



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
September 21, 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_3lrndXA1ROGtCypirNCHqQ

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: 889 2433 4469

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 September 14, 2021 Regular Meeting.
2. Consider approval of the following bids:
 - a. Sand Filter, Motor and Strainer Replacement at Bradfield Pool Bid No. 1243-21
 - Sunbelt Pools \$111,464.00

This request is to replace the sand filter, motor and strainer at Bradfield Pool.

b. Playground Replacement Program Construction **Bid No. 1106-20**

Dean Electric, Inc., dba Dean Construction **\$106,178.00**

This request is to approve a Change Order for the Playground Replacement Program Group 1 construction services.

c. Rosehill Road Streetscape **Bid No. 0834-21**

The Fain Group, Inc. **\$1,655,689.29**

This request is to provide hardscape, landscape, lighting and irrigation improvements on Rosehill Road between I.H. 30 and Bobtown Road.

d. Bobtown Road, Waterhouse Boulevard and South Country Club Road Improvements **Bid No. 0156-20**

DDM Construction Corporation **\$523,000.00**

This request is to approve a Change Order for the Bobtown Road, Waterhouse Boulevard and South Country Club Improvements construction contract.

e. Core Human Resources, Payroll and Financial Management System **Bid No. 1287-21**

Precision Task Group **\$473,628.00**

This request is to replace the City's current core Human Resources, Payroll and Financial Management Systems with a new system that meets the current needs of the organization.

f. Fire Station No. 1 - Land Acquisition Services **Bid No. 1292-20**

Teague Nall and Perkins, Inc. **\$20,660.00**

This request is to approve a Change Order for professional services related to the acquisition of property in connection with the construction of a new Fire Station No. 1 complex.

- 9. Implementation Services for Core Human Resources, Payroll and Financial Management System** **Bid No. 1288-21**

Accenture, LLP **\$3,321,982.00**

This request is to provide professional implementation services to replace the City's current core Human Resources, Payroll and Financial Management Systems with a solution that meets the current needs of the organization.

- h. Traffic Signal Cabinets** **Bid No. 1308-21**

Consolidated Traffic Controls, Inc. **\$172,241.00**

This request is to provide traffic signal cabinets for Warehouse Inventory to support the Transportation Department.

- 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 20-44, CCM Engineering (District 3)**

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 Attached Uses and 2) a Detail Plan for Single-Family Attached Townhouse Units on a 4.668-acre tract of land located at 2126 Rowlett 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 21-13, Cody Dixon (District 1)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Guest House on a 2.500-acre tract of land zoned Agricultural (AG) District and located at 1176 Talley 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.

4. **Consider by minute action approving a request from the Community Development Department to redistribute \$75,000 in ESG-CV funding from the Garland Housing Agency's Homeless Prevention Rental Assistance Program to the Transcend STEM's Rapid Rehousing Homeless Assistance Program.**

At the September 13, 2021 Work Session, Council considered approving a request from the Community Development Department to redistribute \$75,000 from the Garland Housing Agency to Transcend STEM Program in order to comply with changes made by HUD.

5. **Consider a resolution authorizing a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Single Year - 2022 Comprehensive Grant in the amount of \$155,025.88; and providing an effective date.**

At the September 13, 2021 Work Session, Council considered accepting the TxDOT Grant Funding for the STEP Comprehensive Grant for FY 2021-2022 in the amount of \$155,025.88.

6. **Consider a resolution authorizing the submission and acceptance of an application to the Bureau of Justice Assistance for Grant under the 2021 Edward Byrne Memorial Justice Assistance Grant Program; and providing an effective date.**

At the September 13, 2021 Work Session, Council considered a request from the Police Department to apply for the 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) program for reducing crime and improving public safety.

7. **Consider an ordinance authorizing an amendment to the 2021 Capital Improvement Program (2021 CIP Amendment No. 2); providing for the supplemental appropriation of funds in the Park Land Acquisition Program and the Street/Transportation Operational and Safety Improvements Program; providing for a Savings Clause; and providing an effective date.**

At the September 13, 2021 Work Session, Council considered approving the Capital Improvement Program Budget Amendment No. 2 as proposed for the acquisition of park property and Highway 66 left turn lane improvements.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

8. Consider a resolution of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located between Brand Road and State Highway 78, in the City of Garland, Texas situated in the Naaman School Road Office Condos Addition, James Howard Survey, and Daniel Crist Survey in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain finding pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution.

9. Consider an ordinance of the City of Garland, Texas, establishing Civil Service Classifications within the Police and Fire Departments; prescribing the number of positions in each classification, prescribing the base salary and types of pay for those classifications; and providing an effective date.

Pursuant to Chapter 143 of the Local Government Code of Texas, the City Council must establish the civil service classifications in the Police and Fire Departments, the number of positions in each classification, the base salary and the types of incentive pays for each classification. The attached ordinance reflects the positions and compensation approved in the 2021-22 budget.

10. Hold public hearings on:

- a. Consider a Specific Use Provision request by MMCG DBR DFW, LLC for a Drive-Through Restaurant/Coffee Shop. This property is located at 5801 Broadway Boulevard in District 4.

Consideration of the application of MMCG DBR DFW, LLC, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located 5801 Broadway Boulevard.

(File Z 21-18, District 4)

- b. Consider a Site Plan request by MMCG DBR DFW, LLC for a Drive-Through Restaurant/Coffee Shop. This property is located at 5801 Broadway Boulevard in District 4.**

Consideration of the application of MMCG DBR DFW, LLC, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (File Z 21-18, District 4)

- c. Consider a Planned Development (PD) District amendment request by WGI, Inc. to construct an apartment complex with 356 dwelling units along with a trail.**

Consideration of the application of WGI, Inc., requesting approval of an amendment to Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (File Z 21-23, District 1)

- d. Consider a Detail Plan request by WGI, Inc. to construct an apartment complex with 356 dwelling units along with a trail.**

Consideration of the application of WGI, Inc., requesting approval of a Detail Plan for Multi-Family development on a property zoned Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (File Z 21-23, District 1)

- e. 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.

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 ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 09/21/2021

Item Title: Minutes September 14

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the September 14, 2021 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes September 14



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, September 14, 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
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

Absent: Mayor Pro Tem Dylan Hedrick

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

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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, Animal Services, Community Outreach Coordinator, presented The Pet of The Month.

Mayor LeMay presented a Special Recognition to Community Relations Officer Matthew Pesta, for winning the Neighborhoods USA, 2021 Who's Who In American Neighborhoods Award.

Mayor LeMay presented a Special Recognition to the Oakridge Neighborhood Association, for winning the Neighborhoods USA, 2021 Finalist Award for Neighborhood of the Year.

Mayor LeMay presented a proclamation to Mr. Tony Torres and Javier Solis, representing Garland Independent School District, proclaiming September 15 through October 15, 2021, to be Hispanic Heritage Month.

Mayor LeMay presented a proclamation to Ms. Tran Le Boeuf, proclaiming September 12-18, 2021 to be Nephrology Nurses Week.

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 Bass to approve the Consent Agenda as presented, seconded by Council Member Aubin. Motion carried:

Vote: 8 ayes, 0 nays

- 1. APPROVED Consider approval of the minutes of the August 17, 2021 Regular Meeting.**
- 2. Consider approval of the following bids:**

- a. **APPROVED Heavy-Duty Rescue Truck** **Bid No. 1208-21**

Siddons-Martin Emergency Group \$1,152,374.00

This request is for the replacement purchase of a heavy-duty rescue truck to be utilized by the Garland Fire Department.

- b. **APPROVED Engineering Services for Lavon Pump Station Backup Generator Project** **Bid No. 1168-21**

Gupta & Associates, Inc. \$300,174.00
Optional Contingency 25,000.00
TOTAL: \$325,174.00

This request is to obtain Professional Engineering Services for installation of a generator at the Lavon Pump Station. An Optional Contingency is included for any additional services that may be required.

- c. **APPROVED Ambulances** **Bid No. 1215-21**

Mac Haik Dodge Chrysler Jeep \$1,107,516.00

This request is to purchase four replacement ambulances to be used by the Garland Fire Department.

- d. **APPROVED Infinity CIS Implementation** **Bid No. 0463-17**

Advanced Utility Systems \$120,289.97

This request is to approve a Change Order for the implementation of the Infinity Customer Information System (CIS) used by Customer Service and Sanitation.

- e. **APPROVED Duck Creek Pipeline Rehabilitation, Phase I** **Bid No. 0969-20**

Insituform Technologies, LLC \$65,655.50

This request is to approve a Change Order for the Duck Creek Pipeline Rehabilitation, Phase I.

- f. **APPROVED GP&L ETC Odorant System Project Management** **Bid No. 1244-21**

Pond & Company \$186,017.00

This request is to obtain Construction Engineering and Construction Management Services related to the Garland Power & Light ETC Odorant System Installation project.

- g. APPROVED iNovah System Update for Customer Service P.A.I.D. Program Bid No. 0612-20**

System Innovators, Inc. \$14,400.00

This request is to approve a Change Order to add functionality to the iNovah payment processing system that will allow integration in support of the City's P.A.I.D. Program.

- h. APPROVED GP&L Olinger Plant Relay Replacement Engineering Services Bid No. 1238-21**

SynchroGrid Limited, LLC \$120,000.00

This request is to obtain Protection and Design Engineering Services required to replace the generator, main auxiliary and step-up transformer protection relays for the GP&L Olinger Plant Generating Units 2 and 3.

- i. APPROVED TMPA 345/138kV Gibbons Creek Switchyard Phase II Plant Disconnection Engineering Services Bid No. 1209-21**

Black & Veatch \$456,966.00

This request is to obtain electrical design engineering services to support the second stage of modifications at the TMPA Gibbons Creek Switchyard as a result of the sale of the adjacent power plant.

- j. APPROVED 2019 Bond Program Management Additional Services Bid No. 0722-19**

AECOM \$948,000.00

This request is to approve a Change Order for additional program management services for the 2019 Bond Program.

- k. APPROVED EMS Supplies and Medications Bid No. 1270-21**

Bound Tree Medical, LLC \$369,872.44

This request is for the purchase of EMS Pharmaceuticals and Medical Supplies for the Garland Fire Department. This approval is for a Term Agreement with four optional renewals.

I. APPROVED Engineering Services for Concession and Restroom Buildings at Various Park Sites Bid No. 1271-21

Pacheco Koch Consulting Engineers, Inc. \$286,910.00

This request is to obtain professional engineering, land surveying and landscape architecture services for the infrastructure to support restroom and concession buildings at various park sites.

m. APPROVED Transportation Maintenance & Operations Facility Renovation Construction Bid No. 0469-21

Hill & Wilkinson \$77,527.00

This request is to approve a Change Order for the Transportation Maintenance & Operations Facility renovation construction services.

n. APPROVED Data Center Infrastructure Replacement Bid No. 1268-21

Unique Digital Technology, Inc. \$459,998.84

This request is for the purchase of hardware and software for the data center storage infrastructure replacement.

o. APPROVED TMPA Ben Davis to Royse 138kV Transmission Steel Structures Bid No. 1138-21

Texas Electric Cooperatives	\$305,622.00
Optional Contingency	<u>30,562.00</u>
TOTAL:	\$336,184.20

This request is for the purchase of two 170' 2-pole galvanized steel structures and anchor bolt cages to be used for the TMPA Ben Davis to Royse 345kV Tower 2/5 replacement. An Optional Contingency is included for any additional materials that may be required.

p. APPROVED Rowlett Creek Wastewater Treatment Plant Polymer Bid No. 1261-21

Polydyne, Inc. \$636,000.00

This request is to purchase Clarifloc C-6266 polymer to be used at the Rowlett Creek Wastewater Treatment Plant. This approval is for a Term Agreement with four (4) optional renewals.

q. APPROVED Garland Water Utilities SCADA Master Plan Bid No. 1269-21

Gupta & Associates, Inc.	\$560,844.90
Optional Contingency	<u>39,100.00</u>
TOTAL:	\$599,944.90

This request is to obtain Professional Engineering Services for the development of a Supervisory Control and Data Acquisition (SCADA) Master Plan for the Wastewater Treatment and the Water Distribution/Wastewater Collections SCADA Systems. An Optional Contingency is included for unforeseen additional services that may be required.

r. APPROVED 2018 Paving, Water and Sanitary Sewer Project, Phase II Bid No. 0947-20

XIT Paving & Construction, Inc.	\$169,054.23
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This request is to approve a Change Order for the 2018 Paving, Water and Sanitary Sewer Project, Phase II.

s. APPROVED 2021 Garland Alley Reconstruction Project Bid No. 0958-21

Cam-Crete Contracting, Inc.	\$2,088,766.00
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This request is for the 2021 Garland Alley Reconstruction Project.

t. APPROVED Railroad Crossing Evaluation Project Bid No. 1212-21

R-Delta Engineering, Inc.	\$136,500.00
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This request is to obtain professional engineering services for the fifty-one railroad crossings located at several major thoroughfares/collectors throughout the city.

u. APPROVED 2021 Term Contract for Miscellaneous Arterial Repair Project Bid No. 0959-21

Jerusalem Corporation	\$2,000,000.00
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This request is to provide concrete repairs for arterial roadways throughout the city. This approval is for a Term Agreement with four optional renewals.

v. APPROVED Design Services for Bridge Repair to the One Eleven Ranch Park Bridge Over Rowlett Creek Bid No. 6076-16

Binkley & Barfield, Inc.

\$24,000.00

This request is to approve a Change Order for additional engineering design services for bridge repairs over Rowlett Creek at One Eleven Ranch Park Bridge.

w. APPROVED Highway 66 Turn Lane Construction

Bid No. 0492-20

Hill & Wilkinson General Contractors

\$553,885.00

This request is for the construction of a turn lane and entrance drive adjacent to the new Animal Shelter & Adoption Facility and future Tuckerville Park.

x. APPROVED Change Order for Construction Materials

Bid No. 1079-19

Barnsco, Inc.

\$65,529.62

This request is to approve a Change Order to our Term Agreement for the purchase of reinforcing steel and other miscellaneous materials used in the construction of concrete streets and alleys.

y. APPROVED Change Order for Ready Mix Concrete

Bid No. 1039-18

Cooper Concrete Co.

\$66,552.35

This request is to approve a Change Order to our Term Agreement for delivery of ready mix concrete to various construction projects throughout the city.

**z. APPROVED GP&L Overhead Transmission &
Distribution Line Relocations for
Naaman School Road**

Bid No. 1131-21

JW Powerline, LLC

\$1,632,684.21

This request is to provide labor and equipment needed to relocate GP&L transmission and distribution facilities along Naaman School Road as part of the COG Naaman School Road street widening project. An Optional Contingency is included for any additional work that may be required.

aa. APPROVED Heliport Expansion Design Services

Bid No. 1182-21

Kimley-Horn and Associates, Inc.

\$124,500.00

This request is to obtain Professional Design Services for the Heliport expansion to accommodate the expansion of adjacent business.

Brandon and Clark, Inc.

\$155,000.00

This request is to approve a Change Order for the final renewal of the Power Plant Motor Repair and Maintenance Term Agreement.

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. **APPROVED Zoning File No. Z 21-21, Avalon Development and Kimley-Horn (District 7)**

Ordinance No. 7246 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.7411-acre tract of land zoned Community Retail (CR) District and located at 2128 North Jupiter Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

- b. **APPROVED Zoning File No. Z 21-22, Randall T. Wilson (District 2)**

Ordinance No. 7247 amending the Garland Development Code of the City of Garland, Texas by approving a Specific Use Provision for a Recycling Salvage Yard (Unlimited Outside Storage) Use on a 2.7184-acre tract of land zoned Industrial (IN) District and located at 1340 Hebron 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.

4. **APPROVED Council confirmed Dr. Timothy Lambert for a two-year term as City Health Authority and Dr. Norman Clothier for a two-year term as the Health Authority designee and authorize the City Manager to renew the interlocal agreements with the City of Rowlett and the City of Sachse for the purpose of public health services.**

At the August 16, 2021 Work Session, Council considered confirming Dr. Timothy Lambert for a two-year term as City Health Authority and Dr. Norman Clothier for a two-year term as the Health Authority designee and authorize the City Manager to renew the interlocal agreements with the City of Rowlett and the City of Sachse for the purpose of public health services.

5. **APPROVED** Council authorized the City Manager or his designee to execute contract agreements with the Texas Department of State Health Services (DSHS) and to execute an interlocal agreement with Parkland Hospital regarding the services of a social worker.

At the September 13, 2021 Work Session, Council considered authorizing the City Manager or his designee to execute contract agreements with the Texas Department of State Health Services (DSHS) and to execute an interlocal agreement with Parkland Hospital regarding the services of a social worker.

6. **APPROVED** Resolution No. 10500 of the City Council of the City of Garland, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a Savings Clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

At the August 16, 2021 Work Session, Council considered approval of the Settlement Agreement with Atmos Energy Mid-Tex Division and the resulting rate change under the Rate Review Mechanism tariff.

7. **APPROVED** Resolution No. 10501 of the City Council of the City of Garland, Texas adopting the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet; and providing an effective date.

At the September 13, 2021 Work Session, Council was briefed on this item in Executive Session.

8. **APPROVED** Minutes action authorizing the City Manager to sign the Interlocal Agreement for reimbursement to Rowlett for eligible expenses totaling \$108,762.14 under the Public Assistance category Emergency Protective Measures conducted to manage the Mass Vaccination Event operations within the City of Garland.

At the September 13, 2021 Work Session, Council considered the approval of the Interlocal Agreement execution with the City of Rowlett which makes pass-through from Garland to reimburse Rowlett allowable based on the FEMA Public Assistance guidance and for the approval of the reimbursement expense in the amount of \$108,762.14.

9. **APPROVED** Consider by minute action the approval of one purchase agreement negotiated to date with the property owner in the amount of \$803,340.

Holford Road (from PGBT to Naaman Forest Boulevard) is currently a two-lane asphalt street. It is being reconstructed to a divided concrete street with curbs and dedicated bike lanes and trails, which requires additional land/right-of-way. Since the approval of the 2019 Bond Program, Staff has been working with its consultants to acquire the necessary real property to reconstruct Holford Road. One (1) purchase agreement has been successfully negotiated with a property owner for the acquisition of real property needed to move forward with the project.

10. **APPROVED Ordinance No. 7248** authorizing the issuance of "City of Garland, Texas, Tax Note, Series 2021;" specifying the terms and features of said note; levying a continuing direct annual ad valorem tax for the payment of said note; and resolving other matters incident and related to the issuance, sale, payment and delivery of said note, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

At the August 16, 2021 Work Session, Council considered authorizing the issuance of tax notes in the amount of approximately \$29 million.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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11. **APPROVED Resolution No. 10499** strongly encouraging (1) persons entering city facilities to wear face coverings or face shields over their nose and mouth, (2) utilizing the hand sanitizer stations at the entrances of city owned facilities, and (3) persons who are eligible to receive the COVID-19 vaccine and who do not have a medical condition that prevents them from safely receiving a vaccination to become fully vaccinated.

Council previously discussed passing and approving a resolution encouraging persons entering City facilities to wear face coverings, as well as utilize the hand sanitizers stations at the entrances of city owned facilities, and for persons eligible to receive COVID-19 vaccines to become fully vaccinated.

Deputy Mayor Pro Tem Williams presented brief comments about the resolution.

Motion was made by Deputy Mayor Pro Tem Williams to adopt the resolution, seconded by Council Member Smith: Motion Carried:

Vote: 8 ayes 0 nays

12. **APPROVED** Consider a resolution of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located east of First Street, north of Avenue D and south of Avenue B, in the City of Garland, Texas situated in the 1st Installment Coopers Addition, in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Motion was made by Council Member Morris that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire the following properties located in the 1st Installment Coopers Addition, an addition to the City of Garland, Dallas County, Texas, according to the map recorded in Volume 7, page 423 of the Map Records of Dallas County, Texas:

421 Allen, being Lot 13, in Block E;
413 Ford, being Lots 8 and 9, in Block D;
413 Allen, being Lot 11, Block E;
442 Allen, being Lot 1, in Block F;
407 Ford, being Lots 10 and 11, in Block D;
438 Allen - Lot 2, in Block F; and
621 E Avenue D - Lot 5, in Block G;
for the construction of a municipal fire complex.

My motion includes approval of the proposed Resolution and intends that the record vote on this matter applies to all unites of property to be condemned, seconded by Deputy Mayor Pro Tem Williams. Motion carried:

Vote: 8 ayes, 0 nays adopting **Resolution No. 10502**

13. **PUBLIC
HEARING
HELD:**

Hold a Public Hearing on Proposed 2021-22 Tax Rate

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no new revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2021-22 proposed budget is based on a tax rate of 75.6965 cents per \$100 of valuation, which exceeds the no new revenue tax rate of 72.0713 cents per \$100 of value.

NOTICE OF PUBLIC HEARING ON TAX INCREASE

PROPOSED TAX RATE	<u>\$.756965</u>	per \$100
NO-NEW-REVENUE TAX RATE	<u>\$.720713</u>	per \$100
VOTER-APPROVAL TAX RATE	<u>\$.774550</u>	per \$100

The no-new-revenue tax rate is the tax rate for the 2021-22 tax year that will raise the same amount of property tax revenue for the City of Garland from the same properties in both the 2020-21 tax year and the 2021-22 tax year.

The voter-approval tax rate is the highest tax rate that the City of Garland may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Garland is proposing to increase property tax revenue for the 2021-22 tax year.

A public hearing on the proposed tax rate will be held on September 14, 2021 at 200 N. Fifth Street, City Council Chambers, Garland, Texas.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Garland is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of the City of Garland at City Hall or by attending the public hearing mentioned above.

Your taxes owed under any of the tax rates mentioned above can be calculated as follows:

Property tax amount = tax rate x taxable value of your property / 100

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Mayor LeMay opened the public hearing at 7:32 p.m. There were no speakers on this item and the public hearing was closed at 7:33 p.m.

14. APPROVED Ordinance to Ratify the Property Tax Revenue

Chapter 26 of the Property Tax Code requires that if a municipality raises even \$1 more in revenue than the prior year, an ordinance must be passed recognizing the property tax revenue increase in the budget. This is called the Ratification Ordinance. The FY 2021-22 Budget will raise more total property taxes than last year's budget by \$8,151,701 or 6.32% and of that amount \$2,097,469 is tax revenue to be raised from new property added to the tax roll this year. An ordinance reflecting the ratification of the property tax revenue increase will be prepared for the Mayor's signature upon final vote and approval from the City Council.

Motion was made by Council Member Bass that the City Council ratify a property tax revenue increase of \$8,151,701.00 from last year's budget, of which \$2,097,469.00 is tax revenue to be raised from new property added to the tax roll, seconded by Council Member Aubin. Motion carried:

Vote: 8 ayes, 0 nays adopting **Ordinance No. 7249**

15. APPROVED Adoption of 2021-22 Budget

In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2021-22 to the City Council on August 3, 2021. Copies were made available for public inspection at the City libraries, at the City Secretary's Office, and on the City's website. Public Hearings were held on August 17, August 26, and September 13, 2021. An ordinance reflecting final decisions regarding the Budget for 2021-22 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

Motion was made by Council Member Bass to ratify the property tax rate reflected in this budget, seconded by Council Member Smith. Motion carried:

Vote: 8 ayes, 0 nays

Motion was made by Council Member Bass to approve the City Manager's Budget with the following amendments:

- a) Remove \$35,962 for Police Boxing Gym equipment and reflect a transfer to the General Fund from the SafeLight Fund of \$35,962 for additional Transportation stop bar, crosswalk, and button maintenance.
- b) Increase the General Fund appropriation by \$71,924 to fund additional Transportation stop bar, crosswalk, and button maintenance and the Police 9th Street Boxing Gym equipment.
- c) Delay the implementation of EMS Fee Changes to mid-year.
- d) Utilize available CARES Act funding to implement a \$500 lump sum vaccination incentive for current employees who show proof of completing a full series of Moderna, Pfizer, or Johnson & Johnson vaccinations by December 31, 2021. All new employees may be eligible to receive the \$500 lump sum if proof of full series of the vaccination is completed within 3-months of hire date. The vaccination will increase the General Fund by \$824,444 and all other funds by \$518,580, seconded by Council Member Smith. Motion carried:

Vote: 8 ayes, 0 nays adopting **Ordinance No. 7250**

16. APPROVED Adoption of 2021-22 Property Tax Rate

The City Council has considered an Ad Valorem Tax Rate of 75.6965 cents per \$100 of valuation for the fiscal year beginning October 1, 2021. All meetings, notices and public hearing requirements related to the adoption of the Tax Rate have been met in accordance with State law. Council is requested to consider an ordinance setting the Ad Valorem Tax Rate at 75.6965 cents per \$100 of valuation for 2021-22.

Motion was made by Council Member Bass that the property tax rate be increased by the adoption of a tax rate of 75.6965 cents per \$100, which is effectively a 3.39 percent increase in the tax rate, seconded by Council Member Aubin. Motion carried:

Vote: 8 ayes, 0 nays

Motion was made by Council Member Bass that the rate for maintenance and operations be approved in the amount of thirty-eight and fourteen hundredths of a cent, seconded by Council Member Moore. Motion carried:

Vote: 8 ayes, 0 nays adopting **Ordinance No. 7251**

17. APPROVED Rate and Fee Changes for 2021-22

In considering the 2021-22 Proposed Budget, the City Council reviewed the adjustments to existing rates and fees. Revenue estimates included in the 2021-22 Operating Budget are based on these actions. An ordinance will be prepared for the Mayor's signature once final direction has been given by the Council.

Motion was made by Council Member Bass to approve the Rate and Fee Changes, seconded by Council Member Morris. Motion carried:

Vote: 8 ayes, 0 nays adopting **Ordinance No. 7252**

18. Hold public hearings on:

a. APPROVED Consider a Zoning request by CCM Engineering to construct 43 townhouses with an open space amenity. This property is located at 2126 Rowlett Road in District 3.

Consideration of the application of CCM Engineering, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District to allow Single-Family Attached (SFA) (Townhouses) Uses. This property is located at 2126 Rowlett Road. (File Z 20-44, District 3)

The staff report was presented by William Guerin, Director of Planning, Paul Luedtke, Director of Transportation and Chief Jeff Bryan, Chief of Police. Speakers on this item were: Yigal Lelah, applicant and Charles Scott.

There was discussion by the Council.

Motion was made by Council Member Moore to approve Item 17a and 17b: the Zoning request and the Detail Plan, seconded by Council Member Aubin. Motion carried:

Vote: 8 ayes, 0 nay

b. APPROVED Consider a Detail Plan request by CCM Engineering to construct 43 townhouses with an open space amenity. This property is located at 2126 Rowlett Road in District 3.

Consideration of the application of CCM Engineering, requesting approval of a Detail Plan for Single-Family Attached Homes (Townhouses). This property is located at 2126 Rowlett Road. (File Z 20-44, District 3)

- c. **APPROVED** Consider a Specific Use Provision request by Cody Dixon construct a 1,217 square-foot Guest House to be located behind the primary house. This property is located at 1176 Talley Road in District 1.

Consideration of the application of Cody Dixon, requesting approval of a Specific Use Provision to allow a Guest House on a property zoned Agricultural (AG) District. This property is located at 1176 Talley Road. (File Z 21-13, District 1)

The staff report was presented by William Guerin, Director of Planning. The applicant was present, but did not speak.

Motion was made by Council Member Bass to approve Items 18c and 18d: the Specific Use Provision and the Site Plan, seconded by Council Member Morris. Motion carried:

Vote: 8 ayes, 0 nays

- d. **APPROVED** Consider a Site Plan request by Cody Dixon to construct a 1,217 square-foot Guest House to be located behind the primary house. This property is located at 1176 Talley Road in District 1.

Consideration of the application of Cody Dixon, requesting approval of a Plan for a Guest House. This property is located at 1176 Talley Road. (File Z 21-13, District 1)

19. Consider appointments to Boards and Commissions.

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

Deputy Mayor Pro Tem Williams announced the appointments for Mayor Pro Tem Hedrick.

Council Member Vera announced his appointments.

A vote was case with the following result:

Vote: 8 ayes, 0 nays

Mayor Pro Tem Dylan Hedrick

- Susan Nye - Board of Adjustment
- Elizabeth Harling - Community Multicultural Commission
- Terri Chepregi - Library Board
- David Parrish - Parks and Recreation Board
- Michael Rose - Plan Commission
- Martha Melaku - Property Standards Board
- Charlotte Piercy - Senior Citizens Advisory Board

Council Member Robert Vera

- Bruce Astin - Board of Adjustment

- Mindy Le - Community Multicultural Commission
- DeAnne Driver - Cultural Arts Commission
- Patricia Hanson - Environmental and Community Advisory Board
- Dorothy McAllister - Library Board
- David Morehead - Parks and Recreation Board
- Douglas Williams - Plan Commission
- Caleb Ernst - Property Standards Board
- Hazel Blanton - Senior Citizens Advisory Board
- Carlos Porras - Tax Increment Finance #1 Downtown Board
- Cle D. Kimble - Tax Increment Finance #3 Board
- Jack "Rick" Wyatt. Jr. - Unified Building Standards Board

20. Citizen comments: Gino Rock

21. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:37 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 09/21/2021

Item Title: Sand Filter, Motor and Strainer Replacement at Bradfield Pool

Submitted By: Andy Hesser, Managing Director

Bid Number: 1243-21

Purchase Justification:

This request is to replace the sand filter, motor and strainer at Bradfield Pool. The filter replacement includes demolition of existing stark filters and piping, installation of new high-rate sand filters, replacement of piping as needed to tie filters into the circulation system, and start-up and training for all installed equipment.

Evaluation:

The filter, motor, and strainer replacement is being provided by Sunbelt Pools through the BuyBoard Cooperative Purchasing Contract 613-20.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Sunbelt Pools	All	\$111,464.00
		TOTAL:	\$111,464.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 45889

Fiscal Impact

Total Project/Account:	\$2,318,945
Expended/Encumbered to Date:	2,063,587
Balance:	\$255,358
This Item:	111,464
Proposed Balance:	\$143,894
Account #:	100-2312-607903 & 100-2312-607905

Fund/Dept/Project – Description and Comments:

General Fund / Pool Repairs	\$ 97,224
General Fund / Filter Repairs	14,240
Total	\$111,464

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Page 131

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/10/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/10/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 09/21/2021

Item Title: Playground Replacement Program Construction

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 1106-20

Purchase Justification:

This request is to approve a Change Order for the Playground Replacement Program Group 1 construction services. This change is for installation of irrigation and sod that was previously intended to be performed outside of the contractor's scope. This project is part of the 2019 Bond Program and was approved in the 2021 CIP.

Evaluation:

Dean Electric, Inc., dba Dean Construction, was awarded the original PO 31393 in the amount of \$1,179,978 at the February 2, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Dean Electric, Inc., dba Dean Construction	All	\$106,178.00
TOTAL:		\$106,178.00

Basis for Award: Change Order

Purchase Requisition #: 45985

Fiscal Impact

Total Project/Account: \$2,318,945
Expended/Encumbered to Date: 1,957,409
Balance: \$361,536
This Item: 106,178
Proposed Balance: \$255,358
Account #: 100-2421-7111

Fund/Dept/Project – Description and Comments:

General Fund / Parks, Recreation & Cultural Arts / Operations

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Page 131

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/10/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/10/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 09/21/2021

Item Title: Rosehill Road Streetscape

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0834-21

Purchase Justification:

This request is to provide hardscape, landscape, lighting and irrigation improvements on Rosehill Road between I.H. 30 and Bobtown Road. The Rosehill Road Streetscape project is part of the Target Investment Area (TIA) in the I.H. 30 Catalyst Area Plan adopted by City Council in July 2017. The project includes a 12'-wide enhanced stamped concrete sidewalk, tree wells, and pedestrian lighting along both sides of Rosehill Road. The project also includes landscaped medians with trees, shrubs and grasses with border edges. The construction of the Rosehill Road Streetscape will be the first City project completed in the Rosehill/I.H. 30 TIA and will substantially impact and improve the overall perception of South Garland for its residents, visitors, and businesses as was originally intended.

Evaluation:

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

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
The Fain Group, Inc.	All	\$1,655,689.29
TOTAL:		\$1,655,689.29

Basis for Award: Straight Low Bid

Purchase Requisition #: 45973

Fiscal Impact

Total Project/Account: \$2,013,000

Expended/Encumbered to Date: 1,177,486

Balance: 835,514
This Item: 1,655,689
Proposed Balance: \$(820,175) *
Account #: 691-1509-1050900-9002

Fund/Dept/Project – Description and Comments:

Economic Development CIP / Rosehill Streetscape & Public Improvements Project

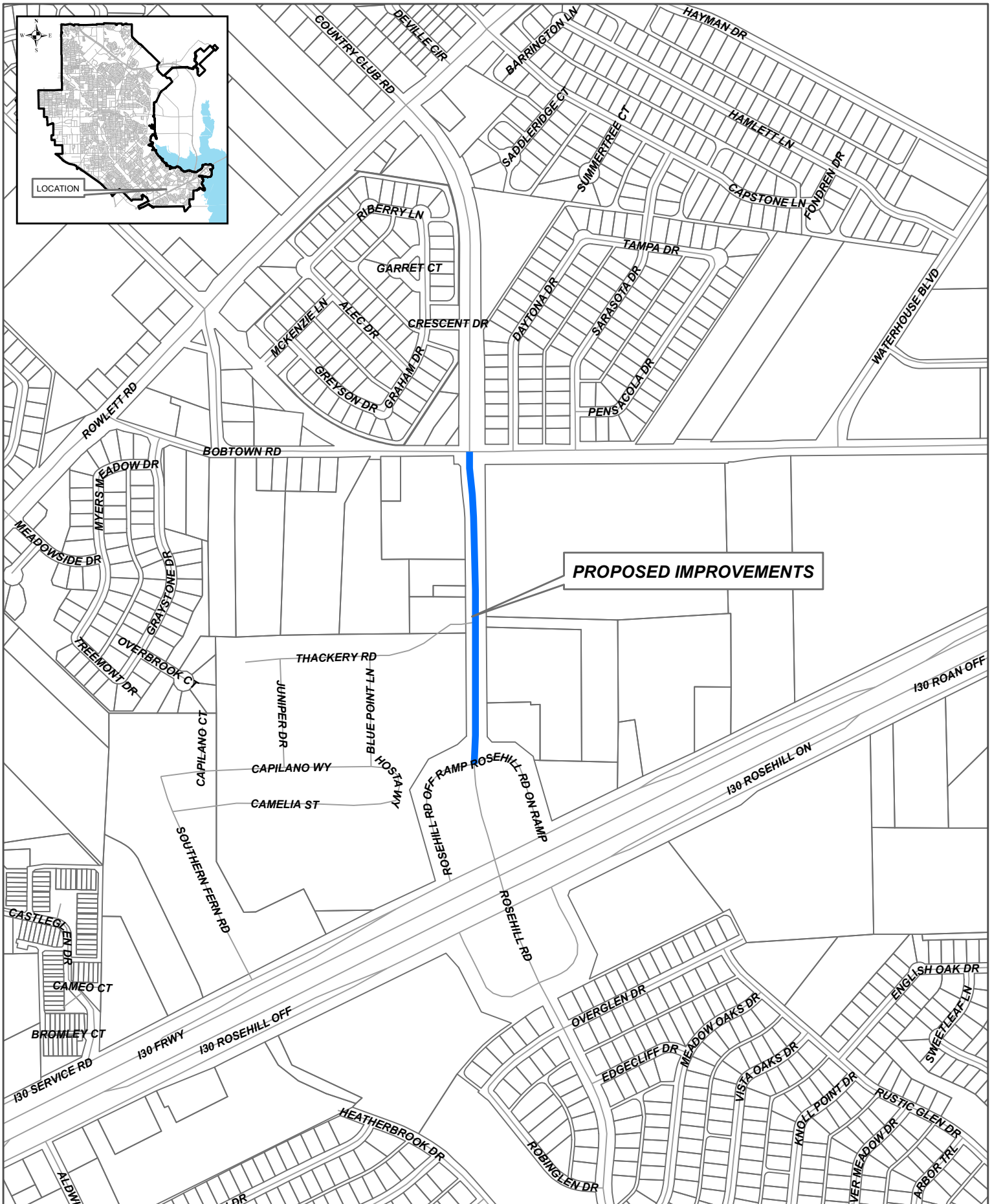
* Engineering presented a written briefing at the Monday, September 13, 2021, City Council Work Session regarding this project requiring an additional \$1,050,000 in Certificates of Obligation to be funded in the 2022 Capital Improvement Program.

Attachments

Bid Recap
Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2021
Document Location: CIP - Page 180

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 09/12/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/10/2021





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 09/21/2021

Item Title: Bobtown Road, Waterhouse Boulevard and South Country Club Road Improvements

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0156-20

Purchase Justification:

This request is to approve a Change Order for the Bobtown Road, Waterhouse Boulevard and South Country Club Improvements construction contract. This Change Order will provide for the addition of a one (1) mile, 12-foot-wide sidepath (trail) as part of the contract. The trail will extend along Bobtown Road and Waterhouse Boulevard between Rowlett Road and Roan Road.

This trail is part of the City's Trails and Bikeways Master Plan (Master Plan) and had not been considered and adopted by City Council at the time the Bobtown Road and Waterhouse Boulevard project was bid and awarded. The proposed off-street facility will provide pedestrians and bicyclists with a safe route to connect to schools, neighborhoods, parks and commercial districts.

The City programmed CIP funds under Parks Catalyst Area Improvements that will be utilized for this sidepath project. This Change Order No. 1 will be programmed as part of the 2022 CIP.

Evaluation:

DDM Construction Corporation was awarded the original PO 29901 in the amount of \$9,799,114 at the February 18, 2020, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DDM Construction Corporation	All	\$523,000.00

TOTAL:	\$523,000.00
---------------	---------------------

Basis for Award: Change Order

Purchase Requisition #: 45986

Fiscal Impact

Total Project/Account: \$698,000 *
Expended/Encumbered to Date: 0
Balance: \$698,000
This Item: 523,000
Proposed Balance: \$175,000
Account #: 654-1429-1851519-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Parks Catalyst Area Improvements

* Engineering presented a written briefing at the Monday, September 13, 2021, City Council Work Session regarding this project requiring funding of \$698,000 from the 2019 Bond Parks Catalyst Area Improvements program in the 2022 Capital Improvement Program.

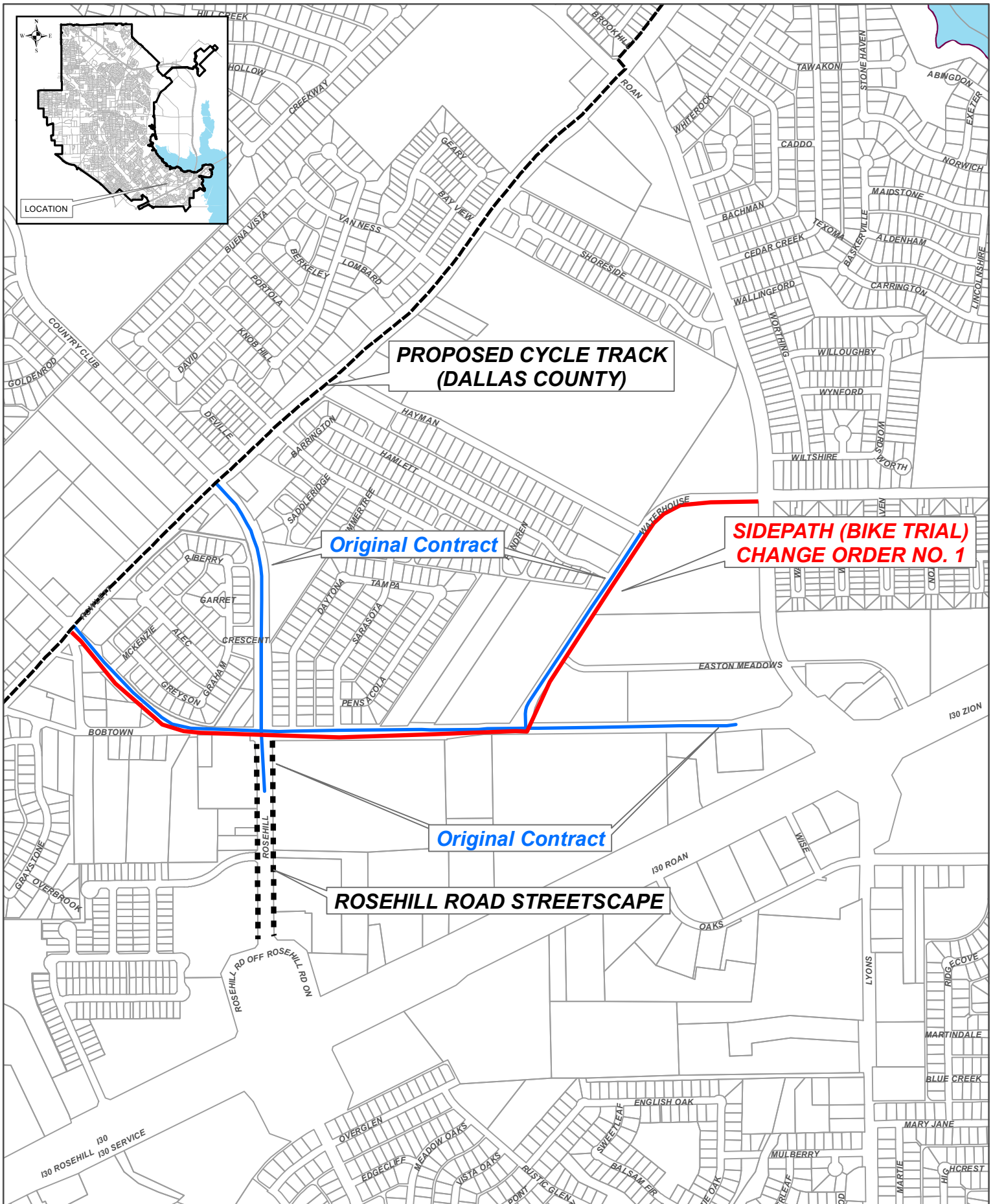
Attachments

Bid Recap
Location Map

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2021
Document Location: CIP - Page 87

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 09/12/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/10/2021





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 09/21/2021

Item Title: Core Human Resources, Payroll and Financial Management System

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 1287-21

Purchase Justification:

This request is to replace the City's current core Human Resources, Payroll and Financial Management Systems with a new system that meets the current needs of the organization. The City's current Human Resources System is approximately 23 years old and is reaching end-of-support with the original vendor. The City's Financial Management System is slightly older and lacks many capabilities present in modern systems.

Human Resources, Payroll and Finance are core capabilities to many essential operations within the City. The City currently relies upon multiple systems from separate vendors for recruiting, benefits management, financial reporting and other business capabilities. Many of these capabilities require the creation and maintenance of custom integration software to perform their business purpose. Many functions are performed manually by staff or require manipulation of data through spreadsheets or databases that exist outside the core system, leading to errors and inefficient use of talent.

This approval is for a 10-year Term Agreement which will total \$8,161,462 over the life of the agreement. Expenditures will not exceed appropriated funds. At the end of the initial term, the City may renew for additional periods as long as the software is needed.

Evaluation:

The recommended solution, Workday, Inc., is available from Precision Task Group through the Texas Department of Information Resources Contract DIR-TSO-4242.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Precision Task Group	All	\$473,628.00

TOTAL: **\$473,628.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45980

Fiscal Impact

Total Project/Account: \$4,147,931
Expended/Encumbered to Date: 0
Balance: \$4,147,931
This Item: 473,628
Proposed Balance: \$3,674,303
Account #: 415-4599-2345921-9029 & 411-4514-7121

Fund/Dept/Project – Description and Comments:

Staff recommends the Workday, Inc., system as the best value. Staff recommends a 10-year Term Contract totaling \$8,161,462 be awarded to Precision Task Group (PTG), reseller for the Workday, Inc., products. At the end of the contract term, should the City wish to continue with the Workday product, the City may choose to renew the agreement with the reseller for another period. Based on comprehensive evaluation of the capabilities of the system, Workday, Inc., has demonstrated the best value to the City for Human Resources, Payroll, and Financial Management capabilities.

IT Project Fund / HR & Payroll Implementation	\$175,697
Information Technology Fund / Subscriptions	297,931
Total	\$473,628

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Pages 313 & 318

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/12/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/08/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 09/21/2021

Item Title: Fire Station No. 1 - Land Acquisition Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 1292-20

Purchase Justification:

This request is to approve a Change Order for professional services related to the acquisition of property in connection with the construction of a new Fire Station No. 1 complex. The new fire station will be located on an area of land commonly referred to as "The Triangle," situated east of First Street, north of Avenue D and south of Avenue B. The land acquisition services include negotiation, relocation, project administration and title and closing services. These additional services are necessary to facilitate and complete the acquisition of parcels needed for the project. This scope of this project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

Teague Nall and Perkins, Inc., was awarded the original PO 30669 in the amount of \$91,500.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Teague Nall and Perkins, Inc.	All	\$20,660.00
TOTAL:		\$20,660.00

Basis for Award: Change Order

Purchase Requisition #: 45981

Fiscal Impact

Total Project/Account: \$2,610,000
Expended/Encumbered to Date: 1,659,293
Balance: \$950,707

This Item: 20,660
Proposed Balance: \$930,047
Account #: 652-1429-1210119-900111, 692-1409-1004600-9001

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Relocate Fire Station No. 1	\$13,460
Economic Development CIP / Land/Property Acquisition	<u>7,200</u>
TOTAL	\$20,660

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: CIP - Pages 160 and 171

Budget Director Approval: Allyson Bell Steadman Approval Date: 09/12/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/09/2021

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 09/21/2021

Item Title: Implementation Services for Core Human Resources, Payroll and Financial Management System

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 1288-21

Purchase Justification:

This request is to provide professional implementation services to replace the City's current core Human Resources, Payroll and Financial Management Systems with a solution that meets the current needs of the organization. Staff has selected Workday, Inc., as the recommended solution.

The recommended solution and associated systems are best implemented by a partner experienced with municipal governments in the state of Texas, civil service operations and municipally-owned electric utilities. Doing so leads to the optimization of business processes, creates efficiency, eliminates manual or redundant processes and achieves the optimal outcome.

Evaluation:

Accenture, LLP, was selected to provide the implementation services through the Texas Department of Information Resources Contract DIR-TSO-4062.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Accenture, LLP	All	\$3,321,982.00
		TOTAL:	\$3,321,982.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 45982

Fiscal Impact

Total Project/Account: \$3,850,000
Expended/Encumbered to Date: 175,697
Balance: \$3,674,303
This Item: 3,321,982
Proposed Balance: \$352,321
Account #: 415-4599-2345921-9029

Fund/Dept/Project – Description and Comments:

IT Project Fund / HR, Payroll, and Financial Management System Core Implementation

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Page 318

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/12/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/08/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 09/21/2021

Item Title: Traffic Signal Cabinets

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 1308-21

Purchase Justification:

This request is to provide traffic signal cabinets for Warehouse Inventory to support the Transportation Department.

Evaluation:

The cabinets are available from Consolidated Traffic Controls, Inc., through the HGAC Cooperative Purchasing Contract PE-05-21.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Consolidated Traffic Controls, Inc.	All	\$172,241.00
TOTAL:		\$172,241.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 45966

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$172,241
Proposed Balance: N/A
Account #: 451-1300
Fund/Dept/Project – Description and Comments:

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

Attachments**Bid Recap**

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: N/A

Budget Director Approval: Allyson Bell Steadman Approval Date: 09/14/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/10/2021



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 09/21/2021

Item Title: Z 20-44 CCM Engineering (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 20-44 CCM Engineering

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 20-44 Ordinance

Z 20-44 Exhibit A

Z 20-44 Exhibit B

Z 20-44 Exhibits C-E

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 ATTACHED USES AND 2) A DETAIL PLAN FOR SINGLE-FAMILY ATTACHED TOWNHOUSE UNITS ON A 4.668-ACRE TRACT OF LAND LOCATED AT 2126 ROWLETT ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 16th day of August, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Planned Development (PD) District and Detail Plan for Single-Family Attached Townhouse Units made by **CCM ENGINEERING**; 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 Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached Townhouse Units on a 4.668-acre tract of land zoned Planned Development (PD) District and located at 2126 Rowlett Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

ZONING FILE NO. Z 20-44

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:

ZONING FILE NO. Z 20-44

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-44

BEING a 4.668-acre tract of land situated in the John L.
Anderson Survey, Abstract No. 25, Dallas County, Texas.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-44

2126 Rowlett Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for forty-three (43) Single-Family Attached (Townhome).

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Single-Family-Attached(SFA) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, and Exhibit E; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

A. Permitted Uses: Only Dwelling, Single-Family-Attached (SFA) units are permitted.

B. Maximum Number of Lots: A maximum of forty-three (43) single-family attached units is permitted.

C. Minimum Lot Area: The minimum lot area is 1,925 square feet and as shown on the Detail Plan.

D. Minimum Lot Depth: The minimum lot depth is seventy-five (75) feet and the lot depth is measured between the lot lines.

E. Minimum Lot Width: The minimum lot width is twenty-five (25) feet.

F. Garages:

- Front entry garages shall be allowed.
- End Units: No garage setback from rest of the façade. However, garages will meet the 20-foot setback.
- Middle Units: Roofline cover shall be flushed with the garage facade.
- 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.
- "J" and "Swing" drives will not be required.

G. Additional Garage Architectural Elements: At least two (2) of the following architectural elements shall be provided for each garage:

- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Upgraded carriage style garage doors or faux wood garage doors

H. Garage Setbacks: All garages shall be setback a minimum of twenty (20) feet from the property line.

I. Alleys: Alleys will not be required with this development.

J. Attached Units: Lots 17, 18, 19, and 20 may be located within 2-unit structures as shown on Exhibit C.

K. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 8:12.

L. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.

M. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.

N. Building Elevations: The building elevations shall be in general conformance with those shown in Exhibit E.

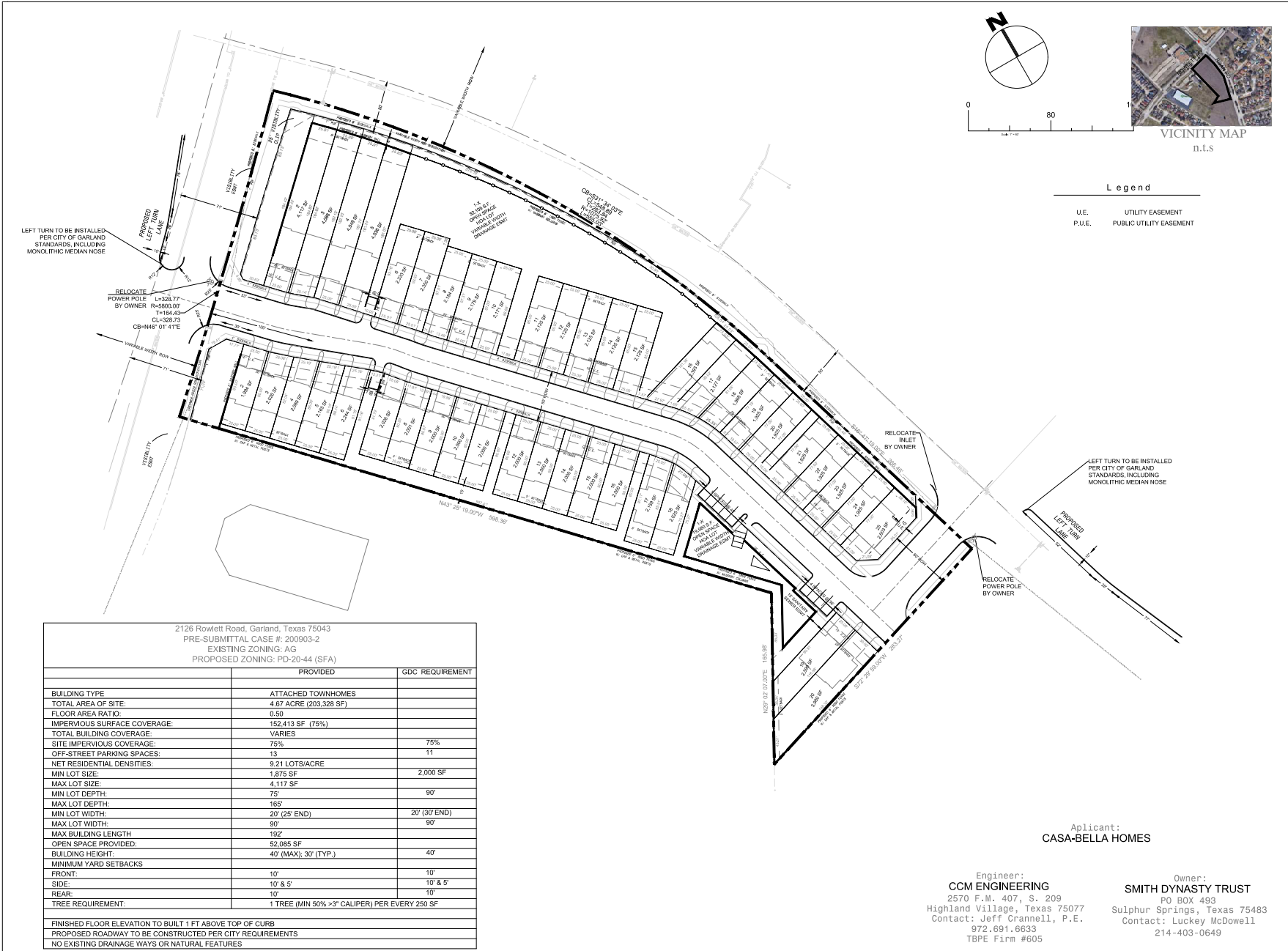
O. Signage: All signs shall meet the Garland Development

EXHIBIT B

Code requirements.

- P. 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.
- Q. 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.

EXHIBIT C



CCM Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE Firm #605

**Crescent Heights
Luxury Townhomes**

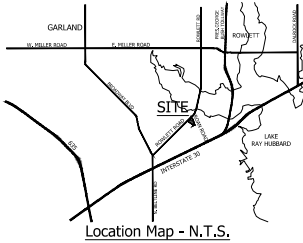
City of Garland, Tx

SITE PLAN
2126 Rowlett Road, Garland, Texas 75043
PRE-SUBMITTAL CASE #: 200903-2
EXISTING ZONING: AG
PROPOSED ZONING: PD-SFA

STATE OF TEXAS
COUNTY OF GARLAND
8/4/21

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 8/4/21
SCALE:
NOTES:
FILE:
Sheet x of x



LANDSCAPE REQUIREMENTS

SITE AREA	4.67 AC	26.34%
LANDSCAPED AREA	1.23 AC	
TREES	REQUIRED	PROVIDED
TOTAL TREES	108	108
SHRUBS	REQUIRED	PROVIDED
5 GAL.	155	155
GROUND COVER		
1 GAL.	3,840	3,840

Owner:

Smith Dynasty Trust
P.O. Box 493
Sulphur Springs, TX 75483
Tel: 214-403-0649
Contact: Lucky McDowell

Engineer:

CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

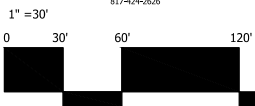
Applicant:

Casa-Bella Homes
2201 Main Street, Suite 508
Dallas, Texas 75201
Tel: 972-834-7611
Contact: Parker Elliott

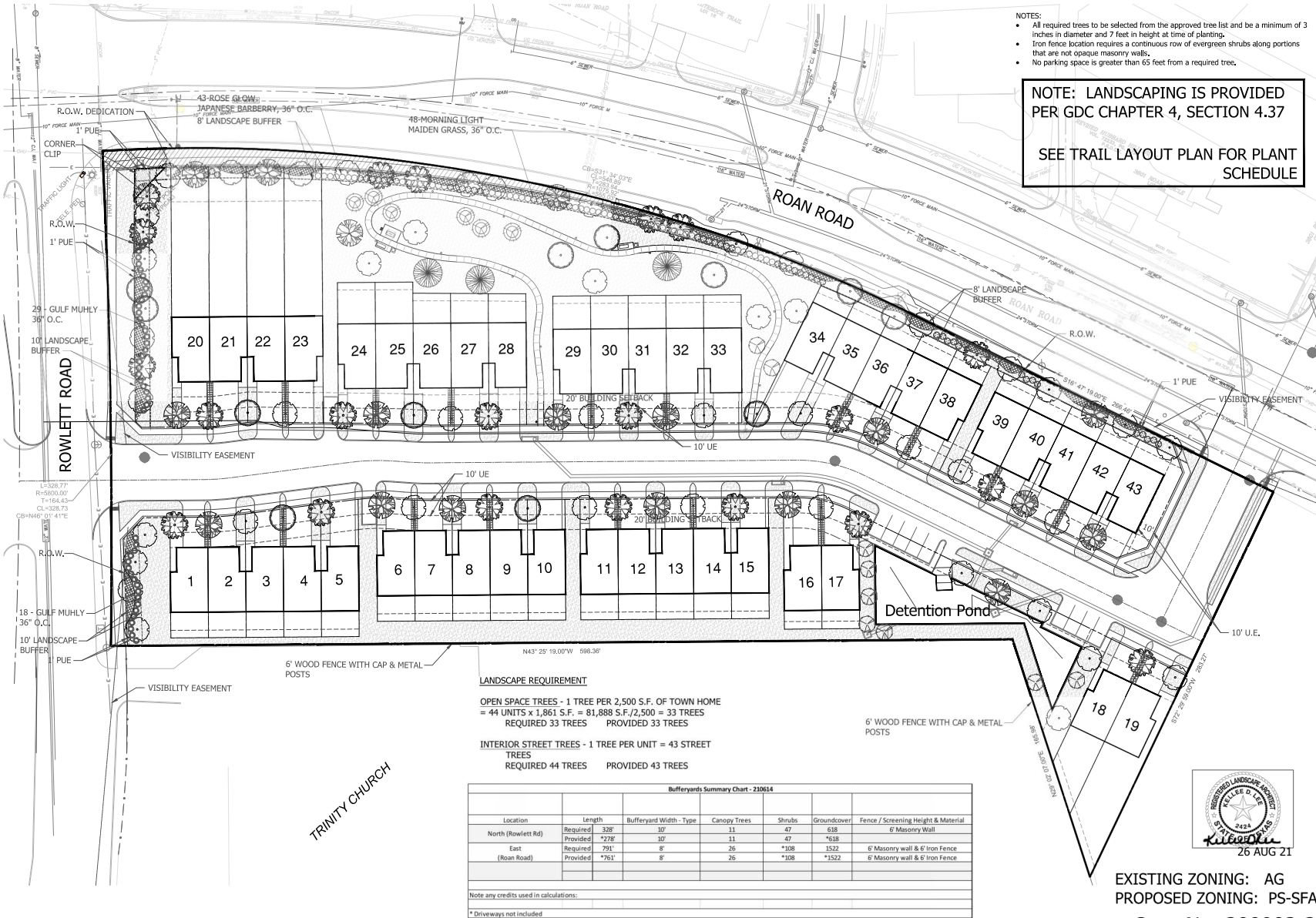
Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

26 AUG 21



Landscape Plan

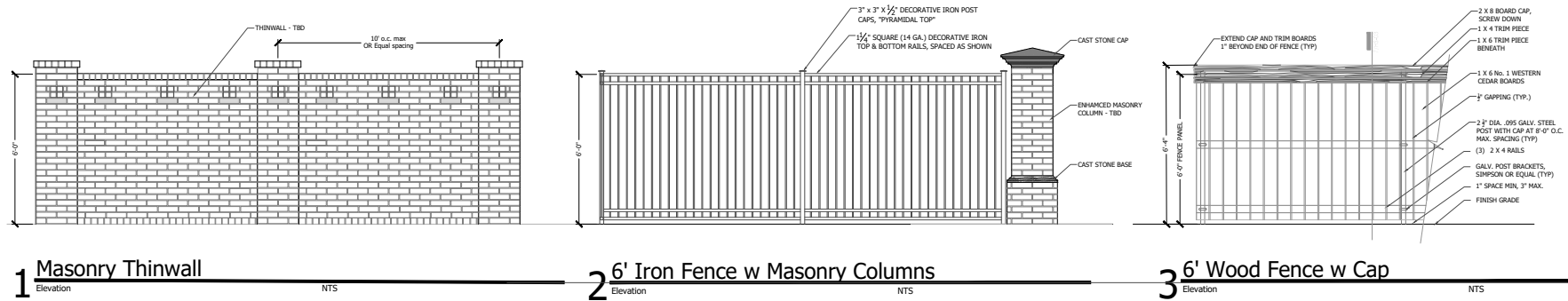


EXISTING ZONING: AG
PROPOSED ZONING: PS-SFA
Case No. 200903-2

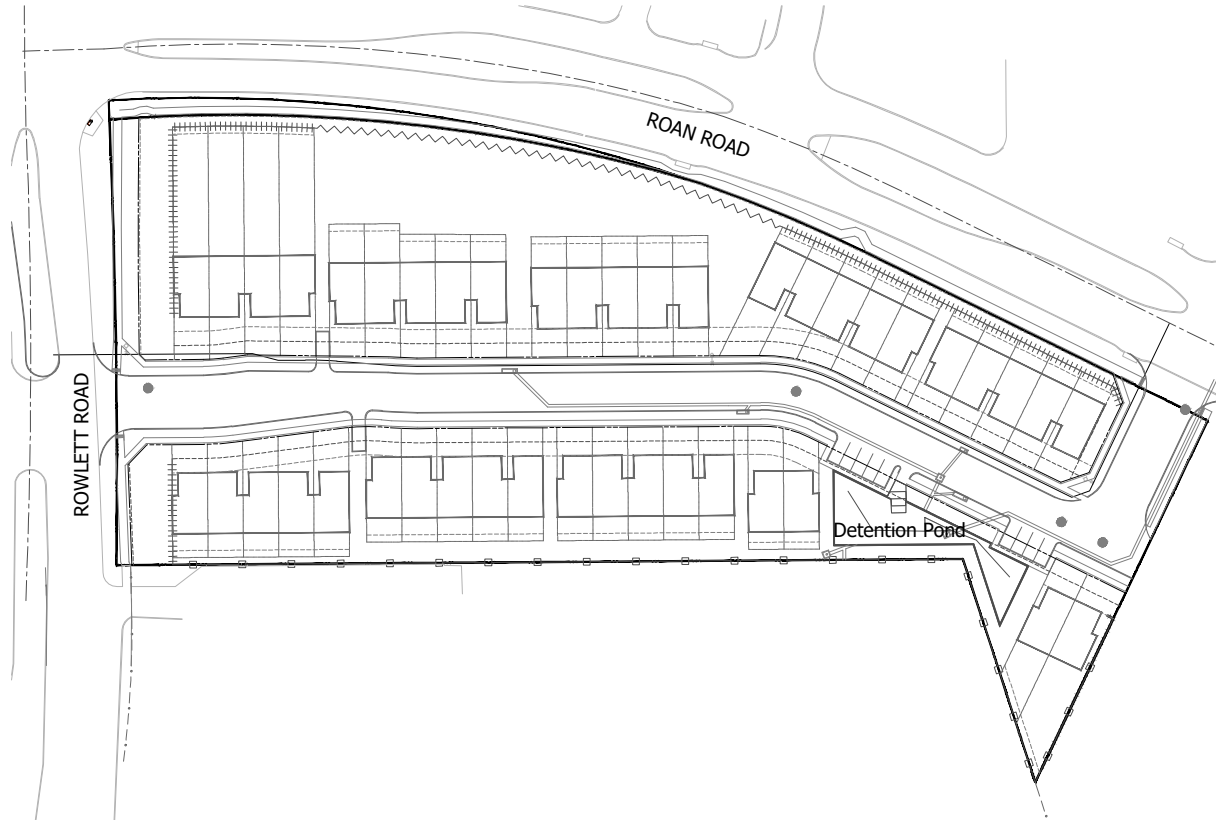
Crescent Heights Townhomes

2126 Rowlett Road, Garland, Texas 75043

Garland, Dallas County, Texas



Legend	
6' Masonry Wall	+++++
6' Iron Fence w/Masonry Columns	~~~~~
40' o.c. m.b.x.	----
6' Wood Fence with Cap and Metal Posts	—o—o—o—

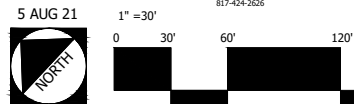


Owner:
Smith Dynasty Trust
P.O. Box 493
Sulphur Springs, TX 75483
Tel: 214-403-0649
Contact: Luckey McDowell

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

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SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Case No. 200903-2

Fence & Wall Diagram Crescent Heights Townhomes

2126 Rowlett Road, Garland, Texas 75043

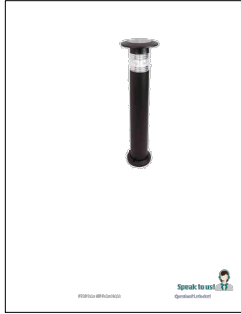
Garland, Dallas County, Texas

NOTE:

TRAIL LIGHTING - BOLLARDS

ACCESS FIXTURES
40 JACKSON STREET
WORCESTER, MA 01608
800-468-9925

- COLOR: BLACK
- BOLLARD: BOLO SOLAR LED BOLLARD LIGHT - ROUND FLAT TOP



NOTE:

- ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ):

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

- COLOR FOR ALL: BLACK

- BACKED BENCHES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-28
SURFACE MOUNT 6' BENCHES

- TRASH RECEPTACLES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-36 36 GAL. SURFACE MOUNT

- PICNIC TABLE:

STEELSITE RB COLLECTION
MODEL NO. FRST-6 - 6'

- GRILL:

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

MODEL NO. STANDARD IN GROUND GRILL - IN GROUND
SPEC SHEET: LC120-STD-IG



Plant List and Schedule

CANOPY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	45	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Red Oak <i>Quercus shumardii</i>	12	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Cedar Elm <i>Ulmus crassifolia</i>	21	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Chinese Pistache <i>Pistacia chinensis</i>	3	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Texas Ash <i>Fraxinus texensis</i>	18	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

ACCENT / UNDERSTORY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Cape Myrtle <i>Lagerstroemia indica</i>	9	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)
	Chaste Tree <i>Vitex agnus-castus</i>	6	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Maiden Grass 'Morning Light' <i>Miscanthus sinensis 'Morning Light'</i>	65	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.; triangular spacing
	Gulf Muhly <i>Muhlenbergia capillaris</i>	47	5 GAL. / 24" HT. / 36" SPREAD	container grown; full growth; 36" o.c.; triangular spacing
	Rose Glow Japanese Barberry <i>Berberis thunbergii 'Rose Glow'</i>	43	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.; triangular spacing

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

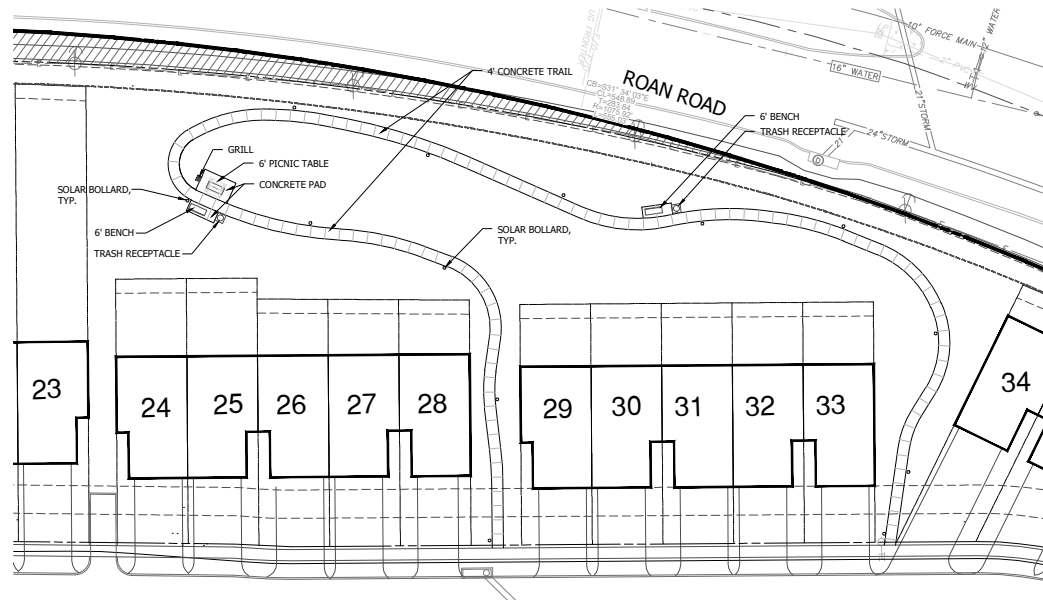
GROUND COVER

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Big Blue Liriope <i>Liriope muscari 'Big Blue'</i>	3,840	1 GAL./6"-12" HT./ 12" SPREAD	full growth; 12" o.c.; triangular spacing

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

TURF

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass <i>Cynodon dactylon</i>	53,525 S.F.	SOLID SOO	contractor to field verify quantity of sod / hydromulch required

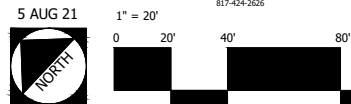


Owner:
Smith Dynasty Trust
P.O. Box 493
sulphur Springs, TX 75483
Tel: 214-403-0649
Contact: Luckey McDowell

Engineer:
CCM Engineering
2570 Justin Road, Suite 209
Highland Village, TX 75077
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Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Trail Layout

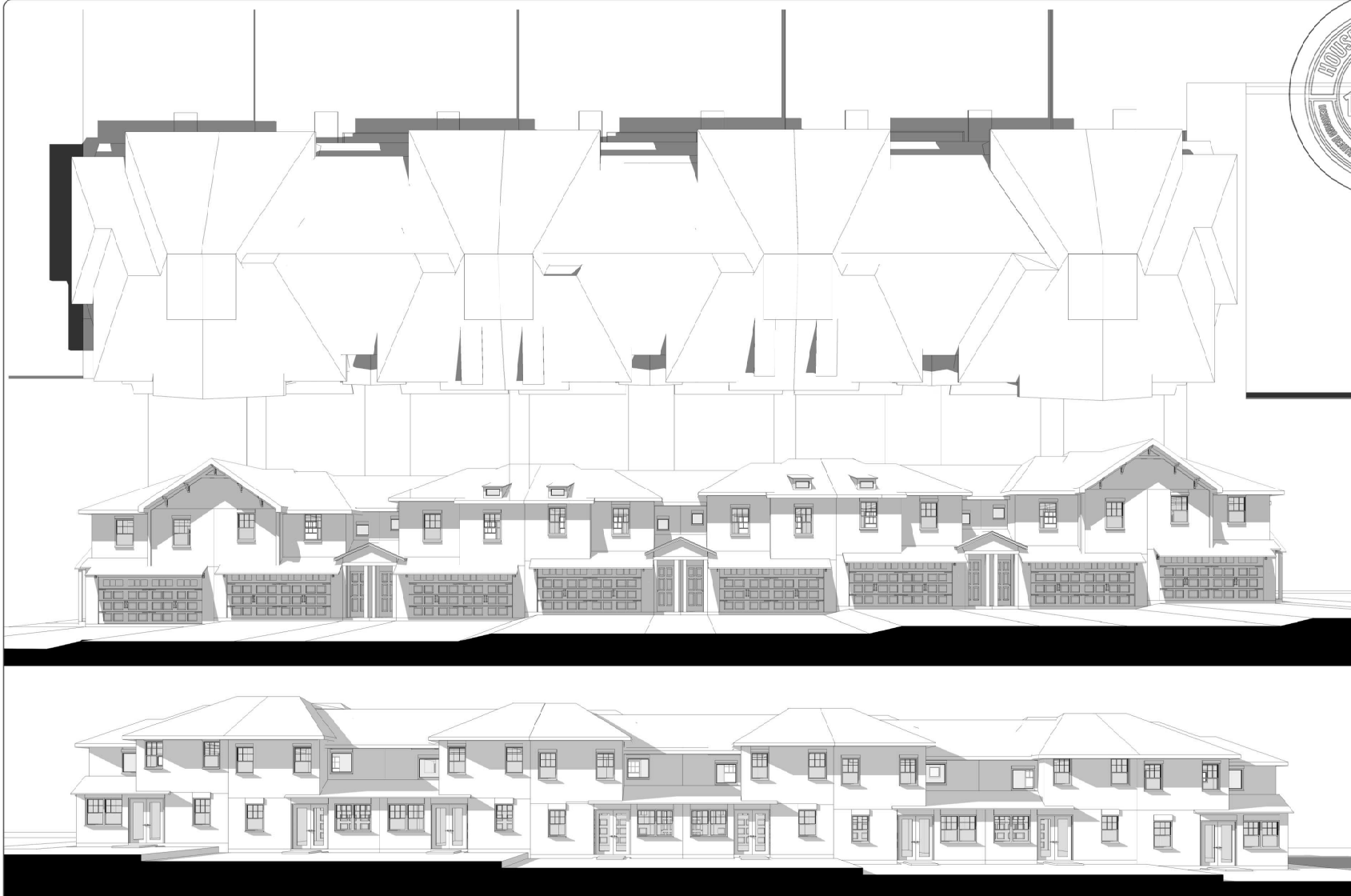
Crescent Heights Townhomes

2126 Rowlett Road, Garland, Texas 75043

Case No. 200903-2

Garland, Dallas County, Texas





3D shots



These plans are the property of House to Home Plans, LLC and are not to be reproduced or used for construction without express written consent of House to Home Plans, LLC. The purchase of these plans grants a limited license to use the plans for the construction of one residence only. Any other use without the express written consent of House to Home Plans, LLC is prohibited. Copyright 2021 - House to Home Plans, LLC.

