 210812-3

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



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



GARLAND, TEXAS

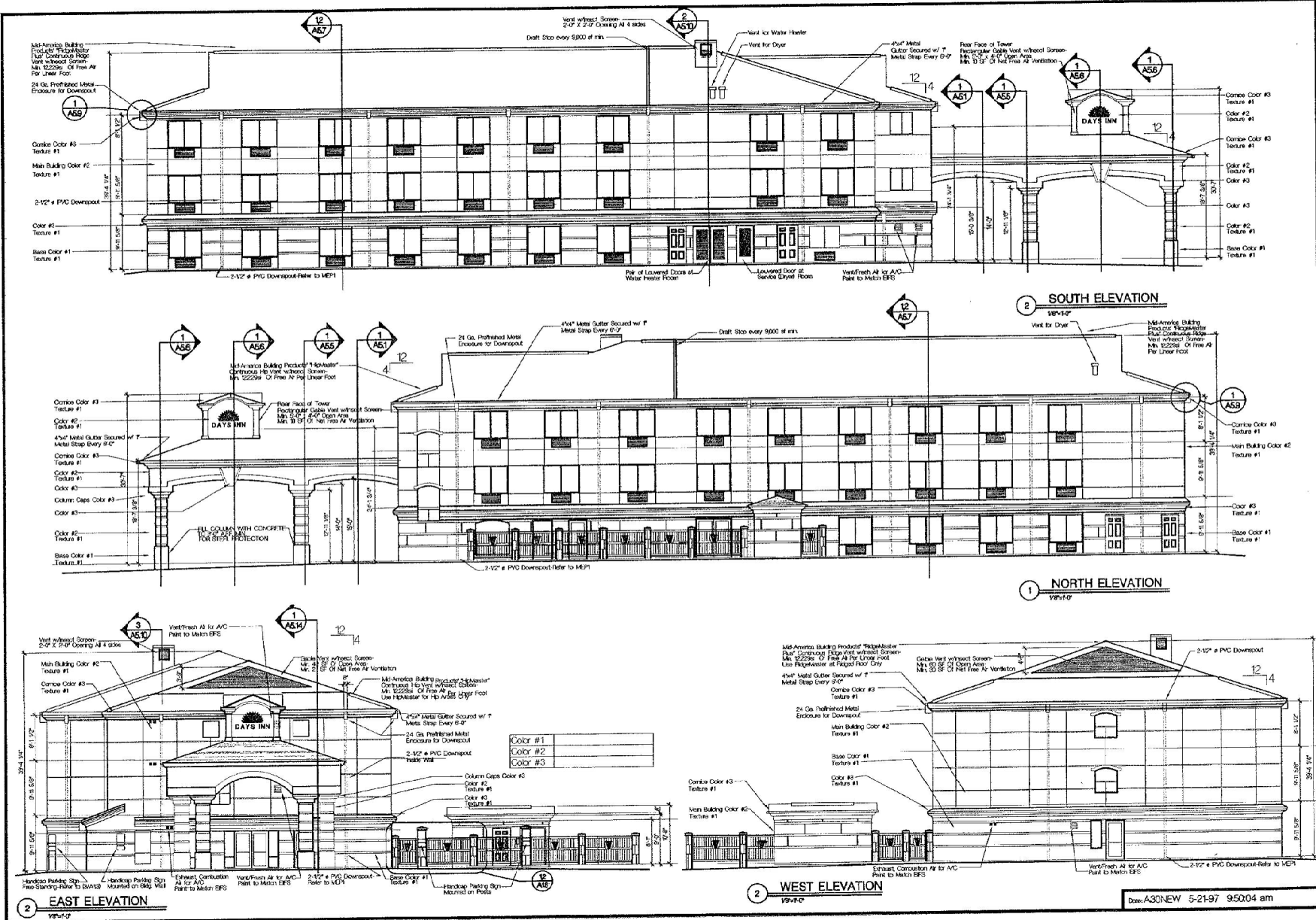
Job #: 56002

Revisions:

Sheet No.

