



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, July 7, 2020
7:00 p.m.

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

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

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

https://garlandtx.zoom.us/webinar/register/WN_CCIUC-MZR9mHIYMpCSr4fw

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 toll-free numbers are:

877-853-5247
888-788-0099

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: 910 7714 2235

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

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

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



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 June 9 Special, June 16 Regular and June 23 Special Meetings.
2. Consider approval of the following bids:
 - a. Duck Creek Pipeline Rehabilitation Bid No. 0969-20

Insituform Technologies, LLC \$1,999,980.50

This request is to provide trenchless rehabilitation of approximately 7,498 feet of the existing 30-inch sanitary sewer interceptor of that flows through the Duck Creek Golf Course and approximately 144 feet of an existing 8-inch pipe in the intersection of Belt Line & Jupiter.

- b. **GP&L Shelby to Dent Road Transmission Line Right-of-Way Appraisal Change Order** **Bid No. 0221-20**

JLL Valuation & Advisory Services, LLC **\$19,200.00**

This request is to approve Change Order #1 for the Shelby to Dent Road Transmission Line Project right-of-way appraisal.

- c. **TMPA Shelby Station 138kV Terminal Change Order** **Bid No. 0532-19**

Sayers Construction, LLC **\$81,729.39**

This request is to approve Change Order #3 for TMPA Shelby Station 138kV Terminal Construction Services.

- d. **2019 Alley Replacement Project Change Order** **Bid No. 0987-19**

Tri-Con Services, Inc. **\$314,169.00**

This request is to approve Change Order #1 for the 2019 Alley Replacement Project.

- e. **GP&L Newman Substation Control House** **Bid No. 0780-20**

Electric Power Products, Inc.	\$470,802.00
Optional Contingency	<u>70,620.00</u>
TOTAL:	\$541,422.00

This request is for the purchase of a control house for the GP&L Newman Substation as part of the approved Newman Substation Modifications CIP project. An Optional Contingency is included for any additional services that may be required.

- f. **Classic Drive Drainage Study Change Order** **Bid No. 0195-20**

O'Brien Engineering, Inc. **\$44,740.00**

This request is to approve Change Order #1 to include additional drainage analysis for Stream 2C5 (Keen Creek) between West Walnut Street and North Yale Drive to analyze the streams capacity due to additional complaints of drainage issues and flooding.

g. Landfill Entry Safety and Efficiency Improvements **Bid No. 0877-20**

JP Bowlin Co., LLC **\$140,832.00**

This request is to replace components of the scales that are nearing end of life and improve efficiency as part of the Landfill Entry Improvements project.

h. Police Uniforms **Bid No. 1031-20**

GT Distributors, Inc. **\$136,457.21**

This request is to purchase officer uniforms for the Garland Police Department to use in their daily operations. This approval is for a Term Agreement with two optional renewals.

i. Winters Park/Spring Creek Greenbelt Trail **Bid No. 0187-17**

Roeschco Construction **\$2,192,343.51**

This request is to complete construction of the Winters Park/Spring Creek Greenbelt trail project due to the original contractor defaulting on their payment and performance bonds.

j. Central Park Paving, Drainage, and Wastewater Improvements **Bid No. 0920-20**

SYB Construction Co., Inc. **\$1,724,748.20**
Optional Contingency **172,000.000**
TOTAL: **\$1,896.748.20**

This request is to replace deteriorating asphalt paving, provide increased parking capacity, improve drainage and lighting and replace wastewater infrastructure along Avenue H and Avenue F near the northern portion of Central Park. An Optional Contingency is included for any additional work that may be required.

- k. **Flagging and Observation Services for Kingsley Road from Jupiter to National Change Order** **Bid No. 0762-20**

Bartlett & West, Inc. \$54,000.00

This request is to approve Change Order #1 for additional construction observation and flagging services within the Kansas City Southern (KCS) Railways right-of-way for the Kingsley Road and First Street Water Line Replacement project.

- l. **Audubon Recreation Center General Construction Services** **Bid No. 0564-20**

AP Gulf States, Inc., d.b.a. Adolfson & Peterson Construction	\$4,250,000.00
Optional Contingency	<u>250,000.00</u>
TOTAL:	\$4,500,000.00

This request is to obtain general construction services for additions and renovations to Audubon Recreation Center located at 342 W. Oates Road. An Optional Contingency is included for any additional work that may be required.

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 20-04, Pulte Group (District 3)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family-5 (SF-5) Uses on 18.045-acre tract of land located at 5001 Zion 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 Z 20-07 Garland Senior Living, Ltd. (District 8)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Dwelling Uses [Elder Care – Independent Living Use], and 2) an Amended Detail Plan on a 16.29-acre tract of land located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch 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. **Consider an ordinance amending multiple provisions of Chapter 31, Article IX, "Construction or Repair of Sidewalks," of the Code of Ordinances 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.**

At the June 1, 2020 Work Session, Council considered a resolution authorizing the proposed amendments to Chapter 31, Article IX Construction or Repair of Sidewalks, Sections 31.120 thru 31.138.

5. **Consider a resolution amending the City's authorized representatives for purposes of participation in the Texas Local Government Investment Pool; designating a person with primary responsibility; providing an additional but limited representative; and providing an effective date.**

Council is requested to approve a resolution amending the authorized TexPool Representatives.

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.

6. **Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.**

At the July 6, 2020 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 7, 2020.

7. Hold public hearings on:

- a. Consider the application of Kirkman Engineering, requesting approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; and 2) a Detail Plan. This property is located at 515 Mills Road. (File No. Z 19-21, District 2)**

The applicant proposes to expand an existing food (pickle) processing facility.

- b. Consider the application of Geoffrey Bossiere, requesting approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. This property is located at 3630 North Shiloh Road. (File No. Z 19-39, District 7)**

The applicant requests to add uses to be allowed for possible future permitting that are currently not allowed in the Neighborhood Services (NS) District. This item serves as the applicant's Planned Development (PD) amendment request. The proposed uses are Specialized Learning Center, Business School, Trade School, Personal Services School, Private/Charter School, Post Office, Social Service Agency, Funeral Home, Indoor Athletic Facility, Civic Club, Indoor Commercial Amusement, Cultural Facility, Fitness Gym (Indoor), Theater, Small Scale, Antique Shop (Indoor), Grocery Store, Furniture Store, Laundromat, Pet Store (Indoor), General Office, Restaurant, Pharmacy Store, Printing/Publishing House, Recording Studio, and Veterinary Clinic.

- c. Consider the application of Geoffrey Bossiere, requesting approval of a Detail Plan for Neighborhood Services (NS) District to add Uses not currently permitted. This property is located at 3630 North Shiloh Road. (File No. Z 19-39, District 7)**

The applicant requests to add uses to be allowed for possible future permitting that are currently not allowed in the Neighborhood Services (NS) District. This item serves as the applicant's Detail Plan request.

- d. Consider the application of Haskell, requesting approval of a Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District. This property is located at 2305 Sherwin Street. (File No. Z 20-10, District 5)**

The applicant proposes to install a glacial acetic acid storage tank on an existing property.

- e. **Consider the application of Vincent Gerard & Associates, Inc., requesting approval of Amending Specific Use Provision 96-19 to allow additional Commercial Antennas on a property zoned Community Retail (CR) District. This property is located at 3200 Broadway Boulevard. (File No. Z 20-11, District 3)**

The applicant proposes to add additional telecommunication equipment to an existing building rooftop.

- f. **Consider the application of BGE, Inc., requesting approval of 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through [Take-out Window] on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development). This property is located at 270 Town Center Boulevard. (File No. Z 20-12, District 1)**

The applicant proposes to build an 11,500 square-foot building for retail, restaurant, and restaurant with a drive-up take-out window.

8. 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.

9. 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: 07/07/2020

Item Title: Minutes June 9, June 16 and June 23

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the June 9 Special, June 16 Regular and June 23 Special Meetings.

Recommendation/Action Requested and Justification

Attachments

Minutes June 9

Minutes June 16

Minutes June 23



GARLAND

MINUTES

The City Council of the City of Garland convened in special session at 6 p.m. on Tuesday, June 9, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
City Attorney Brad Neighbor
Assistant City Manager John Baker
City Secretary Eloyce René Dowl

1. **CITIZENS COMMENTS**

Persons who desire to address the City Council on the following item will be allowed three minutes to speak. Speakers must limit comments to the posted item. Citizen comments will not be accepted after the City Council begins discussion of the item.

Speakers on this item were: Sarah Passon and Stephanie Paris

2.

COVID-19 RESPONSE UPDATE AND FURTHER ACTIONS

The City continues to respond to the COVID-19 emergency consistent with Council direction and good health practices. The situation remains quite fluid, not only as to containing the spread of the COVID-19 virus, but as to how the City may best direct its efforts to mitigate the effects on City operations and the public.

The City Council will be briefed on what measures have been put in place by the Governor and

other local governments in response to the emergency, what effect the emergency is having on the City and its citizens, and what response measures, if any, should be added, modified or discontinued.

a. Health Department Update - Jason Chessher, Director

Jason Chessher provided the following statistics as of June 9: Garland has 1,062 confirmed cases with one additional death on June 8, bringing the total number of deaths to 20. There are 649 cases that have met the CDC criteria to end monitoring. Dallas County has 12,645 confirmed cases with 271 deaths.

When the Governor ordered all residents of nursing homes to be tested, some Garland residents' tests were sent to a private lab that potentially produced false positives. The City has partnered with Dallas County Health Department and Regional Lab to have those tests redone, most of those tests were false positives. Final numbers will be revised to reflect accurate results and information will be placed on the website.

Mr. Chessher completed his presentation with the disease precautions to prevent spread of COVID-19. He mentioned the recent World Health Organization information on asymptomatic transmission.

Council Member Gibbons asked that Mr. Chessher to expand on the false positives, is it an isolated incident or skewing real numbers? He also asked if we know the percentage of positives to total tests or do we continue to get inadequate information? Mr. Chessher explained, one facility used a private lab and others used the State Task Force teams. The problem is only associated with one laboratory where some Garland samples were sent; Dallas County labs have retested those residents. Mr. Gibbons expressed his concern that information at the County, State or Federal level is not quantifiable. Mr. Chessher reiterated that revised numbers will be reported and a statement of explanation will be on the website. He also said there is still no denominator or data on negative results. He said the City does have a denominator for Garland test sites.

Council Member Aubin stated the World Health Organization disavowed the statement made earlier regarding asymptomatic transmission. He mentioned that active cases are up in Garland and continue trending up. Mr. Chessher agreed, saying there are currently 393 cases, and the trend has moved upward.

Council Member Morris asked if a positivity rating is available for Garland. Mr. Chessher informed her that Mistie Gardner, Director of Emergency Management, will present those numbers during this session.

Council Member Morris asked which nursing homes had the false positives? Mr. Chessher stated there were three homes where results went to the private lab. She asked if Garland has used this lab in the past? He confirmed the City has not.

Mayor Pro Tem Smith expressed the need to have information on active case tracking to know when hospital bed capacity is reached, using that information to determine how to move forward or reverse actions. Mr. Chessher explained that active cases are not as informative as hospitalization and ER visits. Mayor Pro Tem Smith requested routine updates on hospital capacity and Mr. Chessher stated it would be provided.

Council Member Aubin mentioned that Mayor Johnson routinely provides the Dallas County tracking of hospitalizations, ICU and vent capacity changes. He stated that 70% of capacity is a notable threshold and the City of Dallas has been over 70%; when there were 200 cases per day, Dallas was between 65-70% capacity. He said the number of daily positives have

currently been toward 300, but doesn't represent cases in the hospital.

b. Emergency Management Update - Mistie Gardner, Director

• State of Texas, Dallas County and Testing Updates

Mistie Gardner presented the data on the state and local numbers as follows: 117,212 total tests for Dallas County with 12,645 positives, which is a cumulative rating of 10.32%. There were no numbers provided for the weekend, so these numbers are through June 3. The State rating over the weekend was 19.86% as of June 6. There was an issue over the weekend and tests were not reported past June 3. The positivity rating for the day from June 3 to June 9 is 3.75%. The total Dallas County hospital bed occupancy rate overall is 74.24%, ICU beds is 74.27% (up 5% over the seven day period), ventilator usage is down by .83% and total cases are up by 12.79% for a two week cumulative 20% increase. Confirmed cases now are 335, compared total week which was 296 and two weeks ago it was 265.

Council Member Morris asked for tracking of positivity rates for Garland. Ms. Gardner said there have been 308 tests performed, with 15 positives, for a 4.87% positivity rating at the two sites that have been online for one week.

Council Member Bookhout asked if the hospital bed increase to 74% was all from COVID-19? Ms. Gardner stated this cumulative percentage is for all hospitals and beds. He asked if this number includes local positives from nursing homes? Mr. Chessher said the number includes positives from the nursing home residents.

Council Member Hedrick provided information from Table 7 of the Dallas County Summary, which shows weekly COVID-19 hospitalizations and ICU patients, which are listed as preliminary numbers on the site. He mentioned the availability of more information on the Health Department website.

c. Summary of Governor's Order EA-26 issued June 3

- Presentation - Mistie Gardner, Director**
- City Operations - Mitch Bates, Deputy City Manager**

Governor's Order EA-26

Ms. Gardner provided a review of COVID-19 protective measures from March to the present date. She presented specifics on the Governor's Order GA-26, Phase 3 plans to reopen additional businesses and venues.

Council Member Bookhout asked when buffet restaurants will be allowed to open? She was not aware of anything being done and will do some research to find an answer. Council Member Bookhout expressed concern regarding direction for these businesses because there are several in the city that remain closed.

City Operations

Deputy City Manager Bates provided an update on the opening of public libraries, art venues, The Atrium and other facilities. He mentioned the cancelation of the Asian Festival. He further mentioned that June and July events will be postponed or canceled, moving forward, events with less than 500 attendees will occur.

Council Member Morris asked when the dog park and playground at Central Park will open? Mr. Bates anticipates the week of July 6-10, he is awaiting the completion of a punch list. She

asked when announcements would be sent out? He said the plan is to finalize this in the near future. She asked about the plans for library occupancy. Mr. Bates stated the occupancy level will be at 25%, even though the Governor's Order allows for 50%; the staff is currently working on internal procedures. He mentioned libraries will not provide 100% of services, but a substantial number will be available.

Council Member Bookhout asked when the Courts will reopen? Mr. Bates stated June 15. Council Member Bookhout asked when the marshals will be back to regular duties? Mr. Bates said he will review the timeline, but anticipates early July for enforcement operations. Council Member Bookhout expressed the need for enforcement services as soon as possible because of citizen requests he is receiving.

3. Chief Bryan will provide an update regarding Police Procedures & Community Relations

Chief Bryan opined on the uncertainty and unrest that exists in our nation right now. He talked about the George Floyd incident, specifically mentioning that this type of behavior does not represent who the Garland Police Department is. He mentioned his participation in the June 5 march, that is was healing for him and he recognized Tatiana Hernandez, the organizer of the march. He expressed sadness that he had to initiate a use of force policy in the department. He said his goals and those of the department are to ensure a feeling of safety, security and fair treatment. The Garland Police Department reflects the goals of the Council, City Manager and Community. He discussed the positives about the profession and systems that allow bad officers to operate. He said he is proud of their high standards, but understands there can always be improvements to training and practices.

The department is currently reviewing all policies and procedures, before those policies are finalized, he will request input from the community through a series of round table discussions. He further stated that a meeting request can be made by going to the GPD website. He will later join state and national police organizations in a broader discussion to seek ways to improve operations, but for now, he is focusing on Garland.

He mentioned the following community outreach programs that are currently in place: Neighborhood and School Resource Officer Programs, Citizen and Youth Police Academies and the Boxing Program.

Mayor LeMay asked for an explanation of the excessive force policy. Chief Bryan confirmed the current policy supports any sworn officer to intervene when excessive force, violation of law or general order occurs.

Council Member Aubin expressed his appreciation for the proactive work of the GPD officers.

Council Member Morris complimented GPD on its involvement in the community through NPO(s), SRO(s), Citizen Police Academy and the Boxing Program. She mentioned receiving positive responses about GPD from the community.

Mayor Pro Tem Smith asked where copies of the policies and general orders can be obtained? Chief Bryan said general orders can be obtained at the front desk of the police station. Mayor Pro Tem Smith suggested they be provided in a non-contact format and the Chief confirmed he will make them available in other formats.

Deputy Mayor Pro Tem Vera asked if rookie officers could intervene if a commanding officer is using excessive force? Chief Bryan said they could, this is the policy that is spelled out in the order.

Mayor LeMay read into the record a statement from Stephanie Paris.

Mayor LeMay opined on his discussions with the Chief on these matters. He mentioned community engagement, his participation in the march, comments related thereto and recognized Tatiana Hernandez who was online for this meeting. He stated he is looking forward to the community round tables.

4. **ADJOURN:** There being no further business to come before the City Council, Mayor Lemay adjourned the meeting at 7:12 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, June 16, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
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Motion was made by Council Member Jim Bookhout, and seconded by Council Member Deborah Morris to approve the Consent Agenda as presented. Motion carried:

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the May 26 Special Session and June 2 Regular Meeting.
2. Consider approval of the following bids:
 - a. **APPROVED** Cleaning and Closed Circuit Television Review of Wastewater Pipelines **Bid No. 0810-20**

Acme Utility Inspection Services, Inc.

\$300,000.00

This request is to provide cleaning and closed circuit television inspection to evaluate sanitary sewer lines throughout the city, providing a detailed report on the pipe condition.

- b. APPROVED Valve and Fire Hydrant Maintenance Bid No. 0270-20**
- Hydromax USA \$250,000.00**
- This request is to provide maintenance, inspections, adjustments, and minor repair of water valves and fire hydrants throughout the city.
- c. APPROVED GP&L Dent Road to Shelby 138kV Transmission Line Construction Bid No. 0821-19**
- Maslonka Powerline Services \$400,000.00**
- This request is to approve Change Order #2 for the GP&L Dent Road to Shelby 138kV Transmission Line Construction. The Change Order is necessary because of construction delays that were experienced due to right-of-way acquisitions, delayed material delivery, and inclement weather.
- d. APPROVED Medical District Area Plan Bid No. 0371-20**
- Ninigret Partners \$136,740.00**
- This request is for the development of a Medical District Area Plan. The plan will establish a revitalization/redevelopment concept incorporating physical analysis, a market assessment, and stakeholder engagement for a proposed Medical District anchored by the Garland VA Medical Center, including connections to the Forest/Jupiter DART station.
- e. APPROVED GP&L 138kV Disconnect Switches Bid No. 5870-15**
- Pascor Atlantic, Inc. \$623,566.00**
- This request is to approve Change Order #1 to BL 7775 for additional switches needed for the GP&L Nevill Road Switch.
- f. APPROVED Carroll Drive & Mayfield Avenue Pavement Replacement Design Project Bid No. 0929-20**
- Lam Consulting Engineering \$349,770.00**
- This request is to obtain professional engineering design and surveying services, including detailed construction plans, for replacing the existing concrete pavement on Carroll Drive (Douglas Drive to S. Glenbrook Drive) and Mayfield Avenue (Saturn Road to W. Centerville Road). The estimated construction cost for the project is \$3,776,641.63.

g. APPROVED Shiloh Road Alignment Study

Bid No. 0956-20

CP&Y, Inc.	\$1,664,008.000
Optional Contingency	<u>65,000.00</u>
TOTAL:	\$1,729,008.00

This request is to obtain professional services for the development of an Alignment Study for Shiloh Road between Kingsley Road and Westwood Drive. The original scope of the project, which was approved as part of the 2019 Bond Program, was to perform an Alignment Study from Kingsley Road to Miller Road.

h. APPROVED Heavy Equipment for Hinton Landfill

Bid No. 0951-20

Caterpillar, Inc.	\$2,248,207.00
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This request is to purchase replacement heavy equipment to be used by the Hinton Landfill.

i. APPROVED West Miller Paving, Drainage, Water and Wastewater Improvements and Nash Water Improvements

Bid No. 0791-20

Tri-Con Services, Inc.	\$2,815,715.10
Optional Contingency	<u>281,571.51</u>
TOTAL:	\$3,097,286.61

The purpose of this request is to provide pavement, drainage, water, and wastewater improvements on West Miller Road and water improvements on Nash Street. West Miller Road consists of approximately 920 linear feet of 8-inch to 24-inch water by open cut; 300 linear feet of 24-inch water by bore; 4,170 linear feet of 6-inch and 8-inch wastewater line; 10,000 square yards of street, driveway, alley, and sidewalk replacement; and 630 linear feet of 18-inch to 42-inch RCP storm sewer including all incidentals.

j. APPROVED Major Thoroughfare Median Maintenance

Bid No. 0682-20

Carruthers Landscape Management, Inc.	\$158,400.00
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This request is to provide grounds maintenance including mowing, edging, removal of grass clippings, and litter control for 126.21 acres of medians along major thoroughfares throughout the city.

k. APPROVED MGR Bikeway (Duck Creek Trail Connections)

Bid No. 0733-20

North Rock Construction, LLC	\$2,794,025.54
Optional Contingency	<u>270,000.00</u>
TOTAL:	\$3,064,025.54

This request is to provide for the construction of two (2) trail connectors. The first connector is the construction of 2,700 LF of a 12-foot-wide concrete trail at Glenbrook Drive & Centerville Road and a 3-span steel truss pedestrian bridge across Duck Creek.

3. APPROVED Resolution No. 10440 adopting the 2020-2021 CDBG, HOME and ESG federal grant allocations

This item has been previously discussed by Council during the May 18th, June 1st and June 15th Work Sessions as well as a Public Hearing that was held on May 19, 2020 to obtain any comments on the grant allocations.

4. APPROVED Ordinance No. 7148 adopting the 2019-20 Budget Amendment No. 3

At the June 1, 2020, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2019-20 Adopted Budget. For City Council's consideration is an Ordinance amending the 2019-20 Adopted Budget to appropriate funds in the amount of \$1,600,000 for the maintenance and repair of generating units at the GP&L Olinger facility.

Budget Amendment No. 3 proposes to increase the Electric Utility Fund's FY 2019-20 operating appropriation by \$1,600,000. Funding will come from fund balance reserves in the Electric Utility Fund.

5. APPROVED Ordinance No. 7149 amending parking restrictions on Garvon Street

Local businesses have noted that on street parking has made travel along Garvon Street difficult. The current ordinance prohibits parking on this street however the ordinance needs slight modification to be enforceable. Council is requested to approve an ordinance to make parking restrictions enforceable.

6. APPROVED Resolution No. 10441 amending Authorized TexPool Representatives

Each entity that participates in the TexPool investment pool must appoint authorized representatives. Only authorized representatives have the ability to conduct transactions with TexPool and inquire on TexPool transactions. For security purposes, TexPool requires the governing body approve a resolution to amend existing authorized representatives. Due to staff changes, the Financial Services Department is requesting that authorized representatives to TexPool be amended.

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.

7. APPROVED Minute action approving the City of Garland representatives to the Dallas Area Rapid Transit Board of Directors

At the June 15, 2020 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board for a two-year term beginning July 1, 2020.

Motion was made by Council Member David Gibbons, and seconded by Council Member Jim Bookhout to appoint Mr. Jonathan Kelly as Garland Representative and Mr. Mark Enoch as Garland, Glenn Heights and Rowlett representative to the Dallas Area Rapid Transit Board for a two year term. Motion carried:

Vote: 9 - 0

8. APPROVED Resolution No. 10442 authorizing the use of eminent domain for the acquisition of ROW for the Nevill Road to Greasewood 345kV transmission line

Council approved a resolution authorizing the acquisition of the property rights described in the proposed resolution. At present there is only one property owner against whom proceedings in eminent domain may need to be instituted. A single resolution may be adopted for all of the units of property to be potentially 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 of the units of property to be condemned.

Motion was made by Council Member Jim Bookhout, and seconded by Deputy Mayor Pro Tem Vera, that the City Council of the City of Garland, Texas, acting by and through Garland Power and Light, authorize the use of the power of eminent domain to acquire easement interests in the following properties located in the Pecos County, Texas:

Tracts 1 and 2: 44.172 acres, more or less, located in sections 51, 44, and 37, Block 11, H&GN RR Co. Survey, Abstract Nos. 553, 6966, and 546, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew; and

Tract 3: 25.303 acres, more or less, located in sections 37 and 39, Block 12, H&GN RR Co. Survey, Abstract Nos. 307

and 308, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew; With each of those tracts being necessary to develop, construct, own, operate, and maintain a 345-kV electric transmission line to interconnect the new Concho Bluff solar generation facility in Pecos County, Texas, as approved by the Public Utility Commission of Texas in its order dated October 15, 2019 in PUC Docket No. 49513, related to the “Application of the City of Garland to Amend its Certificate of Convenience and Necessity for the Nevill Road-To-Greasewood Single Circuit 345-kV Transmission Line in Pecos County”.

My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned.” Motion carried:

Vote: 9 - 0

- 9. APPROVED Ordinance No. 7150** adopting certain property tax exemptions and directing a designated employee to calculate the voter-approval tax rate of the City of Garland in the manner provided for a special taxing unit.

At the June 1, 2020, Work Session staff provided information related to the preliminary FY 2021 budget forecast and the impacts of increasing certain City of Garland property tax exemptions. In addition, the impacts of adjusting the property tax rates beyond the 3.5% threshold for new revenue as authorized under Chapter 26 of Texas Tax Code was presented.

Motion was made by Council Member Jim Bookhout, and seconded by Mayor Pro Tem Robert John Smith to approve as presented. Motion carried:

Vote: 8 - 1

- 10. Hold public hearings on:**

- a. APPROVED Consider the application of Garland Senior Living, Ltd., requesting approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Dwelling Uses [Elder Care – Independent Living Use]. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (File No. Z 20-07, District 8) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

The applicant proposes to build a Senior Living Apartment community on an unimproved portion of a property that is developed with a church. This item serves as the applicant’s Planned Development (PD) amendment request.

The staff report was presented by Kira Wauwie, Principal Planner. Speakers on this item were Tom Hurth, President and CEO for Paladium. There was discussion by the Council.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member Jim Bookhout to approve Items 10 a and 10 b with the additions presented. Motion carried:

Vote: 9 - 0

- b. APPROVED Consider the application of Garland Senior Living, Ltd., requesting approval of an Amended Detail Plan for Elder Care – Independent Living Use. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (File No. Z 20-07, District 8) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

The applicant proposes to build a Senior Living Apartment community on an unimproved portion of a property that is developed with a church. This item serves as the applicant's Detail Plan request.

- c. APPROVED Consider the application of Pulte Group, requesting approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (File No. Z 20-04, District 3) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

The applicant proposes to build a subdivision consisting of detached single-family homes. The previous development proposed was for a church. This item serves as the applicant's Planned Development (PD) amendment request.

The staff report was presented by Nabiha Ahmed, Development Planner. Speakers on this item were Matt Duenwald, Kimley Horn and Stephen Kendrick, Pulte Group. There was discussion by the Council.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Council Member David Gibbons to approve in one vote Items 10 c, 10d and 10 e, to include a 21 foot setback for the driveway(s). Motion carried:

Vote: 9 - 0

- d. APPROVED Consider the application of Pulte Group, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (File No. Z 20-04, District 3) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

The applicant proposes to build a subdivision consisting of detached single-family homes. The previous development proposed was for a church. This item serves as the applicant's Detail Plan request.

- e. APPROVED Consider a Development Agreement regarding Zoning File No. Z 20-04. (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

Consider a Development Agreement between Pulte Group and the City of Garland. This Development Agreement relates to Zoning Case Z 20-04 for a

proposed single-family development at 5001 Zion Road. It is recommended that a development agreement accompany Zoning Case Z 20-04 regarding specific standards to the building elevations and materials of the homes as presented by the applicant.

11. Citizen comments:

Speakers on this item were: Isaac Yu, Zachary Nguyen, Sara James, Terry Hillard and Gary Bauer.

12. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:46 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND

MINUTES

The City Council of the City of Garland convened in special session at 6 p.m. on Tuesday, June 23, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager John Baker
City Attorney Brad Neighbor
City Secretary Eloyce René Dowl

1. CITIZENS COMMENTS

Persons who desire to address the City Council on the following item will be allowed three minutes to speak. Speakers must limit comments to the posted item. Citizen comments will not be accepted after the City Council begins discussion of the item.

There were no speakers on this item.

2. COVID-19 RESPONSE UPDATE AND FURTHER ACTIONS

The City continues to respond to the COVID-19 emergency consistent with Council direction and good health practices. The situation remains quite fluid, not only as to containing the spread of the COVID-19 virus, but as to how the City may best direct its efforts to mitigate the effects on City operations and the public.

The City Council will be briefed on what measures have been put in place by the Governor and other local governments in response to the emergency, what effect the emergency is having on the City and its citizens, and what response measures, if any, should be added, modified or

discontinued.

A. Updates

1. Health Department - Jason Chessher, Director

Mr. Chessher provided the current statistics for Garland and Dallas County as of June 22. The City of Garland has 1,548 positive cases, 837 recovered cases and 22 deaths. In comparison, the County has 17,744 positive cases and 324 deaths. There are 637 cases per 100 thousand in Garland and 673 per 100 thousand in Dallas County, which means the per capita rate in Garland is slightly lower than the County.

Mr. Chessher ended his staff report with disease precaution measures and mentioned the need to wear masks as an added layer of protection, not a replacement for precautions.

Deputy Mayor Pro Tem Vera asked for the demographic information in Garland for decedents / survivors. Mr. Chessher provided there are four groups with the following numbers: 9 Caucasian, 10 Hispanic, 1 Asian and 2 Black residents who have died from COVID-19. He stated Dallas County has detailed demographics for cases, hospitalizations and deaths.

Council Member Bookhout asked if all of the current deaths, excluding two, had underlying health conditions? Mr. Chessher confirmed that is correct. Council Member Bookhout asked for percentages on recoveries. Mr. Chessher stated the recovered number has risen, but because of a focus on case investigation, there has been a lag in tracking the percentage of overall cases.

Mayor Pro Tem Smith asked if hotspots related to jails, long term care facilities or packing plants are accounting for case increases or is it widespread through the population? Mr. Chessher stated that Garland has not had a cluster in long term care or nursing homes, but there are households having two to three positive cases; increased daily counts are not attributed to the facilities described. Mayor Pro Tem Smith asked if there is a skew in the average age or is it in the younger crowd? Mr. Chessher said nothing stands out in the current data review. In the coming weeks there will be a new database with specific analysis on the City of Garland, allowing for the collection of data to better answer these questions. Mayor Pro Tem Smith asked to receive this data, which will be useful in making decisions on opening city services.

2. Emergency Management - Mistie Gardner, Director

Ms. Gardner presented the State and local information on positivity ratings, hospitalizations, staffed beds and fatalities:

Texas

- Total positive cases reported 114,881
- Positivity rating 6.4%
- Fatalities 2,192
- COVID-19 Hospitalizations 3,711
- Total staffed beds 55,304 (includes all patients)
- Available beds 14,697
- Available ICU beds 1,517
- Available ventilators 5,818

Dallas County

- Testing completed 148,824 (as of June 21)
- Positive cases 16,845
- Dallas County positivity rating 11.32%
- Actual Positives 17,744
- New cases 445
- Hospitalizations 542
- Staffed hospital beds 5,578
- Available hospital beds 1,778
- Available ICU beds 220
- Available Ventilators 423

Garland

- Testing performed in Garland 1,242 (as of June 22)
- 663 Negatives
- 142 Positives

Council Member Bookhout asked if the protests have an impact on positive cases. Ms. Gardner confirmed it could have an impact.

3. Other Related Matters - Mitch Bates, Deputy City Manager

Mr. Bates discussed the order adopted by Judge Jenkins and County Commissioners on June 19, mandating the use of face masks in public. He mentioned the five day grace period for implementation of the order. He read a portion of the order to clarify what is contained in the order. He asked Brad Neighbor, City Attorney, to provide information on the impact of the order.

Mr. Neighbor reviewed the timeline since the beginning of COVID-19 preventive measures, multiple jurisdictional authority and the various orders and amendments that have been adopted by all jurisdictions. He mentioned the Governor's Executive Order GA-26, the Reopen Texas order, did not provide for civil or criminal penalty to individuals for not wearing a mask. In his formal conference on June 22, the Governor tacitly approved a face mask order like the one in Dallas County. The order put into place by Judge Jenkins and the Commissioners Court on June 19 requires commercial enterprises to adopt and post a written mask and health/safety policy in the business. If a customer cannot wear a face covering for health reasons there is no provision for a penalty. The business can exclude the customer from their business. The Council adopted Ordinance No. 7141, on May 4, which contains language to adhere to Governor Abbott's Executive Order GA-26; this ordinance does not allow for rules from the County Judge or Commission to apply in Garland. He stated the Council has to decide to create its own mask rule / health and safety policy, leave the ordinance as it is, stand silent or change the ordinance to allow the Dallas County face mask order rule.

Mayor Pro Tem Smith asked if the City does nothing, opting out of conflict with the County, is it accurate to say, by doing nothing will we be in conflict with the County? Mr. Neighbor said if the City does not amend the ordinance, based on his legal view, the County rule will not apply in Garland. Allowing County enforcement will require an amended ordinance. There was additional discussion by the Council on the decision to accept or deny the County policy.

Council Member Gibbons asked if the County will be the enforcement body for its rule? Mr. Neighbor confirmed they would. He said he is more comfortable if Garland had its own rule because of its authority as a home rule city. Council Member Gibbons asked if Garland does not adopt its own rules, will the County enforce? Mr. Neighbor responded correct. Mr. Gibbons asked if the City is a commercial entity? Mr. Neighbor said no. Council Member Gibbons asked who is responsible for enforcing the mask requirement at City venues? Mr. Neighbor

stated the Governor's Order makes no mention of masks for large gatherings; the City rules govern its facility use; it is not the licensee or City's responsibility to enforce mask rules. Council Member Gibbons opined on allowing the County and State to operate as they choose.

Council Member Aubin said it makes sense to adopt the County order and have our health inspectors enforce it as best they can. He discussed the necessity for taking action on requiring masks at all facilities and enforcement to the fullest extent that the Governor's Order will allow.

Council Member Bookhout stated his position on businesses making their own decisions regarding face masks.

Council Member Morris is in favor of the recommendation to wear masks, but disapproves of putting the enforcement responsibility on businesses. She does not want to adopt the County order, but prefers to stand silent and provide guidance to Garland businesses.

Council Member Hedrick asked how the "no shirt, no shoes, no service" policy is enforced? Mr. Neighbor said there is no ordinance or health rule that he is aware of, it is enforced by the business and there is no legal case if service is refused. Council Member Hedrick stated he does not want the onus to be on businesses, but encourages wearing masks. He supports standing silent or adopting our own ordinance.

Council Member Aubin opined on the smoking ordinance and others that Council has adopted and made businesses responsible for enforcement. He believes adopting this order is a matter of basic public health and offers protection from economic damage.

Mayor LeMay expressed his opinion on the reason(s) for wearing masks. He mentioned a letter sent to Governor Abbott by area mayors asking him to support mask orders for local municipalities. He believes local businesses should make their own policy on masks. He is unsure the County will agree with our ordinance and issues could arise because of implied jurisdiction.

Mayor LeMay requested consensus directing staff to proceed with an item on the June 29 agenda. At the suggestion of Council Member Bookhout, the Council will take no action and stand silent. A vote was cast to take no action, with 8 ayes and 1 nay (Council Member Aubin).

B. Dallas County Cares Act Funding

Consider a resolution authorizing the City Manager to execute an agreement with Catholic Charities, Inc. relating to the Dallas County Cares Act Funding; and providing an effective date.

Deputy City Manager Bates presented the staff report to Council to seek approval for a third party administrator for the CARES Act Funding. He asked Matt Watson, Finance Director to explain the bid/selection process for the vendor and what assistance will be provided with this funding.

Mr. Watson informed the Council there were only two bids to review and Catholic Charities was chosen as the third-party administrator to distribute CARES Act Funding to Garland residents. He explained the scale and efficiency they are capable of attaining and that they provide services to other area cities. Catholic Charities will provide direction in the application process, protocols, checklists and guidelines. They will provide regular reporting to the City for funding disbursements.

Council Member Gibbons asked if the contract is only for the five month period? Mr. Watson

explained that funding will be provided for assistance in arrears to March 1, for those who may have qualified since then, but the program must be completed by November 30. Council Member Gibbons expressed his concern that the vendor might be overwhelmed and unable to perform adequately. Mr. Watson explained that funding will be sent to Catholic Charities in \$1 million allotments and the City can close the program at any time to move it elsewhere. Catholic Charities will provide bi-weekly reports and staff can monitor activity through their system.

Deputy Mayor Pro Tem Vera asked for information on the application process. Mr. Watson stated that Dorothy White and the Public & Media Relations team are creating FAQ(s) and will develop a site link to Catholic Charities where citizens can fill out preliminary information in order to move on to the application process. Deputy Mayor Pro Tem Vera asked who is eligible to apply? Mr. Watson stated anyone with 120% of the median household income.

Mayor LeMay read the question to consider a resolution to contract with Catholic Charities to serve as the third-party administrator for the CARES Act Funding. A vote was cast, with 9 ayes and 0 nays, adopting **Resolution No. 10443**.

C. Discuss amending Chapter 4, Article 5, “Signs,” of the Garland Development Code to permit certain types of temporary signs at businesses during the Disaster Declaration period.

Deputy City Manager Bates presented the staff report. The Council was asked to consider an exemption for the use of temporary signs during the Disaster Declaration.

Council Member Morris would support a temporary 45 or 60-day sign exemption to announce openings.

Deputy Mayor Pro Tem Vera is in agreement with the exemption once a timeframe is determined.

Council Member Bookhout asked if the staff will be able to manage enforcement after the temporary period is over? Mr. Olk, Building Official, confirmed enforcement does not present issues for the staff, because it is currently on hold unless there is a safety issue.

Mayor Pro Tem Smith asked if the exemption will terminate with the Disaster Declaration?

Council Member Nickerson stated Building Inspection staff can handle this issue without a new ordinance. He requested staff inform businesses when they are taking signs down for safety reasons.

Mayor LeMay asked for a consensus to continue the stay of enforcement during the Disaster Declaration.

Council Member Gibbons asked if the disaster declaration is open-ended and would it extend the exemption indefinitely? Mr. Neighbor explained there is currently no end point for the declaration, but it should be withdrawn in the future. Mr. Olk said enforcement will be provided at Council's direction. Mayor LeMay suggested renewing the exemption every 30 days.

Council Member Morris is in support of a 60-day rolling renewal. She asked Mr. Olk to revisit the business owner who reached out to her and clarify uses of the signs.

Mayor LeMay asked for a consensus to review the exemption on August 17. A vote was cast, with 9 ayes and 0 nays.

D. Discuss adopting an ordinance banning door-to-door sales during the Disaster Declaration period.

Deputy City Manager Bates presented the staff report and asked Mr. Neighbor to discuss issues associated with a ban of door-to-door sales.

Mr. Neighbor, City Attorney, explained there may be First Amendment rights issue(s) associated with a decision to ban these sales. He referred to a challenge to the City of Frisco ruling and versions in the Dallas County order that have been removed. He stated citizens can post a "no soliciting" sign which will exclude door-to-door sales; there will be some sales people who will ignore the sign, but it should dissuade most people and provide enforcement capabilities for the City.

Mayor LeMay asked what level of signage is needed? Mr. Neighbor said it could be a very simple "no solicitation" sign.

Council Member Bookhout said the current ordinance does not prohibit political campaigns and religious organizations from soliciting. Mr. Neighbor stated that a posted sign means no one should come to the door. Mr. Bookhout suggested citizens request to see the city-issued identification. Mayor LeMay asked if the City is issuing permits? Mr. Bates confirmed that permitting has resumed since the reopen period began.

Mayor LeMay asked to have the Public & Media Relations team develop information to educate citizens on the solicitation ordinance.

E. Discuss options to address complaints regarding disturbances, loud noises, and other health and safety violations occurring at Windsurf Bay Park.

Deputy City Manager Bates presented the staff report. He presented information on the existing challenges: 1) confrontations with Parks staff trying to enforce park rules, 2) increased crowd size and 3) difficulty in providing emergency services. The staff is before Council to discuss other alternatives to address the challenges.

Council Member Nickerson discussed calls he has received from citizens. He has personally inspected the area at different times over the last five to six weeks and confirmed the larger than normal crowds, drinking and littering; because of safety concerns, he suggests considering suspension of operation until the end of summer. He wants the park to be gated and locked.

Mayor LeMay commented on correspondence he has received and the operational challenges; he is in support of closing the park until a long range plan can be developed.

City Manager Bradford said the staff recommendation is to close the park for the summer due to significant safety concerns. The City is in a situation where the large crowds impede getting emergency assistance to anyone at the park and he is nervous about using police officers to enforce park rules and regulations in the current environment. He also has concerns as it relates to COVID-19.

Council Member Gibbons supports Mr. Nickerson's recommendation because of safety and public relations concerns.

Council Member Morris asked how quickly the park can be closed and secured? Mr. Hesser, Parks Director, said his team will begin contacting fence companies on June 24. She supports getting the park closed as soon as possible.

Council Member Aubin asked what has changed since Memorial Day to decide to close the park now? Why is there no concern about crowds moving on to John Paul Jones? What's the possibility for charging by the car? He does support closing the park. Mayor LeMay said the crowd sizes have become larger, frequent behavior issues are a concern, pulling up bollards and the lack of compliance with staff. Mr. Bradford said the significant change is the situation with police officers and avoiding situations where conflict is invited; he is very sensitive to how officers are used now. It has taken away our main tool to attempt to have a safe environment. Mr. Bates said staff did not experience violent confrontations in the past. Council Member Aubin asked if there is concern that people would go to other parks. Mr. Bates stated there is the possibility visitors could go to John Paul Jones or other parks, but there is no way to know for sure. Charging for access to the park would require infrastructure improvements.