Project Issue / Date	12/20/20
CASE	#200903-2
Issue Log	Issue Date
Sketch Set	02/22/21
Plan Set	04/22/21
Construction Set	
Permit Set	
Construction Set	

2021 AUG 25
2021 AUG 25
2021 AUG 25

House to Home Plans, LLC
DESIGNING BEAUTIFUL HOMES THAT BECOME BEAUTIFUL HOMES!

DATE

AUG. 25

DRAWN BY

Y. HOWERTON

CUSTOMER

CASABELLA

SHEET

0 - 0

PLAN NUMBER

2413-2021-24

ADDRESS

2126 ROWLETT ROAD
GARLAND, TX 75043

The image displays two 3D architectural renderings of a row of townhouses. The top rendering shows a side elevation of a long row of townhouses with a mix of brick and siding, set against a cloudy sky. The bottom rendering shows a front elevation of a similar row of townhouses, featuring garages and a red car parked in front. A green lawn is in the foreground. A circular logo with 'HOUSE' and '1' is in the top right corner. The text 'EXHIBIT E' is written vertically on the left side. A small logo with a circle and the text '3D shots' is in the bottom left corner.



608 E. AVENUE 16
GRAND PRAIRIE, TX 75050
833.4URPLAN H2HPLAN.COM

Designing Beautiful Houses That Become Beautiful Homes!

2126 ROWLETT ROAD
GARLAND, TX 75043



House to Home Plans, LLC

2126 ROWLEY ROAD
GARLAND, TX 75043

EXHIBIT E



3D shots



Project Issue / Date: 12/30/20	CASE
#207903-2	
Issue Log:	Issue Date:
Garage Set	02/22/21
Crane Set	04/21/21
Construction Set	
Permit Set	
Construction Set	

2126 ROWLETT ROAD
GARLAND, TX 75043
858.406.1234
H2HPLAN.COM

House to Home Plans, LLC
Designing Beautiful Homes That Become Beautiful Homes!

DATE

AUG. 25

DRAWN BY

TY HOWERTON

CUSTOMER

CASABELLA

SHEET

0 - 0

PLAN NUMBER

2413-2021-24

ADDRESS

2126 ROWLETT ROAD
GARLAND, TX 75043

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EXHIBIT E

3D shots

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Project Name / Suite:	CASE
Project #:	#2021-2
Issue Date:	02/22/21
Design Date:	02/22/21
Client Date:	04/21/21
Construction Date:	

485 E. AVENUE 10
 SUITE 100
 GARLAND, TX 75043
 (972) 261-1000
 www.house-to-home-plans.com

House to Home Plans, LLC
 DESIGNING BEAUTIFUL HOMES THAT BECOME BEAUTIFUL HOMES!

DATE	AUG 25
DRAWN BY	TY HOWERTON
CUSTOMER	CASABELLA
SHEET	0 - 0

PLAN NUMBER	2413-2021-24
ADDRESS	2126 ROWLETT ROAD GARLAND, TX 75043

3D shots



Project Issue / Date: 12/30/20	
CASE #200903-2	
Issue Log:	Issue Date:
Search Set:	02/22/21
Check Set:	04/21/21
Coordination Set:	
Permit Set:	
Construction Set:	

608 E. AVENUE 16
GRAND PRAIRIE, TX 75050
833.4URPLAN H2HPLAN.COM

House to Home Plans, LLC
Designing Beautiful Houses That Become Beautiful Homes!

DATE _____

AUG. 25

DRAWN BY
TY HOWERTON

CUSTOMER
CASABELLA

SHEET

0-0

PLAN NUMBER

2413-2021-24

ADDRESS

2126 ROWLET ROAD
GARLAND, TX 75043

EXHIBIT E



3D shots



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Project Issue / Date: 12/30/20	CASE #207903-2
Issue Log: 02/22/21	Issue Date: 02/22/21
Client Set: 04/21/21	Client Set: 04/21/21
Construction Set	Permit Set
Construction Set	Construction Set

6666 N. MEADOW LANE
GARLAND, TX 75040
858.406.1234
H2HPLAN.COM

House to Home Plans, LLC
Designing Beautiful Homes That Become Beautiful Homes!

DATE

AUG. 25

DRAWN BY
TY HOWERTON

CUSTOMER
CASABELLA

SHEET

0 - 0

PLAN NUMBER

2413-2021-24

ADDRESS

2126 ROWLETT ROAD
GARLAND, TX 75043



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 09/21/2021

Item Title: Z 21-13 Cody Dixon (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-13 Cody Dixon

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-13 Ordinance

Z 21-13 Exhibit A

Z 21-13 Exhibit B

Z 21-13 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A GUEST HOUSE ON A 2.500-ACRE TRACT OF LAND ZONED AGRICULTURAL (AG) DISTRICT AND LOCATED AT 1176 TALLEY 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 16th day of August, 2021, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Guest House on a property zoned Agricultural (AG) District made by **Cody Dixon**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Guest House on a 2.500-acre tract of land zoned Agricultural (AG) District and located at 1176 Talley Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-13

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 21-13

BEING a 2.500-acre tract of land situated in the JAMES HOWARD SURVEY. ABSTRACT NO 542. City of Garland, Dallas County, Texas, and being part of that land conveyed to H.H. Talley and wife, Lydia E. Talley by Warranty Deed from S.R. Haynes and wife, Fannie Z. Haynes, dated September 5, 1950, recorded in Volume 3373, Page 201. Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING, at the intersection of the Southeast line of Talley Road (70' R.O.W.) with the Southwest line of Murphy Road (80' R.O.W.):

THENCE, S 44'42' W, along the Southeast line of Talley Road, a distance of 1196.70 feet to a 1 2" iron rod set for the POINT OF BEGINNING at the Northwesterly corner of a 3.0 acre tract as recorded in Volume 78201, Page 2336, Deed Records, Dallas County Texas (DRDCT), same being the Northerly corner of said tract herein described:

THENCE S 45'18'31" E. leaving the Southeast line of Talley Road and along the Northwesterly line of said 3.0 acre tract, a distance of 687.81 feet to fence corner post for corner on the Northwesterly line of a tract of land conveyed to Sandra K. Sscheu in Volume 86210, Page 168; said Deed Records.

THENCE, S 17'46'29" W, along the Northwesterly line of said Scheu tract, a distance of 159.55 feet to a 1 2" iron rod

ZONING FILE NUMBER Z 21-13

found, same being the Northeast corner of a 2.5 acre tract as recorded in Volume 84154, Page 5046, DRDCT:

THENCE, N 45°18'31" W, leaving the Northwesterly line of said Scheu tract and along the Southwesterly line of said 2.5 acre tract, a distance of 679.26 feet to a 1 2" iron rod found on the Northwest line of Talley Road:

THENCE, N 44°41'29" E, along Talley Road, a distance of 159.32 feet to the POINT OF BEGINNING and containing 2.500 acres of land, more or less.

EXHIBIT A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-13

1176 Talley Road

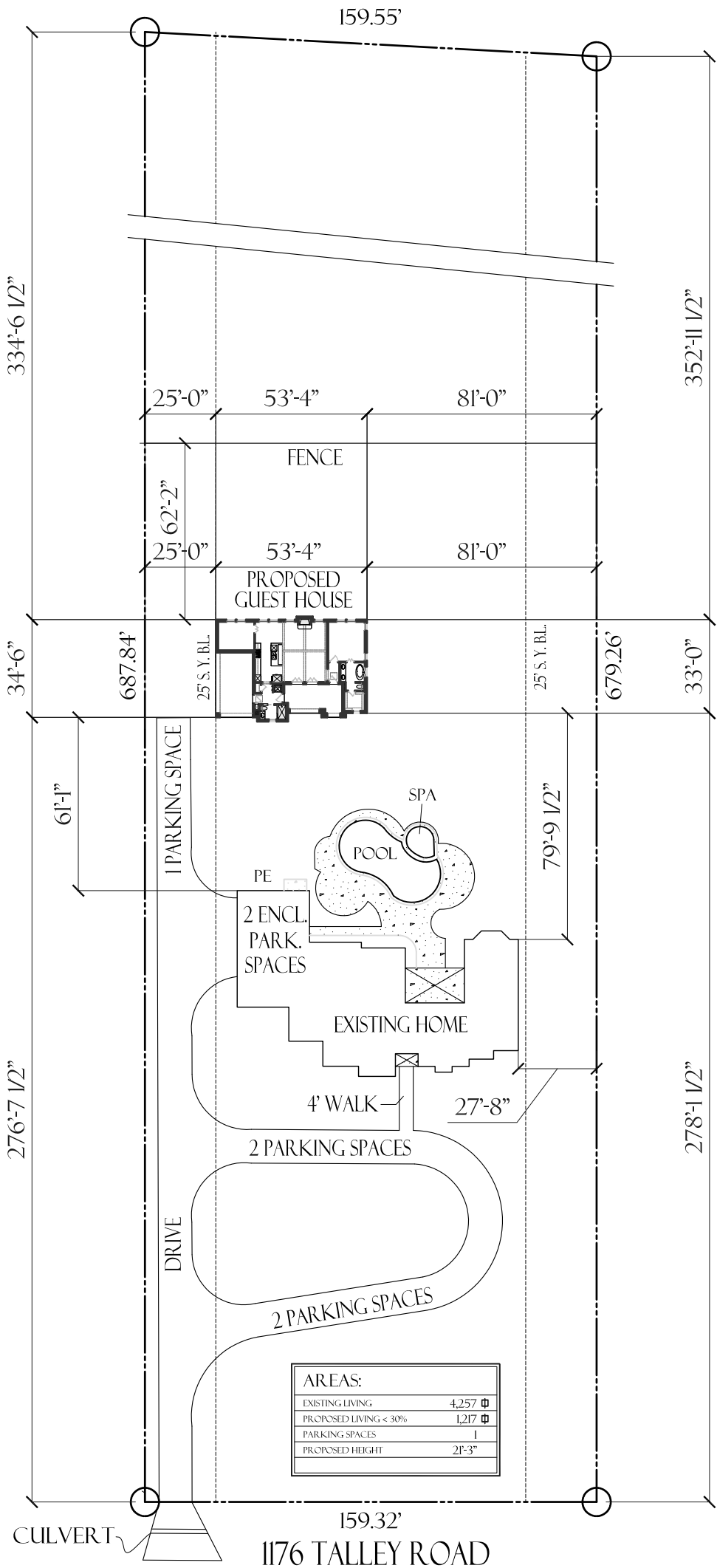
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the 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.

III. Development Plans:

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

IV. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for a period of twenty-five (25) years.
- B. Dwelling Size: The maximum building area for the Guest House shall be 1,217 square feet.



HOME DESIGNS
817.412.0896
www.qhomedesigns.com

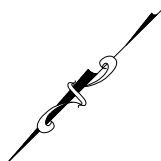


EXHIBIT C

SITE PLAN

1" = 50'

GARLAND, TX
DIXON POOL HOUSE
SPEC / 21014

* CONTRACTOR/OWNER TO VERIFY AND CHECK ALL ASPECTS OF THIS SITE AND PLOT PLAN PRIOR TO ANY CONSTRUCTION

EXHIBIT D



 GUEST HOUSE FRONT ELEVATION - NORTH
SCALE: NTS" = F0"



PLAN/RE AGREEMENT	
By using these plans, the client agrees to the following: These plans are the property of Home Designs, and are not to be reproduced, used, or altered for construction without the written permission of Home Designs. These plans are intended to provide the necessary construction information to build this structure. Building, or any part thereof, on land of any other person or corporation, without the written consent of Home Designs, is prohibited. Any changes to these plans must be made in writing and signed by the client and Home Designs. Copyright © 2019 Home Designs.	
DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTION BY:	DATE:
NOTES	
1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.	
2) Contractor shall follow all applicable codes and local codes / ordinances.	
3) All lighting shall be 24" from the ceiling, unless otherwise specified.	
4) Finishing shall be completed within the 240 days.	
5) All doors and floor joists shall be 12" x 12" unless otherwise specified.	
6) Home shall conform to the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	
7) All work shall be completed within the 240 days of the start.	
8) All work shall be completed within the 240 days of the start.	
9) All structural floor joists shall be 12" x 12" floor joists. All structural floor joists shall be 12" x 12" floor joists. All structural floor joists shall be 12" x 12" floor joists.	

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE



JOB # :
21014

EXHIBIT D



 GUEST HOUSE REAR ELEVATION - SOUTH
SCALE: NTS" = 1'-0" 

PLAN/USE AGREEMENT	
By using these plans (which are hereby agreed to be the following: These plans are for the purpose of (Owner's Design) and are not to be reproduced, used, or altered for construction without the written permission of (Owner's Design). These plans are intended to provide the necessary construction information to build this structure. Building is owner's responsibility and shall be subject to any necessary construction. Any change in design shall be subject to the Designer's liability. Designer liability is limited to the plan for the plan. Copyright © 2015 (Owner's Design).	
DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTED BY:	DATE:
NOTES	
1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.	
2) Contractor shall follow all applicable codes and local codes / ordinances.	
3) All lighting shall be 24" from the end of the structure and be subject to the local code.	
4) Plumbing shall be subject to the local code.	
5) All doors and windows shall be 1" x 1" full view and subject to the local code.	
6) All doors shall comply with the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.	
7) All structural members shall be in a state of repair prior to the start.	
8) All structural members shall be in a state of repair prior to the start.	
9) All structural members shall be in a state of repair prior to the start.	
10) All structural members shall be in a state of repair prior to the start.	

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE

 HOME DESIGNS
817.412.0896

JOB # :
21014



 GUEST HOUSE LEFT ELEVATION - EAST
SCALE: NTS" = F0"

PLAN/USE AGREEMENT
By using these plans, the client agrees to the following: These plans are the property of Dixon Designs, and are not to be reproduced, used, or altered for construction without the written permission of Dixon Designs. These plans are intended to provide the necessary construction information to build this structure. Building is done at your own risk, and is subject to your own construction. Any change in plans or design is subject to Dixon Designs' approval. Design is not to be used for any other purpose. Copyright © 2015 Dixon Designs.

DRAWN BY:	DATE:
CHECKED BY:	DATE:
FINAL REVIEW BY:	DATE:
CONSTRUCTION BY:	DATE:

NOTES

- 1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.
- 2) Contractor shall follow all applicable state and local codes / regulations.
- 3) All lighting shall be 24" from the edge of the structure.
- 4) Plumbing shall be in accordance with the 2015 code.
- 5) All doors and windows shall be 1" x 1" and shall be 1/2" thick.
- 6) Roof shall conform to the 2015 International Building Code and the 2015 International Residential Code as well as all other applicable codes / regulations.
- 7) All structural members shall be in a state of good repair.
- 8) All structural members shall be in a state of good repair.
- 9) All structural members shall be in a state of good repair.
- 10) All structural members shall be in a state of good repair.

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE



 GUEST HOUSE RIGHT ELEVATION - WEST
SCALE: NTS" = 1'-0" 

PLAN/USE AGREEMENT
By using these plans, the buyer agrees to the following: These plans are the property of Home Designs, and the buyer is to be approved, used, or altered for construction without the written permission of Home Designs. These plans are intended to provide the necessary construction information to build this structure. Building, or any other use, not shown on these plans is not construction. Any other changes will be at the buyer's risk. Home Designs is not responsible for any other use. Copyright © 2010 Home Designs.

DRAWN BY: _____
DATE: _____
CHECKED BY: _____
DATE: _____
FINAL REVIEW BY: _____
DATE: _____
CONSTRUCTION BY: _____
DATE: _____

NOTES
1) Construction shall begin at the time of the first payment to the builder.
2) Construction shall begin at the time of the first payment to the builder.
3) All plans shall be 24" x 36" in size, and shall be printed on 24" x 36" paper.
4) Printing shall be in accordance with the 2010 code.
5) All plans shall be in accordance with the 2010 code.
6) Home shall conform to the 2010 International Building Code and the 2010 International Residential Code as well as all other applicable codes.
7) All plans shall be in accordance with the 2010 code.
8) All plans shall be in accordance with the 2010 code.
9) All plans shall be in accordance with the 2010 code.
10) All plans shall be in accordance with the 2010 code.

LEGACY CLASSIC CUSTOM HOMES

1176 TALLEY RD.
GARLAND, TX

DIXON POOL HOUSE

 HOME DESIGNS
817.412.0896

JOB # :
21014



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 09/21/2021

Item Title: Emergency Solutions Grant - (CARES Act) Approval of Redistribution of Funding

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

The Community Development Department is seeking approval from City Council to redistribute \$75,000 of Emergency Solutions Grant CARES Act (ESG-CV) funding from the Garland Housing Agency's Homeless Prevention Program to the Transcend STEM Homeless Rapid Rehousing Program. Council was presented with this item for review on September 13, 2021.

Staff is seeking formal approval to redistribute ESG-CV funding.

Recommendation/Action Requested and Justification

Staff recommends approving the request to redistribute \$75,000 in ESG-CV funding from the Garland Housing Agency's Homeless Prevention Rental Assistance Program to the Transcend STEM's Rapid Rehousing Homeless Assistance Program.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 09/21/2021

Item Title: Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) 2022 Comprehensive Grant

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant in the amount of \$155,025.88. The enforcement grant will consist of high visibility patrols in identified zones throughout the City that have historically had major crashes. The required enforcement period will be the Fiscal Year 2021-2022. The increased police presence is anticipated to have a positive effect on the citizens of the City of Garland through both improved driver behavior resulting in fewer serious crashes as well as crime reduction in these identified areas.

This item was considered by Council at the September 13, 2021 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2021-2022 in the amount of \$155,025.88.

Attachments

TXDOT STEP Agreement 2022

TXDOT STEP Resolution 2022

Texas Traffic Safety eGrants

Fiscal Year 2022

Organization Name: City of Garland Police Department

Legal Name: City of Garland

Payee Identification Number: 17560005344000

Project Title: STEP Comprehensive

ID: 2022-GarlandPD-S-1YG-00051

Period: 10/01/2021 to 09/30/2022

GENERAL INFORMATION

Project Title:STEP Comprehensive

Project Description:

Program Elements

When performing enforcement activities under this grant, officers should make the enforcement of the STEP elements listed below their top priority, although any traffic-related probable cause can be used to initiate a vehicle stop

1. DWI : Driving While Intoxicated
2. Speed: Speed Enforcement
3. OP: Occupant Protection (Safety Belt and Child Safety Seat)
4. ITC: Intersection Traffic Control
5. DD: Distracted Driving

Holiday Periods

Enforcement activities under this grant may be conducted on any day at any time of day the agency deems appropriate. However, subgrantee should make it a priority to conduct enforcement activities during state and federally determined holiday periods, which are:

1. Christmas/New Year's
2. Spring Break
3. Memorial Day
4. Independence Day
5. Labor Day

STEP Mobilization Calendar is available on [eGrantsHelp page](#)

X Agency agrees to enforce the above Program Elements and Holiday Periods as part of the Selective Traffic Enforcement Program

GRANT AGREEMENT GENERAL TERMS AND CONDITIONS *(Revised:07/18/2019)*

Definitions: For purposes of these Terms and Conditions, the "Department" is also known as the "State" and the "prospective primary participant" and the "Subgrantee" is also known as the "Subrecipient" and "prospective lower tier participant"

ARTICLE 1. COMPLIANCE WITH LAWS

The Subgrantee shall comply with all federal, state, and local laws, statutes, codes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this agreement, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, nondiscrimination laws and regulations, and licensing laws and regulations. When required, the Subgrantee shall furnish the Department with satisfactory proof of compliance.

ARTICLE 2. STANDARD ASSURANCES

The Subgrantee assures and certifies that it will comply with the regulations, policies, guidelines, and requirements, including 2 CFR, Part 200; and the Department's Traffic Safety Program Manual, as they relate to the application, acceptance, and use of federal or state funds for this project. Also, the Subgrantee assures and certifies that:

A. It possesses legal authority to apply for the grant; and that a resolution, motion, or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained in the application, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide any additional information that may be required.

B. It and its subcontractors will comply with Title VI of the Civil Rights Act of 1964 (Public Law 88-352), as amended, and in accordance with that Act, no person shall discriminate, on the grounds of race, color, sex, national origin, age, religion, or disability.

C. It will comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970, as amended; 42 USC (United States Code) §§4601 et seq.; and United States Department of Transportation (USDOT) regulations, "Uniform Relocation and Real Property Acquisition for Federal and Federally Assisted Programs," 49 CFR, Part 24, which provide for fair and equitable treatment of persons displaced as a result of federal and federally assisted programs.

D. Political activity (Hatch Act) (applies to subrecipients as well as States). The State will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

E. It will comply with the federal Fair Labor Standards Act's minimum wage and overtime requirements for employees performing project work.

F. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

G. It will give the Department the access to and the right to examine all records, books, papers, or documents related to this Grant Agreement.

H. It will comply with all requirements imposed by the Department concerning special requirements of law, program requirements, and other administrative requirements.

I. It recognizes that many federal and state laws imposing environmental and resource conservation requirements may apply to this Grant Agreement. Some, but not all, of the major federal laws that may affect the project include: the National Environmental Policy Act of 1969, as amended, 42 USC §§4321 et seq.; the Clean Air Act, as amended, 42 USC §§7401 et seq. and sections of 29 USC; the Federal Water Pollution Control Act, as amended, 33 USC §§1251 et seq.; the Resource Conservation and Recovery Act, as amended, 42 USC §§6901 et seq.; and the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, 42 USC §§9601 et seq. The Subgrantee also recognizes that the U.S. Environmental Protection Agency, USDOT, and other federal agencies have issued, and in the future are expected to issue, regulations, guidelines, standards, orders, directives, or other requirements that may affect this Project. Thus, it agrees to comply, and assures the compliance of each contractor and each subcontractor, with any federal requirements that the federal government may now or in the future promulgate.

J. It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, 42 USC §4012a(a). Section 102(a) requires, on and after March 2, 1975, the purchase of flood insurance in communities where that insurance is available as a condition for the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any form of direct or indirect federal assistance.

K. It will assist the Department in its compliance with Section 106 of the National Historic Preservation Act of 1966 as amended (16 USC 470 et seq.), Executive Order 11593, and the Antiquities Code of Texas (National Resources Code, Chapter 191).

L. It will comply with Chapter 573 of the Texas Government Code by ensuring that no officer, employee, or member of the Subgrantee's governing board or the Subgrantee's subcontractors shall vote or confirm the employment of any person related within the second degree of affinity or third degree by consanguinity to any member of the governing body or to any other officer or employee authorized to employ or supervise that person. This prohibition shall not apply to the employment of a person described in Section 573.062 of the Texas Government Code.

M. It will ensure that all information collected, assembled, or maintained by the applicant relative to this project shall be available to the public during normal business hours in compliance with Chapter 552 of the Texas Government Code, unless otherwise expressly provided by law.

N. If applicable, it will comply with Chapter 551 of the Texas Government Code, which requires all regular, special, or called meetings of governmental bodies to be open to the public, except as otherwise provided by law or specifically permitted in the Texas Constitution.

ARTICLE 3. COMPENSATION

A. The method of payment for this agreement will be based on actual costs incurred up to and not to exceed the limits specified in the Project Budget. The amount included in a Project Budget category will be deemed to be an estimate only and a higher amount can be reimbursed, subject to the conditions specified in paragraph B of this Article. If the Project Budget specifies that costs are based on a specific rate, per-unit cost, or other method of payment, reimbursement will be based on the specified method.

B. All payments will be made in accordance with the Project Budget.

1. The Subgrantee's expenditures may overrun a budget category (I, II, or III) in the approved Project Budget without a grant (budget) amendment, as long as the overrun does not exceed a total of five (5) percent of the maximum amount eligible for reimbursement (TxDOT) in the attached Project Budget for the current fiscal year. This overrun must be off-set by an equivalent underrun elsewhere in the Project Budget.

2. If the overrun is five (5) percent or less, the Subgrantee must provide written notification to the Department, through the TxDOT Electronic Grants Management System (eGrants), prior to the Request for Reimbursement being approved. The notification must indicate the amount, the percent over, and the specific reason(s) for the overrun.

3. Any overrun of more than five (5) percent of the amount eligible for reimbursement (TxDOT) in the attached Project Budget requires an amendment of this Grant Agreement.

4. The maximum amount eligible for reimbursement shall not be increased above the Grand Total TxDOT Amount in the approved Project Budget, unless this Grant Agreement is amended, as described in Article 5 of this agreement.

5. For Selective Traffic Enforcement Program (STEP) grants only: In the Project Budget, Subgrantees are not allowed to use underrun funds from the TxDOT amount of (100) Salaries, Subcategories A, "Enforcement," or B, "PI&E Activities," to exceed the TxDOT amount listed in Subcategory C, "Other." Also, Subgrantees are not allowed to use underrun funds from the TxDOT amount of (100) Salaries, Subcategories A, "Enforcement," or C, "Other," to exceed the TxDOT amount listed in Subcategory B, "PI&E Activities." The TxDOT amount for Subcategory B, "PI&E Activities," or C, "Other," can only be exceeded within the five (5) percent flexibility, with underrun funds from Budget Categories II or III.

C. To be eligible for reimbursement under this agreement, a cost must be incurred in accordance with the Project Budget, within the time frame specified in the Grant Period of this Grant Agreement, attributable to work covered by this agreement, and which has been completed in a manner satisfactory and acceptable to the Department.

D. Federal or TxDOT funds cannot supplant (replace) funds from any other sources. The term "supplanting," refers to the use of federal or TxDOT funds to support personnel or an activity already supported by local or state funds.

E. Payment of costs incurred under this agreement is further governed by the cost principles outlined in 2 CFR Part 200.

F. The Subgrantee agrees to submit monthly Requests for Reimbursement, as designated in this Grant Agreement, within thirty (30) days after the end of the billing period. The Request for Reimbursement and appropriate supporting documentation must be submitted through eGrants.

G. The Subgrantee agrees to submit the final Request for Reimbursement under this agreement within forty-five (45) days of the end of the grant period.

H. Payments are contingent upon the availability of appropriated funds.

I. Project agreements supported with federal or TxDOT funds are limited to the length of this Grant Period specified in this Grant Agreement. If the Department determines that the project has demonstrated merit or has potential long-range benefits, the Subgrantee may apply for funding assistance beyond the initial agreement period.

Preference for funding will be given to projects based on (1) proposed cost sharing and (2) demonstrated performance history.

ARTICLE 4. LIMITATION OF LIABILITY

Payment of costs incurred under this agreement is contingent upon the availability of funds. If at any time during this Grant Period, the Department determines that there is insufficient funding to continue the project, the Department shall notify the Subgrantee, giving notice of intent to terminate this agreement, as specified in Article 11 of this agreement. If at the end of a federal fiscal year, the Department determines that there is sufficient funding and performance to continue the project, the Department may notify the Subgrantee to continue this agreement.

ARTICLE 5. AMENDMENTS

This agreement may be amended prior to its expiration by mutual written consent of both parties, utilizing the Grant Agreement Amendment in eGrants. Any amendment must be executed by the parties within the Grant Period, as specified in this Grant Agreement.

ARTICLE 6. ADDITIONAL WORK AND CHANGES IN WORK

A. If the Subgrantee is of the opinion that any assigned work is beyond the scope of this agreement and constitutes additional work, the Subgrantee shall promptly notify the Department in writing through eGrants. If the Department finds that such work does constitute additional work, the Department shall advise the Subgrantee and a written amendment to this agreement will be executed according to Article 5, Amendments, to provide compensation for doing this work on the same basis as the original work. If performance of the additional work will cause the maximum amount payable to be exceeded, the work will not be performed before a written grant amendment is executed.

B. If the Subgrantee has submitted work in accordance with the terms of this agreement but the Department requests changes to the completed work or parts of the work which involve changes to the original scope of services or character of work under this agreement, the Subgrantee shall make those revisions as requested and directed by the Department. This will be considered as additional work and will be paid for as specified in this Article.

C. If the Subgrantee submits work that does not comply with the terms of this agreement, the Department shall instruct the Subgrantee to make any revisions that are necessary to bring the work into compliance with this agreement. No additional compensation shall be paid for this work.

D. The Subgrantee shall make revisions to the work authorized in this agreement that are necessary to correct errors or omissions, when required to do so by the Department. No additional compensation shall be paid for this work.

E. The Department shall not be responsible for actions by the Subgrantee or any costs incurred by the Subgrantee relating to additional work not directly associated with or prior to the execution of an amendment.

ARTICLE 7. REPORTING AND MONITORING

A. Not later than thirty (30) days after the end of each reporting period, the Subgrantee shall submit a performance report through eGrants. Reporting periods vary by project duration and are defined as follows:

1. For short term projects, the reporting period is the duration of the project. Subgrantee shall submit a performance report within 30 days of project completion.

2. For longer projects, the reporting period is monthly. Subgrantee shall submit a performance report within 30 days of the completion of each project month and within 30 days of project completion.

3. For Selective Traffic Enforcement Program (STEP) Wave projects, the reporting period is each billing cycle. Subgrantee shall submit a performance report within 30 days of the completion of each billing cycle.

B. The performance report will include, as a minimum: (1) a comparison of actual accomplishments to the objectives established for the period, (2) reasons why established objectives and performance measures were not met, if appropriate, and (3) other pertinent information, including, when appropriate, an analysis and explanation of cost underruns, overruns, or high unit costs.

C. The Subgrantee shall promptly advise the Department in writing, through eGrants, of events that will have a significant impact upon this agreement, including:

1. Problems, delays, or adverse conditions, including a change of project director or other changes in Subgrantee personnel, that will materially affect the ability to attain objectives and performance measures, prevent the meeting of time schedules and objectives, or preclude the attainment of project objectives or performance measures by the established time periods. This disclosure shall be accompanied by a statement of the action taken or contemplated and any Department or federal assistance needed to resolve the situation.

2. Favorable developments or events that enable meeting time schedules and objectives sooner than anticipated or achieving greater performance measure output than originally projected.

D. The Subgrantee shall submit the Final Performance Report through eGrants within thirty (30) days after completion of the grant.

ARTICLE 8. RECORDS

The Subgrantee agrees to maintain all reports, documents, papers, accounting records, books, and other evidence pertaining to costs incurred and work performed under this agreement (called the "Records"), and shall make the Records available at its office for the time period authorized within the Grant Period, as specified in this Grant Agreement. The Subgrantee further agrees to retain the Records for four (4) years from the date of final payment under this agreement, until completion of all audits, or until pending litigation has been completely and fully resolved, whichever occurs last.

Duly authorized representatives of the Department, the USDOT, the Office of the Inspector General, Texas State Auditor, and the Comptroller General shall have access to the Records. This right of access is not limited to the four (4) year period but shall last as long as the Records are retained.

ARTICLE 9. INDEMNIFICATION

A. To the extent permitted by law, the Subgrantee, if other than a government entity, shall indemnify, hold, and save harmless the Department and its officers and employees from all claims and liability due to the acts or omissions of the Subgrantee, its agents, or employees. The Subgrantee also agrees, to the extent permitted by law, to indemnify, hold, and save harmless the Department from any and all expenses, including but not limited to attorney fees, all court costs and awards for damages incurred by the Department in litigation or otherwise resisting claims or liabilities as a result of any activities of the Subgrantee, its agents, or employees.

B. To the extent permitted by law, the Subgrantee, if other than a government entity, agrees to protect, indemnify, and save harmless the Department from and against all claims, demands, and causes of action of every kind and character brought by any employee of the Subgrantee against the Department due to personal injuries to or death of any employee resulting from any alleged negligent act, by either commission or omission on the part of the Subgrantee.

C. If the Subgrantee is a government entity, both parties to this agreement agree that no party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds, as well as the acts and deeds of its contractors, employees, representatives, and agents.

ARTICLE 10. DISPUTES AND REMEDIES

This agreement supersedes any prior oral or written agreements. If a conflict arises between this agreement and the Traffic Safety Program Manual, this agreement shall govern. The Subgrantee shall be responsible for the settlement of all contractual and administrative issues arising out of procurement made by the Subgrantee in support of work under this agreement. Disputes concerning performance or payment shall be submitted to the Department for settlement, with the Executive Director or his or her designee acting as final referee.

ARTICLE 11. TERMINATION

A. This agreement shall remain in effect until the Subgrantee has satisfactorily completed all services and obligations described in this agreement and these have been accepted by the Department, unless:

1. This agreement is terminated in writing with the mutual consent of both parties; or
2. There is a written thirty (30) day notice by either party; or
3. The Department determines that the performance of the project is not in the best interest of the Department and informs the Subgrantee that the project is terminated immediately.

B. The Department shall compensate the Subgrantee for only those eligible expenses incurred during the Grant Period specified in this Grant Agreement that are directly attributable to the completed portion of the work covered by this agreement, provided that the work has been completed in a manner satisfactory and acceptable to the Department. The Subgrantee shall not incur nor be reimbursed for any new obligations after the effective date of termination.

ARTICLE 12. INSPECTION OF WORK

A. The Department and, when federal funds are involved, the USDOT, or any of their authorized representatives, have the right at all reasonable times to inspect or otherwise evaluate the work performed or being performed under this agreement and the premises in which it is being performed.

B. If any inspection or evaluation is made on the premises of the Subgrantee or its subcontractor, the Subgrantee shall provide and require its subcontractor to provide all reasonable facilities and assistance for the safety and convenience of the inspectors in the performance of their duties. All inspections and evaluations shall be performed in a manner that will not unduly delay the work.

ARTICLE 13. AUDIT

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under this agreement or indirectly through a subcontract under this agreement. Acceptance of funds directly under this agreement or indirectly through a subcontract under this agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

ARTICLE 14. SUBCONTRACTS

A subcontract in excess of \$25,000 may not be executed by the Subgrantee without prior written concurrence by the Department. Subcontracts in excess of \$25,000 shall contain all applicable terms and conditions of this agreement. No subcontract will relieve the Subgrantee of its responsibility under this agreement.

ARTICLE 15. GRATUITIES

A. Texas Transportation Commission policy mandates that employees of the Department shall not accept any benefit, gift, or favor from any person doing business with or who, reasonably speaking, may do business with the Department under this agreement. The only exceptions allowed are ordinary business lunches and items that have received the advanced written approval of the Department's Executive Director.

B. Any person doing business with or who reasonably speaking may do business with the Department under this agreement may not make any offer of benefits, gifts, or favors to Department employees, except as mentioned here above. Failure on the part of the Subgrantee to adhere to this policy may result in termination of this agreement.

ARTICLE 16. NONCOLLUSION

The Subgrantee warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Subgrantee, to solicit or secure this agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this agreement. If the Subgrantee breaches or violates this warranty, the Department shall have the right to annul this agreement without liability or, in its discretion, to deduct from the agreement price or consideration, or otherwise recover the full amount of such fee, commission, brokerage fee, contingent fee, or gift.

ARTICLE 17. CONFLICT OF INTEREST

The Subgrantee represents that it or its employees have no conflict of interest that would in any way interfere with its or its employees' performance or which in any way conflicts with the interests of the Department. The Subgrantee shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with the Department's interests.

ARTICLE 18. SUBGRANTEE'S RESOURCES

A. The Subgrantee certifies that it presently has adequate qualified personnel in its employment to perform the work required under this agreement, or will be able to obtain such personnel from sources other than the Department.

B. All employees of the Subgrantee shall have the knowledge and experience that will enable them to perform the duties assigned to them. Any employee of the Subgrantee who, in the opinion of the Department, is incompetent or whose conduct becomes detrimental to the work, shall immediately be removed from association with the project.

C. Unless otherwise specified, the Subgrantee shall furnish all equipment, materials, supplies, and other resources required to perform the work.

ARTICLE 19. PROCUREMENT AND PROPERTY MANAGEMENT

The Subgrantee shall establish and administer a system to procure, control, protect, preserve, use, maintain, and dispose of any property furnished to it by the Department or purchased pursuant to this agreement in accordance with its own procurement and property management procedures, provided that the procedures are not in conflict with (1) the Department's procurement and property management standards and (2) the federal procurement and property management standards provided by 2 CFR §§ 200.310-.316, 200.318-.324.

ARTICLE 20. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Upon completion or termination of this Grant Agreement, whether for cause or at the convenience of the parties, all finished or unfinished documents, data, studies, surveys, reports, maps, drawings, models, photographs, etc. prepared by the Subgrantee, and equipment and supplies purchased with grant funds shall, at the option of the Department, become the property of the Department. All sketches, photographs, calculations, and other data prepared under this agreement shall be made available, upon request, to the Department without restriction or limitation of their further use.

A. Intellectual property consists of copyrights, patents, and any other form of intellectual property rights covering any databases, software, inventions, training manuals, systems design, or other proprietary information in any form or medium.

B. All rights to Department. The Department shall own all of the rights (including copyrights, copyright applications, copyright renewals, and copyright extensions), title and interests in and to all data, and other information developed under this contract and versions thereof unless otherwise agreed to in writing that there will be joint ownership.

C. All rights to Subgrantee. Classes and materials initially developed by the Subgrantee without any type of funding or resource assistance from the Department remain the Subgrantee's intellectual property. For these classes and materials, the Department payment is limited to payment for attendance at classes.

ARTICLE 21. SUCCESSORS AND ASSIGNS

The Department and the Subgrantee each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of the other party in respect to all covenants of this agreement. The Subgrantee shall not assign, sublet, or transfer interest and obligations in this agreement without written consent of the Department through eGrants.

ARTICLE 22. CIVIL RIGHTS COMPLIANCE

A. Compliance with regulations: The Subgrantee shall comply with the regulations relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation

(USDOT): 49 CFR, Part 21; 23 CFR, Part 200; and 41 CFR, Parts 60-74, as they may be amended periodically (called the "Regulations"). The Subgrantee agrees to comply with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 and as supplemented by the U.S. Department of Labor regulations (41 CFR, Part 60).

B. Nondiscrimination: (applies to subrecipients as well as States) The State highway safety agency will comply with all Federal statutes and implementing regulations relating to nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

- **Title VI of the Civil Rights Act of 1964** (42 U.S.C. 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin) and 49 CFR part 21;
- **The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970**, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- **Federal-Aid Highway Act of 1973**, (23 U.S.C. 324 et seq.), and **Title IX of the Education Amendments of 1972**, as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);
- **Section 504 of the Rehabilitation Act of 1973**, (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27;
- **The Age Discrimination Act of 1975**, as amended, (42 U.S.C. 6101 et seq.), (prohibits discrimination on the basis of age);
- **The Civil Rights Restoration Act of 1987**, (Pub. L. 100-209), (broadens scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);
- **Titles II and III of the Americans with Disabilities Act** (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38;
- **Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations** (prevents discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations); and
- **Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency** (guards against Title VI national origin discrimination/discrimination because of limited English proficiency (LEP) by ensuring that funding recipients take reasonable steps to ensure that LEP persons have meaningful access to programs (70 FR 74087-74100)).

The State highway safety agency-

- Will take all measures necessary to ensure that no person in the United States shall, on the grounds of race, color, national origin, disability, sex, age, limited English proficiency, or membership in any other class protected by Federal Nondiscrimination Authorities, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of its programs or activities, so long as any portion of the program is Federally-assisted;
- Will administer the program in a manner that reasonably ensures that any of its subrecipients, contractors, subcontractors, and consultants receiving Federal financial assistance under this program will comply with all requirements of the Non-Discrimination Authorities identified in this Assurance:

- Agrees to comply (and require its subrecipients, contractors, subcontractors, and consultants to comply) with all applicable provisions of law or regulation governing US DOT's or NHTSA's access to records, accounts, documents, information, facilities, and staff, and to cooperate and comply with any program or compliance reviews, and/or complaint investigations conducted by US DOT or NHTSA under any Federal Nondiscrimination Authority;
- Acknowledges that the United States has a right to seek judicial enforcement with regard to any matter arising under these Non-Discrimination Authorities and this Assurance;
- Agrees to insert in all contracts and funding agreements with other State or private entities the following clause:

"During the performance of this contract/funding agreement, the contractor/funding recipient agrees-

- a. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;
- b. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in appendix B of 49 CFR part 21 and herein;
- c. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;
- d. That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and
- e. To insert this clause, including paragraphs (a) through (e), in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.

C. Solicitations for subcontracts, including procurement of materials and equipment: In all solicitations either by competitive bidding or negotiation made by the Subgrantee for work to be performed under a subcontract, including procurements of materials and leases of equipment, each potential subcontractor or supplier shall be notified by the Subgrantee of the Subgrantee's obligations under this agreement and the regulations relative to nondiscrimination on the grounds of race, color, sex, national origin, age, religion, or disability.

D. Information and reports: The Subgrantee shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department or the USDOT to be pertinent to ascertain compliance with the Regulations or directives. Where any information required of the Subgrantee is in the exclusive possession of another who fails or refuses to furnish this information, the Subgrantee shall certify that to the Department or the USDOT, whichever is appropriate, and shall set forth what efforts the Subgrantee has made to obtain the requested information.

E. Sanctions for noncompliance: In the event of the Subgrantee's noncompliance with the nondiscrimination provision of this agreement, the Department shall impose such sanctions as it or the USDOT may determine to be appropriate.

F. Incorporation of provisions: The Subgrantee shall include the provisions of paragraphs A. through

E. in every subcontract, including procurements of materials and leases of equipment, unless exempt by the regulations or directives. The Subgrantee shall take any action with respect to any subcontract or procurement that the Department may direct as a means of enforcing those provisions, including sanctions for noncompliance. However, in the event a Subgrantee becomes involved in, or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Subgrantee may request the Department to enter into litigation to protect the interests of the state; and in addition, the Subgrantee may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE 23. DISADVANTAGED BUSINESS ENTERPRISE (DBE) PROGRAM

A. The parties shall comply with the DBE Program requirements established in 49 CFR Part 26.

B. The Subgrantee shall adopt, in its totality, the Department's federally approved DBE program.

C. The Subgrantee shall set an appropriate DBE goal consistent with the Department's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Subgrantee shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.

D. The Subgrantee shall follow all other parts of the Department's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity and attachments found at web address <http://www.txdot.gov/business/partnerships/dbe.html>

E. The Subgrantee shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Subgrantee shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of USDOT-assisted contracts. The Department's DBE program, as required by 49 CFR Part 26 and as approved by USDOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Subgrantee of its failure to carry out its approved program, the Department may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).

F. Each contract the Subgrantee signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of USDOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.

ARTICLE 24. CERTIFICATION REGARDING DEBARMENT AND SUSPENSION (applies to subrecipients as well as States)

Instructions for Primary Tier Participant Certification (States)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.
4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or

voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters-Primary Tier Covered Transactions

(1) The prospective primary tier participant certifies to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

(2) Where the prospective primary participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Lower Tier Participant Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered

transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ARTICLE 25. CERTIFICATION REGARDING FEDERAL LOBBYING (applies to subrecipients as well as States)

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation,

renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ARTICLE 26. CHILD SUPPORT CERTIFICATION

Under Section 231.006, Texas Family Code, the Subgrantee certifies that the individual or business entity named in this agreement is not ineligible to receive the specified grant, loan, or payment and acknowledges that this agreement may be terminated and payment may be withheld if this certification is inaccurate. If the above certification is shown to be false, the Subgrantee is liable to the state for attorney's fees and any other damages provided by law or the agreement. A child support obligor or business entity ineligible to receive payments because of a payment delinquency of more than thirty (30) days remains ineligible until: all arrearages have been paid; the obligor is in compliance with a written repayment agreement or court order as to any existing delinquency; or the court of continuing jurisdiction over the child support order has granted the obligor an exemption from Subsection (a) of Section 231.006, Texas Family Code, as part of a court-supervised effort to improve earnings and child support payments.

ARTICLE 27. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT REQUIREMENTS

A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms:

<http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf> and
<http://edocket.access.gpo.gov/2010/pdf/2010-22706.pdf>.

B. The Subgrantee agrees that it shall:

1. Obtain and provide to the State a System for Award Management (SAM) number (48 CFR subpt. 4.11) if this award provides for more than \$25,000 in Federal funding. The SAM number may be obtained by visiting the SAM web-site at: <https://www.sam.gov>

2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows the Federal government to track the distribution of federal money. The DUNS number may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform>;
and

and

3. Report the total compensation and names of its top five (5) executives to the State if:

- i. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than \$25,000,000; and
- ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

ARTICLE 28. SINGLE AUDIT REPORT

A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in 2 CFR Part 200.

B. If threshold expenditures of \$750,000 or more are met during the Subgrantee's fiscal year, the Subgrantee must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Audit Office at singleaudits@txdot.gov

C. If expenditures are less than \$750,000 during the Subgrantee's fiscal year, the Subgrantee must submit a statement to TxDOT's Audit Office as follows: "We did not meet the \$750,000 expenditure threshold and therefore, are not required to have a single audit performed for FY ____."

D. For each year the project remains open for federal funding expenditures, the Subgrantee will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

ARTICLE 29. BUY AMERICA ACT (applies to subrecipients as well as States)

The State and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

ARTICLE 30. RESTRICTION ON STATE LOBBYING (applies to subrecipients as well as States)

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

ARTICLE 31. NONGOVERNMENTAL ENTITY'S PUBLIC INFORMATION

(This article applies only to non-profit entities.)

The Subgrantee is required to make any information created or exchanged with the Department pursuant to this Grant Agreement and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the Department. [SB-1368, 83rd Texas Legislature, Regular Session, Effective 9/1/13]

ARTICLE 32. PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE
(applies to subrecipients as well as States)

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

ARTICLE 33. INTERNAL ETHICS AND COMPLIANCE PROGRAM

Subgrantee shall comply with Title 43 Texas Administrative Code §25.906(b). Subgrantee certifies it has adopted an internal ethics and compliance program that satisfies the requirements of Title 43 Texas Administrative Code §10.51 (relating to Internal Ethics and Compliance Program). Subgrantee shall enforce compliance with that program.

Data Universal Numbering System: The Data Universal Numbering System (DUNS) is a unique nine-digit number recognized as the universal standard for identifying and tracking businesses worldwide. The Federal Spending Transparency Directive and the previous Federal Funding Accountability and Transparency Act (FFATA) requires grantees and sub-grantees to have a DUNS number. Most agencies and organizations have DUNS numbers established, please check with your accounting staff. To obtain a DUNS number, applicants should go to the Dun and Bradstreet website at: <http://fedgov.dnb.com/webform>

Data Universal Numbering System (D-U-N-S)

801609462

2 C.F.R. Part 200 Compliance

Enter the Begin Date and End Date of your Agency's Fiscal Year 2022

Begin Date : 10/1/2021 End Date : 9/30/2022

Your entity is required to comply with federal (OMB A-133) and/or state (State of Texas Single Audit Circular) requirements.

If threshold expenditures of \$750,000 or more are met during your agency's fiscal year, please submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 East Eleventh Street, Austin, TX 78701 or contact TxDOT's Audit Office at singleaudits@txdot.gov

If expenditures are less than \$750,000 during your agency's fiscal year, please submit a statement to TxDOT's Audit Office as follows:

"We did not meet the \$750,000 expenditure threshold and therefore we are not required to have a single audit performed for FY ."

X I agree

STEP Operating Policies and Procedures

All STEP agencies must either have established written STEP operating policies and procedures, or will develop written policies and procedures before STEP grants can be executed. Please click here for [STEP Policies and Procedures requirements.](#)

If your agency has approved STEP Operating Policies and Procedures, please upload here :

https://www.dot.state.tx.us/apps/egrants/_Upload/1015113_337697-SOPSTEPGrant-LVSigned07202020.pdf

If your agency does not have approved STEP Operating Policies and Procedures, please certify the following:

I certify that our agency will develop STEP Operating Policies and Procedures before executing the grant.

PROPOSING AGENCY AUTHENTICATION

X The following person has authorized the submittal of this proposal.

Name	:Jeff Bryan
Title	:Chief Of Police
Address	:1891 Forest Ln
City	:Garland
State	:Texas
Zip Code	:75042
Phone Number	:972-205-2011
Fax Number	:972-485-4801
E-mail address	:bryanJ@garlandtx.gov

COUNTY SERVED

Dallas County - Dallas District

POLITICAL DISTRICT SERVED

U.S. Congress* Congressional District 3
Congressional District 4
Congressional District 5
Congressional District 32

Texas Senate* Texas Senate District 2
Texas Senate District 8
Texas Senate District 16

Texas House* Texas House of Representatives District 33
Texas House of Representatives District 67
Texas House of Representatives District 102
Texas House of Representatives District 107
Texas House of Representatives District 112
Texas House of Representatives District 113
Texas House of Representatives District 114

GOALS AND STRATEGIES

Goal: To increase effective enforcement and adjudication of traffic safety-related laws to reduce crashes, fatalities, and injuries.

Strategies: Increase and sustain high visibility enforcement of traffic safety-related laws.
Increase public education and information campaigns regarding enforcement activities.

Goal: To reduce the number of alcohol impaired and driving under the influence of alcohol and other drug-related crashes, injuries, and fatalities.

Strategy: Increase and sustain high visibility enforcement of DWI laws.

Goal: To increase occupant restraint use in all passenger vehicles and trucks.

Strategy: Increase and sustain high visibility enforcement of occupant protection laws.

Goal: To reduce the number of speed-related crashes, injuries, and fatalities.

Strategy: Increase and sustain high visibility enforcement of speed-related laws.

Goal: To reduce intersection-related motor vehicle crashes, injuries, and fatalities.

Strategy: Increase and sustain high visibility enforcement of Intersection Traffic Control (ITC) laws.

Goal: To reduce Distracted Driving motor vehicle crashes, injuries, and fatalities.

Strategies: Increase and sustain high visibility enforcement of state and local ordinances on cellular and texting devices.
Increase public information and education on Distracted Driving related traffic issues.

☒ I agree to the above goals and strategies.

BASELINE INFORMATION

Baseline Definition: A number serving as a foundation for subgrantees to measure pre-grant traffic enforcement activity. Baseline information must be provided by the subgrantee in order to identify local traffic enforcement related activity. This information should exclude any activity generated with STEP grant dollars. Once the baseline is established, these figures will be used to compare subsequent year's local and grant traffic enforcement activity.

Note: Baseline data used must be no older than 2017.

Baseline Year (12 months) **From 10/1/2019 To 9/30/2020**

<u>Baseline Measure</u>	<u>Arrests/Citations</u>	<u>Written Warnings</u>	<u>KA Crashes</u>
Driving Under Influence (DUI)	548	0	11
Speed	9978	822	10
Safety Belt	701	137	12
Child Safety Seat	170	9	
Intersection Traffic Control (ITC)	1785	65	42
Distracted Driving Citations	0	0	
Other Elements	17336	39001	

If you have additional attachments, provide them on the "Attachments" page.

LAW ENFORCEMENT OBJECTIVE/PERFORMANCE MEASURE

Objective/Performance Measure	Target Number	Not Applicable
Reduce the number of Alcohol-Involved (DWI/DUI) KA crashes toto	10	
Reduce the number of All OP-related (Seatbelt and Child Passenger Safety) KA crashes to	11	
Reduce the number of Speed-related crashes to	9	
Reduce the number of ITC-related crashes to	40	

Note: Nothing in this agreement shall be interpreted as a requirement, formal or informal, that a peace officer issue a specified or predetermined number of citations in pursuance of the Subgrantee's obligations hereunder. Department and Subgrantee acknowledge that Texas Transportation Code Section 720.002 prohibits using traffic-offense quotas and agree that nothing in this Agreement is establishing an illegal quota.

In addition to the STEP enforcement activities, the subgrantee must maintain baseline non-STEP funded citation and arrest activity due to the prohibition of supplanting.

PI&E OBJECTIVE/PERFORMANCE MEASURE

XI agree to the below efforts with a public information and education (PI&E) program.

- a. Conduct a minimum of one (1) presentations
- b. Conduct a minimum of two (2) media exposures (e.g. news conferences, news releases, and interviews)
- c. Conduct a minimum of one (1) community events (e.g. health fairs, booths)

OPERATIONAL PLAN

Zone Name : Zone1
1300- 3400 W. Miller Rd (North)
1900 - 3300 S. Jupiter Rd (West)
Zone Location : 11400 - 13700 block I-635 (South)
2000 - 4800 Saturn Rd (East)

Zone Hours : 24/7 Enforcement
Zone Heat Map : [https://www.dot.state.tx.us/apps/egrants/_Upload/1015583_337651-](https://www.dot.state.tx.us/apps/egrants/_Upload/1015583_337651-Zone_1.pdf)
(attach) Zone_1 pdf

OPERATIONAL PLAN

Zone Name : Zone2
1000 E. Kingsley - 1300 W. Kingsley (North)
3300 Broadway to 3900 Broadway (Northeast)
Zone Location : 1600 Wynn Joyce - 1100 La Prada (Southeast)
13700 - 15300 block I-635 (Southwest)
3100-4800 Saturn Rd. (West)
Zone Hours : 24/7 Enforcement
Zone Heat Map : [https://www.dot.state.tx.us/apps/egrants/_Upload/1015584_337651-](https://www.dot.state.tx.us/apps/egrants/_Upload/1015584_337651-Zone_2.pdf)
(attach) Zone_2.pdf

OPERATIONAL PLAN

Zone Name : Zone3
1700 E I30 - 500 W. I30 (South)
5600 Broadway Blvd - 6200 Broadway Blvd (West)

Zone Location : 500 Rowlett Rd - 2500 Rowlett Rd (North)
Shoreline city limits (East)

Zone Hours : 24/7 Enforcement

Zone Heat Map : [https://www.dot.state.tx.us/apps/egrants/_Upload/1015585_337651-](https://www.dot.state.tx.us/apps/egrants/_Upload/1015585_337651-Zone_3.pdf)
(attach) Zone_3 pdf

OPERATIONAL PLAN

Zone Name : Zone4
1400 W. Buckingham - 1200 E. Buckingham (North)
1700 -1100 N. Country Club (east)
1400 -2300 Castle (northeast)

Zone Location : 3900-3100 E. Centerville (east)
2000 S.H. 66 - 1300 W. Ave D (South)
400 S. Garland - 2000 N. Garland (west)

Zone Hours : 24/7 Enforcement

Zone Heat Map : [https://www.dot.state.tx.us/apps/egrants/_Upload/1015586_337651-](https://www.dot.state.tx.us/apps/egrants/_Upload/1015586_337651-Zone_4.pdf)
(attach) Zone_4.pdf

SALARIES AND FRINGE BENEFITS

Law Enforcement Hours: 1904								
X Overtime X Regular Time								
	TxDOT Hours	Match Hours	Wage Rate	TxDOT Salaries	Match Salaries	Total Salaries	Fringe %	Total Fringe:
A. Enforcement								
Officers/Deputies:	1735		\$63.420	\$110,033.70		\$110,033.70	12.89%	\$14,183.34
Sergeants:			\$0				%	\$0
Lieutenants/Other:	169		\$82.635	\$13,965.32		\$13,965.32	12.89%	\$1,800.13
B. PI&E Activities								
PI&E Activities:			\$0		\$0		%	\$0
C. Administrative Duties								
Captain (Grant Manager, completing PRs, coordinate enforcement hours, building grant, verify supervisor DARs, Oversight of PI&E objectives/performance measures)		50	\$63.800		\$3,190.00	\$3,190.00	12.89%	\$411.19
Admin Assistant (compilation of monthly stats, entering DARs into spreadsheets and Access Database, send data to finance for RFR and maintain records for future audits)		72	\$23.502		\$1,692.14	\$1,692.14	19.09%	\$323.03
Lieutenants (Coordinate staffing, verify DARs, shift supervision)		42	\$55.090		\$2,313.78	\$2,313.78	12.89%	\$298.25
Court (ticket processing)			\$20.980				19.09%	\$0
			\$0				%	\$0
			\$0				%	\$0
Total:				\$123,999.02	\$7,195.92	\$131,194.94		\$17,015.94
Category		TxDOT	%		Match		%	Total
Salaries:		\$123,999.02	94.52%		\$7,195.92		5.48%	\$131,194.94
Fringe Benefits:		\$0	0.00%		\$17,015.94		100.00%	\$17,015.94
Breakdown of Fringe Percentages: SWORN: 1.45% Medicare, 11.44% TMRS								
Details of regular time, if included in any of the above hours : All administrative hours are done as straight time All enforcement hours are done as time and a half								

City of Garland Police Department
STEP Comprehensive 2022

CIV: 1.45% Medicare, 11.44% TMRS, 6.2% SS,				
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All enforcement tools are used as time-and-a-half

STEP ENFORCEMENT MILEAGE

Instructions:

Unit # : Provide your agency's inventory number or other identifying number for each vehicle. To assist in calculating your agency's average enforcement mileage rate, we are requesting information from a sampling of five (5) patrol vehicles. The calculator will average the costs from all vehicles to arrive at the average operational cost per vehicle mile. If your agency does not have at least five patrol vehicles that are used for enforcement, include the requested information for the vehicles that you have.

Original Vehicle Cost : Provide each vehicle's total cost. (The total cost could include vehicle base cost, equipment/accessories and preparation costs).

Life Expectancy (In Years) : Provide the number of years that your agency expects the vehicle(s) will be used for enforcement activities. Many agencies have policies stating vehicles will be used for a specific time period (years) and some agencies determine mileage as the basis for vehicle retirement from enforcement. If mileage is used, determine the average number of years it takes for agency's vehicles to reach their mileage limit.

Maintenance Costs : Provide historical maintenance costs for the latest 12 month period available for each vehicle. Maintenance costs can also include annual liability insurance costs.

Fuel Costs : Provide historical fuel costs for the latest 12 month period available for each vehicle.

Yearly Miles: Provide the yearly enforcement miles for each vehicle. Use each vehicle's mileage logs or other available information to document the average number of enforcement miles driven annually or simply divide the mileage by the number of years the vehicle has been in use for enforcement activities.