LS-1

EXHIBIT E



TERRY F. BREWER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
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Phone: 1 (972) 953-7793 Fax: 1 (972) 953-1487

GARLAND, TEXAS



Job #: 96002

Keywords:

Sheet No.

A3.0

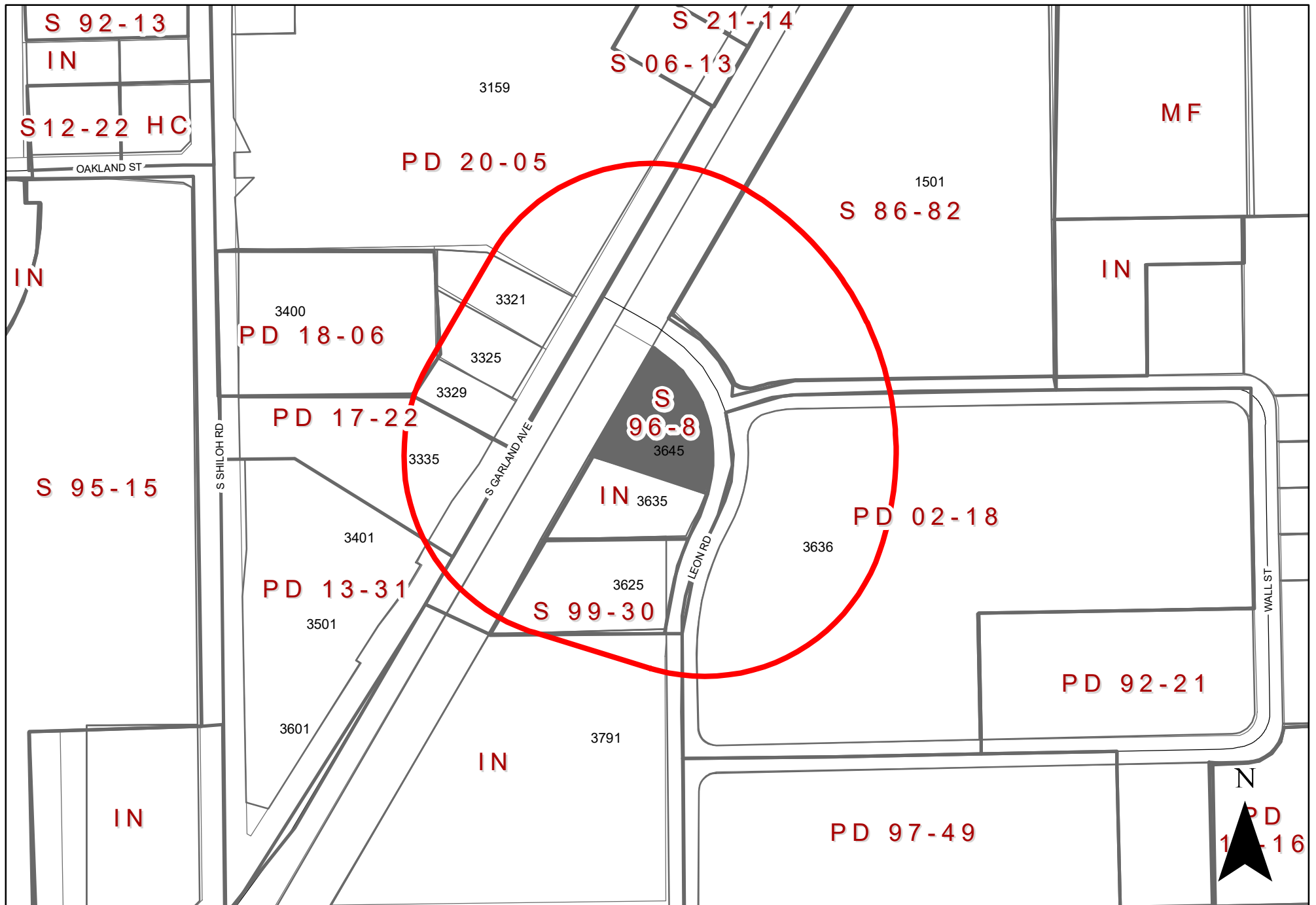
Case# 210812-3

REPORT & MINUTES

P.C. Meeting, September 27, 2021

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

Motion was made by Commissioner Ott **approve** the request. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.