Council Member Nickerson explained that John Paul Jones does not have the same water access for swimming as Wind Surf Bay.

Deputy Mayor Pro Tem Vera supports the decision to close the park.

Council Member Bookhout strongly agrees with closing the park. He is concerned about parking at the entrance and the need for messaging before entering the neighborhood. Mr. Bates informed the Council there will be procedures for education on the closure, signage and fencing that will be installed.

Council Member Bookhout asked if an action is needed or can the City Manager close under the current ordinance? Mr. Neighbor explained that Council concurrence is required and will be followed by an amendment to Ordinance No. 7141 to close Windsurf Bay Park.

Council Member Nickerson expressed his appreciation to staff and the police. He requested a review of the details and procedures for closure before they are initiated.

Mayor LeMay explained immediate direction is needed because July 4 is only 10 days away, action to secure the park has to be done now, because there is not enough time for a review of procedures. A consensus vote was cast, with 9 ayes and 0 ayes.

3. **ADJOURN:** There being no additional business to come before the City Council, Mayor LeMay adjourned the meeting at 8:43 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 07/07/2020

Item Title: Duck Creek Pipeline Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0969-20

Purchase Justification:

This request is to provide trenchless rehabilitation of approximately 7,498 feet of the existing 30-inch sanitary sewer interceptor of that flows through the Duck Creek Golf Course and approximately 144 feet of an existing 8-inch pipe in the intersection of Belt Line & Jupiter.

Evaluation:

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

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Insituform Technologies, LLC	All	\$1,999,980.50
TOTAL:		\$1,999,980.50

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43627

Fiscal Impact

Total Project/Account: \$2,597,445
Expended/Encumbered to Date: 377,870
Balance: \$2,219,575
This Item: 1,999,981
Proposed Balance: \$219,594
Account #: 230-4149-3218300-7111; 237-4149-3218300-7111
Fund/Dept/Project – Description and Comments:

Wastewater CIP Fund / Duck Creek Interceptor Rehab

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 255

Budget Director Approval: Ron Young

Approval Date: 06/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/24/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 07/07/2020

Item Title: GP&L Shelby to Dent Road Transmission Line Right-of-Way Appraisal Change Order

Submitted By: Steve Martin, Transmission Director

Bid Number: 0221-20

Purchase Justification:

This request is to approve Change Order #1 for the Shelby to Dent Road Transmission Line Project right-of-way appraisal. Updated land appraisals are necessary to settle the final right-of-way parcels associated with the transmission line. JLL Valuation & Advisory Services, LLC, will also act as Garland's witness at special commissioner hearings.

Evaluation:

JLL Valuation & Advisory Services, LLC, was awarded the original PO 29518 in the amount of \$14,500.00 on November 25, 2019.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
JLL Valuation & Advisory Services, LLC	All	\$19,200.00
TOTAL:		\$19,200.00

Basis for Award: Change Order

Purchase Requisition #: 43596

Fiscal Impact

Total Project/Account:	\$942,669
Expended/Encumbered to Date:	810,609
Balance:	\$132,060
This Item:	19,200
Proposed Balance:	\$112,860

Account #: 210-3599-3143401-9001

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young

Approval Date: 06/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 07/07/2020

Item Title: TMPA Shelby Station 138kV Terminal Change Order

Submitted By: Steve Martin, Transmission Director

Bid Number: 0532-19

Purchase Justification:

This request is to approve Change Order #3 for TMPA Shelby Station 138kV Terminal Construction Services. Steel structure delays for the project resulted in additional labor and equipment charges. This Change Order also covers grounding mats and additional yard stone needed to complete the installation.

Evaluation:

Sayers Construction, LLC, was awarded PO 28666 In the amount of \$861,725.05 at the May 7, 2019, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Sayers Construction, LLC	All	\$81,729.39
TOTAL:		\$81,729.39

Basis for Award: Change Order

Purchase Requisition #: 43637

Fiscal Impact

Total Project/Account:	\$1,012,752
Expended/Encumbered to Date:	911,831
Balance:	\$100,921
This Item:	81,729
Proposed Balance:	\$19,192
Account #:	215-3542-3125801-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young

Approval Date: 06/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/24/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 07/07/2020

Item Title: 2019 Alley Replacement Project Change Order

Submitted By: Steve Oliver, Streets Director

Bid Number: 0987-19

Purchase Justification:

This request is to approve Change Order #1 for the 2019 Alley Replacement Project. The original project includes the removal/replacement of ten alleys located in the northern portion of the city. This Change Order will add the reconstruction of the Redbrook Drive/Stillmeadow Drive alley (E. Bancroft Drive to Stillmeadow Drive) and the Wilmington Drive/Meandering Way alley (Pyramid Drive to Holland Drive).

Evaluation:

Tri-Con Services, Inc., was awarded the original PO 29338 in the amount of \$1,335,000.00 at the September 17, 2019, City Council Meeting. Tri-Con Services, Inc., has agreed to reconstruct the additional alleys under their current contracted unit pricing.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$314,169.00

TOTAL:	\$314,169.00
---------------	---------------------

Basis for Award: Change Order

Purchase Requisition #: 29338

Fiscal Impact

Total Project/Account:	\$19,998,167
Expended/Encumbered to Date:	13,510,703
Balance:	\$6,487,464
This Item:	314,169

Proposed Balance: \$6,173,295
Account #: 831-4693-7111

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2019-20
Document Location: Oper. Budget - Page 213

Budget Director Approval:	Ron Young	Approval Date: 06/25/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 06/24/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 07/07/2020

Item Title: GP&L Newman Substation Control House

Submitted By: Steve Martin, Transmission Director

Bid Number: 0780-20

Purchase Justification:

This request is for the purchase of a control house for the GP&L Newman Substation as part of the approved Newman Substation Modifications CIP project. The control house will contain switchboard panels, batteries, battery chargers, supervisory control, meters and relays and will provide all-weather protection and security for the control equipment. An Optional Contingency is included for any additional services that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria. Electric Power Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Electric Power Products, Inc.	All	\$470,802.00
Optional Contingency		70,620.00
TOTAL:		\$541,422.00

Basis for Award: Best Value

Purchase Requisition #: 43406

Fiscal Impact

Total Project/Account: \$4,661,000
Expended/Encumbered to Date: 862,292
Balance: \$3,798,708
This Item: 541,422

Proposed Balance: \$3,257,286
Account #: 210-3799-3178501-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 281

Budget Director Approval: Ron Young

Approval Date: 06/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/24/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 07/07/2020

Item Title: Classic Drive Drainage Study Change Order

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0195-20

Purchase Justification:

This request is to approve Change Order #1 to include additional drainage analysis for Stream 2C5 (Keen Creek) between West Walnut Street and North Yale Drive to analyze the streams capacity due to additional complaints of drainage issues and flooding. A topographic survey and hydraulic modeling will be included with the additional drainage analysis that will include up to three alternatives to the erosion and drainage issues for the area. This section is now included with the Classic Drive Drainage Study for Stream 2C5 between Barnes Drive and West Walnut Street.

Evaluation:

O'Brien Engineering, Inc., was awarded the original PO 29531 in the amount of \$99,500.00 on December 3, 2019.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
O'Brien Engineering, Inc.	All	\$44,740.00
TOTAL:		\$44,740.00

Basis for Award: Change Order

Purchase Requisition #: 43717

Fiscal Impact

Total Project/Account: \$3,026,000

Expended/Encumbered to Date: 99,500

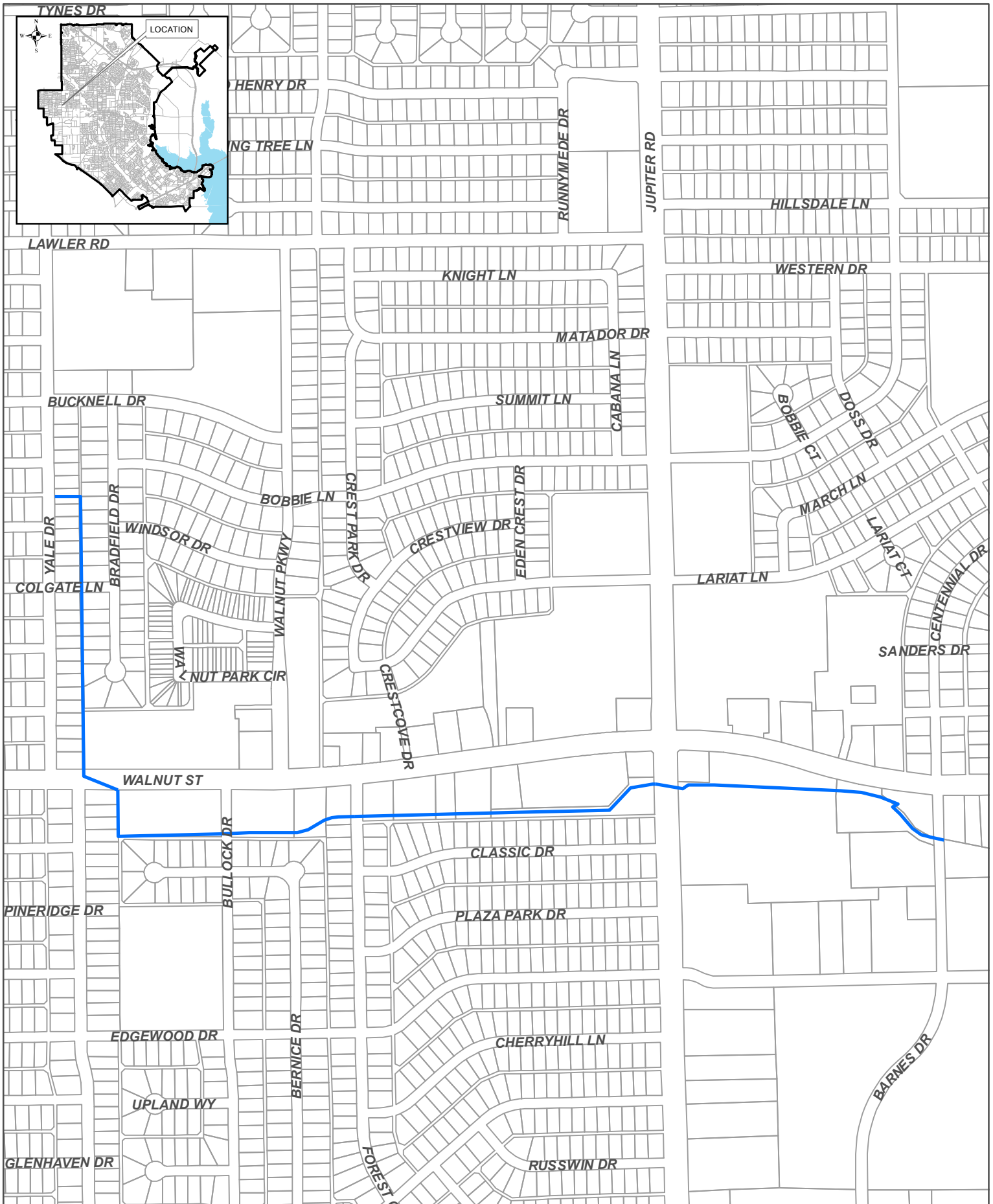
Balance: \$2,926,500
This Item: 44,740
Proposed Balance: \$2,881,760
Account #: 625-1409-1424404-7101
Fund/Dept/Project – Description and Comments:
Drainage CIP / Classic and Yale

Attachments

Bid Recap
Classic Drive Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 126

Budget Director Approval:	Ron Young	Approval Date: 06/25/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 06/25/2020





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 07/07/2020

Item Title: Landfill Entry Safety and Efficiency Improvements

Submitted By: Christopher Hoofnagle, EWS Disposal Operations Director

Bid Number: 0877-20

Purchase Justification:

This request is to replace components of the scales that are nearing end of life and improve efficiency as part of the Landfill Entry Improvements project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with JP Bowlin Co., LLC, submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
JP Bowlin Co., LLC	All	\$140,832.00
TOTAL:		\$140,832.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 43732

Fiscal Impact

Total Project/Account: \$371,000
Expended/Encumbered to Date: 12,978
Balance: \$358,022
This Item: 140,832
Proposed Balance: \$217,190
Account #: 691-1609-1710818-9002
Fund/Dept/Project – Description and Comments:

Landfill CIP / Landfill Entry Safety and Efficiency Improvements

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 212

Budget Director Approval: Ron Young

Approval Date: 06/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 07/07/2020

Item Title: Police Uniforms

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 1031-20

Purchase Justification:

This request is to purchase officer uniforms for the Garland Police Department to use in their daily operations. This approval is for a Term Agreement with two (2) optional renewals.

Evaluation:

The uniforms are available from GT Distributors, Inc., through the BuyBoard Cooperative Purchasing Contract 603-20.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GT Distributors, Inc.	All	\$136,457.21
TOTAL:		\$136,457.21

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43679

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$136,457
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

General Fund / Police Department

Term Contract sets price but does not commit funds. Expenses will be charged to Police operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 79

Budget Director Approval: Ron Young

Approval Date: 06/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 07/07/2020

Item Title: Winters Park/Spring Creek Greenbelt Trail

Submitted By: Andy Hesser, Managing Director

Bid Number: 0187-17

Purchase Justification:

This request is to complete construction of the Winters Park/Spring Creek Greenbelt trail project due to the original contractor defaulting on their payment and performance bonds. City staff worked with the previous contractor's Surety, Philadelphia Indemnity Insurance Company, to reconcile the amount of work performed in relation to the amount of work remaining to be completed. The project's fund balance remaining at the time of default was \$1,402,080.97. The lowest responsible bid for the completion of the project was \$2,192,343.51. The Surety is paying the City of Garland the remaining balance of \$790,262.54.

Evaluation:

Roeschco Construction was selected by the previous contractor's Surety, Philadelphia Indemnity Insurance Company, through a competitive bid process as the Lowest Responsible Bidder.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Roeschco Construction	All	\$2,192,343.51
TOTAL:		\$2,192,343.51

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 43692

Fiscal Impact

Total Project/Account: \$3,915,390 *
Expended/Encumbered to Date: 1,682,409
Balance: \$2,232,981

This Item: 2,192,344
Proposed Balance: \$40,637
Account #: 612-2499-1820900-9002; 614-2499-1833304-9002
Fund/Dept/Project – Description and Comments:
Park CIP / Trail Development Program

* Parks has received a surety payment for Winters Park/Spring Creek Greenbelt Trail in the amount of \$790,262.54. A Budget Amendment to the 2020 Capital Improvement Program will be brought to City Council for consideration at a future date to appropriate \$790,262.54 for the Trail Development Program - Winters Park/Spring Creek Greenbelt Trail project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 84

Budget Director Approval: Ron Young

Approval Date: 06/26/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 07/07/2020

Item Title: Central Park Paving, Drainage, and Wastewater Improvements

Submitted By: Andy Hesser, Managing Director

Bid Number: 0920-20

Purchase Justification:

This request is to replace deteriorating asphalt paving, provide increased parking capacity, improve drainage and lighting and replace wastewater infrastructure along Avenue H and Avenue F near the northern portion of Central Park. Repaving limits include work between Avenue F and Glenbrook Drive and wastewater improvements include work between 10th Street and Avenue F near the Duck Creek bridge. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Ten (10) bids were received and evaluated with SYB Construction Co., Inc., submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
SYB Construction Co., Inc.	All	\$1,724,748.20
Optional Contingency		172,000.00
TOTAL:		\$1,896,748.20

Basis for Award: Straight Low Bid

Purchase Requisition #: 43612

Fiscal Impact

Total Project/Account:	\$6,060,518
Expended/Encumbered to Date:	4,163,770
Balance:	\$1,896,748
This Item:	1,896,748
Proposed Balance:	\$0

Account #: 692-2499-1834512-9002; 654-2499-1847619-9002;
230-4149-3215700-9305; 831-4693-7111

Fund/Dept/Project – Description and Comments:

Central Park Paving, Drainage, and Wastewater Improvements

Park CIP / Park System Parking and Park Roads	=	\$1,272,890
Wastewater CIP / Relocation of Mains Prior to Paving	=	358,118
Infrastructure Repair & Replacement Fund	=	<u>265,740</u>
Total		\$1,896,748

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2019-20

Document Location: CIP - Pages 82 & 251; Oper. Budget - Page 213

Budget Director Approval: Ron Young Approval Date: 06/26/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 06/25/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 07/07/2020

Item Title: Flagging and Observation Services for Kingsley Road from Jupiter to National Change Order

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0762-20

Purchase Justification:

This request is to approve Change Order #1 for additional construction observation and flagging services within the Kansas City Southern (KCS) Railways right-of-way for the Kingsley Road and First Street Water Line Replacement project. KCS requires these services be provided when encroaching on, under, or over KCS right-of-way. The Kingsley Road project includes water improvements that cross under the KCS right-of-way. KCS has restrictions on the amount of time the railroad may be impacted by construction activity. It was determined that additional funding was necessary to provide the required flagging services during the remainder of the Kingsley Road project.

Evaluation:

Bartlett & West, Inc., was awarded the original PO 30067 in the amount of \$27,000.00 on April 8, 2020.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Bartlett & West, Inc.	All	\$54,000.00
TOTAL:		\$54,000.00

Basis for Award: Change Order

Purchase Requisition #: 43741

Fiscal Impact

Total Project/Account: \$9,751,437

Expended/Encumbered to Date: 7,677,141

Balance: \$2,074,296
This Item: 54,000
Proposed Balance: \$2,020,296
Account #: 220-4049-3019000-9213

Fund/Dept/Project – Description and Comments:

Water CIP Fund / Transmission Mains Program

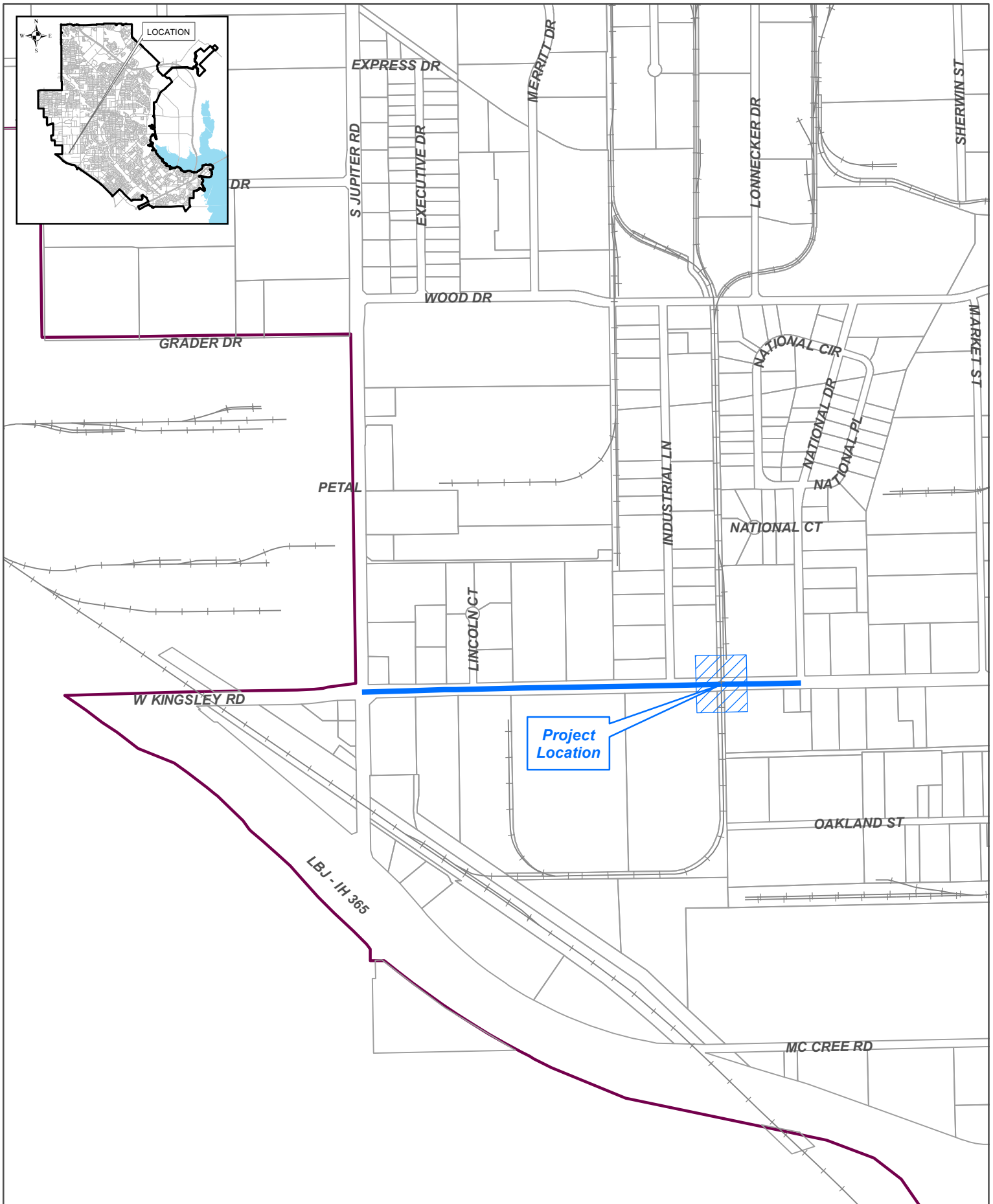
Change Order #1 to PO 30067

Attachments

Bid Recap
Kingsley Rd KCS Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: Page 221

Budget Director Approval:	Ron Young	Approval Date: 06/26/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 06/26/2020





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 07/07/2020

Item Title: Audubon Recreation Center General Construction Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0564-20

Purchase Justification:

This request is to obtain general construction services for additions and renovations to Audubon Recreation Center located at 342 W. Oates Road. The scope of the project includes renovations to the existing facility to provide large and small activity rooms, updated restrooms, new interior finishes and replacement of the gymnasium flooring. The scope also includes a 3,545 square-foot addition for a new fitness room, a 1,415 square-foot addition for a new lobby and control desk, and a large covered patio extending off of the activity room. This contract includes a standard Optional Contingency for any additional unforeseen work that may be required. Additionally, the city received competitive responses from the bidding contractors for this project, allowing for inclusion of additional elements previously omitted from the scope due to perceived budget constraints. This project includes funding from the 2004 Bond Program as well as the 2019 Bond Program and was approved in the 2020 CIP.

Evaluation:

A request for Competitive Sealed Proposals (CSP) was issued in accordance with Purchasing procedures. Fifteen (15) proposals were received and evaluated based on the published criteria. AP Gulf States, Inc., d.b.a. Adolfson & Peterson Construction, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
AP Gulf States, Inc., d.b.a. Adolfson & Peterson Construction	All	\$4,250,000.00
Optional Contingency		250,000.00
TOTAL:		\$4,500,000.00

Basis for Award: Best Value

Purchase Requisition #: 43306

Fiscal Impact

Total Project/Account: \$2,406,000

Expended/Encumbered to Date: 541,111

Balance: \$1,864,889

This Item: 4,500,000

Proposed Balance: \$(2,635,111)*

Account #: 614-1429-1832504-9002; 654-1429-1832519-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Audubon Recreation Center Expansion

* Construction will continue into 2021, and additional funding is included in 2021.

Attachments

Bid Recap 1 of 3

Bid Recap 2 of 3

Bid Recap 3 of 3

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 61

Budget Director Approval: Ron Young

Approval Date: 06/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2020

[illegible]



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 07/07/2020

Item Title: Z 20-04 Pulte Group (District 3)

Submitted By: Nabiha Ahmed, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-04 Pulte Group

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-04 Ordinance

Z 20-04 Exhibit A

Z 20-04 Exhibit B

Z 20-04 Exhibits C & D

ORDINANCE NO.

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DEVELOPMENT DISTRICT 18-05 FOR COMMUNITY RETAIL USES TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY-5 (SF-5) USES AND 2) A DETAIL PLAN FOR SINGLE-FAMILY-5 (SF-5) USES ON A 18.045-ACRE TRACT OF LAND LOCATED AT 5001 ZION 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 11th day of May, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of a Change in Zoning and a Detail Plan for Single-Family-5 (SF-5) District Uses by **Pulte Group**; 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 Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family-5 (SF-5) Uses on 18.045-acre tract of land located at 5001 Zion 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

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

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

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 20-04

Section 7

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

PASSED AND APPROVED this 7th day of July, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-04

BEING an approximate 18.045-acre tract of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being part of that tract of land described as the Second Parcel in a Deed from Garth W. Daniel, et ux, to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas, as recorded in Volume 3848, Page 427 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from Glenn Justice to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas Fort-Worth, as recorded in Volume 5030, Page 357 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "CARTER & BURGESS) found for corner at the intersection of the East line of Wellington Avenue (60' right-of-way per plat recorded in Volume 86065, Page 4077 of the Map Records of Dallas County, Texas), with the South line of Waterhouse Boulevard (80' right-of-way per plat recorded in Volume 2000134, Page 10 of the Map Records of Dallas County, Texas);

THENCE S. 89 deg. 48 min. 00 sec. E. with the South line of Waterhouse Boulevard a distance of 113.60 feet to a 1/2"

iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the left having a central angle of 47 deg. 45 min. 41 sec., a radius of 540.00 feet, a chord bearing of N. 66 deg. 19 min. 09 sec. E., a chord distance of 437.22 feet and an arc length of 450.14 feet to a 1/2" iron rod set for corner;

THENCE N. 42 deg. 26 min. 19 sec. E. with the Southeast line of Waterhouse Boulevard a distance of 399.16 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the right having a central angle of 62 deg. 54 min. 14 sec., a radius of 460.00 feet, a chord bearing of N. 73 deg. 53 min. 25 sec. E., a chord distance of 480.04 feet and an arc length of 505.02 feet to a 1/2" iron rod set for corner;

THENCE S. 74 deg. 39 min. 28 sec. E. with the South line of Waterhouse Boulevard a distance of 120.67 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the intersection of the South line of Waterhouse Boulevard with the West line of Zion Road, said point also being the Northwest corner of that tract of land conveyed to the City of Garland by Deed recorded in Volume 2004155, Page 6786 of the Deed Records of Dallas County, Texas;

EXHIBIT A

THENCE S. 16 deg. 06 min. 07 sec. W. with the West line of Zion Road a distance of 171.25 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction with the West line of Zion Road and with said curve to the left having a central angle of 00 deg. 23 min. 31 sec., a radius of 10035.00 feet, a chord bearing of S. 15 deg. 54 min. 22 sec. W., a chord distance of 68.64 feet and an arc length of 68.64 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of said City of Garland tract;

THENCE N. 74 deg. 28 min. 16 sec. W. with a North line of Interstate Highway No. 30 a distance of 2.52 feet to a 1/2" iron rod set for corner at a Northwest corner of Interstate Highway No. 30;

THENCE S. 15 deg. 29 min. 21 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 91.37 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner;

THENCE S. 54 deg. 59 min. 02 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 396.21 feet to a 1/2" iron rod set for corner;

THENCE S. 19 deg. 18 min. 33 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 201.41 feet to a

EXHIBIT A

concrete monument with brass cap stamped "TXDOT" found for corner;

THENCE S. 00 deg. 05 min. 09 sec. W. with a West line of Interstate Highway No. 30 a distance of 271.26 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 1 of Faulkner Meadows East, an Addition to the City of Garland, according to the Plat thereof recorded in Volume 83082, Page 2070 of the Map Records of Dallas County, Texas;

THENCE N. 88 deg. 54 min. 19 sec. W. with the North line of Faulkner Meadows East a distance of 763.49 feet to a 1/2" iron rod with cap stamped "RPLS 1988" found for corner at the Northwest corner of Faulkner Meadows East;

THENCE S. 05 deg. 56 min. 32 sec. W. with the West line of Faulkner Meadows East a distance of 481.08 feet to a 5/8" iron rod found for corner in a Northwest line of Interstate Highway No. 30 at the Southwest corner of Faulkner Meadows East;

THENCE S. 64 deg. 35 min. 10 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 47.50 feet to a 1/2" iron rod found for corner at the intersection of a Northwest line of Interstate Highway No. 30 with the East line of Wellington Avenue, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northwesterly direction with the East line of Wellington Avenue and with said non-tangent curve to the right having a central angle of 31 deg. 38 min. 49 sec., a

EXHIBIT A

radius of 343.67 feet, a chord bearing of N. 09 deg. 34 min. 09 sec. W., a chord distance of 187.42 feet and an arc length of 189.82 feet to a 1/2" iron rod set for corner;

THENCE N. 06 deg. 15 min. 15 sec. E. with the East line of Wellington Avenue a distance of 34.35 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the East line of Wellington Avenue and with said curve to the left having a central angle of 06 deg. 12 min. 28 sec., a radius of 1129.89 feet, a chord bearing of N. 03 deg. 09 min. 01 sec. E., a chord distance of 122.36 feet and an arc length of 122.42 feet to a 1/2" iron rod set for corner;

THENCE N. 00 deg. 02 min. 47 sec. E. with the East line of Wellington Avenue a distance of 578.72 feet to the POINT OF BEGINNING and containing 18.045 acres of land.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-04

5001 Zion Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for eighty-nine (89) Single-Family detached homes and six (6) HOA lots.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code are 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 respectively in Exhibit C and Exhibit D; 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-5 (SF-5) detached uses are permitted.

B. Minimum Lot Area: The minimum lot area is 4,200 square feet.

C. Minimum Lot Width: The minimum lot width is forty (40) feet.

D. Minimum Lot Depth: The minimum lot depth is 105 feet.

E. Maximum Lot Coverage: The maximum lot coverage is sixty (60%) percent.

F. Garages:

- Front entry garages are allowed.
- Offset front entries with the garage door set back at least five (5) feet behind the front of building face are not required.
- Regardless of other setbacks, a street-facing garage door must have a minimum of twenty (20) feet from the applicable street right of way line.
- "J" and "Swing" drives are not required.

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

H. Architectural Elements: Each garage shall incorporate at least two of the following architectural elements: Sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, eyebrow soldier courses over garage doors, decorative vent covers on gable above garage, upgraded carriage style garage doors or faux wood garage doors.

I. Rear Setback: The rear setback adjacent to a street shall be ten (10) feet.

J. Front Setback: The front setback adjacent to the street shall be twenty-one (21) feet.

K. Dwelling Unit Area: The minimum dwelling unit area is 1,600 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.

L. Masonry Requirement: All elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and accents.

M. Additional Front Entry Mitigation: All front elevations shall contain a covered front porch with a minimum area of forty (40) square feet.

N. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve (12)

inches, as measured from the frame to the exterior edge of soffit.

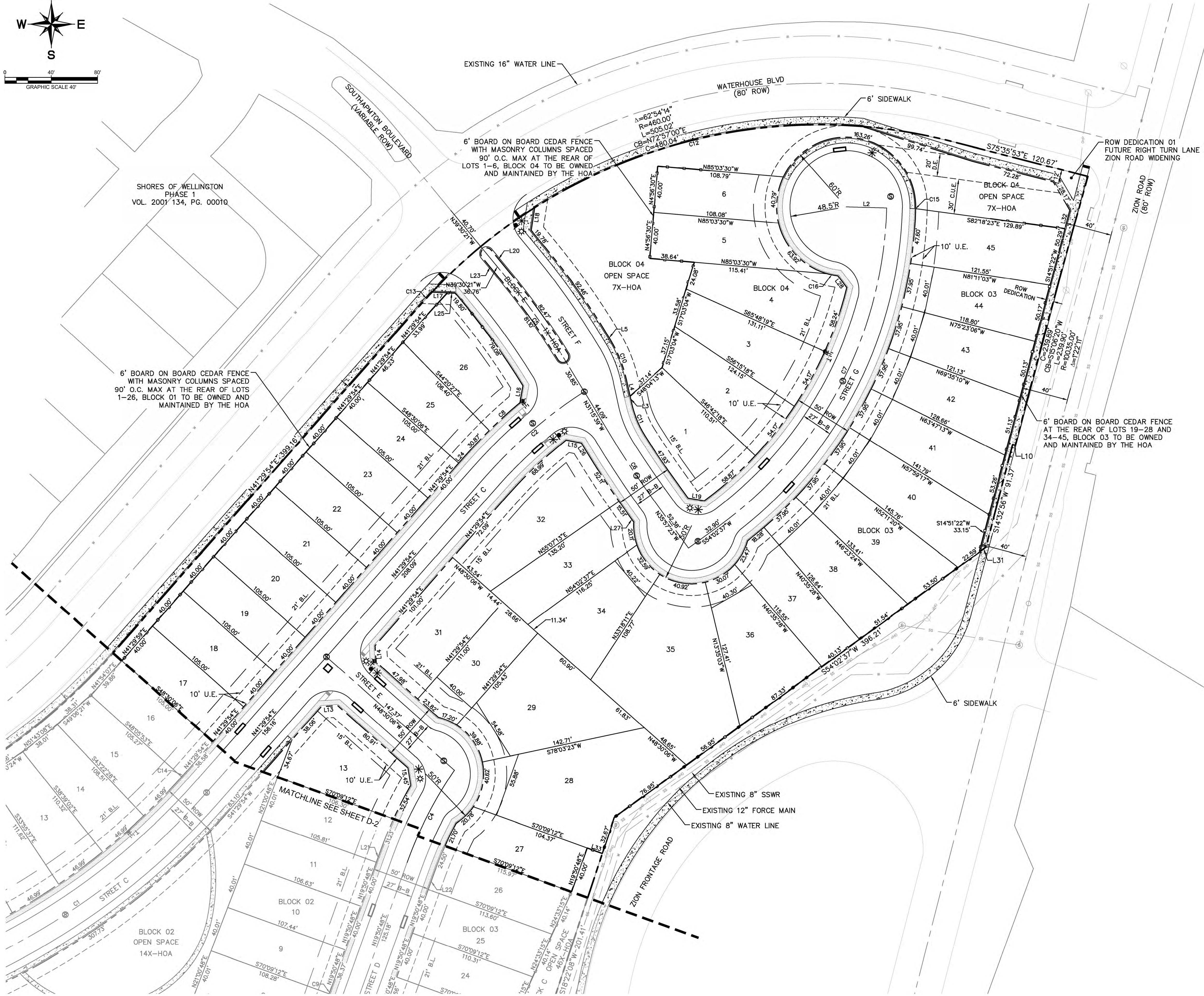
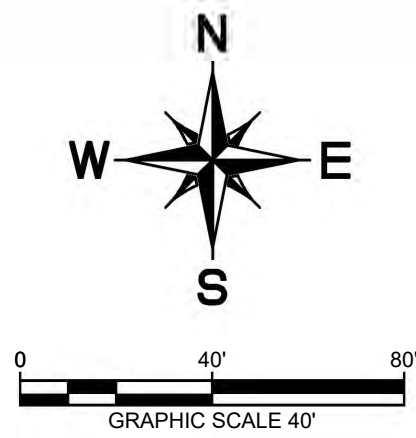
- O. Trash Containers: Trash containers and recycling bins must be stored in one of the following locations:
- Inside the garage of the single-family dwelling constructed on the lot; or
 - Behind the single-family dwelling or fence constructed on the lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent lot.
- P. Screening and Landscaping: Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D.
- Q. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws 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 provide that each homeowner whose property abuts a screening wall or perimeter fence is jointly and severally obligated with the Homeowners Association for maintenance of the screening wall or perimeter fence to the extent of the abutting ownership; and other provisions as deemed appropriate to secure a sound and stable association.
- R. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences in HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of all open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association and, to the extent of the abutting ownership, the joint and several obligation of an abutting homeowner.
- S. Required Assessments: If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall

assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required.

- T. Abutting Owner's Joint and Several Responsibility for Screening Walls and Fences: A person who owns property on which a screening wall or fence, or portion thereof, is situated or abuts is jointly and severally liable with the Homeowners Association for maintenance, including rebuilding or replacing, of the screening wall or fence that is situated on or abuts the property of that owner.
- U. Development Agreement: The development is required to be constructed and developed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.