	Unit #	Original Vehicle Cost	Life Expectancy (In Years)	Maintenance Costs	Fuel Costs	Yearly Miles	OP Cost/Mile
Vehicle 1	1201803	\$32,245.00	3	\$12,193.16	\$6,600.93	28836	\$1.02
Vehicle 2	1201810	\$34,554.00	3	\$11,592.82	\$5,880.78	27022	\$1.07
Vehicle 3	15201903	\$34,602.00	3	\$10,000.63	\$7,207.28	30863	\$0.93
Vehicle 4	1201931	\$34,602.00	3	\$7,783.07	\$7,011.44	30129	\$0.87
Vehicle 5	120194	\$34,602.00	3	\$8,934.71	\$8,569.63	36906	\$0.79

Average Operational Cost of the Vehicle Per Mile : \$0.94

Number of Miles Proposed : 7250

TOTAL : \$6,815.00

	Amount	Percentages
TxDOT	\$0	0.00%
Match	\$6,815.00	100.00%
Total	\$6,815.00	

BUDGET SUMMARY

Budget Category		TxDOT	Match	Total
Category I - Labor Costs				
(100)	Salaries:	\$123,999.02	\$7,195.92	\$131,194.94
(200)	Fringe Benefits:	\$0	\$17,015.94	\$17,015.94
	Sub-Total:	\$123,999.02	\$24,211.86	\$148,210.88
Category II - Other Direct Costs				
(300)	Travel:	\$0	\$6,815.00	\$6,815.00
(400)	Equipment:	\$0	\$0	\$0
(500)	Supplies:	\$0	\$0	\$0
(600)	Contractual Services:	\$0	\$0	\$0
(700)	Other Miscellaneous:	\$0	\$0	\$0
	Sub-Total:	\$0	\$6,815.00	\$6,815.00
Total Direct Costs:		\$123,999.02	\$31,026.86	\$155,025.88
Category III - Indirect Costs				
(800)	Indirect Cost Rate:	\$0	\$0	\$0
Summary				
	Total Labor Costs:	\$123,999.02	\$24,211.86	\$148,210.88
	Total Direct Costs:	\$0	\$6,815.00	\$6,815.00
	Total Indirect Costs:	\$0	\$0	\$0
Grand Total		\$123,999.02	\$31,026.86	\$155,025.88
	Fund Sources (Percent Share):	79.99%	20.01%	
Salary and cost rates will be based on the rates submitted by the Subgrantee in its grant application in Egrants.				

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - SINGLE YEAR - 2022 COMPREHENSIVE GRANT IN THE AMOUNT OF \$155,025.88; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Single Year - 2022 Comprehensive Grant in the amount of \$155,025.88, for the purpose of high visibility patrols/traffic stops during fiscal year 2021-2022.

Section 2

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

PASSED AND APPROVED this the 21st day of September, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 09/21/2021

Item Title: 2021 Edward Byrne Memorial Justice Assistance Grant (JAG)

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the September 13, 2021, Work Session, Council was scheduled to consider a request from the Police Department to apply for the 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) program for reducing crime and improving public safety. The Police Department is requesting Council's approval to apply for the 2021 Edward Byrne Memorial Justice Assistance Grant (JAG). The Director of the Bureau of Justice Assistance (BJA) has made funds available to units of local government under the 2021 Edward Byrne Memorial Justice Assistance Grant program for the purpose of reducing crime and improving public safety.

The Director of the Bureau of Justice Assistance (BJA) has made funds available to units of local government under the 2021 Justice Assistance Grant (JAG) for the purpose of law enforcement-related programs as prioritized by the Attorney General. The Garland Police Department, as a local law enforcement agency, is applying to the BJA for a direct award of \$55,519 under the JAG program. The Attorney General of the State of Texas has certified Garland as a disparate jurisdiction, thereby requiring us to share 30% of this award (\$16,655.70) with Dallas County. The revised award totals \$38,863.30 and, from this amount, a 7% Administrative Fee (\$2,720.43) will be paid to the City of Dallas as the designated fiscal agent for the participating Dallas County agencies. The resulting net award for the City of Garland will total \$36,142.87.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the Police Department to apply for the 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) program.

Attachments

Resolution JAG 2021

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SUBMISSION AND ACCEPTANCE OF AN APPLICATION TO THE BUREAU OF JUSTICE ASSISTANCE FOR GRANT UNDER THE 2021 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to submit an application to, and subsequently accept a grant from, the Bureau of Justice Assistance under the 2021 Edward Byrne Memorial Justice Assistance Grant Program, for an estimated net amount of \$36,142.87.

Section 2

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

PASSED AND APPROVED this the 21st day of September, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 09/21/2021

Item Title: 2021 Capital Improvement Program Budget Amendment No. 2

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the September 13th Work Session, the City Council reviewed a Policy Report recommending the amendment of the 2021 Adopted Capital Improvement Program (CIP). For Council's consideration is an ordinance amending the 2021 Adopted CIP to appropriate funds for the purchase of two properties located near the intersection of Ridgecrest Drive and Lakemere Drive with the intent to develop a neighborhood park and for construction services for the Highway 66 Left-Turn Lane Improvements.

Recommendation/Action Requested and Justification

Approval of CIP Budget Amendment No. 2 to increase the appropriations for the Park Land Acquisition Program and the Street/Transportation Operational and Safety Improvements Program in the 2021 Capital Improvement Program.

Attachments

Ordinance Amending 2021 CIP (Amendment No. 2)

Policy Report - 2021 CIP Budget Amendment No. 2

ORDINANCE NO. XXXX

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2021 CAPITAL IMPROVEMENT PROGRAM (2021 CIP AMENDMENT NO. 2); PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE PARK LAND ACQUISITION PROGRAM AND THE STREET/TRANSPORTATION OPERATIONAL AND SAFETY IMPROVEMENTS PROGRAM; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2021 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary in the public interest; and

WHEREAS, the City Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Park Land Acquisition Program and Street/Transportation Operational and Safety Improvements Program;

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

Section 1

The City Council hereby authorizes and approves an amendment to the 2021 Capital Improvement Program for an additional amount of \$590,000 for the purchase of two properties near the intersection of Ridgecrest Drive and Lakemere Drive and construction services for Highway 66 Left-Turn Lane Improvements.

Section 2

The City Council hereby partially amends Ordinance No. 7198 in the following particulars:

Section 1(A), increasing appropriations for Park projects in the amount of \$340,000, to be used for the purchase of two properties.

Section 1(B), increasing appropriations for Street/Transportation projects in the amount of \$250,000 for construction services for Highway 66 Left-Turn Improvements.

Section 3

That Ordinance No. 7198 for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

PASSED AND APPROVED this the 21st day of September, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

Work Session Item 3. 0.

Meeting Date: September 13, 2021
Item Title: 2021 CIP Budget Amendment No. 2
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2021 Capital Improvement Program (CIP) to appropriate \$340,000 for the purchase of two properties located near the intersection of Ridgecrest Drive and Lakemere Drive with the intent to develop a neighborhood park and \$250,000 for construction services for the Highway 66 Left-Turn Lane improvements.

OPTIONS

- (A) Approve Capital Improvement Program Budget Amendment No. 2 as proposed.
- (B) Do not approve Capital Improvement Program Budget Amendment No. 2.

RECOMMENDATION

Option (A) – Approve Capital Improvement Program Budget Amendment No. 2 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 21, 2021, Regular Meeting.

BACKGROUND

Neighborhood Park Land Acquisition

On August 16, 2021, the Board of Directors of the Garland Foundation for Development, Inc., approved acquisition of two properties located near the intersection of Ridgecrest Drive and Lakemere Drive to develop a neighborhood park. Staff seeks an amendment to the 2021 CIP, providing for the supplemental appropriation of \$340,000 in the Park Land Acquisition program (2021 CIP Page 67). Of the additional \$340,000, \$300,000 of 2004 Bond funding programmed for 2024 in the Park Land Acquisition program will be made available in 2021. The remaining \$40,000 will be funded with interest earnings.

Highway 66 Left-Turn Lane Improvements

A contract for construction services for the Highway 66 Left-Turn Lane improvements is included on the agenda for the September 14, 2021, Regular Meeting of the Garland City Council. Staff seeks an amendment to the 2021 CIP, providing for the supplemental

appropriation of \$250,000 in the Street/Transportation Operational and Safety Improvements program (2021 CIP Page 116). The additional \$250,000 in 2021 will come from 2019 Bond funding programmed in future years in the Street/Transportation Operational and Safety Improvements program.

CONSIDERATION

The City will issue Commercial Paper as expenditures are incurred in the Park Land Acquisition and Street/Transportation Operational and Safety Improvements programs, and at a future date, General Obligation Bonds will be issued to refinance the outstanding Commercial Paper.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 09/21/2021

Item Title: Use of Eminent Domain Authority for Easements and Right-of-Way Related to Reconstruction of Naaman School Road

Submitted By: Brian England, Deputy City Attorney

Summary of Request/Problem

As part of the 2019 Bond Program, voters approved reconstruction of Naaman School Road from a two-lane roadway into a four-lane divided street between Brand Road to State Highway 78 (Lavon Drive). This project will alleviate road congestion by providing twice the number of travel lanes in each direction and alleviate flooding issues during significant rainfall. Because the City does not already own all the property upon which the project will be constructed, the City has engaged in an effort to acquire the necessary easements and right-of-way. Due to the time sensitivity of the easement and right-of-way acquisitions and interdependence with critical utility relocations, Staff is seeking authorization in advance to pursue eminent domain, if needed. Negotiations are ongoing with additional property owners and if they are unsuccessful, we may need to seek to add additional properties in a future resolution.

Recommendation/Action Requested and Justification

Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has been able to negotiate with property owners of whole-takes in the project area to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with some property owners of strips and clips, specifically those needed for utility relocations that are to begin prior to the start of reconstruction of Naaman School Road. The owners are named in the proposed resolution. A single resolution may be adopted for all the units of property to be condemned if: (1) the motion to approve is made in a manner specified in the Texas Government Code; and (2) the minutes of the meeting reflect that the vote applies to all the units of property to be condemned. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

The motion and resolution will authorize the acquisition of property interests in the following properties located in Garland, Dallas County, Texas:

3930 Naaman School, being a portion of a tract of land out of the James Howard Survey, Abstract Number 542, Dallas County, Texas and being a portion Lot 1, in Block 1, of the Naaman School Road Office Condominiums Addition, an Addition to the City of Garland, Dallas

County, Texas as recorded in Volume 2005108, page 37 of the Official Public Records of Dallas County, Texas;

3850 Naaman School, being a tract of land out of the James Howard Survey, Abstract Number 542, Dallas County, Texas and being a portion of a tract of land conveyed by Special Warranty Deed to Bill E. Crump and Martha Kay Crump recorded in Volume 91247, Page 595 of the Deed Records of Dallas County, Texas;

3826 Naaman School, being a portion of a tract of land out of the James Howard Survey, Abstract Number 542, Dallas County, Texas and being a portion of a 0.95 acre tract of land conveyed by Quitclaim Deed to John K. Cox as recorded in Instrument Number 2007046777 of the Official Public Records of Dallas County, Texas and being described in Volume 20002225, Page 10088 Deed Records, Dallas County, Texas;

3414 Naaman School, being a portion of Tract 14, part of the James Howard Survey and the Daniel Crist Survey, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 7, page 423, of the Map Records of Dallas County, Texas; and

3301 Naaman School, being a portion of a tract of land located in the Daniel Crist Survey, Abstract Number 226, Dallas County , Texas and being a portion of a called 7.518 acre tract of land conveyed by Special Warranty Deed to Horton Asset Company as recorded in Volume 2000043, Page 3418 of the Official Public Records of Dallas County, Texas and a called 1.000 acre tract of land conveyed by Special Warranty Deed to Horton Asset Company as recorded in Volume 2001078, Page 3167 of the Official Public Records of Dallas County, Texas.

Attachments

Naaman School Road - Condemnation Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY RIGHTS LOCATED BETWEEN BRAND ROAD AND STATE HIGHWAY 78, IN THE CITY OF GARLAND, TEXAS SITUATED IN THE NAAMAN SCHOOL ROAD OFFICE CONDOS ADDITION, JAMES HOWARD SURVEY, AND DANIEL CRIST SURVEY IN THE CITY OF GARLAND, COUNTY OF DALLAS, TEXAS, SAID PROPERTY INTERESTS BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Garland, ("Garland"), has found and determined the need to acquire property rights necessary to reconstruct Naaman School Road from a two-lane roadway into a four-lane divided street, which will necessitate the acquisition of property in an area stretching from Brand Road to State Highway 78("Project");

WHEREAS, public convenience and necessity requires acquisition of the properties described below (referred to collectively as the "Properties"), which exhibits are attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

WHEREAS, Garland is required to make an initial offer as defined by, and in compliance with, Texas Property Code §21.0111 ("Initial Offer"), and a bona fide offer, as defined by, and in compliance with, Texas Property Code §21.0113 ("Final Offer") to acquire the Properties for public use from the Property Owners (as hereinafter defined) voluntarily before beginning the acquisition of the Properties through a condemnation proceeding;

WHEREAS, the Properties are located in the City of Garland, Dallas County, Texas as described below, and the fee owners of the Properties are as follows:

Naaman School Road Office Condominiums Association, Inc.:
3930 Naaman School - a portion of a tract of land out of the James Howard Survey, Abstract Number 542, Dallas County, Texas and being a portion Lot 1, in Block 1, of the Naaman School Road Office Condominiums Addition, an Addition to the City of Garland, Dallas County, Texas as recorded in Volume 2005108, page 37 of the Official Public Records of Dallas County, Texas; and appearing as Parcel 11 on Exhibit "A" (Right of Way Map);

Amount Offered: \$105,272;

Bill E. and Martha Kay Crump: 3850 Naaman School - a portion of a tract of land out of the James Howard Survey, Abstract Number 542, Dallas County, Texas and being a portion of a tract of land conveyed by Special Warranty Deed to Bill E. Crump and Martha Kay Crump recorded in Volume 91247, Page 595 of the Deed Records of Dallas County, Texas; and appearing as Parcel 13 on Exhibit "A" (Right of Way Map);

Amount Offered: \$29,717;

John K. Cox: 3826 Naaman School - a portion of a tract of land out of the James Howard Survey, Abstract Number 542, Dallas County, Texas and being a portion of a 0.95 acre tract of land conveyed by Quitclaim Deed to John K. Cox as recorded in Instrument Number 2007046777 of the Official Public Records of Dallas County, Texas and being described in Volume 20002225, Page 10088 Deed Records, Dallas County, Texas; and appearing as Parcel 15 on Exhibit "A" (Right of Way Map);

Amount Offered: \$35,415;

Belinda Gail Lynch: 3414 Naaman School - a portion of Tract 14, part of the James Howard Survey and the Daniel Crist Survey, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 7, page 423, of the Map Records of Dallas County, Texas; and appearing as Parcel 49 on Exhibit "A" (Right of Way Map);

Amount Offered: \$181,968;

Horton Asset Company, Ltd.: 3301 Naaman School - a portion of a tract of land located in the Daniel Crist Survey, Abstract Number 226, Dallas County, Texas and being a portion of a called 7.518 acre tract of land conveyed by Special Warranty Deed to Horton Asset Company as recorded in Volume 2000043, Page 3418 of the Official Public Records of Dallas County, Texas and a called 1.000 acre tract of land conveyed by Special Warranty Deed to Horton Asset Company as recorded in Volume 2001078, Page 3167 of the Official Public Records of Dallas County, Texas; and appearing as Parcel 55 in Exhibit "A" (Right of Way Map);

Amount Offered: \$293,478;

(collectively, "Property Owners")

WHEREAS, an independent professional appraisal report of each of the Properties has been ordered, and after receipt of the appraisals, the City Manager or his designee will establish just compensation for the Properties based on the appraisal and fair market value of the Properties and any applicable fees necessary to acquire the Properties;

WHEREAS, Garland, through agents or representatives employed by or contracted with Garland, has entered into good faith negotiations with the owners of the Properties in order to acquire necessary property rights on the Properties for the Project, and has been unsuccessful in acquiring the necessary property rights on the Properties; and

WHEREAS, in conjunction with the enactment of this Resolution, Garland authorized the initiation of eminent domain proceedings to acquire property rights to the Properties at a public meeting by a record vote, and the notice for the public meeting included all required information, including the consideration of the use of eminent domain to condemn property as an agenda item;

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

Section 1

That Garland, its staff, and its attorneys are specifically authorized to purchase property rights of the Properties; that the public convenience and necessity requires the acquisition of easement rights on the Properties for the public purpose of the Project; that Garland has made a good faith effort to negotiate a voluntary acquisition of easement rights on the Properties; that it appears to Garland that further negotiations to purchase easement rights on the Properties voluntarily would be futile; that the public necessity requires the condemnation of Properties for the Project; and that Garland, its staff, and its attorneys are hereby authorized and directed to institute proceedings in eminent domain against the owners of the Properties, and against all other owners, lienholders, or holders of an interest in the Properties, in order to acquire easement rights on the Properties.

Section 2

That Garland, its staff, and its attorneys are hereby authorized to do all things necessary and proper to carry out the intent and purpose of this Resolution, including determination of the property rights that are proper and necessary for the Project.

Section 3

It is the intent of the City Council that this Resolution authorize the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Properties necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 4

It is the intent of the City Council that this Resolution authorize the condemnation of all property required for the construction, improvement, maintenance and reconstruction of improvements to Naaman School Road on the properties described above and located in the City, to serve the public and citizens of the City.

Section 5

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Ordinance authorizing condemnation of the corrected or revised property.

Section 6

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable the City to take possession of the Properties without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council policy, to settle disputes related to the value of the Properties.

Section 7

That this Resolution shall take effect immediately from and after its adoption.

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

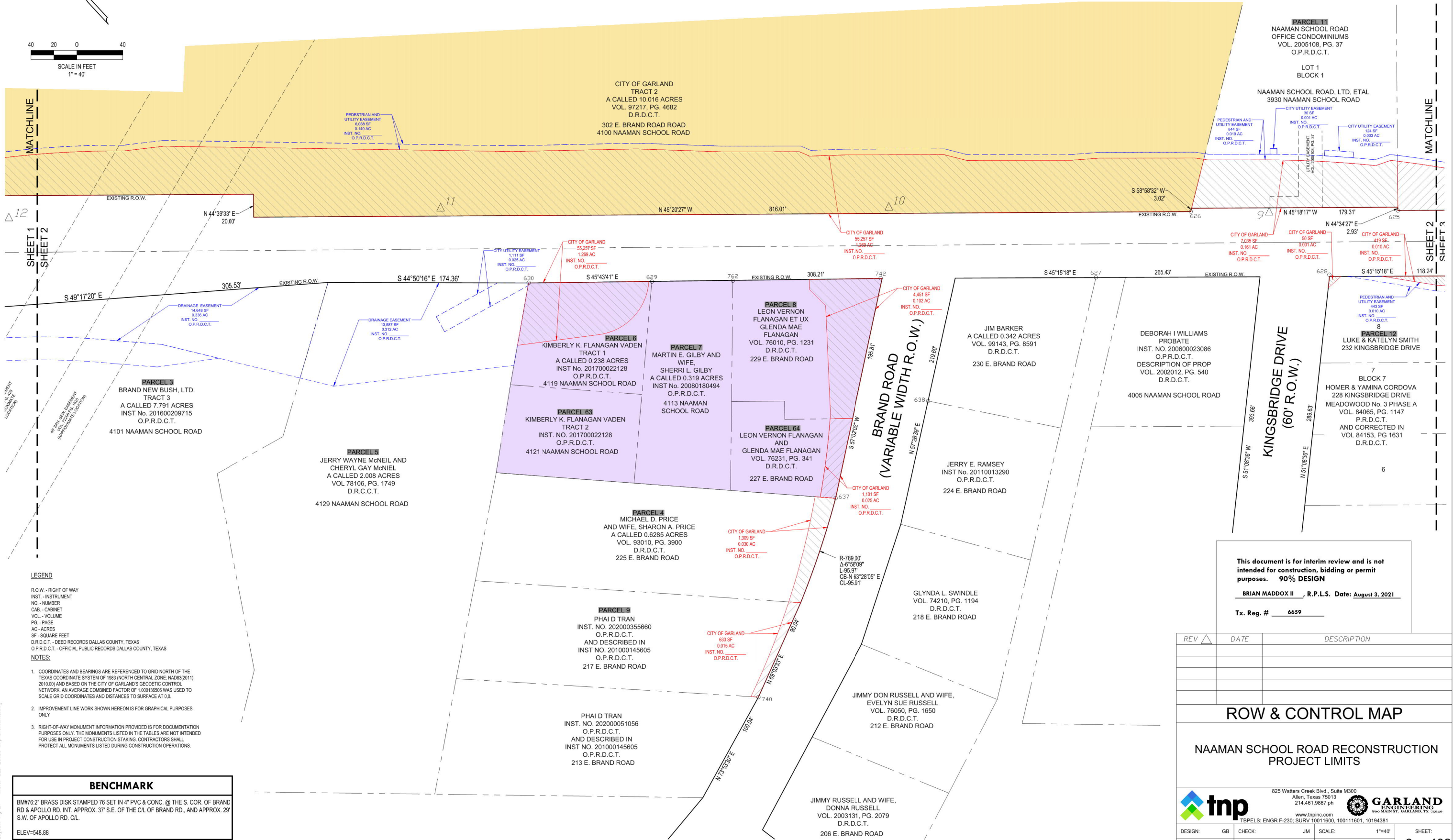
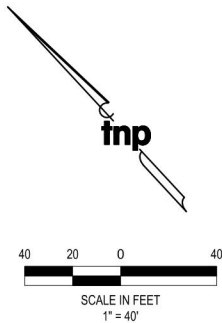
CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Drawing: C:\Users\jmadcox\AppData\Local\Temp\AutoPublish_30008\GLD 20139 Control-ROW Map.dwg at Aug 03, 2021-2:40pm by jmadcox
Layout: Pg 2 Areas: GLD 20139 Improvements.dwg



LEGEND

R.O.W. - RIGHT OF WAY
INST. - INSTRUMENT
NO. - NUMBER
CAB. - CABINET
VOL. - VOLUME
PG. - PAGE
AC - ACRES
SF - SQUARE FEET
D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

NOTES:

- COORDINATES AND BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE: NAD83(2011) 2010.00) AND BASED ON THE CITY OF GARLAND'S GEODETIC CONTROL NETWORK. AN AVERAGE COMBINED FACTOR OF 1.0013609 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE AT 0.0.
- IMPROVEMENT LINE WORK SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY.
- RIGHT-OF-WAY MONUMENT INFORMATION PROVIDED IS FOR DOCUMENTATION PURPOSES ONLY. THE MONUMENTS LISTED IN THE TABLES ARE NOT INTENDED FOR USE IN PROJECT CONSTRUCTION STAKING. CONTRACTORS SHALL PROTECT ALL MONUMENTS LISTED DURING CONSTRUCTION OPERATIONS.

BENCHMARK

BM#76.2" BRASS DISK STAMPED 76 SET IN 4" PVC & CONC. @ THE S. COR. OF BRAND RD & APOLLO RD. INT. APPROX. 37' S.E. OF THE C/L OF BRAND RD., AND APPROX. 29' S.W. OF APOLLO RD. C/L.

ELEV=548.88

This document is for interim review and is not intended for construction, bidding or permit purposes. **90% DESIGN**

BRIAN MADDOX II, R.P.L.S. Date: **August 3, 2021**

Tx. Reg. # **6659**

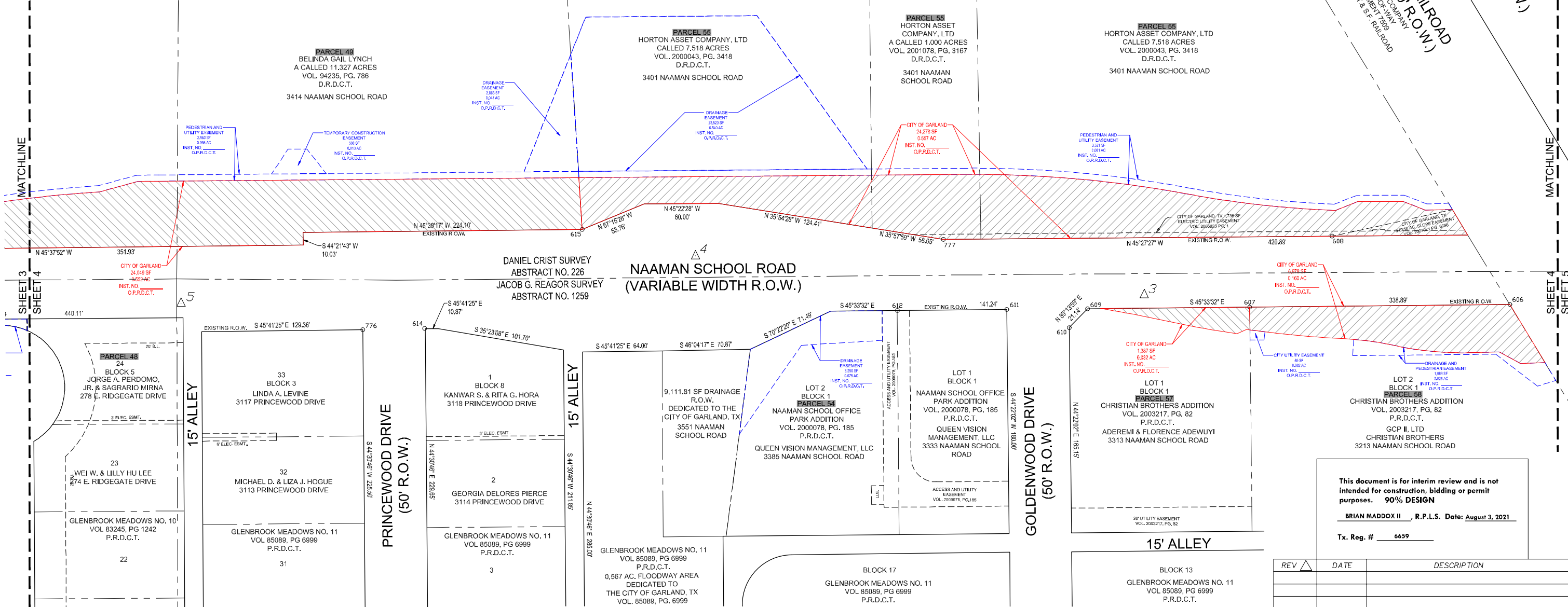
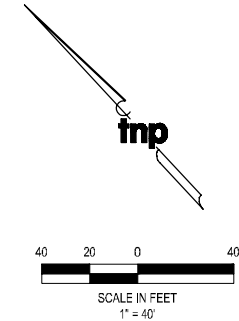
REV	DATE	DESCRIPTION

ROW & CONTROL MAP

**NAAMAN SCHOOL ROAD RECONSTRUCTION
PROJECT LIMITS**

		825 Watters Creek Blvd., Suite M300 Allen, Texas 75013 214.461.9867 ph			
www.tnpinc.com		TBP.EL: ENGR F-230; SURV 10011600, 100111601, 10194381		SHEET: 6 OF 402	
DESIGN:	GB	CHECK:	JM	SCALE:	1"=40'
DRAWN:	WS	DATE:	08/03/2021	C.O.G. PROJECT:	PWD2020004 TNP PROJECT: GLD20139

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Layout: Pg 4
Axis: G.D. 2019 Improvements.dwg



BENCHMARK
BM#76.2" BRASS DISK STAMPED 76 SET IN 4" P.V.C. & CONC. @ THE S. COR. OF BRAND RD & APOLLO RD. INT. APPROX. 37' S.E. OF THE C.I.L. OF BRAND RD., AND APPROX. 29' S.W. OF APOLLO RD. C.I.L.
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BRIAN MADDOX II, R.P.L.S. Date: August 3, 2021

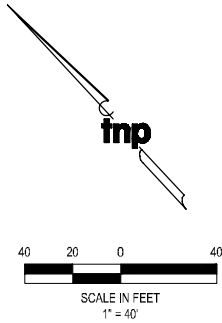
Tx. Reg. # 6659

REV	DATE	DESCRIPTION

ROW & CONTROL MAP

NAAMAN SCHOOL ROAD RECONSTRUCTION PROJECT LIMITS

		825 Watters Creek Blvd., Suite M300 Allen, Texas 75013 214.461.9867 pn			
www.tnpinc.com		TBPELS ENGR F-230, SURV 10011600, 100111601, 10194381		SHEET: 8 OF 402	
DESIGN:	GB	CHECK:	JM	SCALE:	1"=40'
DRAWN:	WS	DATE:	08/03/2021	C.O.G. PROJECT:	PA/D2020004 TNP PROJECT: GLD20139



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MATCHLINE

SHEET 4
SHEET 5

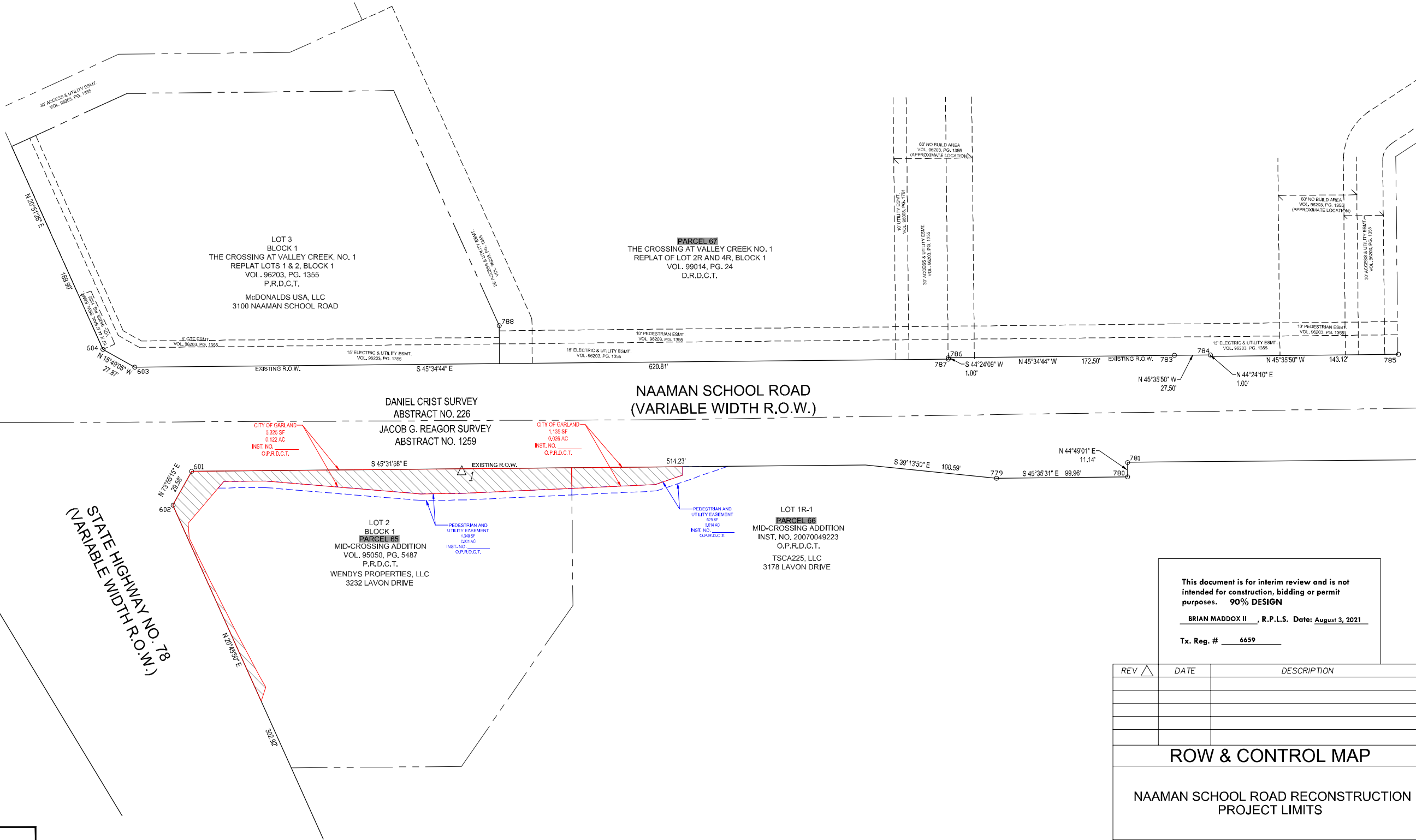
G.C. & S.F. RAILROAD
(CALLED 100' R.O.W.)
BNSF RAILWAY COMPANY
100' RIGHT-OF-WAY
LINE SEGMENT 1559
FORMERLY A 72' S.F. RAILROAD

STATE HIGHWAY NO. 78
(VARIABLE WIDTH R.O.W.)

BENCHMARK

BM#76.2" BRASS DISK STAMPED 76 SET IN 4" P.V.C. & CONC. @ THE S. COR. OF BRAND RD & APOLLO RD, INT. APPROX. 37' S.E. OF THE CIL OF BRAND RD., AND APPROX. 29' S.W. OF APOLLO RD, CIL.

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BRIAN MADDOX II, R.P.L.S. Date: August 3, 2021

Tx. Reg. # 6659

REV	DATE	DESCRIPTION

ROW & CONTROL MAP

NAAMAN SCHOOL ROAD RECONSTRUCTION
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C.O.G. PROJECT: PWD2020004		TNP PROJECT: GLD20139		www.tnpinc.com	



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 09/21/2021

Item Title: Civil Service Ordinance

Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

Pursuant to Chapter 143 of the Local Government Code of Texas, the City Council must establish the civil service classifications in the Police and Fire Departments, the number of positions in each classification, the base salary and the types of incentive pays for each classification. The attached ordinance reflects the positions and compensation approved in the 2021-22 budget.

The ordinance reflecting final decisions regarding the proposed salary schedule, incentive plans and staffing levels will be signed by the Mayor upon final direction from the Council.

Recommendation/Action Requested and Justification

Approve an ordinance authorizing all civil service classifications, number of positions, base salary and types of incentive pay for classified positions.

Attachments

FY 21-22 Civil Service Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, ESTABLISHING CIVIL SERVICE CLASSIFICATIONS WITHIN THE POLICE AND FIRE DEPARTMENTS; PRESCRIBING THE NUMBER OF POSITIONS IN EACH CLASSIFICATION; PRESCRIBING THE BASE SALARY AND TYPES OF PAY FOR THOSE CLASSIFICATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 143 of the Texas Local Government Code, the City Council shall establish certain classifications and shall prescribe the number of positions in each of these classifications by ordinance; and

WHEREAS, the City Council has reviewed and approved a budget for the City for the fiscal year beginning October 1, 2021, and ending September 30, 2022; and

WHEREAS, the budget contains a program of planned expenditures for the police and fire departments, including changes to the operations and human resources of those departments.

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

Section 1

That the City Council of the City of Garland, Texas, hereby establishes the classifications and number of authorized positions within each classification and the base salary and types of pay for those classifications as specified on "Exhibits A-1 through A-4" attached hereto and made a part hereof as if fully set forth herein.

Section 2

That this Ordinance shall take effect on October 1, 2021.

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

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

EXHIBIT "A-1"

CIVIL SERVICE

2021/2022
Budgeted Positions

POLICE

Total: 354

Classification	Number of Positions Effective 10-01-2021
Police Officer	301
Police Supervisor	39
Police Captain	9
Assistant Chief	4
Police Chief	1
Total	354

FIRE

Total: 267

Classification	Number of Positions Effective 10-01-2021
Firefighter	131
Driver	72
Lieutenant	14
Captain	37
Battalion Chief	9
Assistant Chief	3
Fire Chief	1
Total	267

EXHIBIT "A-2"

Civil Service
2021-2022 Salary Schedules
 Effective 1/1/2022

Police

Years	Step	Classification	Hourly	Annual
Hire	1	Recruit	\$32.31	\$67,205
6 months	2	Officer 2	\$33.12	\$68,896
1 year	3	Officer 3	\$34.54	\$71,838
2 year	4	Officer 4	\$36.17	\$75,230
3 year	5	Officer 5	\$37.88	\$78,795
4 year	6	Officer 6	\$39.24	\$81,609
5 year	7	Officer 7	\$40.60	\$84,455
10 years	8	Officer 8	\$42.49	\$88,377
12 years	9	Officer 9	\$43.70	\$90,899
Year 1	1	Supervisor 1	\$52.46	\$109,110
Year 2	2	Supervisor 2	\$56.88	\$118,300
Year 1	1	Captain 1	\$61.07	\$127,026
Year 2	2	Captain 2	\$66.28	\$137,872
		Assistant		
Year 1	1	Chief 1	\$74.36	\$154,675
		Assistant		
Year 2	2	Chief 2	\$77.93	\$162,100

Fire

Years	Step	Classification	Staff*	Shift**	Annual
Hire	1	Recruit 1	\$30.69	\$21.92	\$63,839
6 months	2	Recruit 2	\$31.77	\$22.69	\$66,080
1 year	3	Firefighter 3	\$33.05	\$23.61	\$68,749
2 year	4	Firefighter 4	\$34.78	\$24.84	\$72,339
3 year	5	Firefighter 5	\$36.17	\$25.84	\$75,239
5 years	6	Firefighter 6	\$38.74	\$27.67	\$80,578
7 years	7	Firefighter 7	\$39.67	\$28.34	\$82,513
8.5 years					
	8	Firefighter 8	\$40.74	\$29.10	\$84,735
Year 1	1	Fire Driver 1	\$42.78	\$30.55	\$88,972
Year 2	2	Fire Driver 2	\$44.54	\$31.82	\$92,653
Year 1	1	Lieutenant 1	\$47.19	\$33.71	\$98,152
Year 2	2	Lieutenant 2	\$49.46	\$35.33	\$102,884
Year 1	1	Captain 1	\$52.19	\$37.28	\$108,545
Year 2	2	Captain 2	\$54.97	\$39.27	\$114,342
		Battalion			
Year 1	1	Chief 1	\$59.42	\$42.45	\$123,603
		Battalion			
Year 2	2	Chief 2	\$63.08	\$45.06	\$131,207
		Assistant			
Year 1	1	Chief 1	\$72.76	\$51.97	\$151,335
		Assistant			
Year 2	2	Chief 2	\$76.32	\$54.51	\$158,741

* Staff - hourly rate calculated from 2080 hours per
year
** Shift - hourly rate calculated from 2912 hours per
year

EXHIBIT "A-3"

POLICE DEPARTMENT

2021/2022
INCENTIVE PAY PLANS

ELIGIBILITY:

1. Must be a full time, paid, duly sworn peace officer in the Garland Police Department.
2. Must have more than one year of service as a peace officer in the department.

CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:

1. Certification Incentive

Description	Amount Per Month
Advanced Certification	\$75 per month
Master Certification	\$95 per month

2. Education Incentive

Description	Amount Per Month
Bachelor Degree	\$125 per month
Masters or Doctoral Degree	\$150 per month

ASSIGNMENT PAY:

Description	Amount Per Month
Officers designated by the Chief of Police as Field Training Officers (FTO) shall receive FTO Pay in compensation for this job assignment. This job assignment is of a temporary nature and can be removed at the discretion of the Chief of Police.	\$250 per month

Description	Annual Amount
Patrol Officers and Patrol Lieutenants who spend the majority of the calendar year in that assignment.	\$1,000 per year

BILINGUAL PAY:

Description	Amount Per Month
-------------	------------------

a) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	\$100 per month
b) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	\$150 per month

EXHIBIT "A-4"

FIRE DEPARTMENT

**2021/2022
INCENTIVE PAY PLANS**

ELIGIBILITY:

Must be a Certified Texas Firefighter

CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:

1. Certification Incentive

- a) Per TCFP Rules
- b) Available to all ranks
- c) Must be in a non-probationary status

Description	Amount Per Month
a) Intermediate	\$45 per month
b) Advanced	\$85 per month
c) Master	\$125 per month

2. Education Incentive

- a) Per TCFP Rules
- b) Available to all ranks
- c) Must be in a non-probationary status

Description	Amount Per Month
1. Bachelor or Master Degree + Intermediate Certification	\$50 per month
2. Bachelor or Master Degree + Advanced Certification	\$100 per month
3. Bachelor Degree + Master Certification	\$150 per month
4. Master Degree + Master Certification	\$200 per month

EXHIBIT "A-4" (Continued)**ASSIGNMENT PAY:**

Assignment Pay Incentive - Available to Firefighter, Driver/Engineer, Lieutenant and Captain classifications.

Description	Amount Per Month
a) Instructor II	\$25 per month
b) Instructor III Must be assigned full time to Training Division (Not eligible for Instructor II incentive pay)	\$100 per month
c) Paramedic Must be certified by the State, and be accepted by the City Medical Control Director and assigned to the position.	\$100 per month
d) Paramedic Ambulance Staffing Paramedics who are assigned to staff an ambulance receive an additional \$30 per shift.	\$30 per shift
e) Fire Inspector Must be certified and assigned to Inspection and Prevention Section of Fire Marshal Division	\$100 per month
f) Fire/Arson Investigator Must be certified and assigned to the Arson and Investigation Section of Fire Marshal Division.	\$100 per month

Assignment Pay Incentive - Available to Firefighter, Driver/Engineer, Lieutenant, Captain and Battalion Chief classifications.

Description	% Pay
Staff Assignment Pay shall be for all non-exempt, sworn personnel assigned to a Staff position performing duties in the Support Services or Life and Safety Divisions of the Fire Department.	2.7815% of Staff hourly rate

BILINGUAL PAY:

Description	Amount Per Month
a) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	\$100 per month
b) Certification by the State of Texas	\$150 per month

indicating proficiency in verbal and written bilingual skills.	
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GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. a.

Meeting Date: 09/21/2021

Item Title: Z 21-18 MMCG DBR DFW, LLC - Specific Use Provision (District 4)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District;

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

LOCATION

5801 Broadway Boulevard

OWNER

MMCG DBR DFW, LLC

PLAN COMMISSION RECOMMENDATION

On August 30, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Staff recommends approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District; and

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

BACKGROUND

The subject site is part of an overall shopping center. The applicant proposes to construct a 950 square-foot restaurant (coffee shop) with a drive-through on a portion of the existing parking area.

SITE DATA

The subject property consists of approximately 0.535 acres. The site contains approximately 61 lineal feet of frontage along Broadway Boulevard and 72 lineal feet of frontage along Duck Creek Drive. The site can be accessed from Broadway Boulevard and Duck Creek through mutual access easements.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision

1. The applicant brings forward a proposed drive-through restaurant/coffee shop [Dutch Bros Coffee]. Restaurant, Drive-Through uses are allowed in the Community Retail (CR) District by Specific Use Provision (SUP) only.
2. The proposal meets the parking requirements of the GDC.
3. The landscaping and screening layout on the proposed landscape plan (Exhibit D in the Plan item) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).
4. The design of the building complies with the applicable building design regulations of GDC.
5. The proposal meets the signage requirements of the GDC.
6. The proposed hours of operation are Monday through Sunday 5:00am to 11:00pm.
7. The applicant is requesting approval of the Specific Use Provision for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Center for the subject property. 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.

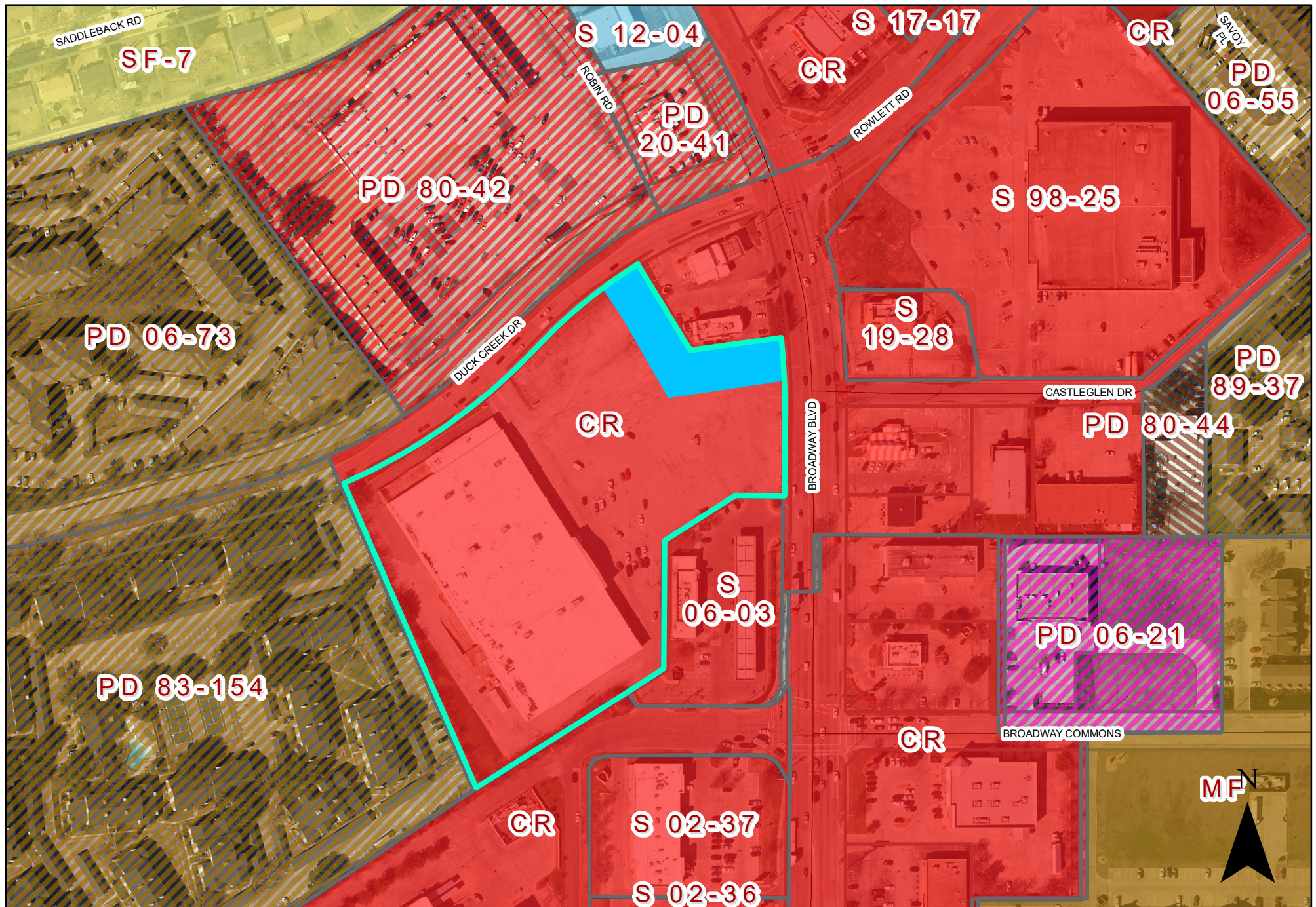
This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Community Retail (CR) District. The property to the north is zoned Community Retail (CR) District and is developed with a Drive-Through Restaurant and a tobacco shop. Further north is zoned Planned Development (PD) District 80-42 and is developed with a shopping center. The property to the west is zoned Community Retail (CR) District and is developed with a furniture store. Further west is zoned Planned Development (PD) District 83-154 and is developed with an apartment complex. The property to the east is zoned Community Retail (CR) with a Specific Use Provision 19-28 and is developed with a Drive-Through Restaurant. The property to the south is zoned Community Retail (CR) District with a Specific Use Provision 06-03 and is developed with a convenience store with fuel sales.

Attachments

Z 21-18 MMCG DBR DFW, LLC Attachments (Specific Use Provision)
Z 21-18 Responses
Z 21-18 MMCG DBR DFW, LLC Staff Presentation



SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-18

5801 Broadway Boulevard

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.

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

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

IV. Development Plans:

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

V. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of twenty-five (25) years.
- B. Signage: Freestanding menu boards and wall displays may be provided as shown on Exhibit C and Exhibit E.

REPORT & MINUTES

P.C. Meeting, August 30, 2021

Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Specific Use Provision)

Kimberley Hopkins, Development Planner, presented the staff report.

There was discussion between the Plan Commission and staff.

The applicant Sam Moore, 2505 Pincer Court, Celina, Texas, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Lucht to close the public hearing and approve the request per staff recommendation. Seconded by Commissioner O'Hara. **Motion carried: 9 Ayes, 0 Nays.**

Comment Form

Case Z 21-18

Z 21-18 MMCG DBR DFW, LLC. The applicant proposes to construct a 950 square-foot restaurant [coffee shop] with a drive-through. This site is located at 5801 Broadway Boulevard. (District 4)

Z 21-18 MMCG DBR DFW, LLC. La demandante propone construir un restaurante [cafetería] de 950 pies cuadrados con acceso para autoservicio. Este sitio está ubicado en 5801 Broadway Boulevard. (Distrito 4)

Z 21-18 MMCG DBR DFW, LLC. Người nộp đơn đề xuất xây dựng một nhà hàng [quán cà phê] rộng 950 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 5801 Broadway Boulevard. (Quận 4)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Amy Herrig, Authorized Representative

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.)

5707 Broadway Blvd.

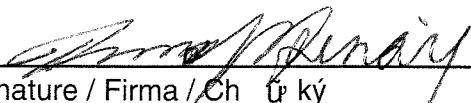
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính



Signature / Firma / Chữ ký

9/7/21

Date / Fecha / Ngày

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

Comment Form

Case Z 21-18

Z 21-18 MMCG DBR DFW, LLC. The applicant proposes to construct a 950 square-foot restaurant [coffee shop] with a drive-through. This site is located at 5801 Broadway Boulevard. (District 4)

Z 21-18 MMCG DBR DFW, LLC. La demandante propone construir un restaurante [cafetería] de 950 pies cuadrados con acceso para autoservicio. Este sitio está ubicado en 5801 Broadway Boulevard. (Distrito 4)

Z 21-18 MMCG DBR DFW, LLC. Người nộp đơn đề xuất xây dựng một nhà hàng [quán cà phê] rộng 950 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 5801 Broadway Boulevard. (Quận 4)

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.

Kings Dental Bety Mondragon Office
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề manager
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6521 Duck Creek Dr.
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX
City, State / Estado de la Ciudad / Thành bang

75043
Zip Code / Código postal / Mã B u Chính

[Signature]
Signature / Firma / Chữ ký

9/7/2021
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

Case Z 21-18

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



For / A Favor / Đúng



Against / En Contra / Không

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Ludy Eckerman Share Mgr

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.)

555 W I 30

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qính

Ludy Eckerman

Signature / Firma / Chữ ký

9/13/21

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.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-18	August 30, 2021	September 21, 2021	Kimberly Hopkins

MMCG DBR DFW, LLC. The applicant proposes to construct a 950 square-foot restaurant [coffee shop] with a drive-through. This site is located at 5801 Broadway Boulevard.

Tiffany Gardner

For

9/9/2021
2:37:04 PM

627 THORNHILL LN

tiffanygardner77@gmail.com

Garland

2146222969

Texas

United States

75040

Outside the Notification

Z 21-18

The applicant proposes to construct a Restaurant with a drive-through [coffee shop].

[Approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.]

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
September 21, 2021**

Location: 5801 Broadway Boulevard

Applicant: MMCG DBR DFW, LLC

Owner: Slink Holdings, LLC Series GA

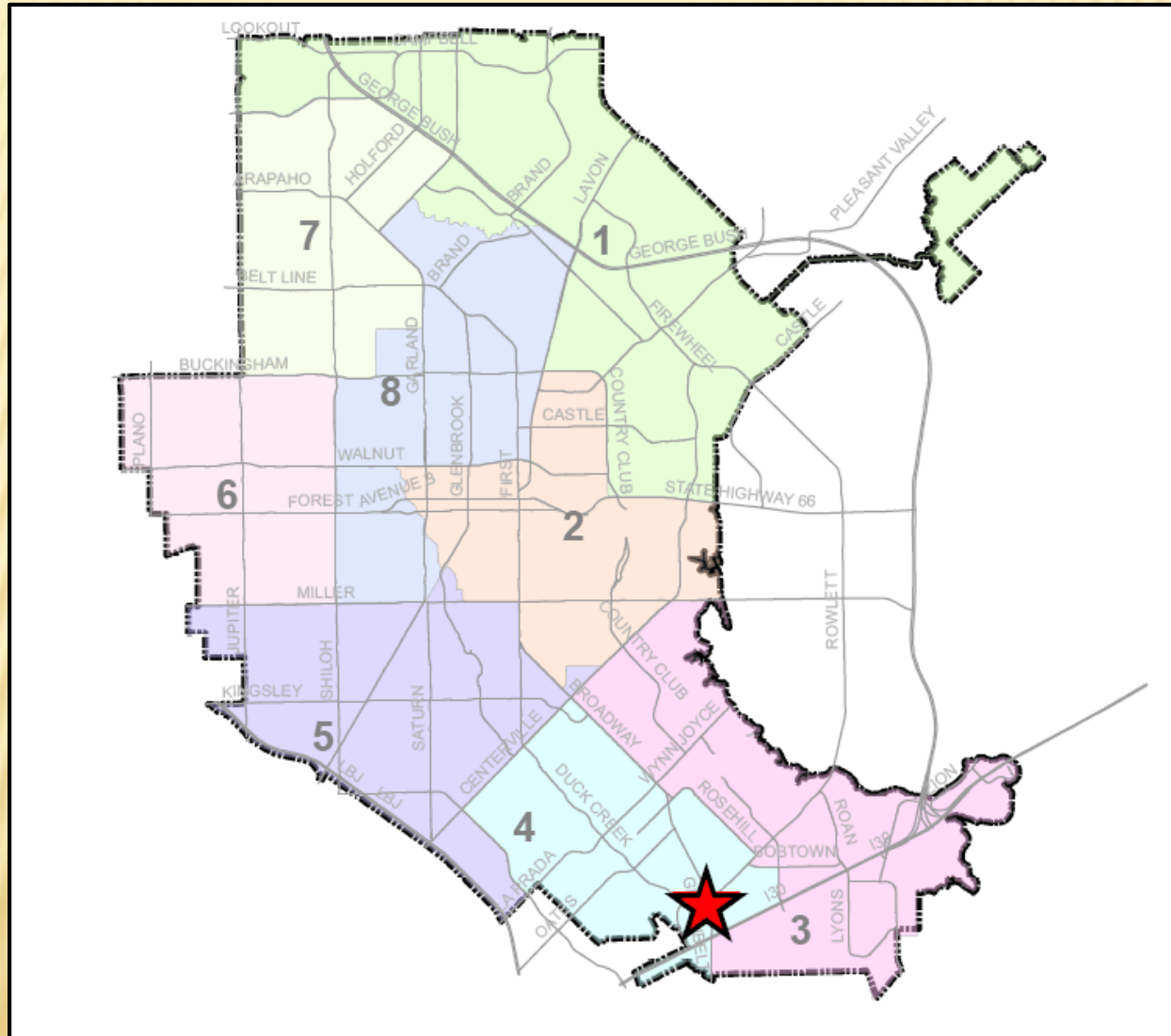
Acreage: 0.535 acres

Zoning: Community Retail (CR) District

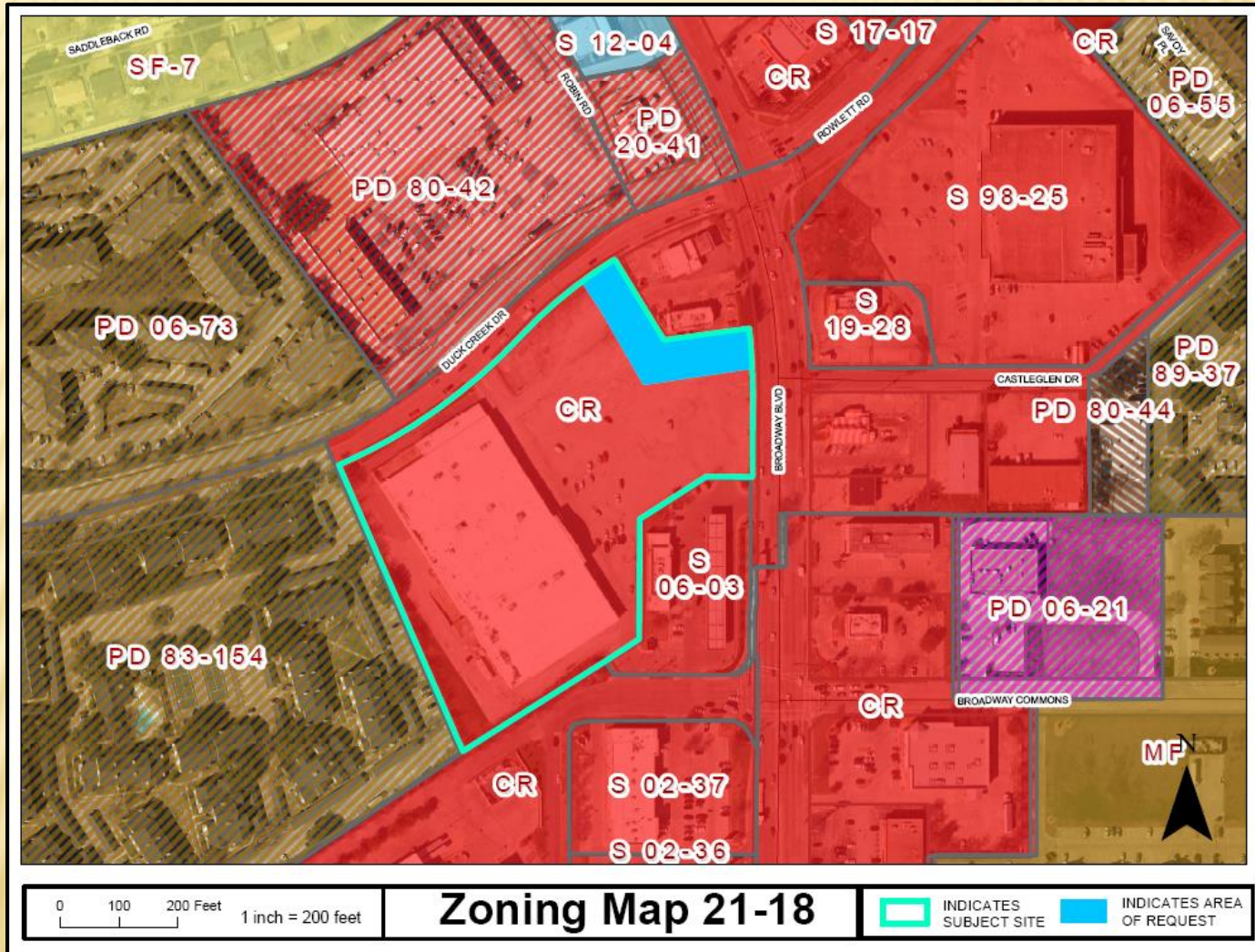


GARLAND
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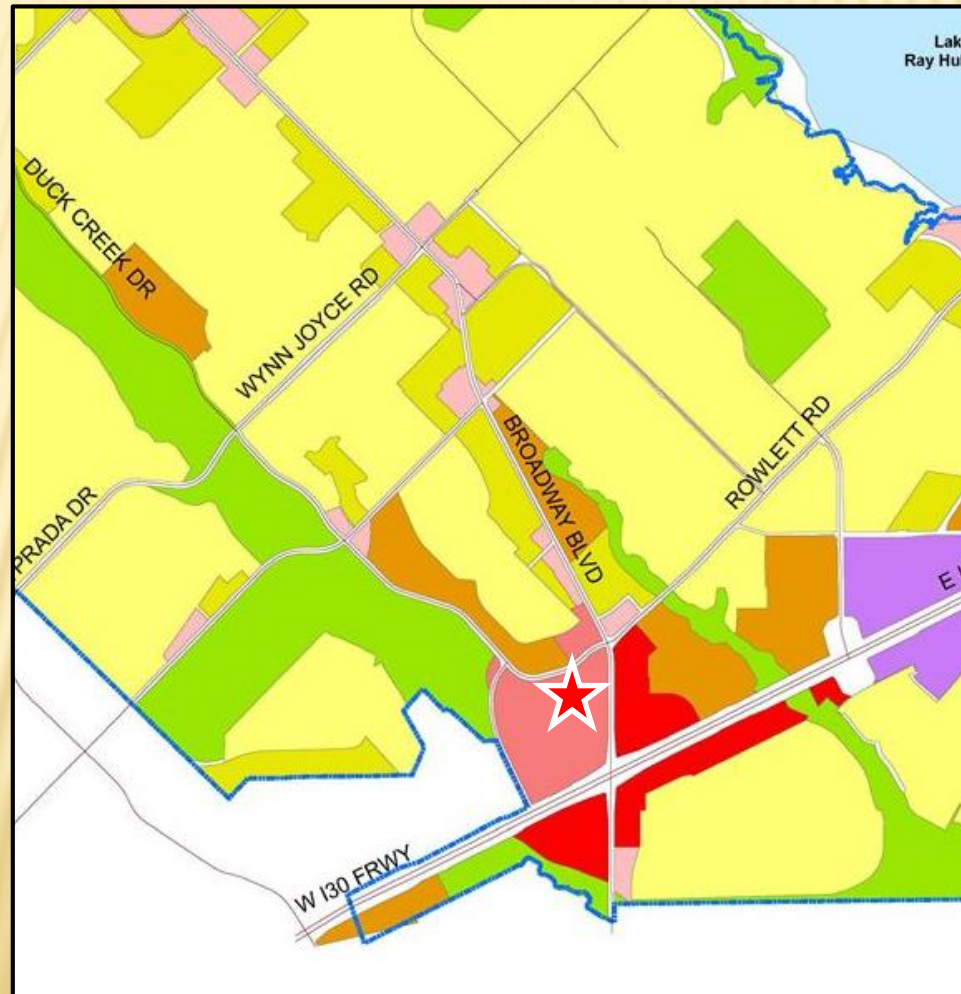
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN



The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Center for the subject property. 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.

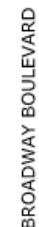
This use is compatible with the surrounding area and the Comprehensive Plan.







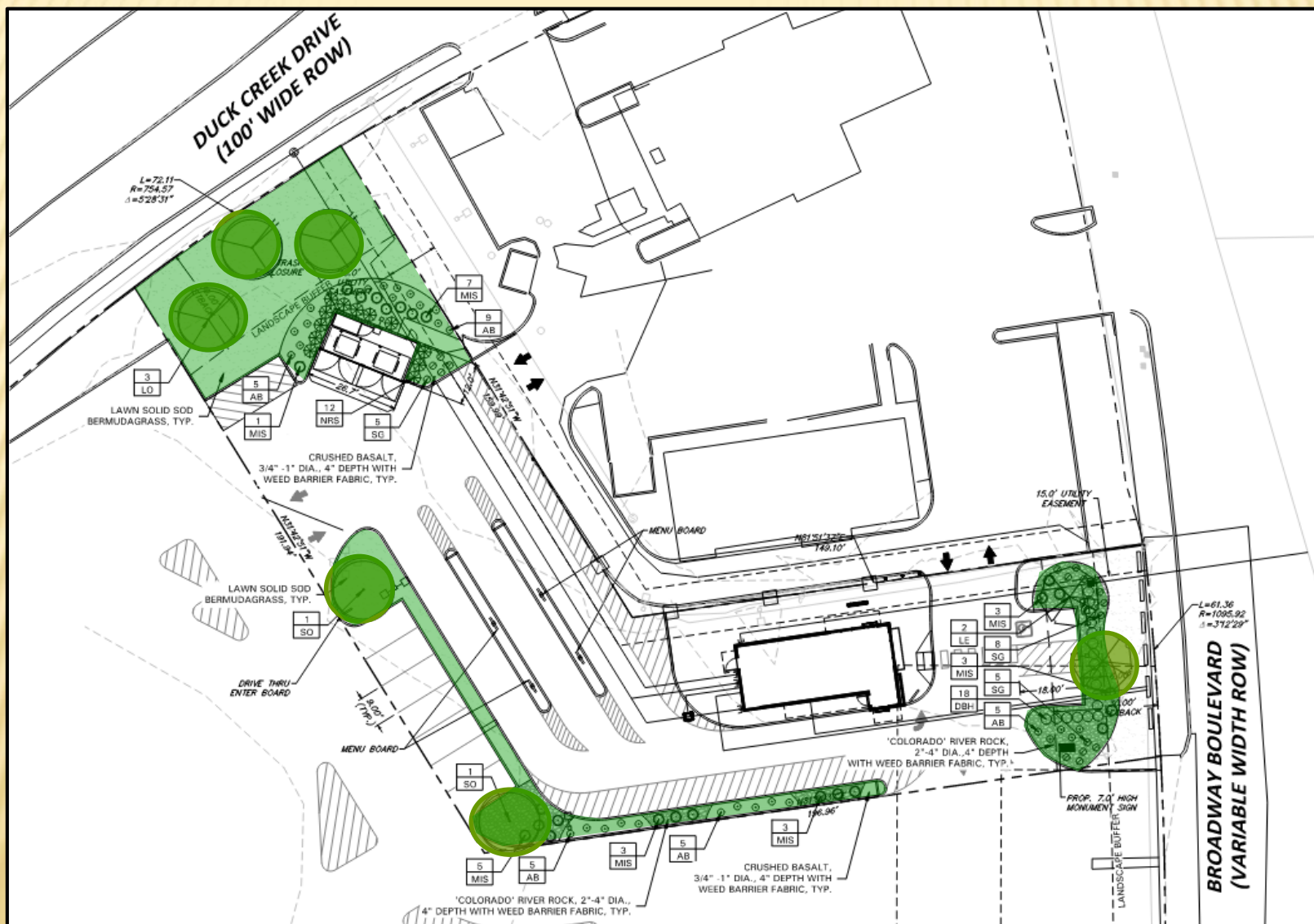
2015 F1A1A



Z 21-18



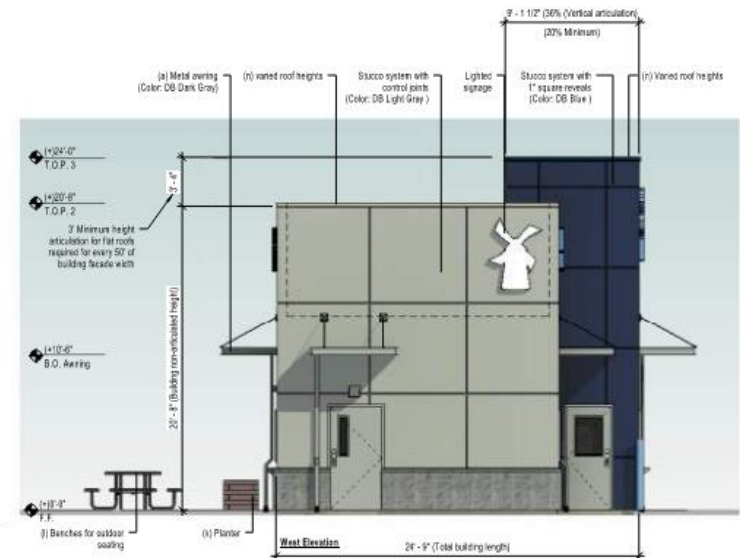
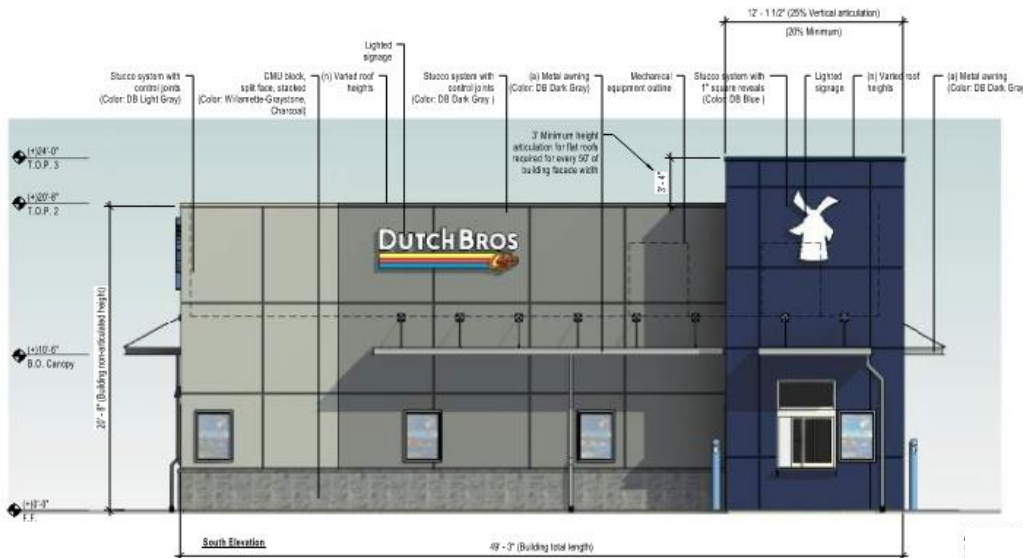
Z 21-18





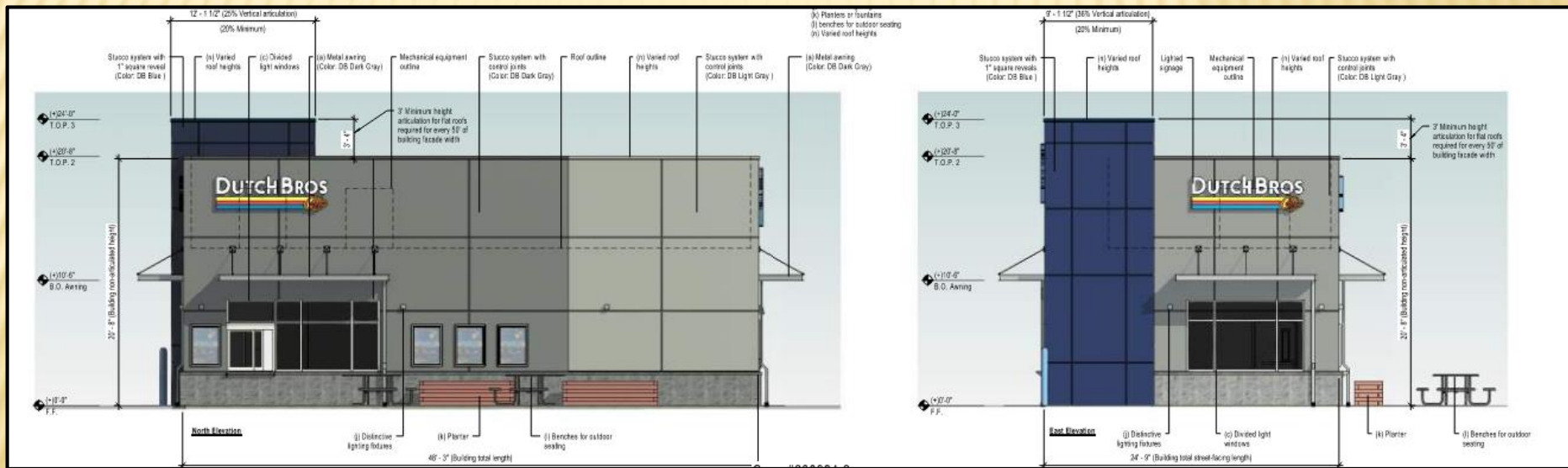
GARLAND
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ELEVATIONS





ELEVATIONS



CONSIDERATION

The applicant requests a Specific Use Provision (SUP) to be in effect for a period of (25) years, which aligns with the SUP Time Period Guide.