0 180 360 Feet
1 inch = 272 feet

Zoning Map Z 21-35

3645 Leon Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

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

Z 21-35

The applicant proposes to renew a Specific Use Provision (SUP) for an existing [Days Inn] Hotel.

[Approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.]

Approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.]

**City Council Meeting
October 19, 2021**



GARLAND

TEXAS MADE HERE

Location: 3645 Leon Road

Applicant: Amar Patal

Owner: Maji Investment

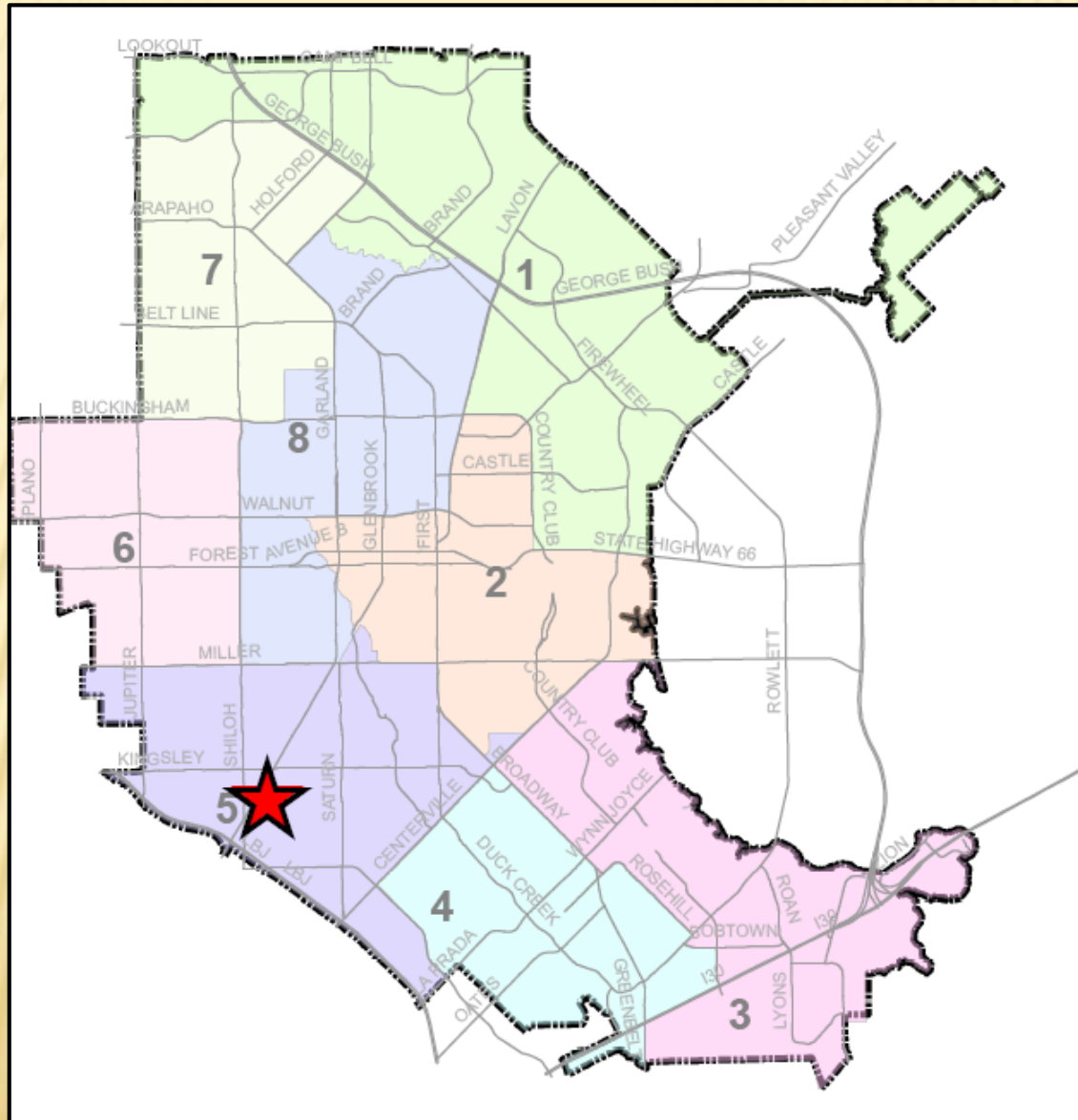