EXHIBIT C

PLATTED BY: JH/EL, 01/25/2020 09:54 AM
DRAWN BY: JH/EL, 01/25/2020 09:54 AM
LAST SAVED: 02/20/2020 09:54 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SHORES OF WELLINGTON
PHASE 1
VOL. 2001 134, PG. 00010

6' BOARD ON BOARD CEDAR FENCE
WITH MASONRY COLUMNS SPACED
90' O.C. MAX AT THE REAR OF LOTS
1-26, BLOCK 01 TO BE OWNED AND
MAINTAINED BY THE HOA

EXISTING 16" WATER LINE

6' BOARD ON BOARD CEDAR FENCE
WITH MASONRY COLUMNS SPACED
90' O.C. MAX AT THE REAR OF
LOTS 1-6, BLOCK 04 TO BE OWNED
AND MAINTAINED BY THE HOA

BLOCK 04
OPEN SPACE
7X-HOA

6' BOARD ON BOARD CEDAR FENCE
AT THE REAR OF LOTS 19-28 AND
34-45, BLOCK 03 TO BE OWNED
AND MAINTAINED BY THE HOA

LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED SCREEN WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED ON GRADE INLET
	PROPOSED STREET LIGHT
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	PEDESTRIAN ACCESS EASEMENT
	DRAINAGE EASEMENT
	CITY UTILITY EASEMENT
	PRIVATE UTILITY EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT



Land Use Acreage Summary	
Open Space (HOA)	3.4
Residential Lots/Residential ROW	14.6
Total	18.0

Open Space Acreage Summary	
Open Space (HOA)	3.4
Total Percent Open Space	18.9%

Lot Type Summary	
Residential Lots (40'x105')	89
Open Space (HOA)	6

Lot Standards	
Parking Requirement	2 enclosed spaces/unit
Maximum Building Height	35'
Maximum Lot Coverage	60%
Front Yard Setback	21'
Rear Yard Setback	20' (10' adjacent to street)
Side Yard Setback	5' (15' adjacent to street)

Density Summary (Units Per Acre)	
Gross	4.9

DETAIL PLAN
FOR
BRIDGEWATER
89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES
BEING 18.045
OUT OF THE
THOMAS STONE SURVEY, ABSTRACT NO. 1330
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
	Pulte Group 9111 Cypress Waters Blvd Suite 100 Coppell, TX 75019 Tel: (972) 304-2854 Contact: Marc Zell	Kimley»Horn 13455 Noel Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Duenwald, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.	D-3
CJT		MD	AS SHOWN	JUNE 2020	067705801	

PREPARED BY: JEFFREY G. GILBERT, P.E., A.S.T.M. DATE: 05/25/2020 10:55 AM
DRAWN BY: JEFFREY G. GILBERT, P.E., A.S.T.M. DATE: 05/25/2020 10:55 AM
LAST SAVED: 05/25/2020 10:55 AM
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and consent of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	595.00'	322.56'	N57°01'44"E	318.63'	31°03'41"	165.35'
C2	400.00'	111.56'	S49°29'16"W	111.19'	15°58'45"	56.14'
C3	350.00'	120.29'	S10°00'02"W	119.70'	19°41'32"	60.75'
C4	350.00'	89.59'	S27°10'45"W	89.34'	14°39'55"	45.04'
C5	600.00'	86.34'	N35°23'00"W	86.27'	8°14'41"	43.24'
C6	800.00'	65.56'	S33°36'31"E	65.54'	4°41'44"	32.80'
C7	350.00'	320.64'	N27°47'57"E	309.54'	52°29'19"	172.56'
C8	425.00'	35.59'	S48°03'29"W	35.58'	4°47'52"	17.80'
C9	375.00'	3.63'	S19°34'09"W	3.63'	0°33'18"	1.82'
C10	111.50'	36.74'	N21°49'18"W	36.57'	18°52'43"	18.54'
C11	88.50'	30.94'	S22°23'52"E	30.78'	20°01'50"	15.63'
C12	460.00'	295.79'	N76°05'58"E	290.72'	36°50'33"	153.21'
C13	460.00'	14.69'	N42°24'47"E	14.69'	1°49'48"	7.35'
C14	570.00'	4.02'	N41°42'00"E	4.02'	0°24'13"	2.01'
C15	375.00'	0.15'	S1°31'55"W	0.15'	0°01'24"	0.08'
C16	60.00'	8.99'	N78°50'29"W	8.98'	8°34'58"	4.50'
C17	325.00'	10.35'	S18°56'05"W	10.35'	1°49'26"	5.17'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.17	N45°15'18.84"E
L2	35.00	S88°26'42.72"E
L3	5.67	N12°22'56.71"W
L4	14.73	N12°22'56.71"W
L5	4.72	N31°15'39.31"W
L6	14.01	S44°37'48.61"W
L7	14.24	S45°29'28.65"E
L8	14.14	N45°09'15.61"E
L9	14.14	N44°50'44.39"W
L10	2.52	N75°24'41.39"W
L11	16.36	N35°16'34.87"E
L12	35.39	N0°09'15.61"E
L13	14.14	S86°29'53.61"W
L14	14.14	N3°30'06.39"W
L15	13.39	S79°13'44.71"E
L16	15.05	N9°55'54.42"E
L17	13.39	S87°48'28.72"E
L18	20.03	S8°37'09.09"W
L19	14.21	S80°41'34.71"E
L20	28.79	S39°30'20.67"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	8.81	N19°50'47.77"E
L22	15.52	N19°50'47.77"E
L23	28.79	N39°30'20.67"W
L24	7.67	N41°29'53.61"E
L25	6.70	S87°48'28.72"E
L26	7.66	N31°15'39.31"W
L27	6.42	S35°57'23.39"E
L28	12.73	N37°26'01.59"W
L29	14.59	N89°50'44.39"W
L30	0.42	N89°50'44.39"W
L31	7.21	S54°02'36.61"W
L32	16.66	N14°51'21.79"E
L33	13.89	S70°09'12.23"E

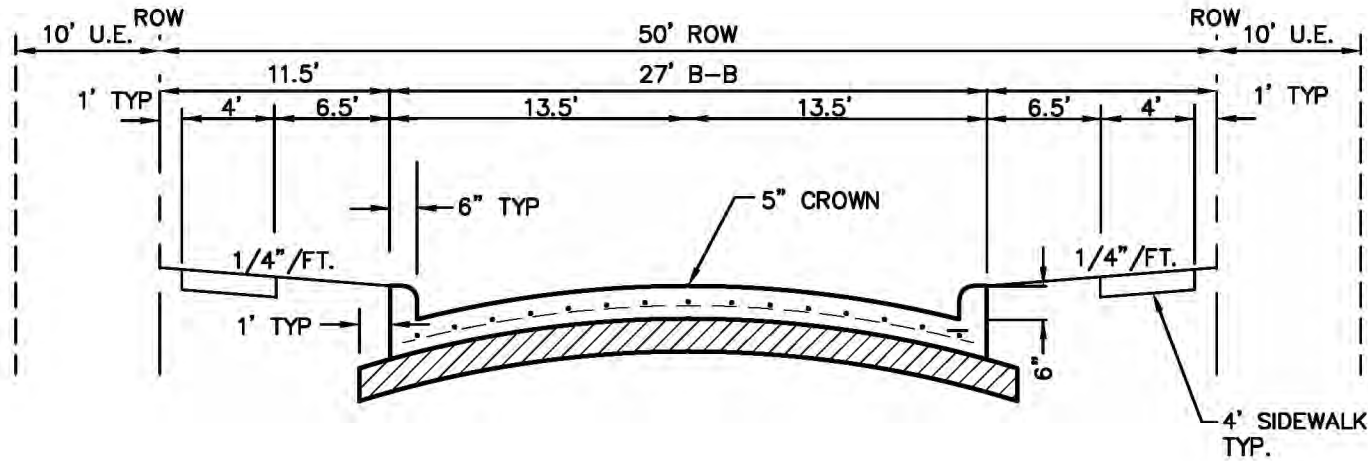
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 01 HOA LOT 27X	0.875	38,112
BLOCK 01 LOT 1	0.096	4,200
BLOCK 01 LOT 2	0.096	4,200
BLOCK 01 LOT 3	0.096	4,200
BLOCK 01 LOT 4	0.096	4,200
BLOCK 01 LOT 5	0.141	6,139
BLOCK 01 LOT 6	0.102	4,444
BLOCK 01 LOT 7	0.121	5,265
BLOCK 01 LOT 8	0.143	6,244
BLOCK 01 LOT 9	0.124	5,399
BLOCK 01 LOT 10	0.106	4,621
BLOCK 01 LOT 11	0.110	4,775
BLOCK 01 LOT 12	0.109	4,756
BLOCK 01 LOT 13	0.108	4,717
BLOCK 01 LOT 14	0.107	4,658
BLOCK 01 LOT 15	0.105	4,562
BLOCK 01 LOT 16	0.097	4,230
BLOCK 01 LOT 17	0.096	4,200
BLOCK 01 LOT 18	0.096	4,200
BLOCK 01 LOT 19	0.096	4,200

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 01 LOT 20	0.096	4,200
BLOCK 01 LOT 21	0.096	4,200
BLOCK 01 LOT 22	0.096	4,200
BLOCK 01 LOT 23	0.096	4,200
BLOCK 01 LOT 24	0.096	4,200
BLOCK 01 LOT 25	0.102	4,464
BLOCK 01 LOT 26	0.138	6,008
BLOCK 02 HOA LOT 14X	0.513	22,329
BLOCK 02 LOT 1	0.097	4,230
BLOCK 02 LOT 2	0.099	4,291
BLOCK 02 LOT 3	0.100	4,352
BLOCK 02 LOT 4	0.101	4,412
BLOCK 02 LOT 5	0.103	4,473
BLOCK 02 LOT 6	0.113	4,925
BLOCK 02 LOT 7	0.157	6,828
BLOCK 02 LOT 8	0.101	4,384
BLOCK 02 LOT 9	0.099	4,314
BLOCK 02 LOT 10	0.098	4,281
BLOCK 02 LOT 11	0.115	5,023
BLOCK 02 LOT 12	0.097	4,230

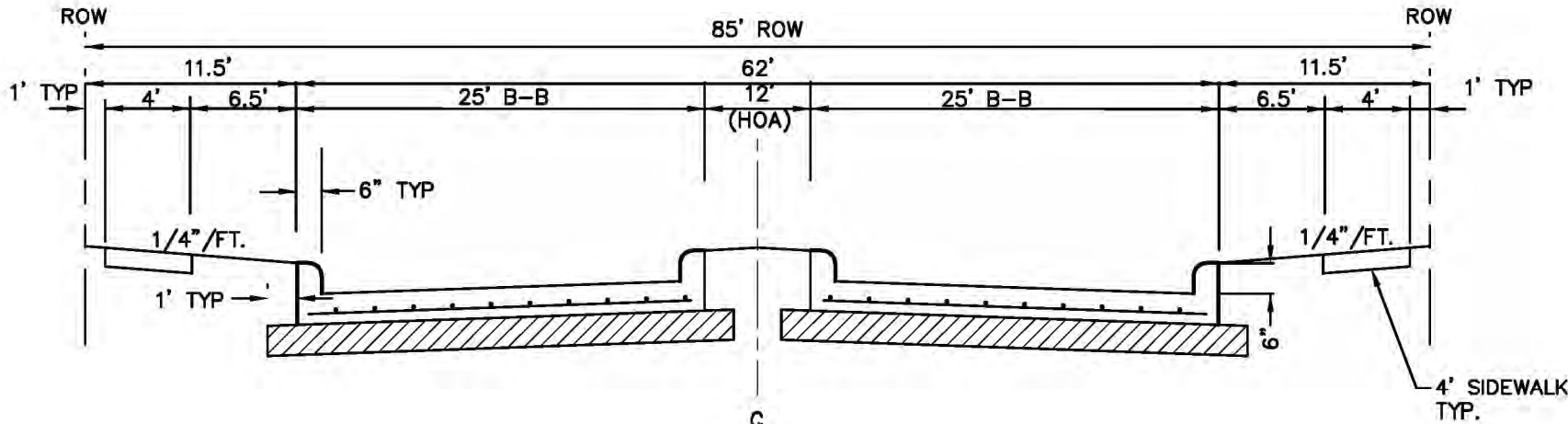
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 02 LOT 13	0.149	6,477
BLOCK 03 HOA LOT 1X	1.126	49,061
BLOCK 03 HOA LOT 46X	0.306	13,328
BLOCK 03 LOT 2	0.119	5,200
BLOCK 03 LOT 3	0.119	5,200
BLOCK 03 LOT 4	0.119	5,200
BLOCK 03 LOT 5	0.119	5,200
BLOCK 03 LOT 6	0.119	5,200
BLOCK 03 LOT 7	0.119	5,200
BLOCK 03 LOT 8	0.119	5,200
BLOCK 03 LOT 9	0.119	5,200
BLOCK 03 LOT 10	0.119	5,200
BLOCK 03 LOT 11	0.119	5,200
BLOCK 03 LOT 12	0.119	5,200
BLOCK 03 LOT 13	0.119	5,200
BLOCK 03 LOT 14	0.119	5,200
BLOCK 03 LOT 15	0.119	5,200
BLOCK 03 LOT 16	0.119	5,200
BLOCK 03 LOT 17	0.115	5,023
BLOCK 03 LOT 18	0.170	7,415

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 03 LOT 19	0.258	11,241
BLOCK 03 LOT 20	0.162	7,051
BLOCK 03 LOT 21	0.137	5,982
BLOCK 03 LOT 22	0.121	5,255
BLOCK 03 LOT 23	0.098	4,271
BLOCK 03 LOT 24	0.100	4,346
BLOCK 03 LOT 25	0.103	4,478
BLOCK 03 LOT 26	0.106	4,602
BLOCK 03 LOT 27	0.103	4,473
BLOCK 03 LOT 28	0.254	11,062
BLOCK 03 LOT 29	0.205	8,920
BLOCK 03 LOT 30	0.101	4,386
BLOCK 03 LOT 31	0.147	6,386
BLOCK 03 LOT 32	0.191	8,317
BLOCK 03 LOT 33	0.120	5,218
BLOCK 03 LOT 34	0.131	5,692
BLOCK 03 LOT 35	0.283	12,329
BLOCK 03 LOT 36	0.156	6,787
BLOCK 03 LOT 37	0.113	4,902
BLOCK 03 LOT 38	0.132	5,768

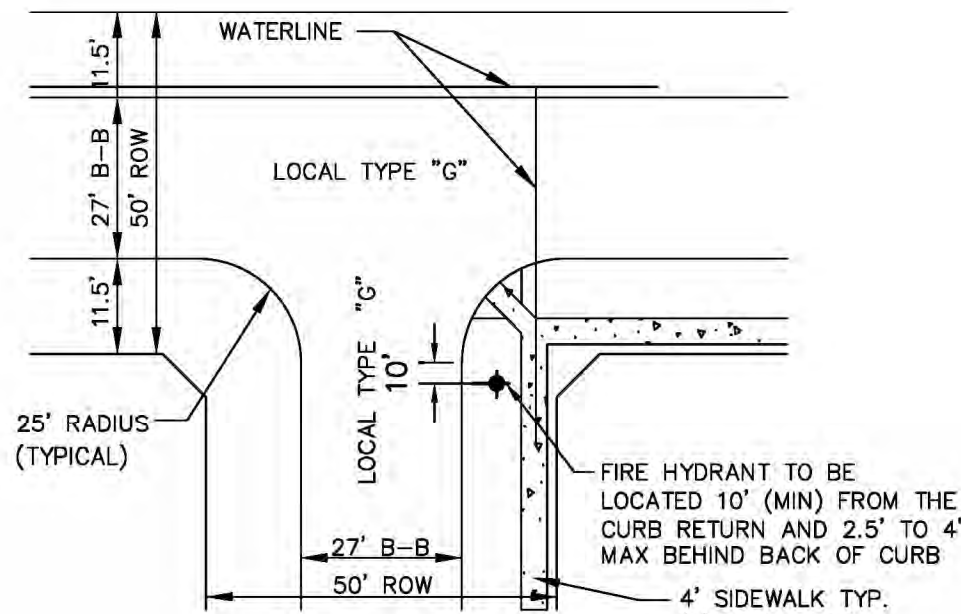
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 03 LOT 39	0.144	6,259
BLOCK 03 LOT 40	0.154	6,716
BLOCK 03 LOT 41	0.139	6,033
BLOCK 03 LOT 42	0.126	5,507
BLOCK 03 LOT 43	0.121	5,260
BLOCK 03 LOT 44	0.121	5,271
BLOCK 03 LOT 45	0.140	6,102
BLOCK 04 HOA LOT 7X	0.595	25,908
BLOCK 04 LOT 1	0.143	6,232
BLOCK 04 LOT 2	0.120	5,229
BLOCK 04 LOT 3	0.128	5,572
BLOCK 04 LOT 4	0.139	6,075
BLOCK 04 LOT 5	0.112	4,900
BLOCK 04 LOT 6	0.097	4,245
BLOCK 05 HOA LOT 1X	0.027	1,184
ROW DEDICATION 01	0.093	4,062
ROW DEDICATION 02	0.003	112



50' RESIDENTIAL STREET
NTS



85' DIVIDED ENTRY STREET
NTS



RESIDENTIAL STREET INTERSECTING
RESIDENTIAL STREET
NTS

All that certain lot, tract or parcel of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being part of that tract of land described as the Second Parcel in a Deed from Garth W. Daniel, et ux, to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas, as recorded in Volume 3848, Page 427 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from Glenn Justice to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas Fort-Worth, as recorded in Volume 5030, Page 357 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract Two), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "CARTER & BURGESS" found for corner at the intersection of the East line of Wellington Avenue (60' right-of-way per plat recorded in Volume 86065, Page 4077 of the Map Records of Dallas County, Texas), with the South line of Waterhouse Boulevard (80' right-of-way per plat recorded in Volume 2000134, Page 10 of the Map Records of Dallas County, Texas),

THENCE S. 89 deg. 48 min. 00 sec. E. with the South line of Waterhouse Boulevard a distance of 113.60 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the left having a central angle of 47 deg. 45 min. 41 sec., a radius of 540.00 feet, a chord bearing of N. 73 deg. 53 min. 09 sec. E., a chord distance of 437.22 feet and an arc length of 450.14 feet to a 1/2" iron rod set for corner;

THENCE N. 42 deg. 26 min. 19 sec. E. with the Southeast line of Waterhouse Boulevard a distance of 399.16 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the right having a central angle of 62 deg. 54 min. 14 sec., a radius of 460.00 feet, a chord bearing of N. 73 deg. 53 min. 25 sec. E., a chord distance of 480.04 feet and an arc length of 505.02 feet to a 1/2" iron rod set for corner;

THENCE S. 74 deg. 39 min. 28 sec. E. with the South line of Waterhouse Boulevard a distance of 120.67 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the intersection of the South line of Waterhouse Boulevard with the West line of Zion Road, said point also being the Northwest corner of that tract of land conveyed to the City of Garland by Deed recorded in Volume 2004155, Page 6786 of the Deed Records of Dallas County, Texas;

THENCE S. 16 deg. 06 min. 07 sec. W. with the West line of Zion Road a distance of 171.25 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction with the West line of Zion Road and with said curve to the left having a central angle of 00 deg. 23 min. 31 sec., a radius of 10035.00 feet, a chord bearing of S. 15 deg. 54 min. 22 sec. W., a chord distance of 68.64 feet and an arc length of 68.64 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of said City of Garland tract;

THENCE N. 74 deg. 28 min. 16 sec. W. with a North line of Interstate Highway No. 30 a distance of 2.52 feet to a 1/2" iron rod set for corner at a Northwest corner of Interstate Highway No. 30;

THENCE S. 15 deg. 29 min. 21 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 91.37 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner;

THENCE S. 54 deg. 59 min. 02 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 396.21 feet to a 1/2" iron rod set for corner;

THENCE S. 19 deg. 18 min. 33 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 201.41 feet to a concrete monument with brass cap stamped "TXDOT" found for corner;

THENCE S. 00 deg. 05 min. 09 sec. W. with a West line of Interstate Highway No. 30 a distance of 271.26 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 1 of Faulkner Meadows East, an Addition to the City of Garland, according to the Plat thereof recorded in Volume 83082, Page 2070 of the Map Records of Dallas County, Texas;

THENCE N. 88 deg. 54 min. 19 sec. W. with the North line of Faulkner Meadows East a distance of 763.49 feet to

a 1/2" iron rod with cap stamped "RPLS 1988" found for corner at the Northwest corner of Faulkner Meadows East;

THENCE S. 05 deg. 56 min. 32 sec. W. with the West line of Faulkner Meadows East a distance of 481.08 feet to a 5/8" iron rod found for corner in a Northwest line of Interstate Highway No. 30 at the Southwest corner of Faulkner Meadows East;

THENCE S. 64 deg. 35 min. 10 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 47.50 feet to a 1/2" iron rod found for corner at the intersection of a Northwest line of Interstate Highway No. 30 with the East line of Wellington Avenue, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northwesterly direction with the East line of Wellington Avenue and with said non-tangent curve to the right having a central angle of 31 deg. 38 min. 49 sec., a radius of 343.67 feet, a chord bearing of N. 09 deg. 34 min. 09 sec. W., a chord distance of 187.42 feet and an arc length of 189.82 feet to a 1/2" iron rod set for corner;

THENCE N. 06 deg. 15 min. 15 sec. E. with the East line of Wellington Avenue a distance of 34.35 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

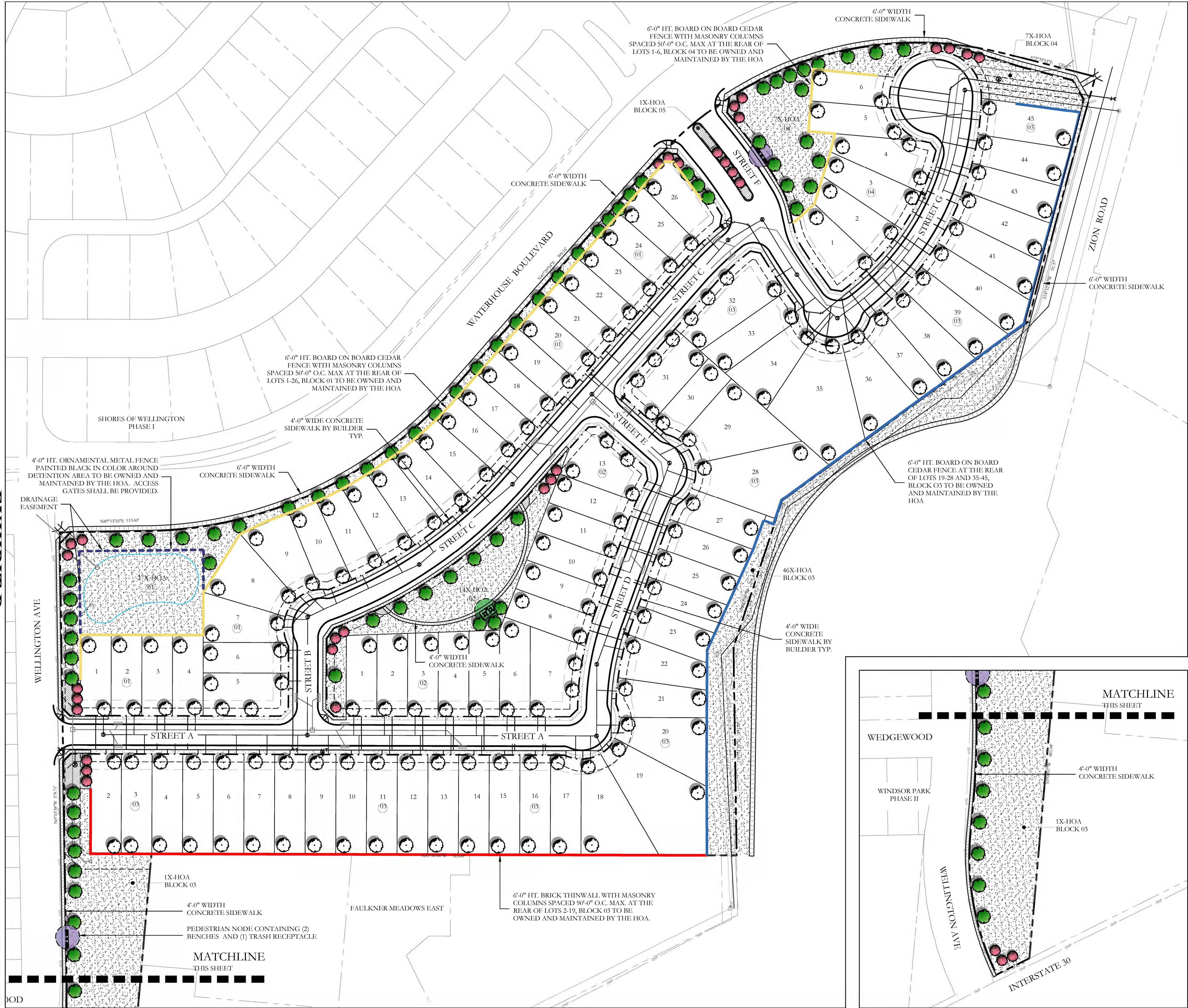
THENCE in a Northeasterly direction with the East line of Wellington Avenue and with said curve to the left having a central angle of 06 deg. 12 min. 28 sec., a radius of 1129.89 feet, a chord bearing of N. 03 deg. 09 min. 01 sec. E., a chord distance of 122.36 feet and an arc length of 122.42 feet to a 1/2" iron rod set for corner;

THENCE N. 00 deg. 02 min. 47 sec. E. with the East line of Wellington Avenue a distance of 578.72 feet to the **POINT OF BEGINNING** and containing 18.045 acres of land.

NOTE:

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

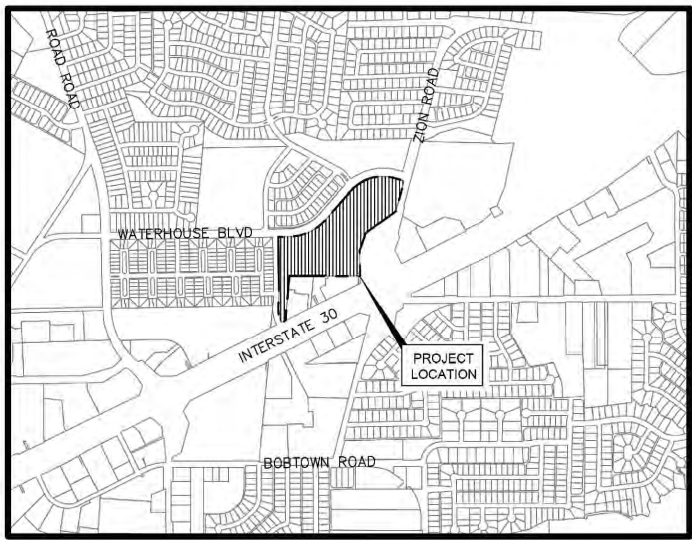
DETAIL PLAN FOR BRIDGEWATER 89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES BEING 18.045 OUT OF THE THOMAS STONE SURVEY, ABSTRACT NO. 1330 IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS					
OWNER:		DEVELOPER: Pulte Group 9111 Cypress Waters Blvd Suite 100 Coppell, TX 75019 Tel: (972) 304-2854 Contact: Marc Zeit		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Duenwald, P.E.	
DESIGNED CJF	DRAWN	CHECKED MRD	SCALE AS SHOWN	DATE JUNE 2020	KH PROJECT NO. 057/05801
					D-4



LANDSCAPE LEGEND

- 76-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 33-2" CALIPER, 7' HT., ORNAMENTAL TREE AT TIME OF PLANTING, 20' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS), GRAPE MYRTLE (VARYING SPECIES) MEXICAN PLUM (PRUNUS MEXICANA), YAUPON HOLLY (ILEX VOMITORIA)
- 189-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 4,400 SF - SHRUB AND GROUNDCOVER PLANTING. SPECIES SHALL BE ONE OF THE FOLLOWING: 7 GALLON GLOSSY ABELIA (ABELIA GRANDIFLORA), 3 GALLON INDIAN HAWTHORN (RAPIHOLEPIS INDICA), 7 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDII NANA'), 3 GALLON MORNING LIGHT MISCANTHUS (MISCANTHUS SINENSIS 'GRACILLIMUS'), 1 GALLON LIRIOPE (LIRIOPE MUSCARD), 1 GALLON WINTERCREEPER (EUONYMUS FORTUNEI)
- COMMON BERMUDA GRASS LAWN
- PEDESTRIAN NODE CONTAINING (2) PARK TABLES, (1) TRASH RECEPTACLE AND 12x20' CEDAR SHADE STRUCTURE. NODE SHALL HAVE SHRUB AND GROUNDCOVER SURROUND.
- PEDESTRIAN NODE CONTAINING (2) BENCHES AND (1) TRASH RECEPTACLE. NODE SHALL HAVE SHRUB AND GROUNDCOVER SURROUND.
- 6'-0" HT. BRICK THINWALL WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX.
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX. TO BE OWNED AND MAINTAINED BY THE HOA
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE TO BE OWNED AND MAINTAINED BY THE HOA
- 4'-0" HT. ORNAMENTAL METAL FENCE PAINTED BLACK IN COLOR AROUND DETENTION AREA. ACCESS GATES SHALL BE PROVIDED.

NOTE:
A. ALL SIDEWALKS ALONG WATERHOUSE BLVD. AND ZION RD. SHALL BE 6' WIDTH.
B. ALL REMAINING SIDEWALKS SHALL BE 4' WIDTH.
C. ALL AREAS BETWEEN CURB AND SIDEWALK SHALL RECEIVE COMMON BERMUDA GRASS LAWN.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
PULTE GROUP
9111 CYPRESS WATERS BLVD.
SUITE 100
COPPELL, TEXAS 75019
PH. (972) 304-2854
CONTACT: MARC ZETT

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

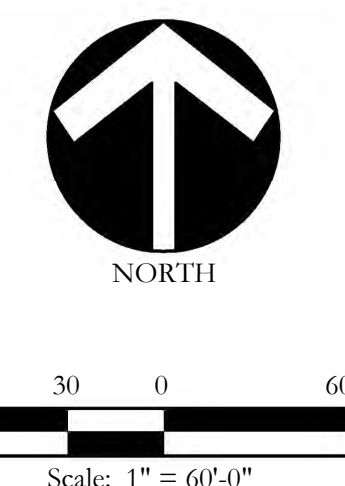
LANDSCAPE DETAIL PLAN

Landscape Detail Plan
Bridgewater Detail Plan

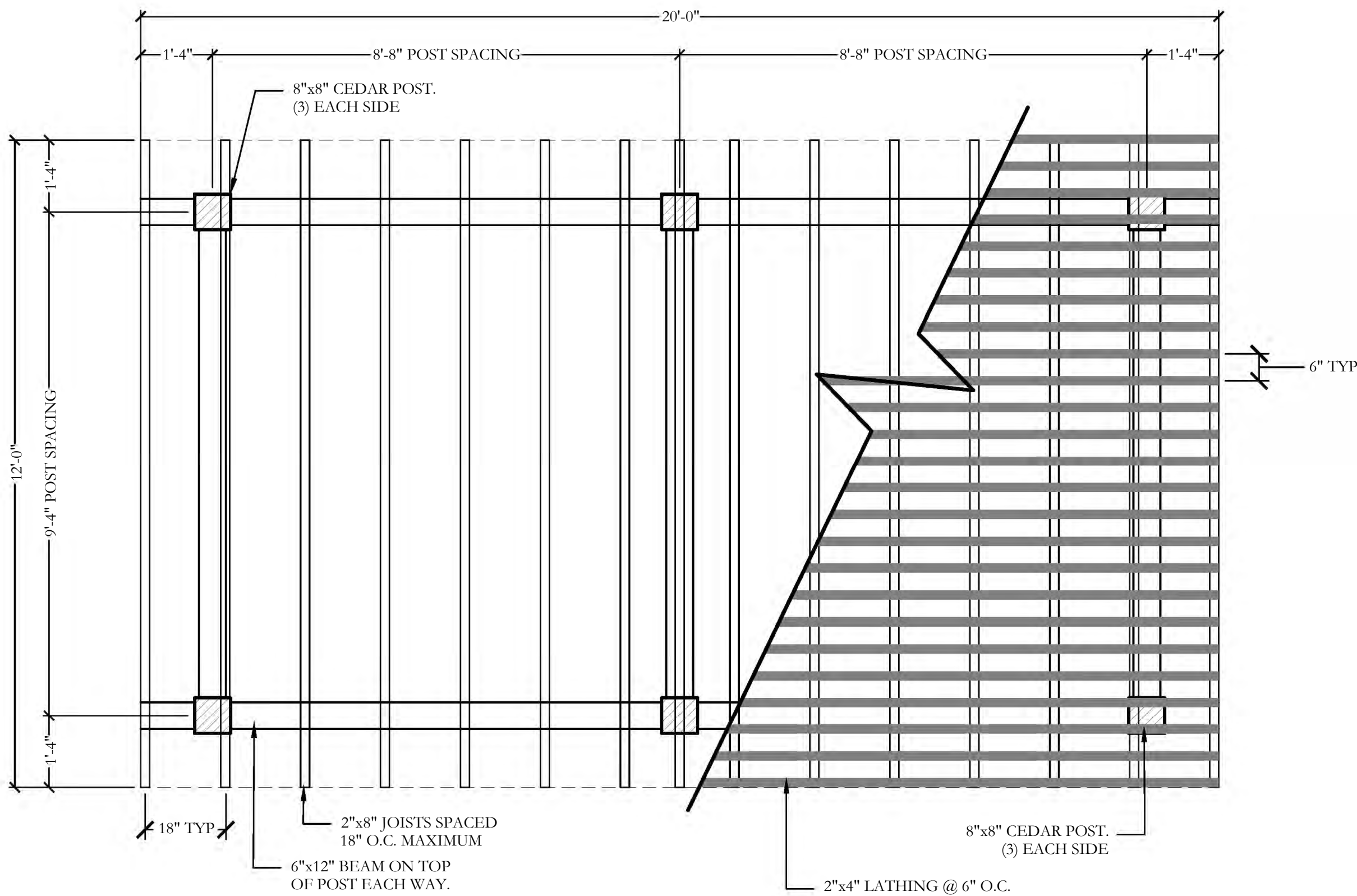
City of Garland, Dallas County, Texas

CJS PROJECT NO.
PHM038
SHEET NO.
LS1 of 3

CODY JOHNSON
s.t.u.d.i.o.
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH. (903) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

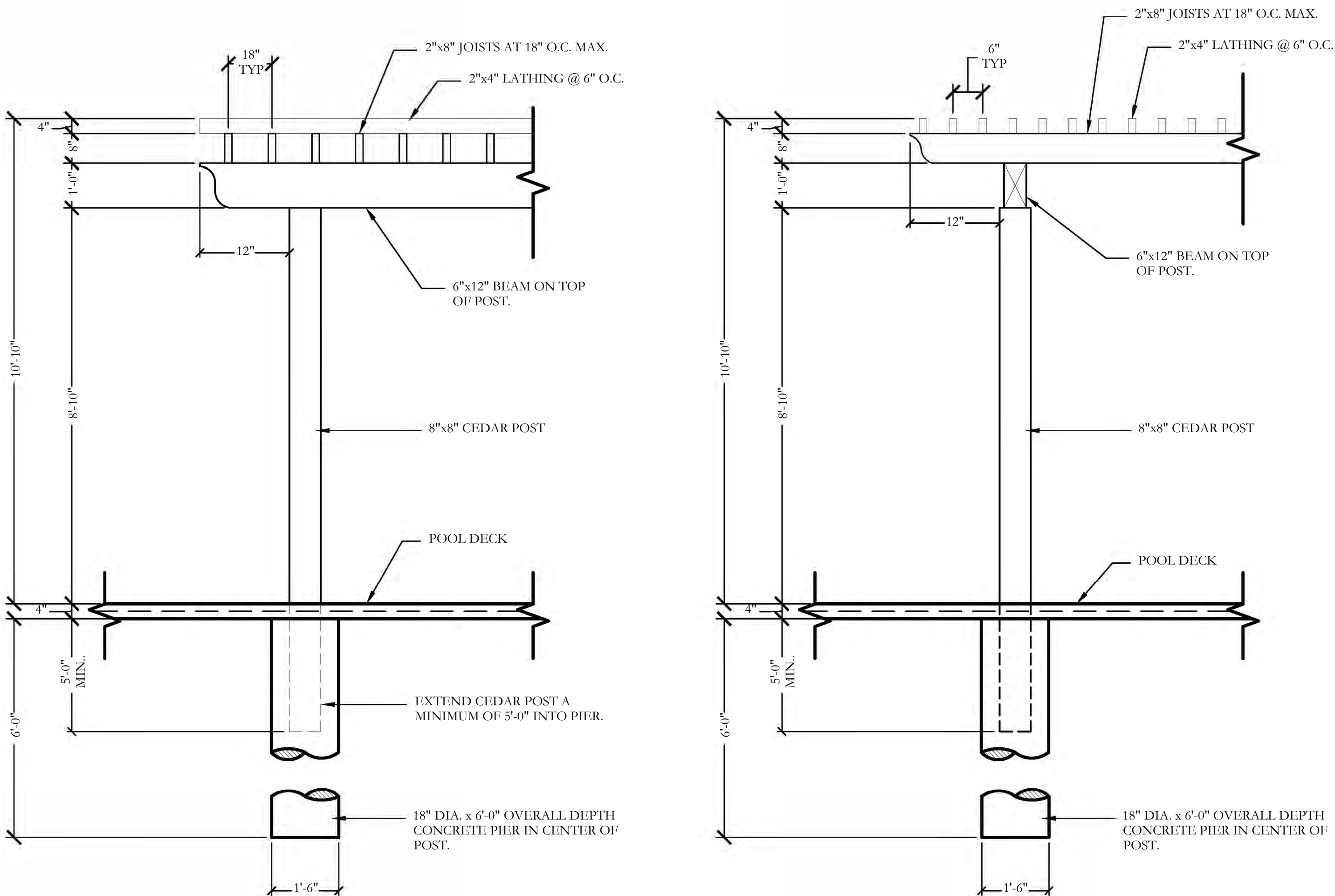


Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch



1 CEDAR SHADE STRUCTURE LAYOUT (20'x12') PLAN

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



2 CEDAR SHADE STRUCTURE DETAILS SECTION

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

Item: Superior Pet Waste Eliminator

Basic Specifications
Sign
Size: 12" x 18"
Material: Aluminum
Thickness: 0.063
Mounting Hole Diameter: 3/8"

Dispenser Box
Size: 10" x 16"
Material: Aluminum
Thickness: 0.032
Mounting Hole Diameter: 3/8"
Backspring Material: Stainless Steel
Lock Material: 301 Stainless Steel
Paint: Powder Coating

Trash Receptacle
Size: 12" x 24"
Material: G30
Thickness: 1.2 mm
Mounting Hole Diameter: 3/8"
Paint: Powder Coating

Pole: Powder coated steel

Some additional notes:

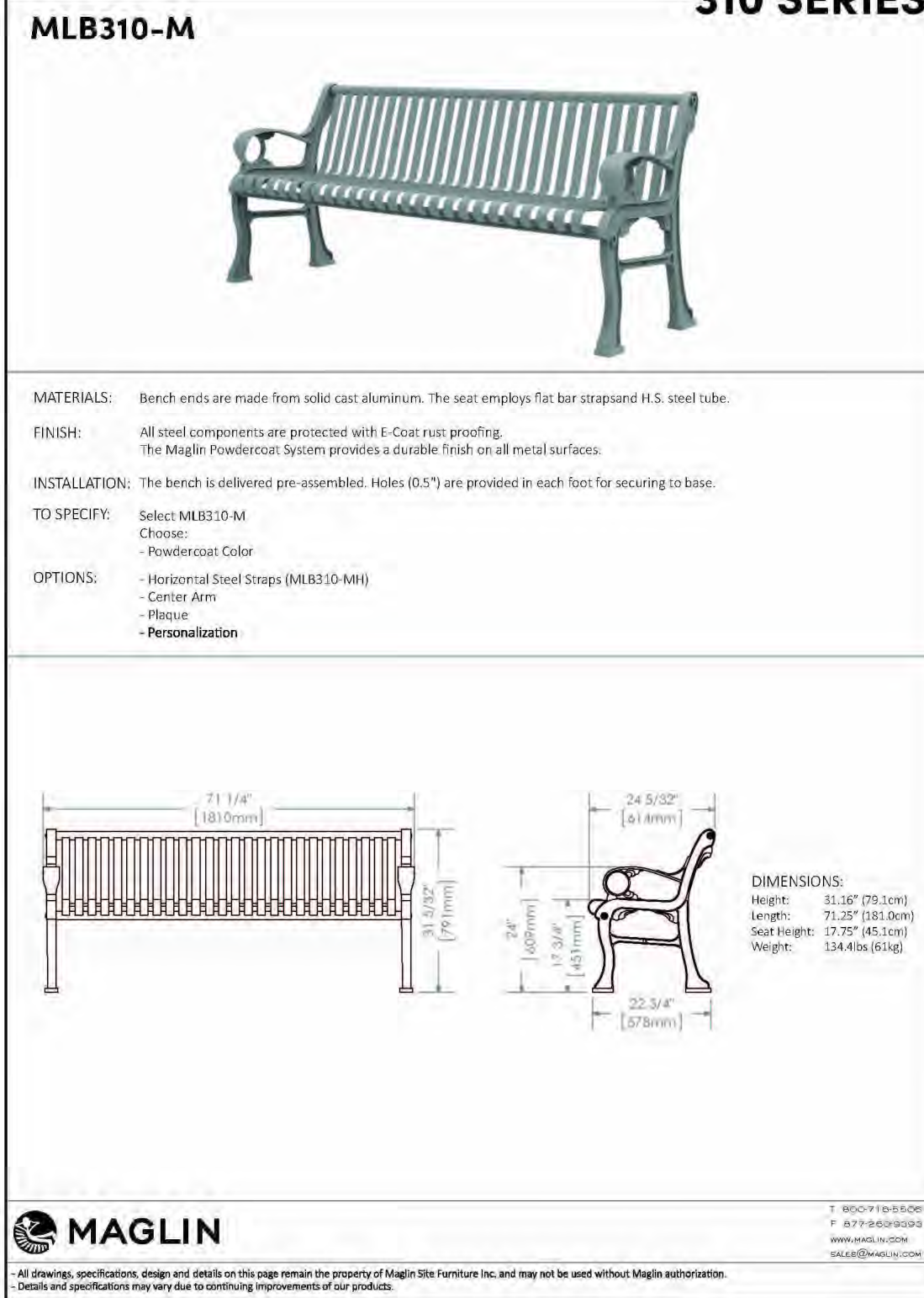
Hardware: All mounting hardware is provided and is either stainless steel or nylon (to protect painted surfaces)
Guarantee: Lifetime

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below.
Salt spray test - 500hrs with less than 3mm creepage to ASTM G85-08 and ASTM D 1654-08
Pencil hardness: H or 2 H (ASTM D3362)
Impact resistance - ASTM D2794 - No visible cracking an 100 inch/pounds
Adhesion: ASTM D3359
Cure test: 50 double rubs using MEK

3 PET WASTE STATION

NOT TO SCALE

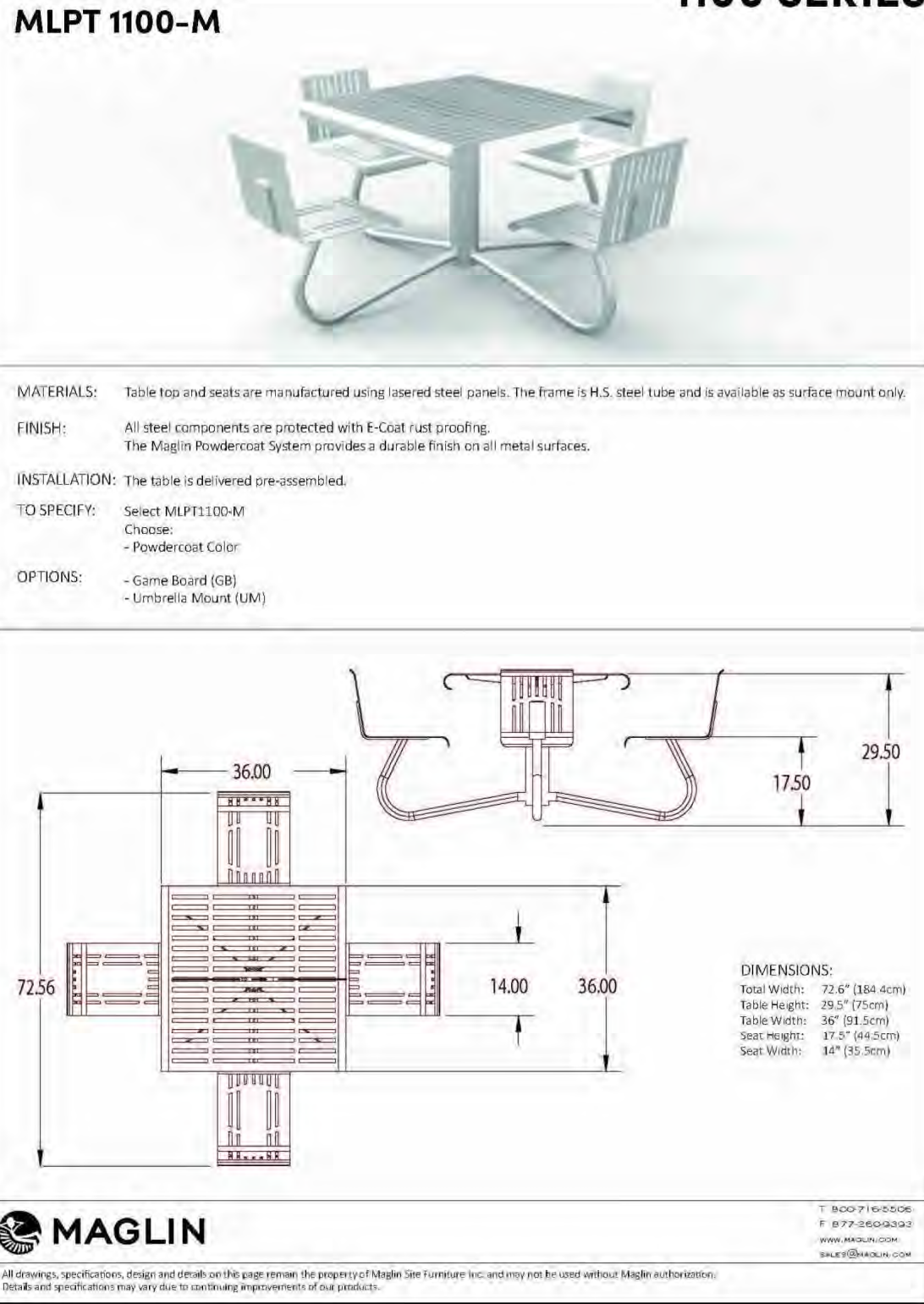
310 SERIES



4 MAGLIN BENCH

NOT TO SCALE

MLPT 1100-M 1100 SERIES

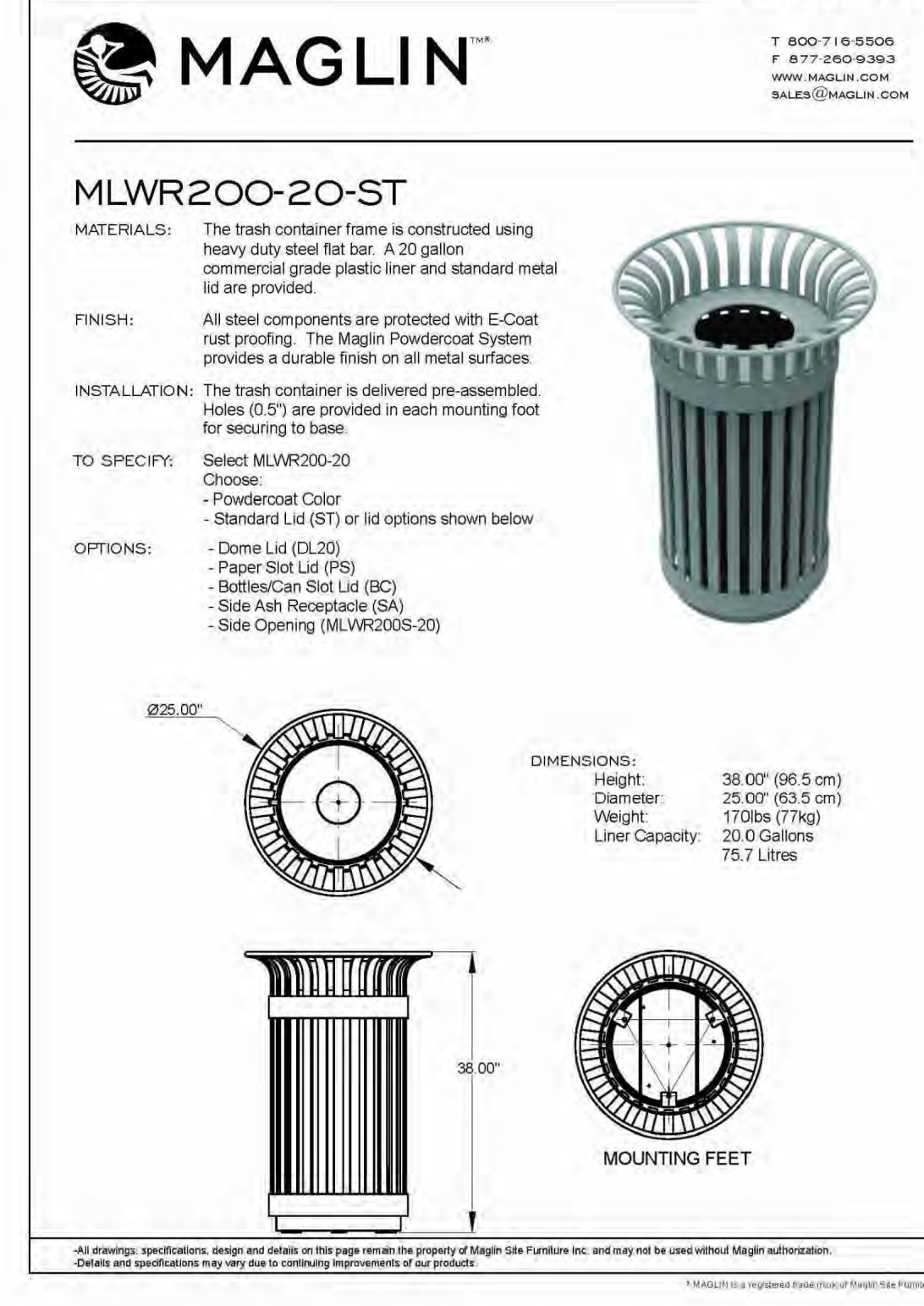


5 MAGLIN TABLE

NOT TO SCALE

ALL MAGLIN SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

TRASH CONTAINERS



6 MAGLIN TRASH RECEPTACLE

NOT TO SCALE



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 07/07/2020

Item Title: Z 20-07 Garland Senior Living, Ltd. (District 8)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-07 Garland Senior Living, Ltd.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-07 Ordinance