The applicant's request is an SUP only. No GDC deviations are being requested by the applicant.



STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District;

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

PLAN COMMISSION RECOMMENDATION

On August 30, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District;

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

Z 21-18



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.

Specific Uses as Defined by the Garland	Average Approved Time Period	City Council Recommended Time
Development Code	(SUPs from 2016 to 2020)	Period Range
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. b.

Meeting Date: 09/21/2021

Item Title: Z 21-18 MMCG DBR DFW, LLC - Plan (District 4)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District;

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

LOCATION

5801 Broadway Boulevard

OWNER

MMCG DBR DFW, LLC

PLAN COMMISSION RECOMMENDATION

On August 30, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Staff recommends approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District; and

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

BACKGROUND

The subject site is part of an overall shopping center. The applicant proposes to construct a 950 square-foot restaurant (coffee shop) with a drive-through on a portion of the existing parking area.

SITE DATA

The subject property consists of approximately 0.535 acres. The site contains approximately 61 lineal feet of frontage along Broadway Boulevard and 72 lineal feet of frontage along Duck Creek Drive. The site can be accessed from Broadway Boulevard and Duck Creek through mutual access easements.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision

1. The applicant brings forward a proposed drive-through restaurant/coffee shop [Dutch Bros Coffee]. Restaurant, Drive-Through uses are allowed in the Community Retail (CR) District by Specific Use Provision (SUP) only.
2. The proposal meets the parking requirements of the GDC.
3. The landscaping and screening layout on the proposed landscape plan (Exhibit D in the Plan item) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).
4. The design of the building complies with the applicable building design regulations of GDC.
5. The proposal meets the signage requirements of the GDC.
6. The proposed hours of operation are Monday through Sunday 5:00am to 11:00pm.
7. The applicant is requesting approval of the Specific Use Provision for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Center for the subject property. 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.

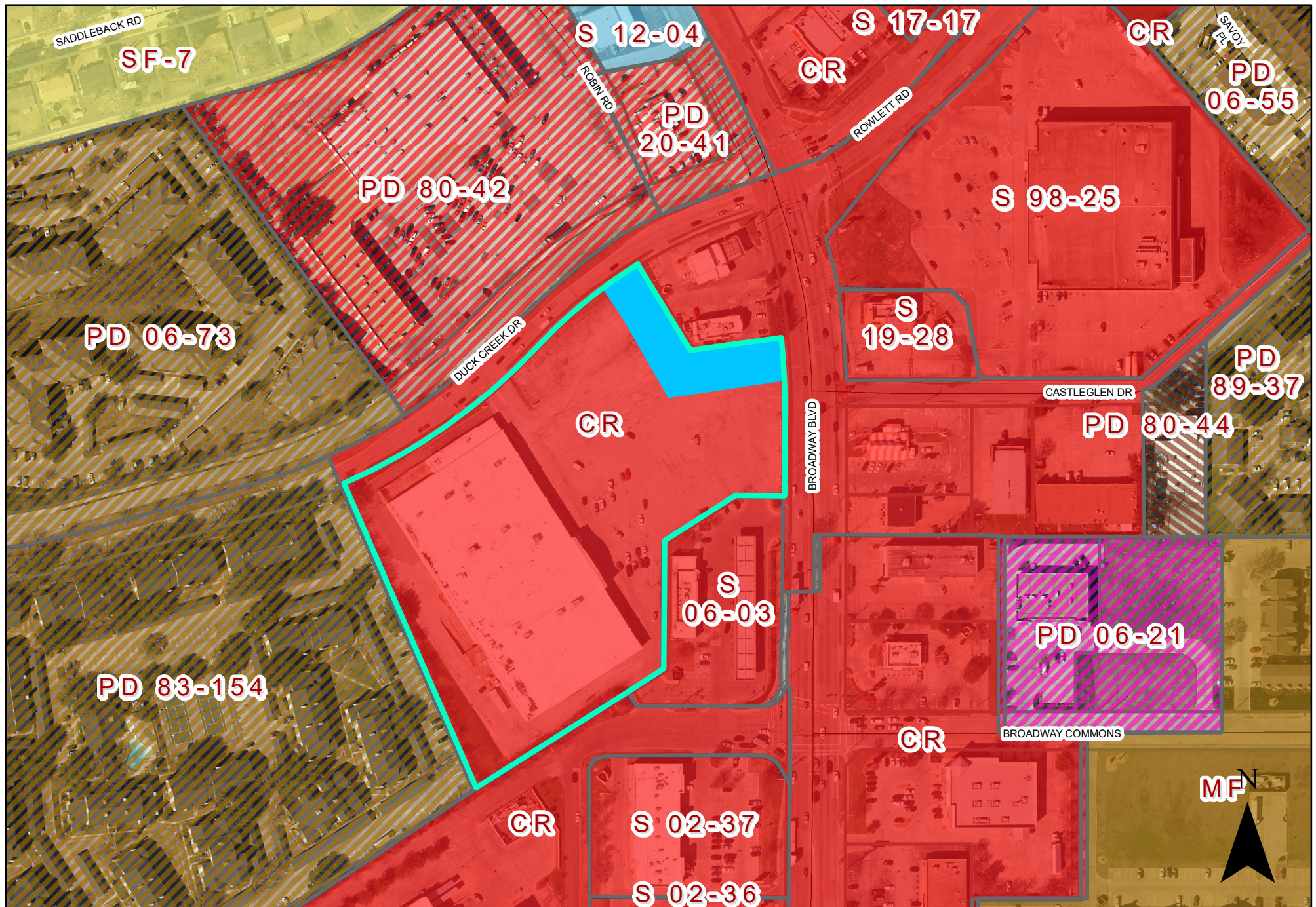
This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Community Retail (CR) District. The property to the north is zoned Community Retail (CR) District and is developed with a Drive-Through Restaurant and a tobacco shop. Further north is zoned Planned Development (PD) District 80-42 and is developed with a shopping center. The property to the west is zoned Community Retail (CR) District and is developed with a furniture store. Further west is zoned Planned Development (PD) District 83-154 and is developed with an apartment complex. The property to the east is zoned Community Retail (CR) with a Specific Use Provision 19-28 and is developed with a Drive-Through Restaurant. The property to the south is zoned Community Retail (CR) District with a Specific Use Provision 06-03 and is developed with a convenience store with fuel sales.

Attachments

Z 21-18 MMCG DBR DFW, LLC Attachments (Plan)
Z 21-18 Responses
Z 21-18 MMCG DBR DFW, LLC Staff Presentation



0 100 200 Feet

1 inch = 200 feet

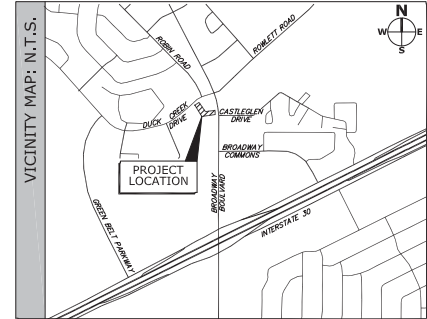
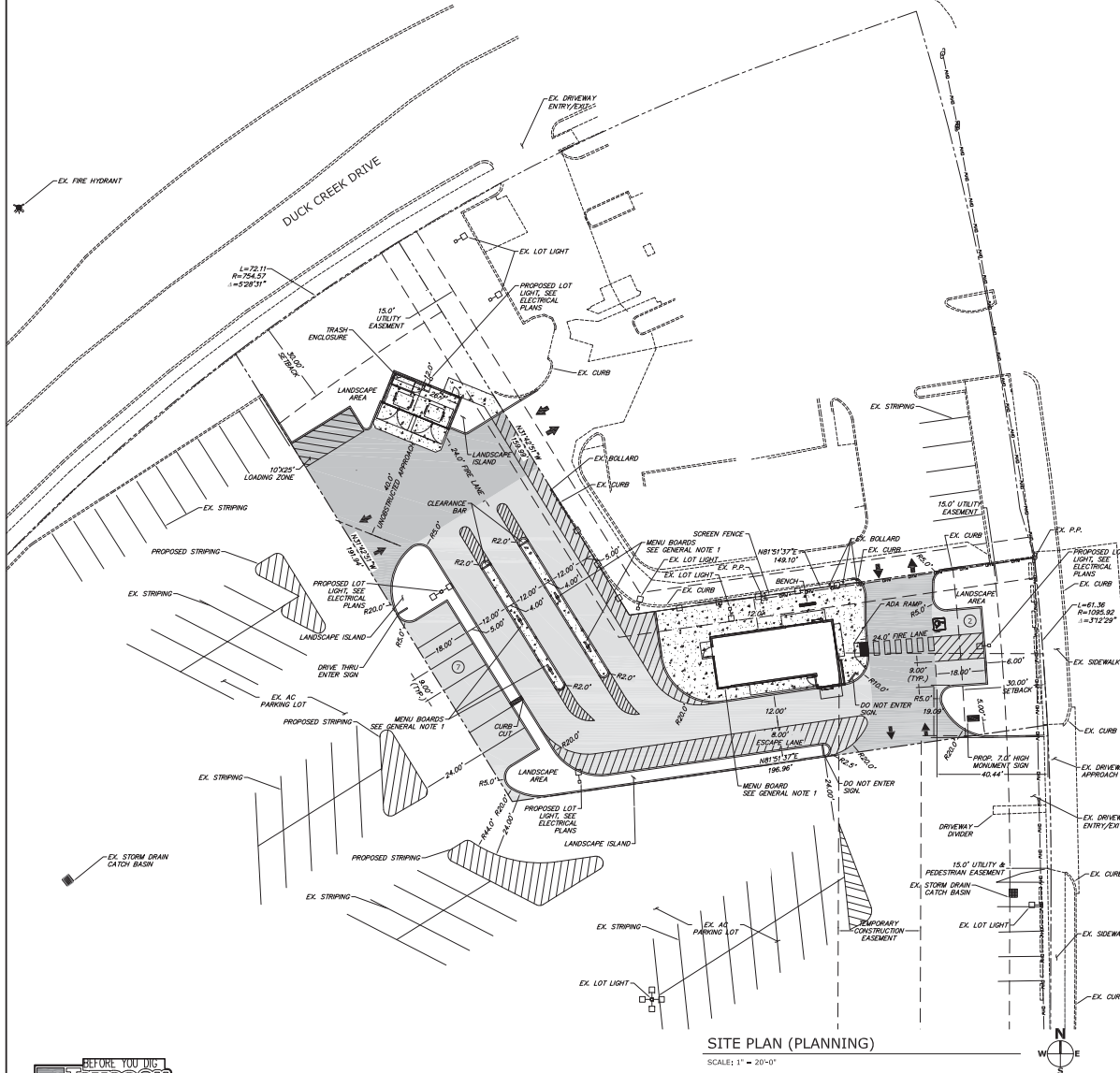
Zoning Map 21-18

INDICATES
SUBJECT SITE

INDICATES AREA
OF REQUEST

DUTCH BROS COFFEE

KMART SQUARE ADDITION, LOT 1, BLOCK 1, GARLAND, TEXAS



---	PROPOSED MEDIAN CURB
----	EXISTING MEDIAN CURB
⊙	EXISTING FIRE HYDRANT
▬	5' CONCRETE
▬	7' CONCRETE
▬	SIDEWALK
---	PROPERTY LINE
⊙	EXISTING UTILITY POLE
⊙	EXISTING LOT LIGHT
⊙	EXISTING SD CATCH BASIN
---	EXISTING OVERHEAD WIRES

GENERAL NOTE:
1. MENU BOARD IS FOR INFORMATION ONLY (NO SPEAKER). ORDER WILL BE TAKEN IN PERSON.

STANDARD NOTES

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND ROAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF GARLAND CODE OF ORDINANCES.

PROJECT LEGEND	
ADDRESS:	5801 BROADWAY BOULEVARD GARLAND, TEXAS
PRE-SUBMITTAL	200924-2
PARCEL ZONING:	CR - COMMUNITY RETAIL DISTRICT
ADDITIONAL ZONING:	PD 21-18 S 21-18
SITE AREA:	23,323 S.F.
BUILDING:	9,500 S.F.
PERIMETER:	15,163 S.F.
PERIMETER:	7,210 S.F.
EXISTING SITE AREA:	23,323 S.F.
BUILDING:	9,500 S.F.
PERIMETER:	15,163 S.F.
PERIMETER:	7,210 S.F.
LOADING ZONE:	10' X 25'
BUILDING HEIGHT:	24'-0"

PARKING SUMMARY*	
PARKING STALLS (EXISTING LOT):	= 267 STALLS
DUTCH BROS:	
PARKING STALLS (REQUIRED)	950 SF/100 = 9 STALLS
BT FURNISHINGS (REMAINDER LOT):	
PARKING STALLS (REQUIRED)	88,000/400 = 220 STALLS
PARKING STALLS (PROVIDED)	= 221 STALLS
ENTRANCES TO SITE:	6
REQUIRED DRIVEWAY OPENING:	276/46 = 46 < 50
DRIVEWAY OPENING SIZE:	28 FT

OWNER:	
SLINK HOLDINGS, LLC SERIES GA	
4350 Gannon Lane	
Dallas, Texas 75237	
(469) 563-7446	
Attn: Sunny Shree	
DEVELOPER:	
MAIN & MAIN Capital Group, LLC	
5750 Genesis Court, Suite 103	
Frisco, Texas 75034	
(214) 308-0008	
Attn: John Ju	
Civil Engineer:	
TECTONICS DESIGN GROUP	
730 Sandhill Road, Suite 250	
Reno, Nevada 89521	
(775) 824-9988	
Attn: Matt Rasmussen, P.E.	

CASE NO. 200924-2

EX-5

COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

DRAWN: W.T.G.
DESIGNED: J.P.B.
CHECKED/STAMPED:

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP:

**TECTONICS
DESIGN GROUP**

730 Sandhill Road, Suite 250, Reno, NV 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

DESIGNER: J.P.B.
FORM # 42239

Dutch Bros
KMART SQUARE ADDITION, LOT 1, BLK 1
5801 Broadway Blvd, Garland, TX

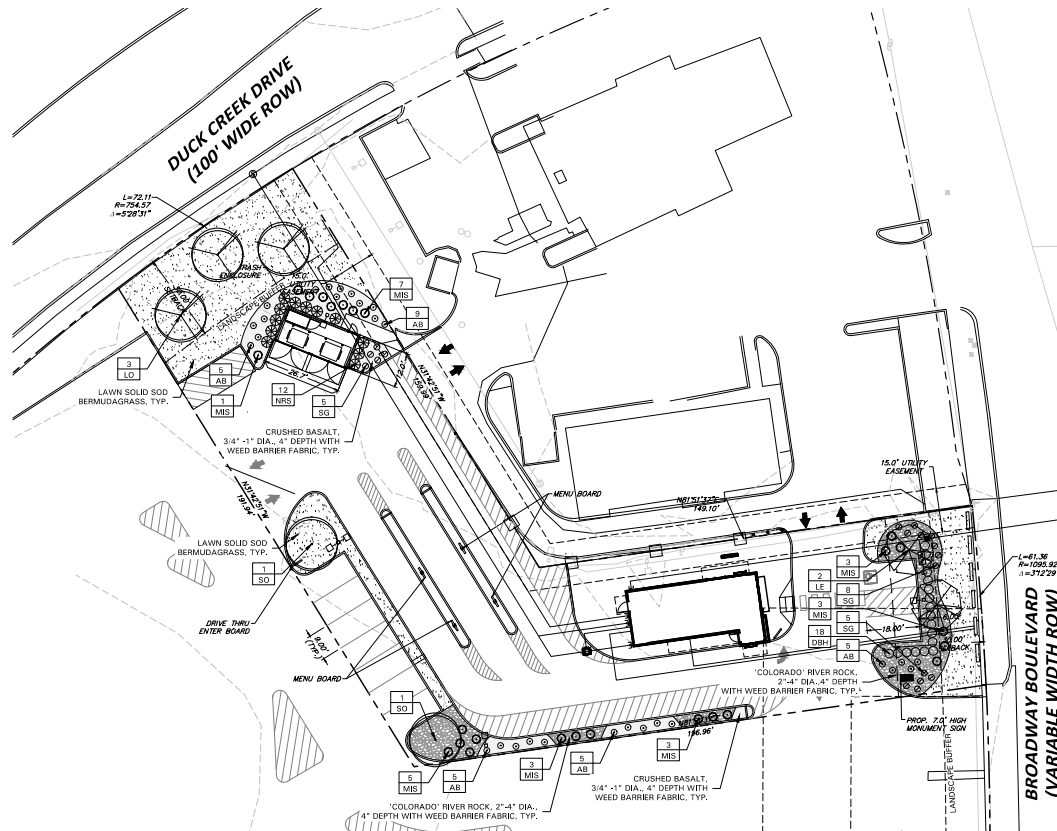
**MAIN & MAIN
CAPITAL GROUP, LLC**
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

PROJECT/CLIENT: J.P.B.

DATE: 4/29/21
6/2/21
6/28/21
8/3/21

SUBMITTAL RECORD: SITE PLAN
SUBMITTAL
RE-DESIGN
SUBMITTAL
CITY COMMENTS

SHEET TITLE: PRELIMINARY
SITE PLAN
PLANNING



SITE DATA

ADDRESS	5701 BROADWAY BOULEVARD GARLAND, TEXAS
PARCEL ZONING	PD 21-18
SITE AREA	21,323 S.F.
BUILDING	200 S.F.
IMPERVIOUS	13,183 S.F.
PERVIOUS	7,210 S.F.
PAVING	8 SPACES
REGULAR PARKING STALLS	1 SPACE
ACCESSIBLE PARKING STALLS	3 SPACES
TOTAL STALLS	9 SPACES
LOADING ZONE	10' x 25'
BUILDING HEIGHT	24'-0"

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus caroliniana</i> 'Sempervirens'	Labank Elm	2	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
LO	<i>Chenopodium virginianum</i>	Live Oak	3	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
SO	<i>Chenopodium virginianum</i>	Shumard Red Oak	2	3" cal.	container grown, 12" ht., 4" spread, 4 branching ft., matting
SHRUBS/SHRUBS/COVER					
AB	<i>Abies grandis</i> 'Blue Queen'	Dwarf Abies 'Blue Queen'	20	5 gal.	container full, 20" spread
DBH	<i>Ilex cornuta</i> 'Semi-Erecta'	Dwarf Eurola Holly	18	5 gal.	container full, 24" spread, 36" o.c.
MIS	<i>Muscadivina alba</i> 'Alba'	Muscadivina	25	5 gal.	container full
MIS	<i>Ilex opaca</i> 'Nellie's Blue'	Nellie's Blue Holly	12	7 gal.	container full, 24" spread, 36" ht., 40" o.c.
SO	<i>Salix greggii</i> 'Shir'	Salix Greggii	18	5 gal.	container full, 20" spread
SCD	<i>Cyperus tenuifolius</i>	Common Bermuda grass			solid sod, refer to notes

NOTE: ALL TREES SHALL HAVE 8" THICK TRUNKS AND BE MATCHED WITH VARIETIES.
PLANT LIST IS AS AID TO BIDDER ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA	
1. 10% of site to be landscaped.	
Total Site: 23,323 s.f.	
Required: 2,332 s.f. (10%)	Provided: 5,979 s.f. (26%)

LANDSCAPE BUFFERS

- 15' landscape buffer with one (1) tree and seven (7) shrubs per 30 ft., adjacent to Type A through D thoroughfares.
- 75% max. turf in landscape buffer area.

Duck Creek Drive: 72 ft.	
Required: 15' landscape buffer	Provided: 30' landscape buffer
18 trees, 3" cal.	19 trees, 3" cal.
(17) shrubs	(12) shrubs
Broadway Boulevard: 62 ft.	
Required: 15' landscape buffer	Provided: 15' landscape buffer
(2) trees, 3" cal.	(2) trees, 3" cal.

PARKING AREA LANDSCAPING

- 5% of parking area covered in living landscape.
- One (1) large canopy tree within 65 feet of all parking spaces.
- One (1) large canopy tree per 10 spaces.
- Screen parking with a continuous row of shrubs.

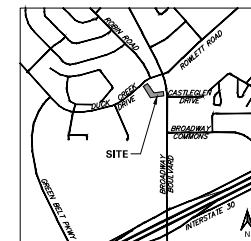
Parking spaces: 9 (3,185 s.f.)	
Required: 1,334 s.f. (42%)	Provided: 1,334 s.f. (42%)
(1) tree, 3" cal.	(2) trees, 3" cal.



SCALE: 1" = 20'-0"



4245 North Central Exp
Suite 501
Dallas, Texas 75205
214.895.7192

VICINITY MAP
NOT TO SCALE

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINE GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE BRICKS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

OWNER:

SLINK HOLDINGS, LLC SERIES GA
4350 Gannon Lane
Dallas, Texas 75237
(469) 569-1446
Attn: Sunny Sheu

DEVELOPER:

MAIN & MAIN Capital Group, LLC
5750 Genesis Court, Suite 103
Frisco, Texas 75034
(214) 308-0009
Attn: John Jo

Landscape Architect:

BELLE FIRMA
4245 North Central Exp., Suite 501
Dallas, Texas 75205
(214) 866-7192
Attn: Kori Haug

CASE # 200924-2

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COPYRIGHT: DESIGNED: RMT
DRAWN: RMT
CHECKED/STAMPED: RMT

DESIGNER: RMT #2239

PROJECT/CLIENT: #2015

DATE: SUBMITTAL
4/29/21 SITE PLAN
6/02/21 SUBMITTAL
6/24/21 SUBMITTAL
7/30/21 SUBMITTAL
8/11/21 SUBMITTAL

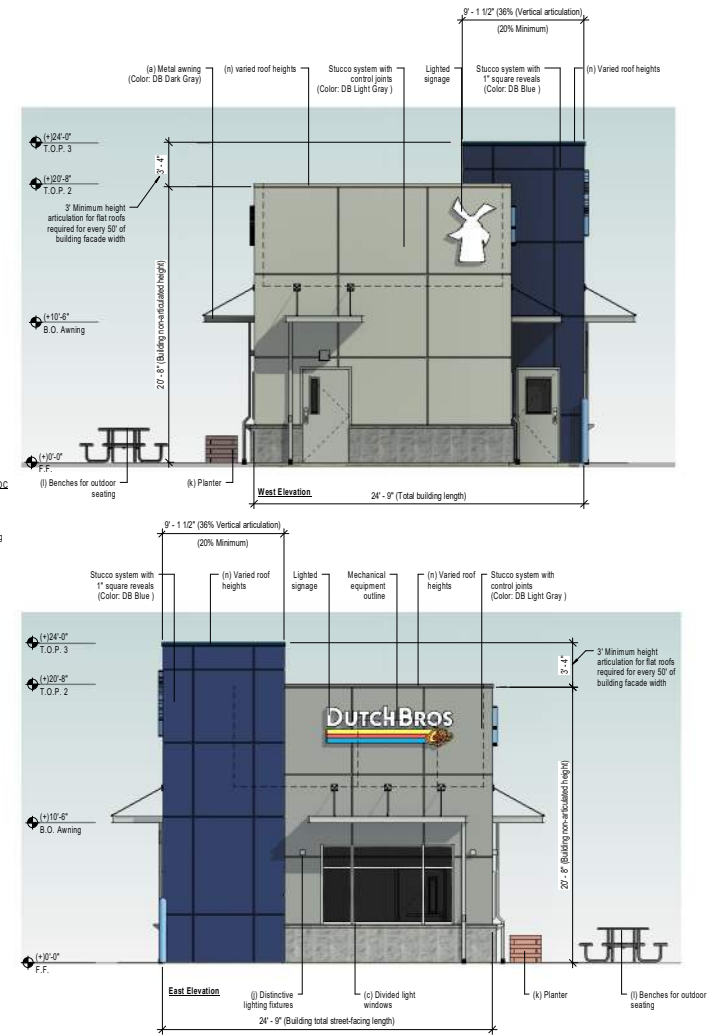
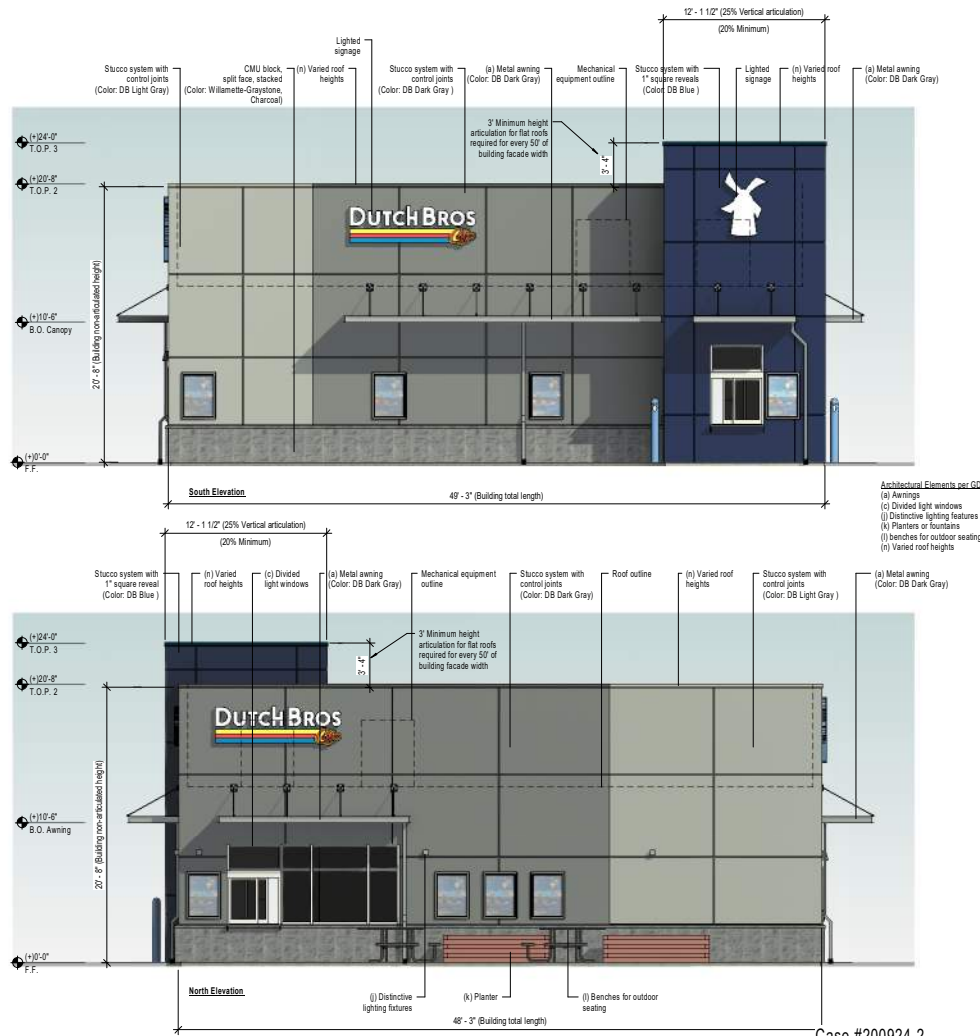
SUBMITTAL RECORD: 1/1/21

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.01

TECTONICS DESIGN GROUP
730 Sawmill Road, Suite 250, Reno, NV 95211
tel 775-844-9888
fax 775-844-9886
www.tectonicsdesigngroup.com

Dutch Bros
KHWAT SQUARE ADDITION, LOT 1, BLK 1, Garland, Texas
MAIN & MAIN
CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008



Architectural Elements per GDC
 (a) Awnings
 (c) Divided light windows
 (i) Distinctive lighting features
 (j) Planters or fountains
 (k) Benches for outdoor seating
 (n) Varied roof heights

Case #200924-2



Dutch Bros

Conceptual Elevations

Garland, Texas

PR4

MAIN & MAIN



Front (Primary Elevation) Drive-Thru



Front (Primary Elevation) Walk-Up



Rear Walk-Up



Rear Drive-Thru

Case #200924-2



Perspectives

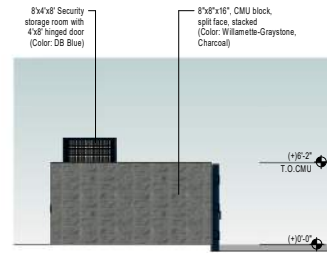
Dutch Bros

Garland, Texas

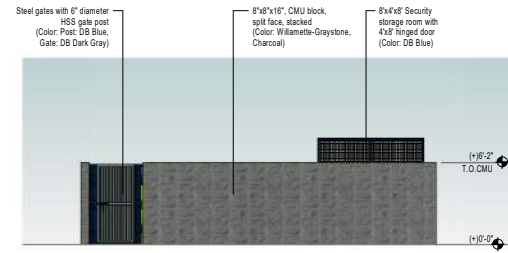
PR4A

MAIN & MAIN

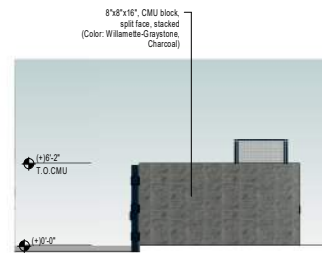
EXHIBIT E



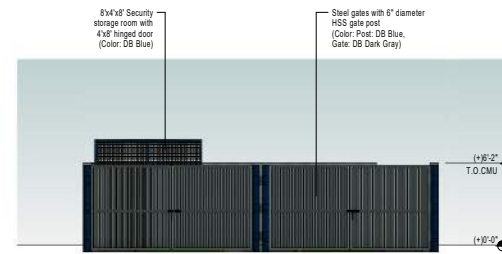
North Elevation



East Elevation



South Elevation



West Elevation

Case #200924-2



Dutch Bros

Conceptual Trash Enclosure Elevations

Garland, Texas

PR4B

MAIN & MAIN

REPORT & MINUTES

P.C. Meeting, August 30, 2021

Consideration of the application of **MMCG DBR DFW, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5801 Broadway Boulevard. (District 4) (File Z 21-18 - Plan)

Motion was made by Commissioner Lucht to approve the request per staff recommendation. Seconded by Commissioner O'Hara. **Motion carried: 9 Ayes, 0 Nays.**

Comment Form

Case Z 21-18

Z 21-18 MMCG DBR DFW, LLC. The applicant proposes to construct a 950 square-foot restaurant [coffee shop] with a drive-through. This site is located at 5801 Broadway Boulevard. (District 4)

Z 21-18 MMCG DBR DFW, LLC. La demandante propone construir un restaurante [cafetería] de 950 pies cuadrados con acceso para autoservicio. Este sitio está ubicado en 5801 Broadway Boulevard. (Distrito 4)

Z 21-18 MMCG DBR DFW, LLC. Người nộp đơn đề xuất xây dựng một nhà hàng [quán cà phê] rộng 950 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 5801 Broadway Boulevard. (Quận 4)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Amy Herrig, Authorized Representative

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.)

5707 Broadway Blvd.

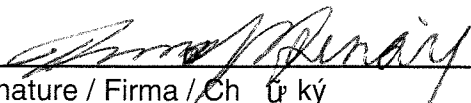
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính



Signature / Firma / Chữ ký

9/7/21

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.)

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Z 21-18 MMCG DBR DFW, LLC. Người nộp đơn đề xuất xây dựng một nhà hàng [quán cà phê] rộng 950 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 5801 Broadway Boulevard. (Quận 4)

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



For / A Favor / Đúng



Against / En Contra / Không

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Kings Dental Bety Mondragon Office
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề manager
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6521 Duck Creek Dr.
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX
City, State / Estado de la Ciudad / Thành bang

75043
Zip Code / Código postal / Mã B u Chính

[Signature] 9/7/2021
Signature / Firma / Chữ ký Date / Fecha / Ngày

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Ludy Eckerman Share Mgr

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.)

555 W I 30

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qính

Ludy Eckerman

Signature / Firma / Chữ ký

9/13/21

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.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-18	August 30, 2021	September 21, 2021	Kimberly Hopkins

MMCG DBR DFW, LLC. The applicant proposes to construct a 950 square-foot restaurant [coffee shop] with a drive-through. This site is located at 5801 Broadway Boulevard.

Tiffany Gardner

For

9/9/2021
2:37:04 PM

627 THORNHILL LN

tiffanygardner77@gmail.com

Garland

2146222969

Texas

United States

75040

Outside the Notification

Z 21-18

The applicant proposes to construct a Restaurant with a drive-through [coffee shop].

[Approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.]

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.]



GARLAND

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**City Council Meeting
September 21, 2021**

Location: 5801 Broadway Boulevard

Applicant: MMCG DBR DFW, LLC

Owner: Slink Holdings, LLC Series GA

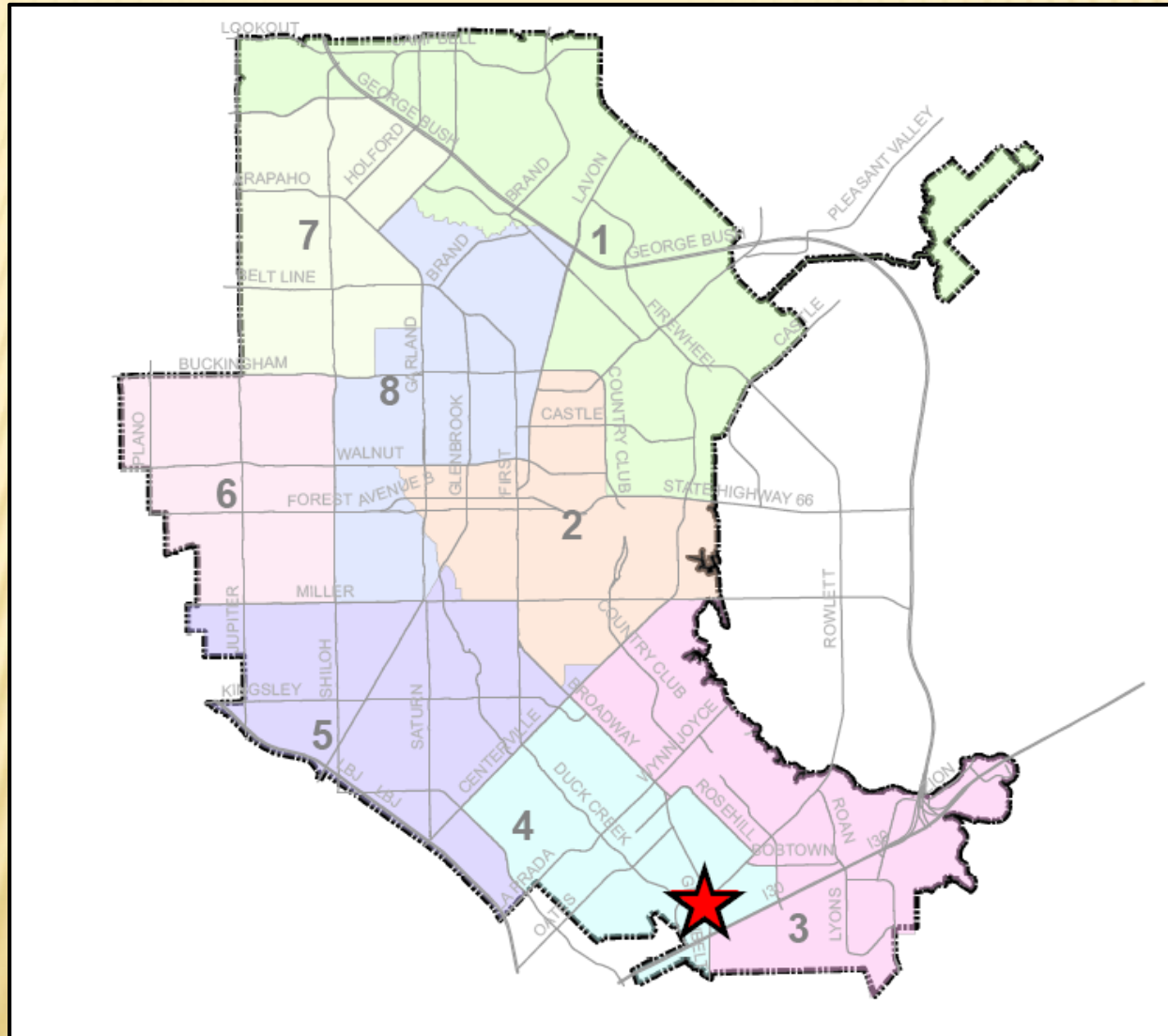
Acreage: 0.535 acres

Zoning: Community Retail (CR) District

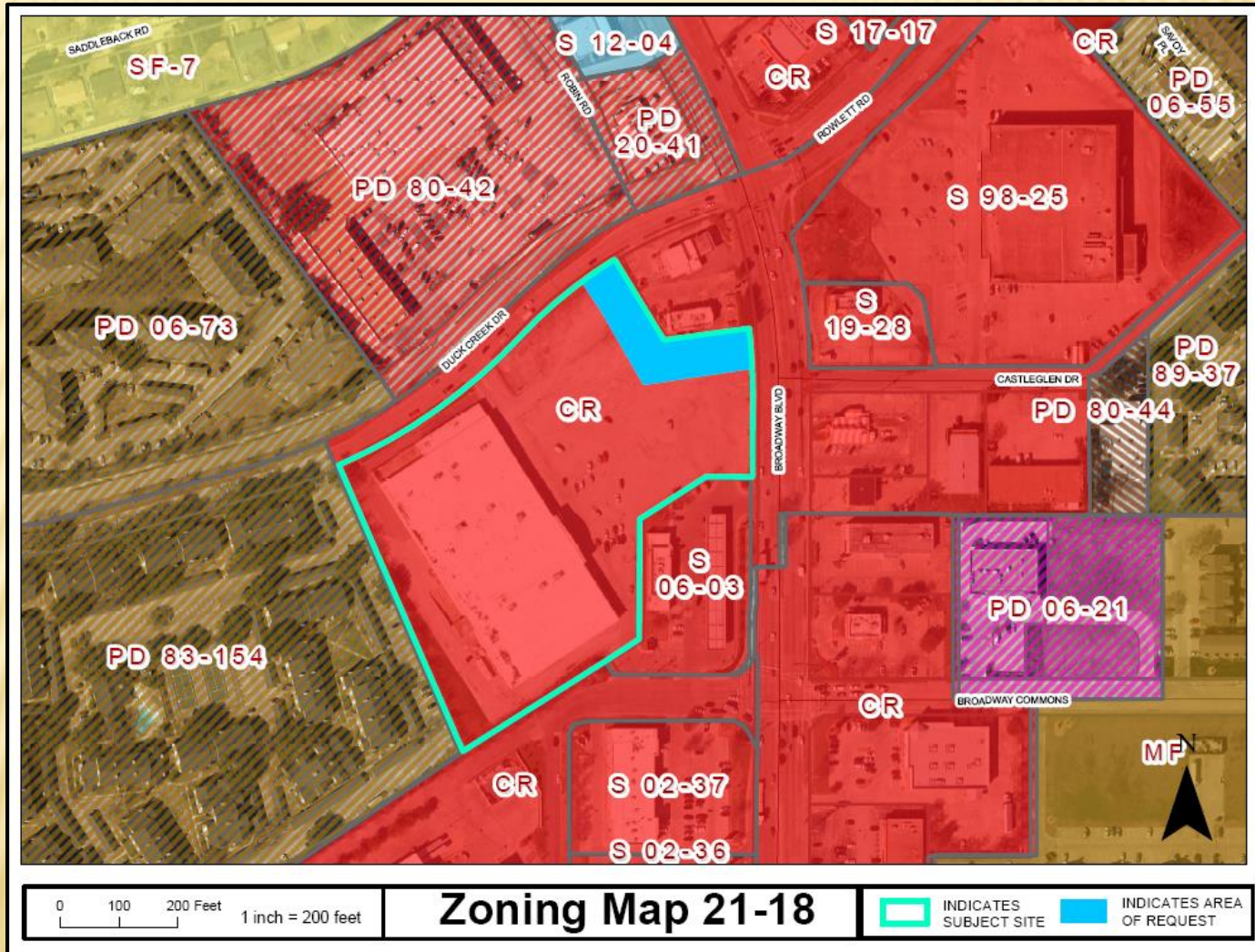


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CITYWIDE LOCATION MAP

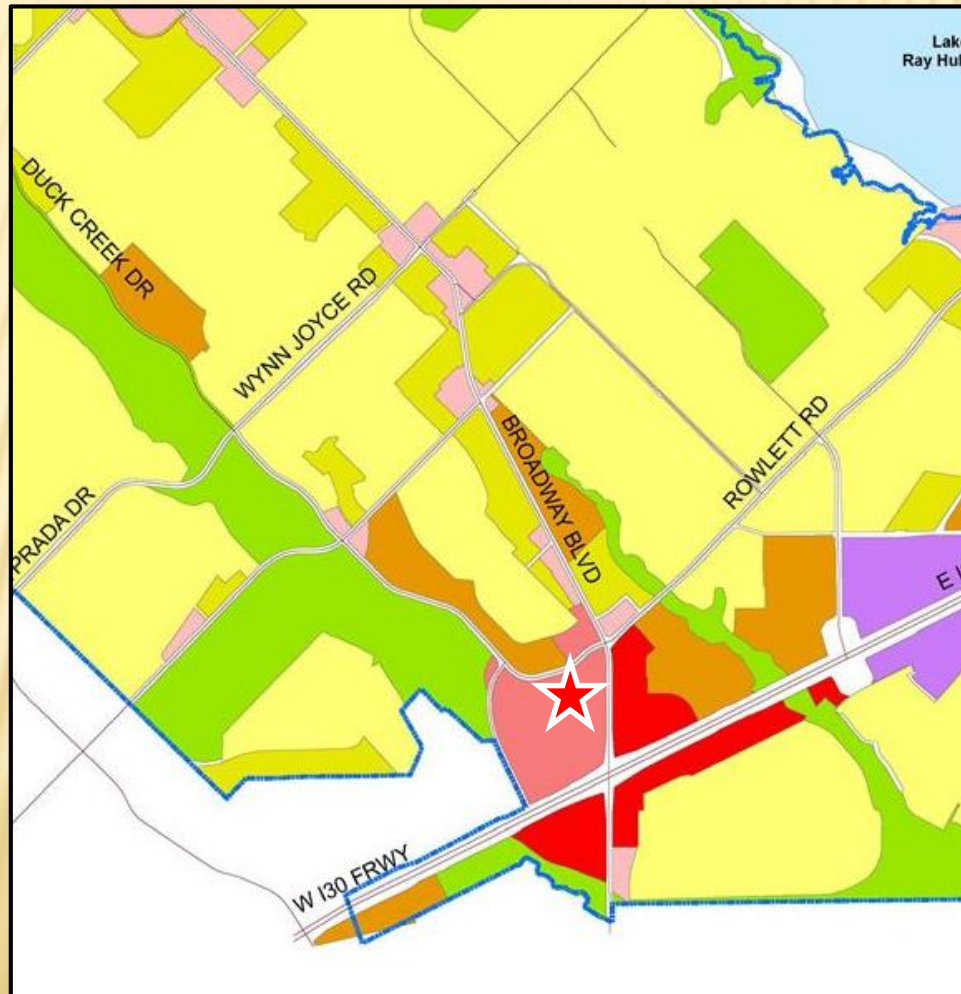


LOCATION MAP



Z 21-18

COMPREHENSIVE PLAN



The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Center for the subject property. 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.

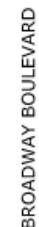
This use is compatible with the surrounding area and the Comprehensive Plan.







2015 F1A1A

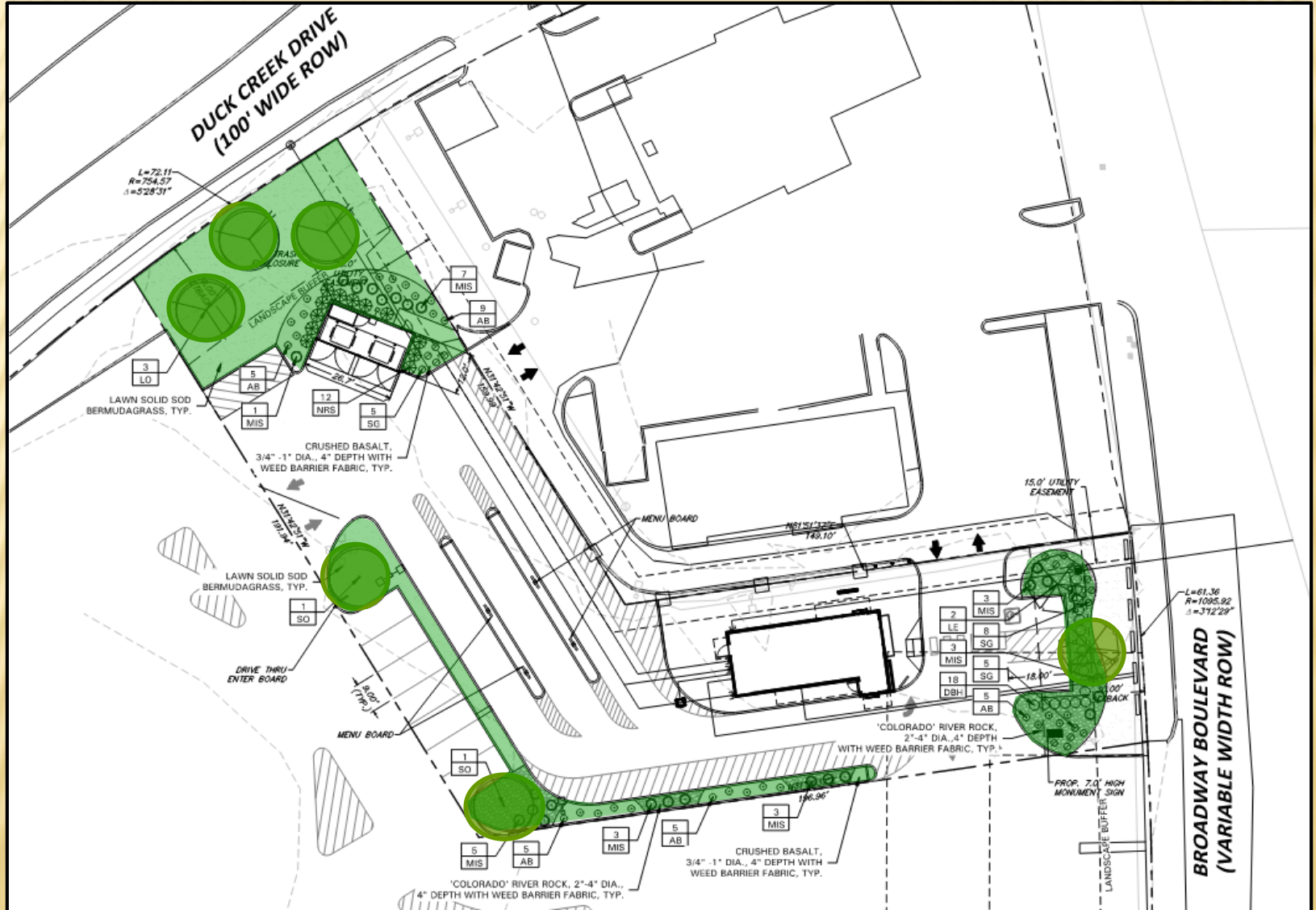


Z 21-18



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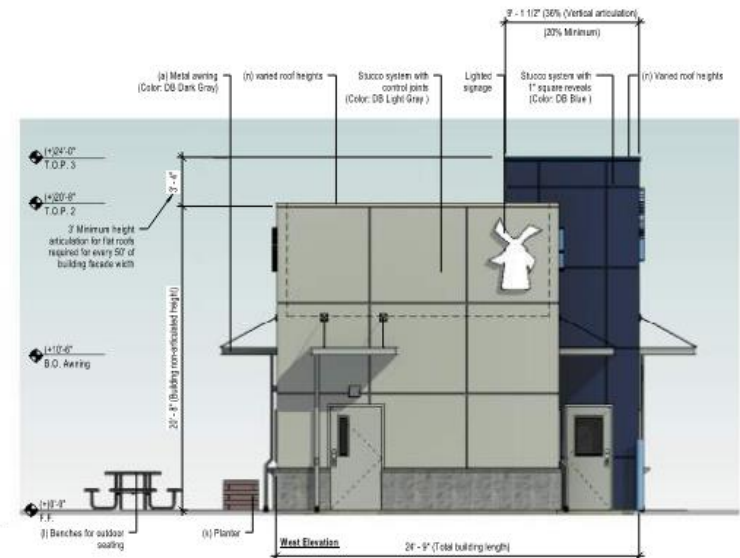
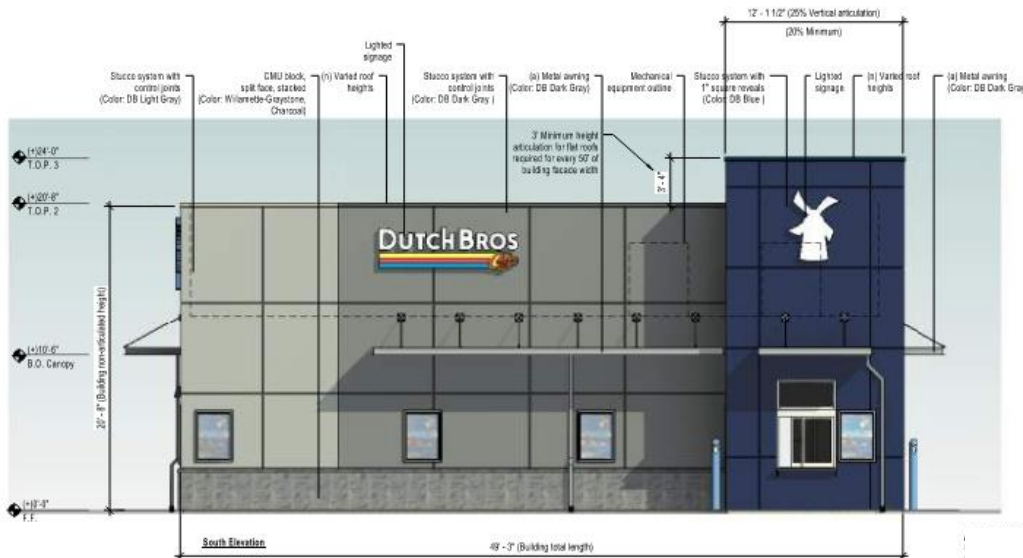
LANDSCAPE PLAN





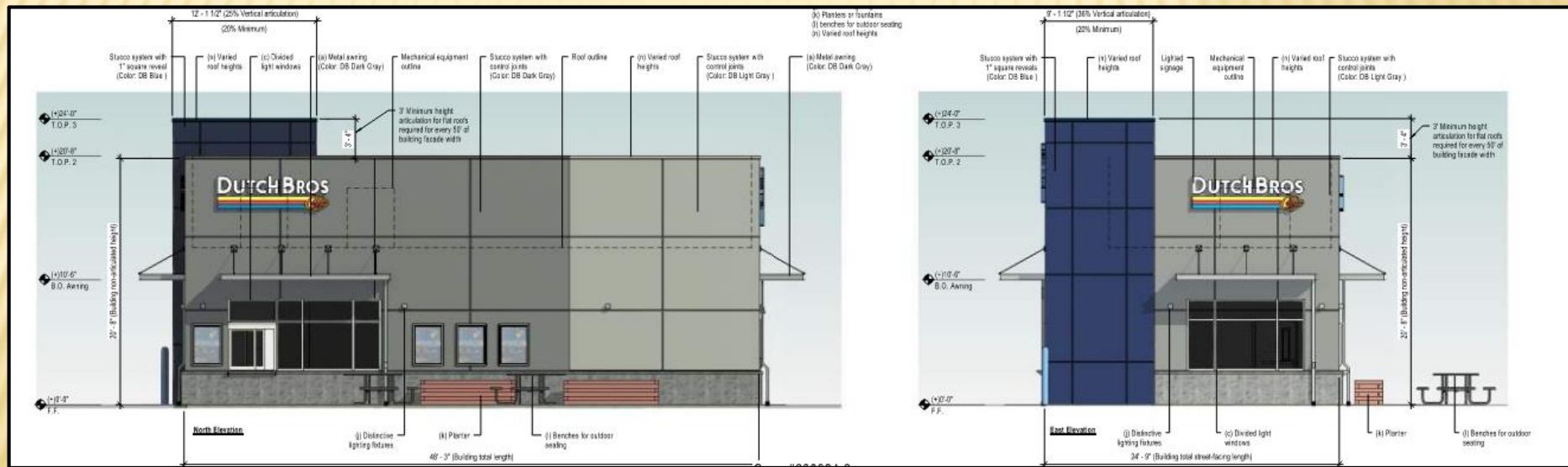
GARLAND
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ELEVATIONS





ELEVATIONS



CONSIDERATION

The applicant requests a Specific Use Provision (SUP) to be in effect for a period of (25) years, which aligns with the SUP Time Period Guide.

The applicant's request is an SUP only. No GDC deviations are being requested by the applicant.



STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District;

Approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

PLAN COMMISSION RECOMMENDATION

On August 30, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District;

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Restaurant with a Drive-Through on a property zoned Community Retail (CR) District.

Z 21-18



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.

Specific Uses as Defined by the Garland	Average Approved Time Period	City Council Recommended Time
Development Code	(SUPs from 2016 to 2020)	Period Range
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. c.

Meeting Date: 09/21/2021

Item Title: Z 21-23 WGI, Inc. - Zoning (District 1)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4401 Bunker Hill Road

OWNER

Frisco KAP, LLC.

PLAN COMMISSION RECOMMENDATION

On August 30, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Multi-Family development.

In addition, the Plan Commission recommended the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, staff recommends the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

BACKGROUND

In 2012, City Council approved a change in zoning from Agricultural (AG) District to a Planned Development (PD) District 12-13 for Multi-Family Uses. The Planned Development established the general development criteria.

A subsequent Concept Plan approved in 2015 further illustrated the development criteria and updated language previously used to categorize the unit types. The Concept Plan also provided greater definition of the development site and proposed boundaries. In 2015, the intention was for a single developer to construct the multi-family developments in three (3) phases. However, it now appears that individual developers are responsible for each multi-family development.

The first multi-family development is built and located at the corner of Bunker Hill Road, Miles Road and North President George Bush Turnpike.

The applicant requests approval of a Detail Plan for 356 dwelling units along with amenities and a trail system that will connect to the City's regional trail. This proposed development will be adjacent to the existing Domain at the One Forty multi-family development.

SITE DATA

The overall site consists of approximately 11.70 acres with approximately 707 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 15-40 for Multi-Family Use. The proposed development is permitted within the Multi-Family (MF) District, and the general style of the use is permitted with approved variances and the integration of some development standards that resemble the Urban Residential (UR) District. Where specific standards are not provided within the Planned Development, Garland Development Code standards will apply.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 356 multi-family dwelling units on an unimproved property. The development will consist of five (5) multi-family buildings along with a village green space, swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 588 parking spaces for this proposal. The site layout shows 588 parking spaces. Additionally, the GDC provides the required covered parking spaces including carports and tuck under garages.

3. Building Height

Planned Development (PD) 12-13 states the maximum building height permitted is forty-four (44) feet from the first finished floor to the top plate or four stories, whichever is less. The proposed maximum height per the definition is forty-four (44) feet, complying with the building height requirement.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot have more than ten (10) parking stalls. The site plan (Exhibit C) shows four (4) carport structures that have more than ten (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls.

Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures. The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart. This deviation is necessary in order to meet setback requirements and to accommodate unit balconies and patios.

5. Driveway Approval:

The subject site fronts Bunker Hill Road. Bunker Hill Road is located within, owned, and maintained by the City of Sachse. Accordingly the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

6. Connectivity:

Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments. However, since this is no longer a phased project and there multiple developers involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.

7. The site plan (Exhibit C) shows a five (5)-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.

8. Density

The maximum density required per Planned Development (PD) District 12-13 is forty (40) units per acre and the applicant proposes a density of 30.43 dwelling units per acre.

9. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 4,000 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,403 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The

applicant proposes one (1) large swimming pool with 13,530 square feet of surface water next to the cabana and clubhouse.

- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, which includes outdoor seating, outdoor dog wash, dog play elements, and a shade trellis structure. Additionally, the landscape plan (Exhibit D) reflects a “village green space” visible to the pond, which will be a community gathering space and it will include gaming areas, built-in barbeque grills, pavilion, stamped concrete walkways, two fire pits and festoon lighting.

10. Dwelling unit/mix

Planned Development (PD) District 12-13 states that the minimum number of one-broom units shall be no less than forty (40%) percent of the total number of units. The maximum number of three-bedroom units shall be no greater than fifteen (15%) percent of the total number of units.

The submittal materials indicate compliance with the required unit size and mix.
More specifically:

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	924 square feet
Total number of units:	356 units

Minimum dwelling unit size.

Required studio:	500 square feet
Proposed:	578 square feet
Number of units:	16 units (4.5%)

Required one- bedroom:	650 square feet
Proposed:	669 square feet
Number of units:	216 units (60.7%)

Required two-bedroom:	800 square feet
Proposed:	1,091 square feet
Number of units:	116 units (32.6%)

Required three-bedroom:	950 square feet
Proposed:	1434 square feet
Number of units:	8 units (2.2%)

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC and

Planned Development (PD) District 12-13. Per Planned Development (PD) District 12-13, the minimum landscaping requirement is twenty (20%) percent and the landscape plan (Exhibit D) shows that 21.32% of the site area is landscaped.

12. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 12-13.

13. Signage

No deviations were requested regarding signage.

14. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC and Planned Development (PD) District 12-13. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carport Structures	Section 2.60 states that each carport structure should not have more than 10 parking stalls. Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures.	The site plan (Exhibit C) shows four (4) carport structures that have more than ten (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls. The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart.	These deviations are necessary in order to provide covered parking and in order to maintain setback requirements and to accommodate unit balconies and patios.
		The site plan (Exhibit C) shows a five-foot walking path that will connect to the existing sidewalk along Bunker Hill	

Connectivity	Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments.	Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.	Since this is no longer a phased project and there multiple developers and owners involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 16-06; it is developed with a multi-family complex. The property to the south is zoned Planned Development (PD) District 03-53; it is currently vacant. The property to the west is zoned Agricultural (AG) District; it is currently unimproved.

Attachments

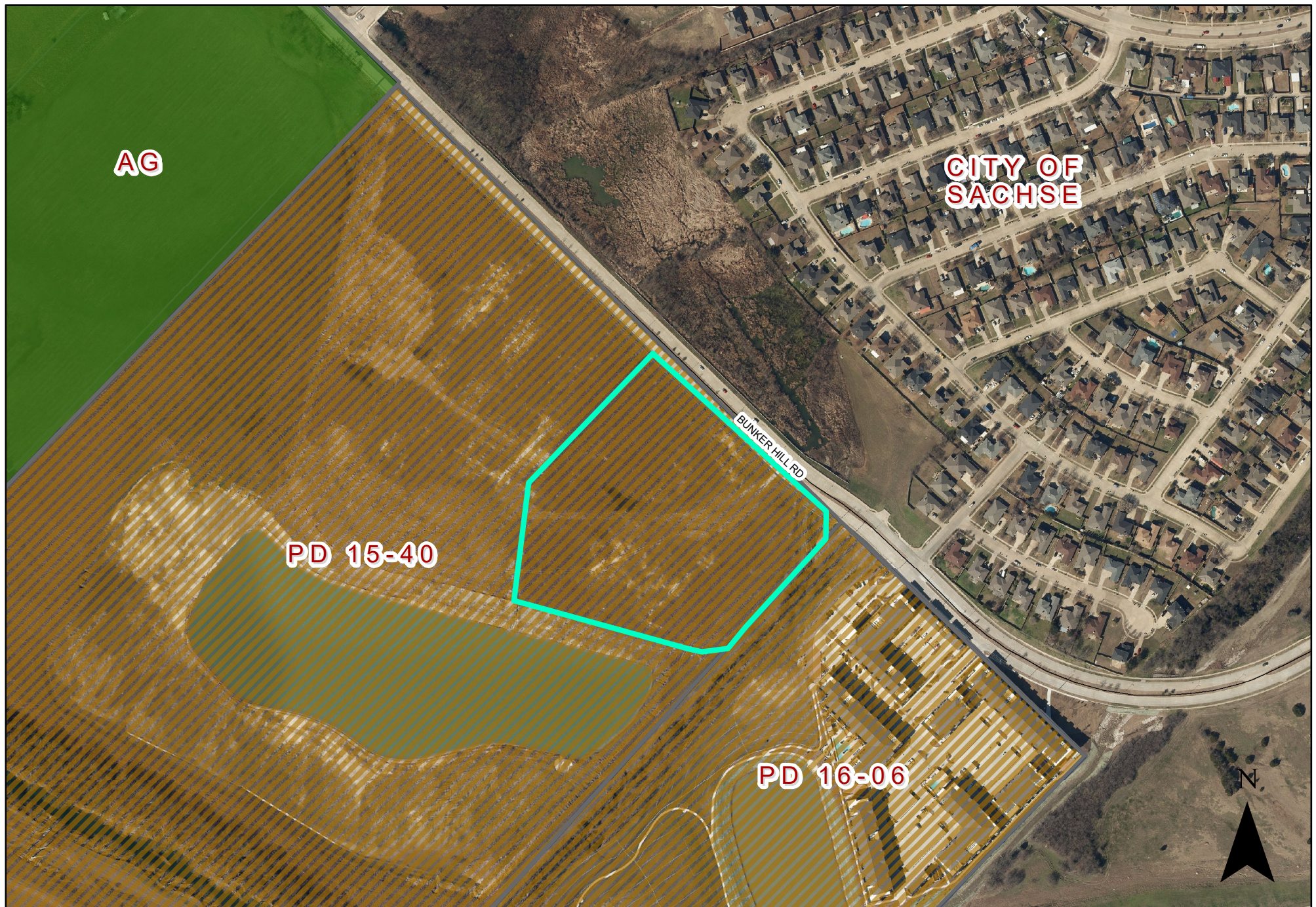
Z 21-23 Location Map

Z 21-23 Exhibit B

Z 21-23 R&M (Zoning)

Z 21-23 WGI, Inc. Responses

Z 21-23 WGI, Inc. Staff Presentation



0 220 440 Feet
1 inch = 353 feet

Zoning Map Z 21-23



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-23

4401 Bunker Hill Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

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 Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 15-40 for Multi-Family Uses 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 only permitted as in the Multi-Family (MF) District.