Acreage: 1.0922 acres

Zoning: Industrial (IN) District

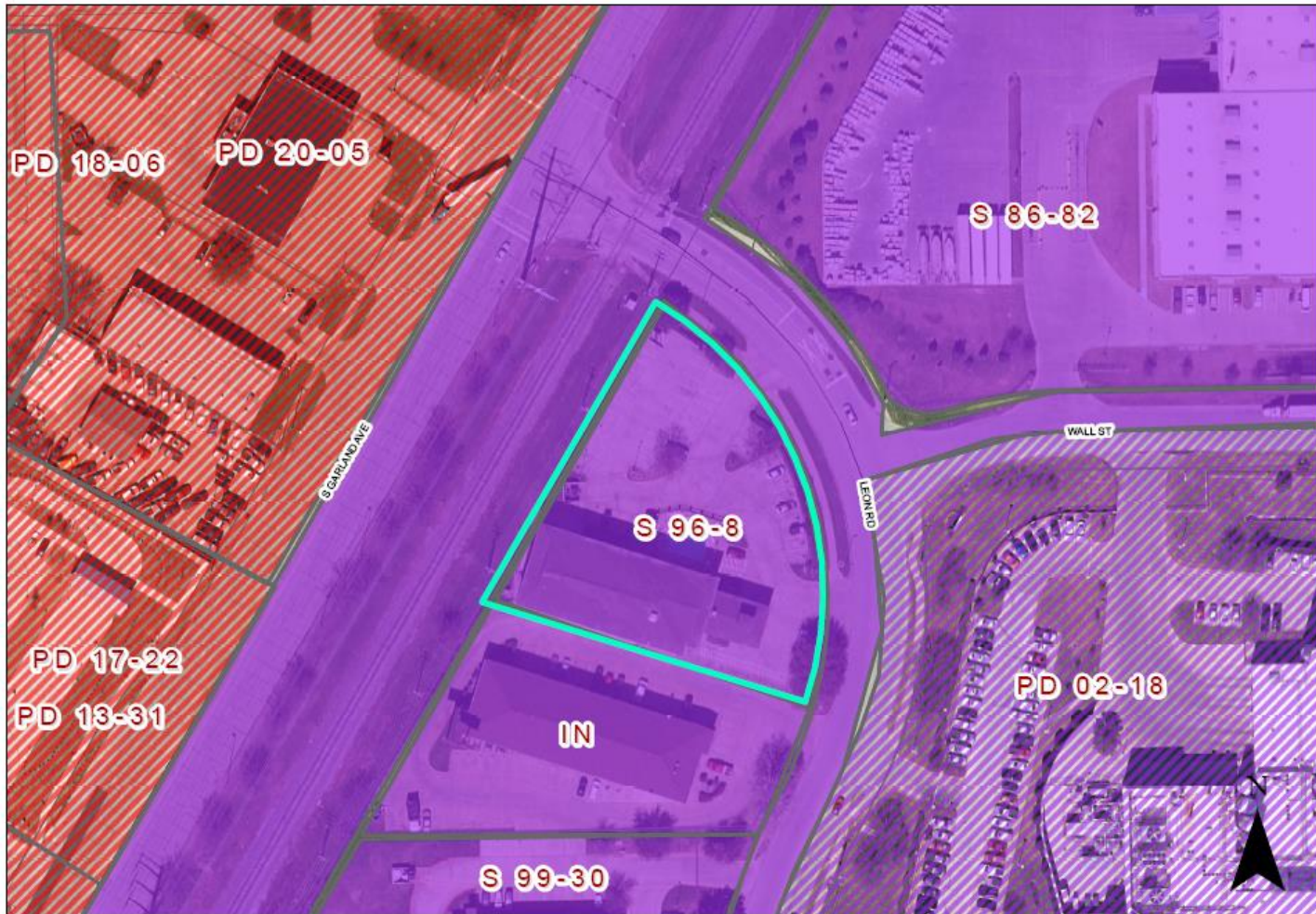


GARLAND
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CITYWIDE LOCATION MAP



LOCATION MAP



0 60 120 Feet
1 inch = 98 feet

Zoning Map Z 21-35

 INDICATES AREA
OF REQUEST

Z 21-35

COMPREHENSIVE PLAN

 Transit-Oriented Centers



Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

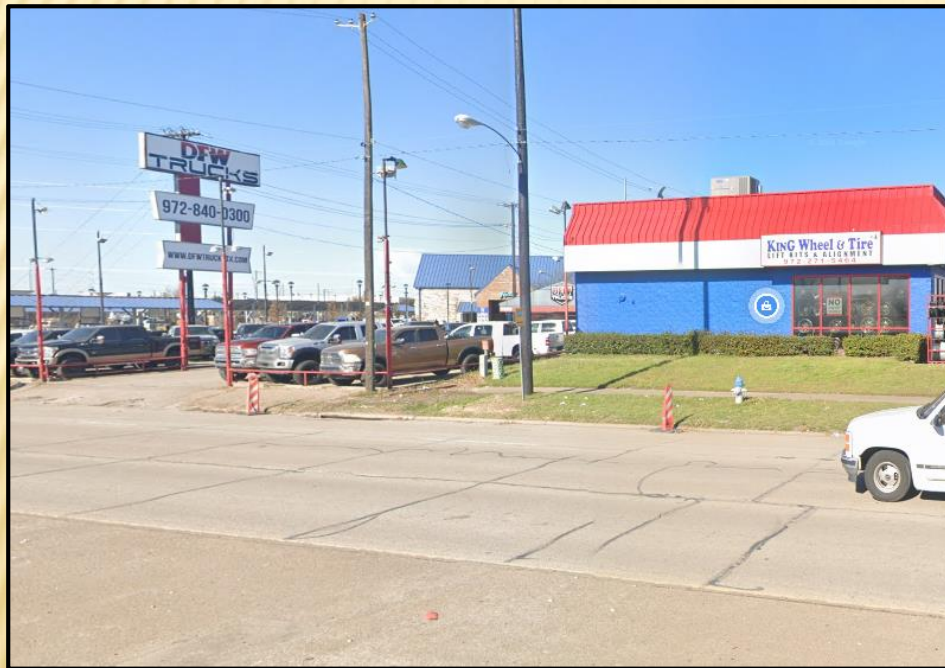
Additionally, the site is located within the South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community.



Subject property off of Leon Road.



Subject property located to the north.



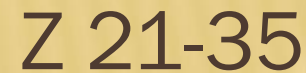
Subject property to the west.



Subject property to the east.



SITE PLAN



LANDSCAPE PLAN





The architectural drawings show the proposed 10-story building from four perspectives: North, South, East, and West. Each elevation is detailed with window patterns, door locations, and architectural features like cornices and moldings. Dimensions are provided for various elements, and callouts specify materials and construction details. A color-coded legend is included for the elevations.