Z 20-07 Exhibit A

Z 20-07 Exhibit B

Z 20-07 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 07-33 FOR SINGLE-FAMILY-7 (SF-7) USES TO ADD MULTI-FAMILY DWELLING USES [ELDER CARE - INDEPENDENT LIVING USE], AND 2) AN AMENDED DETAIL PLAN FOR ELDER CARE - INDEPENDENT LIVING USE ON A 16.29-ACRE TRACT OF LAND LOCATED AT 502 BELT LINE ROAD, 301 TINA DRIVE AND 2222 MONARCH DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of May, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Elder Care - Independent Living Use and an Amended Detail Plan by **Garland Senior Living, Ltd.**; 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) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Dwelling Uses [Elder Care - Independent Living Use], and 2) an Amended Detail Plan on a 16.29-acre tract of land located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

ZONING FILE NO. Z 20-07

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

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

ZONING FILE Z 20-07

BEING, TWO TRACTS OF LAND SITUATED IN THE C. ATTERBURY SURVEY, ABSTRACT NO. 37, CITY OF GARLAND, BEING ALL OF LOT 1 BLOCK 1, FIRST UNITED PENTECOSTAL CHURCH ADDITION, AN ADDITION IN THE CITY OF GARLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 96137, PAGE 2288, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO FIRST UNITED PENTECOSTAL CHURCH OF GARLAND TEXAS INC., BY DEED RECORDED IN VOLUME 92178, PAGE 7792, AND BEING ALL OF THAT TRACT CONVEYED BY DEED TO FIRST UNITED PENTECOSTAL CHURCH OF GARLAND TEXAS INC., RECORDED IN VOLUME 2004076, PAGE 785, BOTH OF DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 1, SAID IRON ROD BEING IN THE SOUTHWEST RIGHT OF WAY LINE OF BELT LINE ROAD (A 100' ROW);

THENCE SOUTH 45 DEGREES 04 MINUTES 51 SECONDS EAST, 441.34 FEET ALONG THE SOUTHWEST RIGHT OF WAY LINE OF BELT LINE ROAD TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 44 DEGREES 55 MINUTES 08 SECONDS EAST, 50.00 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF BELT LINE ROAD;

THENCE SOUTH 45 DEGREES 08 MINUTES 55 SECONDS EAST, 634.38 FEET ALONG THE CENTERLINE OF BELT LINE ROAD TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 57 MINUTES 55 SECONDS WEST, PASSING AT 50.00 FEET AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PRIMROSE AT CRIST ADDITION, RECORDED IN VOLUME 2005133, PAGE 18, MAP RECORDS, DALLAS COUNTY AND CONTINUING 456.47 FEET ALONG THE NORTHEAST BOUNDARY LINE OF SAID LOT 1, BLOCK 1, PRIMROSE AT CRIST ADDITION FOR A TOTAL DISTANCE OF 506.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED BY DEED TO FIRST UNITED PENTECOSTAL CHURCH OF GARLAND, RECORDED IN VOLUME 2004075, PAGE 2526, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE THE FOLLOWING COURSES AND DISTANCES CONTINUING ALONG THE COMMON LINE WITH SAID PRIMROSE AT CRIST ADDITION:

SOUTH 45 DEGREES 03 MINUTES 50 SECONDS EAST, 279.08 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 02 MINUTES 00 SECONDS WEST, 145.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 89 DEGREES 58 MINUTES 37 SECONDS EAST, 278.60 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, 314.94 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

EXHIBIT A

THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST
DEPARTING SAID COMMON LINE, 278.70 FEET ALONG TO A 5/8 INCH
IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, 150.00
FEET ALONG TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, 349.48
FEET ALONG TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 07 MINUTES 46 SECONDS EAST, 161.00
FEET ALONG TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 10 DEGREES 13 MINUTES 20 SECONDS WEST, 60.88
FEET ALONG TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 03 MINUTES 07 SECONDS EAST, 433.00
FEET ALONG TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, 15.00
FEET ALONG TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 34 MINUTES 12 SECONDS WEST, 44.57
FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, 291.76
FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE EAST
LINE OF AN ALLEY DEDICATED BY THE PLAT OF GLENBROOK MEADOWS
1ST SECTION, RECORDED IN VOLUME 72118, PAGE 30, MAP RECORDS,
DALLAS COUNTY, TEXAS.

THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST, 890.33
FEET ALONG THE EAST LINE OF SAID ALLEY TO THE PLACE OF

EXHIBIT A

BEGINNING AND CONTAINING 709,858 SQUARE FEET OR 16.29 ACRES
OF LAND.

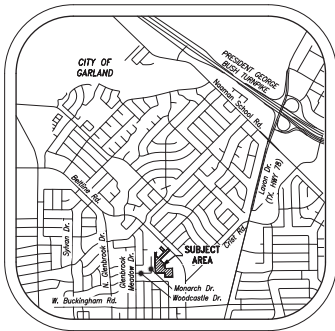
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-07

502 Belt Line Road, 301 Tina Drive, and 2222 Monarch Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to amend Planned Development (PD) District 07-33 to add Multi-Family Dwelling Uses (Elder Care - Independent Living Use) and for an Amended Detail Plan for Elder Care - Independent Living Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 07-33, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations set forth in Planned Development (PD) 07-33 shall apply, except the 6.675 acre portion of the site noted on Exhibit C which shall be regulated by the Multi-Family (MF) District only for the purpose of the proposed Elder Care - Independent Living Use and any other type of development shall be regulated by the Planned Development (PD) 07-33 including the Special Standards of the Elder Care Living Facilities as set forth in Chapter 2 and Site Development Standards as set forth in Chapter of the Garland Development Code, Ordinance 6773, are 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, Landscape Plan, and Elevations set forth in Exhibit C, Exhibit D, Exhibit E and Exhibit F; 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:** All uses of the Single Family-7 (SF-7) District shall be permitted. In addition, Elder Care - Independent Living Facility use is a permitted use on the 6.675-acre portion of the subject property as indicated in Exhibit C.
 - B. Age Restriction:** The age restriction for residents of this development shall be no less than sixty-two (62) years of age.

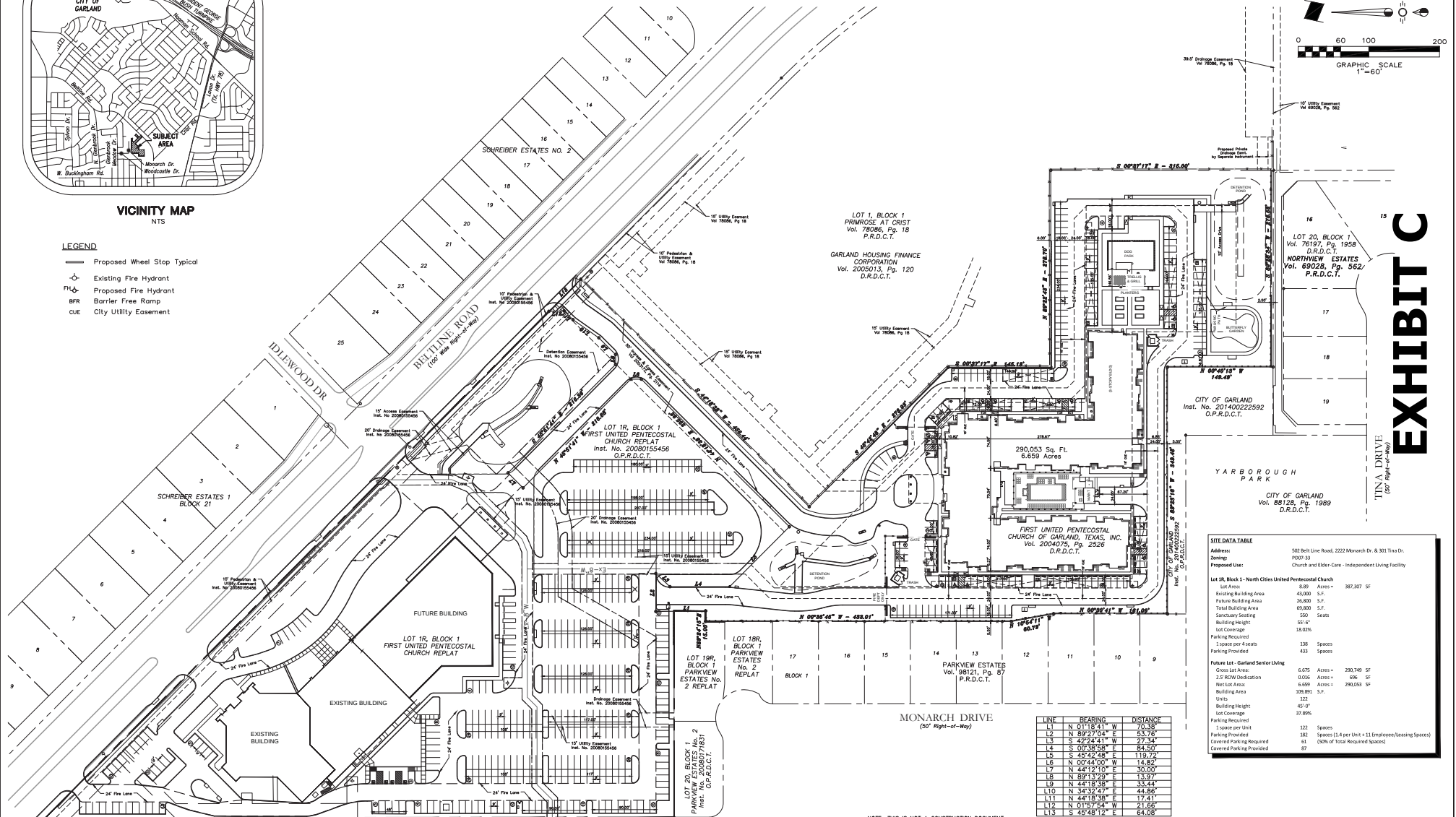
- C. Density: The density is allowed at 18.2 dwelling units per acre.
- D. Maximum Number of Dwelling Units: The maximum number of dwelling units shall be 122 distributed as follows:
- 1) One Bedrooms = maximum number of 68 units, and
 - 2) Two Bedrooms = maximum number of 54 units.
- E. Minimum Dwelling Unit Types and Area: The unit types shall be one (1) and two (2) bedroom unit types. The minimum floor area of a dwelling unit shall be as follows:
- 1) One-Bedroom Unit - 695 square feet, and
 - 2) Two-Bedroom Unit - 1,005 Square feet.
- F. Storage Area Per Unit: Storage areas shall not be less than the amounts as shown on Exhibit F.
- G. Indoor and Outdoor Common Areas/Amenities: Indoor and Outdoor Common Areas/Amenities shall be provided as shown on Exhibit D and Exhibit F.
- H. Site Layout and Parking: The site development and parking shall be in conformance to the layout reflected on Exhibit C.
- I. Covered Parking: Covered parking shall be required as shown on Exhibit C, Exhibit D, and Exhibit E.
- J. Refuse Enclosure: The refuse enclosure setback is allowed as shown on Exhibit C.
- K. Setbacks: Setbacks are allowed as shown on Exhibit C.
- L. Building Height: Buildings shall not exceed a maximum of forty-five (45) feet in height reflected in Exhibit E.
- M. Building and Carport Elevations: Building and Carport elevations shall be in general conformance with Exhibit E.
- N. Screening and Landscaping: Screening and landscaping shall be in conformance as shown on Exhibit D.
- O. Mechanical Screening: Mechanical equipment shall be screened in compliance with the Garland Development Code, except electrical panels and transformers where access is required.



VICINITY MAP
NTS

LEGEND

- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- City Utility Easement



SITE DATA TABLE		
Address:	502 Belt Line Road, 2222 Monarch Dr. & 301 Tina Dr.	
Zoning:	PUD-33	
Proposed Use:	Church and Elder-Care - Independent Living Facility	
Lot 1A, Block 1 - North Cities Universal Pentstachal Church	8.80 Acres	387,307 SF
Existing Building Area:	43,000 S.F.	
Future Building Area:	26,800 S.F.	
Total Building Area:	69,800 S.F.	
Sanctuary Seating:	550 Seats	
Building Height:	101' 0"	
Lot Coverage:	18.02%	
Parking Required:	1 space per 4 seats	138 Spaces
Parking Provided:		433 Spaces
Future Lot - Garland Senior Living		
Gross Lot Area:	6.075 Acres	260,749 SF
2.5' ROW Dedication:	0.036 Acres	696 SF
Net Lot Area:	6.039 Acres	259,053 SF
Building Area:	308,891 S.F.	
Units:	122	
Building Height:	45' 0"	
Lot Coverage:	37.89%	
Parking Required:	1 space per Unit	122 Spaces
Parking Provided:	382 Spaces (1.4 per Unit + 11 Employees/Leasing Spaces)	
Covered Parking Required:	61 (50% of Total Required Spaces)	
Covered Parking Provided:	67	

Issue Dates:	Revisions:	Date:
1 06/17/2020	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street
972.562.4409

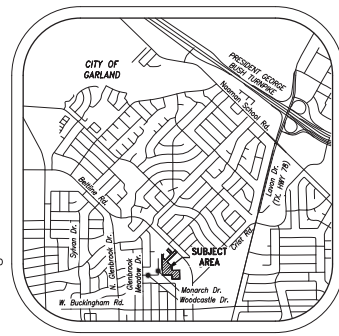
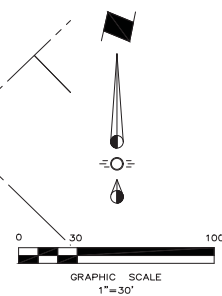
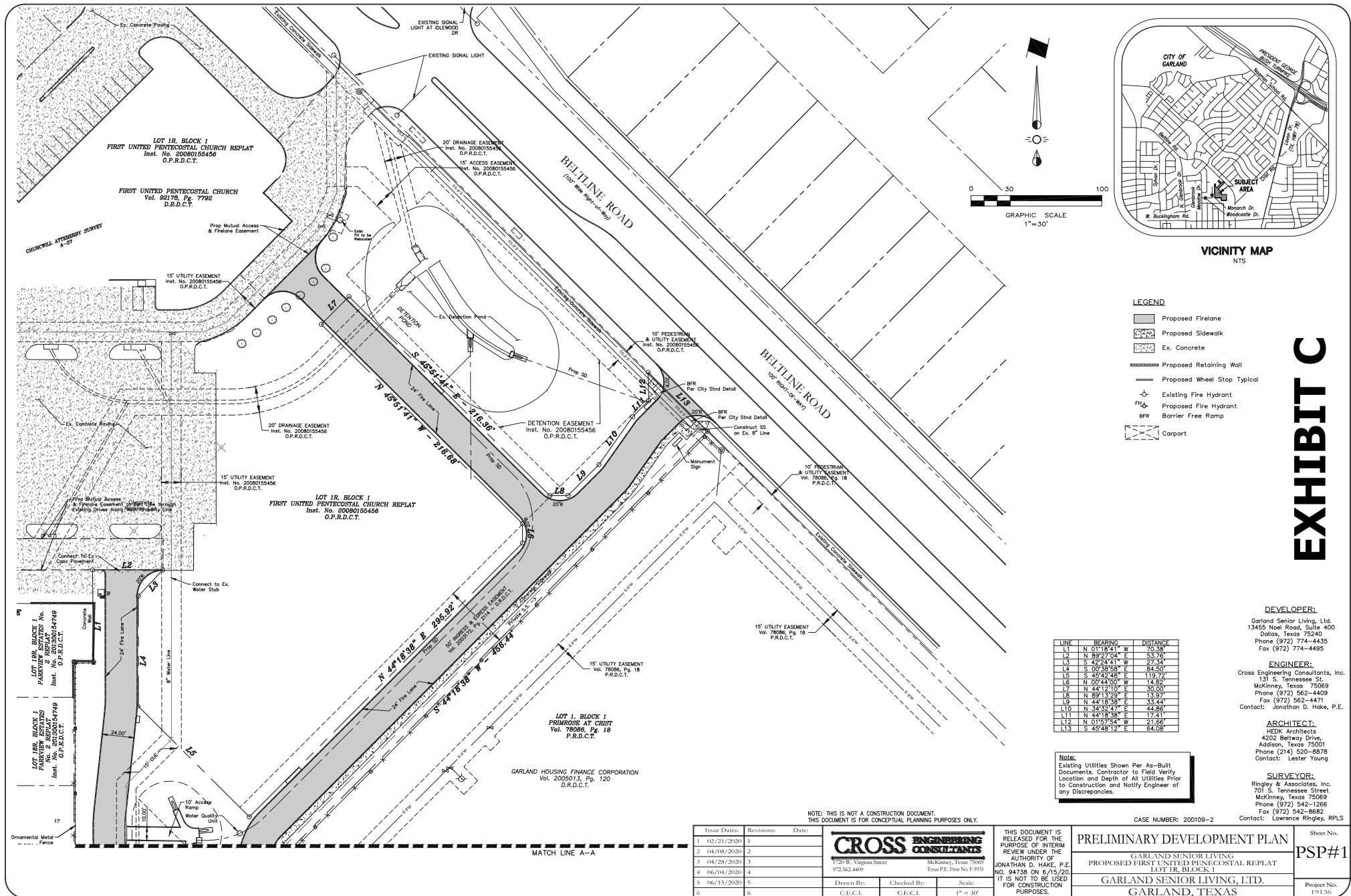
McKinney, Texas 75069
Texas P.E. Firm No. 9-913

Drawn By: C.E.C.L.
Checked By: C.E.C.L.
Scale: 1" = 60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94735 ON 06/17/2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DETAIL PLAN		Sheet No.
GARLAND SENIOR LIVING PROPOSED FIRST UNITED PENECCOSTAL REPLAT LOT 1A, BLOCK 1		DP
GARLAND SENIOR LIVING, LTD. GARLAND, TEXAS		Project No. 19136

GARLAND SENIOR LIVING



VICINITY MAP
NTS

- LEGEND**
- Proposed Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp
 - Carport

LINE	BEARING	DISTANCE
L1	N 01°18'41" W	70.38'
L2	N 82°27'04" E	53.78'
L3	S 42°44'51" W	72.54'
L4	S 00°58'58" E	84.50'
L5	S 02°40'40" W	119.79'
L6	N 02°44'00" W	14.82'
L7	N 44°12'10" E	30.00'
L8	N 89°13'25" E	13.97'
L9	N 44°18'38" E	33.44'
L10	N 34°32'47" E	44.88'
L11	N 44°18'38" E	17.41'
L12	N 01°57'54" W	21.68'
L13	S 45°48'12" E	64.08'

Notes:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	02/21/2020	1
2	04/18/2020	2
3	04/28/2020	3
4	06/14/2020	4
5	06/15/2020	5
6		6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4489
McKinney, Texas 75069
Texas P.E. Firm No. F-9035

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1" = 30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 6/15/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY DEVELOPMENT PLAN
GARLAND SENIOR LIVING
PROPOSED FIRST UNITED PENTECOSTAL REPLAT
LOT 1R, BLOCK 1
GARLAND SENIOR LIVING, LTD.
GARLAND, TEXAS

DEVELOPER:
Garland Senior Living, Ltd.
13455 Noel Road, Suite 400
Dallas, Texas 75240
Phone (972) 774-4435
Fax (972) 774-4495

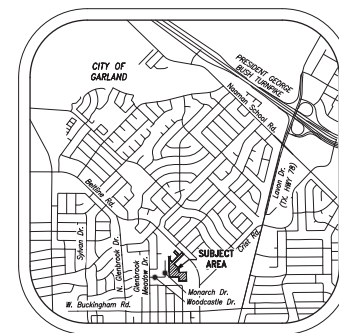
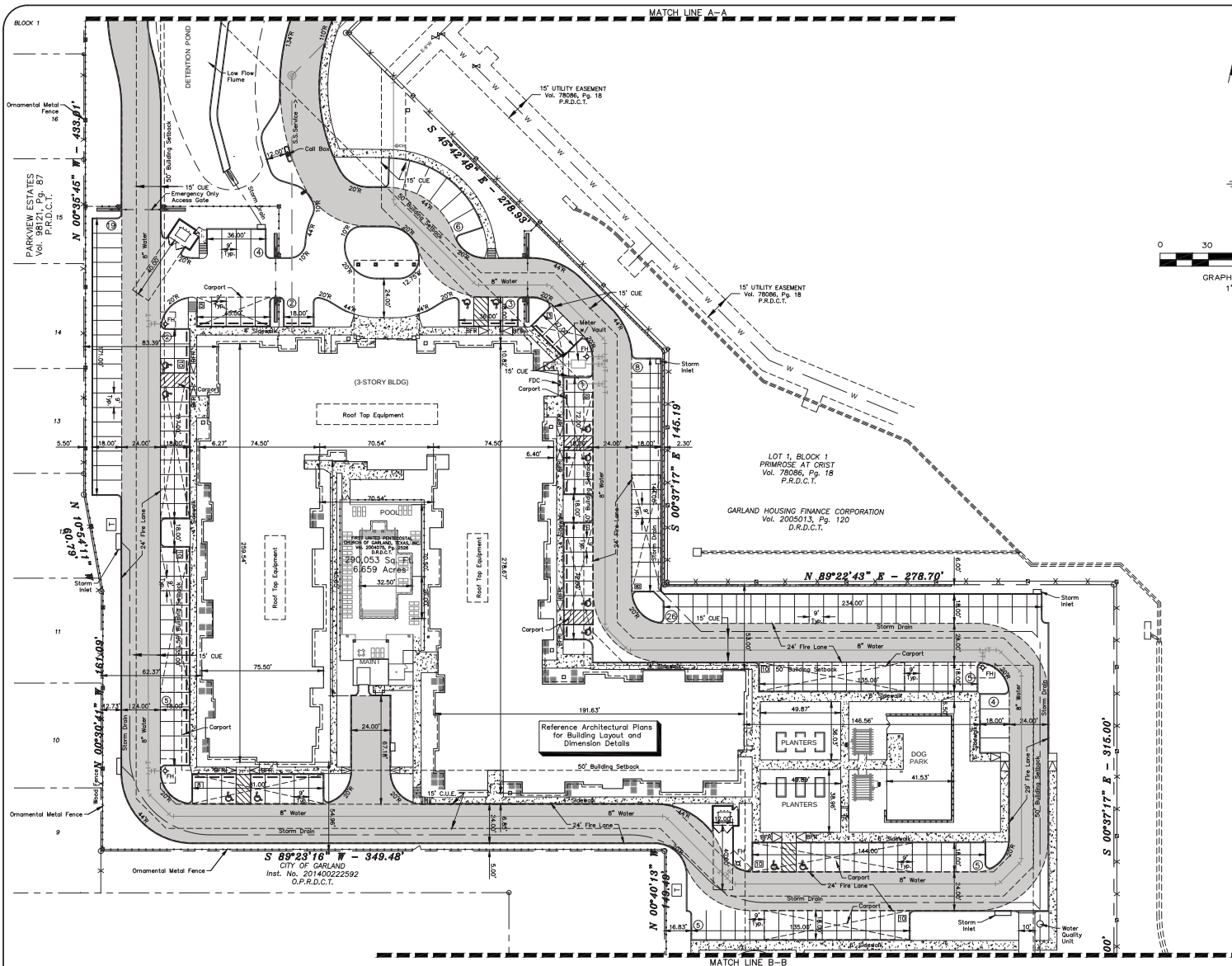
ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

ARCHITECT:
HEDK Architects
4202 Beltway Drive
Addison, Texas 75001
Phone (214) 520-8878
Contact: Lester Young

SURVEYOR:
Ringley & Associates, Inc.
701 S. Tennessee Street
McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley, RPLS

Sheet No.
PSP#1
Project No.
19136

GARLAND SENIOR LIVING



VICINITY MAP
NTS

LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport

LINE	BEARING	DISTANCE
L1	N 01°18'41" W	70.38
L2	N 89°22'43" E	278.70
L3	S 45°48'12" E	64.08
L4	S 00°37'17" E	315.00
L5	S 00°35'45" W	435.01
L6	N 00°35'45" W	435.01
L7	N 44°12'10" E	30.00
L8	N 89°22'43" E	278.70
L9	N 44°18'38" E	33.44
L10	N 34°52'57" E	44.86
L11	N 44°18'38" E	17.41
L12	N 01°15'54" W	21.66
L13	S 45°48'12" E	64.08

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CASE NUMBER: 200109-2

Issue Dates:	Revisions:	Date:
1	06/17/2020	1
2		2
3		3
4		4
5		5
6		6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4489
Texas P.E. Firm No. F-9103

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1" = 30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E.
NO. 94738 ON 06/17/2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN
GARLAND SENIOR LIVING
PROPOSED FIRST UNITED PENECONSTRAL REPLAT LOT 1R, BLOCK 1
GARLAND SENIOR LIVING, LTD.
GARLAND, TEXAS

Sheet No.
SP#2
Project No.
19136

EXHIBIT C

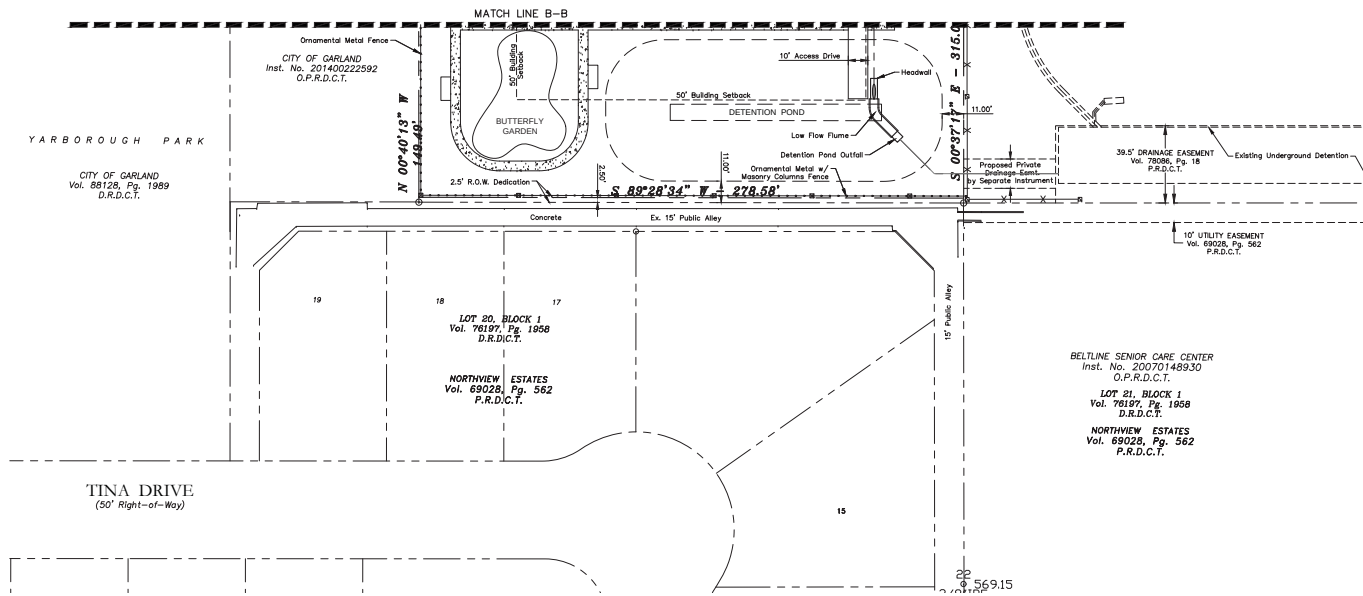
DEVELOPER:
Garland Senior Living, Ltd.
13455 Noel Road, Suite 400
Dallas, Texas 75240
Phone (972) 774-4435
Fax (972) 774-4495

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

ARCHITECT:
HECK Architects
4202 Bellway Drive,
Addison, Texas 75001
Phone (214) 520-8878
Contact: Lester Young

SURVEYOR:
Ringley & Associates, Inc.
701 S. Tennessee Street
McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley, RPLS

GARLAND SENIOR LIVING



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Carport

LINE	BEARING	DISTANCE
L1	N 01°18'41" W	70.38'
L2	N 89°22'04" E	53.76'
L3	S 42°44'41" W	67.54'
L4	S 00°38'58" E	84.50'
L5	S 45°49'48" E	119.72'
L6	N 00°44'00" W	14.82'
L7	N 44°12'10" E	30.00'
L8	N 89°13'25" E	13.97'
L9	N 44°18'38" E	33.44'
L10	N 34°30'47" E	44.88'
L11	N 44°18'38" E	17.51'
L12	N 01°57'54" W	21.68'
L13	S 45°48'12" E	84.08'

SITE DATA TABLE

Address: 2222 Monarch Dr. & 301 Tina Dr.
Zoning: PD07-33
Proposed Use: Elder-Care - Independent Living Facility
Gross Lot Area: 6.675 Acres = 290,749 SF
2.5' ROW Dedication: 0.016 Acres = 696 SF
Net Lot Area: 6.659 Acres = 290,053 SF
Total Units: 122
Density: 18.277 Units/Acre

Unit Information:	Floor Area (SF)	# Units	Bedrooms	Minimum Unit Size (SF)	Provided Unit Size (SF)	Storage Required (SF)	Storage Provided (SF)	% of Units	Total Area (SF)
Unit Type A1	695	68	1-Bedroom	475	695	25	98	35.74%	47,360
Unit Type B1	1,005	48	2-Bedroom	725	1,005	25	113	39.34%	48,240
Unit Type B2	1,005	6	2-Bedroom	725	1,005	25	98	4.92%	6,030
Total:	122								47,260

Building Information:	Allowable Height	Building Area (SF)	# of Floors	Total Building Area (SF)
Building Type A	40'-0"	31,160	3	93,480
Unit Storage Space		9,356	3	9,356
Clubhouse		6,014	2	6,014
Maintenance Building		441	1	441
Total Area:				109,891

Leisure Area Information:	Area (SF)
Pool Area	1,575
Surface Water	2,915
Pool Deck	6,490
Total:	10,980

Picnic/BBQ Areas	Area (SF)	# of	Total Area (SF)
Shade Trellis/Charcoal BBQ	150	2	300

Garden Planter Area:	Area (SF)
(6) Raised Planters	4,000

Butterfly Garden Area:	Area (SF)
Garden & 200'L.F. Sidewalk	4,000

Lot Coverage:	Percentage
Floor to Area Ratio (FAR):	0.38 - 1
Impervious Area:	172,018 SF
Impervious Percentage:	59.31%
Open/Recreational Area:	2.71 Ac
Open/Recreational Percentage:	40.70%

Parking Requirement:	Required	# of Units	Parking
1 Space per Unit	122		122

Parking Provided: 182 Spaces - includes 12 ADA Spaces (1.4 per unit + 11 Employee/Leasing Spaces)

Covered Parking Required:	61	: 50% of the Total Required Parking
---------------------------	----	-------------------------------------

Covered Parking Provided:	87	: 71.3% of the Required Parking Spaces
---------------------------	----	--

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

ARCHITECT:
HEDK Architects
4202 Beltway Drive,
Addison, Texas 75001
Phone (214) 520-8878
Contact: Lester Young

DEVELOPER:
Garland Senior Living, Ltd.
13455 Noel Road, Suite 400
Dallas, Texas 75001
Phone (972) 774-4435
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Contact: Lawrence Ringley, RPLS

SURVEYOR:
Ringley & Associates, Inc.
701 S. Tennessee Street
McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley, RPLS

CASE NUMBER: 200109-2

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 (02/21/2020)	1	
2 (04/18/2020)	2	
3 (04/28/2020)	3	
4 (06/14/2020)	4	
5 (06/15/2020)	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-9103

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 6/15/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY DEVELOPMENT PLAN
GARLAND SENIOR LIVING
PROPOSED FIRST UNITED PENECOSTAL REPLAT LOT 1R, BLOCK 1
GARLAND SENIOR LIVING, LTD.
GARLAND, TEXAS

Sheet No.
PSP#3
Project No.
191.36

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

SITE INFORMATION:

ZONING: MF DISTRICT
TOTAL LOT AREA: 290,053 S.F. (6.659 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING,
OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
 $290,053 \text{ S.F.} \times 40\% = 116,021 \text{ S.F. LANDSCAPE AREA}$

PROVIDED: 118,178 + S.F. (41%) LANDSCAPE AREA

WEST PROPERTY LINE (665 L.F.):

REQUIRED: 5' WIDE LANDSCAPE BUFFER WITH:

6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

PROVIDED: 6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

REQUIRED: 5' WIDE LANDSCAPE BUFFER WITH:
6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50" O.C.) AND
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

PROVIDED: 6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50" O.C.) AND
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
 (1) CANOPY TREE PER 30 LINEAR FEET ($25/30 = 1$ TREE)
 (7) SHRUBS PER 30 LINEAR FEET ($25/30 = 1 \times 7 = 7$ SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (1) CANOPY TREE & (7) SHRUBS

PROVIDED: 100 S.F. TURF (44%), 108 S.F. GROUNDCOVER & SHRUBS (48%)

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (182 SPACES / 10 = 19 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (93,051 X 5% = 4,652 S.F.)

PROVIDED: (29) SHADE TREES + 8,600 S.F. LANDSCAPE AREA

NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAP-TRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

A. INSTALLATION - THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LA...

8. IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE NECESSARY TO CONDUCT INSPECTIONS, GROUNDCOVER OR OTHER INVESTIGATIONS, THE CITY ENGINEER MAY REVOKE THE CERTIFICATE OF OCCUPANCY IF THE OWNER'S COMPLIANCE WITH ALL CITY REQUIREMENTS, THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED IF THE CITY ENGINEER DETERMINES IT IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
- C. MAINTENANCE - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
1. PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR; AND
 2. PLANT MATERIALS THAT DECEASE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE AT THE INITIAL PLANTING SIZE WITHIN THREE CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY; OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.