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

C. Building Height: The maximum height shall be forty-four (44) feet from the first finished floor to the top plate or four stories, whichever is less.

D. Density: The maximum density for this development shall be thirty-one (31) dwelling units per acre.

- E. Dwelling Units: A maximum of 356 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D. Additionally, fountains and aerators shall be installed in the pond.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- I. Carports: Carports shall be no more than ten (10) parking stalls in length in each instance and cover a maximum of twenty (20) parking spaces and two rows of parking maximum.
- J. Trails: A six (6)-foot wide trail as reflected on the Trail Plan (Exhibit D) shall be constructed with this development. The proposed trail shall connect from the southern end of the development to the City's regional trail. The trail and the walking paths through the development shall be open for public use.

REPORT & MINUTES

P.C. Meeting, August 30, 2021

Consideration of the application of **WGI, Inc.**, requesting approval of an amendment to Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Zoning)

Will Guerin, Planning Director, presented the staff report.

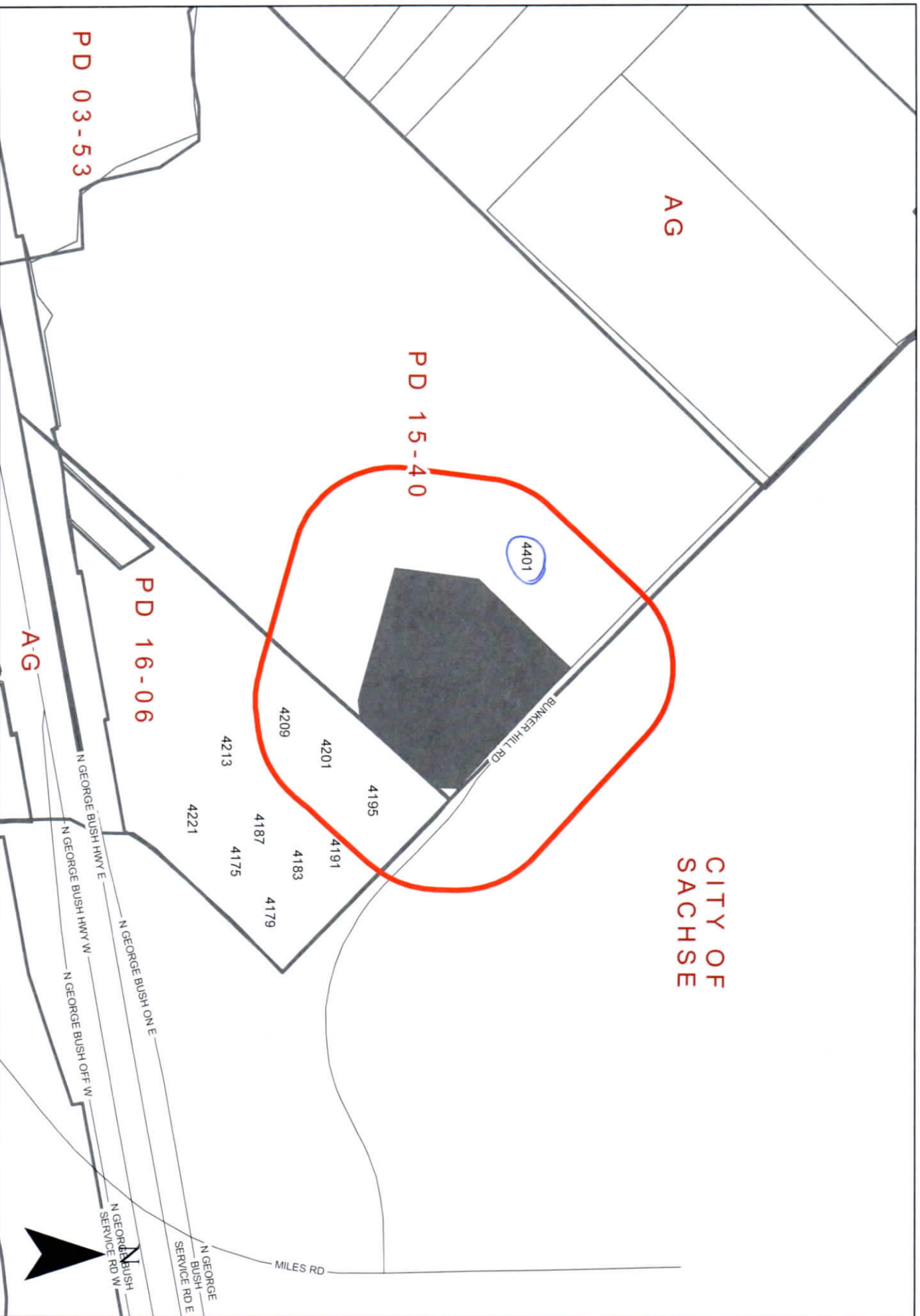
There was discussion between the Plan Commission and staff regarding the various phases of the project.

Representing the applicant Drew Klasing, 4228 N. Central Expressway, Suite 300, Dallas, Texas, provided an overview of the request.

There was discussion between the Plan Commission and Mr. Klasing regarding the proposed trail system.

Mason Orradre, 909 Lake Carolyn Parkway, Suite 150, Irving, Texas, spoke in support of the request and identified his role in the project.

Motion was made by Commissioner Dalton to close the public hearing and approve the request with the provision that 8-foot trails be installed. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**



Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-23	August 30, 2021	September 21, 2021	Nabiha Ahmed

WGI, Inc. The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail. The current zoning allows for multi-family use, and the proposal represents a Detail Plan and Planned Development amendment. This site is located at 4401 Bunker Hill Road.

Dominic Arzon

For

8/31/2021
7:38:49 PM

114 Fountain Hills Dr

Garland

Texas

United States

75044

Outside the Notification Area

**Tamara
McLaughlin**

Against

8/30/2021
2:19:50 PM

4406 harvest ln

Tamaraannh@gmail.com

Sachse

2146496158

Texas

United States

75048

Outside the Notification Area

Alexa Tackel

Against

8/30/2021
12:11:40 PM

3604 Sewell Drive

atackel@hotmail.com

Sachse

214-478-6564

Texas

United States

75048

Outside the Notification Area

This apartment complex will seriously crowd an already overcrowded elementary, middle, and high school further and add further traffic congestion to bunker hill rd. I live very near this and vehemently oppose the zoning change. No MoreApartments!!!!

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-23	August 30, 2021	September 21, 2021	Nabiha Ahmed
Chance Lindsey	Against		
8/30/2021 12:50:27 AM	3718 Rock House Rd	c@lf73.com	
	Sachse	214-755-5944	
	Texas		
	United States		Outside the Notification Area
	75048		
	Parking was questioned in Phase 1 and the answer given was that any parking deficiencies would be handled in Phase 2. Some kind of concession needs to be made for not following the original promised plan. Phase 1 parking has spilled over into neighborhood streets making an unfortunate situation for both the apartment tenants and homes in Sachse. Phase 2 will create additional parking problems as each unit is only allocated 1.6 parking spaces.		
Evan Contreras	Against		
8/30/2021 12:41:15 AM	3310 Rosewood Ln		
	Sachse		
	Texas		
	United States		Outside the Notification Area
	<null>		
Ariel Contreras	Against		
8/30/2021 12:40:31 AM	3310 Rosewood Ln	Arj527@yahoo.com	
	Sachse		
	Texas		
	United States		Outside the Notification Area
	<null>		
Cathy Taylor	Against		
8/29/2021 10:23:24 PM	P. O Box 460927	David.taylor14@Verizon.net	
	Garland	9724942001	
	Texas		

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-23	August 30, 2021	September 21, 2021	Nabiha Ahmed

United States
75040

I am against the building of apartments in this area; there are way too many apartments in this area at present

**Diana
McKeever**
8/29/2021
9:51:44 PM

Against

4019 Hawthorne Drive

Dianatx13@gmail.com

Sachse

2147253333

Texas

United States

75048

Outside the Notification Area

We have enough apartment complexes going up, we need to save what natural land we have left especially with the trail that's already been built. There are plenty of run down sites or other areas that can be used instead.

**Jennifer
Martinez**
8/27/2021
10:48:20 PM

Against

3425 shoreside dr

Jenn_31@hotmail.com

Garland

9729747545

Texas

United States

75043

Outside the Notification Area

Allmendinger, Tracy

From: Mason Orradre <Mason@realtycapital.com>
Sent: Friday, August 20, 2021 4:28 PM
To: Planning Group
Subject: [EXTERNAL] Notice of Z 21-23 - RCM Firewheel
Attachments: Notice of Public Hearing - Z 21-23.pdf

Hello,

Please find attached our response to the notice of public hearing for Z 21-23 at 4401 Bunker Hill Road. As the property owner of 4909 Bunker Hill Road, we are in favor of this proposed development.

Thanks,

Mason Orradre
Development Partner
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
mason@realtycapital.com
469-533-4117 – Direct 805-305-7352 - Mobile



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Comment Form

Case Z 21-23

Z 21-23 WGI, Inc. The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail. The current zoning allows for multi-family use, and the proposal represents a Detail Plan and Planned Development amendment. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-23 WGI, Inc. El solicitante propone construir un complejo de apartamentos con 356 unidades de vivienda junto con un sendero. La zonificación actual permite el uso multifamiliar y la propuesta representa una enmienda al Plan Detallado y al Desarrollo Planificado. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-23 WGI, Inc. Người nộp đơn đề xuất xây dựng một khu chung cư với 356 căn hộ ở cùng với một con đường mòn. Việc phân vùng hiện tại cho phép sử dụng cho nhiều gia đình và đề xuất này thể hiện một bản sửa đổi Kế hoạch Chi tiết và Phát triển có Kế hoạch. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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.

Mason Oradre Development Partner

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.)

4909 Bunker Hill Road

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

8/20/21

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-23

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

BCM Firewheel is in favor with the proposed apartment complex at 4401 Bunker Hill Road. We believe that this development will benefit the entire Garland community and bring more businesses, residents and economic growth.

Z 21-23

The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail.

[Planned Development amendment and Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 15-40.]

**City Council Meeting
September 21, 2021**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 4401 Bunker Hill Road

Applicant: WGI, Inc.

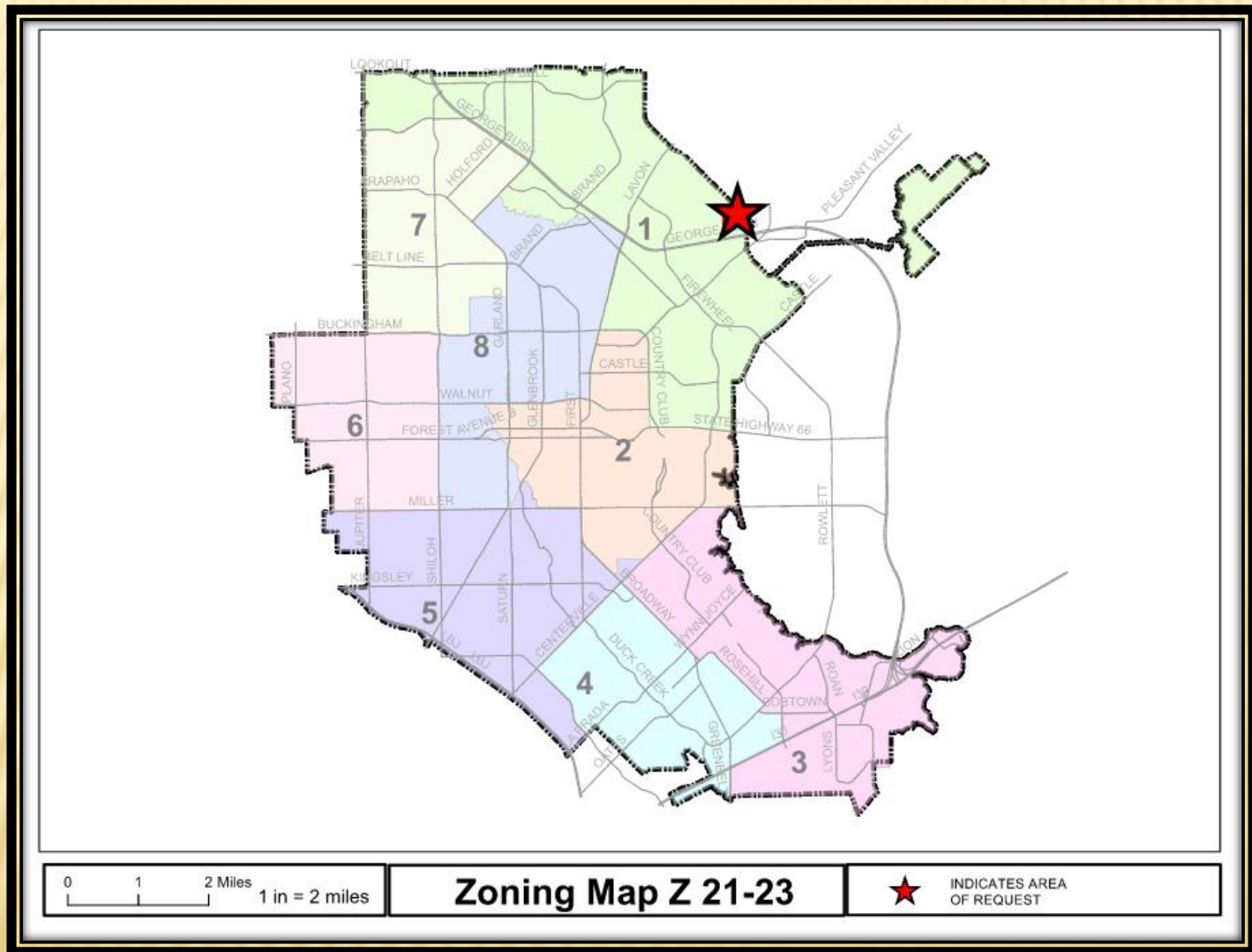
Owner: Frisco KAP, LLC.

Acreage: 11.70 acres

Zoning: Planned Development (PD) District 15-40

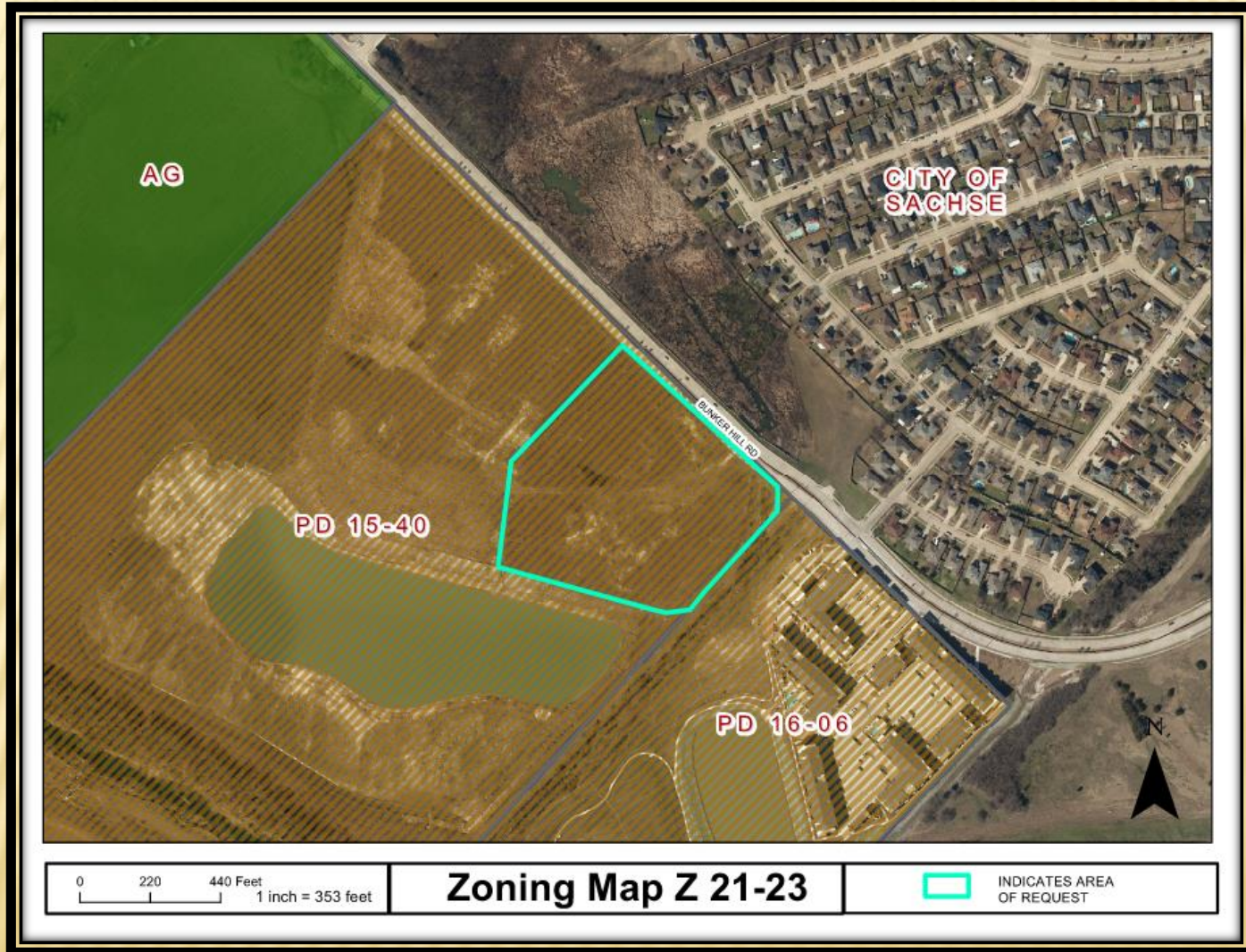
Z 21-23

CITYWIDE LOCATION MAP



Z 21-23

LOCATION MAP



Z 21-23

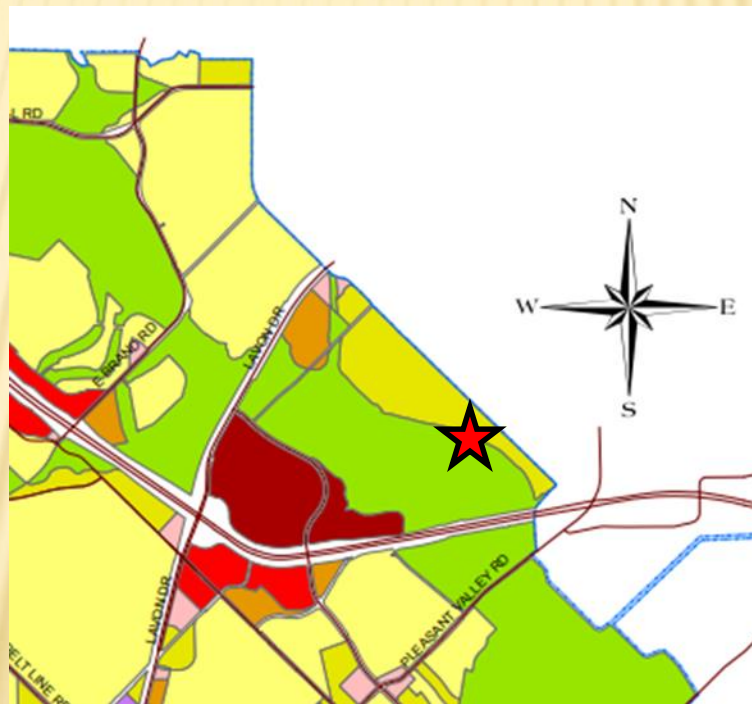
COMPREHENSIVE PLAN



Compact Neighborhoods



Parks & Open Space (Public & Private)





GARLAND
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PHOTOS



View of the subject property from Bunker Hill Road



Looking east of the subject property



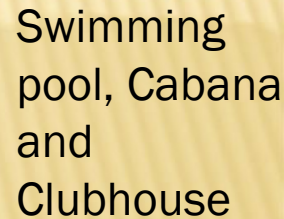
Looking north of the subject property (City of ~~Sachse~~)



Looking south of the subject property



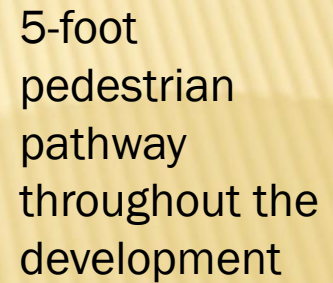
2015 RELEASE



Village Green Space and Dog Park

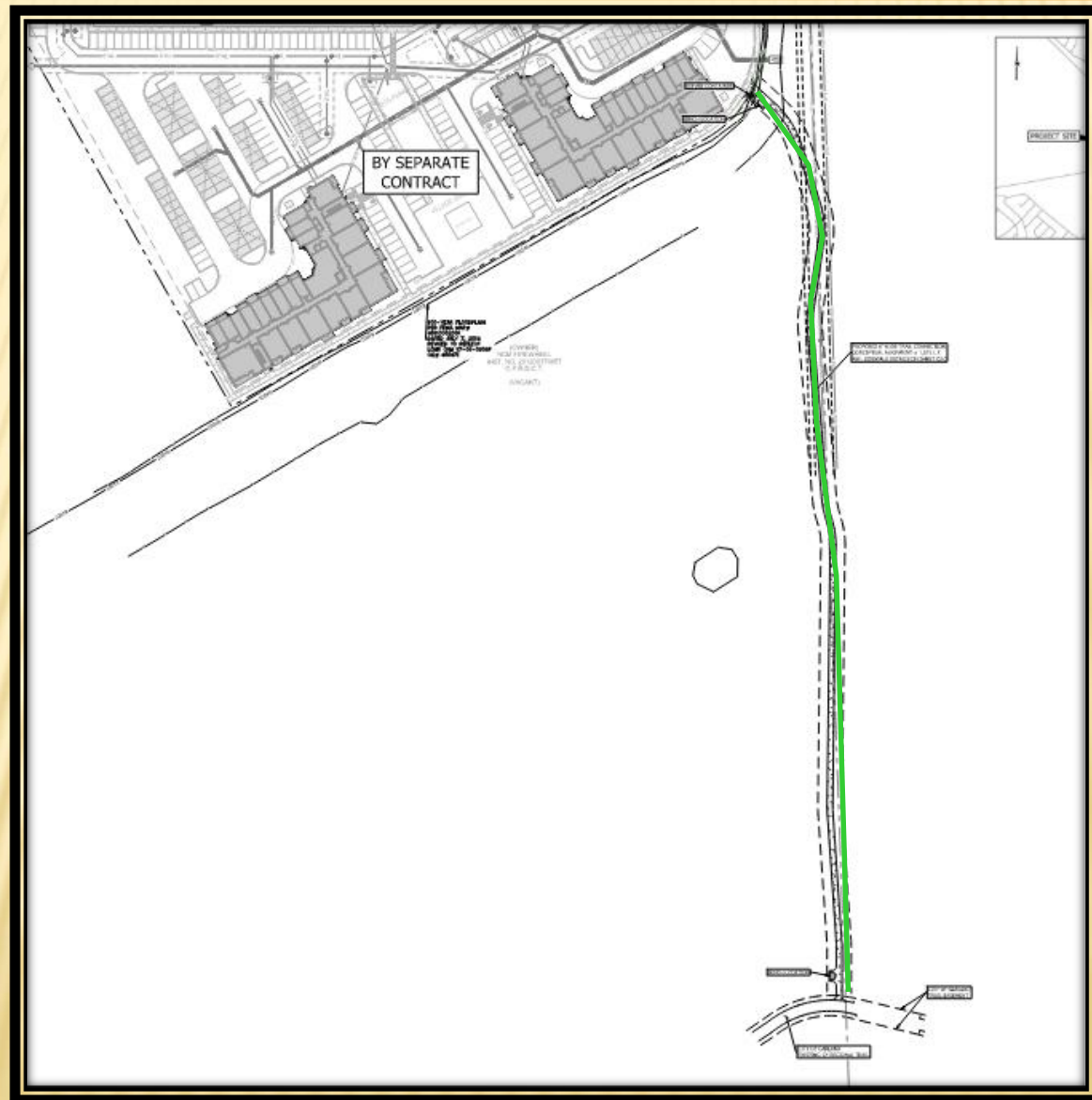


THE FUTURE OF THE FUTURE



6-foot trail
proposed
alignment

TRAIL PLAN



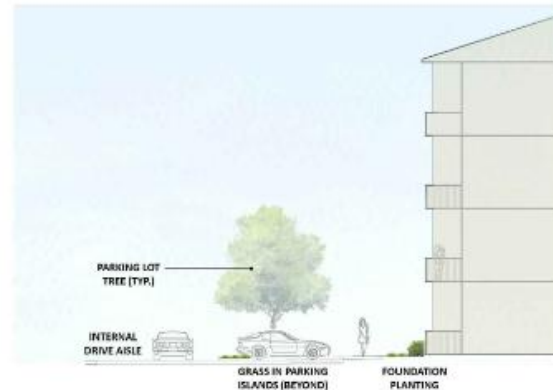
CONNECTIVITY



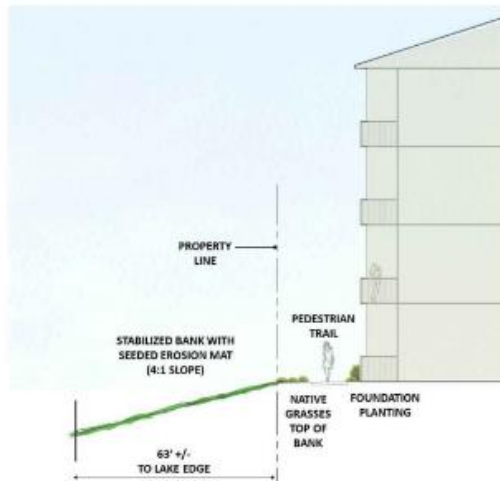
CROSS SECTIONS



SECTION 1 – BUNKER HILL ROAD FRONTAGE



SECTION 2 – INTERNAL DRIVE

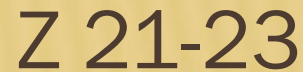


SECTION 3 – PEDESTRIAN TRAIL AT LAKE FRONTAGE

REV	DESCRIPTION	DATE



ΒΙΓΓΙΝΕ ΕΓΓΛΩΙΟΙΣ



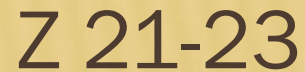


ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ





ΒΟΛΕΥΜΑΤΑ ΕΓΓΕΛΙΟΝΙΣ



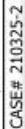


ΒΟΛΕΥΜΑΤΑ ΕΓΓΕΛΜΑΤΩΝ





ΒΟΥΛΗ ΕΓΓΕΛΙΟΝ





ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ





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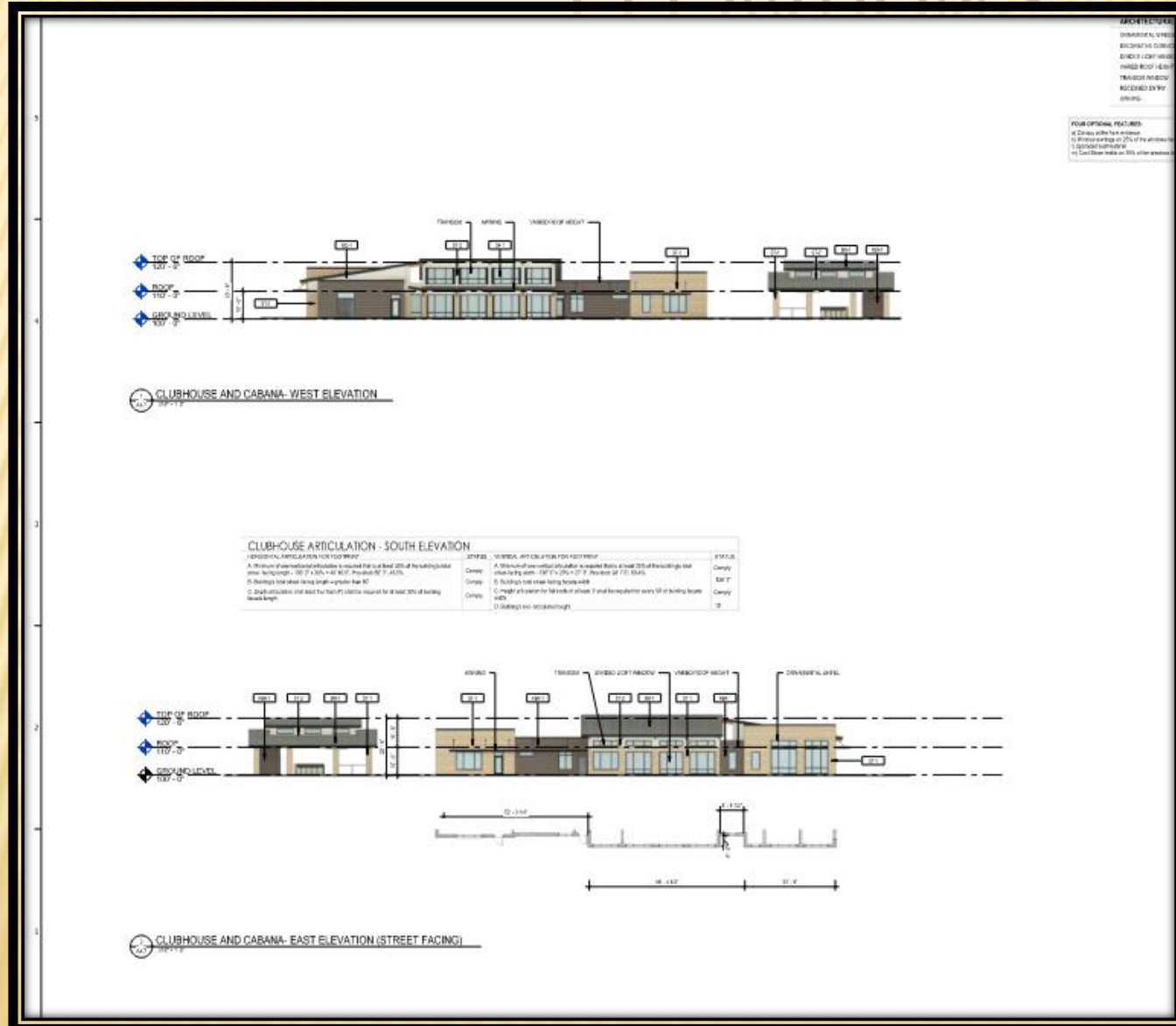
BUILDING ELEVATIONS





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CABANA AND CLUBHOUSE ELEVATIONS





CABANA AND CLUBHOUSE ELEVATIONS

10

10

FOUR OPTIONAL FEATURES:

- a) Carpet with front entrance
- b) Windowsills on 25% of the windows (sillings is spaced 1/4 inch)
- c) Ceiling lights on 25% of the windows
- d) Ceiling lights on 25% of the windows



SUMMARY TABLE

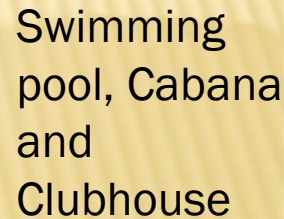
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Carport Structures	Section 2.60 states that each carport structure should not have more than 10 parking stalls. Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures.	The site plan shows four (4) carport structures that have more than then (10) parking stalls. Those carport structures shown shall be one contiguous structure with abutting head-in parking stalls. The site plan shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart.	These deviations are necessary in order to provide covered parking and in order to maintain setback requirements and to accommodate unit balconies and patios.

SUMMARY TABLE

Connectivity	Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments.	The site plan (Exhibit C) shows a five-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.	Since this is no longer a phased project and there multiple developers and owners involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.
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2015 RELEASE



Village Green Space and Dog Park

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, staff recommends the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

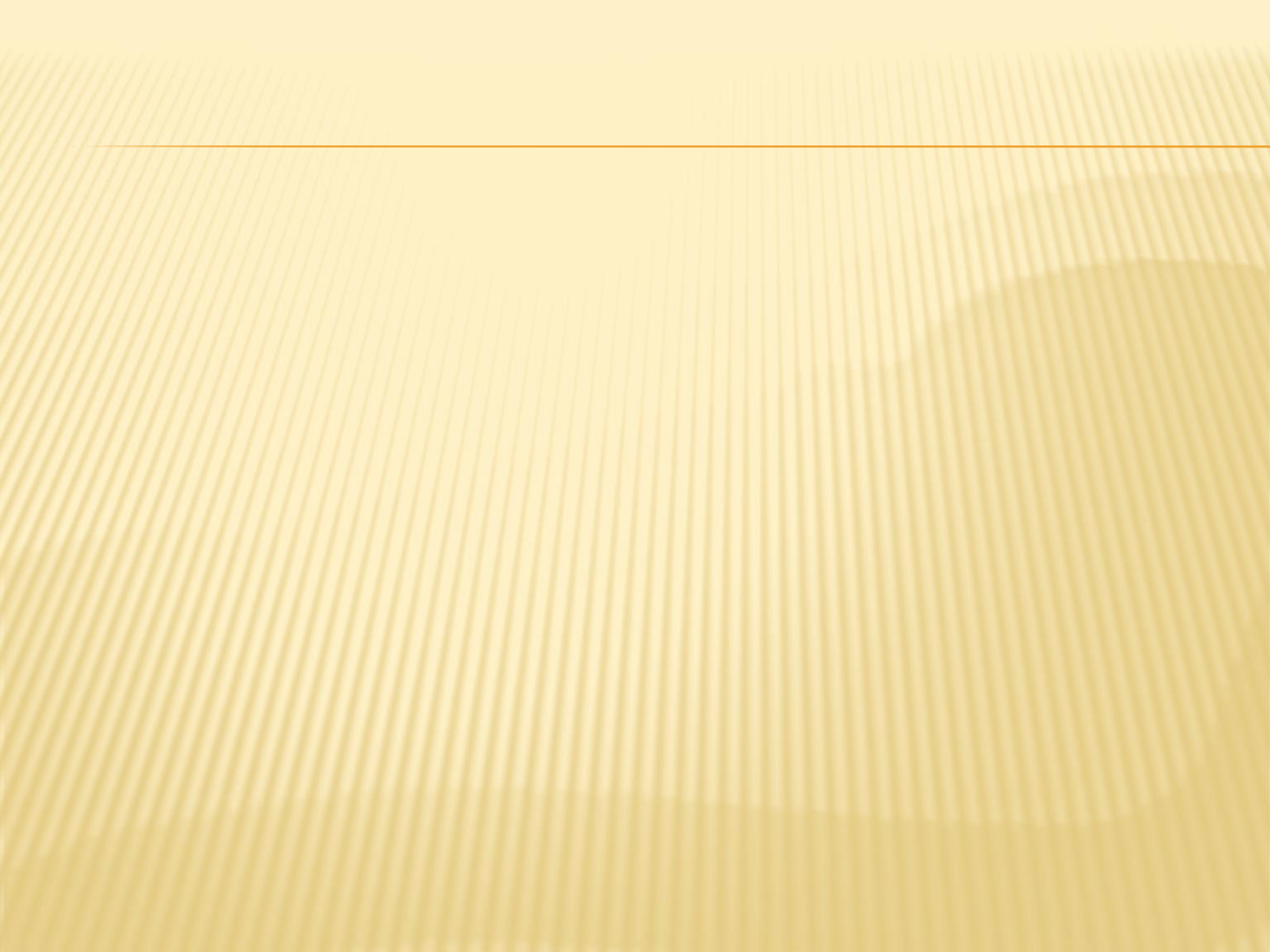
PLAN COMMISSION RECOMMENDATION

The Plan Commission, by a vote of nine (9) to zero (0) recommended approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, the Plan Commission recommended the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.









The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

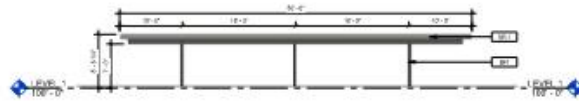
Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

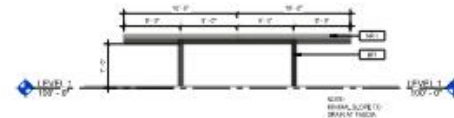


GARLAND
TEXAS MADE HERE

CARPORT, DUMPSTER AND SHADED STRUCTURE ELEVATIONS



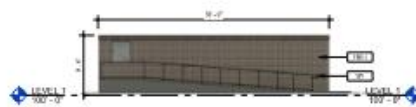
1 CARPORT - ELEVATION
10'-0"



2 CARPORT - ELEVATION
10'-0"



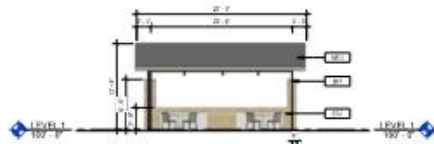
3 TRASH ENCLOSURE - ELEVATION
10'-0"



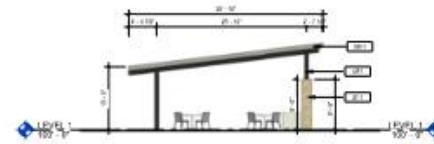
4 TRASH ENCLOSURE - SIDE ELEVATION
10'-0"



5 TRASH ENCLOSURE - SIDE ELEVATION 2
10'-0"



6 VILLAGE GREEN - ELEVATION
10'-0"



7 VILLAGE GREEN - ELEVATION
10'-0"



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. d.

Meeting Date: 09/21/2021

Item Title: Z 21-23 WGI, Inc. - Detail Plan (District 1)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4401 Bunker Hill Road

OWNER

Frisco KAP, LLC.

PLAN COMMISSION RECOMMENDATION

On August 30, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Multi-Family development.

In addition, the Plan Commission recommended the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, staff recommends the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

BACKGROUND

In 2012, City Council approved a change in zoning from Agricultural (AG) District to a Planned Development (PD) District 12-13 for Multi-Family Uses. The Planned Development established the general development criteria.

A subsequent Concept Plan approved in 2015 further illustrated the development criteria and updated language previously used to categorize the unit types. The Concept Plan also provided greater definition of the development site and proposed boundaries. In 2015, the intention was for a single developer to construct the multi-family developments in three (3) phases. However, it now appears that individual developers are responsible for each multi-family development.

The first multi-family development is built and located at the corner of Bunker Hill Road, Miles Road and North President George Bush Turnpike.

The applicant requests approval of a Detail Plan for 356 dwelling units along with amenities and a trail system that will connect to the City's regional trail. This proposed development will be adjacent to the existing Domain at the One Forty multi-family development.

SITE DATA

The overall site consists of approximately 11.70 acres with approximately 707 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 15-40 for Multi-Family Use. The proposed development is permitted within the Multi-Family (MF) District, and the general style of the use is permitted with approved variances and the integration of some development standards that resemble the Urban Residential (UR) District. Where specific standards are not provided within the Planned Development, Garland Development Code standards will apply.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 356 multi-family dwelling units on an unimproved property. The development will consist of five (5) multi-family buildings along with a village green space, swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 588 parking spaces for this proposal. The site layout shows 588 parking spaces. Additionally, the GDC provides the required covered parking spaces including carports and tuck under garages.

3. Building Height

Planned Development (PD) 12-13 states the maximum building height permitted is forty-four (44) feet from the first finished floor to the top plate or four stories, whichever is less. The proposed maximum height per the definition is forty-four (44) feet, complying with the building height requirement.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot have more than ten (10) parking stalls. The site plan (Exhibit C) shows four (4) carport structures that have more than ten (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls.

Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures. The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart. This deviation is necessary in order to meet setback requirements and to accommodate unit balconies and patios.

5. Driveway Approval:

The subject site fronts Bunker Hill Road. Bunker Hill Road is located within, owned, and maintained by the City of Sachse. Accordingly the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

6. Connectivity:

Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments. However, since this is no longer a phased project and there multiple developers involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.

7. The site plan (Exhibit C) shows a five (5)-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.

8. Density

The maximum density required per Planned Development (PD) District 12-13 is forty (40) units per acre and the applicant proposes a density of 30.43 dwelling units per acre.

9. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 4,000 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,403 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The

applicant proposes one (1) large swimming pool with 13,530 square feet of surface water next to the cabana and clubhouse.

- **Leisure Areas:** Two (2) leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, which includes outdoor seating, outdoor dog wash, dog play elements, and a shade trellis structure. Additionally, the landscape plan (Exhibit D) reflects a “village green space” visible to the pond, which will be a community gathering space and it will include gaming areas, built-in barbeque grills, pavilion, stamped concrete walkways, two fire pits and festoon lighting.

10. Dwelling unit/mix

Planned Development (PD) District 12-13 states that the minimum number of one-broom units shall be no less than forty (40%) percent of the total number of units. The maximum number of three-bedroom units shall be no greater than fifteen (15%) percent of the total number of units.

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	924 square feet
Total number of units:	356 units

Minimum dwelling unit size.

Required studio:	500 square feet
Proposed:	578 square feet
Number of units:	16 units (4.5%)

Required one- bedroom:	650 square feet
Proposed:	669 square feet
Number of units:	216 units (60.7%)

Required two-bedroom:	800 square feet
Proposed:	1,091 square feet
Number of units:	116 units (32.6%)

Required three-bedroom:	950 square feet
Proposed:	1434 square feet
Number of units:	8 units (2.2%)

11. Screening and Landscaping

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC and

Planned Development (PD) District 12-13. Per Planned Development (PD) District 12-13, the minimum landscaping requirement is twenty (20%) percent and the landscape plan (Exhibit D) shows that 21.32% of the site area is landscaped.

12. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 12-13.

13. Signage

No deviations were requested regarding signage.

14. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC and Planned Development (PD) District 12-13. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Carport Structures	Section 2.60 states that each carport structure should not have more than 10 parking stalls. Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures.	The site plan (Exhibit C) shows four (4) carport structures that have more than ten (10) parking stalls. Those carport structures shown shall be one contiguous structure where abutting head in parking stalls. The site plan (Exhibit D) shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart.	These deviations are necessary in order to provide covered parking and in order to maintain setback requirements and to accommodate unit balconies and patios.
		The site plan (Exhibit C) shows a five-foot walking path that will connect to the existing sidewalk along Bunker Hill	

Connectivity	Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments.	Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.	Since this is no longer a phased project and there multiple developers and owners involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

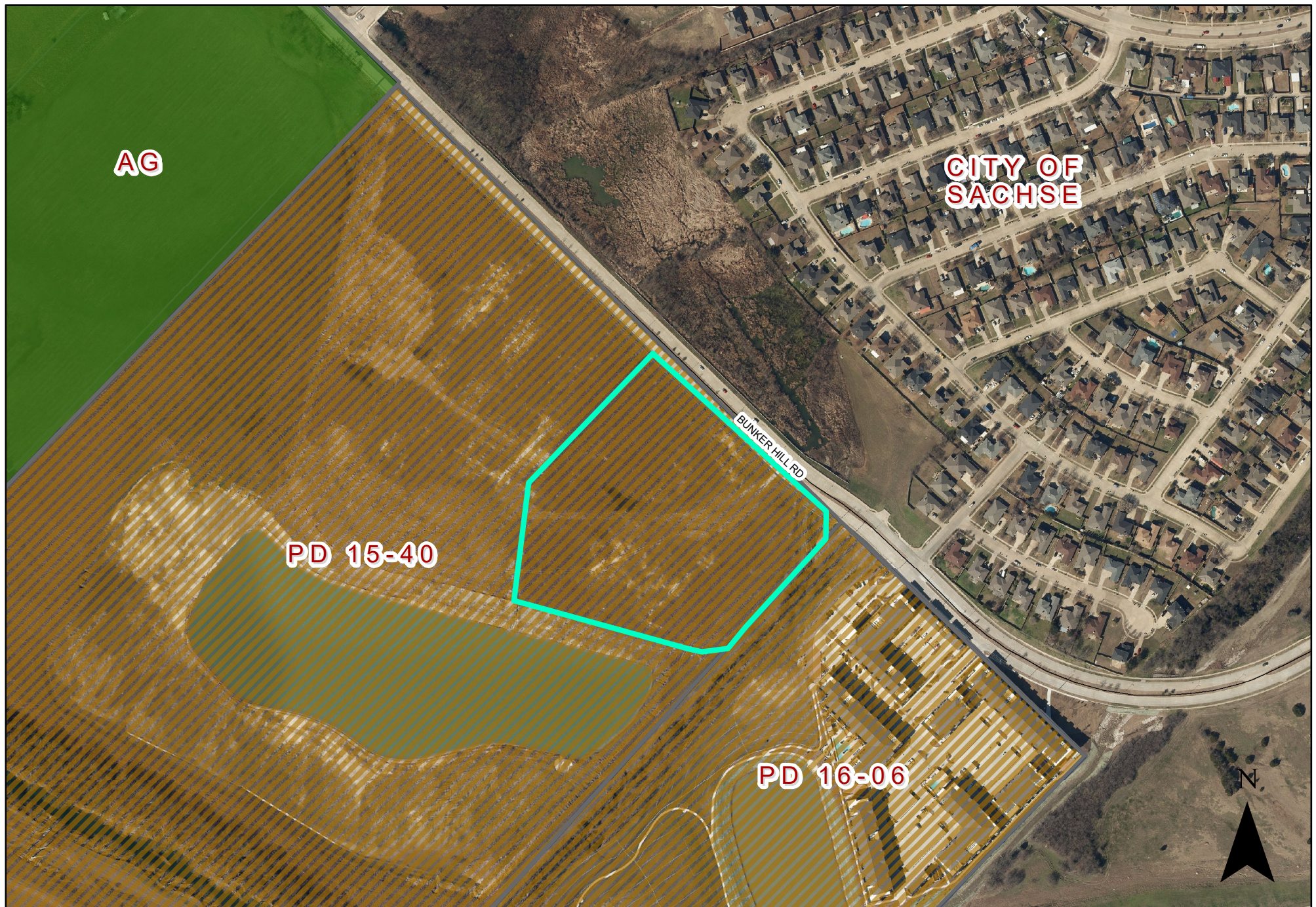
The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 16-06; it is developed with a multi-family complex. The property to the south is zoned Planned Development (PD) District 03-53; it is currently vacant. The property to the west is zoned Agricultural (AG) District; it is currently unimproved.

Attachments

Z 21-23 WGI, Inc. Attachments (Detail Plan)

Z 21-23 WGI, Inc. Responses

Z 21-23 WGI, Inc. Staff Presentation

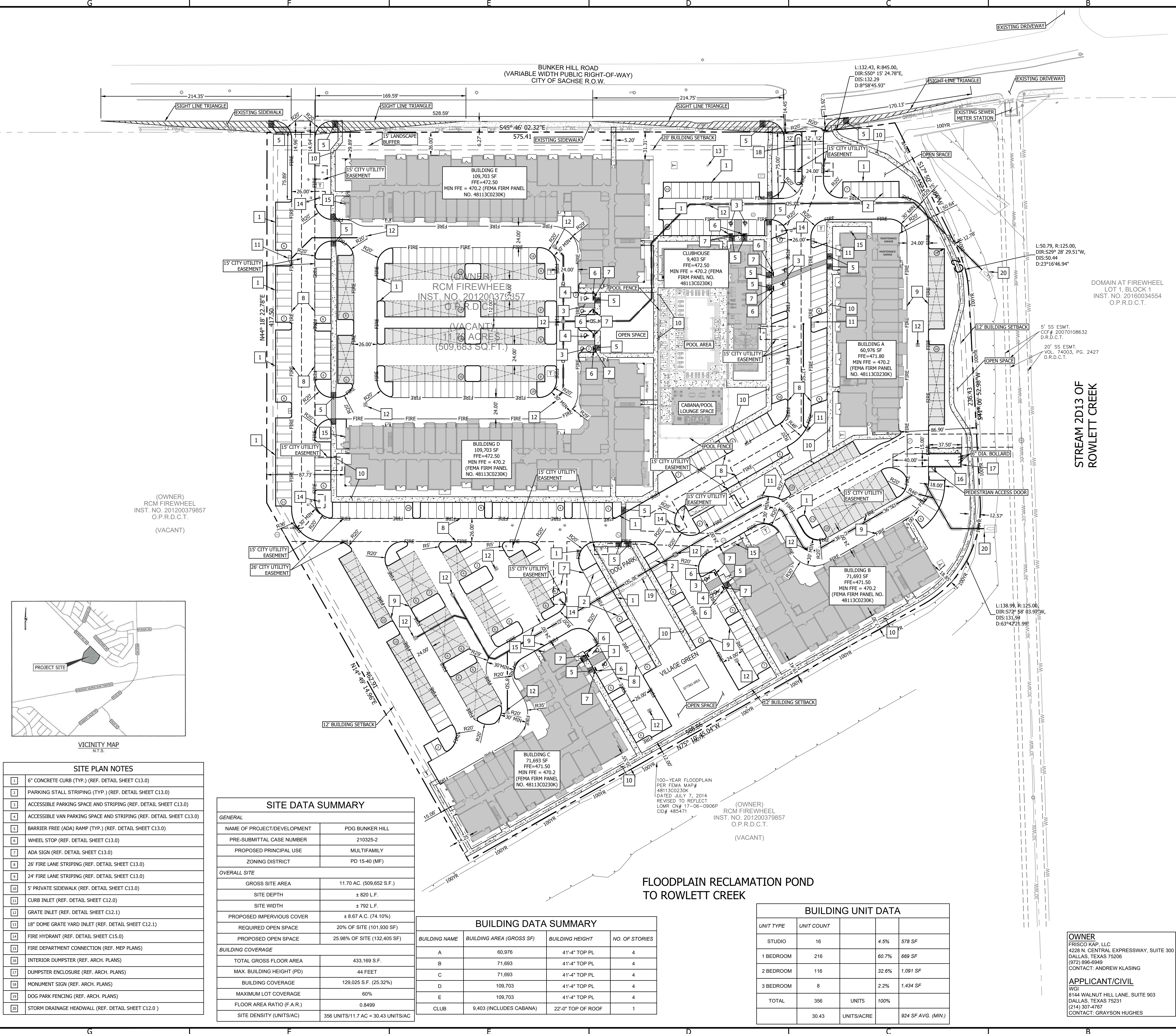


0 220 440 Feet
1 inch = 353 feet

Zoning Map Z 21-23



INDICATES AREA
OF REQUEST



LEGEND

[Symbol]	PROPERTY LINE / RIGHT OF WAY
[Symbol]	EASEMENT / SETBACK
[Symbol]	CURB & GUTTER
[Symbol]	EX. GRADE CONTOUR ELEVATION
[Symbol]	PROP. GRADE CONTOUR ELEVATION
[Symbol]	STORM SEWER PIPE
[Symbol]	WATER PIPE
[Symbol]	WASTEWATER PIPE
[Symbol]	UNDERGROUND GAS LINE
[Symbol]	UNDERGROUND TELECOM. LINE
[Symbol]	FIRE LANE
[Symbol]	RETAINING WALL
[Symbol]	BUILDING PAD AREA
[Symbol]	CARPORT
[Symbol]	BENCHMARK
[Symbol]	UTILITY POLE
[Symbol]	BOLLARD
[Symbol]	TRANSFORMER
[Symbol]	SIGN
[Symbol]	WASTE WATER MANHOLE
[Symbol]	CLEAN-OUT
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	WATER REDUCER
[Symbol]	BACKFLOW PREVENTER
[Symbol]	WATER METER/VAULT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	STORM DRAINAGE INLET

PARKING AND LAND USE DATA:

REQUIRED:	
STUDIO: 16 UNITS	16 SPACES
1 SPACE/DWELLING UNIT:	
1 BEDROOM: 216 UNITS	324 SPACES
1.5 SPACES/DWELLING UNIT:	
2+ BEDROOM: 124 UNITS	248 SPACES
2 SPACES/1 DWELLING UNIT:	
TOTAL PARKING REQUIRED:	588 SPACES
PROVIDED:	
TUCK UNDER PARKING SPACES PROVIDED:	85 SPACES
CARPORT PARKING SPACES PROVIDED:	210 SPACES
UNCOVERED PARKING SPACES PROVIDED:	293 SPACES
TOTAL SPACES PROVIDED:	588 SPACES
ACCESSIBLE SPACES PROVIDED:	
VAN SPACES PROVIDED:	3 SPACES

- SITE PLAN NOTES**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEET(S) FOR ADDITIONAL INFORMATION.
 - A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.
 - REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
 - REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD DETAILS AND SPECIFICATIONS.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 75,000 POUNDS) AND SHALL BE SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THIS SURFACE MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT TO THE SITE.
 - INSTALL TWO-WAY BLUE REFLECTOR PAVEMENT ADJACENT TO FIRE HYDRANT LOCATION

WARNING!
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

SITE PLAN NOTES

1	6" CONCRETE CURB (TYP.) (REF. DETAIL SHEET C13.0)
2	PARKING STALL STRIPING (TYP.) (REF. DETAIL SHEET C13.0)
3	ACCESSIBLE PARKING SPACE AND STRIPING (REF. DETAIL SHEET C13.0)
4	ACCESSIBLE VAN PARKING SPACE AND STRIPING (REF. DETAIL SHEET C13.0)
5	BARRIER FREE (ADA) RAMP (TYP.) (REF. DETAIL SHEET C13.0)
6	WHEEL STOP (REF. DETAIL SHEET C13.0)
7	ADA SIGN (REF. DETAIL SHEET C13.0)
8	26" FIRE LANE STRIPING (REF. DETAIL SHEET C13.0)
9	24" FIRE LANE STRIPING (REF. DETAIL SHEET C13.0)
10	5" PRIVATE SIDEWALK (REF. DETAIL SHEET C13.0)
11	CURB INLET (REF. DETAIL SHEET C12.0)
12	GRATE INLET (REF. DETAIL SHEET C12.1)
13	18" DOME GRATE YARD INLET (REF. DETAIL SHEET C12.1)
14	FIRE HYDRANT (REF. DETAIL SHEET C15.0)
15	FIRE DEPARTMENT CONNECTION (REF. MEP PLANS)
16	INTERIOR DUMPSTER (REF. ARCH. PLANS)
17	DUMPSTER ENCLOSURE (REF. ARCH. PLANS)
18	MONUMENT SIGN (REF. ARCH. PLANS)
19	DOG PARK FENCING (REF. ARCH. PLANS)
20	STORM DRAINAGE HEADWALL (REF. DETAIL SHEET C12.0)

SITE DATA SUMMARY

GENERAL	
NAME OF PROJECT/DEVELOPMENT	PDG BUNKER HILL
PRE-SUBMITTAL CASE NUMBER	210325-2
PROPOSED PRINCIPAL USE	MULTIFAMILY
ZONING DISTRICT	PD 15-40 (MF)
OVERALL SITE	
GROSS SITE AREA	11.70 AC. (509,652 S.F.)
SITE DEPTH	± 820 L.F.
SITE WIDTH	± 782 L.F.
PROPOSED IMPERVIOUS COVER	± 8.67 A.C. (74.10%)
REQUIRED OPEN SPACE	20% OF SITE (101,930 SF)
PROPOSED OPEN SPACE	25.98% OF SITE (132,405 SF)
BUILDING COVERAGE	
TOTAL GROSS FLOOR AREA	433,169 S.F.
MAX. BUILDING HEIGHT (PD)	44 FEET
BUILDING COVERAGE	129,025 S.F. (25.32%)
MAXIMUM LOT COVERAGE	60%
FLOOR AREA RATIO (F.A.R.)	0.8499
SITE DENSITY (UNITS/AC)	356 UNITS/11.7 AC = 30.43 UNITS/AC

BUILDING DATA SUMMARY

BUILDING NAME	BUILDING AREA (GROSS SF)	BUILDING HEIGHT	NO. OF STORIES
A	60,976	41'-4" TOP PL	4
B	71,693	41'-4" TOP PL	4
C	71,693	41'-4" TOP PL	4
D	109,703	41'-4" TOP PL	4
E	109,703	41'-4" TOP PL	4
CLUB	9,403 (INCLUDES CABANA)	22'-0" TOP OF ROOF	1

BUILDING UNIT DATA

UNIT TYPE	UNIT COUNT		
STUDIO	16	4.5%	578 SF
1 BEDROOM	216	60.7%	669 SF
2 BEDROOM	116	32.6%	1,091 SF
3 BEDROOM	8	2.2%	1,434 SF
TOTAL	356	UNITS	100%
	30.43	UNITS/ACRE	924 SF AVG. (MIN.)

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75206
(972) 896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
WGI
8144 WALNUT HILL LANE, SUITE 903
DALLAS, TEXAS 75231
(214) 307-4767
CONTACT: GRAYSON HUGHES

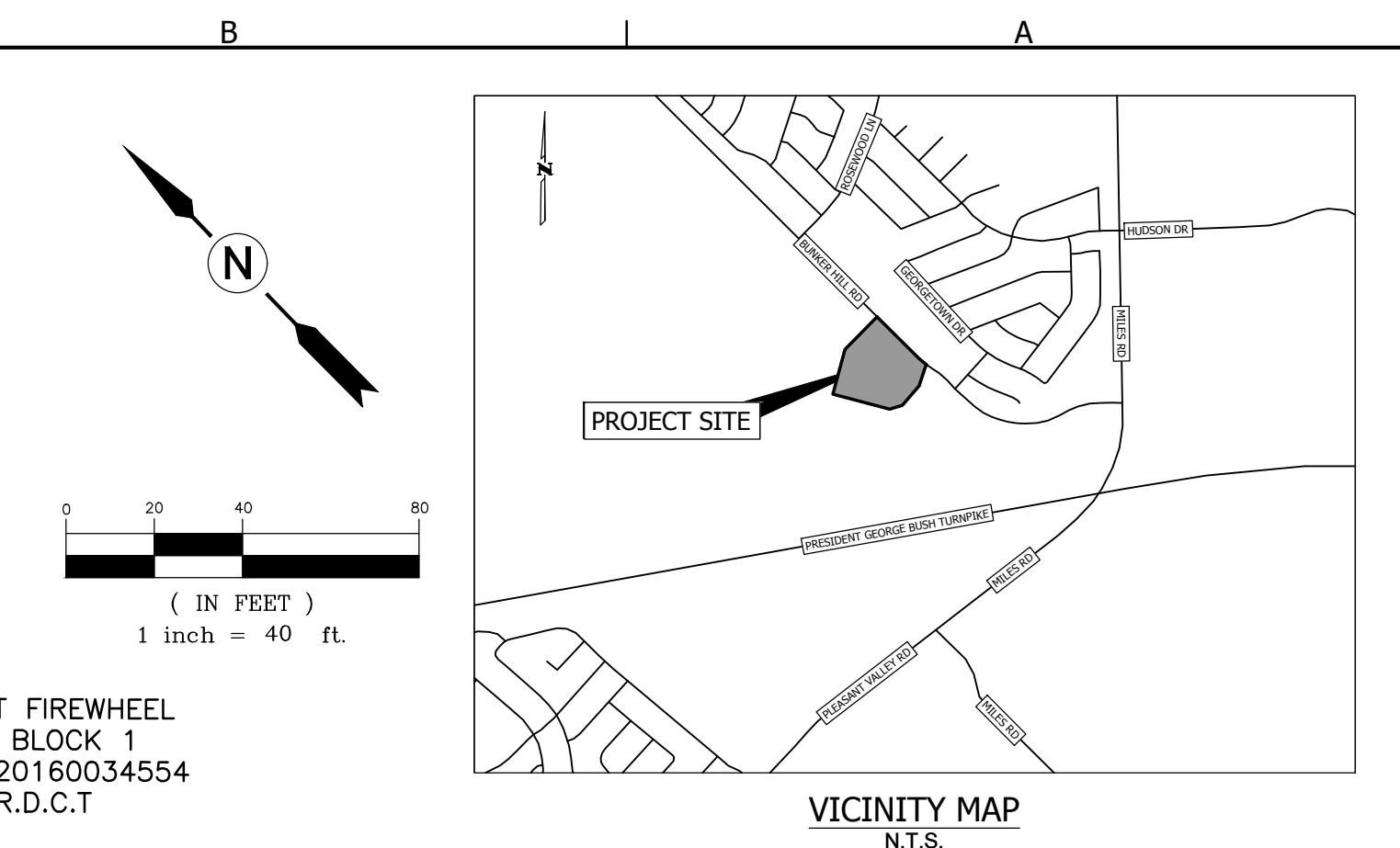
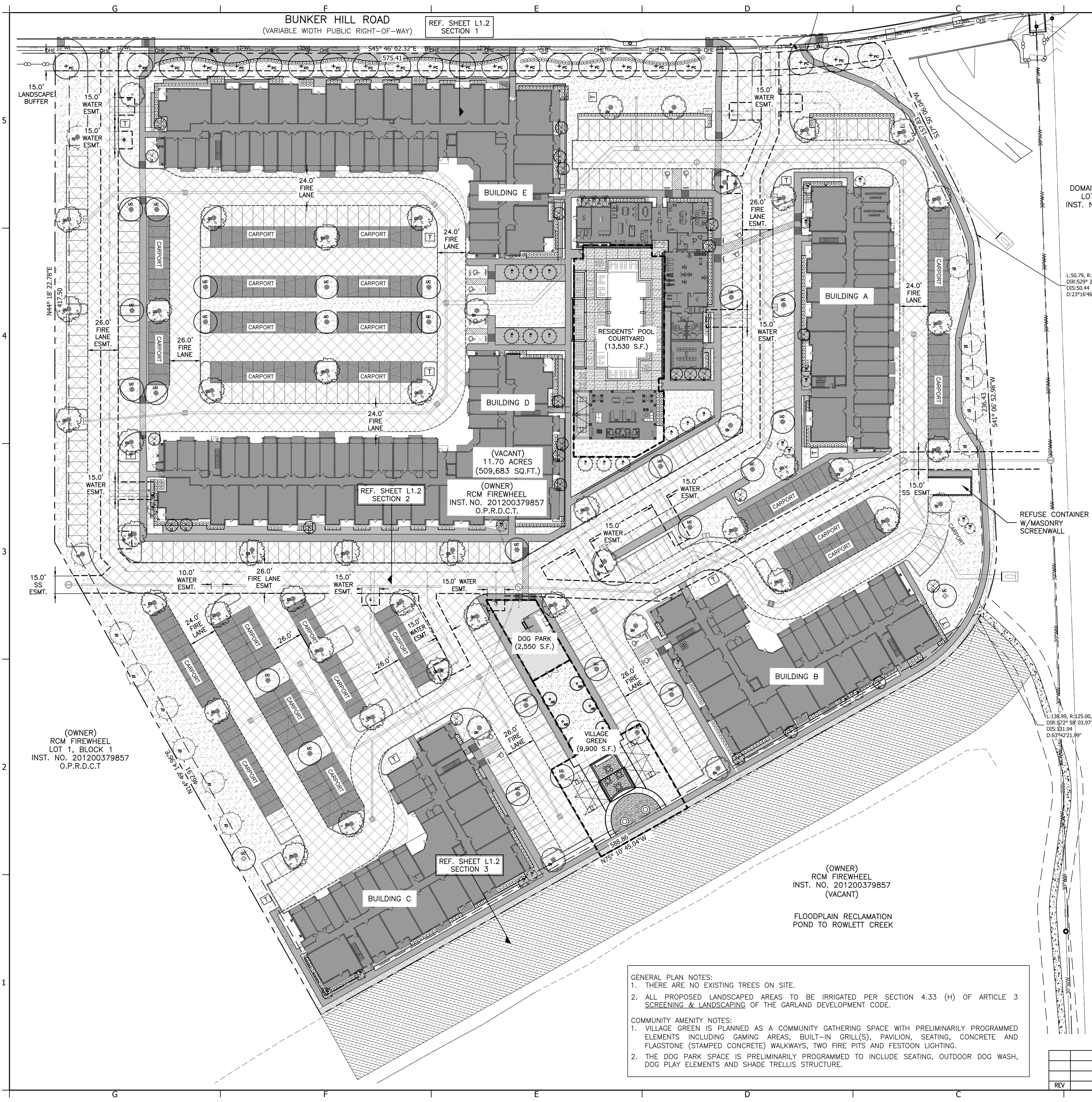
NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
GRAYSON HUGHES
P.E. #114327
ON 2021-08-06

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

DETAILED SITE PLAN



SUMMARY CHART - SITE DATA			
SITE DATA SUMMARY:			
CURRENT ZONING DISTRICT:	PD 15-40 (MF)		
TOTAL SITE AREA:	11.70 ACRES/509,652 SF		
PROPOSED USE:	MULTI-FAMILY APARTMENT		
# UNITS (REF. ARCHITECTURALS):	356 UNITS		
# PARKING SPACES REQUIRED/ PROVIDED (REF. ARCHITECTURALS):	588/588		

SITE LANDSCAPING		
PD SITE LANDSCAPING/OPEN SPACE REQUIRED (20% OF SITE AREA)	101,930 sf	
SITE LANDSCAPE / COMMUNITY OPEN SPACE (21.32% PROVIDED)	108,671 sf	
4.34B2 (3b) 15' LANDSCAPE BUFFER WITH TREES @ 1:30 LF (BUNKER HILL ROAD)	22 TREES	
15' LANDSCAPE BUFFER PROVIDED (BUNKER HILL ROAD)	22 TREES	
7 SHRUBS PER TREE FOR LANDSCAPE BUFFER (BUNKER HILL ROAD)	154 SHRUBS	

PARKING AREA LANDSCAPING		
PARKING LOT AREA (SQUARE FEET)	215,307 sf	
4.35A PARKING AREA LANDSCAPE (5% REQUIRED)	10,765 sf	
PARKING AREA LANDSCAPE (9.53% PROVIDED)	20,521 sf	
4.35B3/4 PARKING LOT TREES (1 PER 10 SPACES REQUIRED)	59 TREES	
PARKING LOT TREES (PROVIDED)	77 TREES	
4.44A1 PARKING LOT SCREENING REQUIRED / PROVIDED	YES	

PROPOSED PLANT LIST					
SYMBOL	BOTANICAL/COMMON NAME	CALIPER	SIZE AT PLANTING	SIZE AT MATURITY	QTY.
TREES (SPECIES FROM DIVISION 7 - APPROVED PLANT LIST)					
	QUERCUS VIRGINIANA LIVE OAK	3" MIN.	10-12' HT	60'+ HT	12
	QUERCUS SHUMARDII RED OAK	3" MIN.	10-12' HT	60'+ HT	38
	PISTACIA CHINENSIS CHINESE PISTACHE	3" MIN.	10-12' HT	60'+ HT	22
	TAXODIUM DISTICHUM BALD CYPRESS	3" MIN.	10-12' HT	60'+ HT	14
	ULMUS CRASSIFOLIA CEDAR ELM	3" MIN.	10-12' HT	60'+ HT	28
	ACER SACCHARUM 'CADDO' CADDO MAPLE	3" MIN.	10-12' HT	35'-40' HT	6
	ILEX ATTENUATA "SAVANNAH" SAVANNAH HOLLY	3" MIN.	10-12' HT	25-30' HT	12
	LAGERSTROEMIA INDICA CREPE MYRTLE	2" MIN.	8-10' HT	20-25' HT	26
	ILEX VOMITORIA YAUPOH HOLLY	2" MIN.	6-8' HT	12-18' HT	22
SHRUBS (REPRESENTATIVE SPECIES)					
	ILEX CORNUTA 'ROTUNDA' DWARF CHINESE HOLLY ILEX BURFORDII 'NANA' DWARF BURFORD HOLLY RAPHIOLEPSIS INDICA NDIAN HAWTHORN NANDINA DOMESTICA NANDINA ILEX VOMITORIA 'NANA' DWARF YAUPOH HOLLY	5 GAL.	24" HT	30"-48" HT	873
GROUND COVER/GRASSES REPRESENTATIVE SPECIES)					
	TRACHAELOSPERMUM ASIATICUM ASIAN JASMINE LIRIOPE MUSCARI 'BIG BLUE' 'BIG BLUE' LIRIOPE EUONYMUS FORTUNEI PURPLELEAF WINTERCREEPER	1" GAL.	4-6" HT	1.5'-2' HT	3,600
	CYNODON DACTYLON/ COMMON BERMUDAGRASS	SOLID SOD			105,300 SF
	TxDOT SEED MIX (TBD) FOR SLOPE CONDITIONS	SEED WITH MATTING			42,600 SF

GENERAL PLAN NOTES:

- THERE ARE NO EXISTING TREES ON SITE.
- ALL PROPOSED LANDSCAPED AREAS TO BE IRRIGATED PER SECTION 4.33 (H) OF ARTICLE 3 SCREENING & LANDSCAPING OF THE GARLAND DEVELOPMENT CODE.