Color Legend:

- Color #1: Brick
- Color #2: Concrete
- Color #3: Stucco

North Elevation: Shows the building's facade from the north, featuring a central entrance with a pediment and a series of windows on the upper floors.

South Elevation: Shows the building's facade from the south, featuring a central entrance with a pediment and a series of windows on the upper floors.

East Elevation: Shows the building's facade from the east, featuring a central entrance with a pediment and a series of windows on the upper floors.

West Elevation: Shows the building's facade from the west, featuring a central entrance with a pediment and a series of windows on the upper floors.

CONSIDERATION

The applicant requests a Specific Use Provision (SUP) extension to be in effect for a period of forty (40) years, which aligns with the SUP Time Period Guide.

No GDC deviations are being requested with this application.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision renewal for a Hotel/Motel, Limited Services and 2) a Plan for Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

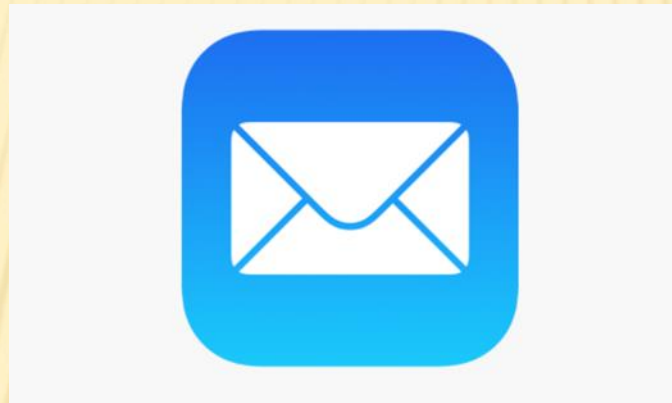
However, staff recommends a shorter time period such as five (5) years to reevaluate the use as it relates to supporting redevelopment efforts in the general area.

PLAN COMMISSION RECOMMENDATION

On September 27, 2021 the Plan Commission, by a vote of six (6) to one (1), recommended approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission, by a vote of six (6) to one (1), also recommended approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

The Plan Commission further recommended a twenty-five (25) year Specific Use Provision time period.





SPECIFIC USE PROVISION PERIOD GUIDE

SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this document is to provide applicants, staff, and Plan Commission guidance in regard to assigning a time period for Specific Use Provision (SUP) applications.

Between 2016 and 2020, the Garland City Council has approved the following uses and their subsequent average time periods via Specific Use Provision (SUP). Based on these averages, recommended time period ranges are included below.

<u>Specific Uses as Defined by the Garland Development Code</u>	<u>Average Approved Time Period (SUPs from 2016 to 2020)</u>	<u>City Council Recommended Time Period Range</u>
Restaurant, Drive-Through	25 years	20-25 years
Drive-Through Bank/ATM	30 years	25-30 years
Retail, Fuel Pumps	23.3 years	20-25 years
Car Wash	26.7 years	25-30 years
Food Processing & Storage	27.5 years	20-25 years
Recycling Salvage Yard	25 years	20-25 years
Truck/Bus Repair or Truck/Bus Storage	20 years	20-25 years
High Risk Use	22.5 years	To be evaluated on a case-by-case basis.
Contractor's Office w/ Outdoor Storage	10 years	10-15 years
Hotel, Limited Service	37.5 years	30-40 years
Self-storage	36.7 years	30-40 years
Used Goods, Retail Sales (indoors)	20 years	20-30 years
Personal Services	30 years	20-30 years
Cellular Tower / Antennae Equipment	30 years	20-30 years
Kiosk	13 years	10-15 years
Charter School	5 years	5-30 years
Reception Facility	15 years	10-15 years
Guest House	5 years	5 years - unlimited
Tattoo Shop	5.3 years	5-10 years