BUTTERFLY RETREAT MIX
ITEM #: 4502
CATEGORY: NATIVE SEED MIXES
HABIT: ANNUAL & PERENNIAL

MANUFACTURER:
NATIVE AMERICAN SEED
JUNCTION, TX
1-800-728-4043
info@seedsource.com

BUTTERFLY RETREAT MIX
ITEM #: 4502
CATEGORY: NATIVE SEED MIXES
HABIT: ANNUAL & PERENNIAL

MANUFACTURER:
NATIVE AMERICAN SEED
JUNCTION, TX
1-800-728-6043
info@seedsource.com

ISSUES:

① 02-21-20 SITE PLAN SUBMITTAL

②

REVISIONS:

▲ 04-08-20 PER CITY COMMENTS

▲ 04-29-20 PER CITY COMMENTS

▲ 05-05-20 PER CITY COMMENTS

▲ 06-15-20 PER CITY COMMENTS

▲

▲

▲

1

1



mdg
landscape
architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



**SITE PLAN
SUBMITTAL**

PALLADIUM GARLAND

JOB NUMBER: HED-2005

LANDSCAPE
ORDINANCE PLAN

1 LANDSCAPE ORDINANCE PLAN

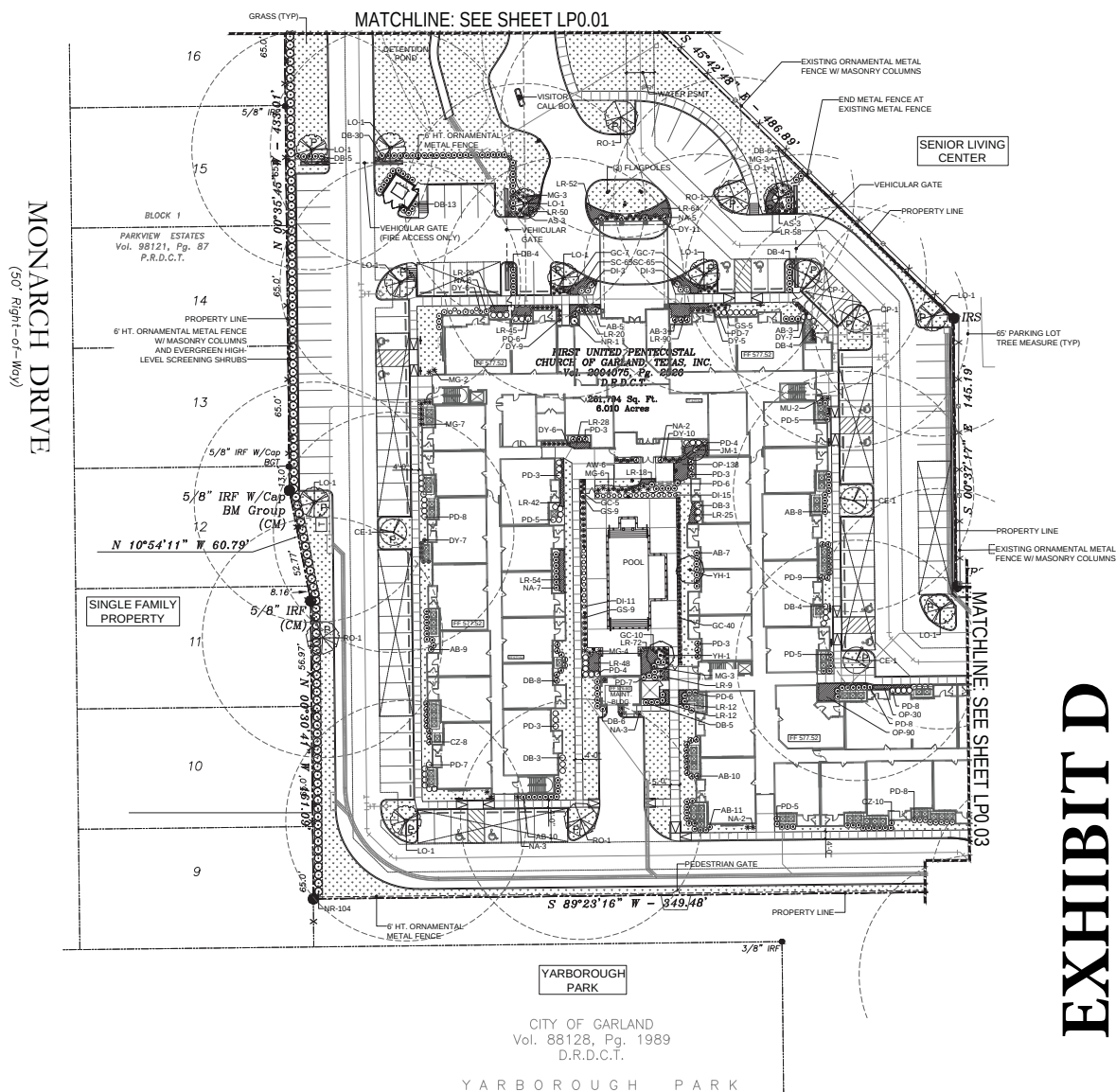
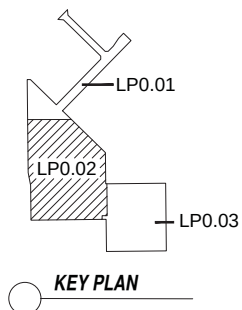
SCALE: 1"=30'-0"



0 30 60

GRAPHIC SCALE IN FEET

EXHIBIT D



LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

GARLAND SENIOR LIVING, LTD.
SCOTT JOHNSON
972-774-4450

CASE # 200109-2

① LANDSCAPE ORDINANCE PLAN

SCALE: 1"=30'.0

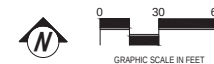


EXHIBIT D

ISSUES:	
☒	02-21-20 SITE PLAN SUBMITTAL
☐	
REVISIONS:	
☒	04-08-20 PER CITY COMMENTS
☒	04-29-20 PER CITY COMMENTS
☒	06-05-20 PER CITY COMMENTS
☒	06-15-20 PER CITY COMMENTS
☒	
☒	
☒	

CLIENT:

PALLADIUM GARLAND

GARLAND, TEXAS



MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

**SITE PLAN
SUBMITTAL**

PALLADIUM GARLAND

GARLAND, TEXAS

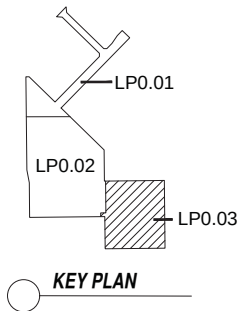
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LANDSCAPE
ORDINANCE PLAN

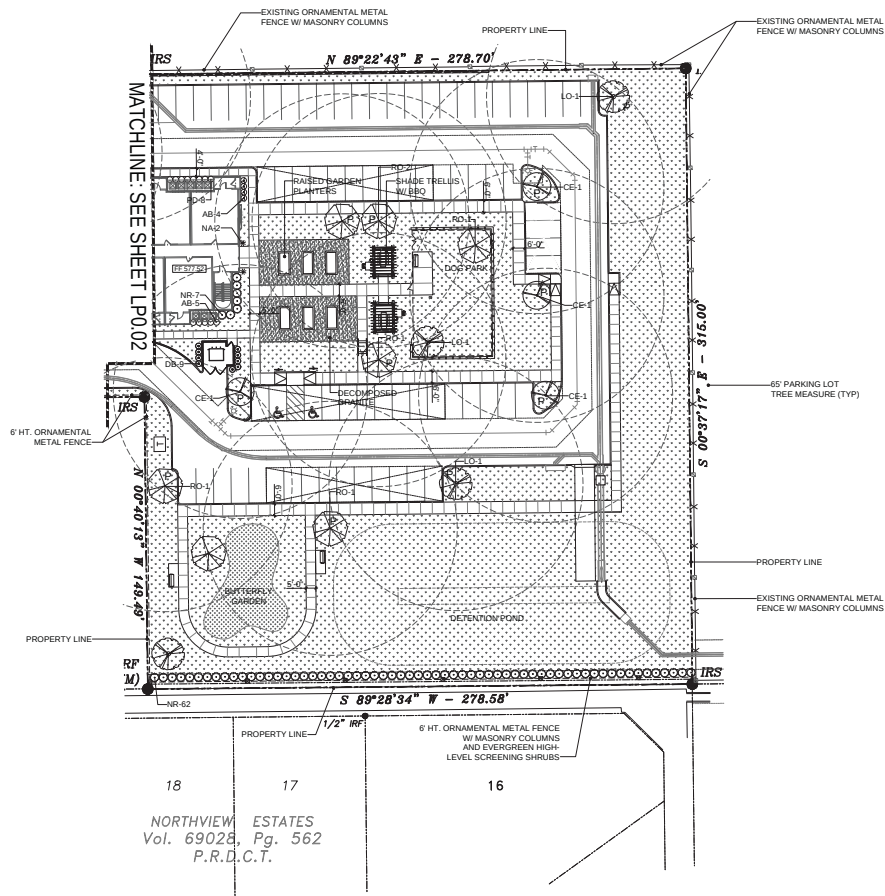
LP0.02



VICINITY MAP



KEY PLAN



LANDSCAPE ARCHITECT

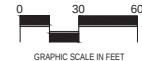
MECKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD., STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

GARLAND SENIOR LIVING, LTD.
SCOTT JOHNSON
972-774-4450

1 LANDSCAPE ORDINANCE PLAN

SCALE: 1"=30'-0"



CASE # 200109-2

EXHIBIT D

ISSUES:	
0	02-21-20 SITE PLAN SUBMITTAL
0	
REVISIONS:	
Δ	04-08-20 PER CITY COMMENTS
Δ	06-29-20 PER CITY COMMENTS
Δ	08-15-20 PER CITY COMMENTS
Δ	08-15-20 PER CITY COMMENTS
Δ	
Δ	
Δ	
Δ	

CLIENT:

PALLADIUM GARLAND

GARLAND, TEXAS



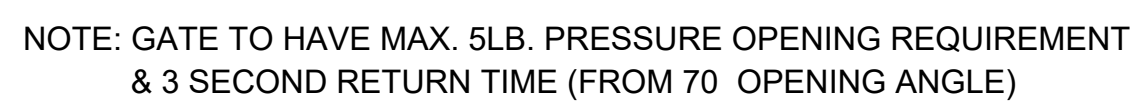
SITE PLAN SUBMITTAL

PALLADIUM GARLAND

GARLAND, TEXAS
JOB NUMBER: HED-2005

LANDSCAPE ORDINANCE PLAN

LP0.03



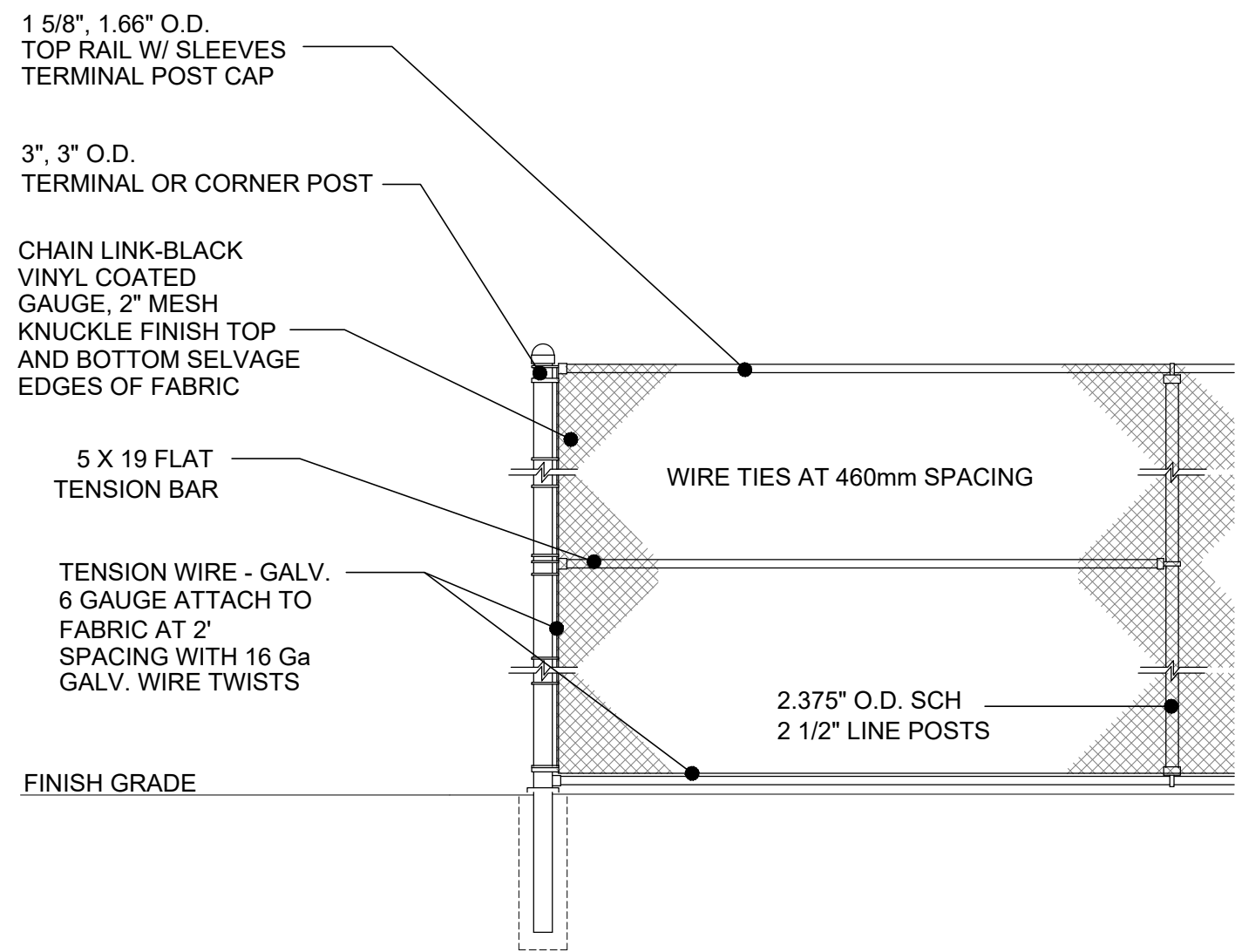
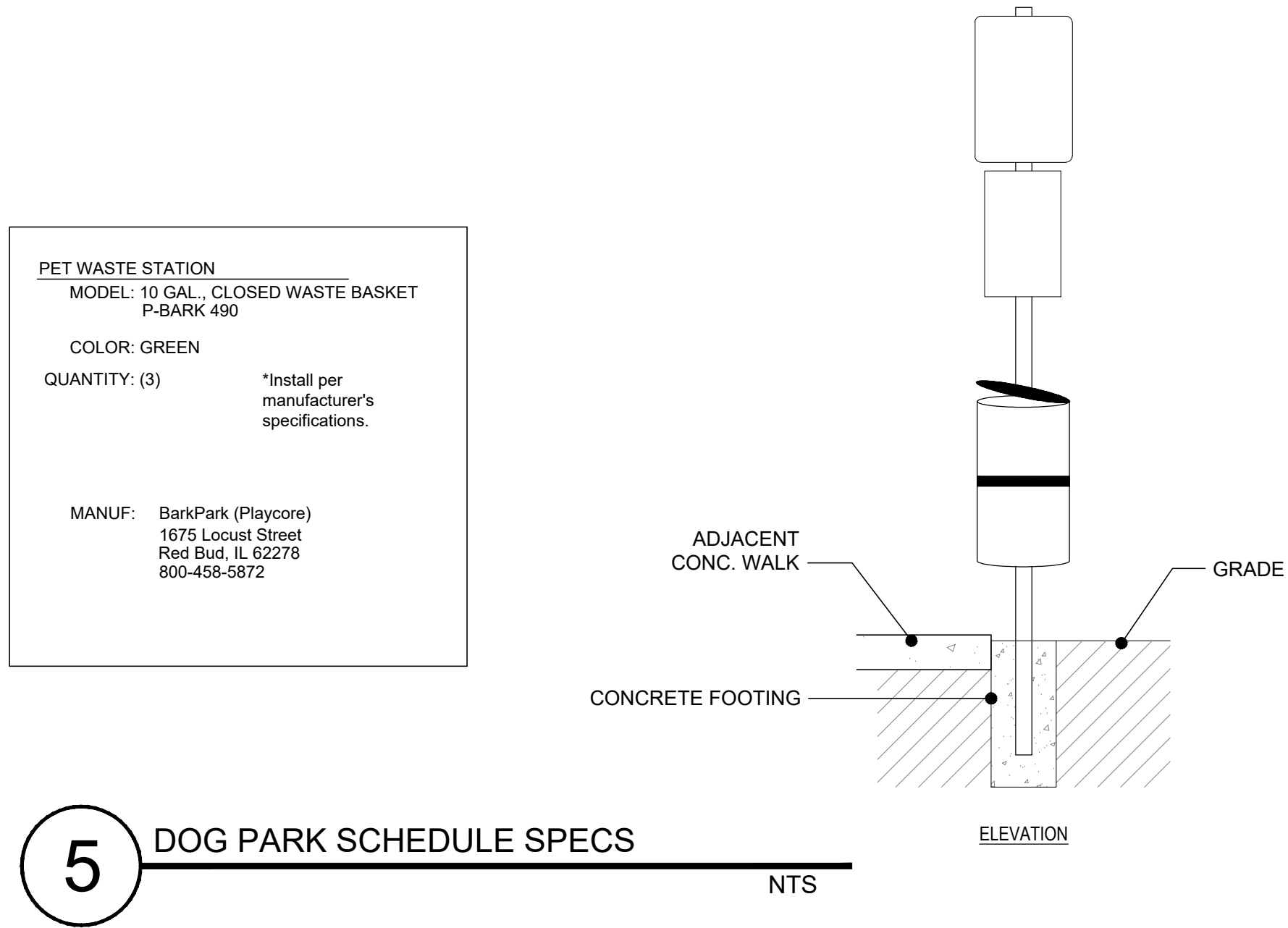
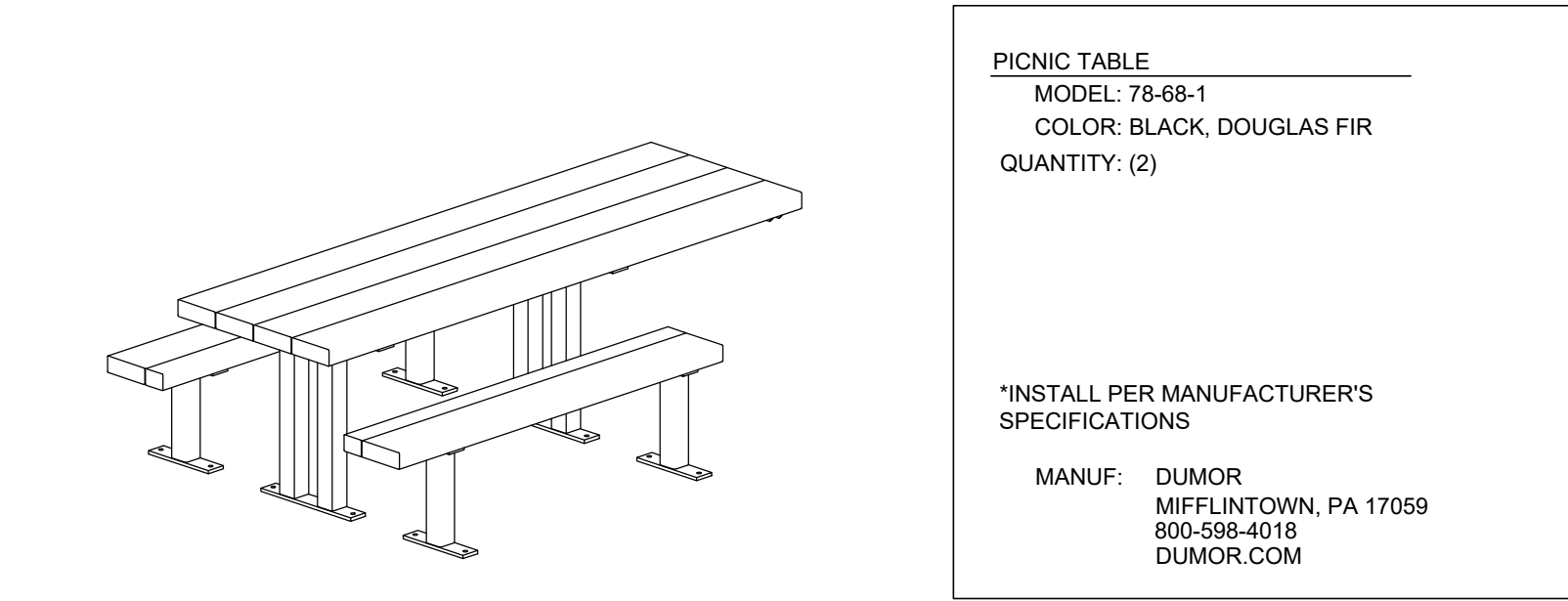
1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

EXHIBIT D

ADIUM GARLAND
GARLAND, TEXAS

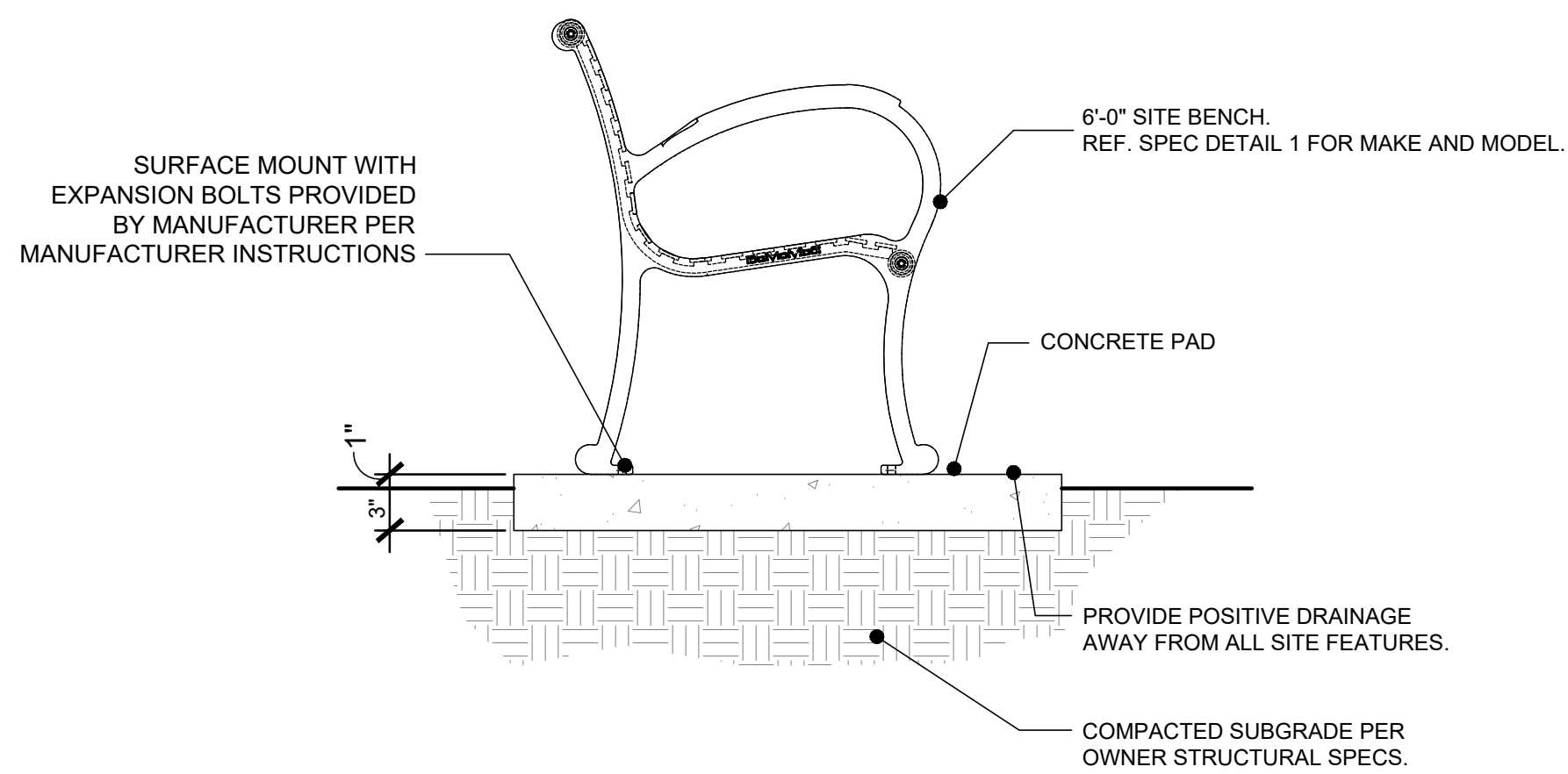


6 PICNIC TABLE
1"=1'-0"

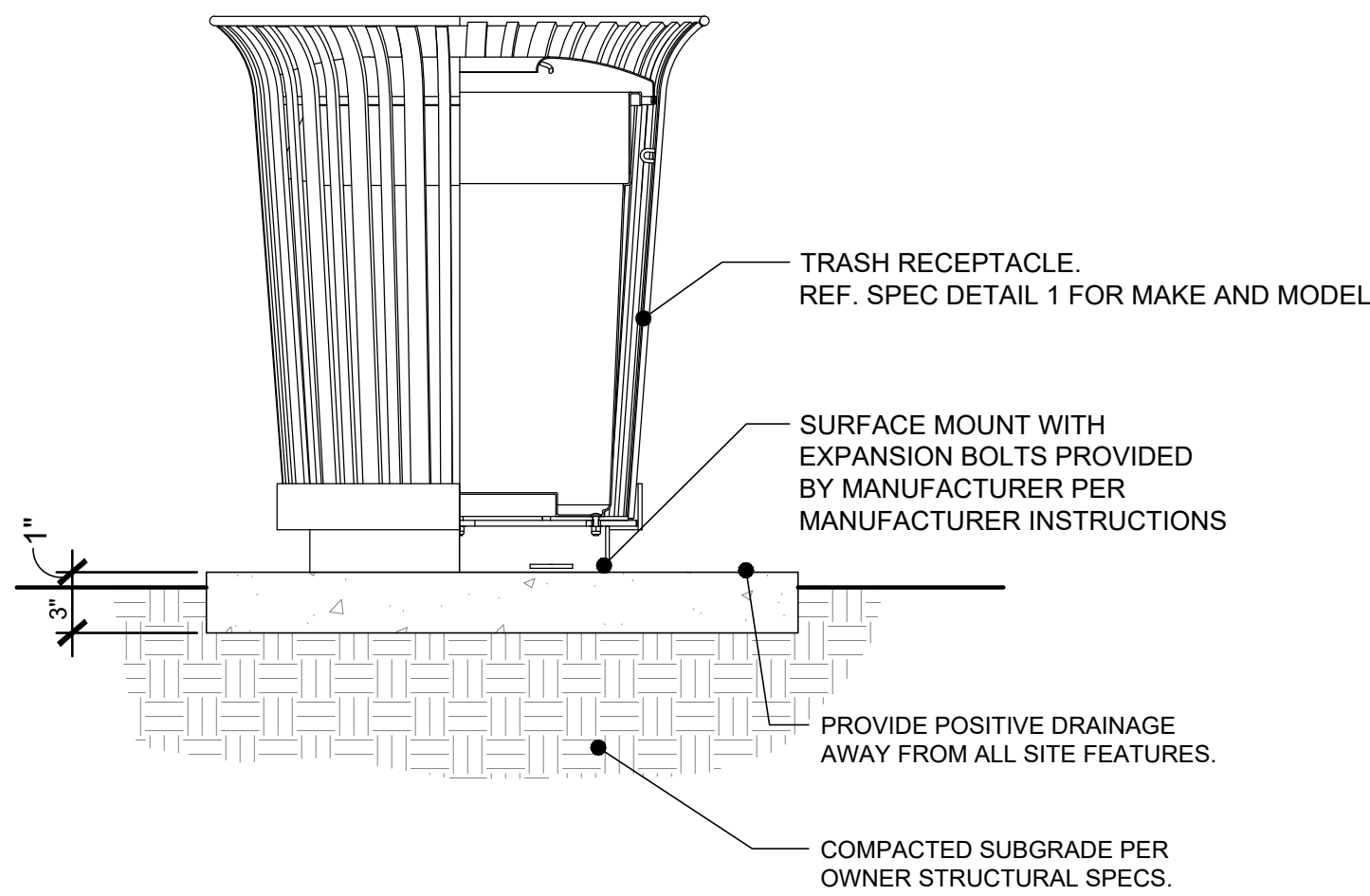


4 5'-0" HT. VINYL COATED CHAIN LINK FENCE (DOG PARK FENCING)
NTS

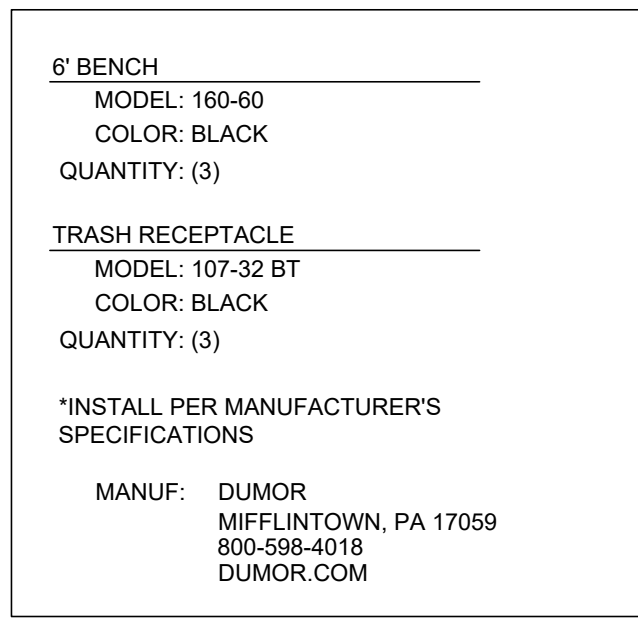
NOTE:
THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS FOR INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



3 SEATING BENCH DETAIL
1"=1'-0"



2 TRASH RECEPTACLE DETAIL
1"=1'-0"



1 FURNITURE SCHEDULE
NTS

EXHIBIT D

ISSUES:	
①	02-21-20 SITE PLAN SUBMITTAL
○	
○	
REVISIONS:	
△	04-08-20 PER CITY COMMENTS
△	04-29-20 PER CITY COMMENTS
△	06-05-20 PER CITY COMMENTS
△	
△	
△	
△	

CLIENT:

PALLADIUM GARLAND
GARLAND, TEXAS

landscape architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

SEAL

LANDSCAPE ARCHITECT
MICHAEL H. BELL
2485
STATE OF TEXAS
06-05-20

SITE PLAN SUBMITTAL

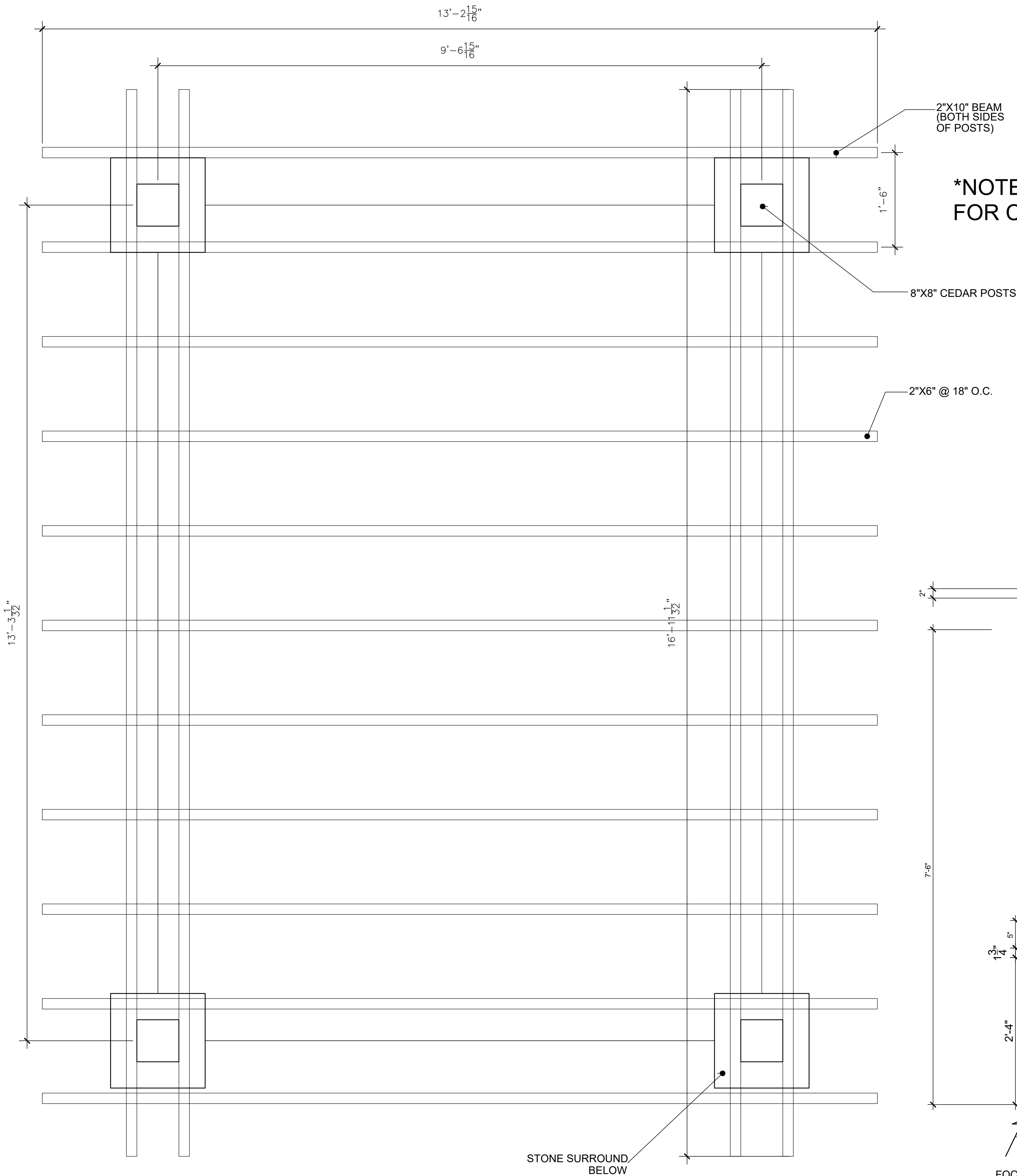
PALLADIUM GARLAND

GARLAND, TEXAS

JOB NUMBER: HED-2005

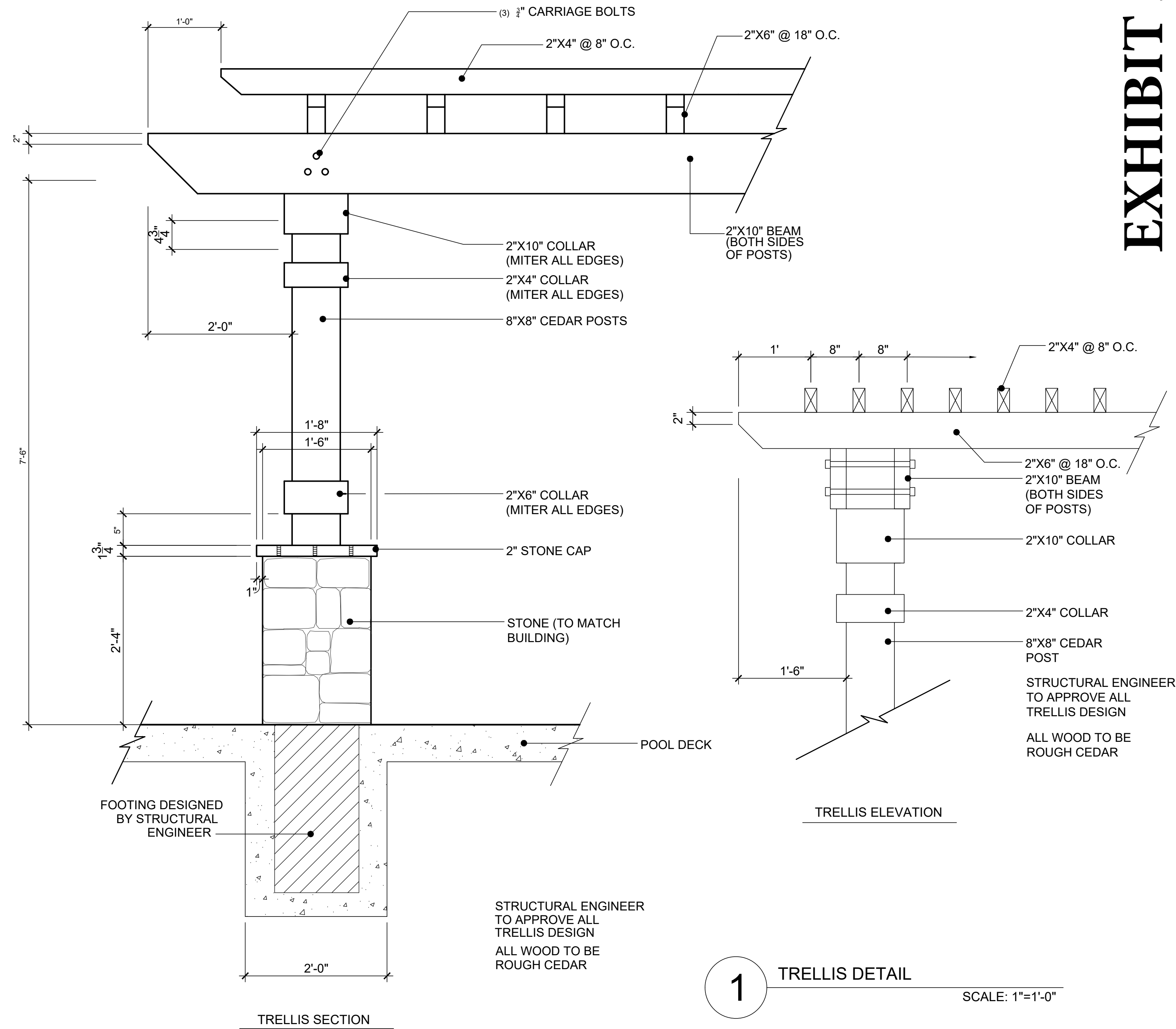
DETAILS

LP0.05



TRELLIS PLAN VIEW

STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.



TRELLIS SECTION

TRELLIS ELEVATION

STRUCTURAL ENGINEER TO APPROVE ALL TRELLIS DESIGN
ALL WOOD TO BE ROUGH CEDAR

1 TRELLIS DETAIL
SCALE: 1"=1'-0"

EXHIBIT D

ISSUES:	
①	02-21-20 SITE PLAN SUBMITTAL
○	
○	
REVISIONS:	
△	04-08-20 PER CITY COMMENTS
△	04-29-20 PER CITY COMMENTS
△	06-05-20 PER CITY COMMENTS
△	
△	
△	
△	

CLIENT:

PALLADIUM GARLAND
GARLAND, TEXAS

MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

SITE PLAN SUBMITTAL

PALLADIUM GARLAND

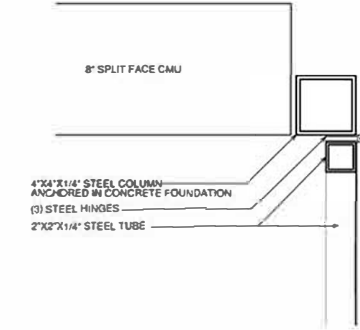
GARLAND, TEXAS

JOB NUMBER: HED-2005

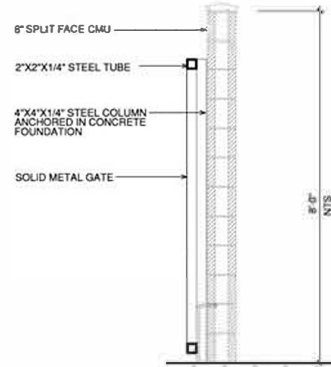
DETAILS

LP0.06

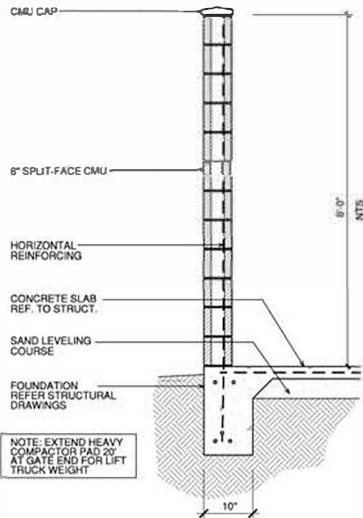
ESTIMATED % OF BUILDING MATERIALS:	
BRICK	100%



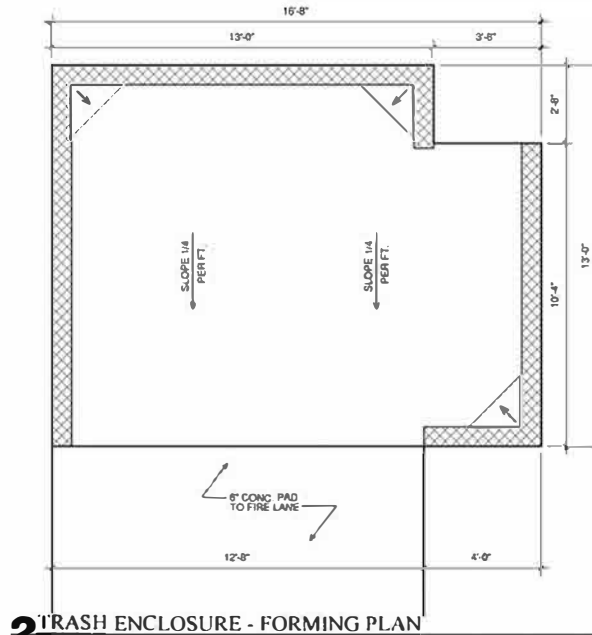
7 GATE HINGE DETAIL
SCALE 3\"/>



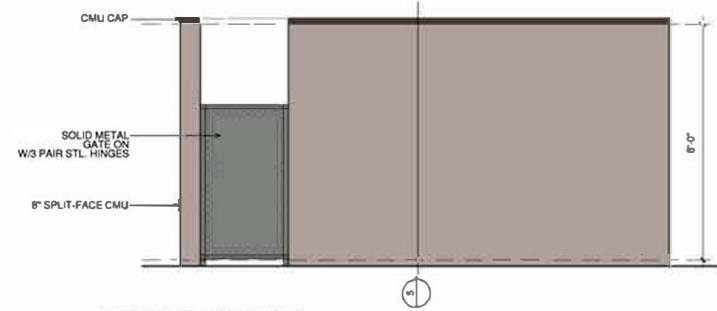
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SCALE 1\"/>



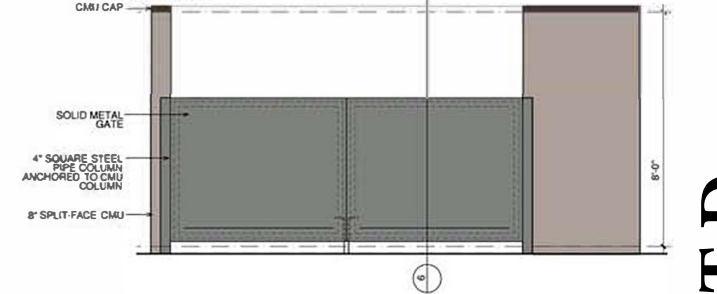
5 SCREEN WALL
SCALE 1\"/>



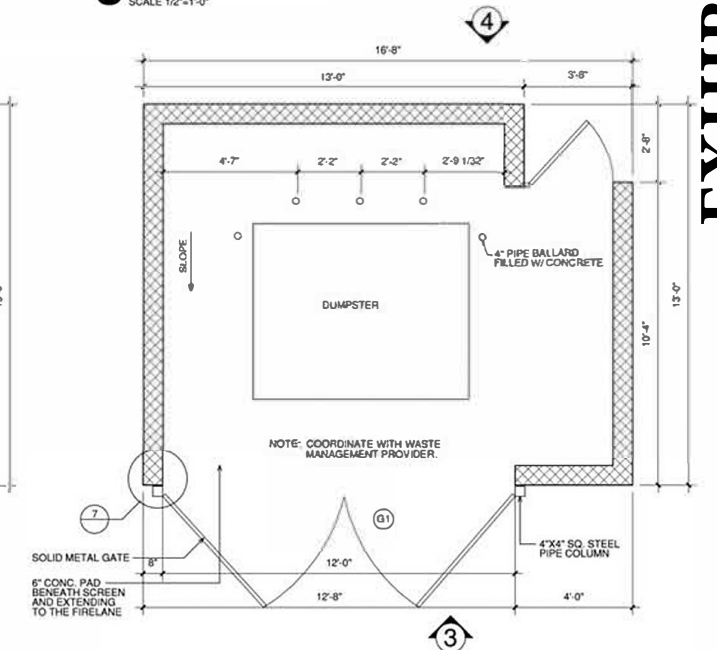
2 TRASH ENCLOSURE - FORMING PLAN
SCALE 1\"/>



4 END ELEVATION
SCALE 1\"/>



3 FRONT ELEVATION
SCALE 1\"/>



1 TRASH ENCLOSURE
SCALE 1\"/>

EXHIBIT D



REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HECK
ARCHITECTS

1470 W. PLAY DRIVE SUITE 120
DALLAS, TEXAS 75201
214.332.8678

DATE
02-20-2020

PROJECT
20110

SHEET NUMBER

A2-30
TRASH ENCLOSURE

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Architectural elevation drawing of a three-story townhouse building. The drawing shows a row of townhouses with varying facade treatments including stone, stucco, and brick. Key features include arched windows, a central entrance with a small porch, and a gabled roof with decorative elements. A detailed material schedule is provided at the top, and a section cut is shown at the bottom.