COMMUNITY AMENITY NOTES:

- VILLAGE GREEN IS PLANNED AS A COMMUNITY GATHERING SPACE WITH PRELIMINARILY PROGRAMMED ELEMENTS INCLUDING GAMING AREAS, BUILT-IN GRILL(S), PAVILION, SEATING, CONCRETE AND FLAGSTONE (STAMPED CONCRETE) WALKWAYS, TWO FIRE PITS AND FESTOON LIGHTING.
- THE DOG PARK SPACE IS PRELIMINARILY PROGRAMMED TO INCLUDE SEATING, OUTDOOR DOG WASH, DOG PLAY ELEMENTS AND SHADE TRELLIS STRUCTURE.

REV	DESCRIPTION	DATE

PROPERTY APPLICANT:		PROPERTY OWNER:		PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 214-307-4767 GRAYSON HUGHES, P.E.		FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TX 75206 P. 972-886-6949 ANDREW KLASING		4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEGi	UEGi	Jul 2021	1"=40'	OF	210325-2

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

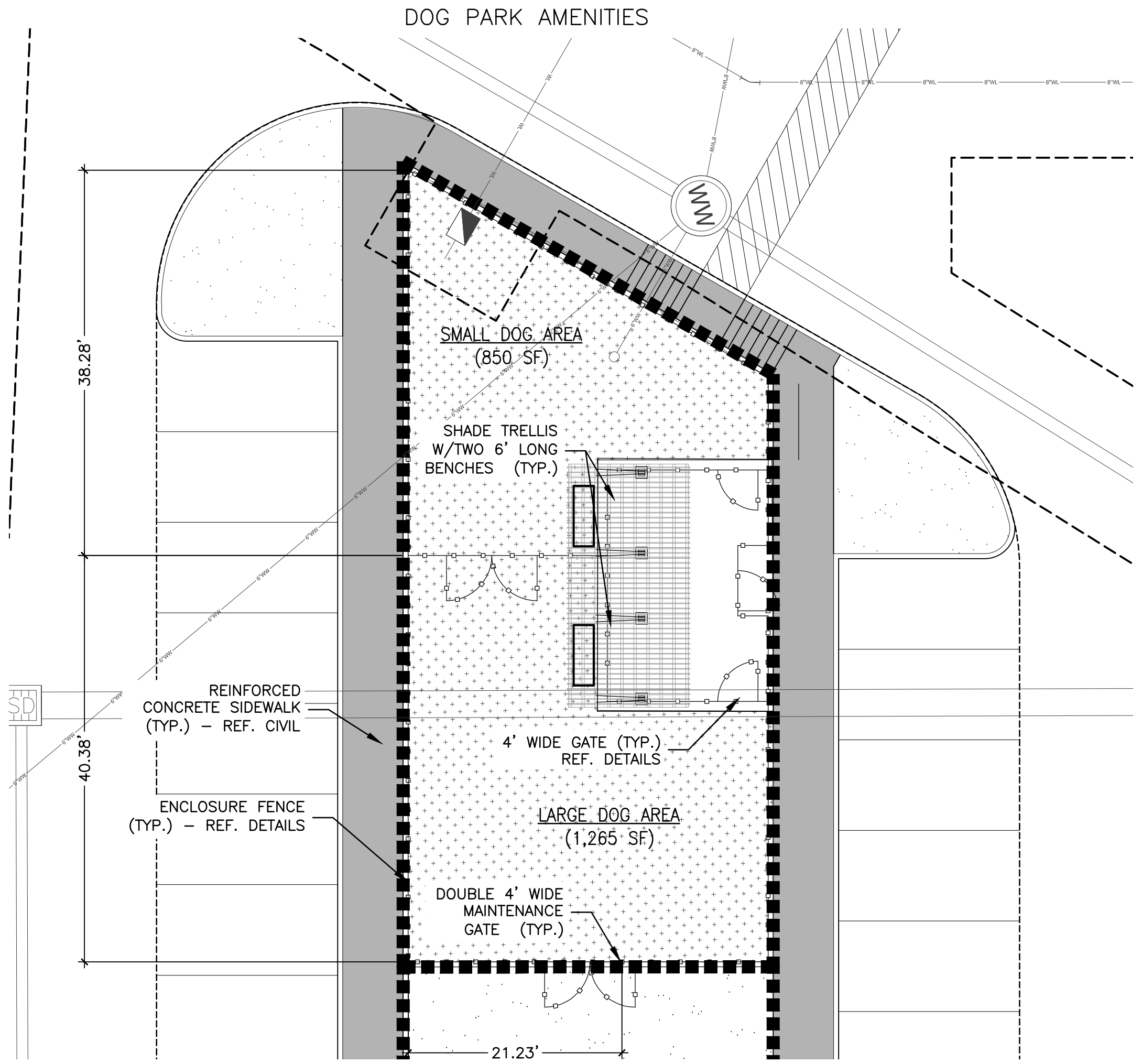
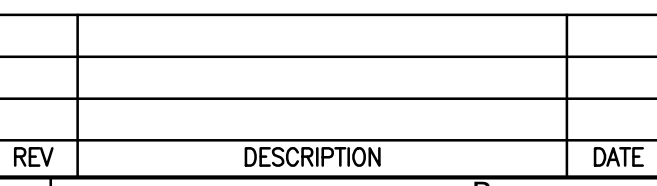
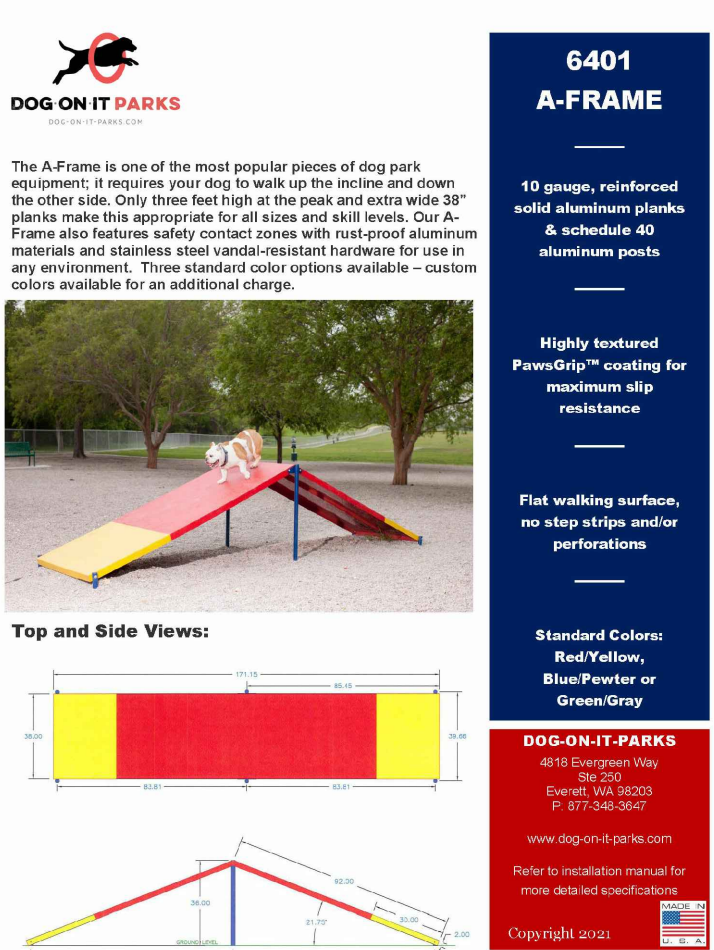
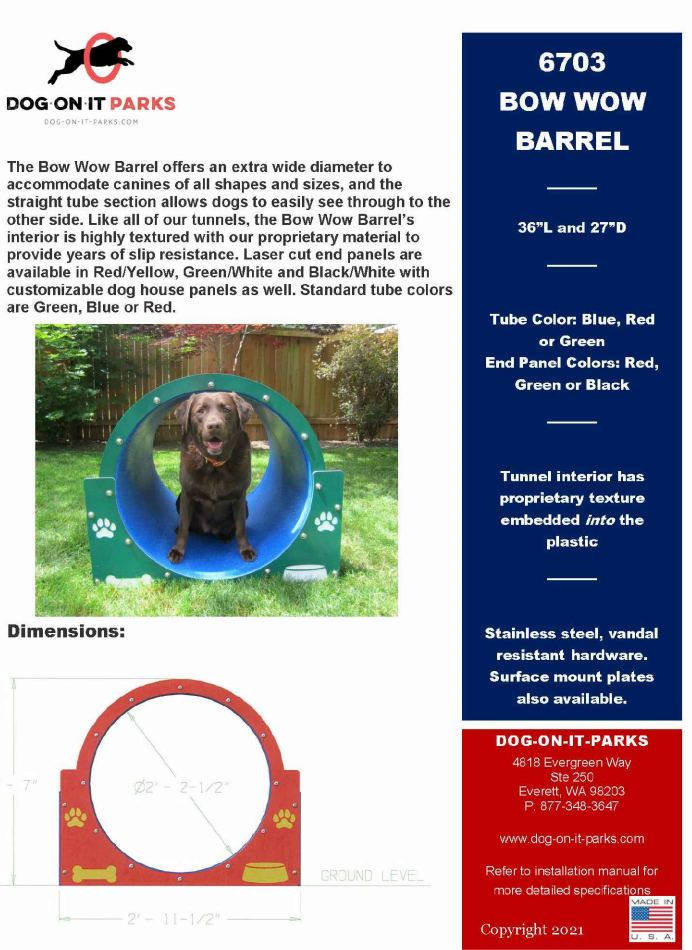
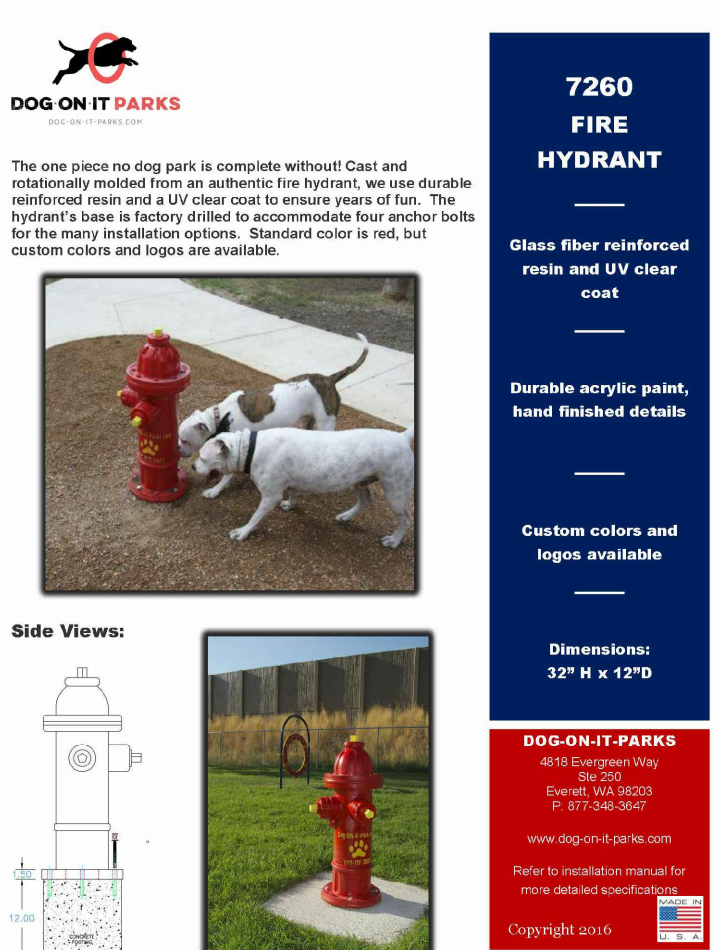
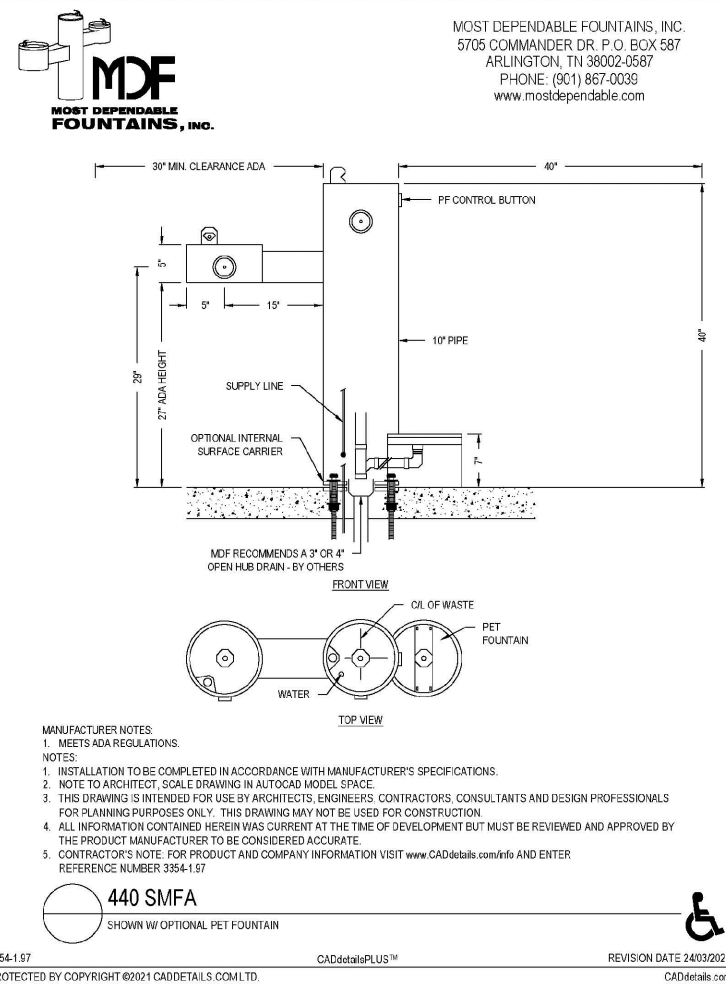
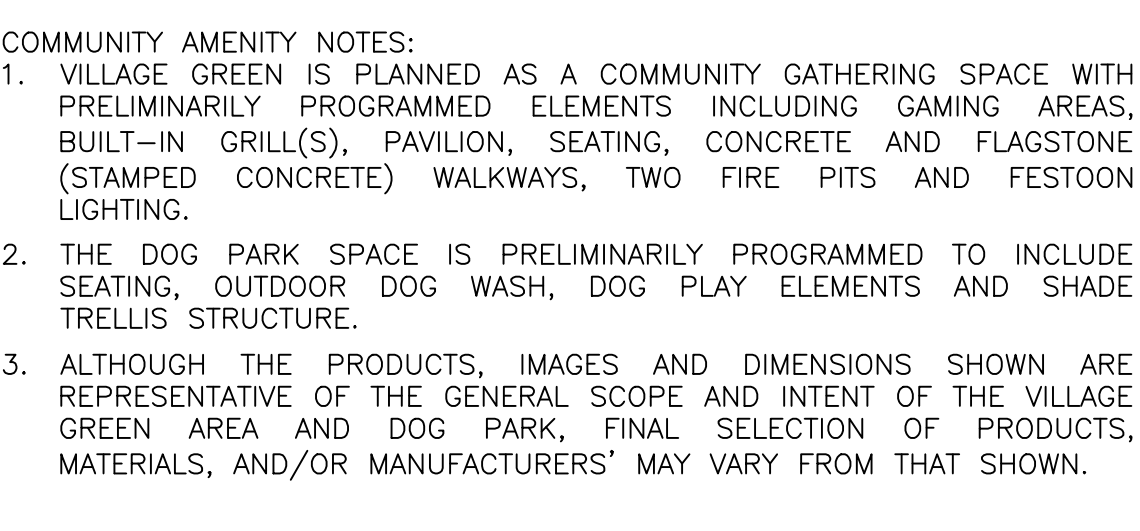
FIRM REGISTRATION NO. 15332
urban engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 262-1612

PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

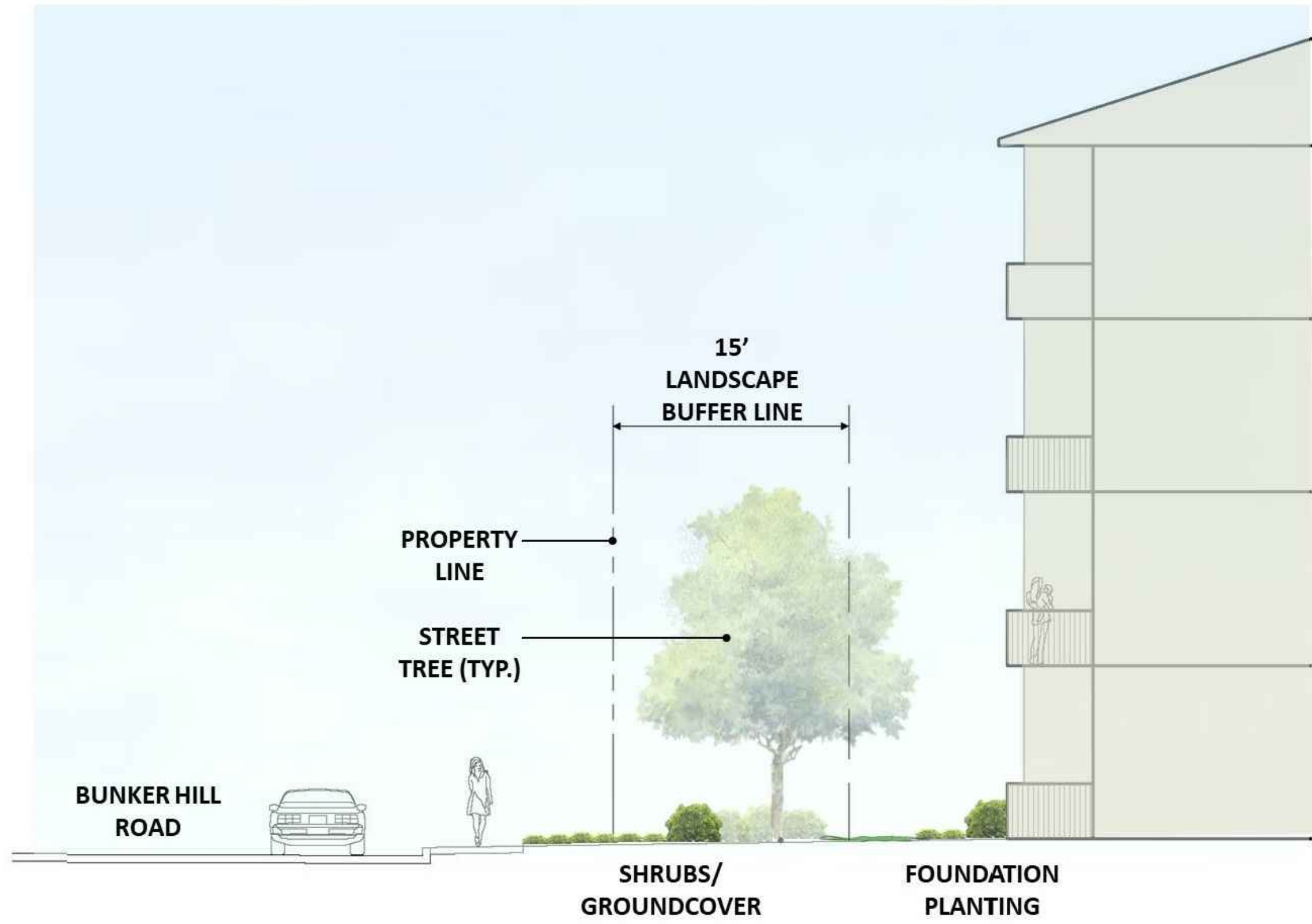
SITE LANDSCAPE PLAN

SHEET
LS1.0
1 OF 3

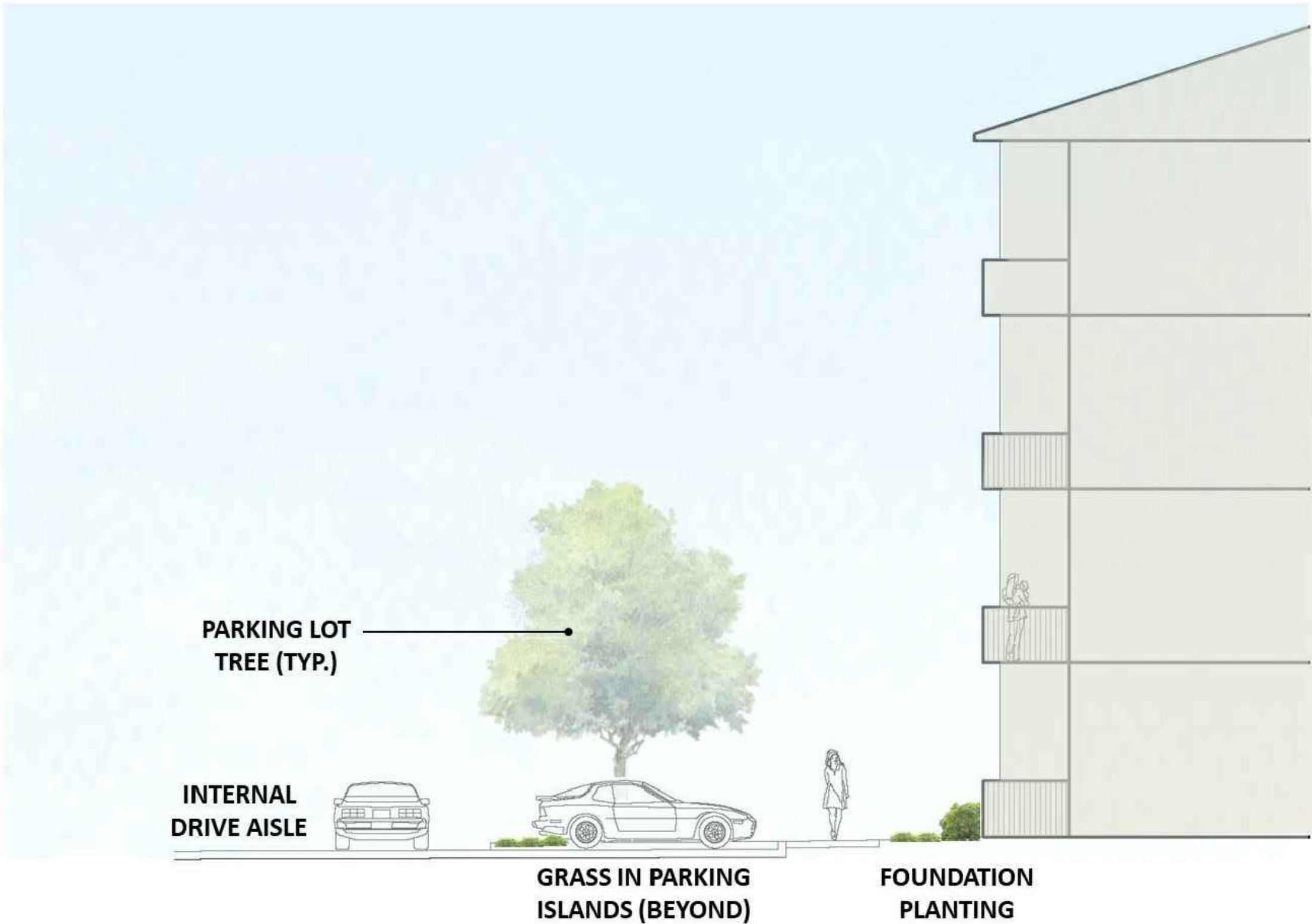
BUNKER HILL - GARLAND, TEXAS



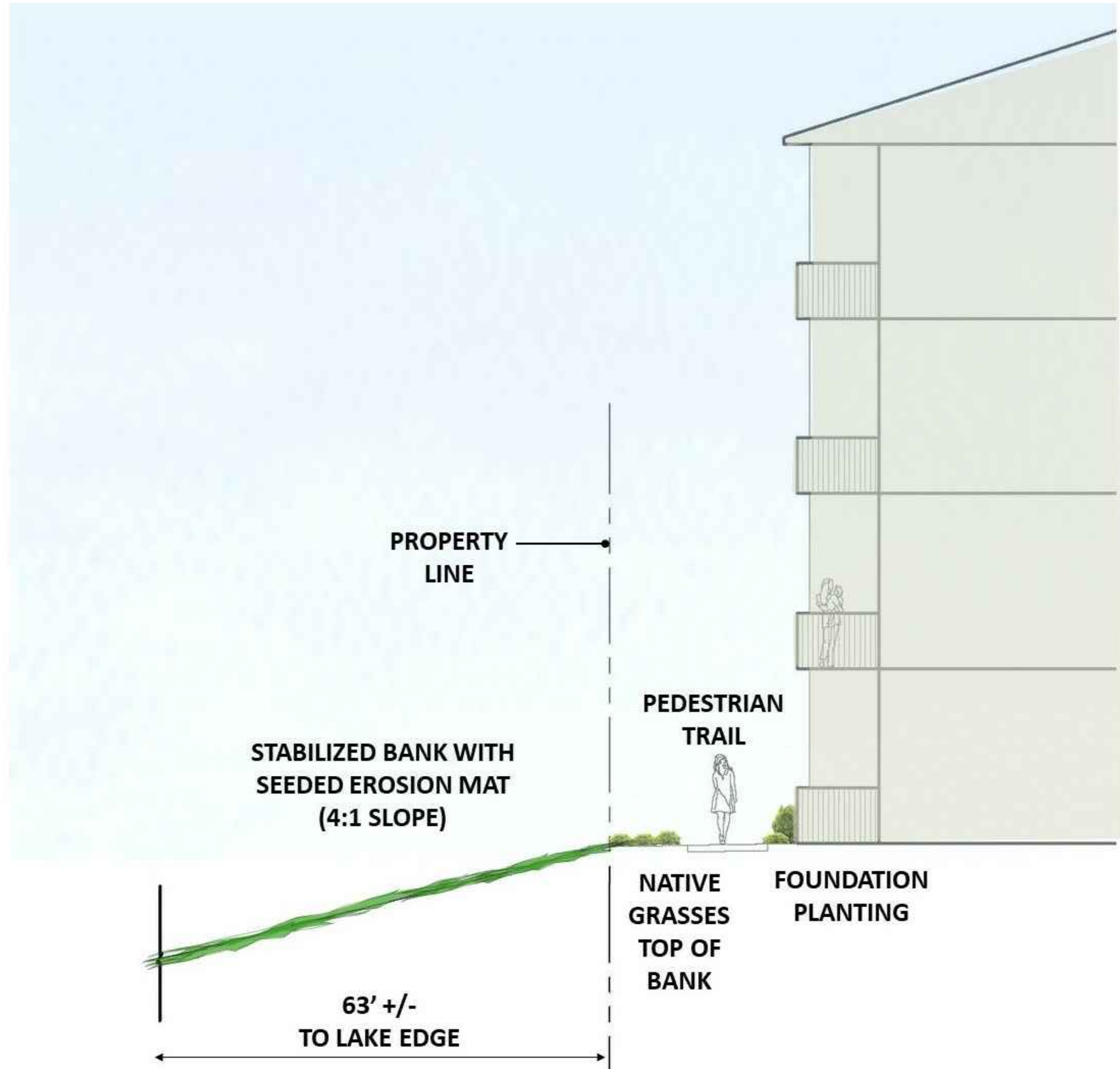
PROPERTY APPLICANT:		PROPERTY OWNER:			PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 214-307-4767 GRAYSON HUGHES, P.E.		FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TEXAS 75208 P: 972-896-6949 ANDREW KLASING			4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT
UEgi	UEGi	Jul 2021	1"=40'	OF	210325-2	



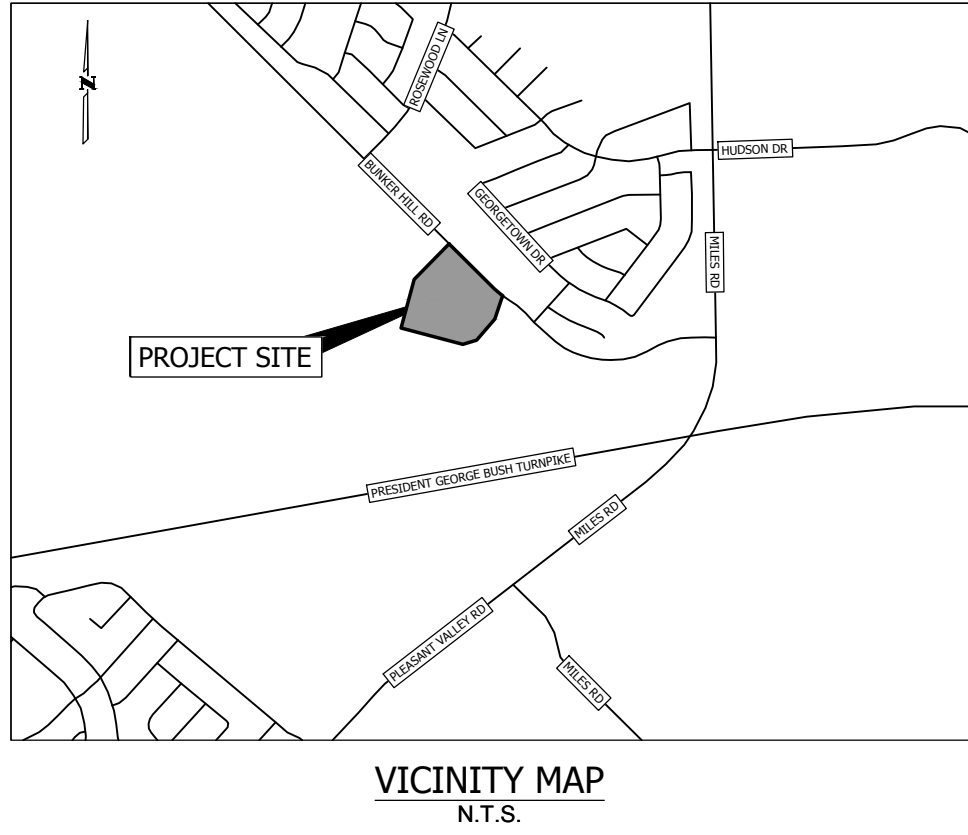
SECTION 1 – BUNKER HILL ROAD FRONTAGE



SECTION 2 – INTERNAL DRIVE



SECTION 3 – PEDESTRIAN TRAIL AT LAKE FRONTAGE



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CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

UEG
FIRM REGISTRATION NO. 15332

urban | engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 262-1612 f

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
W. SCOTT WRIGHT TX 1883
NAME PLA NO.
JULY 14, 2021
URBAN ENGINEERS GROUP, INC. F # 5332

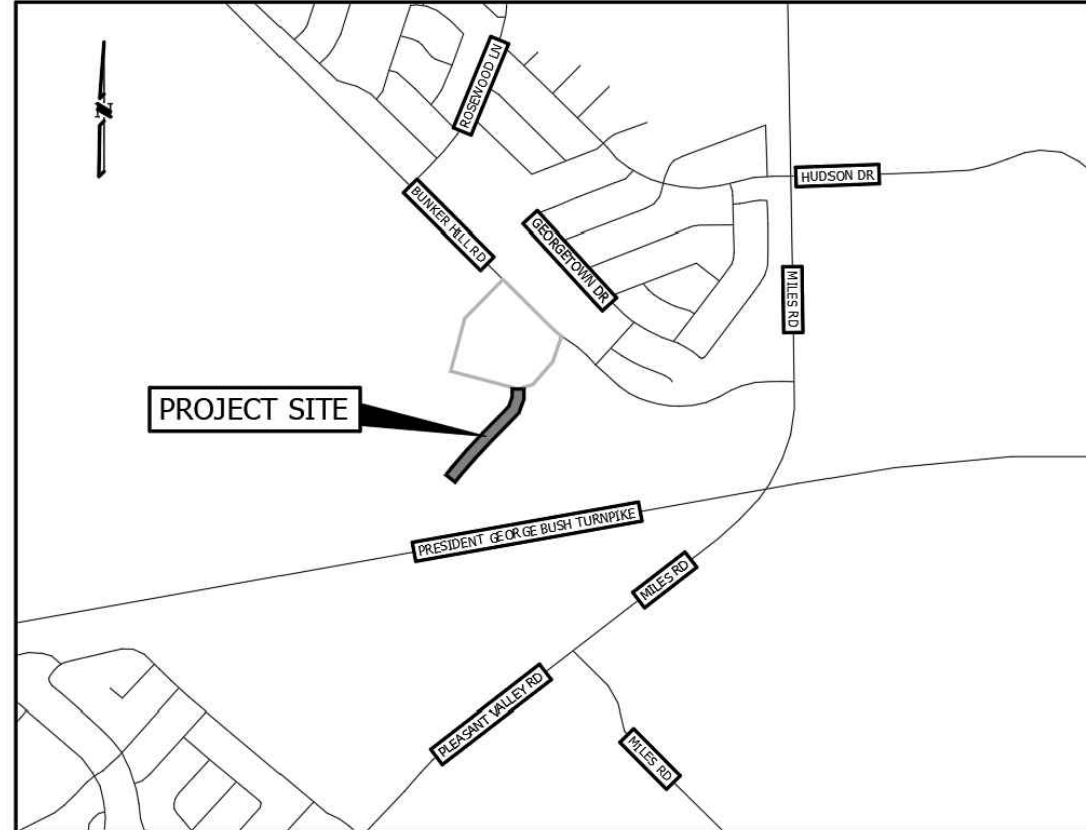
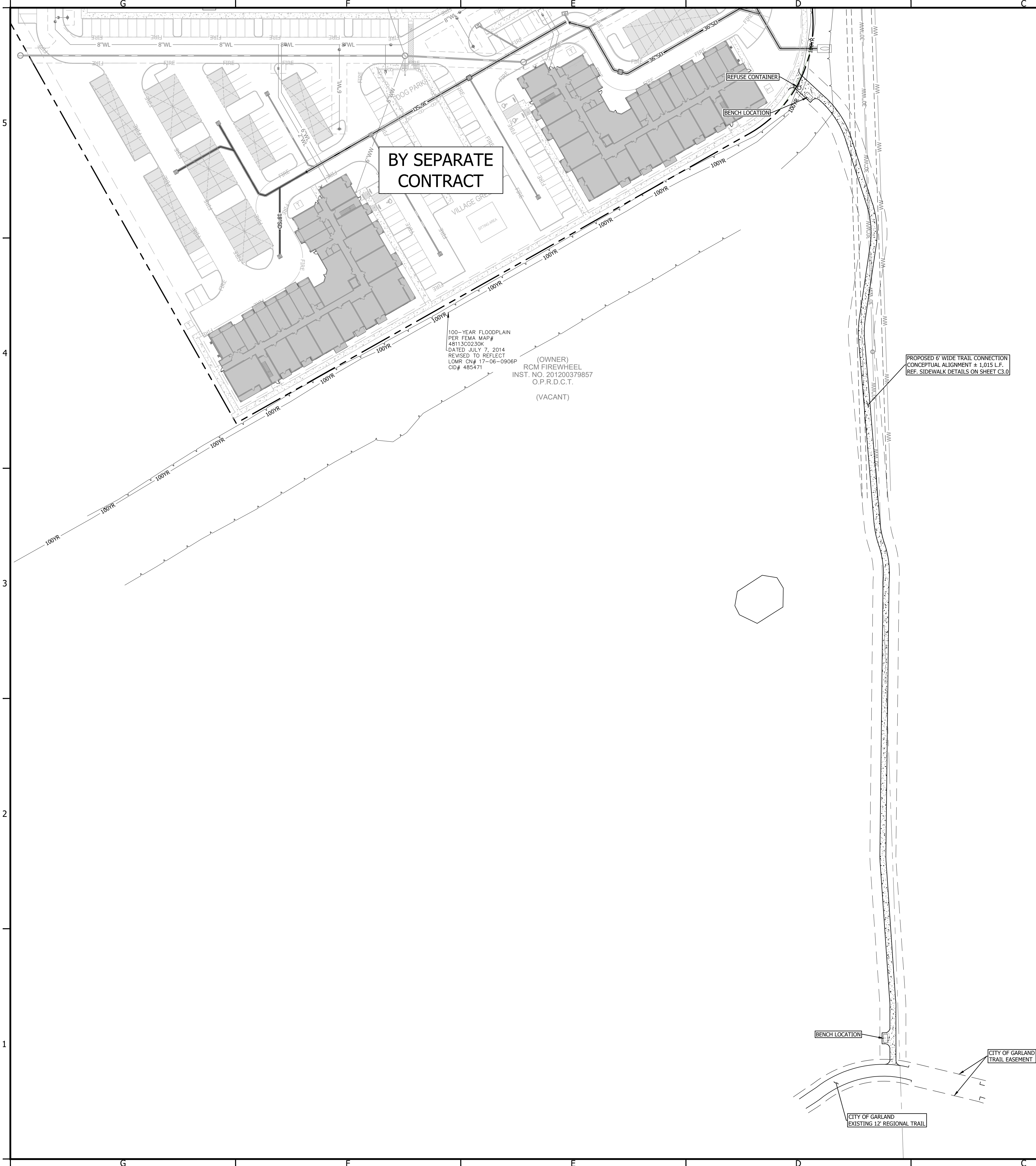
PDG BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048
TYPICAL SECTIONS

SHEET
L1.2
3 OF 3

PROPERTY APPLICANT:			PROPERTY OWNER:			PROPERTY ADDRESS:	
WGI 8144 WALNUT HILL LANE SUITE 903 DALLAS, TEXAS 75231 214-307-4767 GRAYSON HUGHES, P.E.			FRISCO KAP, LLC 4228 N. CENTRAL EXPY., STE. 300 DALLAS, TX 75206 P: 972-896-6949 ANDREW KLASING			4401 BUNKER HILL ROAD CITY OF GARLAND, DALLAS COUNTY, TEXAS 75048 DANIEL CRIST SURVEY ABSTRACT NO. 226	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT	
UEG	UEG	Jul 2021	1"=40'	OF	210325-2		

REV	DESCRIPTION	DATE

DATE: 8/10/2021 3:38 PM
DRAWN BY: KIMMIE WILLIAMS
CHECKED BY: J. B. BROWN
PROJECT: 100-YEAR FLOODPLAIN PER FEMA MAP # 48113C0230K DATED JULY 7, 2014 REVISED TO REFLECT LOMR CN# 17-06-0906P CID# 485471



VICINITY MAP
N.T.S.

LEGEND	
	PROPERTY LINE / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB & GUTTER
	EX. GRADE CONTOUR ELEVATION
	PROP. GRADE CONTOUR ELEVATION
	STORM SEWER PIPE
	WATER PIPE
	WASTEWATER PIPE
	BENCHMARK
	WASTE WATER MANHOLE
	CLEAN-OUT STORM DRAIN MANHOLE
	STORM DRAINAGE INLET

PAVING LEGEND	
	CONCRETE TRAIL / P.V.M.T.

REFERENCE GEOTECHNICAL REPORT NO. 21-16014
BY JRB ENGINEERING, LLC

- NOTE:**
- PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED ON THE TRAIL CONNECTION TO BE DETERMINED PRIOR TO ISSUING PERMIT FOR CONSTRUCTION OF TRAIL CONNECTION ADDITION.
 - CUT & FILL IN THE FLOODPLAIN SHALL BE COORDINATED DURING CONSTRUCTION DRAWINGS AND WILL YIELD NO NET FILL IN THE FLOODPLAIN.

- SITE PLAN NOTES**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEET(S) FOR ADDITIONAL INFORMATION.
 - A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.
 - REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
 - REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD DETAILS AND SPECIFICATIONS.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 75,000 POUNDS) AND SHALL BE SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THIS SURFACE MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT TO THE SITE.
 - INSTALL TWO-WAY BLUE REFLECTOR PAVEMENT ADJACENT TO FIRE HYDRANT LOCATION

WARNING!
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

FIRM NO. F-15985

WGInc.com

8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
GRAYSON HUGHES
P.E. #114327
ON 2021-08-10

RCM FIREWHEEL PRIVATE TRAIL CONNECTION
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75040

RCM FIREWHEEL PRIVATE TRAIL CONNECTION SITE & PAVING PLAN

SHEET

C1.0

01 OF 03

Oakley 40 Gallon Decorative Waste Receptacle

REVIEWED

By: pbernal 09/10/2018



TRASH RECEPTACLE TO BE BLACK PER THE
ENCLOSED CORRESPONDENCE BY RCS-RCM.

QUICK SPECS

Item #: M3600-R-FT-BK

- **Capacity:** 40 Gal
- **Dimensions:** 28 " d x 36" h
- **Weight:** 93 lbs
- **Setting:** Outdoor
- **Material:** Galvanized Steel

EXHIBIT D

BENCH SPECIFICATIONS BC1350

COLOR IS TO BE EVERGREEN PER
THE ENCLOSED APPROVAL BY
RCS-RCM.

REVIEWED

By: pbernal 09/10/2018

TOP

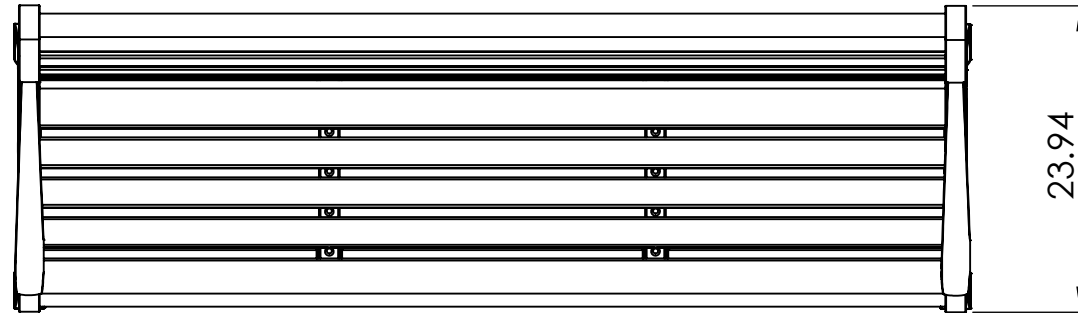
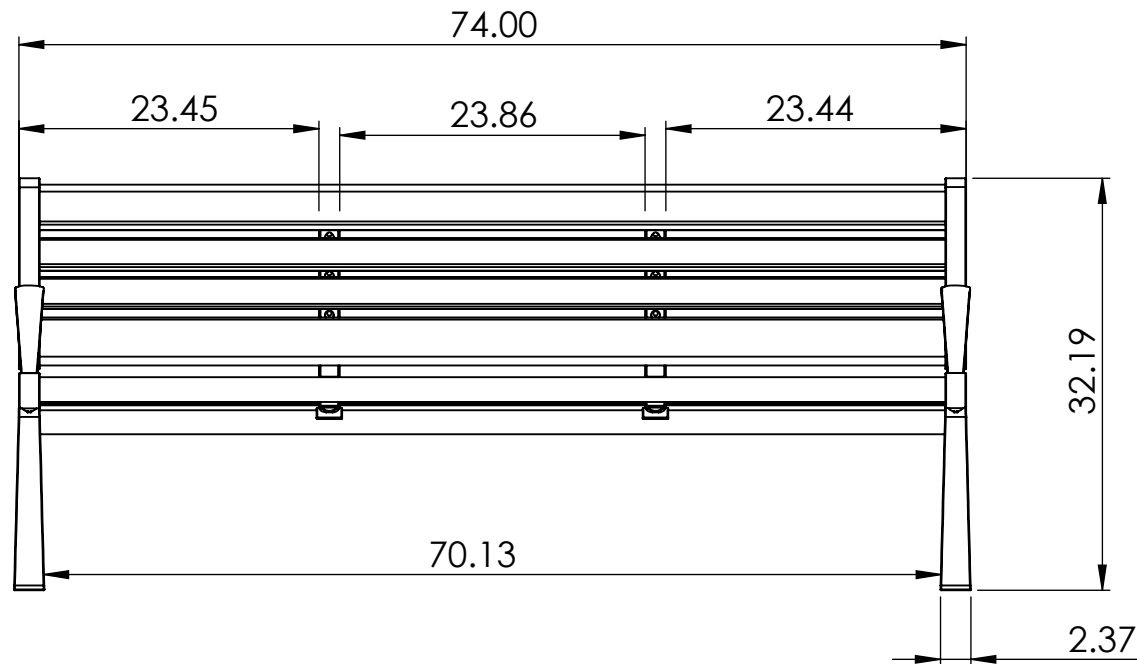
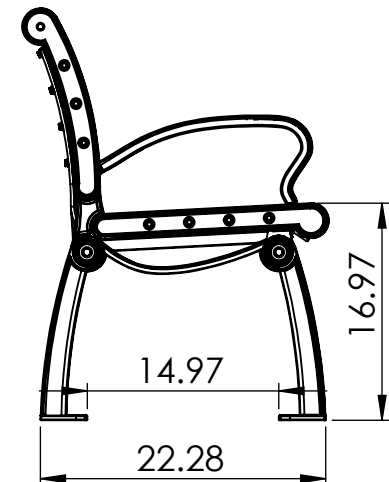
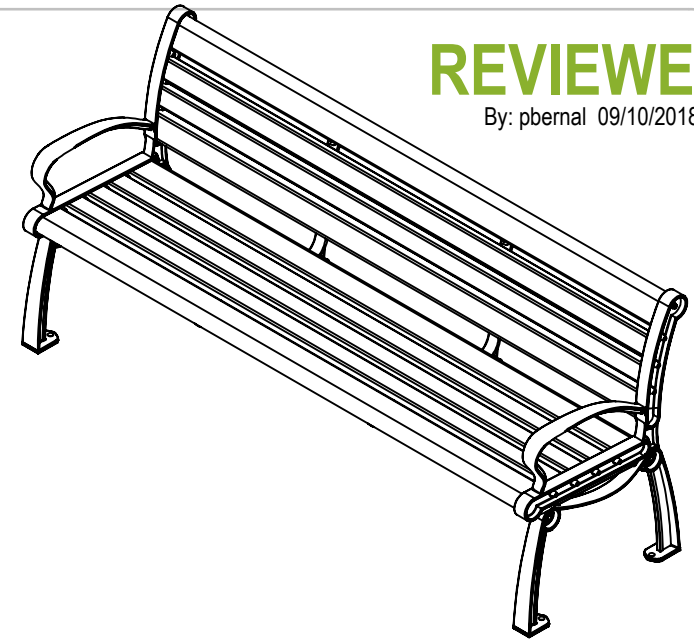


EXHIBIT D



FRONT

CONSTRUCTION MATERIALS:
Recycled Plastic
Cast Aluminum
HARDWARE:
Stainless Steel



SIDE

ALL DIMENSIONS ARE SHOWN IN INCHES

BUILDING 'A' ARTICULATION - EAST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 70' 7" x 20% = 14' 1.4", Provided: 30' 1", 42.6%
B. Building's total street-facing length = greater than 40' and less than 80'
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

STATUS

- Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 73' 1" x 20% = 14' 8.2", Provided: 38' 4", 54.1%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

- Comply
73' 1"
Comply
41' - 1"

ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

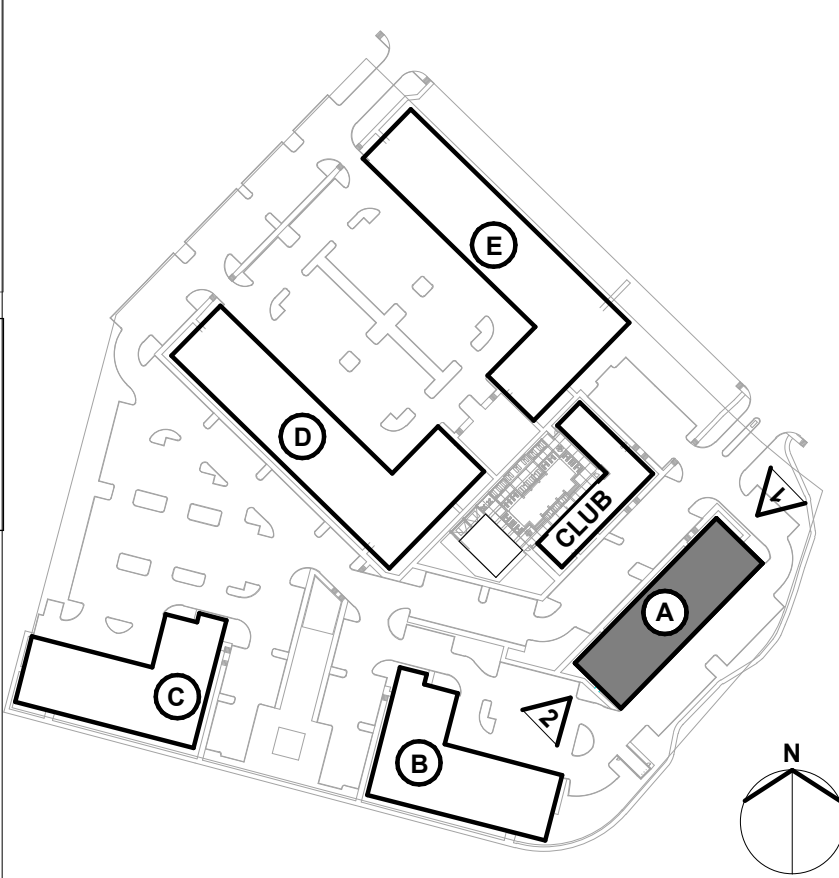
FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
b) Balconies on at least 33% of the units facing the street (minimum of 25 sq.ft)
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.

A

SITE KEY

BUILDING TYPE 3 - OCCURS AT BUILDING 'A'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
FBR-2 FACE BRICK GLACIER WHITE
ST-1 LUEDER STONE TEXAS CREAM
FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
CP-1 CEMENTITIOUS FIBER PANEL GRAY
CP-2 CEMENTITIOUS FIBER PANEL CREAM
CP-3 CEMENTITIOUS FIBER PANEL BROWN
MR-1 METAL AWNING MUSKET GRAY
CS-1 CAST STONE SANDSTONE
SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
WN-1 VINYL WINDOWS WHITE
M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
GD-1 GARAGE DOOR GRAY
SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
BKV GROUP
1412 MAIN STREET, ADOLPHUS TOWER,
SUITE 700, DALLAS, TEXAS 75202
(972) 898-2841
CONTACT: JEFF SWANSON

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
972.898.2841

www.bkvgroup.com

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TO FORMAL CITY
APPROVAL

FIRM NO. FJ15985

214.307.4767

WGL
WGInc.com

8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDING 'A'

CASE# 210325-2

SHEET

A4.1

1 OF 1

1 BUILDING 'A' - NORTH ELEVATION (BUNKER HILL ROAD FRONT ELEVATION)
A4.1 1/16" = 1'-0"



2 BUILDING 'A' - SOUTH ELEVATION (REAR ELEVATION), FACING SOUTH
A4.1 1/16" = 1'-0"

1

3

2

1

5

4

BUILDING 'A' ARTICULATION - NORTH ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 226' 10.75"x 30% = 68' 0.8", Provided: 94' 2.75", 41.5%
B. Building's total street-facing length = greater than 80'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

- Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 232' 11.75"x 20% = 46' 7", Provided: 181' 11.75", 78.1%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

- Comply
232' 11.75"
Comply
41' - 1"

ARCHITECTURAL ELEMENTS

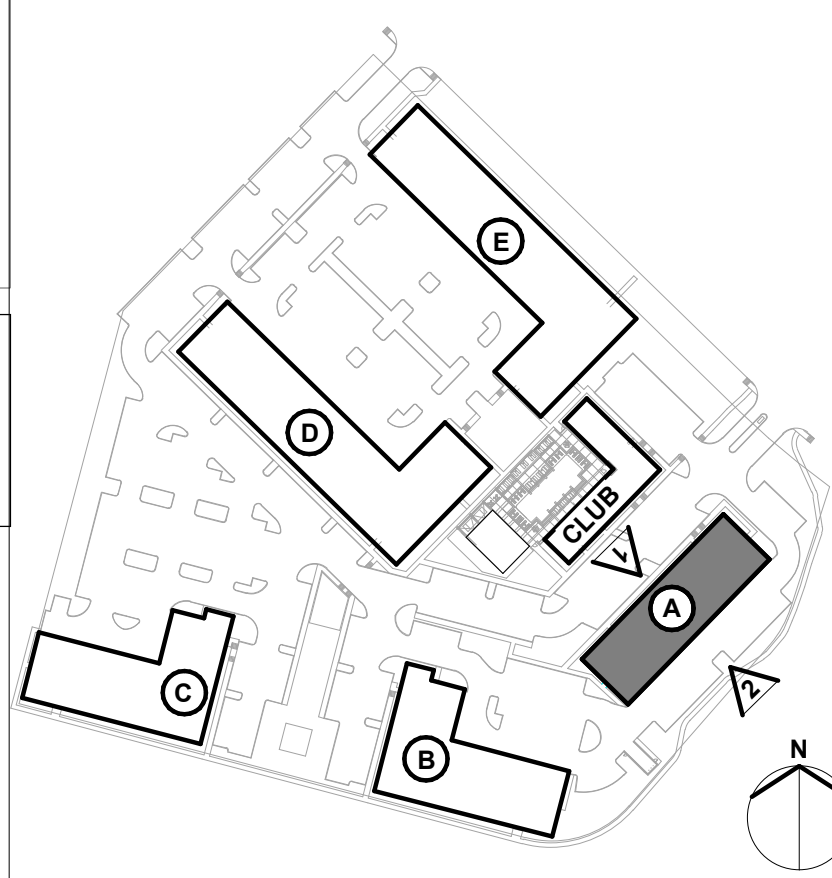
- ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
b) Balconies on at least 33% of the units facing the street (minimum of 25 sq.ft)
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.

SITE KEY

BUILDING TYPE 3 - OCCURS AT BUILDING 'A'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
FBR-2 FACE BRICK GLACIER WHITE
ST-1 LUEDER STONE TEXAS CREAM
FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
CP-1 CEMENTITIOUS FIBER PANEL GRAY
CP-2 CEMENTITIOUS FIBER PANEL CREAM
CP-3 CEMENTITIOUS FIBER PANEL BROWN
MR-1 METAL AWNING MUSKET GRAY
CS-1 CAST STONE SANDSTONE
SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
WN-1 VINYL WINDOWS WHITE
M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
GD-1 GARAGE DOOR GRAY
SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972)896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL

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FIRM NO. FJ-5985

214-307-4767

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BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDING 'A'

CASE# 210325-2

SHEET

A4.2

1 OF 1



1 BUILDING 'B' - SOUTH ELEVATION (BUILDING 'C' IS O.H.) (FACES LAKE)
A4.3 1/16" = 1'-0"

BUILDING 'B' ARTICULATION - SOUTH ELEVATION			
HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	VERTICAL ARTICULATION FOR FOOTPRINT
A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 67' 9" x 20' = 13' 5 1/2". Provided: 31' 6", 45.6%	Comply	A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 69' 9 5/8" x 20% = 13' 11 1/2". Provided: 31' 6", 45.6%	Comply
B. Building's total street-facing length - greater than 40' and less than 60'	Comply	B. Building's total street-facing facade width	69' 9 5/8"
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length	Comply	C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width	Comply
		D. Building's non-articulated height	41' - 1"

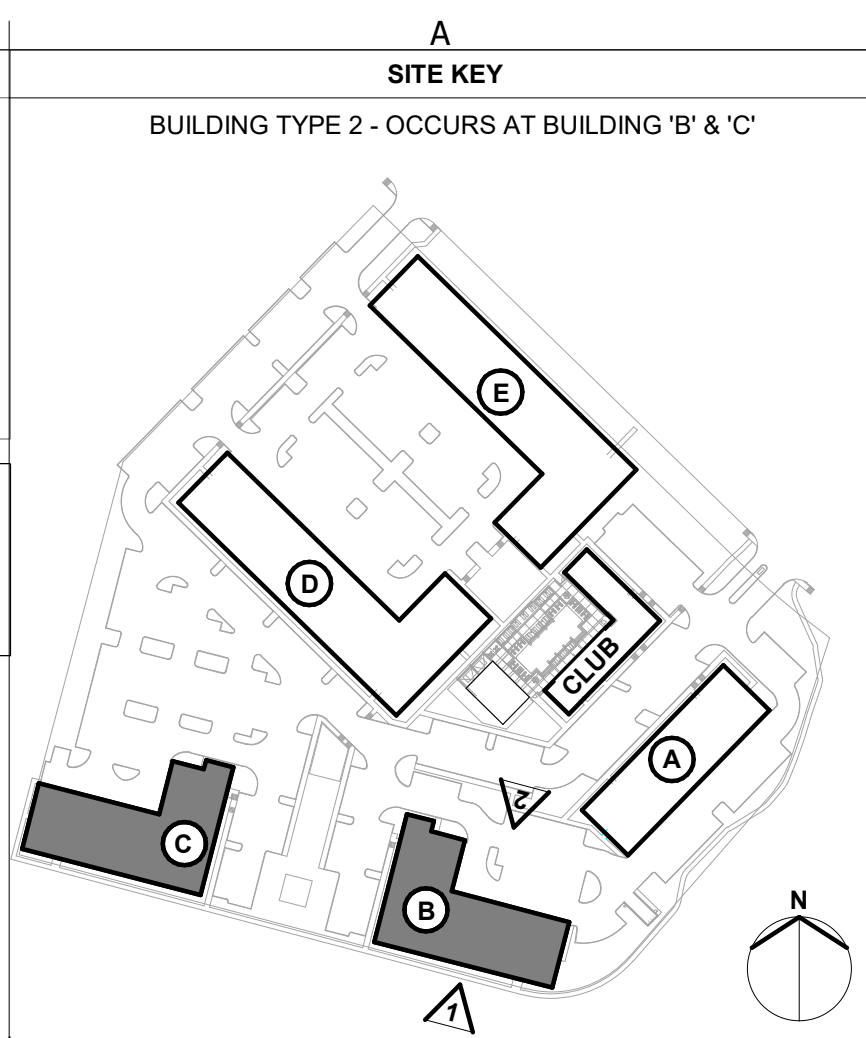


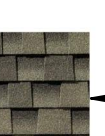
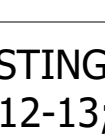
2 BUILDING 'B' - NORTH ELEVATION (STREET FACING) (BUILDING 'C' IS O.H.) (FACES MAIN DRIVE)
A4.3 1/16" = 1'-0"

B	A
ARCHITECTURAL ELEMENTS	SITE KEY
ORNAMENTAL WINDOW LINTEL	BUILDING TYPE 2 - OCCURS AT BUILDING 'B' & 'C'
DECORATIVE CORNICE	
DIVIDED LIGHT WINDOW	
VARIED ROOF HEIGHT	
TRANSOM WINDOW	
RECESSED ENTRY	
AWNING	

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
- c) Decorative railings on balconies.
- n) Balconies will count as open space.
- o) Balconies on at least 50% of the units facing the floodplain.



EXTERIOR MATERIAL LEGEND		
	FBR-1	FACE BRICK ALLENTOWN
	FBR-2	FACE BRICK RIDGEMARK
	ST-1	LUEDER STONE TEXAS CREAM
	FSDG-1	CEMENTITIOUS LAP PANEL COBBLE STONE
	FSDG-2	CEMENTITIOUS LAP PANEL PEARL GRAY
	CP-1	CEMENTITIOUS FIBER PANEL GRAY
	CP-2	CEMENTITIOUS FIBER PANEL CREAM
	CP-3	CEMENTITIOUS FIBER PANEL BROWN
	MR-1	METAL AWNING MUSKET GRAY
	CS-1	CAST STONE SANDSTONE
	SR-1	ARCHITECTURAL SHINGLES WEATHERED WOOD
	WN-1	VINYL WINDOWS WHITE
	M-1	1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
	GD-1	GARAGE DOOR GRAY
	SC-1	CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
(972) 896-6949
CONTACT: ANDREW KLASING

APPLICANT/CIVIL
BKV GROUP
1412 MAIN STREET, ADOLPHUS TOWER,
SUITE 700, DALLAS, TEXAS 75202
(972) 898-2841
CONTACT: JEFF SWANSON



1 BUILDING 'B' - WEST ELEVATION (BUILDING 'C' IS O.H.) (FACES VILLAGE GREEN)
A4.4 1/16" = 1'-0"

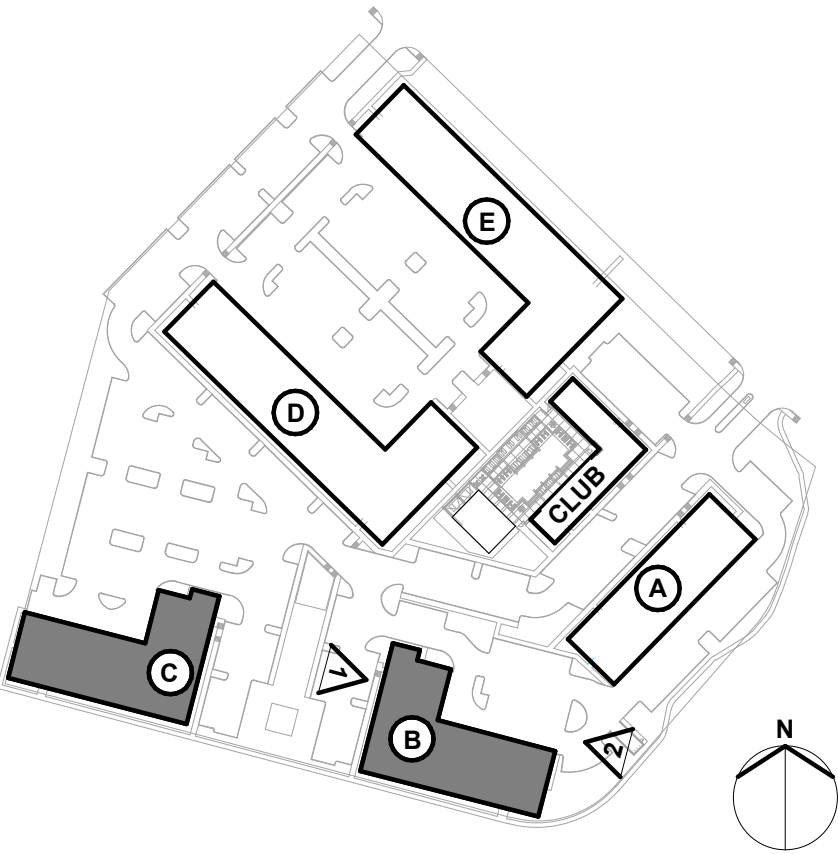


2 BUILDING 'B' - EAST ELEVATION (BUILDING 'C' IS O.H.)
A4.4 1/16" = 1'-0"

- ARCHITECTURAL ELEMENTS**
- ORNAMENTAL WINDOW LINTEL
 - DECORATIVE CORNICE
 - DIVIDED LIGHT WINDOW
 - VARIED ROOF HEIGHT
 - TRANSOM WINDOW
 - RECESSED ENTRY
 - AWNING

FOUR OPTIONAL FEATURES:
a) Canopy at the front entrance.
c) Decorative railings on balconies.
n) Balconies will count as open space.
o) Balconies on at least 50% of the units facing the floodplain.