Material Schedule:

UNIT A1N	UNIT A1M	UNIT A1 (ADA)	UNIT A1	UNIT B1	UNIT B1
UNIT A1N	UNIT A1M	UNIT A1 (ADA)	UNIT A1	UNIT B1	UNIT B1

Roof Details:

- 6" ORNAMENTAL FACADE TRIMS
- 3-VARIED ROOF HEIGHTS
- 1-CORNERS
- COMPOSITION SHINGLES
- 4" ORNAMENTAL WINDOW HEADERS
- 5-FOUR LIGHT WINDOWS

Facade Details:

- CLAY TILE ROOF
- 6" ORNAMENTAL FACADE TRIMS
- STUCCO TRIM
- STUCCO
- STONE
- FIBER CEMENT LAP SIDING
- 2x4 TRIM

Section Cut:

- 12'-10"
- 22'-9 1/2"
- 20'-9 1/2"
- 17'-11 1/2"
- 17'-0"
- 12'-0"

 31- STONE MANUFACTURE: COCCINARDO BUILDING STONE TEXAS CREAM	 P1- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TURKISH COFFEE SW 6034	 P2- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ORIGINAL WHITE SW 7077	 P3- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TRULY TAUPE SW 6038	 P4- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ACCESSIBLE GREIGE SW 7036
 TRIM WINDOW TRIM, DOOR TRIM, FASCIA	 BALCONY STUCCO	 STUCCO, TRIM	 STUCCO	 TRIM
 F5- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: CITYSCAPE SW 7067	 R1- ROOF MANUFACTURE: GAF COLOR: CANADIAN DRYBIRDWOOD	 R2- ROOF MANUFACTURE: CLAYTILE COLOR: ANTIDUO MISSION STYLE	 W1- WINDOW MANUFACTURE: PLY-GEM COLOR: CLAY	
 STUCCO	 SHINGLES	 CLAY TILE		

BUILDING ARTICULATION - ELEVATION #1					
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH 328.8 FT X 20% + 65.3 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 328.8 FT X 20% + 65.3 FT MINIMUM VERTICAL ELEVATION CHANGE		OK
BUILDING FACADE LENGTH 328.8 FT X 20% + 65.3 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)		OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT		31.4 FT

BUILDING MATERIAL CALCULATION - ELEVATION #1	
MATERIAL	MATERIAL
STONE 25%	STONE 2,480 SF 35%
STUCCO 36%	STUCCO 3,968 SF 51%
SIDING 10%	SIDING 877 SF 14%
GLAZING 29%	

BUILDING FACADES COMPLY WITH:
 GDC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.8)

MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1- DORMERS	4- ORNAMENTAL WINDOW HEADS
2- RECESSED ENTRY	5- DIVIDED LIGHT WINDOWS
3- VARED ROOF HEIGHTS	6- ORNAMENTAL FACADE

ELEVATION LEGEND	
T.O.H. = TOP OF HEEL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	

MATERIALS KEY	
	COMPOSITION SPINDLES
	FIBER CEMENT PANEL
	FIBER CEMENT LAP SIDING (EXP.)
	FIBER CEMENT LAP SIDING (EXP.)
	FIBER CEMENT BOARD & BATTEN SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL BATTERY BOX SIZES AND CONDUIT SIZES BEFORE BEGINNING SIDING FEATURE.





2a BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2b BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION - ELEVATION #2			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
STATUS	N/A	STATUS	OK
BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET		BUILDING FACADE LENGTH 196.0 FT. X 20% = 39.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	
BUILDING FACADE LENGTH 256.0 FT. X 30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER: GARLAND SENIOR LIVING LTD.
NAME OF APPLICANT: JONATHAN HANE, CROSS ENGINEERS
PLANNING/DESIGN: LOR KANAWAN, HEDK ARCHITECTS
4303 BELTWAY ROAD
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2022 MONARCH DRIVE, 381 TINA DRIVE
EXISTING ZONING: PD 07 03 55.7
PROPOSED ZONING: PD 07 03 55.7
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 202109-2



BUILDING MATERIAL CALCULATION - ELEVATION #2			
MATERIAL	PERCENT	QUANTITY	PERCENT
STONE	27%	1,778 SF	31%
STUCCO	73%	5,418 SF	89%
BLANK	0%	0 SF	0%
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4, ARTICLE 6, DIVISION 6, SEC. 4.8.0			
MINIMUM OF 8 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT		
1 CORNER	4 CORNER	5 DIVIDED LIGHT WINDOW	6 ORNAMENTAL FACADE TRIM
2 RECESSED ENTRY	3 BALCONY Siding	7 STUCCO	8 STUCCO TRIM

ELEVATION LEGEND	
1.0M - TOP OF REEL	
1.0D - TOP OF DECK	
1.0P - TOP OF PLATE	
1.0F - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION SHINGLES	
FIBER CEMENT PANEL	
FIBER CEMENT LAP SIDING 4" EXP.	
FIBER CEMENT LAP SIDING 6" EXP.	
FIBER CEMENT BOARD & BATTEN SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL METRIC BOX SIZES AND FOOTINGS	

EXHIBIT E



REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HEDK ARCHITECTS

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DATE
03-08-2020

PROJECT
20110

SHEET NUMBER
A4-01
BUILDING
EXTERIOR ELEVATIONS



4a BUILDING - COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING ARTICULATION - ELEVATION #4			
A. HORIZONTAL ARTICULATION FOR POSTERIOR		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	NA	BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	OK	AVERAGE NONARTICULATED BUILDING HEIGHT
			31.4 FT.

BUILDING MATERIAL CALCULATION - ELEVATION #4	
MATERIAL	MATERIAL
STONE	STONE
STUCCO	STUCCO
SHINGLES	SHINGLES
CLAY TILE	CLAY TILE
TRIM	TRIM
BUILDING FACADES COMPLY WITH SSC CHAPTER 4 (ARTICLE 8 DIVISION 01, SEC. 4.8.8)	



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	

MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	FIBER CEMENT PANELS
[Pattern]	FIBER CEMENT LAP SIDING 4" EXP.
[Pattern]	FIBER CEMENT LAP SIDING 6" EXP.
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL AND MECHANICAL SURROUNDING SISING FEATURE

4b BUILDING - COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HECK ARCHITECTS

4203 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878 heck.com

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DATE
03-08-2020

PROJECT
20110

SHEET NUMBER
A4-03
BUILDING EXTERIOR ELEVATIONS

11- STONE MANUFACTURE: CORONADO COLOR: FREEDOM BUILDING: TEXAS CREAM	P1- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TURKISH COFFEE SW 6076	P2- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ORIGINAL WHITE SW 7027	P3- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TRULY TAUPE SW 6038	P4- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ACCESSIBLE CIRCLE SW 7036
TRIM WINDOW TRIM: DOOR TRIM, FASCIA	TRIM WINDOW TRIM: DOOR TRIM, FASCIA	BALCONY SIDING STUCCO, TRIM	STUCCO	TRIM
P5- PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: CITYSCAPE SW 7051	R1- ROOF MANUFACTURE: GAF COLOR: CANADIAN DRIFTWOOD	R2- ROOF MANUFACTURE: GAF COLOR: ANDIGUO MISION STILE	W1- WINDOW MANUFACTURE: PLY-CEM COLOR: CLAY	
STUCCO	SHINGLES	CLAY TILE		



5a BUILDING - COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"



5a BUILDING - COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION - ELEVATION #5			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER: GARLAND SENIOR LIVING LTD
NAME OF APPLICANT: CHATHAM HALL CROSS ENGINEERS
PLAN PREPARED: ERIC EARNSHAW, HEDK ARCHITECTS
4000 BELTWAY ROAD
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2001 MONARCH DRIVE, 301 TMA DRIVE
FUTURE ZONING: PD 02.03.05.1
PROPOSED ZONING: PD 02.03.05.1
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 30078-2

BUILDING MATERIAL CALCULATION - ELEVATION #5			
MATERIAL	PERCENT	MATERIAL	PERCENT
STONE	20%	STONE	1.47% SF 20%
STUCCO	41%	STUCCO	2,348 SF 57%
SHINGLES	8%	SHINGLES	478 SF 7%
CLAY TILE	32%		

BUILDING FACADES COMPLY WITH:
SBC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.03)

MINIMUM OF 8 ARCHITECTURAL ELEMENTS

ELEMENT	1 CORNERS	2 RECESSED ENTRY	3 VARED ROOF HEIGHTS	ELEMENT	4 ORNAMENTAL WINDOW HEADERS	5 DIVIDED LIGHT WINDOWS	6 ORNAMENTAL FACADE TRIMS
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ELEVATION LEGEND

T.O.H. = TOP OF HILL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.F. = TOP OF FOUNDATION

MATERIALS KEY

COMPOSITION SHINGLES
FIBER CEMENT PANEL
FIBER CEMENT LAP SIDING 4" EXP.
FIBER CEMENT LAP SIDING 8" EXP.
FIBER CEMENT BOARD & BATTEN SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL WITH FOUR CORNERS AND COORDINATE SURROUNDING SIGNAGE FEATURE

03-08-2020	REVISIONS	GARLAND SENIOR LIVING GARLAND, TEXAS	CITY RESUBMITTAL 03-08-2020	HEDK ARCHITECTS 4202 BELTWAY DRIVE, ADDISON, TX 75001 214.520.8878	COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED	DATE 03-08-2020	SHEET NUMBER A4-04
					PROJECT 20110	BUILDING EXTERIOR ELEVATIONS	



BUILDING ARTICULATION - ELEVATION #3c:			
A HORIZONTAL ARTICULATION FOR FOOTPRINT		B VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FAÇADE LENGTH 18' 6" FT. X 20% = 3' 5" FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FAÇADE LENGTH 18' 6" FT. X 20% = 3' 5" FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FAÇADE LENGTH 18' 6" FT. X 20% = 3' 5" FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 10 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	34' 1"

NAME OF OWNER: GARLAND SENIOR LIVING LTD NAME OF ARCHT: JONATHAN HARR, CROSS ENGINEERING PLANNING, (804) 649-9494, HCSS ARCHT/ECTS 4922 BELTHER ROAD ADDISON, TEXAS 75001 214-330-3878	PROJECT ADDRESS: 2222 MONARCH DRIVE, 301 TINA DRIVE EASTING ZONING: PD 07-02-05-07 PROPOSED ZONING: PD 07-02-05-07 PROPOSED ZONING: PD 07-02-05-07 STORAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER: 200909-2	BUILDING MATERIAL CALCULATION - ELEVATION A <table><thead><tr><th>MATERIAL</th><th>STUCCO</th><th>STONE</th><th>GLASSING</th></tr></thead><tbody><tr><td>STUCCO</td><td>25%</td><td>STUCCO</td><td>2.500 SF 62</td></tr><tr><td>STONE</td><td>80%</td><td>STUCCO</td><td>4.919 SF 62</td></tr><tr><td>GLASSING</td><td>4%</td><td>STONE</td><td>429 SF 61</td></tr><tr><td>GLASSING</td><td>31%</td><td></td><td></td></tr></tbody></table> BUILDING FACADES COMPLY WITH SICC CHARTER ARTICLE C.17.1. CONSTRUCTION, SEC. C.17.1.	MATERIAL	STUCCO	STONE	GLASSING	STUCCO	25%	STUCCO	2.500 SF 62	STONE	80%	STUCCO	4.919 SF 62	GLASSING	4%	STONE	429 SF 61	GLASSING	31%		
MATERIAL	STUCCO	STONE	GLASSING																			
STUCCO	25%	STUCCO	2.500 SF 62																			
STONE	80%	STUCCO	4.919 SF 62																			
GLASSING	4%	STONE	429 SF 61																			
GLASSING	31%																					

MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1 CORNERS	4 ORNAMENTAL WINDOW HEADS
2 RECESSED ENTRY	5 DIVIDED LIGHT WINDOWS
3 VARIED ROOF HEIGHTS	6 ORNAMENTAL FACADE

						
31-STONE MANUFACTURE: CONCREDO COLOR: FREEDOM BUILDING STONE- TEXAS CREAM	P1-PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TURKISH COFFEE SW 4074	P2-PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ORIGINAL WHITE SW 7077	P3-PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: TRULY TAUPE SW 4038	P4-PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: ACCESSIBLE SW 7036	P5-PAINT MANUFACTURE: SHERWIN WILLIAM COLOR: CITYSCALE SW 7047	R1-ROOF MANUFACTURE: GAF COLOR: CANADIAN DARKWOOD
TRIM, WINDOW TRIM, DOOR TRIM	BALCONY SIDING, STUCCO, TRIM	STUCCO	TRIM	STUCCO	STUCCO	SHINGLES



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	

MATERIALS KEY	
	COMPOSITION SHINGLES
	FIBER CEMENT PANEL
	FIBER CEMENT LAP SIDING (EXP)
	FIBER CEMENT LAP SIDING (EXP)
	FIBER CEMENT BOARD & BATTEN SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METAL BOX SIZE AND COORDINATE SUPERCHARGES BONA FIDE FEATURE



REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

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DATE _____

SHEET NUMBER

03-08-2020

PROJECT

20110

A4-02

BUILDING EXTERIOR ELEVATIONS

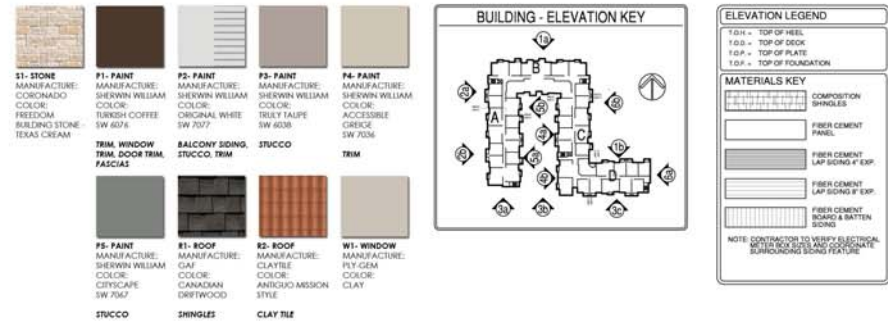




6a BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



6b BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING ARTICULATION - ELEVATION #6			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 270.1 FT. X 20% = 54.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 270.1 FT. X 20% = 54.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 270.1 FT. X 30% = 81.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT

NAME OF OWNER: GARLAND SENIOR LIVING LTD NAME OF ARCHITECT: CHARTER HALL CROSS ENGINEERING PLAN PREPARED: DRK SARINSHAN, HEDK ARCHITECTS 4203 BELTWAY ROAD ADDISON, TEXAS 75011 214.520.8878	PROJECT ADDRESS: 2021 MONARCH DRIVE, 301 TINA DRIVE DISTRICT ZONING: PD 20.03 B.1 PROPOSED ZONING: PD 10.03 B.1 BIDDING TO COMPLY WITH CITY STANDARDS CASE NUMBER: 20105-2
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BUILDING MATERIAL CALCULATION - ELEVATION #6			
MATERIAL	PERCENT	MATERIAL	PERCENT
STONE	32%	STONE	2,818 SF 38%
STUCCO	44%	STUCCO	3,738 SF 51%
SHINGLES	4%	SHINGLES	388 SF 5%
GLAZING	18%		
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8B			
MINIMUM OF 8 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT	ELEMENT	ELEMENT
1. CORNERS	4. ORNAMENTAL WINDOW HEADERS	5. 3-SIDED LAP SIDING	8. ORNAMENTAL FACADE TRIMS

EXHIBIT E

REVISIONS

03-08-2020

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL
03-08-2020

HEDK ARCHITECTS

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214.520.8878

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DATE: 03-08-2020

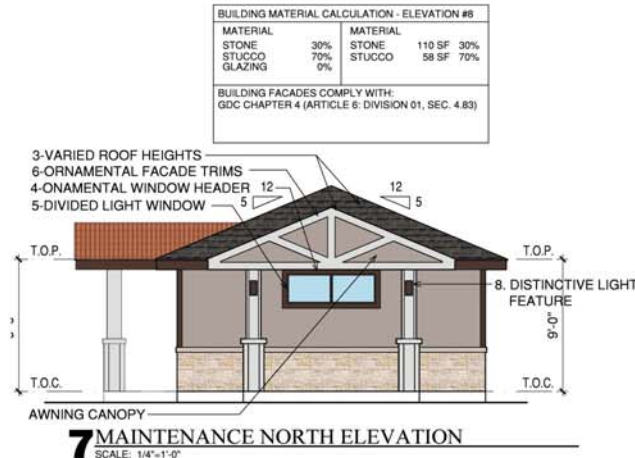
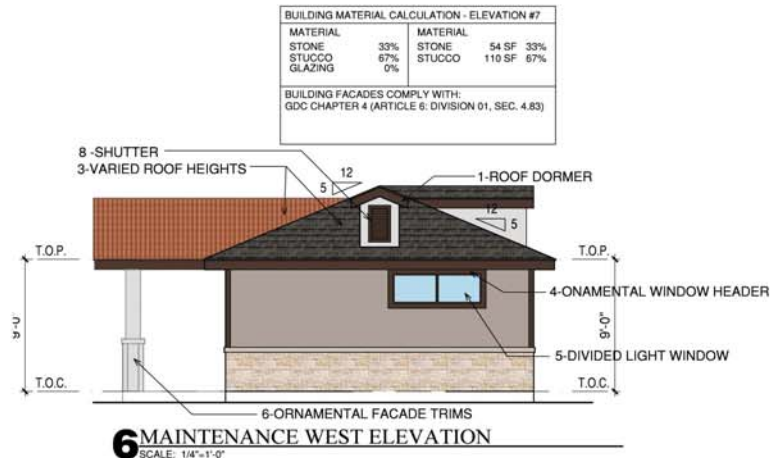
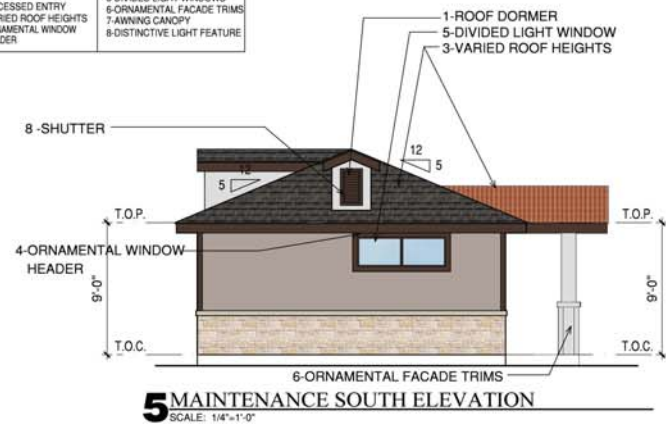
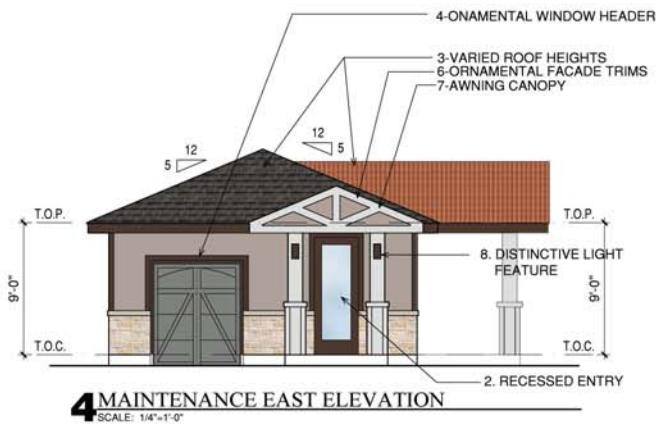
PROJECT: 20110

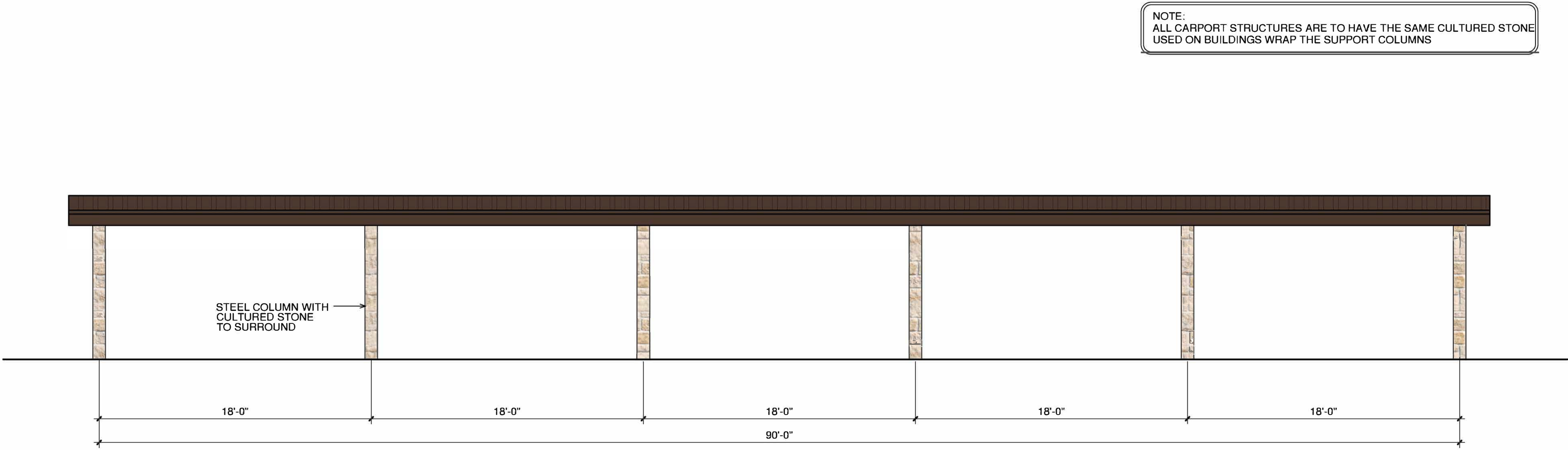
SHEET NUMBER: A4-05

BUILDING EXTERIOR ELEVATIONS

GENERAL NOTES:

- ✓ ROOF TRUSLS, RAFTERS, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE ARCHITECT. TRUSLS BY WAY OF BROOM DRAWINGS, ARE TO BE SHOWN RETAINING WALLS, SEWERLAYS AND INDIVIDUAL BUILDING
- ✓ ROOFING LOCATION AND MATERIALS TO BE DETERMINED AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, FACTORY AND LOCAL COUNCILS. THE CONTRACTOR MUST BE ADVISED OF THE ORIENTATION AND GRADIENT TO INSURE THAT OUTFLOW FROM THE ROOFING IS NOT INTO THE LANDSCAPING OR ON TO THE ROAD. (IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DROPSHOOTS BE INSTALLED IN ALL ROOFING AND DOWN PIPES AND CARRIED AWAY FROM THE ROOFING AND ALL FINISHED SURFACES WHERE POSSIBLE.
- ✓ REFER TO ELEVATIONS FOR ROOFING MATERIALS.
- ✓ ROOF VENT CALCULATIONS HAVE BEEN PROVIDED TO SHOW THE REQUIRED VENTS.
- ✓ REFER TO 13x12-27 FOR ATTIC ACCESS DOOR DETAILS.
- ✓ GUTTER PENETRATIONS PROHIBITED WITHIN 4'0" E.A. SIDE OF 2 HOUR FIRE WALL.
- ✓ ALL ATTICS TO BE SPRINKLERED PER CTO-GO AMENDMENTS



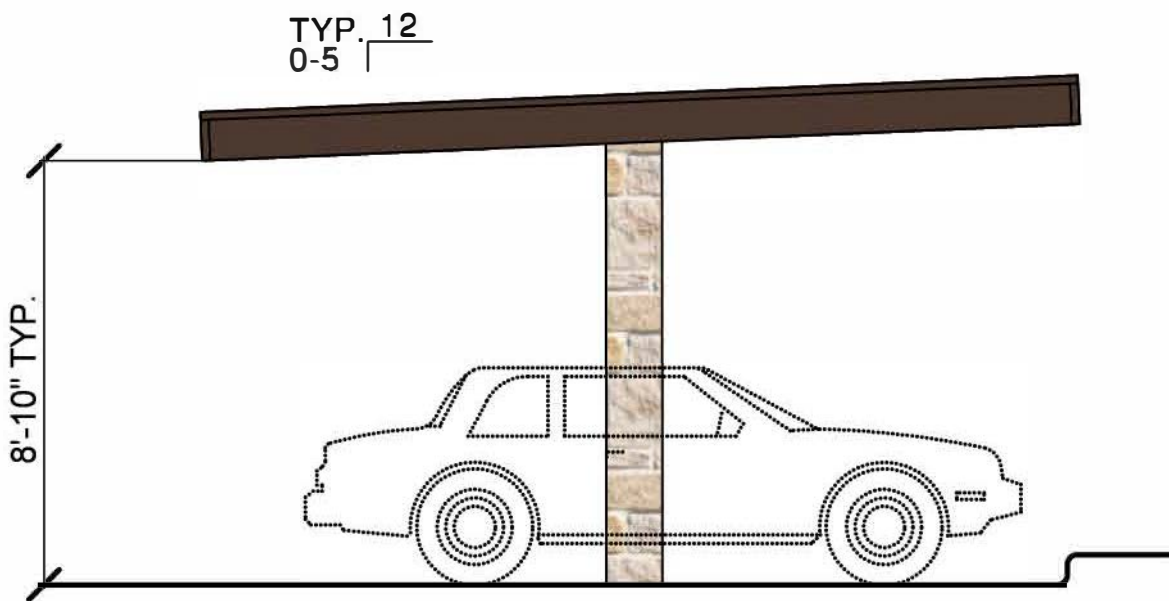


1 CARPORT ELEVATION - 10 EVEN SPACES
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER
FOR ENGINNERING AND INSTALLATION

CARPORT NOTES

- 1. CARPORT TO HAVE A GALVANIZED METAL STRUCTURE
- 2. CARPORT TO HAVE GALVALUMED METAL ROOF PANELS
- 3. CARPORT DESIGN TO BE ENGINEERED BY CARPORT MFR. SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.



2 CARPORT ELEVATION (TYPICAL)
SCALE 1/4"=1'-0"
REFER TO CARPORT MANUFACTUER
FOR ENGINNERING AND INSTALLATION

EXHIBIT E

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878 hedk.com

DATE
05-15-2020

PROJECT
20110

SHEET NUMBER

A2-50

CARPORT

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UNIT PLANS:

STG. STORAGE / CLOSET SPACES

NOT FOR
REGULATORY APPROVAL,
PERMITTING,
OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

60% PROGRESS SET
REVIEW PRINTS ONLY
NOT FOR
REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION

FEDK
ARCHITECTS

4302 BELLEVUE DRIVE ADDISON, TX 75001
972.350.0101

DATE
05-15-2020

PROJECT
20110

SHEET NUMBER
A2-19
UNIT PLANS

B2 TWO BEDROOM/TWO BATH

1005 S.F.

SCALE 1/4"=1'-0"

B2 AREA CALCULATIONS			
ENTRY	14	S.F.	
BEDROOM	297	S.F.	
BATH/CLOSET	226	S.F.	
LIVING	178	S.F.	
KITCHEN CLOSET PANTRY	237	S.F.	
DINING	46	S.F.	
UTILITY	23	S.F.	
MECHANICAL	14	S.F.	
NET TOTAL	1005	S.F.	

B2 - STORAGE SPACES "PAINT TO PAINT"			
CLOSET	66	SQ. FEET	594
STORAGE	17	SQ. FEET	153
LINEN	4	SQ. FEET	32
LINEN CABINET	4	SQ. FEET	14
COAT	4	SQ. FEET	36
PANTRY	3	SQ. FEET	27
NET TOTAL	98	SQ. FEET	856

B1 TWO BEDROOM/TWO BATH

1005 S.F.

SCALE 1/4"=1'-0"

B1 AREA CALCULATIONS			
ENTRY	30	S.F.	
BEDROOM	287	S.F.	
BATH / CLOSET	282	S.F.	
LIVING	190	S.F.	
KITCHEN / PANTRY	141	S.F.	
DINING / CLOSET	81	S.F.	
UTILITY	22	S.F.	
MECHANICAL	12	S.F.	
NET TOTAL	1005	S.F.	

B1 - STORAGE SPACES "PAINT TO PAINT"			
CLOSET	13	SQ. FEET	747
STORAGE	10	SQ. FEET	90
LINEN	3	SQ. FEET	48
LINEN CABINET	1	SQ. FEET	14
COAT	3	SQ. FEET	54
PANTRY	1	SQ. FEET	35
NET TOTAL	113	SQ. FEET	969

A1 ONE BEDROOM/ONE BATH

695 S.F.

SCALE 1/4"=1'-0"

A1 AREA CALCULATIONS			
ENTRY	18	S.F.	
BEDROOM	142	S.F.	
BATH / CLOSET	132	S.F.	
LIVING	157	S.F.	
KITCHEN CLOSET PANTRY	210	S.F.	
UTILITY	22	S.F.	
MECHANICAL	14	S.F.	
NET TOTAL	695	S.F.	

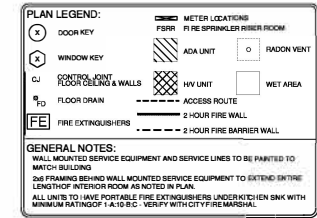
A1 - STORAGE SPACES "PAINT TO PAINT"			
CLOSET	33	SQ. FEET	297
STORAGE	12	SQ. FEET	108
LINEN	3	SQ. FEET	24
LINEN CABINET	2	SQ. FEET	7
COAT	5	SQ. FEET	45
PANTRY	3	SQ. FEET	27
NET TOTAL	58	SQ. FEET	508

MULTI-PURPOSE	798	S.F.
COMP/ CYBER LOUNGE	500	S.F.
FITNESS	582	S.F.
THEATRE	633	S.F.
CLUB	1,517	S.F.
LIBRARY	387	S.F.
LEASING AREA	263	S.F.
BATHROOM	323	S.F.
HOSPITALITY ROOM	532	S.F.
LOUNGE	976	S.F.
LAUNDRY	69	S.F.
NETTOTAL	6,600	S.F.

WORK ROOM	8	S.F.
STORAGE/PANTRY	466	S.F.
MGR./ASST.MGR. OFFICE	263	S.F.
MECH./TELECOM	132	S.F.
JANITOR	23	S.F.
NETTOTAL	970	S.F.
UNCONDITIONED SPACES ACCESSIBLE TO TENANTS		
MAIL ROOM	215	S.F.
NETTOTAL	215	S.F.
AIRCONDITIONEDSPACE		
	7,570	S.F.

AIRCONDITIONEDSPACE	7 570	S.F.
UNCONDITIONED SPACE	215	S.F.
GROSS AREA	7.785	S.F.

MULTI-PURPOSE	798	S.F.
COMP/ CYBER LOUNGE	500	S.F.
FITNESS	592	S.F.
THEATRE	633	S.F.
CLUB	1,517	S.F.
LIBRARY	397	S.F.
HOSPITALITY ROOM	532	S.F.
LAUNDRY	69	S.F.
LOUNGE	976	S.F.
NETTOTAL	6,014	S.F.



CLUB/LEASING
FIRST FLOOR

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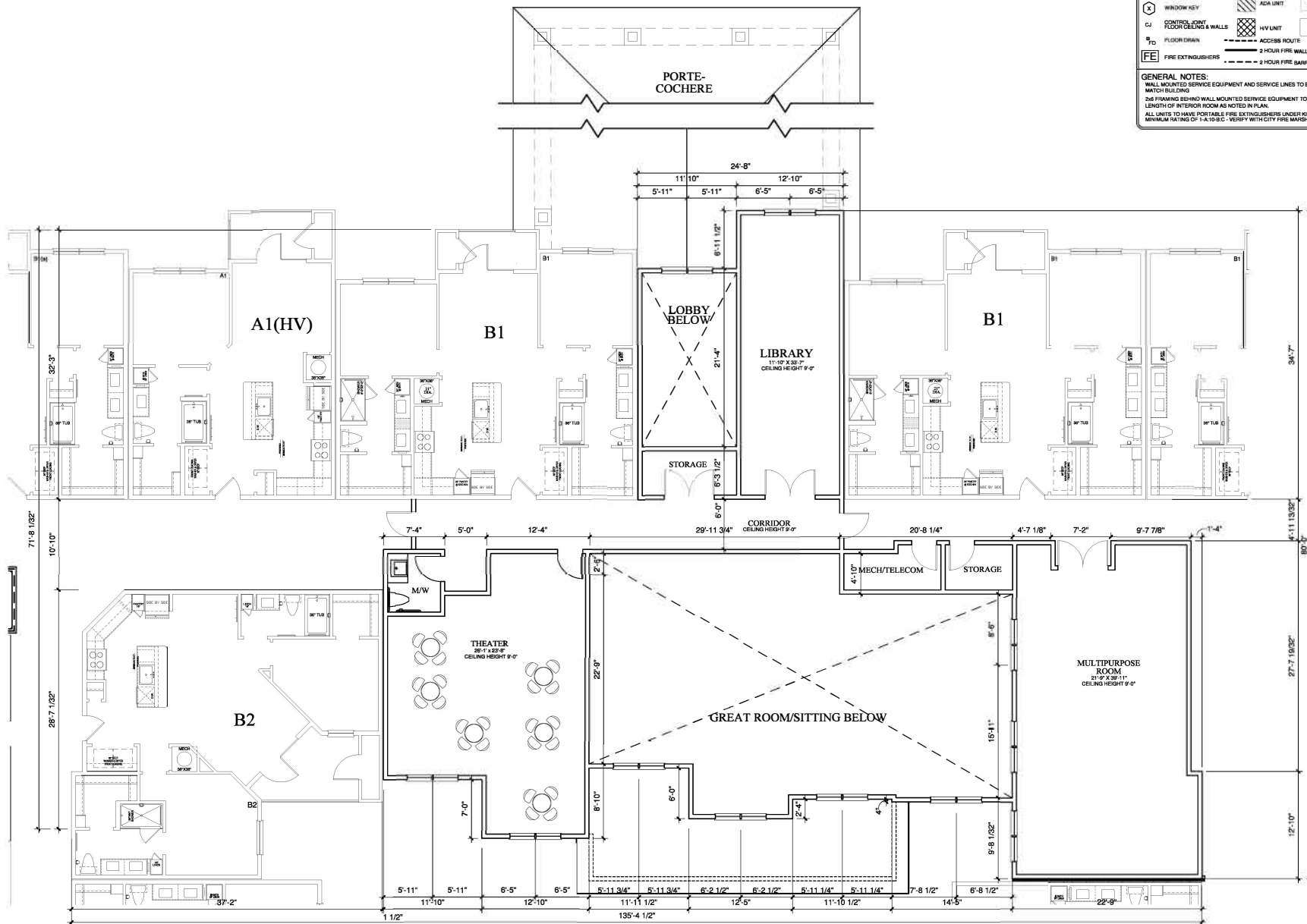
1 CLUB AND LEASING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

	6,243 GROSS S.F.
4,068 CLUB S.F.	6,028 NET S.F.



EXHIBIT F



1 CLUB AND LEASING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

911 GROSS S.F.
804 NET S.F.



EXHIBIT F

NOT FOR
REGULATORY APPROVAL,
PERMITTING,
OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

60% PROGRESS SET
THIS DRAWING IS NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION

FEDK
ARCHITECTS
4242 BELLEVUE DRIVE ADDISON, TX 75001
214.565.8878

DATE
05-15-2020
PROJECT
20110
SHEET NUMBER

A2-21
CLUB/LEASING
SECOND FLOOR

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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 07/07/2020

Item Title: Amendments to Chapter 31, Article IX Construction or Repair of Sidewalks of the Code of Ordinances

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The Council Transportation, Infrastructure and Maintenance (TIM) Committee reviewed and recommended modifications to Chapter 31, Article IX Construction or Repair of Sidewalks, Section 31.120 thru 31.138 of the Code of Ordinances. The modifications to the Ordinance primarily focus on the participation requirements for City's Sidewalk Repair program and on the proposal that adjoining property owners would not be responsible for repairing hazardous sidewalks along arterials and collector streets. The City Council was briefed at the January 6, 2020 Work Session on these issues and directed staff to prepare an ordinance amendment to incorporate the proposed changes.

The attached ordinance incorporates the following for this section of the Code of Ordinances:

- Various vocabulary updates to accommodate current practices and physical aspects of sidewalks, curbs, and gutters.
- Acknowledges that primary responsibility for the administration of the program will shift to the Street Department. (Officially, this will be incorporated into the adoption of next year's Budget.)
- Defines what type Arterial and Collector streets will be used in determining responsibility for repair of hazardous sidewalks.
- Defines additional participation considerations for citizens if their property is a bona fide homestead, and/or resides in a designated CDBG area, and/or the owner is disabled or of age 65 or older.

This item was considered by Council at the June 1, 2020 Work Session.

Recommendation/Action Requested and Justification

Approve the proposed amendments to Chapter 31, Article IX Construction or Repair of Sidewalks, of the Code of Ordinances.

Attachments

Final Chapter 31 Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING MULTIPLE PROVISIONS OF CHAPTER 31, ARTICLE IX, "CONSTRUCTION OR REPAIR OF SIDEWALKS," OF THE CODE OF ORDINANCES 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 Section 31.120 "Definition", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 31.120 Definition

The term "sidewalk," as used in this Article, shall apply to the repair or construction of any sidewalk other than a sidewalk constructed as part of a new development, and shall include driveways and head-in parking; providing, in such case, that the article shall state the kind of sidewalk to be constructed, reconstructed, or repaired, or may merely direct the construction, reconstruction or repair of a sidewalk alone."

Section 2

That Section 31.125 "Bond required", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 31.125 Bond required

. . .

(B) Such bond shall be conditioned that all work done in the construction, reconstruction or repair of any sidewalk shall be done in a good and workmanlike manner, and that

such person shall faithfully and strictly comply with the specifications and with the terms of this Code and such ordinances, resolutions or regulations that may be passed by the City Council governing and relating to the construction, reconstruction or repair of sidewalks, and that the City shall be fully indemnified and be held whole and harmless from any and all costs, expenses or damages, whether real or asserted, on account of any injury done to any person or property in the prosecution of such work, or that may arise out of or be occasioned by the performance of such work. Such bond shall be conditioned further that the principal shall, without additional cost to the person for whom the work was done, maintain all sidewalks so constructed, reconstructed or repaired by the principal for a period of two (2) years from the date of acceptance of such construction, reconstruction or repair to the satisfaction of the Street Department of the City, and shall reconstruct or repair such sidewalk to the satisfaction of the Street Department of the City at any time within two (2) years after acceptance of the construction, reconstruction or repair of such sidewalk and after ten (10) days' notice from the Street Department to construct or repair the same, and that the opinion of the Street Department as to the necessity of such reconstruction or repair shall be binding on the parties thereto.

(C) Such bond shall, for the purposes mentioned above, be in force for two (2) years after the date of acceptance of any sidewalk construction, reconstruction or repair and one recovery shall not exhaust the bond, but such bond shall be a continuing obligation against the sureties thereon until the entire amount therein provided for shall have been exhausted. In case the bond shall be decreased on account of any recovery which may be obtained, arising out of the violation of any condition of the same, the Director of Streets may require, upon notice of such fact, an additional bond to be given in accordance with this section in an amount sufficient, when added to the non-exhausted amount of the original bond, to be at all times equal to the sum of two thousand dollars (\$2,000.00).

. . ."

Section 3

That Section 31.126 "Specifications", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 31.126 Specifications

Sidewalks shall be constructed, reconstructed or repaired in accordance with the City of Garland Technical Standards Manual and City of Garland Standard Construction Details."

Section 4

That Section 31.127 "Supervision and approval of work", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 31.127 Supervision and approval of work

All work done in the construction, reconstruction, alteration, repair, removal or replacement of sidewalks shall be done under the supervision and subject to the direction and approval of the Street Department, whose decision shall be final."

Section 5

That Section 31.128 "Approval or materials", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Section 31.128 Approval of materials

Upon request of the Street Department, no materials of any kind shall be used in the construction, alteration or repair of any sidewalks until they have been examined and approved and found to be compliant with the Garland Development Code, the City's Technical Standards Manual and the City's Standard Construction Details, and the person performing such work shall furnish such samples as may be

required for making tests and examinations in sufficient time prior to the use of same."

Section 6

That Section 31.134 "Duty to keep sidewalks in safe condition", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 31.134 Duty to keep sidewalks in safe condition

It shall be the duty of any abutting property owner to keep the sidewalk, parkway, and driveway abutting such property in a good and safe condition, free from any defects and hazards of whatsoever kind and character. By way of example and not of limitation, a sidewalk is hazardous under any of the following conditions:

- (1) There is a difference in elevation between adjoining sections of sidewalk or opposing edges of any fissures (cracks) on the sidewalk surface of two (2) inches or more;
- (2) An unstable walking surface exists due to defects on the surface such as fissures that have created a gap of one and one half (1-1/2) inches or more;
- (3) A spalled finish condition creates an unstable walking surface;
- (4) Some sections of the sidewalk are incomplete due to missing corners or pieces of the sidewalk section;
- (5) The sidewalk has an excessive cross-slope greater than 5 percent;
- (6) Portions of the sidewalk are sunken or slanted, creating excessive ponding of water; or
- (7) An uplifted or sunken sidewalk causing longitudinal grades in excess of 5 percent or exceeding the adjacent street top of curb slope, whichever is greater."

Section 7

That Section 31.135 "Liability for damages resulting from defective sidewalks", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Section 31.135 Liability for damages resulting from defective sidewalks

The abutting property owner or person making a special use of a sidewalk or enjoying the use of any property abutting on a sidewalk that has become defective or hazardous and has resulted in causing damage or injury as a result of such defective or hazardous condition shall be primarily liable in damages for any loss or damage sustained as a result of such defective or hazardous condition. The City shall not be held as assuming any such liability by reason of inspection of any sidewalk or providing notice as authorized in this article."

Section 8

That Section 31.136 "Notice to reconstruct or repair", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 31.136 Notice to reconstruct or repair

Any sidewalk, parkway or driveway that has become defective or hazardous is hereby declared a nuisance and it shall be the duty of the owner of property abutting such sidewalk, parkway, curb or driveway to reconstruct or repair such sidewalk, parkway, or driveway in accordance with the standard specifications of the City and such expense shall be borne by the abutting property owner, with the exception being that portion of a residential property located along a street designated on the City Thoroughfare Plan as Type A, B, C, D or E. In extenuating circumstances, the City Street Department may waive the adjacent property owner's responsibility for maintenance of the sidewalk. The failure of any owner or the agent of any owner to reconstruct or repair any such sidewalk, parkway, or driveway within thirty (30) days from receipt of a notice

to repair from the Street Department shall constitute an offense."