- SITE KEY**
- BUILDING TYPE 2 - OCCURS AT BUILDING 'B' & 'C'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- FBR-2 FACE BRICK RIDGEMAR
- ST-1 LUEDER STONE TEXAS CREAM
- FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
- FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
- CP-1 CEMENTITIOUS FIBER PANEL GRAY
- CP-2 CEMENTITIOUS FIBER PANEL CREAM
- CP-3 CEMENTITIOUS FIBER PANEL BROWN
- MR-1 METAL AWNING MUSKET GRAY
- CS-1 CAST STONE SANDSTONE
- SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
- WN-1 VINYL WINDOWS WHITE
- M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
- GD-1 GARAGE DOOR GRAY
- SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
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SUITE 300, DALLAS, TEXAS 75206
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CONTACT: ANDREW KLASING

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CONTACT: JEFF SWANSON

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
972.898.2841

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FIRM NO. FJ15985
WGL
WGInc.com
8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

BUNKER HILL MULTIFAMILY
4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'B' & 'C'

CASE# 210325-2

SHEET

A4.4

1 OF 1

BUILDING 'E' ARTICULATION - NORTH ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 342' 5.5" x 30% = 102' 8.8", Provided: 193' 0.25", 55.9%
- B. Building's total street-facing length = greater than 80'
- C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

- Comply
- Comply
- Comply

VERTICAL ARTICULATION FOR FOOTPRINT

- A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 342' 5.5" x 20% = 68' 5.9", Provided: 253' 5", 72.3%
- B. Building's total street-facing facade width
- C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
- D. Building's non-articulated height

STATUS

- Comply
- 342' 5.5"
- Comply
- 41' - 1"

FOUR OPTIONAL FEATURES:

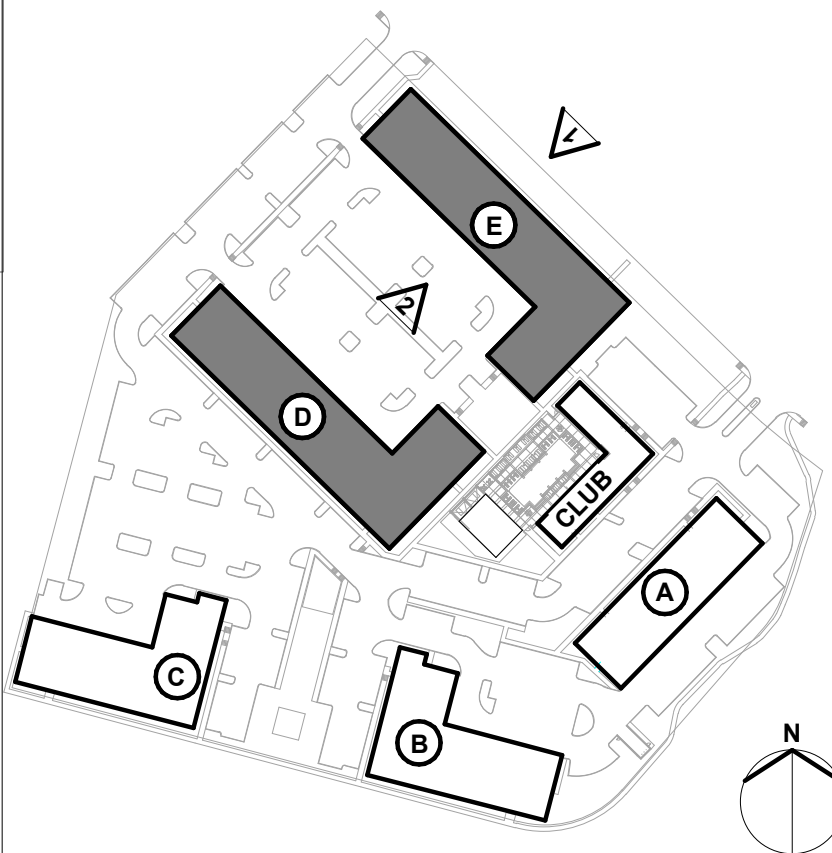
- a) Canopy at the front entrance.
- c) Decorative railings on balconies.
- i) Trim at windows and doors of the street facade.
- n) Balconies will count as open space.

ARCHITECTURAL ELEMENTS

- ORNAMENTAL WINDOW LINTEL
- DECORATIVE CORNICE
- DIVIDED LIGHT WINDOW
- VARIED ROOF HEIGHT
- TRANSOM WINDOW
- RECESSED ENTRY
- AWNING

SITE KEY

BUILDING TYPE 1 - OCCURS AT BUILDING 'D' & 'E'



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- FBR-2 FACE BRICK RIDGEMAR
- ST-1 LUEDER STONE TEXAS CREAM
- FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
- FSDG-2 CEMENTITIOUS LAP PANEL PEARL GRAY
- CP-1 CEMENTITIOUS FIBER PANEL GRAY
- CP-2 CEMENTITIOUS FIBER PANEL CREAM
- CP-3 CEMENTITIOUS FIBER PANEL BROWN
- MR-1 METAL AWNING MUSKET GRAY
- CS-1 CAST STONE SANDSTONE
- SR-1 ARCHITECTURAL SHINGLES WEATHERED WOOD
- WN-1 VINYL WINDOWS WHITE
- M-1 1.5" HSS RAILING WITH PICKETS AND DOUBLE TOP RAIL PAINTED BLACK
- GD-1 GARAGE DOOR GRAY
- SC-1 CEMENTITIOUS EQUIPMENT SCREEN

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
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APPLICANT/CIVIL

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(972) 898-2841
CONTACT: JEFF SWANSON

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

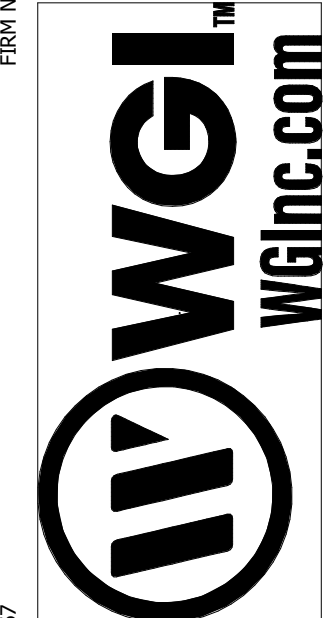
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Dallas, TX
75202
972.898.2841

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APPROVAL

FIRM NO. FJ-15985

214.307.4767



8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231

BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'D' & 'E'

CASE# 210325-2

SHEET

A4.5

1 OF 1

BUILDING 'E' ARTICULATION - EAST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 137' 4" x 30% = 41' 2.4", Provided: 49' 7", 36.1%
B. Building's total street-facing length = greater than 80'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length

STATUS

Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 137' 4" x 20% = 27' 5.6", Provided: 104' 11.5", 71.8%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

Comply
137' 4"
Comply
41' - 1"

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
c) Decorative railings on balconies.
i) Trim at windows and doors of the street facade.
n) Balconies will count as open space.



1 BUILDING 'E' - EAST ELEVATION (STREET FACING) (BUILDING 'D' IS O.H.)
1/16" = 1'-0"

BUILDING 'E' ARTICULATION - WEST ELEVATION

HORIZONTAL ARTICULATION FOR FOOTPRINT

A. Minimum of one horizontal articulation is required that is at least 20% of the building's total street-facing length - 66' 3" x 20% = 13' 3", Provided: 34' 6", 52%
B. Building's total street-facing length = greater than 40' and less than 80'
C. Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

STATUS

Comply
Comply
Comply

VERTICAL ARTICULATION FOR FOOTPRINT

A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 66' 3" x 20% = 13' 3", Provided: 27' 8", 41.8%
B. Building's total street-facing facade width
C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width
D. Building's non-articulated height

STATUS

Comply
66' 3"
Comply
41' - 1"



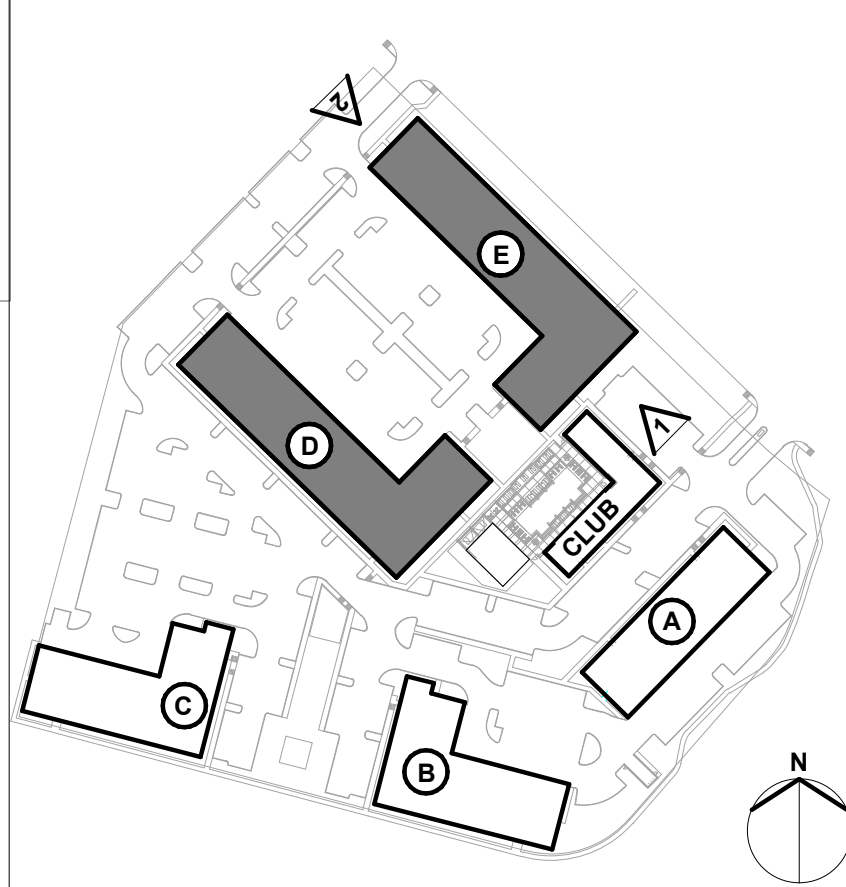
2 BUILDING 'E' - WEST ELEVATION (STREET FACING) (BUILDING 'D' IS O.H.)
1/16" = 1'-0"

ARCHITECTURAL ELEMENTS

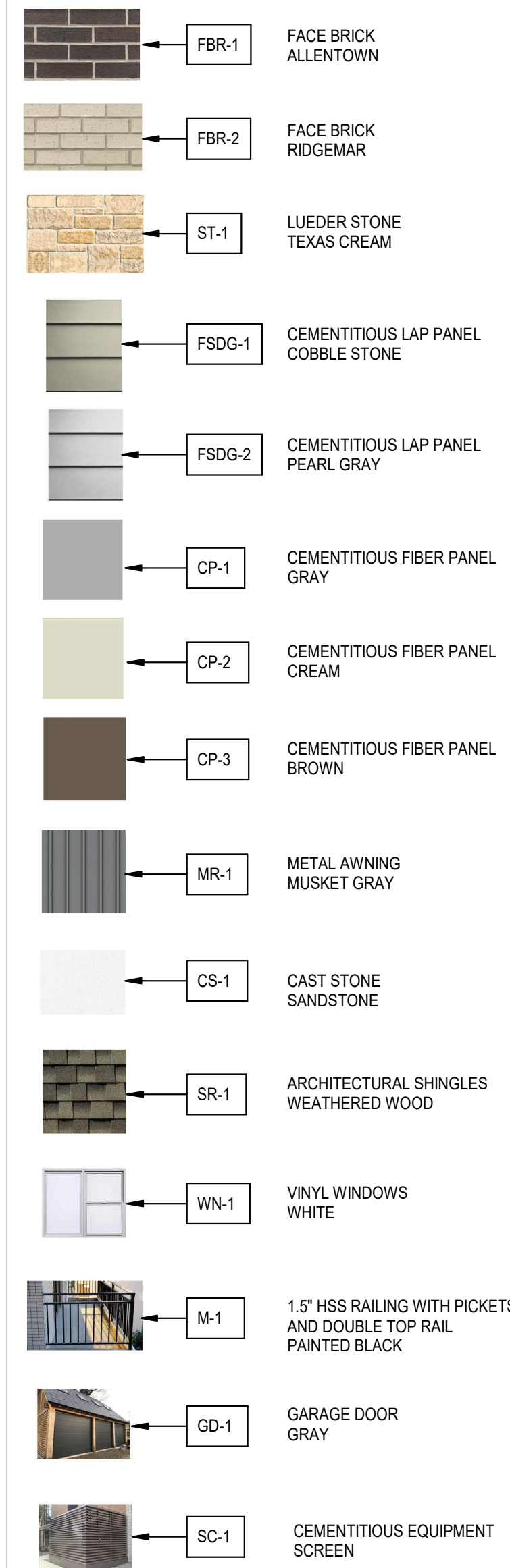
ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

SITE KEY

BUILDING TYPE 1 - OCCURS AT BUILDING 'D' & 'E'



EXTERIOR MATERIAL LEGEND



EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER

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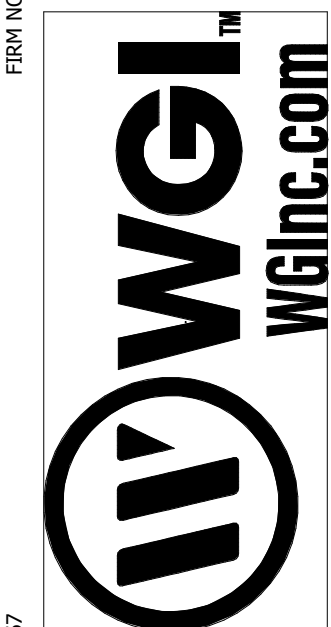
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BUNKER HILL MULTIFAMILY

4401 BUNKER HILL ROAD
GARLAND, DALLAS COUNTY, TEXAS 75048

ELEVATIONS - BUILDINGS 'D' & 'E'

CASE# 210325-2

SHEET

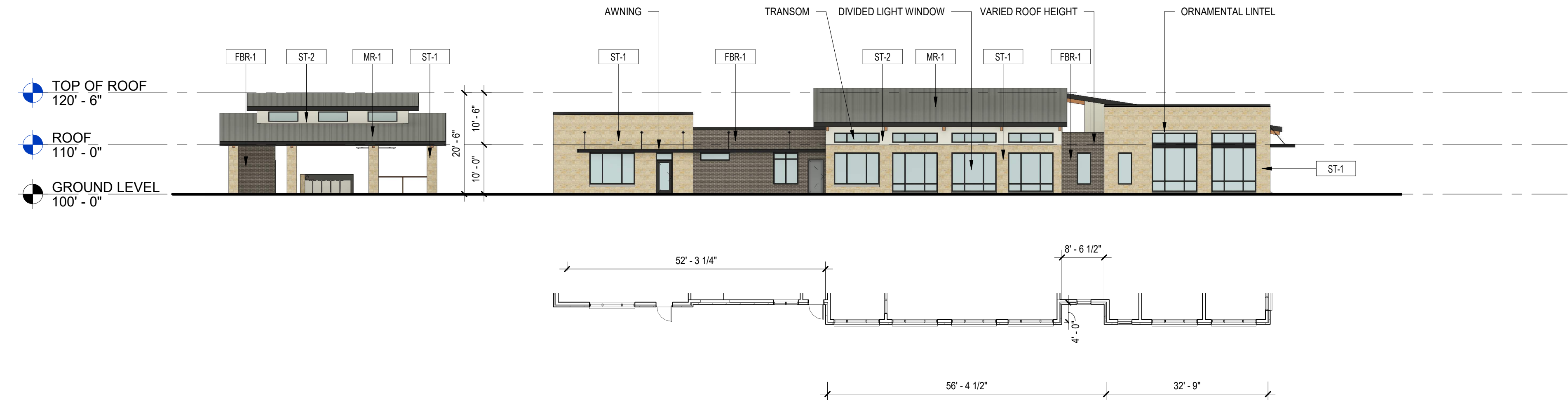
A4.6

1 OF 1



1 CLUBHOUSE AND CABANA- WEST ELEVATION
A4.7 1/16" = 1'-0"

CLUBHOUSE ARTICULATION - SOUTH ELEVATION			
HORIZONTAL ARTICULATION FOR FOOTPRINT		VERTICAL ARTICULATION FOR FOOTPRINT	
A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 136' 3" x 30% = 40' 10.5". Provided: 55' 3", 40.5%	STATUS	A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 136' 3" x 20% = 27' 3". Provided: 94' 7.5", 69.4%	STATUS
B. Building's total street-facing length = greater than 80'	Comply	B. Building's total street-facing facade width	136' 3"
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length	Comply	C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width	Comply
		D. Building's non-articulated height	10'



2 CLUBHOUSE AND CABANA- EAST ELEVATION (STREET FACING)
A4.7 1/16" = 1'-0"

ARCHITECTURAL ELEMENTS
ORNAMENTAL WINDOW LINTEL
DECORATIVE CORNICE
DIVIDED LIGHT WINDOW
VARIED ROOF HEIGHT
TRANSOM WINDOW
RECESSED ENTRY
AWNING

FOUR OPTIONAL FEATURES:
a) Canopy at the front entrance.
b) Window awnings on 25% of the windows facing the street.
i) Upgraded roof material.
m) Cast Stone lintils on 35% of the windows facing street.

SITE KEY
CLUBHOUSE

EXTERIOR MATERIAL LEGEND
FBR-1 FACE BRICK ALLENTOWN
ST-1 LUEDER STONE TEXAS CREAM
ST-2 STUCCO ANTIQUE WHITE
MR-1 METAL ROOF MUSKET GRAY
WD-1 GLULAM BEAM
WN-2 ARCHITECTURE GRADE WINDOWS BLACK
SF-1 STOREFRONT BLACK
MF-1 METAL FRAMING BLACK
CS-1 CAST STONE SANDSTONE
WA-1 WINDOW AWNING BLACK

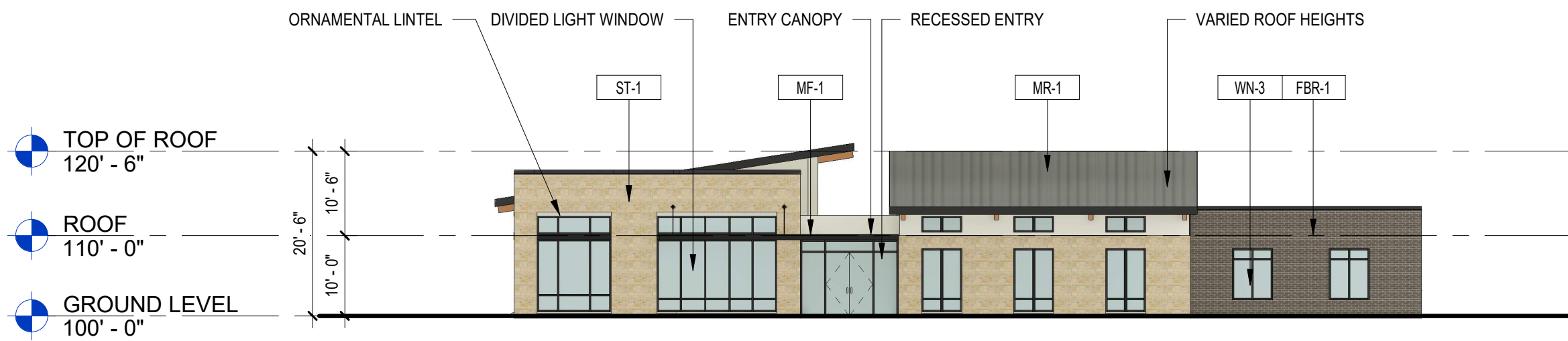
EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
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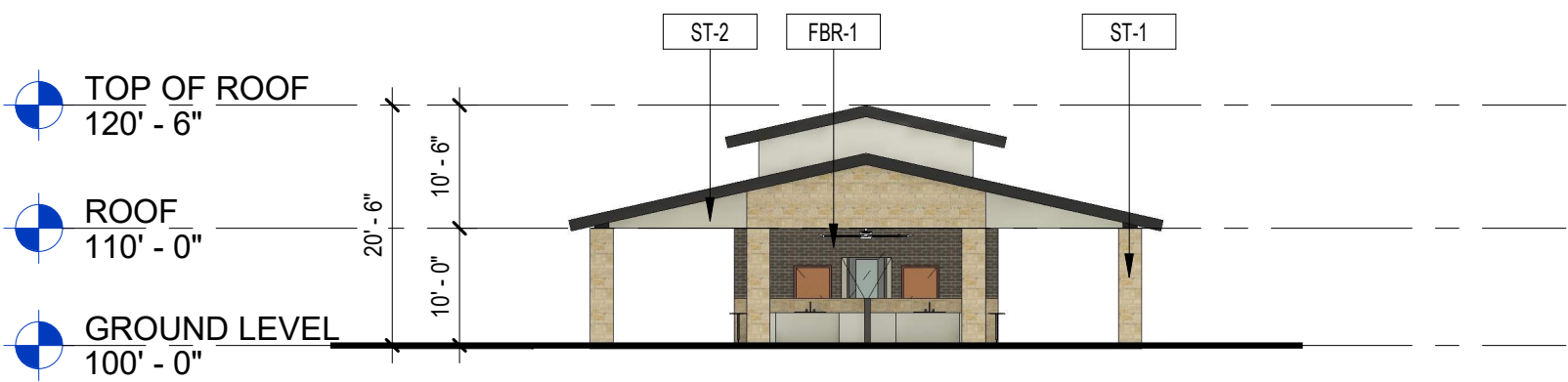
APPLICANT/CIVIL
BKV GROUP
1412 MAIN STREET, ADOLPHUS TOWER,
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(972) 898-2841
CONTACT: JEFF SWANSON

CLUBHOUSE ARTICULATION - EAST ELEVATION

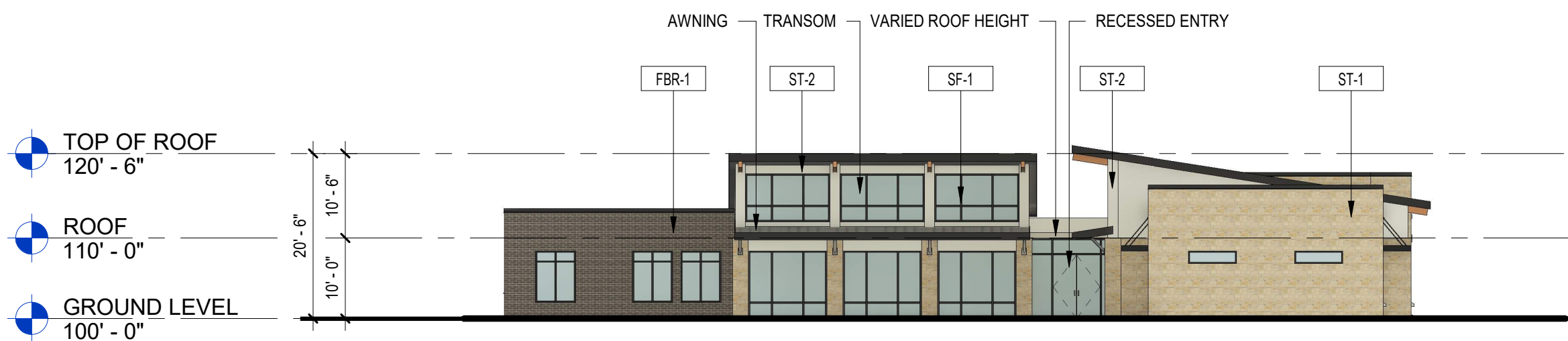
HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	VERTICAL ARTICULATION FOR FOOTPRINT	STATUS
A. Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length - 111' 11.5" x 30% = 33' 7.2". Provided: 40' 4", 36%	Comply	A. Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing width - 111' 11.5" x 20% = 22' 4.8". Provided: 82' 9", 73.9%	Comply
B. Building's total street-facing length = greater than 80'	Comply	B. Building's total street-facing facade width	111' 11.5'
C. Depth articulation of at least four feet (4') shall be required for at least 30% of building facade length	Comply	C. Height articulation for flat roofs of at least 3' shall be required for every 50' of building facade width	Comply
		D. Building's non-articulated height	10'



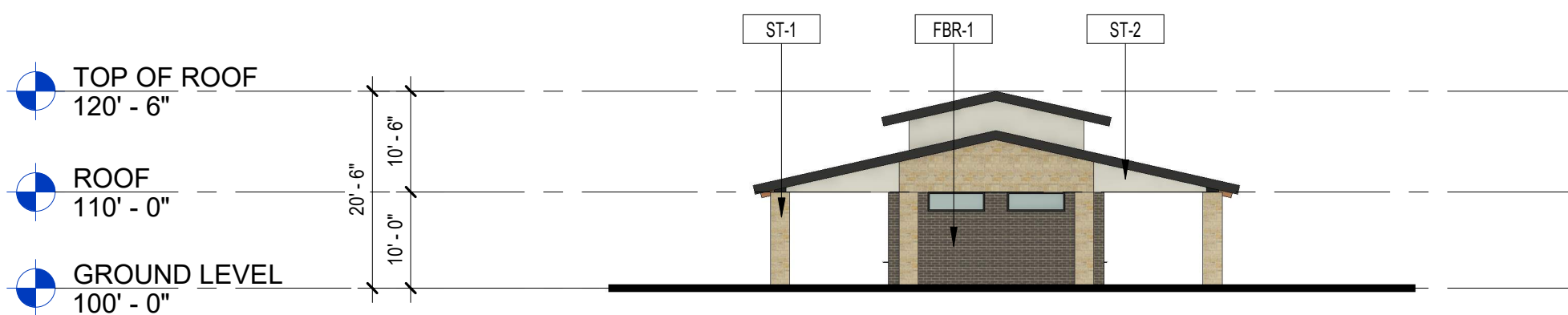
1 CLUBHOUSE - NORTH ELEVATION (BUNKER HILL ROAD FRONT ELEVATION)
A4.8 1/16" = 1'-0"



2 CABANA - NORTH ELEVATION
A4.8 1/16" = 1'-0"



3 CLUBHOUSE - SOUTH ELEVATION
A4.8 1/16" = 1'-0"



4 CABANA - SOUTH ELEVATION
A4.8 1/16" = 1'-0"

ARCHITECTURAL ELEMENTS

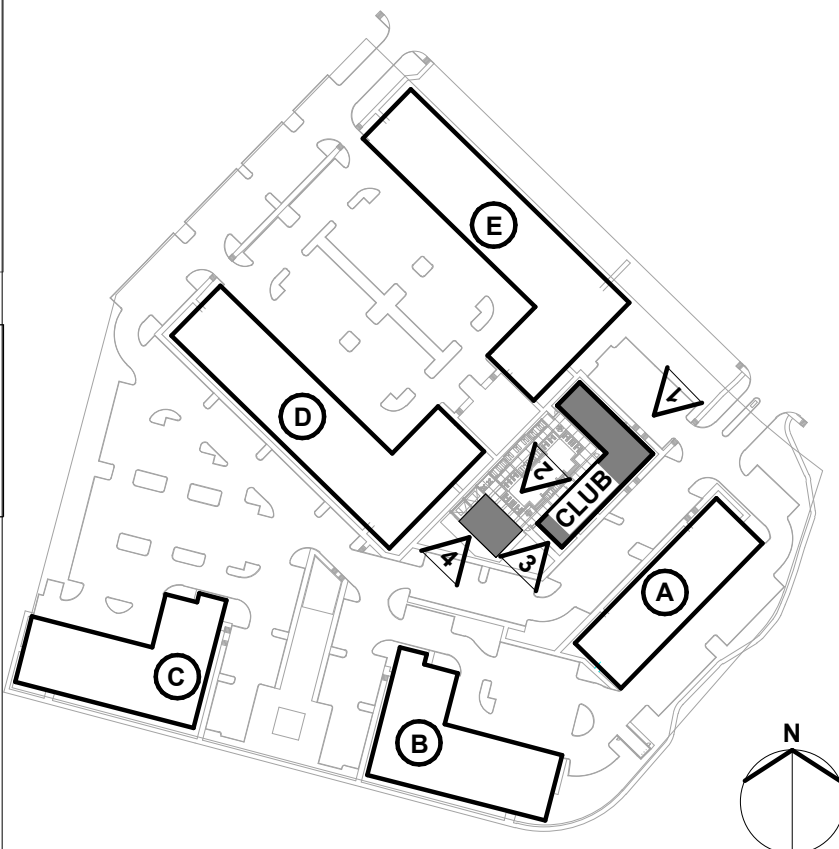
- ORNAMENTAL WINDOW LINTEL
- DECORATIVE CORNICE
- DIVIDED LIGHT WINDOW
- VARIED ROOF HEIGHT
- TRANSOM WINDOW
- RECESSED ENTRY
- AWNING

FOUR OPTIONAL FEATURES:

- a) Canopy at the front entrance.
- b) Window awnings on 25% of the windows facing the street.
- i) Upgraded roof material.
- m) Cast Stone lintels on 35% of the windows facing street.

SITE KEY

CLUBHOUSE



EXTERIOR MATERIAL LEGEND

- FBR-1 FACE BRICK ALLENTOWN
- ST-1 LUEDER STONE TEXAS CREAM
- ST-2 STUCCO ANTIQUE WHITE
- MR-1 METAL ROOF MUSKET GRAY
- WD-1 GLULAM BEAM
- WN-2 ARCHITECTURE GRADE WINDOWS BLACK
- SF-1 STOREFRONT BLACK
- MF-1 METAL FRAMING BLACK
- CS-1 CAST STONE SANDSTONE
- WA-1 WINDOW AWNING BLACK

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

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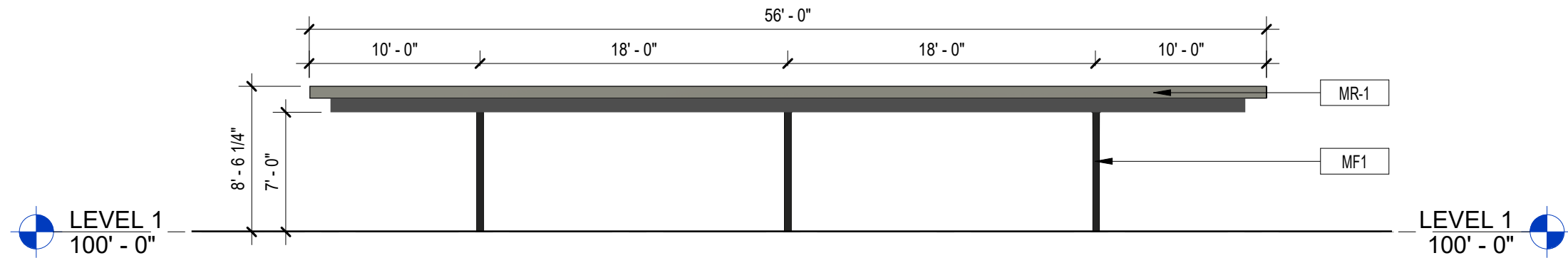
ELEVATIONS - CLUBHOUSE

CASE# 210325-2

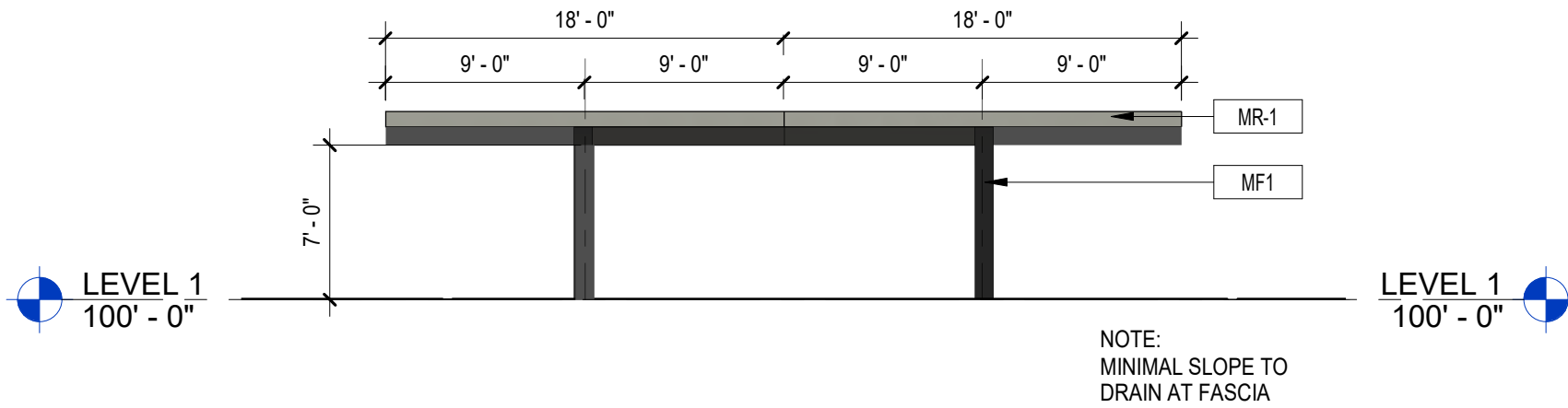
SHEET

A4.8

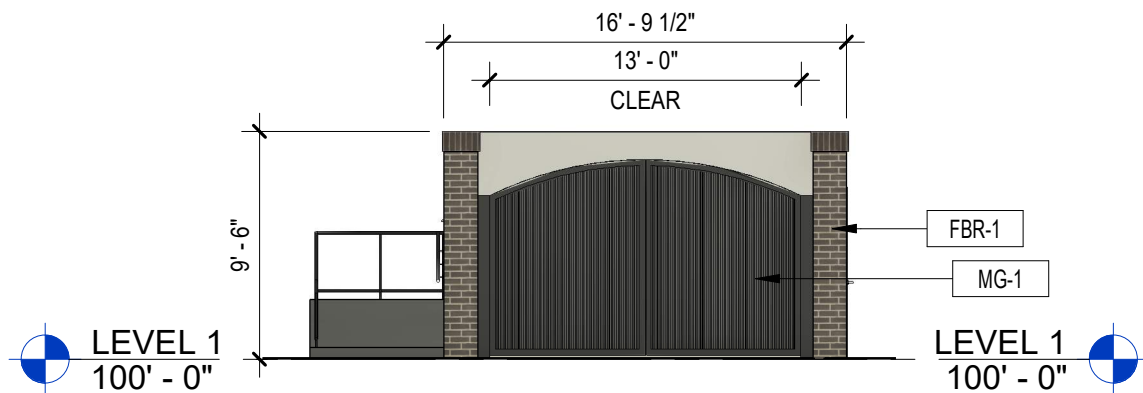
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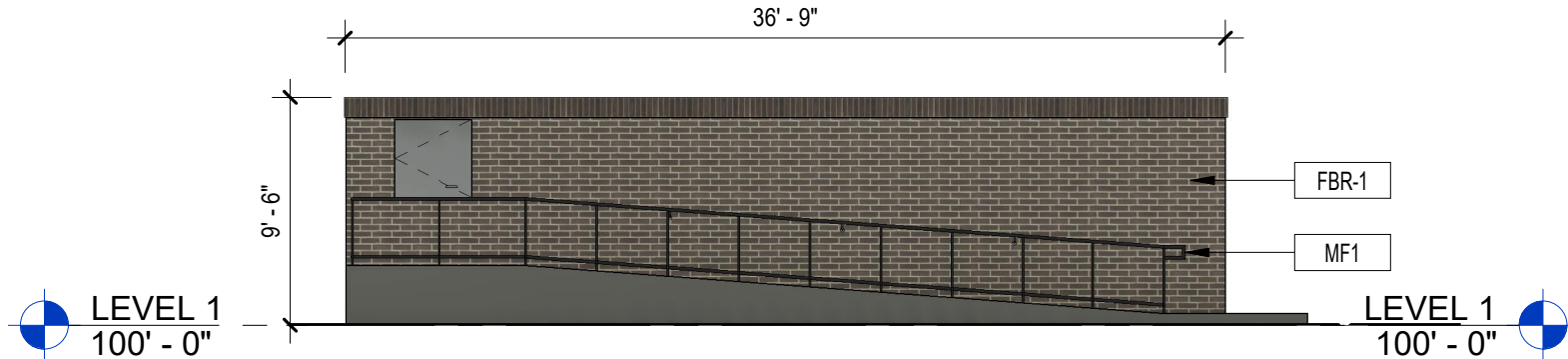
1 CARPORT - ELEVATION
1/8" = 1'-0"



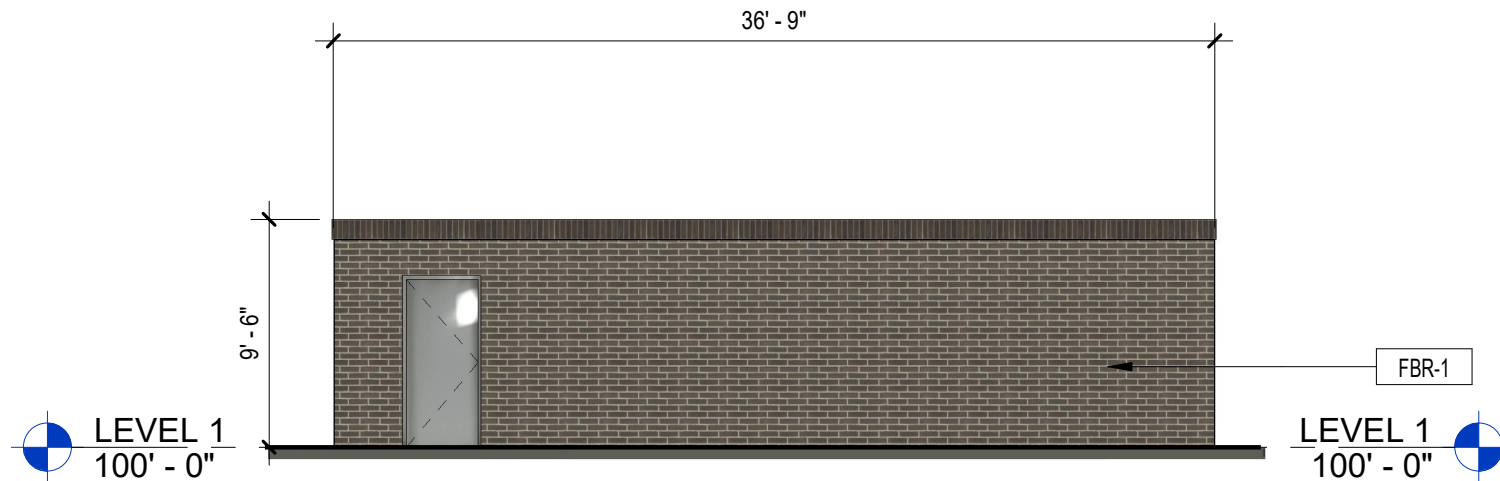
2 CARPORT - ELEVATION
1/8" = 1'-0"



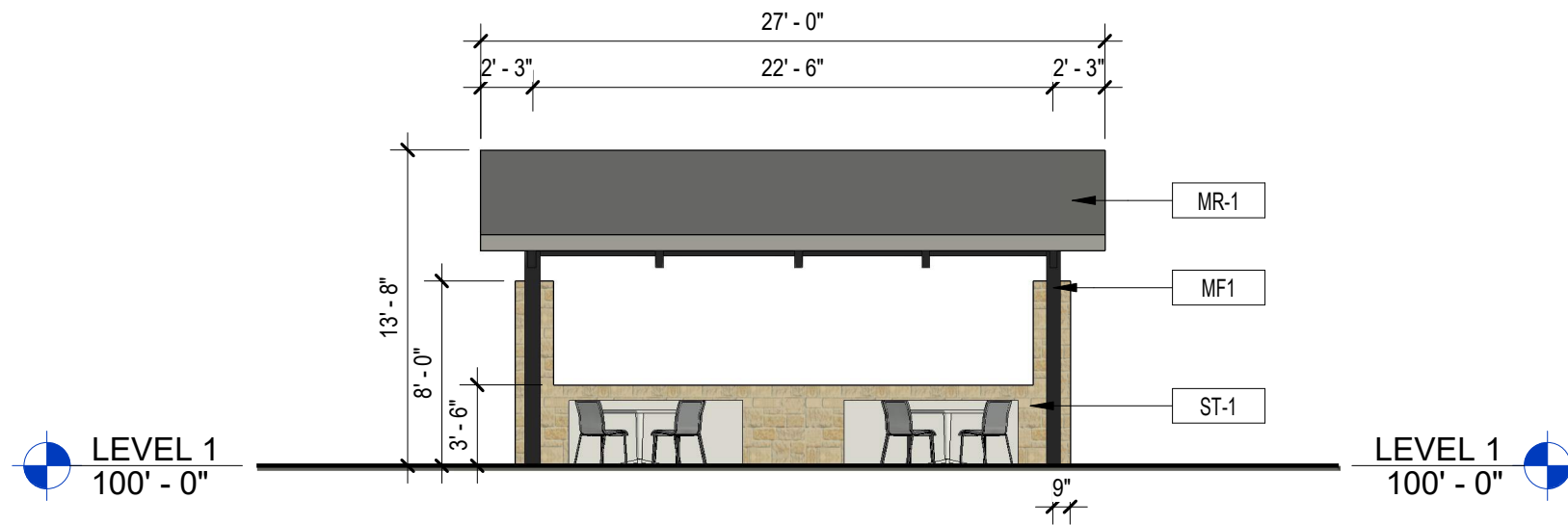
3 TRASH ENCLOSURE - ELEVATION
1/8" = 1'-0"



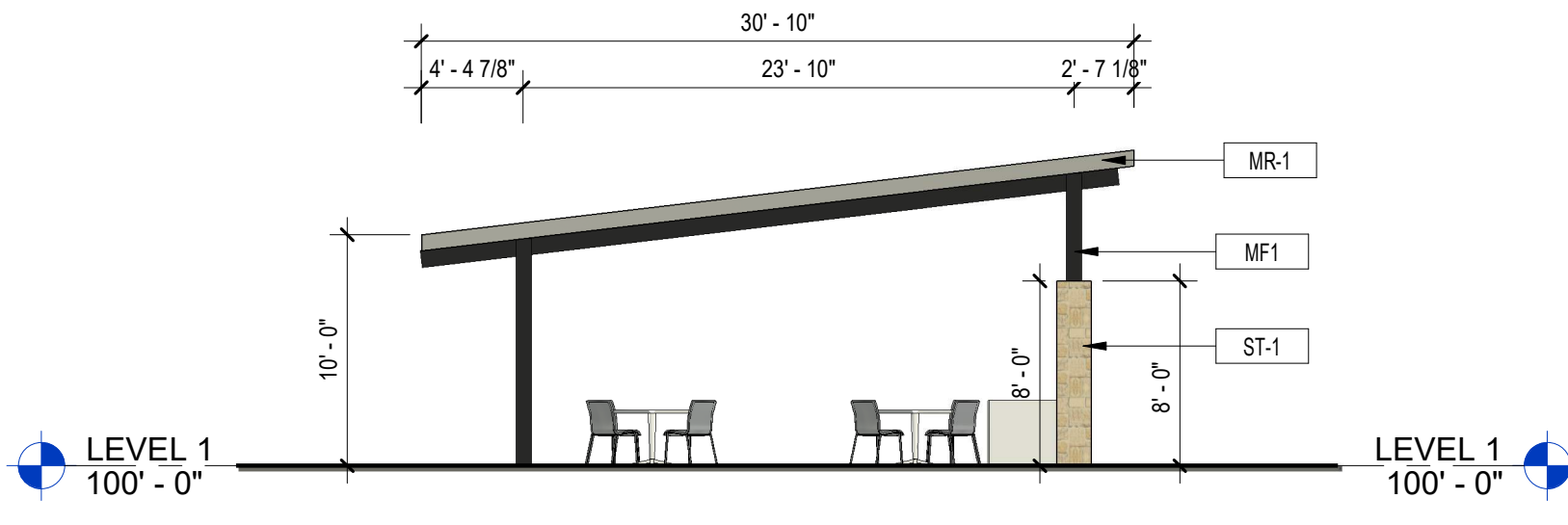
4 TRASH ENCLOSURE - SIDE ELEVATION
1/8" = 1'-0"



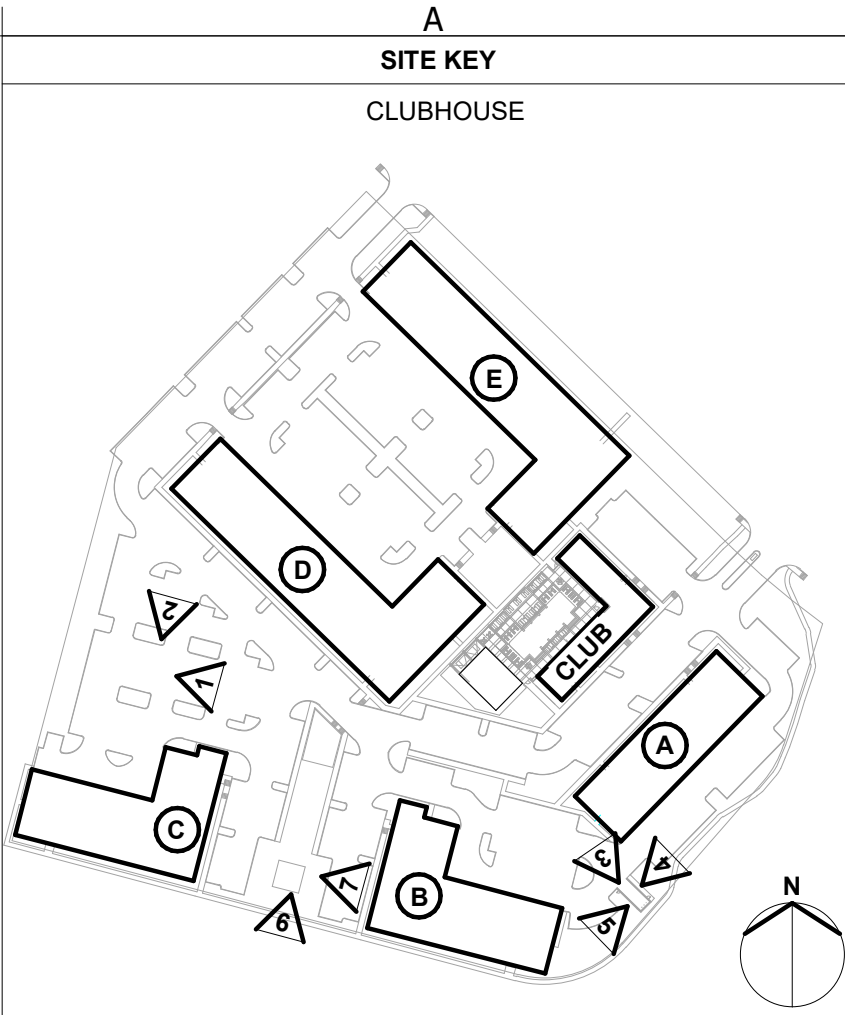
5 TRASH ENCLOSURE - SIDE ELEVATION 2
1/8" = 1'-0"



6 VILLAGE GREEN - ELEVATION
1/8" = 1'-0"



7 VILLAGE GREEN - ELEVATION
1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND	
	FB-1 FACE BRICK ALLENTOWN
	FSDG-1 CEMENTITIOUS LAP PANEL COBBLE STONE
	MR-1 METAL ROOF MUSKET GRAY
	MF-1 METAL FRAMING BLACK
	ST-1 LUEDER STONE TEXAS CREAM
	MG-1 TRASH DOOR METAL GATE

EXISTING AND PROPOSED ZONING
PD-12-13; PD-15-40
BASE: MF - GDC

OWNER
FRISCO KAP, LLC
4228 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TEXAS 75206
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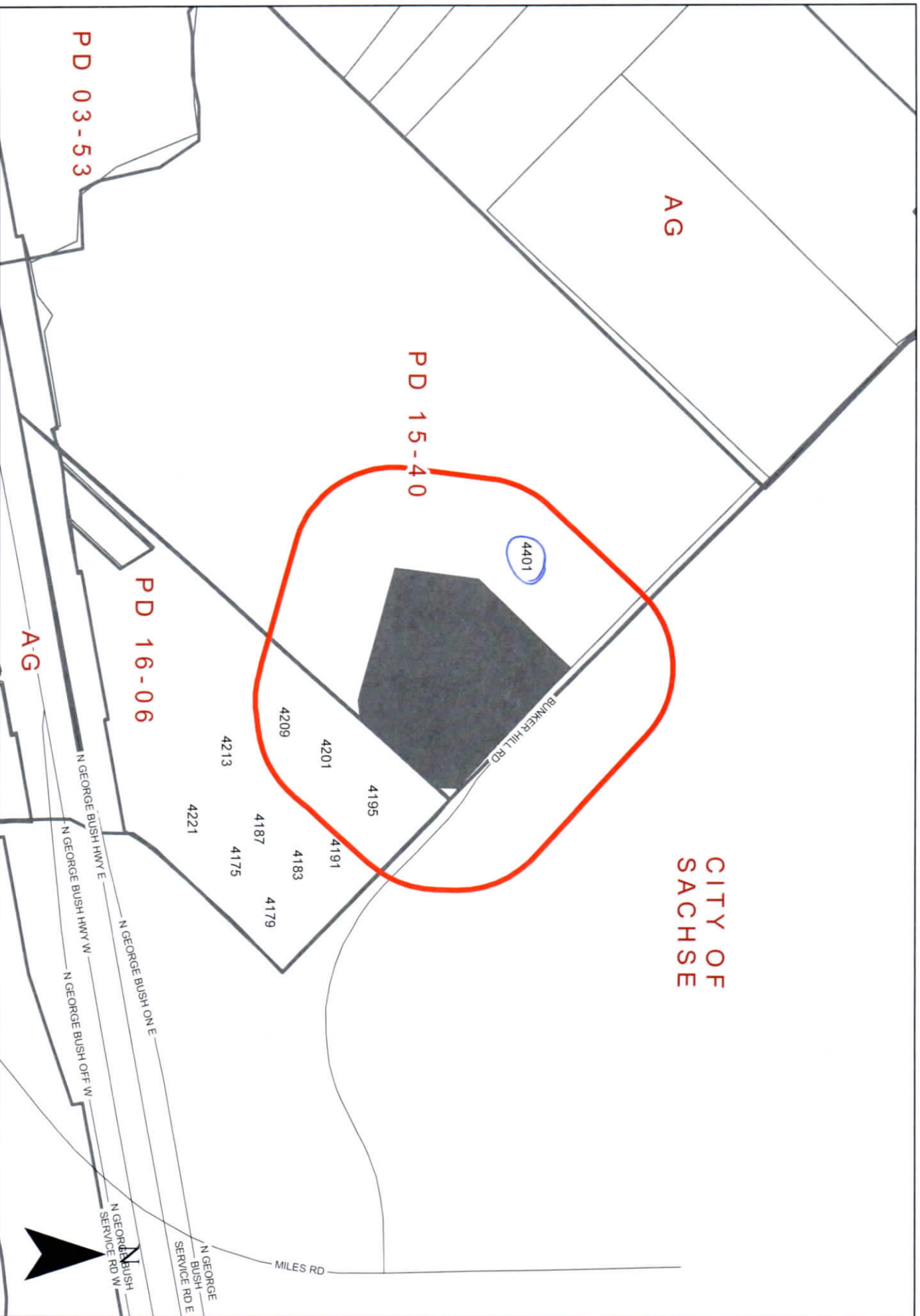
APPLICANT/CIVIL
BKV GROUP
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SUITE 700, DALLAS, TEXAS 75202
(972) 898-2841
CONTACT: JEFF SWANSON

REPORT & MINUTES

P.C. Meeting, August 30, 2021

Consideration of the application of **WGI, Inc.**, requesting approval of a Detail Plan for Multi-Family development on a property zoned Planned Development (PD) 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (District 1) (File Z 21-23 - Detail Plan)

Motion was made by Commissioner Dalton to approve the request. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**



AG

CITY OF
SACHSE

PD 15-40

PD 16-06

PD 03-53

AG

4401

4195

4201

4191

4183

4179

4213

4221

4187

4175

N GEORGE BUSH HWY E

N GEORGE BUSH HWY W

N GEORGE BUSH OFF W

N GEORGE BUSH
SERVICE RD W

N GEORGE
BUSH
SERVICE RD E

MILES RD

0 310 620 Feet
1 inch = 500 feet

Zoning Map Z 21-23

INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

4401 Bunker Hill Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-23	August 30, 2021	September 21, 2021	Nabiha Ahmed

WGI, Inc. The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail. The current zoning allows for multi-family use, and the proposal represents a Detail Plan and Planned Development amendment. This site is located at 4401 Bunker Hill Road.

Dominic Arzon

For

8/31/2021
7:38:49 PM

114 Fountain Hills Dr

Garland

Texas

United States

75044

Outside the Notification Area

**Tamara
McLaughlin**

Against

8/30/2021
2:19:50 PM

4406 harvest In

Tamaraannh@gmail.com

Sachse

2146496158

Texas

United States

75048

Outside the Notification Area

Alexa Tackel

Against

8/30/2021
12:11:40 PM

3604 Sewell Drive

atackel@hotmail.com

Sachse

214-478-6564

Texas

United States

75048

Outside the Notification Area

This apartment complex will seriously crowd an already overcrowded elementary, middle, and high school further and add further traffic congestion to bunker hill rd. I live very near this and vehemently oppose the zoning change. No MoreApartments!!!!

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-23	August 30, 2021	September 21, 2021	Nabiha Ahmed
Chance Lindsey	Against		
8/30/2021 12:50:27 AM	3718 Rock House Rd	c@lf73.com	
	Sachse	214-755-5944	
	Texas		
	United States		Outside the Notification Area
	75048		
	Parking was questioned in Phase 1 and the answer given was that any parking deficiencies would be handled in Phase 2. Some kind of concession needs to be made for not following the original promised plan. Phase 1 parking has spilled over into neighborhood streets making an unfortunate situation for both the apartment tenants and homes in Sachse. Phase 2 will create additional parking problems as each unit is only allocated 1.6 parking spaces.		
Evan Contreras	Against		
8/30/2021 12:41:15 AM	3310 Rosewood Ln		
	Sachse		
	Texas		
	United States		Outside the Notification Area
	<null>		
Ariel Contreras	Against		
8/30/2021 12:40:31 AM	3310 Rosewood Ln	Arj527@yahoo.com	
	Sachse		
	Texas		
	United States		Outside the Notification Area
	<null>		
Cathy Taylor	Against		
8/29/2021 10:23:24 PM	P. O Box 460927	David.taylor14@Verizon.net	
	Garland	9724942001	
	Texas		

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-23	August 30, 2021	September 21, 2021	Nabiha Ahmed

United States
75040

I am against the building of apartments in this area; there are way too many apartments in this area at present

**Diana
McKeever**
8/29/2021
9:51:44 PM

Against

4019 Hawthorne Drive

Dianatx13@gmail.com

Sachse

2147253333

Texas

United States

75048

Outside the Notification Area

We have enough apartment complexes going up, we need to save what natural land we have left especially with the trail that's already been built. There are plenty of run down sites or other areas that can be used instead.

**Jennifer
Martinez**
8/27/2021
10:48:20 PM

Against

3425 shoreside dr

Jenn_31@hotmail.com

Garland

9729747545

Texas

United States

75043

Outside the Notification Area

Allmendinger, Tracy

From: Mason Orradre <Mason@realtycapital.com>
Sent: Friday, August 20, 2021 4:28 PM
To: Planning Group
Subject: [EXTERNAL] Notice of Z 21-23 - RCM Firewheel
Attachments: Notice of Public Hearing - Z 21-23.pdf

Hello,

Please find attached our response to the notice of public hearing for Z 21-23 at 4401 Bunker Hill Road. As the property owner of 4909 Bunker Hill Road, we are in favor of this proposed development.

Thanks,

Mason Orradre
Development Partner
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
mason@realtycapital.com
469-533-4117 – Direct 805-305-7352 - Mobile



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Comment Form

Case Z 21-23

Z 21-23 WGI, Inc. The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail. The current zoning allows for multi-family use, and the proposal represents a Detail Plan and Planned Development amendment. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-23 WGI, Inc. El solicitante propone construir un complejo de apartamentos con 356 unidades de vivienda junto con un sendero. La zonificación actual permite el uso multifamiliar y la propuesta representa una enmienda al Plan Detallado y al Desarrollo Planificado. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-23 WGI, Inc. Người nộp đơn đề xuất xây dựng một khu chung cư với 356 căn hộ ở cùng với một con đường mòn. Việc phân vùng hiện tại cho phép sử dụng cho nhiều gia đình và đề xuất này thể hiện một bản sửa đổi Kế hoạch Chi tiết và Phát triển có Kế hoạch. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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.

Mason Oradre Development Partner

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.)

4909 Bunker Hill Road

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

8/20/21

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-23

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

BCM Firewheel is in favor with the proposed apartment complex at 4401 Bunker Hill Road. We believe that this development will benefit the entire Garland community and bring more businesses, residents and economic growth.

Z 21-23

The applicant proposes to construct an apartment complex with 356 dwelling units along with a trail.

[Planned Development amendment and Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 15-40.]

**City Council Meeting
September 21, 2021**



GARLAND

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CASE INFORMATION

Location: 4401 Bunker Hill Road

Applicant: WGI, Inc.

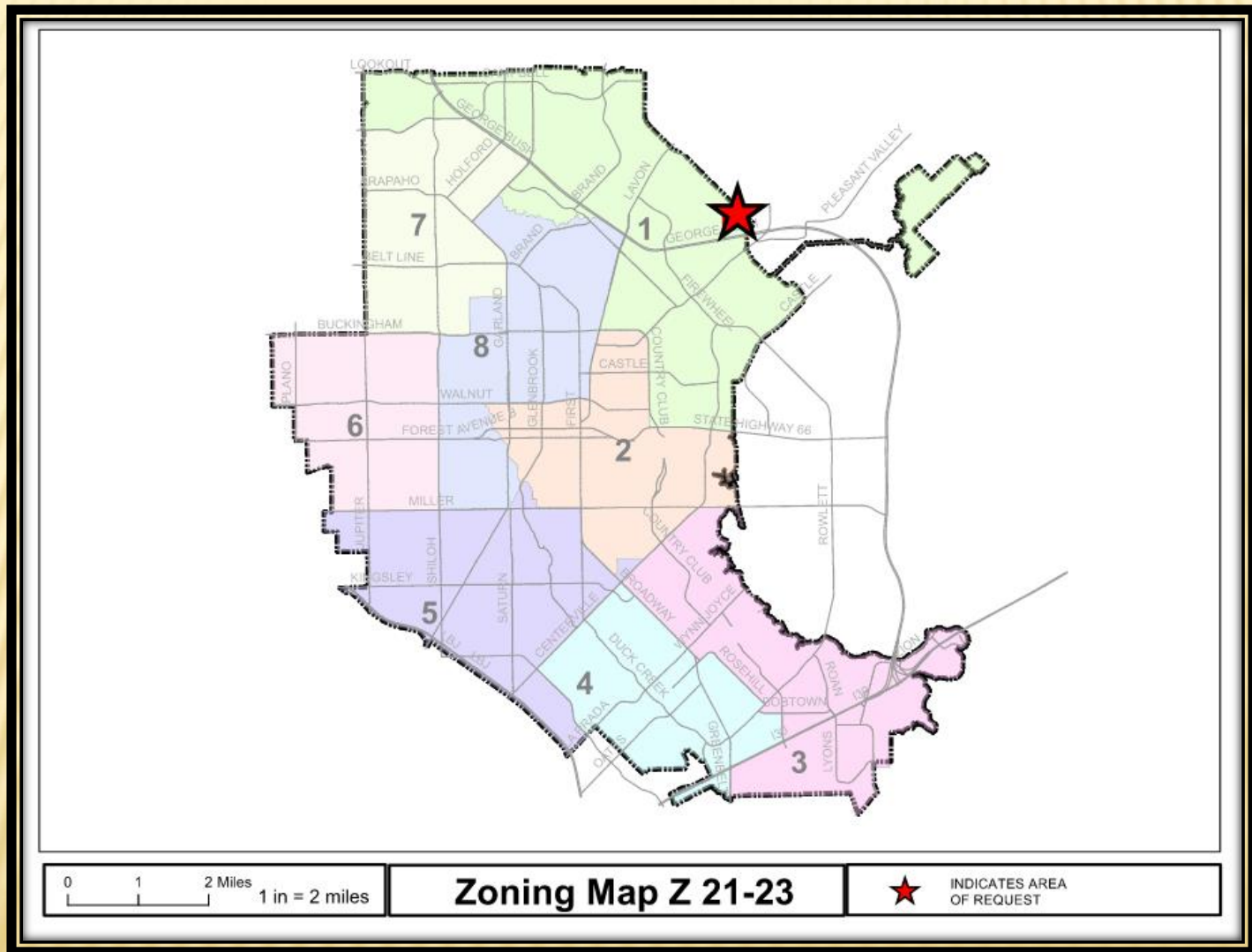
Owner: Frisco KAP, LLC.