Section 9

That Section 31.137 "Repair by City; costs to be a lien against abutting property and owner personally liable for costs", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 31.137 Repair by City; liability for costs

. . .

(B) Nothing herein shall inhibit the right of the City to make immediate repair of any condition considered to be of unusual and immediate danger to persons or property. In such instance, the Director of Streets shall send an invoice for expenses incurred in the repair of such condition to the owner of the abutting property, and within ten (10) days the owner shall have the right to a hearing on the matter of the reasonableness of the action and cost of repair. The owner shall pay the reasonable expenses as determined by the director.

(C) In the event the owner fails or refuses to pay such expense within thirty (30) days after notice of the reasonable charge by the Director of Streets, the City shall follow the procedure written above to perfect a lien on such property, which lien shall have the same character as written above.

. . ."

Section 10

That Section 31.138 "City Participation in sidewalk reconstruction", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 31.138 City Participation in sidewalk reconstruction

(A) The City may participate in the reconstruction provided monies are available for this program from bond funds. If monies are available, City participation in the cost of improvements shall be shared with the abutting property owner on a 50/50 basis-shared with the abutting property owner as follows:

(1) Sidewalk improvements (when those costs are not included in a street improvement project): 50%;

(2) The property owner of a qualifying project may receive additional reductions to his/her participation amount based on the following criteria:

(a) Property owner's share may receive an additional reduction of fifteen percent (15%) if property has a homestead exemption as recorded in the Dallas Central Appraisal District (DCAD) database.

(b) Property owner's share may receive an additional reduction of fifteen percent (15%) if property is located within a Community Development Block Grant (CDBG) geographical area as determined by the United States Department of Housing and Urban Development Community Development and current Census Data.

(c) Property owner's share may receive an additional reduction of ten percent (10%) if property owner is disabled or a person 65 years of age or older. Property owners claiming disability must provide a Social Security Administration Award letter to receive the ten (10%) reduction benefit.

(d) Property owner's share may receive a maximum benefit of a ninety percent (90%) City and ten percent (10%) Property Owner participation based on the total cost of the sidewalk repair/replacement costs should the property owner qualify for all three (3) reductions contained in Sec. 31.138 (A)(1)(a), (b), and (c).

. . ."

Section 11

That Chapter 31 of the Code of Ordinances 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 12

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 13

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 14

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

PASSED AND APPROVED this the _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 07/07/2020

Item Title: Amend Authorized TexPool Representatives

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

Each entity that participates in the TexPool investment pool must appoint authorized representatives. Only authorized representatives have the ability to conduct transactions with TexPool and inquire on TexPool transactions. For security purposes, TexPool requires the governing body approve a resolution to amend existing authorized representatives. Due to staff changes, the Financial Services Department is requesting that authorized representatives to TexPool be amended.

Recommendation/Action Requested and Justification

Approve resolution amending the authorized TexPool Representatives.

Attachments

TexPool Resolution

RESOLUTION NO.

A RESOLUTION AMENDING THE CITY'S AUTHORIZED REPRESENTATIVES FOR PURPOSES OF PARTICIPATION IN THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL; DESIGNATING A PERSON WITH PRIMARY RESPONSIBILITY; PROVIDING AN ADDITIONAL BUT LIMITED REPRESENTATIVE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland, Texas is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Garland, Texas to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, TexPool and Texpool Prime are public funds investment pools overseen by the Texas Comptroller of Public Accounts and managed conservatively to provide a safe, efficient, and liquid investment alternative to Texas governments;

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

Section 1

The individuals whose signatures appear in this Resolution are hereby declared to be authorized representatives of the City of Garland, Texas (each an "Authorized Representative") and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime, to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds on behalf of the City.

An Authorized Representative may be deleted and deauthorized by a written instrument signed by two remaining Authorized Representatives if the deleted Authorized Representative (1) is assigned job duties that no longer require access to the City's TexPool/TexPool Prime account, or (2) is no longer employed by the City; and

1. Name: Matt Watson
Title: Managing Director
Phone/Fax: (972) 205-2355 / (972) 205-2810
Email: mwatson@garlandtx.gov

Signature

2. Name: Kathryn Ritchie
Title: Controller
Phone/Fax: (972) 205-2367 / (972) 205-2810
Email: kritchie@garlandtx.gov

Signature

3. Name: Cameron Thatcher
Title: Cash & Debt Manager
Phone/Fax: (972) 205-2469 / (972) 205-2810
Email: cthatcher@garlandtx.gov

Signature

Section 2

That Matt Watson will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the agreement(s) that governs the City's participation in Texpool/Texpool Prime.

Section 3

That the following person is designated an additional Authorized Representative only to make inquiries of selected information and may not perform transactions.

1. Name: John Corley
Title: Accountant
Phone/Fax: (972) 205-2352 / (972) 205-2810
Email: jcorley@garlandtx.gov

Section 4

That this Resolution and its authorization shall remain in full force and effect until amended or revoked by the City of Garland, Texas, and until TexPool Participant Services receives a copy of any such amendment or revocation.

Section 5

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

PASSED AND APPROVED this the 16th day of June, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 07/07/2020

Item Title: Appointment to the TMPA Board

Summary of Request/Problem

At the July 6, 2020 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 7, 2020.

Recommendation/Action Requested and Justification

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

Attachments

James B. Ratliff

Maria May

Marvin F. Tim Campbell

JAMES B. RATLIFF

7519 Spicewood Drive, Garland, Texas 75044-2572
[REDACTED]

June 2, 2020

Honorable Scott LeMay & City Council
City of Garland
P. O. Box 469002
Garland, Texas 75046-9002

Re: Texas Municipal Power Agency Appointment

Dear Mayor LeMay Council Members:

Please accept this letter as my formal notice that I would like to be considered for re-appointment to the Texas Municipal Power Agency's (TMPA) Board of Directors. As most of you are aware, TMPA is currently in the process of starting the decommissioning and attempting to sell the plant facility in the hope of eventually shutting down the agency and transferring the assets to the associated cities. Additionally, we are in the process of starting to sell the previously mined acreage. In the process of this transition, the agency and cities will be facing some major financial decisions regarding transmission as well as asset dispositions that will need to be addressed in a timely manner. With my experience and knowledge about the agency, and industry in general, hopefully the Council will give me the opportunity to serve an additional two year term.

As always, if you have any questions, comments or observations, I am available. Thank you for your consideration and your public service.

Respectfully,



James B. Ratliff



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: 06/02/2020

Name: Maria May

Phone: [REDACTED]

(Home)

Address: 2441 Kimberly Dr

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 750040

Email: [REDACTED]

Resident of Garland for 21 years

Resident of Texas for 22 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 8

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have worked in oil and gas companies for over 15 years and services companies for 6 years.

If you have previously served on a City Board or Commission, please specify and list dates of service.

List civic or community endeavors with which you have been involved.

Library advocate for the city of Garland. Community outreach projects with my church (ROC, ESL, food bank)

What is your educational background?

I have a Master in Science in Agricultural Economics and Master in Business Administration.

What is your occupational experience?

I have worked for over 15 years with the oil and gas industries and for 6 years with service companies.

I hereby affirm that all statements herein are true and correct.

Maria May

Board or Commission of first, second, and third choice:

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☐ Past Due ☐
Current ☐ Past Due ☐

Date Appointed

Appointed By

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☐

Date Notified

Disclosure Form Filed

Revised 03/2018

Maria May
2441 Kimberly Dr.
Garland, TX 75040

[REDACTED]

June 2, 2020

The Garland City Counsel
200 N. Fifth St.
Garland, TX 75040
Attn: Rene Dowl

To whom it might concern:

I am interested to serve in the board of the City of Garland to make a difference in my city with my personal contribution.

I am an enthusiastic, loyal, resident of the city of Garland for the last 21 years. I have seen the growth of Garland in all different areas and would like to be part of that growth representing to my city in the Texas Municipal Power Agency Board.

I have been an advocate for the libraries for the last 18 years and enjoyed being part of such great asset to our community through the programs the library offers and the resources available to all of us.

I have been involved in community outreach projects through my church (ROC, food bank, teaching English as a second language, etc.)

I have participated in community outreach projects through my work (Meals on Wheels, American Heart Association, Susan G. Komen, etc.)

I believe my qualifications stands out to be elected to the Board.

Thank you for your consideration to this matter.

Sincerely,

Maria May

[REDACTED]

Summary

Accountant with experience in Sales and Use Tax accounting in a corporate environment. Expertise in project proposals, evaluations, budgeting, monitoring of resources and expenditures, quantitative and economic analysis and econometric models design. Bilingual in English-Spanish.

TECHNICAL SKILLS

- | | | | | |
|---------------|--------------|-----------------------|-------------|---------|
| ◆ People Soft | ◆ Peachtree | ◆ Oracle Applications | ◆ OneSource | ◆ AS400 |
| ◆ CPS | ◆ CheckPoint | ◆ CCH | ◆ Access | ◆ Excel |
| ◆ SAP | ◆ GP | | | |

PROFESSIONAL EXPERIENCE

Liquid Environmental Solutions – Irving, TX

04/2018- present

Tax Accountant

- ◆ Prepare supporting work papers, file and paid sales tax returns accurately and timely for 35 states.
- ◆ Prepare supporting documentation for business audits and be liaison between the company and the state auditors.
- ◆ Archived compliance documentation and submit to accounts payable for booking.
- ◆ Monthly use tax accruals in the accounting system ensuring accuracy and timely.
- ◆ Monthly account reconciliation of the sales and use tax accrual accounts; and, general ledger accounts.
- ◆ Provide guidance to internal and external customers by providing timely and accurate responses to taxability and exemption certificate validation requests.
- ◆ Maintain current and accurate taxability matrices (sales and use) used throughout the enterprise.
- ◆ Identifies opportunities for process improvements or for tax savings and provide solutions to make those improvements or to realize the tax savings.

Freeman – Dallas, TX

02/2016-03/2018

Senior Analyst, Sales and Use Tax

- ◆ Ensure that returns are filed and paid accurately and timely by reviewing and approving the sales/use tax and Canadian GST/HST returns, supporting work papers, and applicable payment request documentation.
- ◆ Review the archived compliance documentation to ensure that are complete.
- ◆ Monthly update of the sales tax rates in the accounting system to ensure that are accurate and current.
- ◆ Monthly account reconciliation of the accrual accounts.
- ◆ Provide guidance to internal and external customers by providing timely and accurate responses to taxability and exemption certificate validation requests.
- ◆ Maintain current and accurate taxability matrices used throughout the enterprise.

- ◆ Identifies opportunities for process improvements or for tax savings and provide solutions to make those improvements or to realize the tax savings.

Pioneer Natural Resources – Irving, TX

12/2012-12/2015

Senior Tax Accountant

- ◆ Compile and analyze information to prepare work papers and perform calculations to complete sales and use returns (monthly and quarterly) for the corporation and the partnership.
- ◆ Assist other team members with routine tasks and special projects as needed.
- ◆ Communicate with various state and local authorities and outside tax consultants related to ongoing audits and provide documentation as requested.
- ◆ Provide guidance to accounts payable personnel about taxability.
- ◆ Monthly review of invoices for taxability or tax savings.
- ◆ Ensure document accuracy in order to maximize tax refunds to the company.

Omni Hotels – Irving, TX

05/2012- 11/2012

Sales Tax Analyst

- ◆ Prepare and complete sales and use, occupancy, beverage and telephone tax reports (monthly and annually) and supporting documentation.
- ◆ Review expenses and fixed assets items for use tax liability.
- ◆ Monthly reconciliation of tax accrual accounts.
- ◆ Tax research for sales and use, occupancy, beverage and telephone taxes in 38 states.

Accounting Now - Irving, TX

02-05/2012

Tax Accountant

- ◆ Prepare and complete sales tax reports (monthly, quarterly, annually) and supporting documentation for 45 states and Canada.
- ◆ Verify accuracy of sales tax rates for billing.
- ◆ Monthly reconciliation of tax accrual accounts and corresponding journal entries.
- ◆ Tax research for Sales and Use taxes in different states

Crosstex Energy Services – Dallas, TX

2006 – 2012

Staff Accountant-Tax

- ◆ Prepare and complete sales tax reports (monthly, quarterly, annually) and supporting documentation for 17 states.
- ◆ Collect and provide sales tax exemption certificates for the marketing entities.
- ◆ Set up sales and use tax rates, tax codes, and ship to's in the accounting system.
- ◆ Keep current the two different databases built in PeopleSoft.
- ◆ Monthly reconciliation of tax accrual accounts and corresponding journal entries.
- ◆ Monthly review of sales and use tax returns and exemption certificate processes.
- ◆ Tax research for Sales and Use tax audits.
- ◆ Audit invoices for taxability or tax savings.
- ◆ Prepare and remit property tax payments.
- ◆ Coordinate with third party consultants for property tax renditions.
- ◆ Prepare occupational License Tax renewals.
- ◆ Collect and provide Federal excise tax certificates
- ◆ File income tax payments (federal and state) and estimated prepayments

- AutoUnderwriters Of America – Dallas, TX** 2005-2006
Accountant
Assist with audits, account reconciliation, payroll, accounts payables and receivables. Month end closing, general ledger, intercompany.
- ProStaff – Dallas, TX** 2004-2005
Accountant
Assist with audits, account reconciliation, payroll, accounts payables and receivables.
- Atmos Energy Corporation – Dallas, TX** 2001-2004
Tax Accountant
- ◆ Prepared and filed sales and use tax returns for the company and subsidiaries (utility and non-utility)
 - ◆ Recognized for error free preparation of sales tax returns for a difficult state. Developed access database to file school taxes to making filing process more efficient.
 - ◆ Processed sales tax exemption certificates for customers and update taxation status in the billing system for 1.6 million customers.
 - ◆ Prepared and filed W-9 to hundreds of vendors that supplied company needs to avoid withholding of taxes in purchases.
 - ◆ Prepared and filed resale exemption certificates saving company to pay sales taxes in gas purchases.
 - ◆ Balanced sales tax accounts versus general ledger.
 - ◆ Prepared and filed school taxes and property tax bills.
 - ◆ Improved customer satisfaction (internal and external).
- ProStaff – Dallas, TX (at Atmos Energy Corp)** 1998-2001
Accountant
- ◆ Prepared and filed sales and use tax returns for the company and subsidiaries.
 - ◆ Prepared and filed school taxes and property tax bills.
 - ◆ Processed sales tax exemption certificates for customers and update taxation status in the billing system for 1.6 million customers.
 - ◆ Prepared and filed W-9 to hundreds of vendors that supplied company needs to avoid withholding of taxes in purchases.
- Care International – Quito, Ecuador** 1996-1998
Senior Financial Analyst
Budgeted and monitored projects, economic analysis, financial control, prepared reports for foreign and national donors, and evaluated project proposals (economic and financial evaluation).

EDUCATION

MBA- Accounting. *Ellis University*, Chicago, IL. 2010- 2012.
MS, Agricultural Economics, *Oklahoma State University*, Stillwater, OK, 1994-1996
BS, Economics, *Universidad Central del Ecuador*, Quito, Ecuador
Graduated Valedictorian, 1991

PROFESSIONAL DEVELOPMENT

- ◆ Texas and Louisiana Sales and Use Tax. Dallas, TX.
- ◆ Texas Property Tax Law, Institute for Real Estate Professionals, Inc. Dallas, TX
- ◆ InSource Sales and Use Tax Workshop, R.I.A. Carrollton, TX

Marvin F. "Tim" Campbell
MF Campbell Consulting
[REDACTED]

2718 Foxboro Drive
Garland, TX 75044
[REDACTED]

May 22, 2020

Rene Dowl, City Secretary
200 Main Street
Garland, TX

Reference: Application for Texas Municipal Power Agency Board

Attachment: Resume' for Marvin F. Campbell

Dear Ms. Dowl,

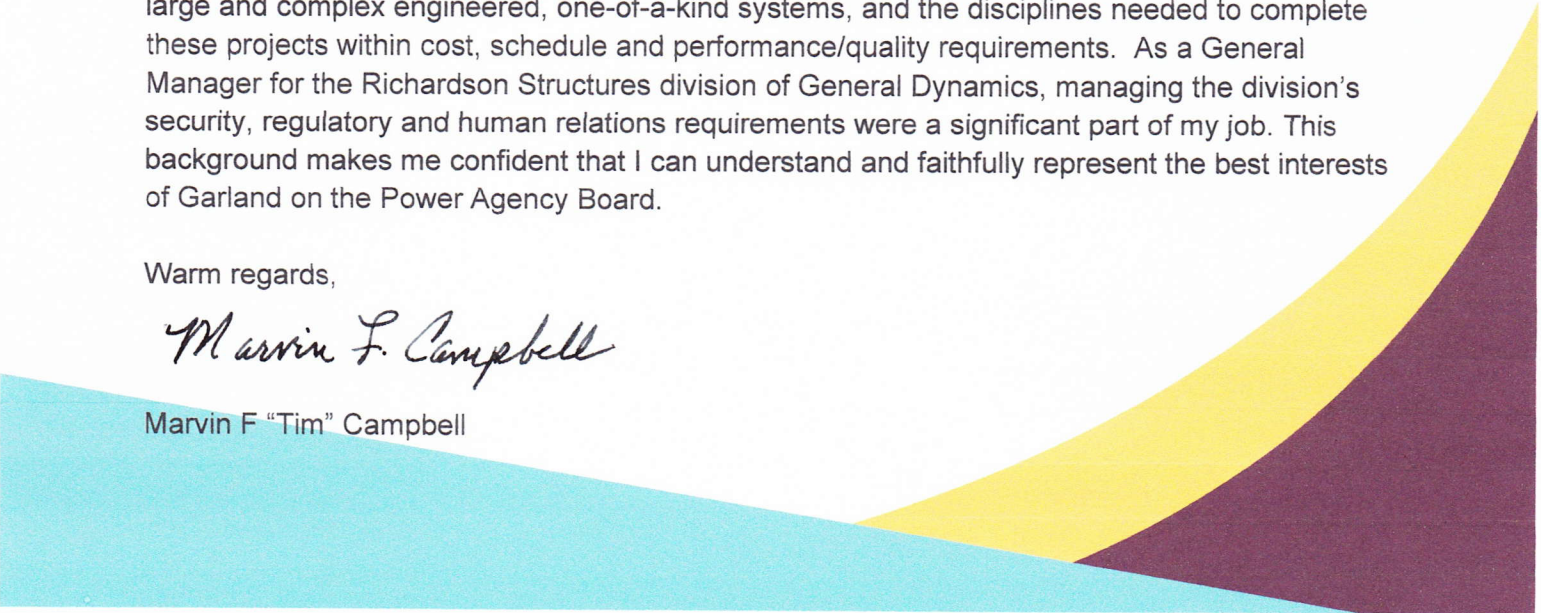
This letter is to let you know of my interest in representing Garland on the Texas Municipal Power Agency Board. Having previously served on the Garland City Council (2012-2016, District 1), I became aware of ongoing efforts of Garland Power and Light's efforts to expand its business base, its contributions to the growth of Garland and the Texas power grid, and its efforts to expand its sources of clean energy for its customers. You may recall, it was at that time that the Council approved the large North Garland Power Station and gave approvals for the Raging Wire Data Center development. Prior to that, for two years I participated with potential developers and the property owners of the 307 acres of land between HW 190, Holford Road and the northern city limit to unify this real estate treasure into a single development unit, on which these developments are located. Rapid and continued economic development of that area has followed. To this end it was beneficial to learn about GP&L's business and legal environments and to discuss related issues with GP&L's executives, consultants and the City Attorney, often at length.

My work experience includes over 43 years of both hardware and software development of very large and complex engineered, one-of-a-kind systems, and the disciplines needed to complete these projects within cost, schedule and performance/quality requirements. As a General Manager for the Richardson Structures division of General Dynamics, managing the division's security, regulatory and human relations requirements were a significant part of my job. This background makes me confident that I can understand and faithfully represent the best interests of Garland on the Power Agency Board.

Warm regards,

Marvin F. Campbell

Marvin F "Tim" Campbell



Resume'
For
Marvin Franklin Campbell
Mechanical Engineer

Experience

Company Name: MF Campbell Consulting

Total Duration: 8yrs 10 mos

- **TitlePrincipal and Owner**

Dates EmployedAug 2011 – Present

Employment Duration8 yrs 10 mos

LocationGarland, TX 75044

Consultant for large, dynamic structures, drive systems and controls for antennas, telescopes, radio telescopes, radar and other precision structural systems. Development of system concepts, specifications and proposals for very high performance systems. Following retirement, I continued with some consulting work back to General Dynamics to support proposal work, Currently under contract to the Thirty Meter Telescope (TMT) Corporation (Pasadena, CA) to support the review process for the M3 Positioning System being designed and built by CIOMP in China.

- **TitleBusiness Owner and Sole Proprietor**

Dates EmployedSep 2011 – Present

Employment Duration8 yrs 9 mos

LocationGarland, Texas



Company Name: Titan Advanced Solutions

Total Duration: 3 yrs 0 mos

- **Title: President**

Dates Employed: Mar 2016 – Present

Employment Duration4 yrs 3 mos

Location: Garland, Texas, part of the Dallas-Ft. Worth Metroplex

Founder and President: Dedicated to the development support of large, precision instruments for Radio and Optical Astronomy, satellite communications, pedestals and structures for large radar instruments, and worldwide deployment.

Dates Employed: Mar 2016 – Mar 2019

Employment Duration: 3 yrs 1 mo

Location: Garland, TX 75044

Co Founder and President during initial period of company establishment and development



Councilman, District 1

Company Name: City of Garland, Tx.

Employment Duration: 4 yrs 1 mo

Location: City of Garland, Texas



Sr. Marketing Director - Radar and Special Structures

Company Name: General Dynamics Satcom Technologies

Dates Employed: Nov 1991 – Jul 2011

Employment Duration: 19 yrs

Location: Richardson, Texas

Customer Interface, Technical concepts development, Systems Engineering, Proposal Development

- ### **General Manager**

Company Name: General Dynamics Satcom Technologies - Richardson Structures

Dates Employed: Nov 2000 – May 2008

Employment Duration: 7 yrs 7 mos

Location: Richardson, TX

Managed Structures Division for design and engineering of large to very large antennas, radio and optical telescopes and radar.

Education



Texas Tech University

Degree Name: Bachelor of Science (B.S.M.E.)

Field Of Study: Mechanical Engineering

Dates attended or expected graduation 1962 – 1967

Activities and Societies: Pi Tau Sigma, Mechanical Engineering Honorary Fraternity



Southern Methodist University

Degree Name: Master of Science (M.S.)

Field Of Study: Mechanical Engineering

Dates of graduation: 1968

Dynamics, Thermodynamics, Advanced Mathematics



Arizona State University

Degree Name: Post Graduate Studies

Field Of Study: Structural Dynamics, Linear System Theory

Dates attended or expected graduation 1974 – 1975

Structural Dynamics and Linear System Theory



- **The University of Dallas**

Degree Name: MBA

Field Of Study: Business - Managerial Accounting

Dates attended or expected graduation 1970 – 1971

Volunteer Experience

- **Elder**

Company Name: Canyon Creek Presbyterian Church

Cause: Social Services

Policy making for the church organization on matters of faith, benevolences, activities and church operation.

- **Senior Project Reviewer for the UTD School of Engineering**

Company Name: University of Texas at Dallas (UTD), Richardson, Texas

Dates volunteered: 2010 – 2012

Cause: Education

Worked along with a team of invited individuals from the region's active engineering professional to review oral presentations of Senior students, then review and critique the projects directly in order to assess the students' quality and thoroughness of effort. I assisted for three years until I was elected to the Garland, Texas City Council.

- **Assist in recruiting STEM volunteers**

Company Name: Garland (Texas) Independent School District (GISD)

Dates volunteered: 2014

Cause: Education

Assist in recruiting area scientists, engineers, technicians and program managers for mentors, judges and guides to STEM oriented students in the GISD system. GISD is a large school district with 58,000 students.

-

STEM Advisory Board

Company Name: Harmony Science Academy, Garland Campus, a Texas Charter School

Dates volunteered 2013 – 2015

Cause: Education

For the Harmony Science Academy in Garland, TX, I am on the STEM Advisory Board, and have served the school as a Science Fair Judge and a keynote speaker. I also serve in any requested capacity in STEM oriented special events at the school.

-

Endowment for STEM Education Development

Company Name: Texas Tech University, School of Engineering, Mechanical Engineering Department

Dates volunteered: Jan 2014 - Present

Cause: Education

Endowed a chair in the school of Mechanical engineering for Dr. Michelle Pantoya to continue her research in to the development of STEM oriented books and training materials for young school children, grades K through 3. Dr. Pantoya's research has shown that children solidly introduced to STEM technology at an early age will tend to retain a serious interest in it.

Skills & Endorsements

Engineering Management

- Project Manager
- Chief Engineer
- Program Management
- Projects Director
- General Manager

Systems Engineering

Accomplishments

Projects

- TACAMO IV-B Trailwire Antenna

- Millimeter Wave Radar
- SOACMS Radar Simulator
- Globus II (Have Stare) Radar
- Arecibo Radio Telescope Upgrade
- Hobby-Eberly Telescope
- Ground Based Radar - Prototype (GBR-P)
- SOAR Telescope
- Visible and Infrared Survey Telescope for Astronomy (VISTA)
- Sea Based X-Band Radar (SBX)
- F-35 Joint Strike Fighter Aircraft Rotator for Radar Test Facility
- Cobra Judy Replacement Radars
- Space Fence Radar

Publications

- Wheel Drives for Large Telescopes: Save the Cost and Keep the Performance Over Hydrostatic Bearings
- Critical Wind Effects on Parabolic Reflectors
- SOAR 4.2M Telescope: Evolution of Drive and Pointing Performance from Early Predictions to Final Testing
- The Design and Construction of Large Optical Telescopes
- Structural Optimization and Modeling of Large Dynamic Structures for Controls Simulation

Honors & Awards

- Sea Based X-Band Radar Project Performance Award
- Pi Tau Sigma, Mechanical Engineering Honorary Fraternity

Hobbies

- Private Pilot
- Certified SCUBA diver
- Poetry



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. a.

Meeting Date: 07/07/2020

Item Title: Z 19-21 Kirkman Engineering (District 2)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; and 2) a Detail Plan.

LOCATION

515 Mills Road

OWNER

First Place Foods

PLAN COMMISSION RECOMMENDATION

On June 8, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; and 2) a Detail Plan.

Additionally, the Plan Commission approved Landscape Variances from the Garland Development Code (GDC) Chapter 4, regarding landscape buffer, parking lot landscaping, and heavy load screening.

STAFF RECOMMENDATION

Approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; and 2) a Detail Plan.

In addition, staff recommends additional trees in the new western parking area.

BACKGROUND

The applicant requests to allow the continued operation and expansion of a Food Processing & Storage business with Outdoor Storage and Tank Battery on a four (4) acre tract developed with buildings, parking and existing outdoor storage. The Garland Development Code (GDC) defines Food Processing & Storage use as: a large-scale manufacturing operation that prepares or produces foods and beverages for human consumption, primarily for commercial and wholesale customers for off-site distribution and consumption. The term includes dry and cold storage of food products, unless they are incidental to another primary use such as a grocery store or a restaurant. The term may include incidental retail sales of food products produced on the premises. The term does not include the preparation or manufacture of products for consumption by animals (see definition for Animal Feed Processing and Storage), or the slaughtering of any type of animal other than sea life. The proposed use does not include Animal Feed Processing and Storage nor does it include any slaughtering operation. Further, Outside Storage, New Materials is defined as the keeping, in an unenclosed or unroofed area, of any new goods (including pre-packaged foods and beverages), materials or merchandise in the same place for more than twenty-four hours.

SITE DATA

The subject property has an area of four (4) acres with 250 lineal feet of frontage along Mills Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

Change in Zoning

1. The applicant makes the request for the purpose of expanding the operations of an existing food processing and storage plant (pickle products). Approximately two (2) acres of the four (4) acre site is developed with the pickle plant and a wireless communications tower installation. The wireless communications tower and its improvements are not proposed for modifications with this application. The proposed development requires a Change in Zoning with a Planned Development (PD) District. Additionally, the request would establish the use as a permitted use without the need for a Specific Use Provision. The GDC includes no Special Standards associated with Food Processing and Storage use.

Deviations from Development Standards

Summary

Deviation	GDC Requirement	Proposal	Analysis
Outside Storage	Screen methods: walls, fences, & plants	No new screening	Location behind buildings, existing fence and vegetation, tanks are different from storage piles
Setbacks	30 feet from AG District	10 feet	Alignment with existing building/operations
Loading	Not allowed facing street	1 new dock	Alignment with existing operations (existing loading docks)
Building	Architectural elements	Not provided	Context, not visible from street

Individual Deviation Considerations

2. Outside Storage

The tank battery consists of ninety-two (92) outside storage tanks used for the site's food processing operations. Outside storage is a permitted use in the Industrial (IN) District and it is required to be screened from adjacent property at a minimum height of six (6) feet, or by the screening methods contained in Chapter 4 Article 3, with any of the following:

- a. six (6) foot tall masonry screening wall along with large canopy trees spaced twenty-five (25) feet on center;
- b. a five (5) foot tall ornamental metal fence with masonry columns spaced fifty (50) feet on center along with a continuous row of evergreen high-level screening shrubs;
- c. earthen berms with a living screen provided each berm is six (6) feet high and includes large canopy trees spaced fifty (50) feet on center; or
- d. alternative options as proposed by the applicant.

Additionally, where storage areas contain items greater than six (6) feet in height, large evergreen canopy trees placed every thirty feet on center are required. The tanks are not less than ten (10) feet and no greater than twelve (12) feet in height.

Views of the tank battery are substantially hidden from Mills Road by the existing buildings. However, the outdoor storage is visible off-site from the north, west, and south properties. An existing chain link fence and existing vegetation provides some low screening although this does not qualify as one of the above options for screening outdoor storage. The proposed site design places the tanks farther from the street and places buildings along the north property line that provide some screening of the tanks. The appearance is unlike typical outside storage such as stacked metal, lumber, or masonry products. The tanks have a uniform shape and will be orderly. The degree of screening required is negated by the appearance of the tank battery.

3. Setbacks and Loading

The existing improvements on the site establish the alignment of the proposed improvements. The following development standards are proposed for deviation:

Required

Thirty (30) foot setback at north property line along Agriculture (AG) District

Provided

Ten (10) foot building setback

Heavy loading in the front of the building at the street is not allowed

Five (5) existing loading docks, and one (1) proposed loading dock

4. *Buildings*

Building elevations present without the GDC-required architectural elements. However, the proposed buildings would not be visible to the public street and are similar in style as nearby industrial buildings.

5. *Signage*

The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply the site's requirements for signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers which provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property is industrial and public/semi-public uses. Along the west portion of the north property line is property zoned Industrial (IN) District and used for industrial purposes. East of that property is a cemetery zoned Agriculture (AG) District. Along Mills Road east of the subject site is property zoned Agriculture (AG) District improved with a cemetery and land zoned Industrial (IN) District which is undeveloped. Additional land zoned Industrial (IN) District and also unimproved is located south of the subject site. To the west are properties improved for industrial purposes and zoned Industrial (IN) District.

Attachments

- Z 19-21 Kirkman Engineering Attachments and Exhibits
- Z 19-21 Kirkman Engineering Responses
- Z 19-21 Staff Presentation



0 125 250 Feet
1 inch = 200 feet

Zoning Map Z 19-21



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-21

515 Mills Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is for Industrial Uses including Food Processing & Storage, and Outdoor Storage.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: The uses allowed are the Uses of the Industrial (IN) District as provided in the Garland Development Code, and Food Processing & Storage as a permitted use subject to the standards contained in the Garland Development Code.
- B. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- C. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.



FACTORY EXPANSION

GARLAND,
TEXAS

SITE PLAN

SHEET:
SP1.0

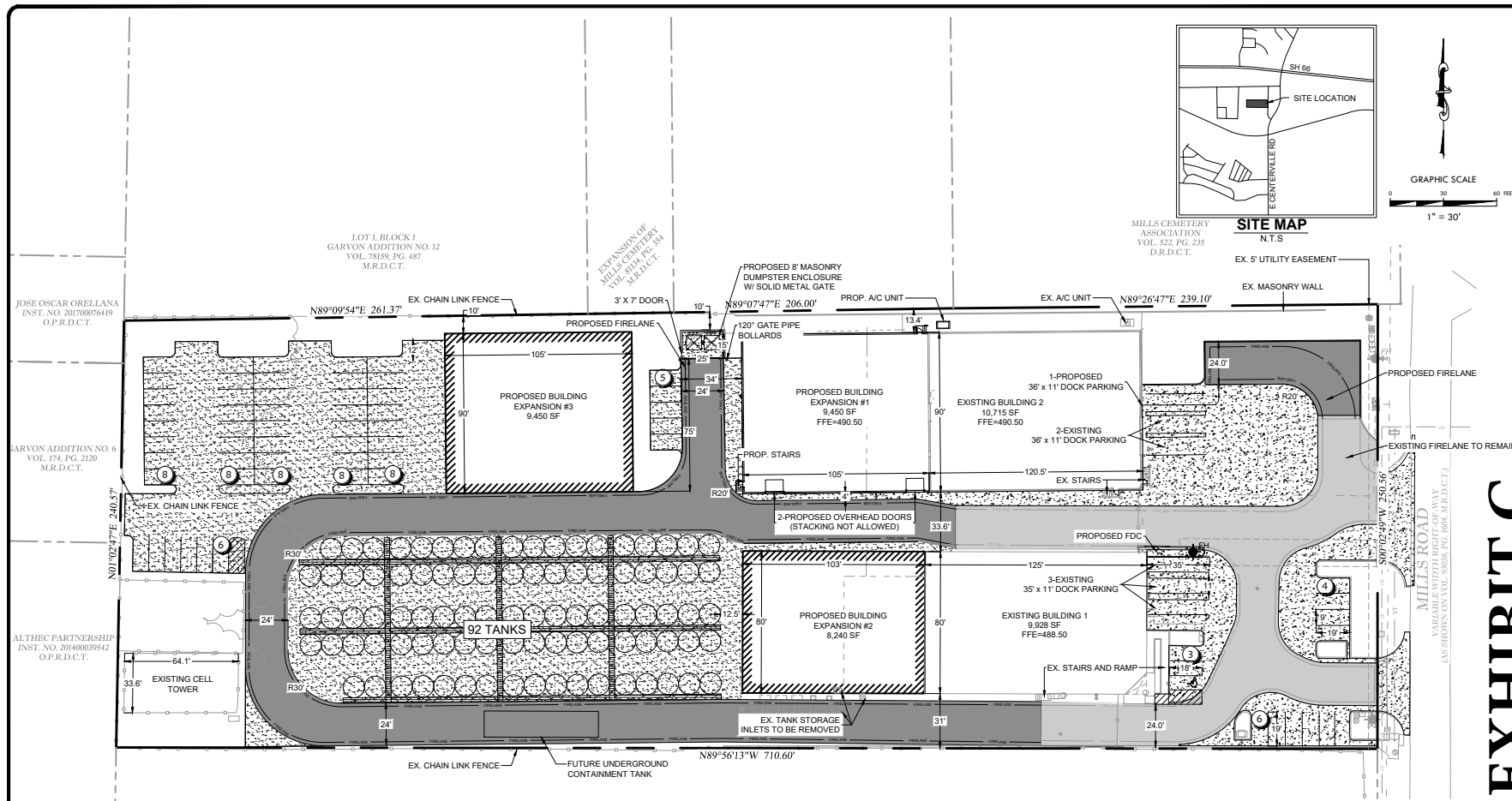


EXHIBIT C

LEGEND

- PROPOSED FACE AND
BACK OF CURB
- PROPOSED FIRE LANE
PAVEMENT
- EXISTING FIRE LANE
PAVEMENT
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- FIRE LANE STRIPING
- FIRE HYDRANT
- PARKING COUNT
- STORAGE TANKS
- SERVICE CATWALK

J&A MANUFACTURING, INC.
VOL. 95114, PG. 757
D.R.D.C.T.

DRAINAGE NOTE:
The developer shall be responsible for replacing existing 5' curb inlet located in Mills Road south of subject property with 10' curb inlet as proposed in the drainage plans.

FLOODPLAIN NOTE:

According to Flood Insurance Rate Map (FIRM) Map No. 48113C0240K dated July 7, 2014 prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas, this property is within Zone X.

SITE DATA	PROPOSED EXPANSION	EXISTING	TOTAL
LOT	LOT 1, BLOCK 1		
ZONING	INDUSTRIAL DISTRICT 1-1		
PROPOSED USE	FOOD MANUFACTURING		
LOT AREA	4.00 AC (174,233 SF)		
BUILDING AREA	27,140 SF	20,643 SF	47,783
BUILDING HEIGHT	25'-0"		
BUILDING COVERAGE	16%	12%	17%
FLOOR AREA RATIO	0.16-1	0.12-1	0.17-1
IMPERVIOUS SURFACE COVER	65,863 SF	86,718 SF	152,581
	15%	50%	65%
REQUIRED PARKING (Food Processing & Storage) (59 MAX EMPLOYEES)	43	21	64
PROVIDED PARKING	43	21	64
OPEN SPACE REQUIRED	17,423 SF		
OPEN SPACE PROVIDED	21,652 SF		

SITE PLAN
City Project No. 18

FIRST PLACE FOODS

LOT 1, BLOCK 1
COLLETE BUSINESS PARK
EDWARD MILLS SURVEY, ABSTRACT NO. 952
GARLAND, DALLAS COUNTY, TEXAS
Preparation Date: 05/26/2020

OWNER/APPLICANT

FIRST PLACE FOODS LLC
515 MILLS RD
GARLAND, Texas 75406

ENGINEER

Kirkman Engineering
5200 State Highway 121
Colleyville, Texas 76034
Telephone (817) 488-4960
TBPE No. 15874
Contact: Shea Kirkman, P.E.

SURVEYOR

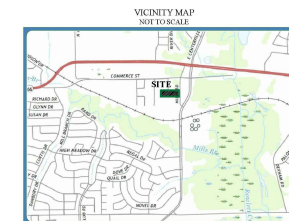
Barton Chapa Surveying
5200 State Highway 121
Colleyville, Texas 76034
Telephone (817) 864-1957
Firm # 10194474
Contact: Jack Barton

CITY CASE NO. 180412-2



Know what's below.
Call before you dig.