Acreage: 11.70 acres

Zoning: Planned Development (PD) District 15-40

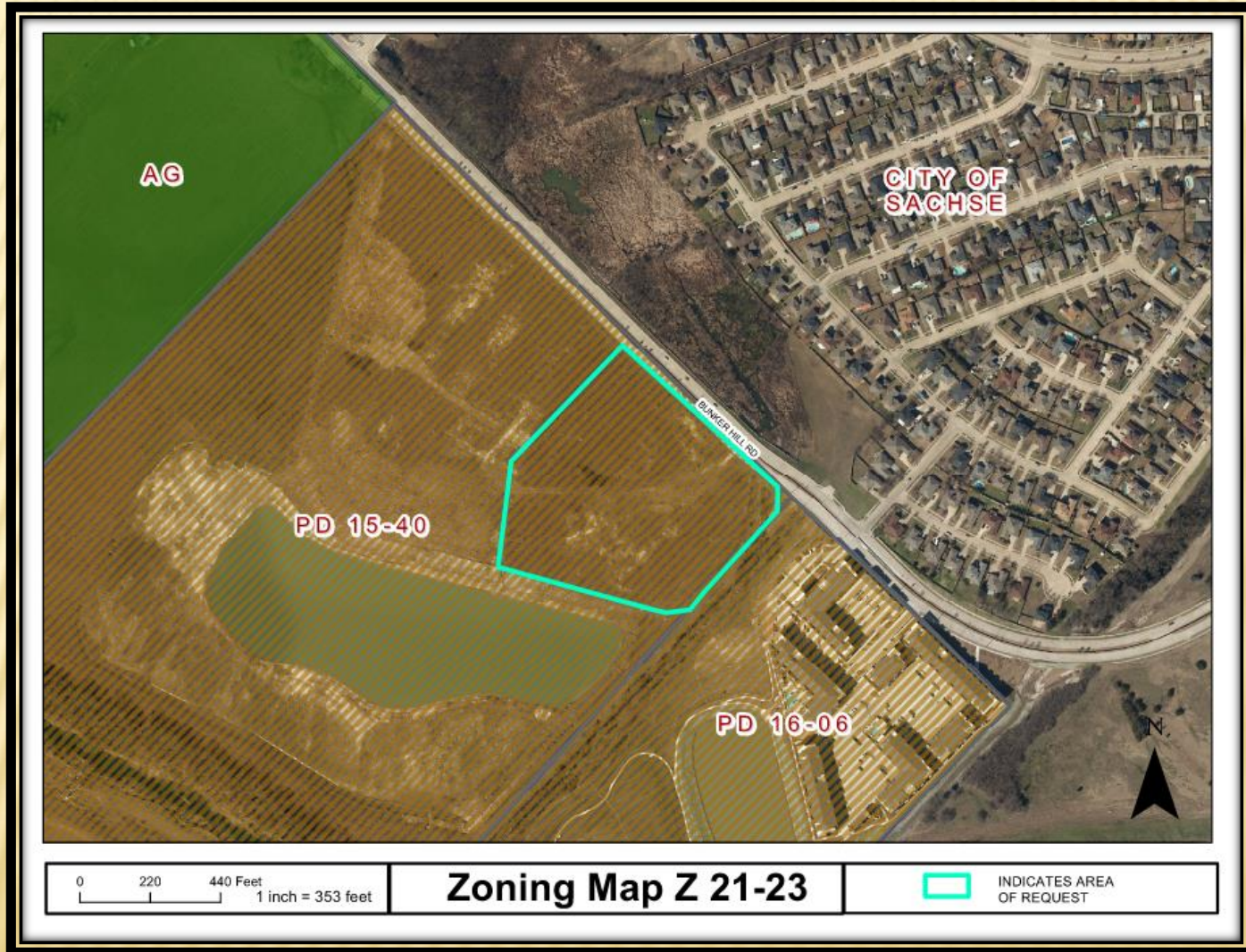
Z 21-23

CITYWIDE LOCATION MAP



Z 21-23

LOCATION MAP



Z 21-23

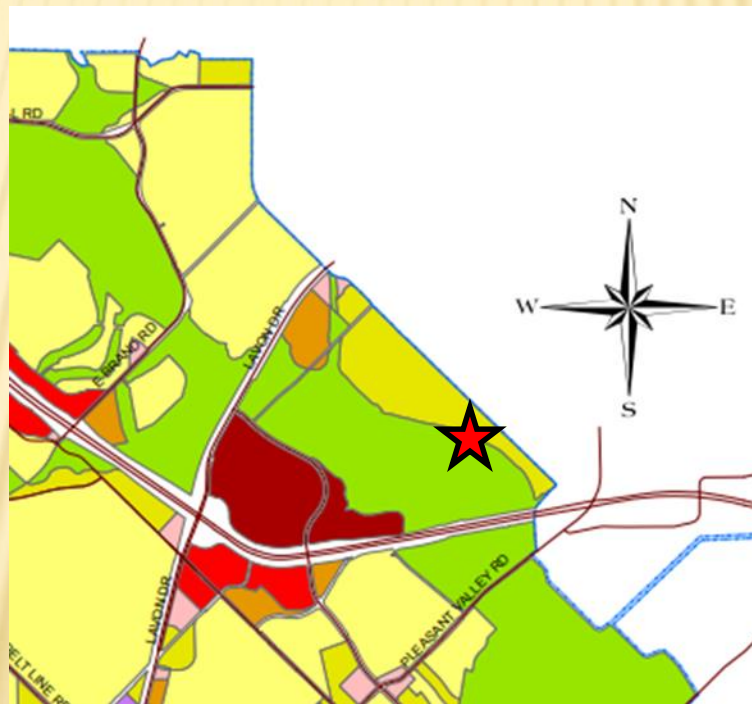
COMPREHENSIVE PLAN



Compact Neighborhoods



Parks & Open Space (Public & Private)



PHOTOS



View of the subject property from Bunker Hill Road



Looking east of the subject property



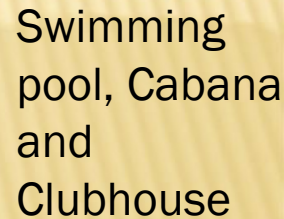
Looking north of the subject property (City of ~~Sachse~~)



Looking south of the subject property



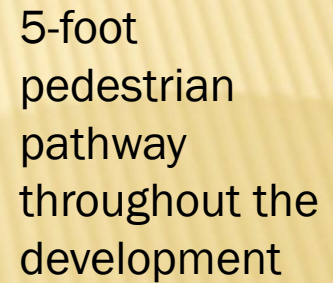
2015 RELEASE



Village Green Space and Dog Park

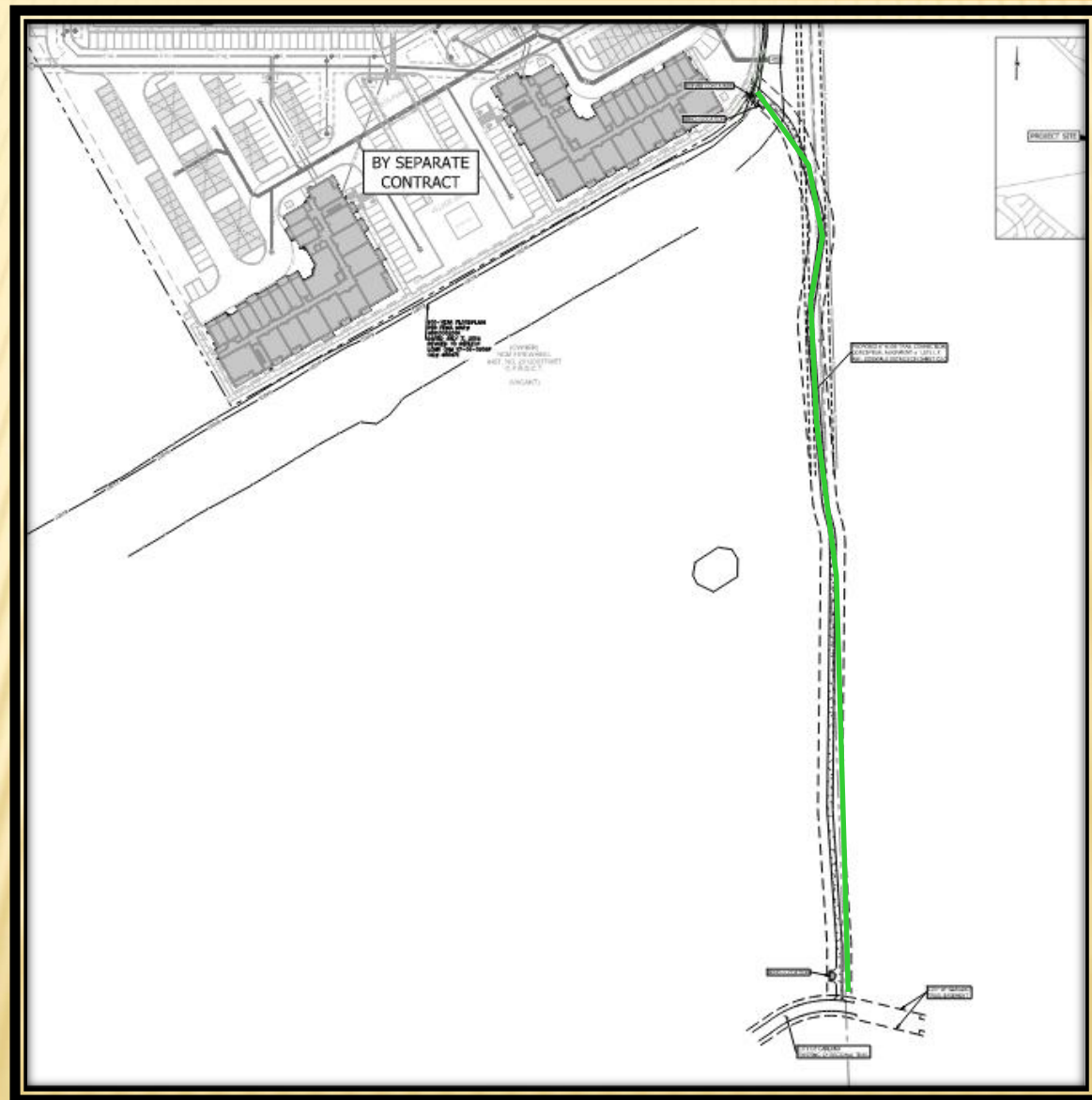


THE FUTURE OF THE FUTURE



6-foot trail
proposed
alignment

TRAIL PLAN



CONNECTIVITY





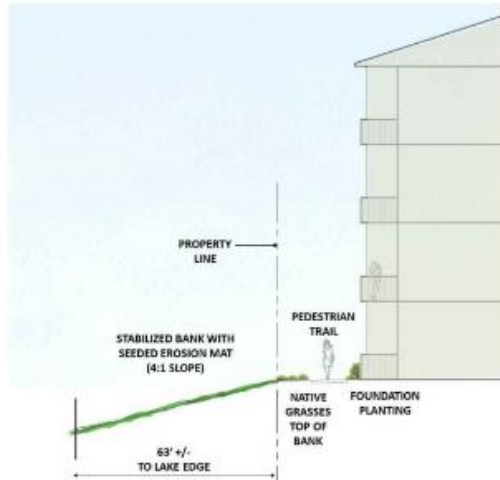
CROSS SECTIONS



SECTION 1 – BUNKER HILL ROAD FRONTAGE



SECTION 2 – INTERNAL DRIVE



SECTION 3 – PEDESTRIAN TRAIL AT LAKE FRONTAGE

REV	DESCRIPTION	DATE



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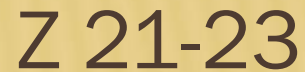


ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ





ΒΟΛΕΥΜΑΤΑ ΕΓΓΕΛΜΑΤΩΝ





ΒΟΛΕΥΜΑΤΑ ΕΓΓΡΑΦΙΩΝ





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BUILDING ELEVATIONS

BUILDING E ARTICULATION - NORTH ELEVATION

FOR BUNKER HILL ROAD FRONT ELEVATION

- Articulation of new proposed articulation system that is at least 50% of the building's total elevation height - 144'-0" (144' - 0" for 100' building) 100' - 0" (100' - 0" for 100' building)
- Buildings that are 100' or greater in height
- Articulation of new proposed articulation system that is at least 50% of the building's total elevation height - 144'-0" (144' - 0" for 100' building) 100' - 0" (100' - 0" for 100' building)

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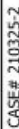
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ΒΟΥΛΗ ΕΓΓΛΩΤΙΣΜΟΥ





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BUILDING ELEVATIONS

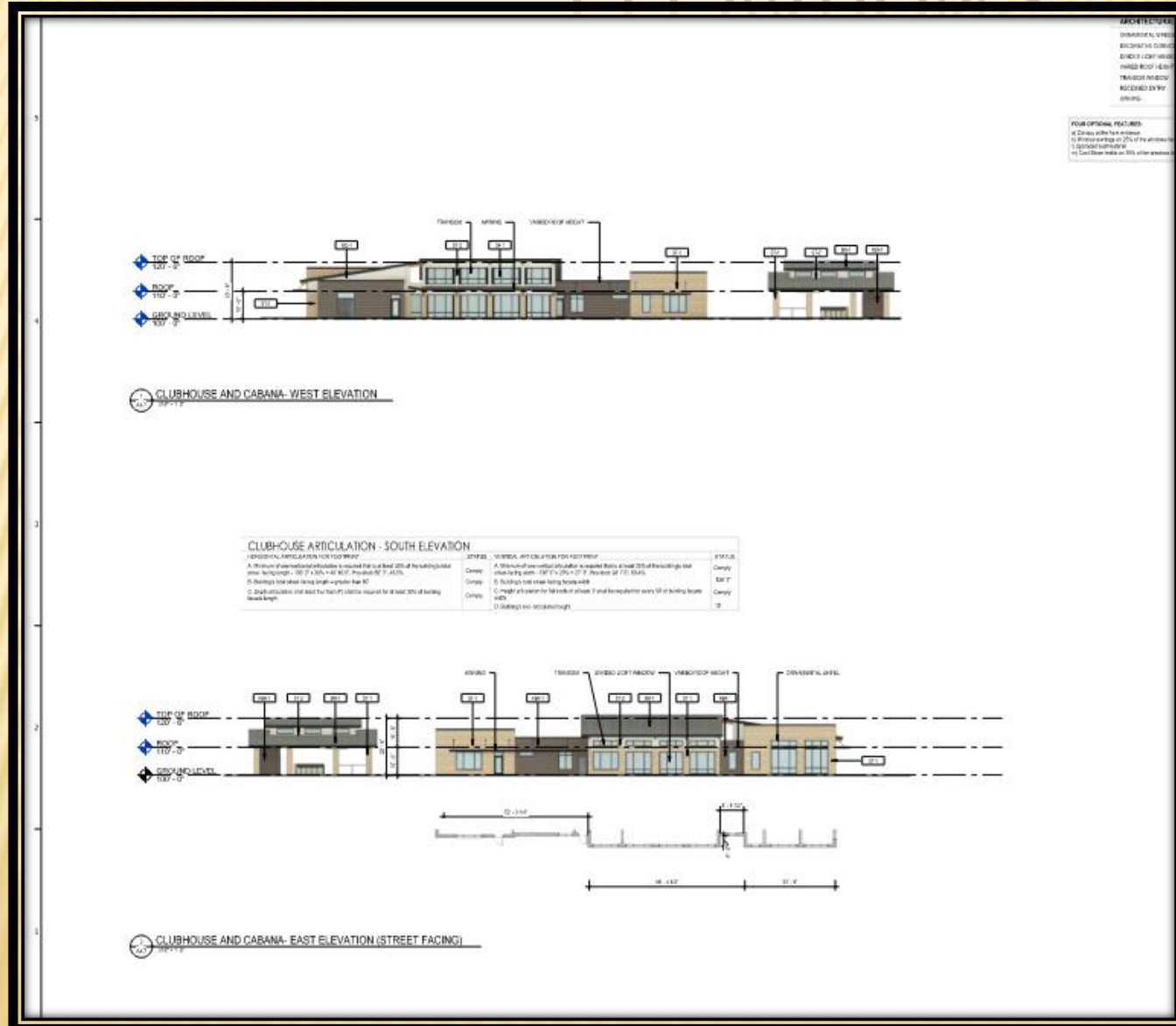


Z 21-06



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CABANA AND CLUBHOUSE ELEVATIONS





CABANA AND CLUBHOUSE ELEVATIONS



SUMMARY TABLE

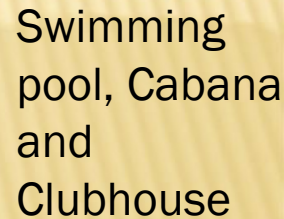
Development Standards	Required	Proposed	Analysis
Carport Structures	Section 2.60 states that each carport structure should not have more than 10 parking stalls. Additionally, the GDC does not allow carport structures to be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscaped island and at least one large canopy tree between structures.	The site plan shows four (4) carport structures that have more than then (10) parking stalls. Those carport structures shown shall be one contiguous structure with abutting head-in parking stalls. The site plan shows two (2) carport structures located in between Building D and Building E are about twelve (12) feet apart.	These deviations are necessary in order to provide covered parking and in order to maintain setback requirements and to accommodate unit balconies and patios.

SUMMARY TABLE

Connectivity	Planned Development (PD) District 12-13 and Planned Development (PD) District 15-40 requires a pedestrian bridge that would directly connect Phase 1 and Phase 2 of the multi-family developments.	The site plan (Exhibit C) shows a five-foot walking path that will connect to the existing sidewalk along Bunker Hill Road. Additionally, a six (6)-foot wide trail will align from the southern end of the development to the City's regional trail system. The applicant has indicated that benches will be provided along the trail and fountains will be installed on the existing pond. The applicant is working with the adjacent property owner to ensure the provision of the trail and amenities. The walking path and trail are available for public use.	Since this is no longer a phased project and there multiple developers and owners involved in each development, the applicant requests to not provide the pedestrian bridge. Additionally, the existing multi-family development (Domain at The One Forty) has indicated they do not desire a pedestrian bridge.
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2015 RELEASE



Village Green Space and Dog Park

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, staff recommends the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.

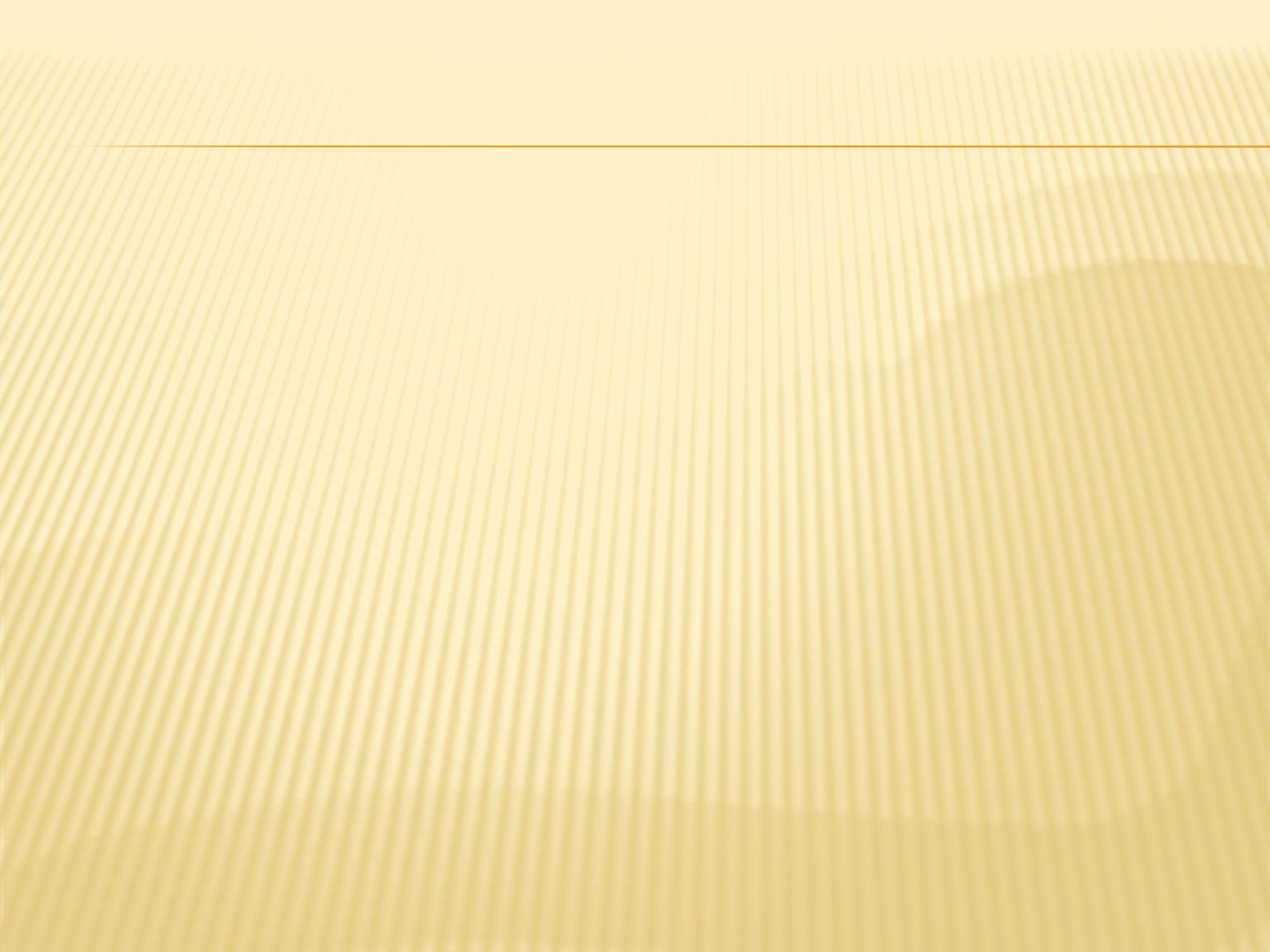
PLAN COMMISSION RECOMMENDATION

The Plan Commission, by a vote of nine (9) to zero (0) recommended approval of an amendment to Planned Development (PD) 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

In addition, the Plan Commission recommended the walking paths and trails proposed through the site and connecting to the regional trail be provided at a minimum width of eight (8) feet.









The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

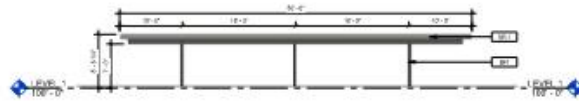
Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

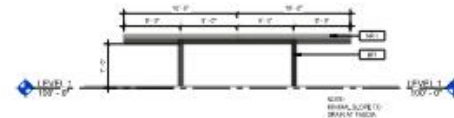


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CARPORT, DUMPSTER AND SHADED STRUCTURE ELEVATIONS



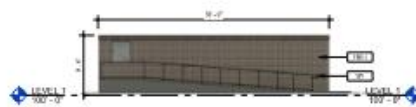
1 CARPORT - ELEVATION
10'-0"



2 CARPORT - ELEVATION
10'-0"



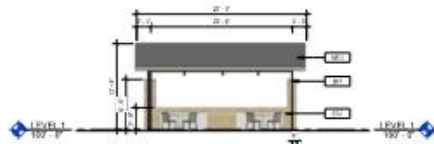
3 TRASH ENCLOSURE - ELEVATION
10'-0"



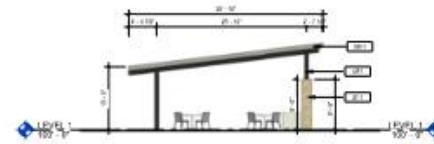
4 TRASH ENCLOSURE - SIDE ELEVATION
10'-0"



5 TRASH ENCLOSURE - SIDE ELEVATION 2
10'-0"



6 VILLAGE GREEN - ELEVATION
10'-0"



7 VILLAGE GREEN - ELEVATION
10'-0"



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. e.

Meeting Date: 09/21/2021

Item Title: GDC Amendments to Chapter 7 Related to Downtown Zoning & Parking Requirements

Submitted By: Will Guerin, Planning Director

REQUEST

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) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.

PLAN COMMISSION RECOMMENDATION

During their August 30, 2021 meeting, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 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.

In addition, the Plan Commission recommended allowing General Office and Financial Institution Uses by right; allowing apartment dwellings on upper floors; and to consider entertainment related uses in keeping with the proposed Assembly Hall regulations.

STAFF RECOMMENDATION

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

BACKGROUND

The Development Services Committee of the City Council reviewed the current Garland Development Code (GDC) use allowances in the core Downtown Garland area during their July 19, 2021 meeting. The Committee has recommended amendments that would create a new sub-district and limit the allowable uses on properties that immediately front the streets surrounding the Downtown Square. It is intended that the proposed uses align with fostering a vibrant, pedestrian-oriented downtown core environment.

The complete list of existing allowed uses and proposed uses is included in the presentation attachment, in addition to the other supporting attachments and exhibits.

In addition, during their August 16, 2021 meeting, the Development Services Committee recommended to eliminate off-street parking requirements within the existing Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district. This is not uncommon for downtowns and will alleviate the challenge for new businesses and developments who rely on on-street parking for their patrons and employees.

The Plan Commission has recommended the amendments, with conditions. In addition, staff has met with Downtown Square property and business owners to review the proposed changes and answer questions.

CONSIDERATIONS

1. An amendment to the GDC is proposed that would create a Downtown Square (DS) sub-district and limit future uses to those that contribute to a vibrant pedestrian-oriented downtown environment. The proposed uses primarily include retail, restaurant, and entertainment types.

Assembly Halls

2. As drafted by the City Attorney's Office, included in the amendments are a creation of an "Assembly Hall" use classification, which includes Church or Place of Worship; Theatre, Small Scale; Reception Facility; Civic Club/Fraternal Lodge; and Social Service Agency/Facility. The definition reads, "A tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc."

Due to limited public parking on and around the historic Downtown Square, Assembly Halls, which generally create a demand for intensive parking, would only be allowed within the Downtown Square (DS) Sub-district with transferable land use credits. Assembly Hall uses currently existing within the sub-district will be allocated a transferable land use credit for each square foot of property occupied or used as an Assembly Hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces. A new Assembly Hall may not operate, and an existing Assembly Hall use may not expand, unless the proposed or existing Assembly Hall use obtains transferable land use credits from another Assembly Hall use within the Downtown Square sub-district for each square foot of area to be used in the operation or expansion. An Assembly Hall use that makes the transfer may not transfer less than all of its transferable land use credits and may only transfer those credits to a single transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not

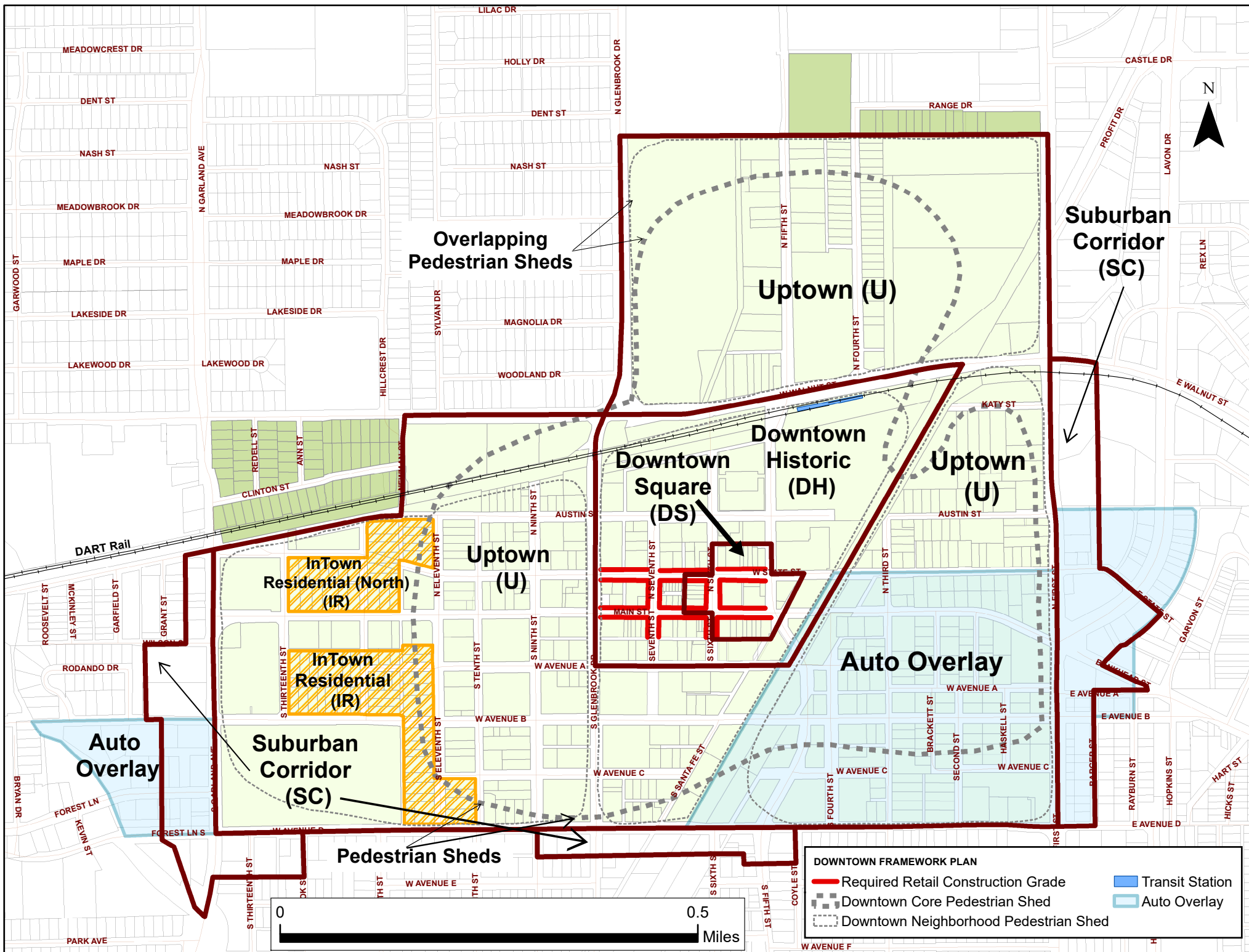
be further transferred. Credits may be transferred and aggregated to create a new site for an Assembly Hall use, or may be added to an existing site of an Assembly Hall use for expansion. The transferable land use credits may only be transferred within the Downtown Square sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square sub-district.

An Assembly Hall use that discontinues operating may transfer its land use credits during the period ending sixty (60) calendar days after the cessation of business of the Assembly Hall use, but the credits expire sixty (60) calendar days after the Assembly Hall use ceases doing business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

3. Included are additional amendments to Chapter 7 to create and reference the proposed Downtown Square sub-district. New building and design standards are not proposed and will remain consistent with the existing Downtown Historic (DH) sub-district, other than aligning the building and design standards with the proposed allowable uses. For example, "Townhouse" would be eliminated as a permitted building type within the Downtown Square sub-district, as townhouses would not be a permitted use.
4. As mentioned in the Background section, the Development Services Committee has recommended eliminating off-street parking requirements within the existing Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district. This is not uncommon for downtowns and will alleviate the challenge for new businesses and developments who rely on on-street parking and other public parking for their patrons and employees.
5. The draft ordinance and attachments, including the additional parking requirement elimination in the DH and DS sub-districts, are attached for the Council's review.

Attachments

Downtown Framework Map
Draft Ordinance
Draft Chapter 7 Land Use Matrix
PC Minutes
Responses
Staff Presentation



DOWNTOWN FRAMEWORK PLAN

- Required Retail Construction Grade
- Downtown Core Pedestrian Shed
- Downtown Neighborhood Pedestrian Shed
- Transit Station
- Auto Overlay

ORDINANCE NO. _____

AN ORDINANCE AMENDING 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.

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

Section 1

That Article 2, Section 7.05, "General", of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended in part by addition to read as follows:

"Section 7.05 Limitation on Authority

. . . .

(B) Sub-Districts Created. The following sub-districts are created in the Downtown district:

. . . .

(5) The Downtown Square (DS) Sub-district, the boundaries of which being more particularly depicted on the Downtown Framework Plan in Appendix A of this Chapter 7, consists primarily of retail and other pedestrian-generating uses surrounding the Downtown Square. It may have a wide range of building types and has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks."

Section 2

That Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* by adding a new subsection (I) to read as follows:

"Section 7.06 Land and Building Use

. . . .

(I) Assembly Halls Located within the Downtown Square (DS) Sub-district. Due to limited public parking on and around the historic downtown square, Assembly halls, which generally create a demand for intensive parking, are only allowed within the Downtown Square (DS) Sub-district with transferable land use credits. For the purposes of the Downtown Square (DS) Sub-district, the following provisions and definitions shall apply:

(1) "Assembly hall" is a tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc.

(2) The real property owner of a tract of land on which an Assembly hall exists in the Downtown Square Sub-district on _____ ("Land Use Credit Effective Date") shall be allocated a transferable land use credit for each square foot of property used as an Assembly hall, exclusive of administrative offices, lobbies, bathrooms, storage areas, closets, or smaller meeting spaces.

(3) An Assembly hall established after the Land Use Credit Effective Date may not operate, and an existing Assembly hall use may not expand, unless the proposed Assembly hall use obtains transferable land use credits from another Assembly hall use within the Downtown Square Sub-district for each square foot of area to be used in the operation or expansion.

(4) An Assembly hall that makes a transfer of land use credits may not transfer less than all of its credits, and may only transfer those credits to a single transferee. The transferee may use less than all of the credits transferred, but any unused credits are thereafter void and may not be further transferred. Credits may be transferred and aggregated to create a new site for an Assembly hall use, or may be added to an existing site of an Assembly hall use for expansion.

(5) The transferable land use credits created by this Section (I) may only be transferred within the Downtown Square Sub-district. No transferable land use credit from any other zoning district may be transferred into the Downtown Square Sub-district.

(6) An Assembly hall that discontinues operating may transfer its land use credits during the period ending sixty calendar days after the cessation of business of the Assembly hall use, but the credits expire 180 calendar days after the Assembly hall use ceases doing business. The termination of utility services to the Assembly use is prima facie evidence of the cessation of business. Transferable land use credits may be transferred only by the owner of the land to which the credits apply.

(7) Upon the Land Use Credit Effective Date, the following locations within the Downtown Square Sub-district were operating as Assembly halls and are hereby issued transferable land use credits in accordance with this Subsection (I):

- (a) 521 W. State Street;
- (b) 115 N. Sixth Street; and
- (c) The City of Garland downtown square."

Section 3

That the Downtown District Land Use Matrix located within Article 2, Section 7.06, "Land and Building Use," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* (including the legend) to include a new column for the "Downtown Square" sub-district, and to remove parking requirements for the "Downtown Historic" and proposed "Downtown Square" sub-districts, being more particularly described and depicted in Exhibit "A," which is attached hereto and incorporated herein by reference for all purposes.

Section 4

That Article 7, Section 7.07, "Block Face," of Chapter 7, "Downtown (DT) District," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to

read as follows:

"Section 7.07 Block Face

(A) Intent. In the Downtown Historic (DH), Downtown Square (DS), and Uptown (U) sub-districts, it is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to an attractive and active pedestrian environment, with allowance for some variation and opportunities for outside dining, plazas, pocket parks, and special building entry features. Buildings should also be constructed close to the street to provide a sense of enclosure.

. . . ."

Section 5

That Table 7-2, "Street and Build-To Zone Standards," of Article 7, Section 7.08, "Streets," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-2: Street and Build-To Zone Standards

Sub-District Building Type	Clear Sidewalk	Build-To Zone ^{1, 2, 4}	Streets
Downtown Historic (DH)			
Townhouse, Mixed Residential	9 ft.	9 - 15 ft. ³	All
Live/Work, Mixed-Use, Commercial	9	9 - 15 ³	All
Downtown Square (DS)			
Mixed Residential	9	9 - 15 ³	All
Live/Work, Mixed-Use, Commercial	9	9 - 15 ³	All
Uptown (U)			
Townhouse, Mixed Residential	8	26 - 36	Ave B & D
	6	26 - 36	All Others
Live/Work, Mixed-	10	26 - 36	Ave B & D

Use, Commercial	8	26 - 36	All Others
InTown Residential (IR)			
Single-Family	Per GDC		
Suburban Corridor (SC)			
All Building Types	6	26 - 36	Parking on Side
	6	80 - 88	Parking Bay in Front

Section 6

That Table 7-3, "Sub-District Building Height Standards," of Article 7, Section 7.11(A), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-3: Sub-District Building Height Standards

Sub-District Standard	Downtown Historic and Downtown Square	Uptown	InTown Residential	Suburban Corridor
Building Height ¹	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 8 stories ²	Min. 1 story, constructed to accommodate a second story, Max. 4 stories ²	Min. 1 story Max. 2 - 5 stories ¹

Section 7

That Table 7-4, "Sub-District Building Types," of Article 7, Section 7.11(B), "Building Standards," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

Table 7-4: Sub-District Building Types

		Sub-District			
Building Types	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor
Single-Family			X	X	
Townhouse	X		X		X
Mixed Residential	X	X	X		
Loft	X	X	X		X
Live/Work	X	X	X		X
Liner Building	X	X	X		
Mixed-Use	X	X	X		X
Commercial	X	X	X		X

Section 8

That Section 7.17(B), "Street Tree Wells in the Public Sidewalk," of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 7.17 Streetscaping

. . .

(B) Street Tree Wells in the Public Sidewalk.

(1) Trees shall generally be planted within six-foot by eight-foot tree wells, constructed in accordance with City specifications. The tree well opening shall be covered with grasses, groundcover or low plant material, or with a tree grate. However:

(a) In the DH and DS sub-districts trees may be planted in minimum six-foot by ten-foot tree wells with tree grates; however, where a structural sidewalk system is used, the tree well area may be reduced; and

. . ."

Section 9

That the Downtown Framework Plan located within Appendix A, of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* to include the boundaries of the "Downtown Square" sub-district, being more particularly described and depicted in Exhibit "B," which is attached hereto and incorporated herein by reference for all purposes.

Section 10

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

Section 11

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

Section 12

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 13

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

	Downtown Historic	Downtown Square	Uptown	InTown Residential	Suburban Corridor	Parking Requirement (Does not apply to Downtown Historic (DH) and Downtown Square (DS) sub-districts)	Cross-Reference Special Standards
Residential Uses							
Accessory Dwellings:							
Dwelling, Accessory – Guest House	P		P	P	P	1 / dwelling unit	Sec. 2.58
Dwelling, Accessory – Rental Unit	P		P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Dwelling, Accessory – Guard/Manager/Caretaker	P		P	P	P	2 / dwelling unit	Sec. 2.58
Elder Care Facilities:							
Elder Care – Independent Living	P		P			1 / dwelling unit	Sec. 2.52(A)12
Elder Care – Assisted Living			P			1 / 3 dwelling units	Sec. 2.52(A)12
Elder Care – Nursing/Convalescent Care			P			.5 / bed	Sec. 2.52(A)12
Elder Care – Continuing Care (combination)			P			as determined by components, and best/current practices	Sec. 2.52(A)12
Household Living Units:							
Dwelling, Two-Family (duplex)			P		P	2 enclosed / dwelling unit	Sec. 2.38
Dwelling, Multi-Family	P	S or P (if on upper floors only)	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	Sec. 2.39
Dwelling, Live-Work unit (in a live-work building)	P	P	P	P	P	2 spaces, plus nonresidential requirement	-
Dwelling, Single-Family Detached			P	P	P	2 enclosed / dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)	P		P		P	2.25 enclosed / dwelling unit	Sec. 2.37
Dwelling, Apartment	P	P (on upper floors only)	P	P	P	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
Accessory & Temporary Uses							
Accessory Structure, Residential	P		P	P	P	N/A	Sec. 2.58
Convenience Facilities:							
Drive-In Service					S	1 / order station + 1 space per employee at maximum shift	
Drive-Through Service			S		S	N/A	Sec. 4.20
Walk-Up Service	P	P	P		P	1 / walk-up window or order station + 1 space per employee at maximum shift	-

Table 7-1: Downtown District Land Use Matrix

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* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Fuel Pumps, Retail					S	N/A	Sec. 2.52(A)3
Kiosks, Self-Service:							
Automated Teller Machine (ATM) – Drive-Up			S		S	1 / ATM station (at the ATM)	Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P		P	1 / walk-up ATM	Sec. 2.52(A)7
Outside Display, New Materials	P	P	P		P	N/A	Sec. 2.52(A)14
Outside Display, Used Materials	S	S	S		S	N/A	Sec. 2.52(A)14
Outside Storage, New Materials			P		P	N/A	Sec. 2.52(A)14
Outside Storage, Used Materials			S		S	N/A	Sec. 2.52(A)14
Seasonal Sales					S	N/A	Art.VIII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*		*	*	*	1 / 1,000sf site area	Sec. 2.52(A)19
Institutional and Educational							
College or University,	P		P		P	.5 / student (site-specific study required)	-
Convention Facility	P		P			1 / 100 gfa	-
Day Care Facilities:						-	-
Day Care Center, Adult	P		P	S	P	1 / 3 clients + 1 per employee at maximum shift	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P		P	S	P	1 / 10 children + 1 per employee at maximum shift	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home	P		P	S	P	NA	Sec. 2.61
Church or Place of Worship	P	***	P	P	P	1 / 4 seats	-
Learning Center, Specialized	P		P		P	1 / 10 students	-
School, Business	P		P		P	1 / 3 students	-
School, Retail/Personal Services Training	P		P		P	1 / 3 students	-
School, Trade			S			1 / 3 students	-
School, Public	P		P	P	P	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students –	-
School, Private, Religious or Charter	S		S	S	S	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	-
Government & Human Services							
Charitable Boarding	S		S	S	S	.5 / bed	-
Garden, Charitable	S		S	S	S	2 spaces	-
Garden, Civic	P		P	P	P	2 spaces	-
Post Office			P		P	1 / 300 gfa	-
Social Service Facility/Agency	P	***	P		P	1 / 300 gfa	-

Table 7-1: Downtown District Land Use Matrix

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N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Medical & Health Services							
Hospital			P			1.5 / bed	-
Medical and Dental Office/Clinic	P		P		P	1 / 250 gfa	-
Mortuary/Funeral Home	P		P		P	1 / 200 gfa, or 1 / 4 seats in sanctuary and chapel(s) (whichever is greater)	-
Recreational, Social, & Entertainment Uses							
Athletic Events Facility, Indoor			S			1 / 125 gfa or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge	P	***	P		P	1 / 200 gfa	-
Commercial Amusement, Indoor	P	P	P		P	1 / 150 gfa	-
Commercial Amusement, Outdoor			S		S	1 / 1,000 sf of amusement area and accessory uses	-
Public Amusement, Temporary	S		S		S	N/A	Art. VIII, Ch. 30, City Code
Cultural Facility	P	P	P		P	1 / 300 gfa	-
Health & Fitness Gym (indoor)	P	P	P		P	1 / 150 gfa	-
Reception Facility	S	***	S		S	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A)20
Theater, Small Scale	P	***	P		P	1 / 3 seats	-
Theater, Large Scale			P			1 / 3 seats	-
Office, Retail, & Service							
Antique Shop (indoors only)	P	P	P		P	1 / 250 gfa	-
Bakery, Retail	P	P	P		P	1 / 250 gfa	-
Bed and Breakfast	S	S	P	S		1 / guest room + residential use requirement (according to that use)	Sec. 2.52(A)11
Business & Media Service	P		P		P	1 / 300 gfa	-
Call Center			S		P	1 / 150 gfa	-
Convenience Store (1,000-5,000sf)	P	P	P		P	1 / 250 gfa	Sec. 2.52(A)1
Financial Institution	P		P		P	1 / 300 gfa	Sec. 4.20
Flea Market, Indoor	S		S		S	1 / 200 gfa	-
Flea Market, Outdoor	S		S		S	1 / 500 sf site area	-
Furniture, Household Furnishings and Appliance Sales/Rental	P	S	P		P	1 / 400 gfa	-
Grocery/Supermarket (>5,000sf)	P		P		P	1 / 250 gfa	-
Home Improvement Center (>50,000sf)			S		P	1 / 250 gfa	-
Hotel/Motel, Extended Stay	P		P		P	1.25 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
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N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Hotel/Motel, Full Service	P	S	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Hotel/Motel, Limited Service	P	S	P		P	1/ room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)11
Indoor Shopping Mall	S		S		S	0-400,000 gfa: 1 / 250 gfa 401,000+ gfa: 1 / 300 gfa	-
Kiosk, Trailer or Mini-Structure (attended):	-		-	-	-	-	-
Retail/Service	S		P		P	1 / employee	Sec. 2.52(A)7, Sec. 4.20
Landscape Nursery (retail)					P	1 / 250 gfa + 1 / 2,000sf outdoor area	-
Laundry, Self-Serve (Laundromat)	P		P		P	1 / 250 gfa	-
Laundry, Drop-Off (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P		P		P	1 / 250 gfa	-
Office, General	P		P		P	1 / 300 gfa	-
Personal Services	P	P	P		P	1 / 250 gfa	-
Pet Store (indoors only)	S	S	P		P	1 / 250 gfa	-
Pharmacy (with drive-through or window)	S		S		P	1 / 250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P		P	1 / 250 gfa	-
Produce Stand/Outdoor Farmers Market	S	S	S		S	4 + 1 / 600sf of site area	-
Restaurant	P	P	P		P	1 / 100 gfa	*
Restaurant, Drive-Through					S	1 / 100 gfa	Sec. 4.20
Retail Store	P	P	P		P	1 / 333 gfa	-
Studio, Arts/Crafts	P	P	P		P	1 / 250 gfa	-
Studio, Fitness or Performing Arts	P	P	P		P	1 / 150 gfa	-
Used Goods, Retail Sales (Indoors)	P	P	P		P	1 / 250 gfa	-
Tattooing/Body Piercing Establishment	S	S	S		S	1 / 250 gfa	Sec. 2.52(A)6
Commercial							
Bakery, Commercial			P		P	1 / 1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)			S			1 / 400 gfa + 1 / 1,000 gfa storage area	Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)			S			1 / 1,000 gfa or 1 / 1,000 outdoor area (whichever is greater)	Sec. 2.52(A)18
Contractor's Office/Warehouse (indoors only)			S			1 / 500 gfa for office + 1 / 1,000sf for warehouse	-
Equipment Leasing/Rental, Indoor			P			1 / 250 gfa	-

Table 7-1: Downtown District Land Use Matrix

Legend:

P = Permitted by right
S = May be permitted by SUP
N/A – Not applicable (i.e., no parking requirement)
* = See Chapter 2, Section 2.52 for special standards
** = Permitted by right in InTown Residential (North)
*** = See Chapter 7, Section 7.06 for special standards
gfa – Gross floor area
NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

Furniture and Appliance Cleaning/Repair			S			1 / 1,000 gfa	-
Pet Care/Play Facility(indoor)			S		S	1 / 300 gfa	Sec.2.52(A)9
Printing/Publishing House			S		P	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production			P		P	1 / 300 gfa	-
Small Engine/Lawn Equipment Rental & Repair (indoors)			P		P	1 / 300 gfa	-
Veterinary Clinic, Small Animal (indoors only)			P		P	1 / 300 gfa	*
Motor Vehicles & Related Uses							
Parking Lot or Garage, Commercial	P	P	P		P	1 / 300 office gfa	-
Transportation							
Bus Stop	P	P	P	P	P	NA	-
Helipad			S			5 / helipad	-
Transit Station, Public (multi-modal, public agency only)	P	P	P		P	Determined by operating agency	-
Transportation Depot, Passenger (commercial)			S		S	Determined by SUP	Sec.2.52(A)10
Industrial							
Batching Plant, Temporary	P		P	P	P	1 / 1,000 gfa + 1 / employee at maximum shift	-
Breweries/Wineries/Distilleries	S	S	S		S	1/1,000 gfa + 1/employee at maximum shift 1/100 gfa for dining/tasting areas	Sec.2.52(A)(35)
Laboratory, Analytical or Research (indoor)			S			1 / 1,000 gfa + 1 / employee at maximum shift	-
Warehouse, Office/Showroom (indoors only)			S			1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Utility & Service							
Antenna, Commercial	*		*	*	*	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	P		P	P	P	N/A	Div. 5, Div. 6, Art. 5, Ch.2
Electric Substation			S		S	1 / employee at maximum shift	-
Gas Regulating Station	S		S	S	S	1 / employee at maximum shift	-
Telecommunication Switching Station	S		S	S	S	1 / employee at maximum shift	-

REPORT & MINUTES

P.C. Meeting, August 30, 2021

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.

Will Guerin, Planning Director, presented an overview and the results of the meeting between the Garland Downtown business owners, property owners, and staff.

There was discussion between the Plan Commission and staff.

Chad Jones, 3629 Glenbrook Court, Garland, Texas requested dwellings still be an allowable use and the ability to accommodate entertainment uses.

Motion was made by Commissioner Rose to close the public hearing and forward the request to City Council with the recommendation to include Financial Institutions and General Office Uses by right; allow Multi-Family Dwellings on the upper levels; and consider entertainment uses in keeping with the Assembly Hall regulations. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

Interim City Attorney, Brian England left the meeting at 7:31 p.m.



0 160 320 Feet
1 inch = 254 feet

Downtown Square Zone

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square.

**Thomas Bailey |
A&S Properties,
Inc.**

8/17/2021
2:39:59 AM

Against

614 W. Main

tombaileyjr@gmail.com

Garland

2148933400

Texas

United States

75040

This it to far reaching in its current state especially in regard to office, assembly, and financial institution.

**Trayc
Claybrook**

8/16/2021
10:16:18 PM

For

Outside the Notification Area

311 S 11th St

traycclaybrook@gmail.com

Garland

2143340658

TX

United States

750404

Tony Godina

8/16/2021
9:04:32 PM

For

Outside the Notification Area

1118 Pyramid Drive

tonygodina1@gmail.com

Garland

2142357079

Texas

United States

75040

Karin Wiseman

For

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Downtown Square	August 16, 2021	September 14, 2021	Will Guerin

8/16/2021
6:56:27 PM

510 Main Street
Garland
Texas
United States
75040
FOR

Karin@karinwiseman.com
4803816933

jason bissell

AGAINST

8/6/2021
7:15:22 PM

315 Main St, Ste 101
garland
TX
United States
75040

jasonbissell@hotmail.com
9722729041

i would like to see anyone be able to open a business downtown. As long as its a legal business selling legal products or services. A supermarket would be great or laundry for all the new apartments

From: [Guerin, Will](#)
To: [Allmendinger, Tracy](#)
Subject: FW: Amendment to Garland Development Code Remarks
Date: Wednesday, September 8, 2021 3:58:59 PM
Attachments: [image003.png](#)

An additional response to the GDC amendment item..

From: Rick Clopton <rick@cloptoncpa.com>
Sent: Wednesday, September 8, 2021 3:58 PM
To: Guerin, Will <WGuerin@garlandtx.gov>
Cc: Deborah Morris <deborah@morris.net>
Subject: [EXTERNAL] Amendment to Garland Development Code Remarks

For the record, I would need to be against for the following reasons:

- Conflict of Allowable Use – You have indicated that Antique Shop (Indoors Only) is a current and proposed allowed use but then you are requiring a business that falls under the category Furniture, Household Furnishings & Appliances Sales/Retail to have to apply for and receive an SUP. In theory, couldn't the Antique Shop owner sell furniture without having to apply for and receive an SUP. Wouldn't the other items in the Antique Shop be considered household furnishings. If so why does the Antique Shop owner not have to get an SUP but the other establishment does? This needs to be cleaned up and then I might consider changing my No to a Yes.
- Parking Lot or Garage, Commercial – Why is this even being considered? This is probably the most unacceptable use. By allowing this (without even an SUP) you are telling me that I can buy the lot where Garland Furniture used to be, buy the lot next door where the art exhibits are and put in a parking lot or parking garage without even having to come back in front of anybody. THAT IS ONE OF THE STUPIDEST THINGS I HAVE EVER HEARD OF. If this is being done so that the City has an option should they decide to put in a parking lot or commercial garage, get property not in the Area of Interest. If you are using it to protect 102 N. Fifth and 402 W. State Street, then admit that somebody made a huge error in allowing the situation on these two pieces of property and rectify the error. If I was serious about buying property downtown to relocate a business and I saw that a parking garage could go in next to me, I am pulling the plug on any offers and going elsewhere.

If possible, I will be at the meeting next Tuesday.

Rick Clopton
CLOPTON & COMPANY, LLC
.....
Certified Public Accountants
610 Main Street
Garland, Texas 75040
972.272.6478
972.272.6470 (fax)

Comment Form

An amendment to the Garland Development Code is proposed by the Development Services Committee of the City Council that would create a Downtown Square sub-district and limit future uses allowed on the properties surrounding the Downtown Square. A map and the proposed list of uses is included. (District 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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RICK CLOPTON - PARTNER - CLOPTON + CO, LLC

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.)

610 MAIN ST

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Rick Clifton

Signature / Firma / Chữ ký

8.11.21

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---

I am all for the need to further define permitted\allowable uses within the Downtown Area. My wish is that the City would have exercised a bit more thinking by increasing the size of the area covered. To me, this would have shown a bit more confidence that the need for this amendment to the Garland Development Code would cover a larger section because of the interest in the area.

Comments on the Proposed Allowed Uses

- Live\Work Unit – Please define or give an example.
- Outside Display, New Materials – Please define or give an example.
- Outside Display, Used Materials – Please define or give an example.
- Walk-up Service – Please define or give an example.
- Parking Lot or Garage, Commercial – DEFINITELY NOT!!!! WHY???
- Multi-Family – Not one of my first choices but we have set a precedent with those already in existence.
- Bed & Breakfast – Does this also cover VRBO and AirBNB?
- Dwelling, Accessory-Rental Unit – How does this differ from Multi-Family?
- Elder Care-Independent Living – If you are allowing Multi-Family (SUP Only), is this not age discrimination unless you allow with SUP restriction.
- Office, General – I feel you are missing the boat on this one. As a partner in a general office use situation, I think it would be nice to see an accounting office, law office, engineering firm, etc. on the square.

- Medical & Dental Office/Clinic – See comments on Office, General above
- Business & Media Service – Please define or give an example.
- Financial Institution – I think this is a mistake. Banks, financial services offices, etc. would give a touch of class to any downtown square.

Comment Form

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Isabel Lambert, board member at Garland Bible Church

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.)

201 S 4th St

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

Garland TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Isabel Lambert

Signature / Firma / Ch ữ ký

8/25/2021

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.)

AUG 26 '21 PM 2:59

TO: Garland Planning Commission

FROM: Isabel Lambert, secretary/treasurer & board member for Garland Bible Church

RE: "Proposed Allowed Uses for Downtown Square sub-district"
Received at the Garland Bible Church, 201 South 4th St at Avenue A

DATE: August 25, 2021

I would like to address the limitation on churches which has been expressed as **"Assembly Halls" not allowed except through a land use credit.**

1. **"Land use credit"**

In my opinion, the greatest desire of our residents at this time is HOPE. How can we have too many churches if they give our people "true hope"? This limitation on how much downtown space can be used by churches is not a good precedent to set. Let's not forbid the freedom to allow new churches in downtown Garland just because a FAKE church tried to get in. I trust that we are not "throwing out the baby with the bath-water".

2. **The law will be enforced for many years--even after the present council is gone.**

The present government in Garland seems favorable toward churches, but when they are gone and their terms have ended, the law will still be on the books.

3. **Dangerous precedent**

I see this phrase as a **dangerous precedent** to set anywhere in Garland since it will include churches. Won't this be the first limitation in Garland on the location of churches?

4. Churches will not usually affect the retail parking since they usually meet on Sunday morning.

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



For / A Favor / Đúng



Against / En Contra / Không

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Richard Hargrove

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.)

212 N. Seventh St

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Richard Hargrove

Signature / Firma / Chữ ký

8-13-21

Date / Fecha / Ngày

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AUG 17 '21 AM 11:53

From: chad.jones@tx.rr.com
To: [Planning Group](#)
Subject: [EXTERNAL] Comment Form Related to Downtown Square sub-district
Date: Monday, August 16, 2021 12:12:03 PM
Attachments: [Comment_Form.pdf](#)

I have attached the comment form.

Thank you,

Chad Jones

Comment Form

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For / A Favor / Đúng

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Against / En Contra / Không

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Jones State Street Real Estate Holding Co., Inc.

Chad Jones
President

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.)

519 West State Street, ~~Garland, TX~~ ~~75040~~

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Chad Jones, President

8/12/21

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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Comment Form Continued --

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

We are opposed to the changes that are being proposed.

GDC admendment
received

Comment Form

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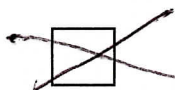
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☐

For / A Favor / Đúng



Against / En Contra / Không

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Pastor Darryl Hall

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.)

115 N. 6th Street

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

08.07.21

Date / Fecha / Ngày

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We have been in downtown
Portland since 2004, and on
the square since 2007. It
appears you seek to keep church
meetings from the square
area we and our friends at
Christa park etc are well
established. This is wrong.
We will strongly oppose
such a proposed change.
We have always been support
ive of downtown businesses
& participants in city activ-
ities. We are good people who
go far & wide but by this it is
not respectful of our commit-
ment to our city.

Comment Form

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☒

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Shana Carter, owner Roach Feed & Seed, Inc.

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.)

409 Main Street

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Shana Carter

8/9/21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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I believe Assembly Halls should be allowed
as they have been always allowed

Comment Form

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Một sửa đổi đối với Bộ luật Phát triển Garland do Ủy ban Dịch vụ Phát triển của Hội đồng Thành phố đề xuất sẽ tạo ra một tiểu khu Quảng trường Trung tâm và hạn chế việc sử dụng trong tương lai được phép đối với các khu đất xung quanh Quảng trường Trung tâm. Một bản đồ và danh sách đề xuất sử dụng được bao gồm. (Quận 2)

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.

Jolene Smith Owner

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.)

Mrs. J's Heavenly Delights 612 W. State St. Garland, TX 75040

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

Garland

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

From: [Allan Stafford](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Downtown zoning comment
Date: Monday, August 16, 2021 10:14:25 AM
Attachments: [Stafford 505 COG Zoning Comment Zone.pdf](#)

Allan M. Stafford
Attorney
505 W State St
Garland, TX 75040
972 276-8321
Fax 972 494-1019
txlaw@verizon.net

Comment Form

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

UNLESS GENERAL OFFICE IS INCLUDED IN USE

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ALLAN STAFFORD

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.)

505 W STATE

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

GARLAND, TX 75040

City, State / Estado de la Ciudad / Thành bang

7504

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

8/13/21

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.)

AUG 16 '21 AM 10:50

Comment Form Continued –

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

SHOULD INCLUDE OFFICE USE

From: [Trayc Claybrook](#)
To: [Planning Group](#); [Trayc Claybrook](#)
Subject: [EXTERNAL] Rezoning in downtown Garland vite
Date: Monday, August 16, 2021 5:09:24 PM

Hello! This Trayc Claybrook, owner of The Frocksy located at 510 Main Street in downtown Garland. I would like to comment on the rezoning issue/ vote. I think the rezoning should cover from 8th street to 4th Street and from Walnut to Avenue A. The current proposed area is too small.

I am casting a vote FOR the rezoning of this area.

Thank you,

Trayc L. Claybrook

From: [Trayc Claybrook](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Downtown Garland rezoning
Date: Monday, August 16, 2021 5:21:28 PM

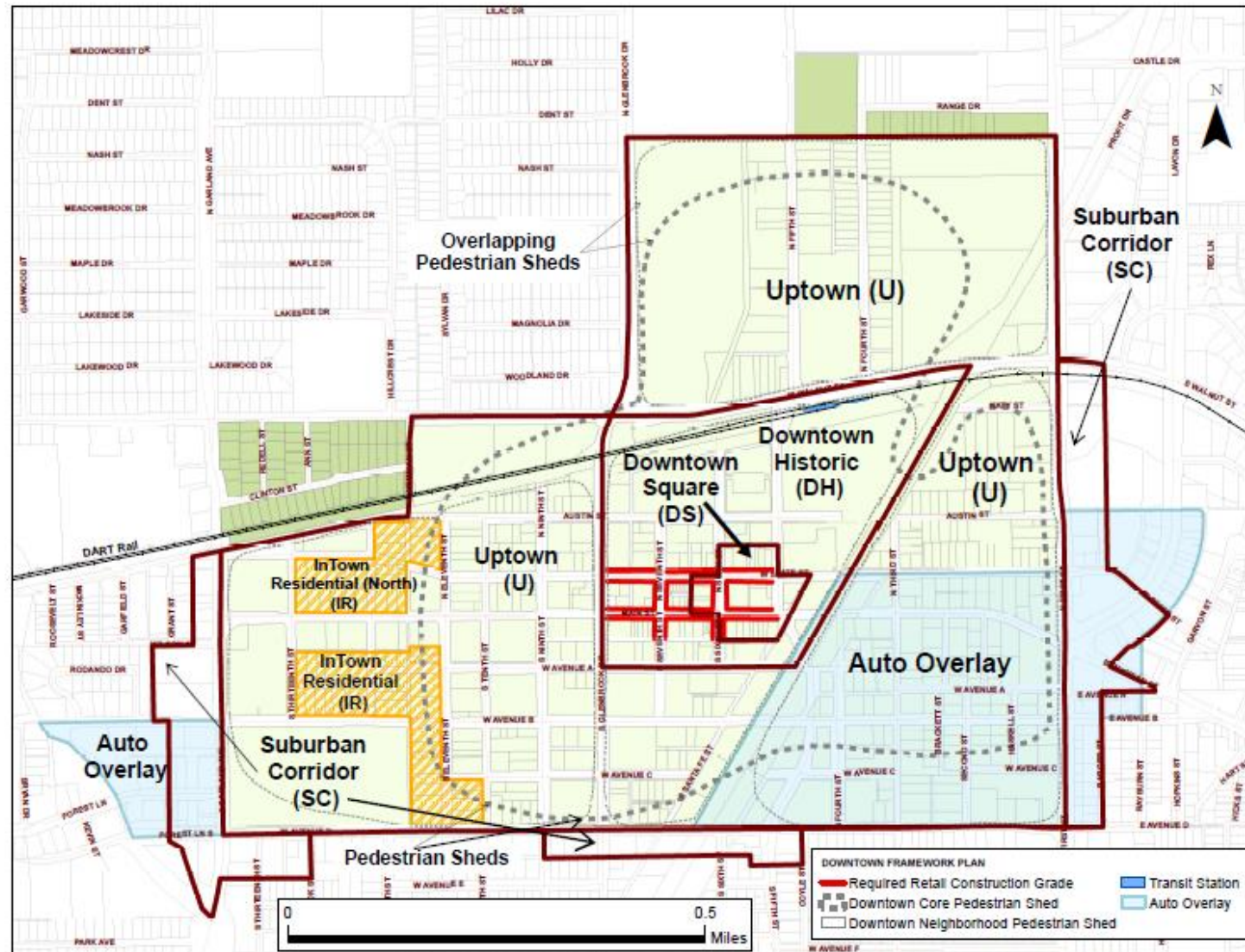
Hello, my name Trayc Claybrook and I own The Frocksy at 510 Main St, Garland, TX 75040.
My vote on this issue is FOR.

Please include
streets out to 8th & 4th
and AVE. A to WALNUT

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) eliminate off-street parking requirements in the Downtown Historic (DH) sub-district and the proposed Downtown Square (DS) sub-district.



City Council Meeting
September 21, 2021



DOWNTOWN SQUARE ZONE



Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Retail Store	Retail Store
Restaurant	Restaurant
Studio, Fitness or Performing Arts	Studio, Fitness or Performing Arts
Personal Services	Personal Services
Convenience Store	Convenience Store
Pharmacy (without drive-through)	Pharmacy (without drive-through)
Antique Shop (indoors only)	Antique Shop (indoors only)
Studio, Arts/Crafts	Studio, Arts/Crafts
Bakery, Retail	Bakery, Retail
Commercial Amusement (indoor)	Commercial Amusement (indoor)
Cultural Facility	Cultural Facility
Live/Work Unit	Live/Work Unit
Outside Display, New Materials	Outside Display, New Materials
Used Goods, Retail Sales (Indoors)	Used Goods, Retail Sales (Indoors)
Walk-Up Service	Walk-Up Service
Automated Teller Machine (ATM) Walk-Up	Automated Teller Machine (ATM) Walk-Up

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Parking Lot or Garage, Commercial	Parking Lot or Garage, Commercial
Bus Stop	Bus Stop
Transit Station, Public (multi-modal, public agency only)	Transit Station, Public (multi-modal, public agency only)
Health & Fitness Gym (indoors)	Health & Fitness Gym (indoors)
Theatre, Small Scale	Theatre, Small Scale – “Assembly Halls” not allowed except by land use credit
Multi-Family	Multi-Family – SUP only Plan Commission recommended upper floor apartments by right
Furniture, Household Furnishings & Appliance Sales/Rental	Furniture, Household Furnishings & Appliance Sales/Rental – SUP only
Bed & Breakfast – SUP only	Bed & Breakfast - SUP only
Outside Display, Used Materials – SUP only	Outside Display, Used Materials – SUP only
Tattooing/Body Piercing Establishment – SUP only	Tattooing/Body Piercing Establishment – SUP only
Breweries/Wineries/Distilleries – SUP only	Breweries/Wineries/Distilleries – SUP only
Produce Stand / Outdoors Farmers’ Market – SUP only	Produce Stand / Outdoors Farmers’ Market – SUP only
Hotel/Motel (Full Service, Limited Service, and Extended Stay)	Hotel/Motel (Full Service, Limited Service) – SUP only
Pet Store – SUP only	Pet Store – SUP only

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Dwelling, Apartment	Plan Commission recommended upper floor apartments by right
Dwelling, Accessory – Guest House	
Dwelling, Accessory – Rental Unit	
Dwelling, Accessory – Guard/Manager/Caretaker	
Elder Care – Independent Living	
Dwelling, Single-Family Attached (townhouse)	
Office, General	Plan Commission recommended allowing by right.
Medical & Dental Office/Clinic	
College or University	
Convention Facility	
Day Care Center, Adult	
Day Care Center, Licensed Child Care Center	

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Day Care Center, Registered Child Care Home	
Church or Place of Worship	“Assembly Halls” not allowed except by land use credit
Learning Center, Specialized	
School, Business	
School, Retail/Personal Services Training	
School, Public	
School, Private, Religious or Charter – SUP only	
Charitable Boarding – SUP only	
Garden, Charitable – SUP only	
Garden, Civic	
Social Service Facility/Agency	“Assembly Halls” not allowed except by land use credit
Mortuary/Funeral Home	
Civic Club/Fraternal Lodge	“Assembly Halls” not allowed except by land use credit
Public Amusement, Temporary – SUP only	
Reception Facility – SUP only	“Assembly Halls” not allowed except by land use credit

Current Allowed Uses [Downtown Historic sub-district]	Proposed Allowed Uses [Downtown Square sub-district]
Business & Media Service	
Financial Institution	Plan Commission recommended allowing by right.
Flea Market, Indoor – SUP only	
Flea Market, Outdoor – SUP only	
Grocery/Supermarket (over 5,000 sf)	
Indoor Shopping Mall - SUP only	
Kiosk, Trailer or Mini-structure – SUP only	
Laundry, Self-Serve (Laundromat)	
Laundry, Drop-Off (with drive-through or window) (SUP)	
Laundry, Drop-Off (without drive-through or window)	
Pharmacy (with drive-through) – SUP only	

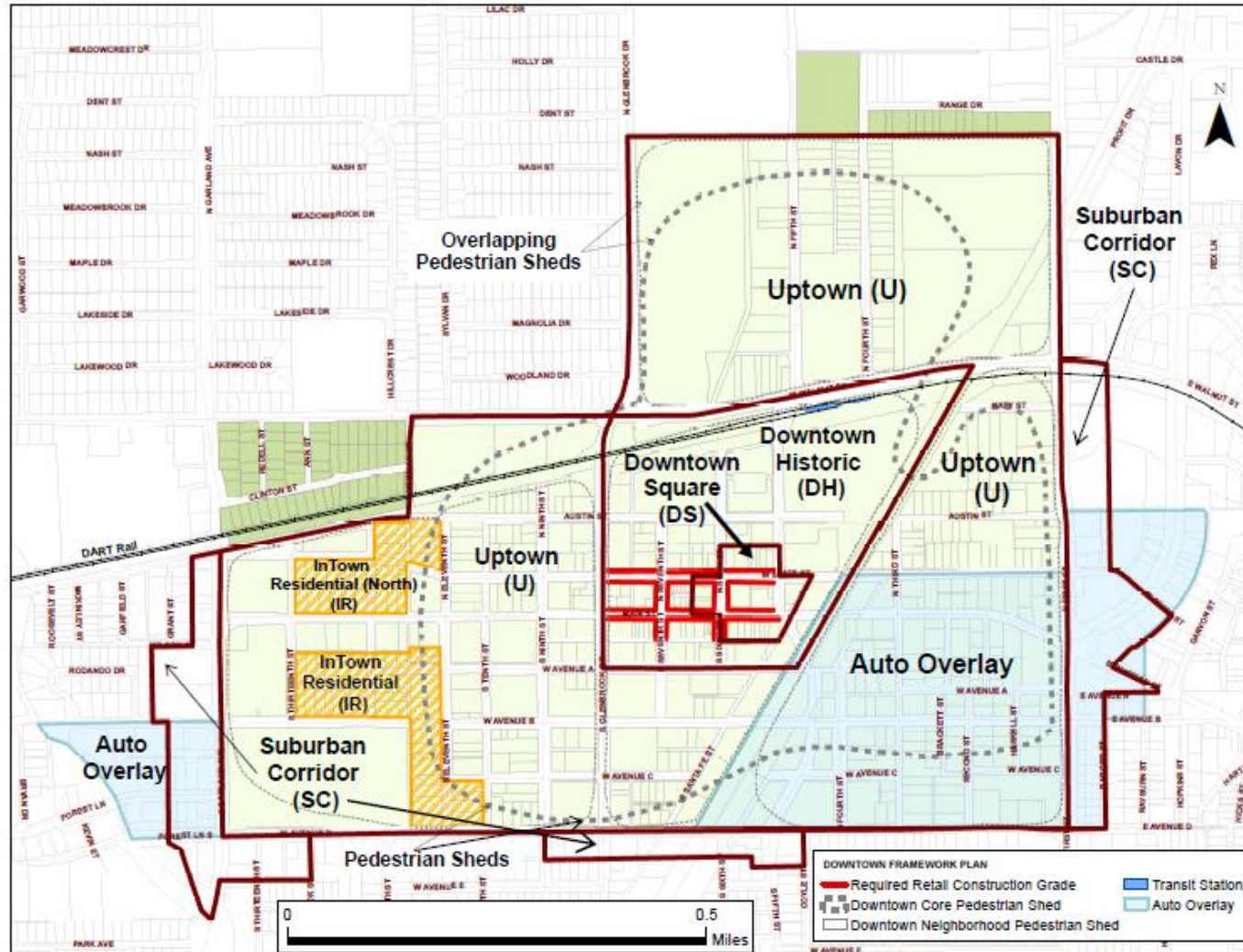
Assembly Halls

A tract of land or structure designed or primarily used for a group of persons to gather together, usually at designated meeting times for a particular purpose or mission, whether political, cultural, educational, or religious. The term includes, but is not limited to, social services, civic clubs, reception facilities, meeting halls, religious services, fraternal lodges, etc.

Land use credit

Development Standards are not being changed with this proposal, other than referencing the new Downtown Square sub-district with the applicable standards.

Downtown Parking



Plan Commission Recommendation

- Keep General Office and Financial Institution uses allowed by right.
- Allow apartments on upper floors by right.
- Explore entertainment use allowance in relation to Assembly Hall regulations.

Questions/Discussion