EXHIBIT D



CITY OF GARLAND LANDSCAPE REQUIREMENTS

TOTAL PERCENTAGE OF SITE AREA LANDSCAPED
REQUIRED: 10% X 174,233 SF = 17,423 SF
PROVIDED: 19,596 SF (11%)

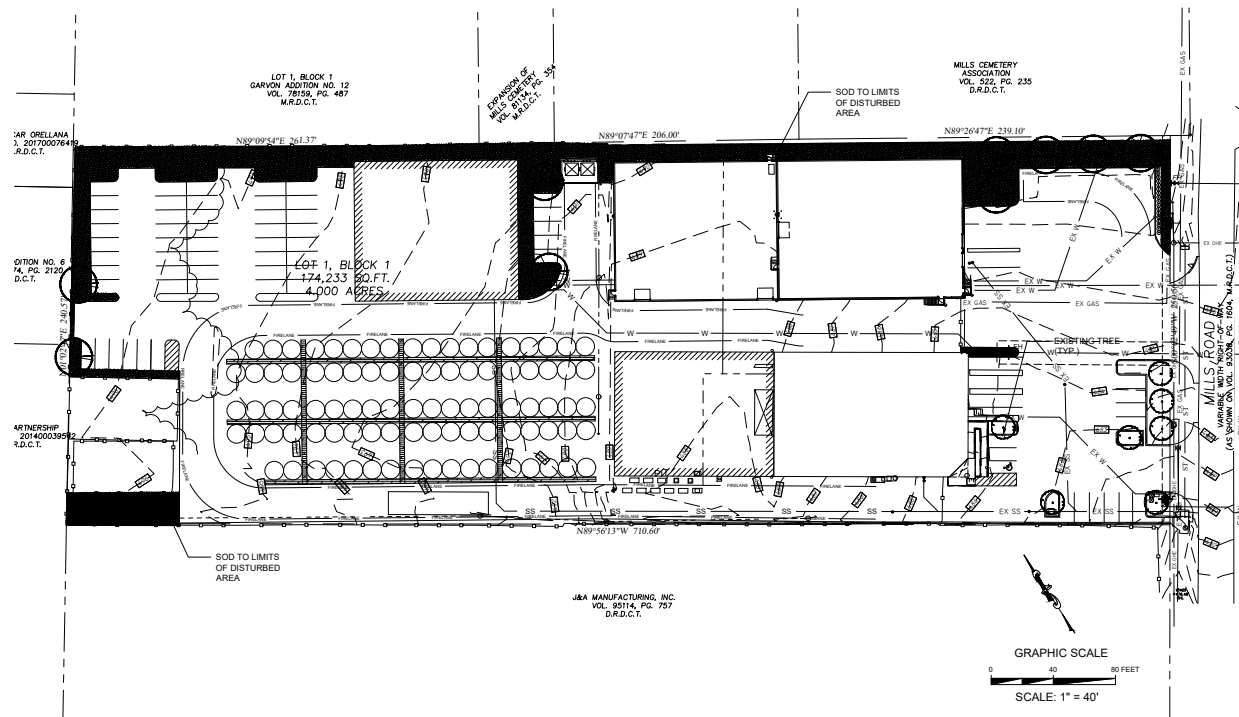
TOTAL NUMBER OF ALL TREES
REQUIRED: 5
PROVIDED: 9

TOTAL NUMBER OF ALL SHRUBS
REQUIRED: 17 SHRUBS
PROVIDED: 17 SHRUBS

TOTAL NUMBER OF ALL GROUND COVERED
REQUIRED: 17,423 SF
PROVIDED: 19,596 SF

KEY				
TREES				
	9	UC	Ulmus crassifolia	Cedar Elm
				3" Cal. Min. Can. Green-SS Sol. 12'-15' Height, 6'-8' Spread Specimen
SHRUBS				
	17	Wia	Rapistraptis Indica	Indian Hawthorne
				3" Cal. Minimum 20" Minimum Height at planting Specimen per plan, installing
SOD				
	1,736 SF	SOD	Bermuda Sod	Common Bermuda Sod
				Sod to limits of disturbed area

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'



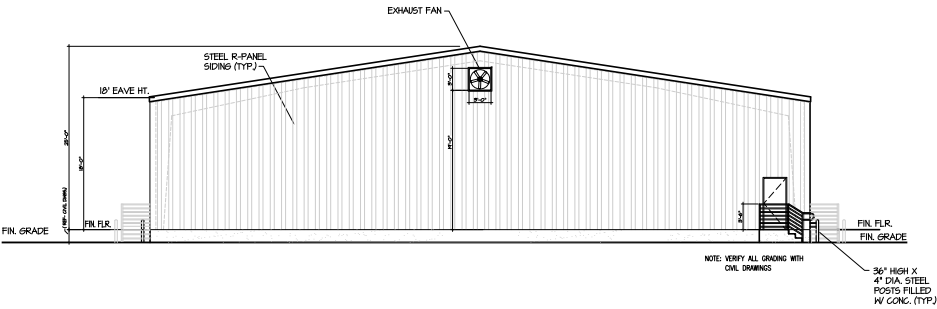
Kirkman Engineering, LLC
Texas Firm No. 13824

FIRST PLACE
FOODS
515 MILLS ROAD
GARLAND, TEXAS
75040

LANDSCAPE
PLAN

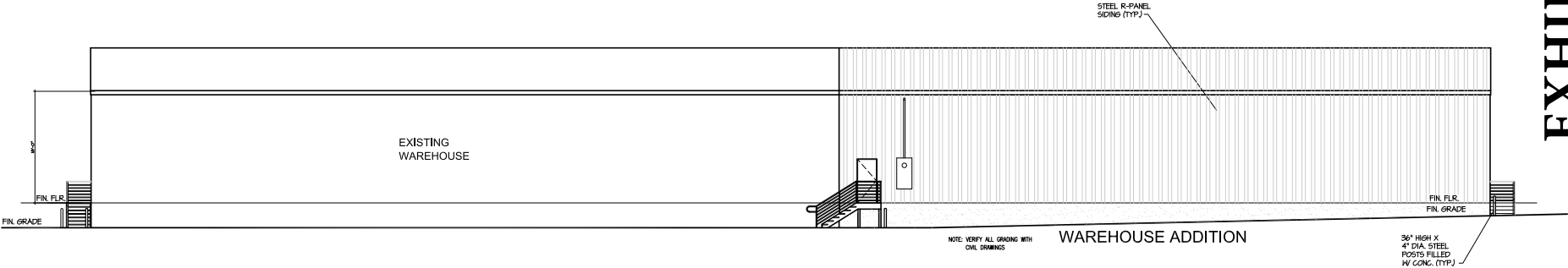
SHEET:
L1.00

EXHIBIT E



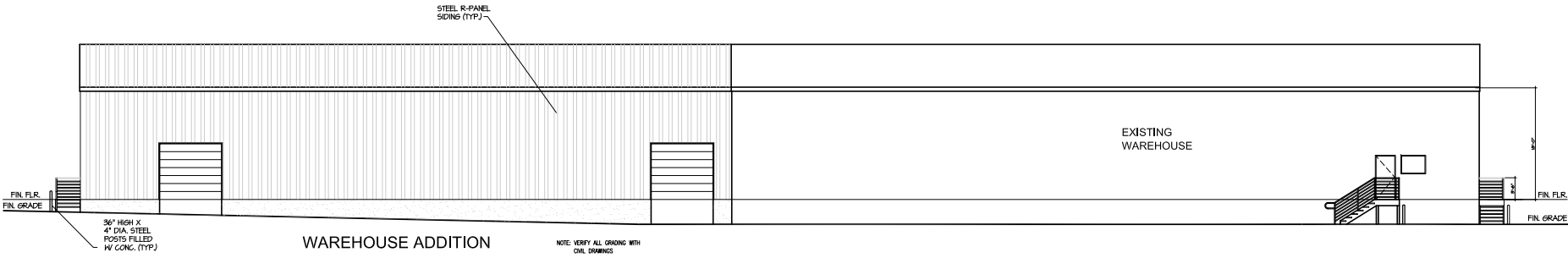
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REPORT & MINUTES

P.C. Meeting, June 8, 2020

Consideration of the application of **Kirkman Engineering**, requesting approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; 2) a Detail Plan; and 3) Landscape Variances. This property is located at 515 Mills Road. This application was submitted prior to September 1, 2019. (District 2) (File Z 19-21)

Kira Wauwie, Principal Planner presented the staff report.

Representing the applicant, Shea Kirkman, 5200 SH 121, Colleyville, TX, provided an overview of the request.

Commissioner Rose requested additional information regarding the building style.

Mr. Kirkman stated the building would be painted steel siding to match the existing buildings.

Commissioner Ott asked what would be stored in the additional storage tanks.

Mr. Kirkman and Mr. Hunn, 515 Mills Road, Garland, TX, explained the tank would be used to store and process pickles.

Chairman Roberts asked the applicant about the absence of landscaping at the rear of the property.

Mr. Kirkman explained this was for safety reasons to allow for larger vehicles. Mr. Kirkman also explained the relocation of power lines.

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

Commissioner Hallman and Ott spoke in support of this request with the exception of the staff recommendation calling for additional landscape islands.

Motion was made by Commissioner Hallman to **approve** the application as presented, seconded by Commissioner Dalton.
Motion carried: 9 Ayes, 0 Nays

We did not receive any replies for this case.

Z 19-21

Approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; and 2) a Detail Plan.

**City Council Meeting
July 7, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 515 Mills Road

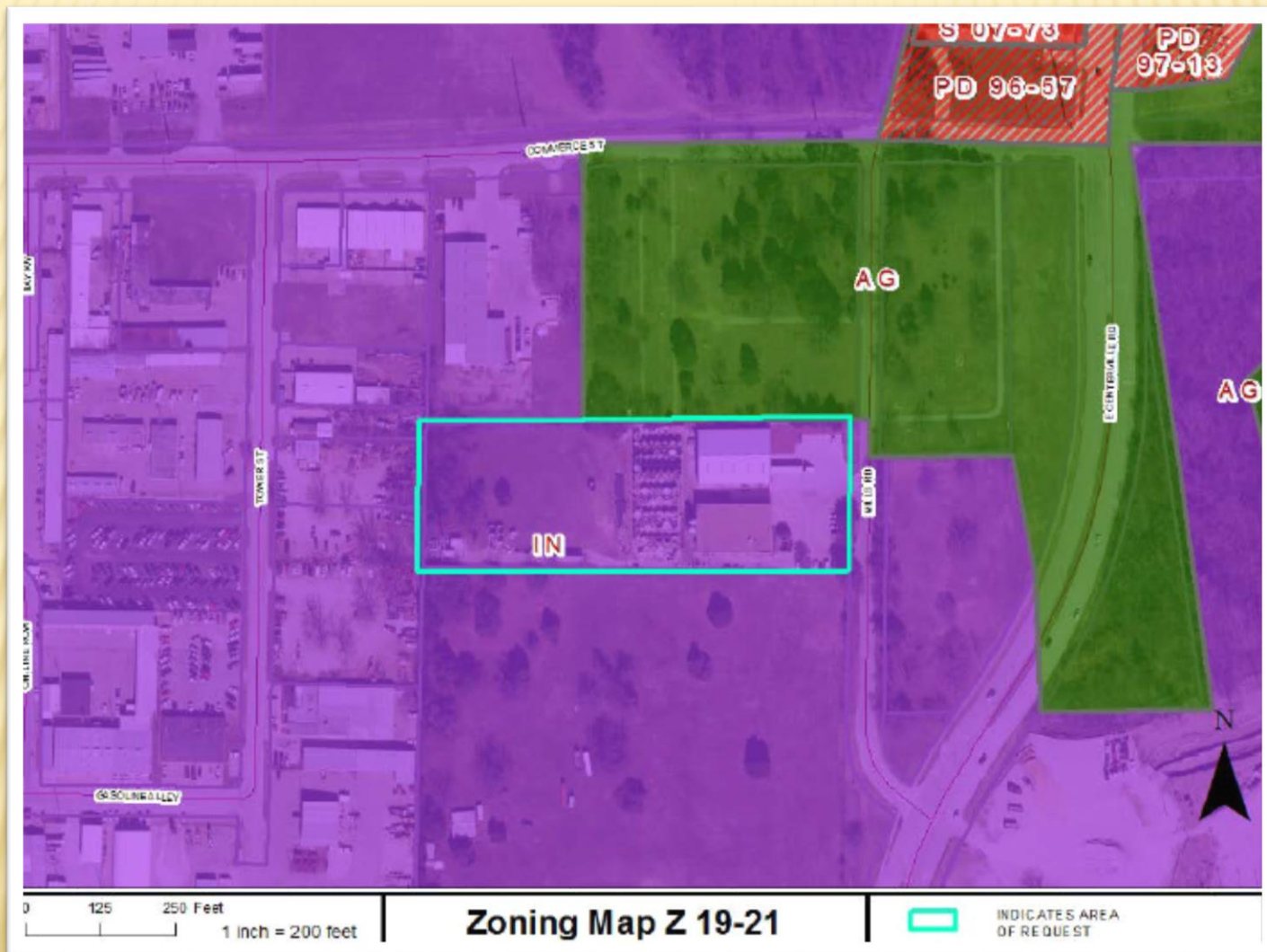
Applicant: Kirkman Engineering

Owner: First Place Foods

Acreage: 4.0 acres

Zoning: Industrial (IN) District

Location Map





GARLAND
TEXAS MADE HERE

Proposed Development



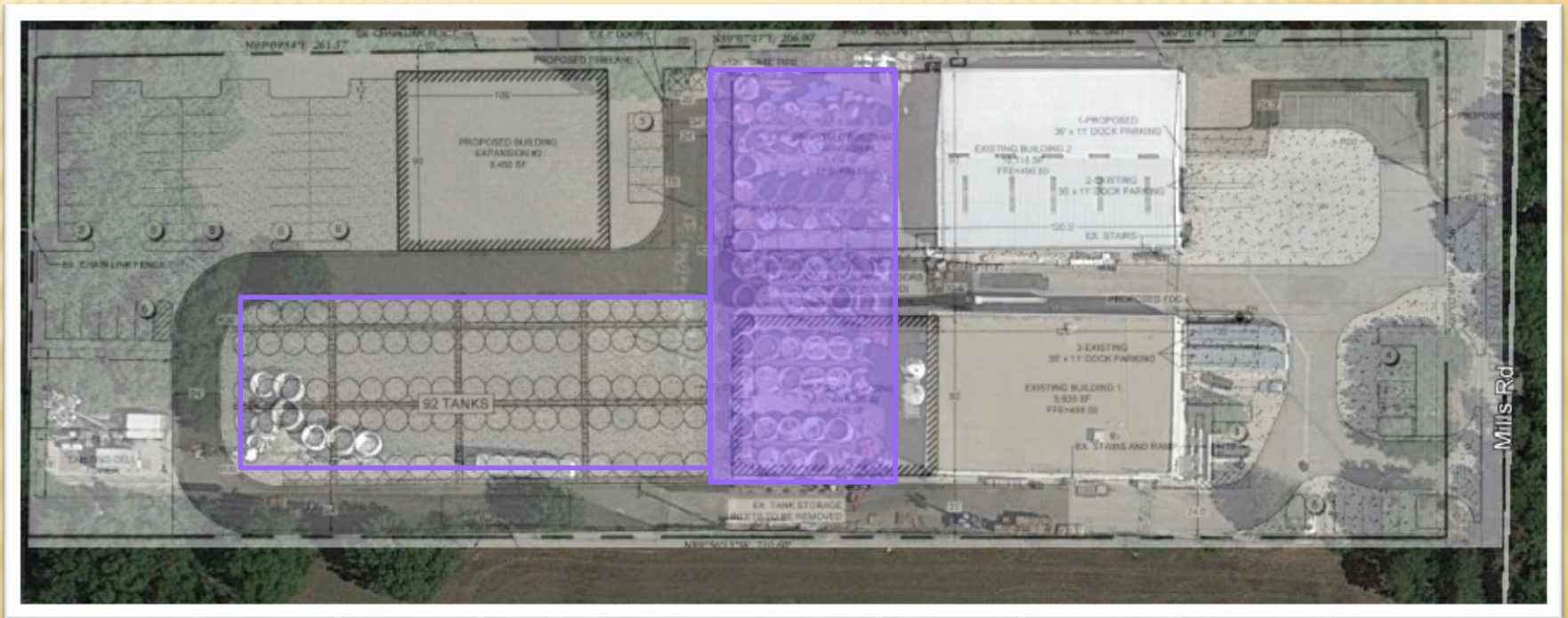
Deviations

Deviation	GDC Requirement	Proposal	Analysis
Outside Storage	Screen methods: walls, fences, & plants	No new screening	Location behind buildings, existing fence and vegetation, tanks are different from storage piles
Setbacks	30 feet from AG District	10 feet	Alignment with existing building/operations
Loading	Not allowed facing street	1 new dock	Alignment with existing operations (existing loading docks)
Building	Architectural elements	Not provided	Context, not visible from street

Buildings



Tanks



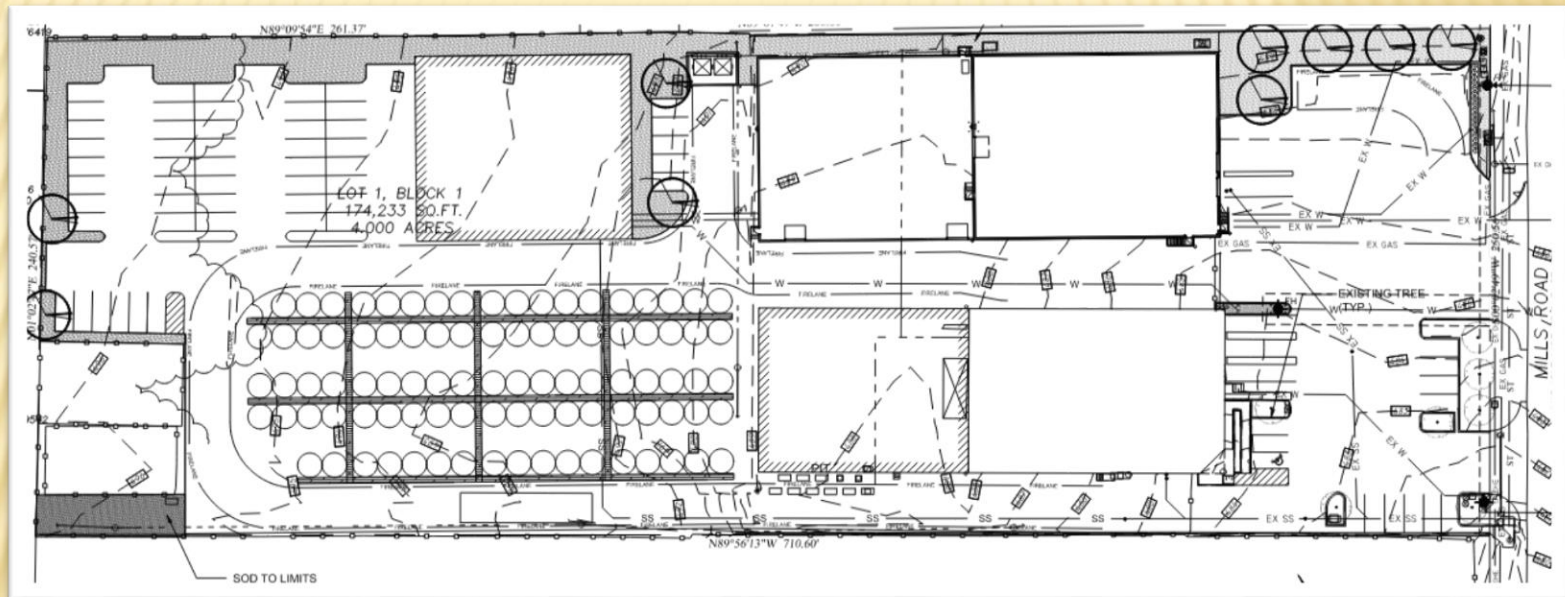
Photos - Tanks





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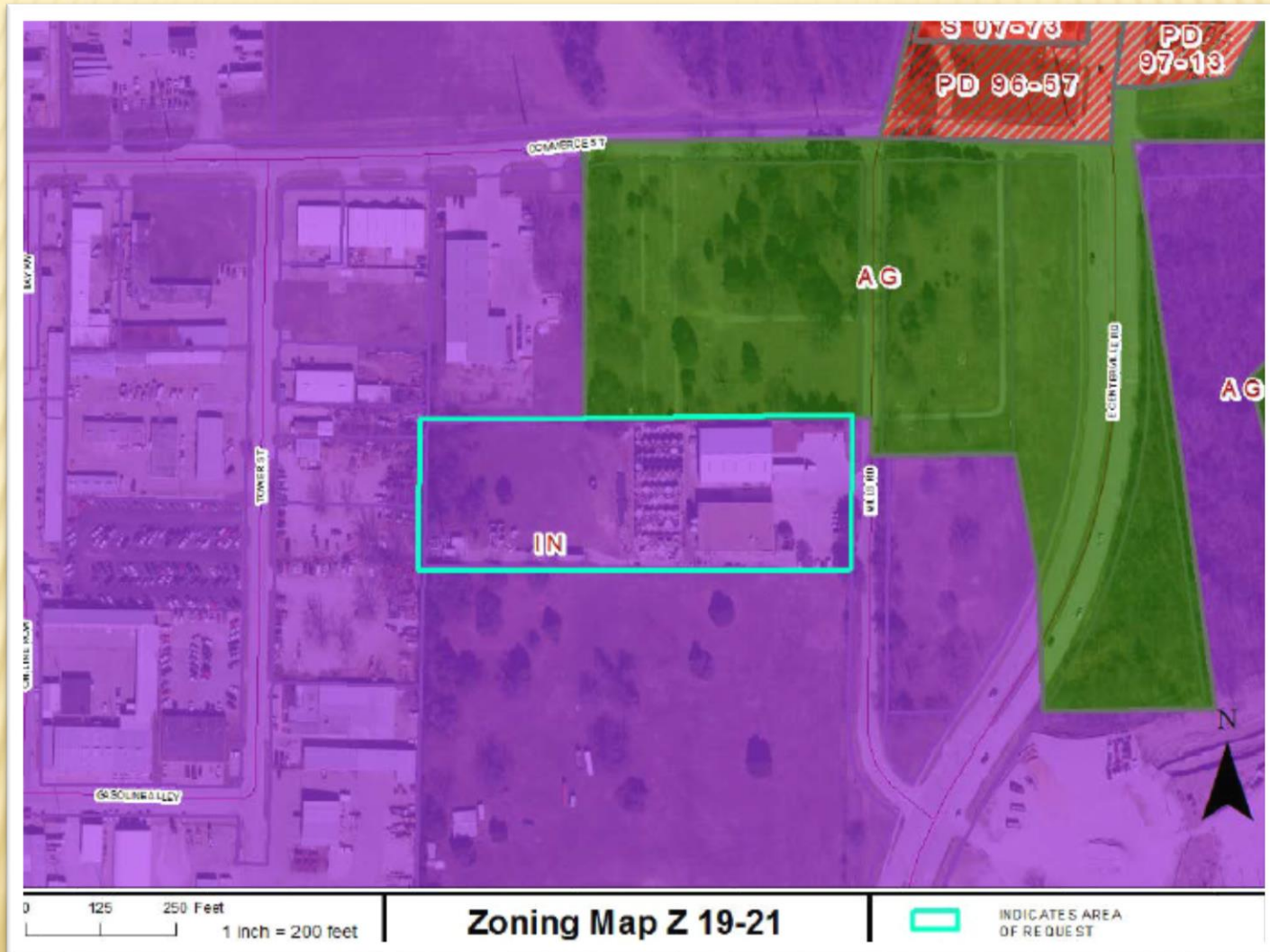
Landscape Plan



Deviations

Deviation	GDC Requirement	Proposal	Analysis
Outside Storage	Screen methods: walls, fences, & plants	No new screening	Location behind buildings, existing fence and vegetation, tanks are different from storage piles
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Location Map

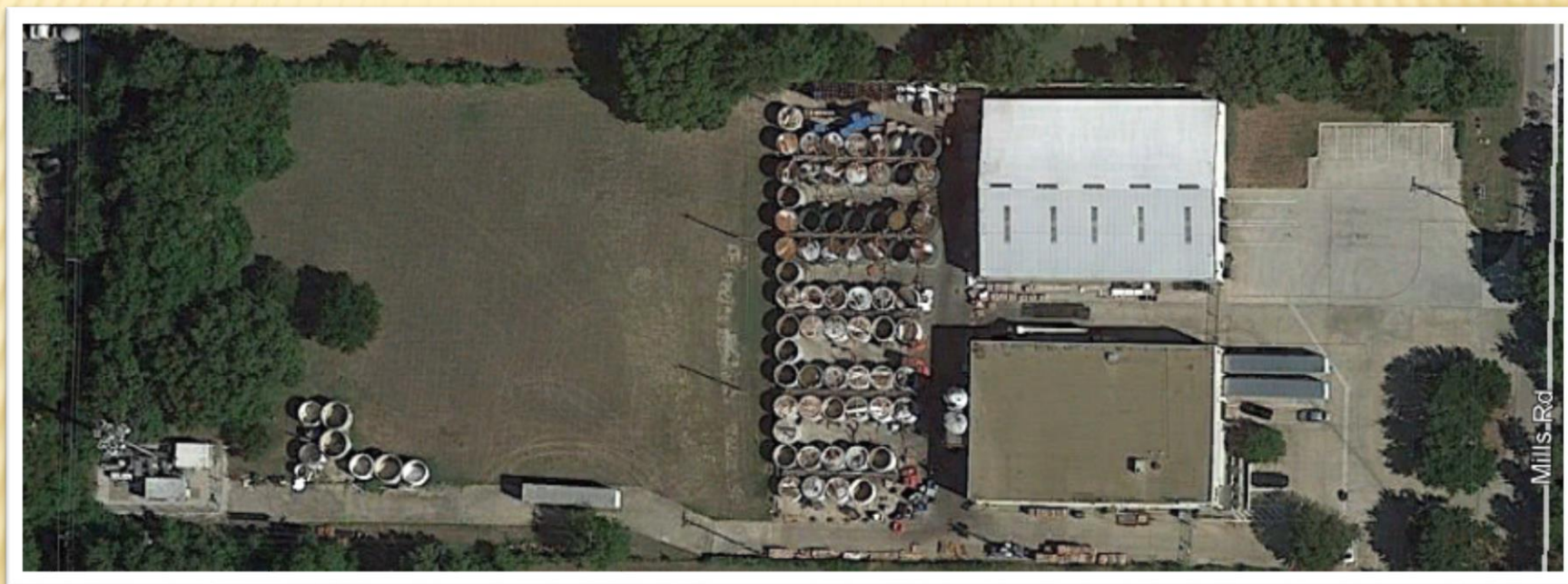




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Existing Site





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Landscaping and Screening



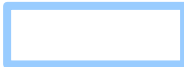
- Loading
- Parking/Buffer
- Nonresidential/Residential
- Storage

Parking & Loading



 Existing Loading

 Proposed Loading

 Existing Parking

 New Parking

Photos - Context



View towards cemetery north of subject site



View of the subject property



View to south of the subject site along Mills Road

Landscape Variances

Variance	GDC Requirement	Proposal	Analysis
Buffer	5 LCT + ground cover	4 LCT + shrubs	Existing parking and loading; operations; design standards
Parking Lot Landscape	1 LCT @ parking rows end; 1 LCT within 65' of each parking space; ground cover; screen street	Maintain existing + add trees/shrubs to front; minimal landscaping in back	Existing parking & loading in front with new plants Suggest inclusion of additional landscaping in back
Heavy Load Screen	Screen with 6' min to 8' max wall and 6 LCT	Existing wall & 5 LCT	Existing 4 docks add 1 dock; existing wall on property line; propose 5 LCT and screen shrubs

Landscape Variances

Variance	GDC Requirement	Proposal	Analysis
Buffer	5 LCT + ground cover	4 LCT + shrubs	Existing parking and loading; operations; design standards
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GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 07/07/2020

Item Title: Z 19-39 Geoffrey Bossiere - Zoning (District 7)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted.

LOCATION

3630 North Shiloh Road

OWNER

Lone Prince Properties, LLC.

PLAN COMMISSION RECOMMENDATION

On June 8, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted, in accordance with staff's recommendation.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. However, staff recommends removing Restaurant, Drive-Through use from the proposed list of uses, though permitting a Restaurant with a take-out window and without a menu board may be considered.

BACKGROUND

The subject property is currently developed with a multi-tenant building with a total of nine (9) tenant spaces. The applicant would like to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District in order improve its commercial prospects.

SITE DATA

The subject property contains approximately 1.83 acres in area with nearly 290 lineal feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Neighborhood Services (NS) District. The Neighborhood Services (NS) District is intended to accommodate a limited range of small-scale retail and personal service activities that are supportive and desirable in proximity to residential neighborhoods. The district regulations are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

In addition to being zoned NS District, the site was approved for a Specific Use Permit in file S 12-48 for Medical Office/Clinic use. With the adoption of the Garland Development Code (GDC) in 2015, the medical office uses were converted to a permitted use in the NS District.

CONSIDERATIONS

- 1. Proposed Land Uses:** The applicant intends to keep all the uses currently allowed in the Neighborhood Services (NS) District with this request. The applicant requests to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District. Specifically, the following is the list of uses proposed by the applicant as either permitted uses or that would require approval of a Specific Use Provision:

Antique Shop (indoors only)	Permitted
Athletic Event Facility, Indoor	Permitted
Civic Club/Fraternal Lodge	Permitted
Commercial Amusement, Indoor	Permitted
Convenience Store (1,000–5,000sf)	Permitted
Cultural Facility	Permitted
Furniture, Household Furnishings and Appliance Sales/Rental	Permitted
Grocery/Supermarket (>5,000sf)	Permitted
Health and Fitness Gym (Indoor)	Permitted
Landscape Nursery (retail)	Specific Use Provision
Laundry, Self-Serve (Laundromat)	Permitted
Learning Center, Specialized	Permitted
Mortuary/Funeral Home	Permitted
Pet Store (Indoors only)	Permitted
Pharmacy (without drive-through or window)	Permitted
Post Office	Permitted
Printing/Publishing House	Permitted
Recording Studio/Media Production	Permitted
Restaurant	Permitted
Restaurant, Drive-Through	Specific Use Provision
School, Business	Permitted
School, Private, Religious or Charter	Permitted
School, Private, Religious or Charter	Permitted

School, Retail/Personal Services Training	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted
Veterinary Clinic, Small Animal (indoors only)	Permitted

2. **Site Plan:** The Site Plan (Exhibit C in Detail Plan agenda item) shows the subject site outlined in a red line. The site plan illustrates the site context with the adjacent development to the north. This proposal affects only the portion of the site plan that is outlined in red (the area on the drawing including and south of the fire lane). The existing building is 18,913 square feet and contains nine (9) tenant spaces.
3. **Parking:** A total of ninety-nine (99) parking spaces are existing. Per the Garland Development Code (GDC), only eighty-eight (88) parking spaces are required for this site. However, the applicant will remove five (5) parking spaces to add a 2,216 square-foot outdoor play area for the permitted Day Care Center to the east corner of the property, thus bringing the proposed number of parking spaces to ninety-four (94). This existing development is in compliance with the parking requirement.
4. **Landscape and Screening:** Landscaping and screening compliance is not triggered by this request. The applicant will maintain the existing landscaping on the subject property. Similar to the Site Plan, the Landscape Plan includes for informational purposes the property to the north; the subject site is outlined in red. (Exhibit D in Detail Plan agenda item)
5. **Building Elevations:** This request does not trigger any building design standards as it is an existing building. Building expansions or alterations are not proposed; therefore, building elevations were not required.

COMPREHENSIVE PLAN

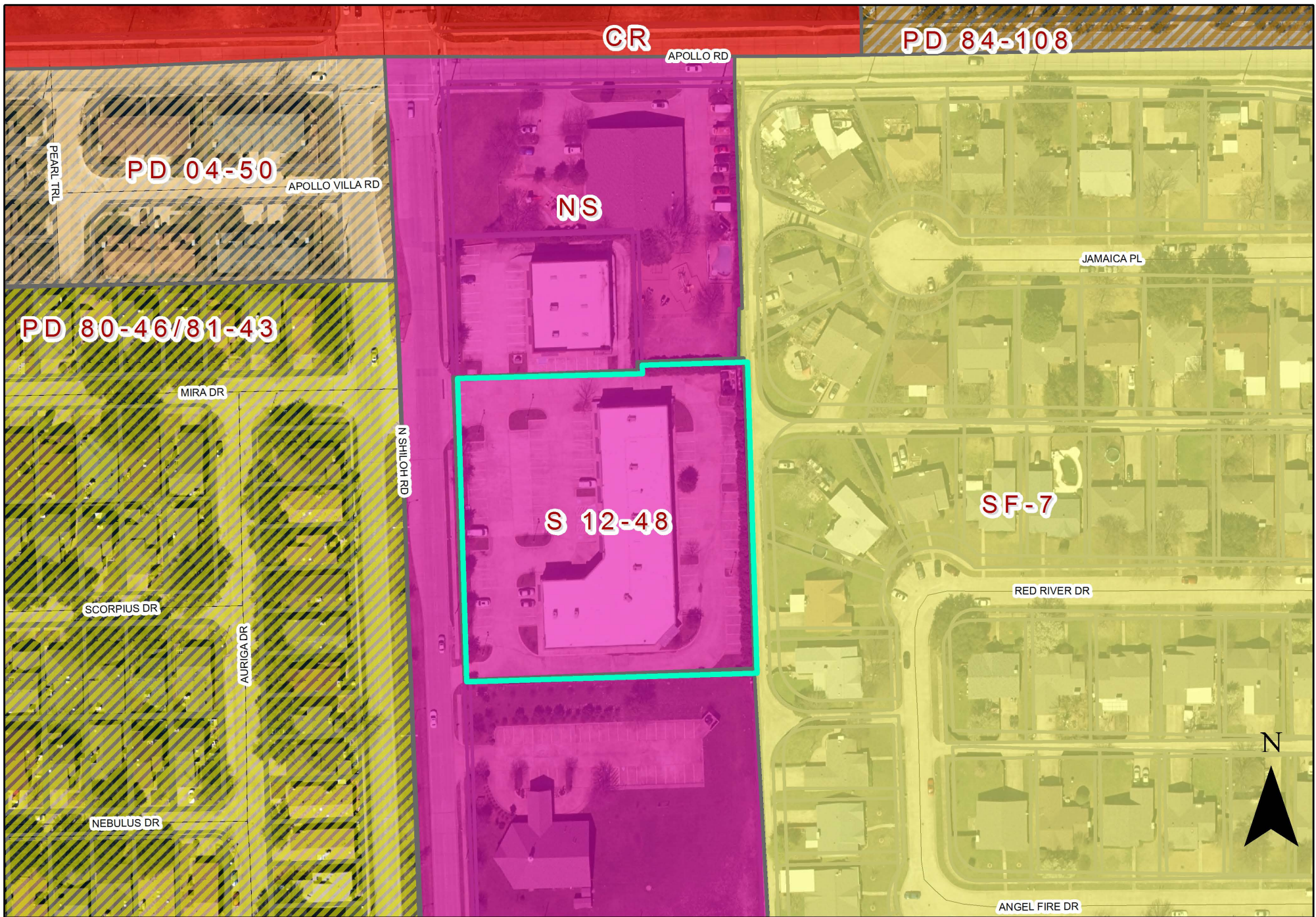
The Envision Garland Plan designates the subject property as Neighborhood Center. Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Neighborhood Services (NS) District; these are developed with a Day Care Center and a multi-tenant commercial building. The properties to the east are Single-Family (SF-7) District; these properties are developed with single-family homes. The property to the south is zoned Neighborhood Services (NS) District; this property is developed with a church. The properties to west across North Shiloh Road are zoned Planned Development (PD) District 80-46 and Planned Development (PD) District 81-43 for Single-Family (SF-7) Uses; these properties are developed with single-family homes.

Attachments

- Z 19-39 Geoffrey Bossiere - Zoning Attachments
- Z 19-39 Geoffrey Bossiere Responses



Zoning Map Z 19-39



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-39

3630 North Shiloh Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a land uses that are not permitted in the Neighborhood Services (NS) District.

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 Neighborhood Services (NS) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in Neighborhood Services (NS) District. Additionally, the uses listed below are either permitted by right or with approval of a Specific Use Provision.

Antique Shop (indoors only)	Permitted
Athletic Event Facility, Indoor	Permitted
Civic Club/Fraternal Lodge	Permitted
Commercial Amusement, Indoor	Permitted
Convenience Store (1,000-5,000sf)	Permitted
Cultural Facility	Permitted
Furniture, Household Furnishings and Appliance Sales/Rental	Permitted
Grocery/Supermarket (>5,000sf)	Permitted
Health and Fitness Gym (Indoor)	Permitted

EXHIBIT B

Landscape Nursery (retail)	Specific Use Provision
Laundry, Self-Serve (Laundromat)	Permitted
Learning Center, Specialized	Permitted
Mortuary/Funeral Home	Permitted
Pet Store (Indoors only)	Permitted
Pharmacy (without drive-through or window)	Permitted
Post Office	Permitted
Printing/Publishing House	Permitted
Recording Studio/Media Production	Permitted
Restaurant	Permitted
Restaurant, Drive-Through	Specific Use Provision
School, Business	Permitted
School, Private, Religious or Charter	Permitted
School, Retail/Personal Services Training	Permitted
School, Trade	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted
Veterinary Clinic, Small Animal (indoors only)	Permitted

- B. Site Plan: The site layout, building placement, parking and other development existing shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- D. Elevations: Elevations for expansion or reconstruction of the building shall require a Detail Plan with a public hearing.

REPORT & MINUTES

P.C. Meeting, June 8, 2020

Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)

Nabiha Ahmed, Development Planner presented the staff report and read into the record the proposed additional uses by the applicant:

- Antique Shop (indoors only), Permitted
- Athletic Event Facility, Indoor, Permitted
- Civic Club/Fraternal Lodge, Permitted
- Commercial Amusement, Indoor, Permitted
- Convenience Store (1,000–5,000sf), Permitted
- Cultural Facility, Permitted
- Furniture, Household Furnishings and Appliance Sales/Rental, Permitted
- Grocery/Supermarket (>5,000sf), Permitted
- Health and Fitness Gym (Indoor), Permitted
- Landscape Nursery (retail), Specific Use Provision
- Laundry, Self-Serve (Laundromat), Permitted
- Learning Center, Specialized, Permitted
- Mortuary/Funeral Home, Permitted
- Pet Store (Indoors only), Permitted
- Pharmacy (without drive-through or window), Permitted
- Post Office, Permitted
- Printing/Publishing House, Permitted
- Recording Studio/Media Production, Permitted
- Restaurant, Permitted
- Restaurant, Drive-Through, Specific Use Provision
- School, Business, Permitted
- School, Private, Religious or Charter, Permitted
- School, Private, Religious or Charter, Permitted
- School, Retail/Personal Services Training, Permitted
- Social Service Facility/Agency, Permitted
- Theater, Small Scale, Permitted
- Veterinary Clinic, Small Animal (indoors only), Permitted

Commissioner Rose asked for clarification in the difference

between a drive-thru window and a take-out window.

Staff explained that a drive-thru window would require additional modifications such as stacking lanes and menu board and a take-out window would be strictly for picking up or dropping off of items only.

Chairman Roberts explained this would be less traffic intensive.

Mr. Guerin further explained the staff recommendation of eliminating Restaurant, Drive-Through and instead allowing only take-out windows for Restaurant uses was a compatibility concern with the surrounding area.

The applicant Geoffrey Bossiere, 1515 7th Street, Suite 8, Santa Monica, CA, provided an overview of the request.

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

Chairman Roberts raised concern regarding a few of the proposed uses due to noise or convenience issues.

Mr. Guerin clarified the allowed usable veterinary clinic uses and provided the notification letter response count to the Commission.

Mr. Bossiere stated to the Commission he is aware of the signage requirements.

Motion was made by Commissioner Rose to **approve** the application per staff recommendation, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

Allmendinger, Tracy

From: tmoshamo <tmoshamo@gmail.com>
Sent: Saturday, June 6, 2020 8:21 AM
To: Planning Group
Subject: June 7 zoning change meeting.

Hello this is tom montpas at 2333 red river dr. I am against the zoning change at 3630 n shiloh road. There is already a noise issue with that property.

Sent from my Samsung Galaxy smartphone.

May 27, 2020

Z 19-39

Page 2 of 2

Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, por favor contactar a Josue De La Vega 972-205-2838.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Jean BOULLIER

Printed Name

2329 Matterhorn Dr GARLAND, TX. 75044-6741

Address

City, State

Zip

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

J. Boullier

Signature

Title

Date: May 31st 2020

JUN 4'20 PM 3:45

Z 19-39

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted.

Approval of a Detail Plan.

**City Council Meeting
July 7, 2020**



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Case Information

Location: 3630 North Shiloh Road

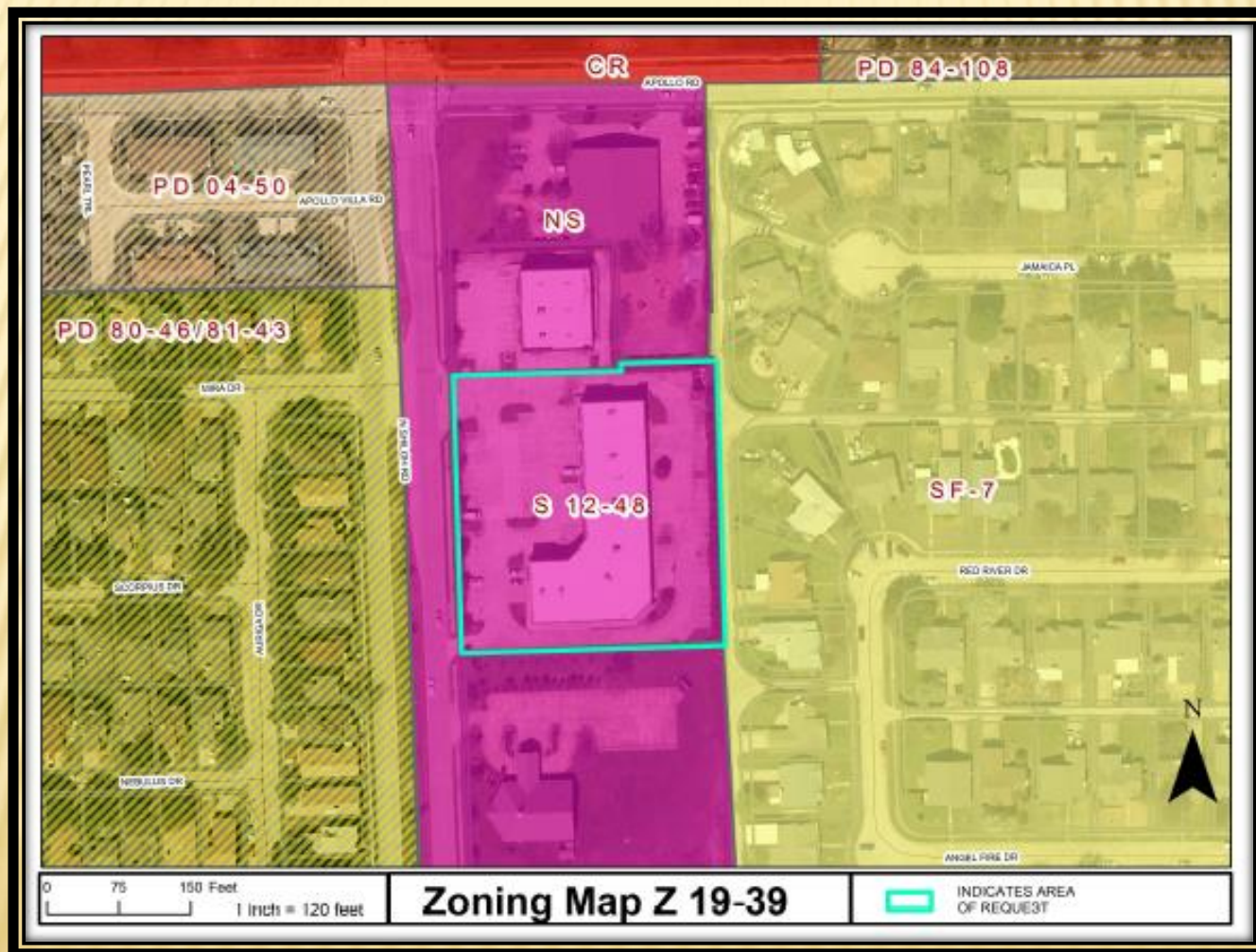
Applicant: Geoffrey Bossiere

Owner: Lone Prince Properties, LLC

Acreage: 1.834

Zoning: Neighborhood Services (NS)

Location Map



Photos



Looking at the subject property from North Shiloh Road



Looking south of the subject property from North Shiloh Road



West of subject property



Looking north of the subject property

Proposed Land Uses

Antique Shop (indoors only)	Permitted
Athletic Event Facility, Indoor	Permitted
Civic Club/Fraternal Lodge	Permitted
Commercial Amusement, Indoor	Permitted
Convenience Store (1,000 – 5,000sf)	Permitted
Cultural Facility	Permitted
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School, Private, Religious or Charter	Permitted
School, Retail/Personal Services Training	Permitted
School, Trade	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted
Veterinary Clinic, Small Animal (indoors only)	Permitted



EXHIBIT C

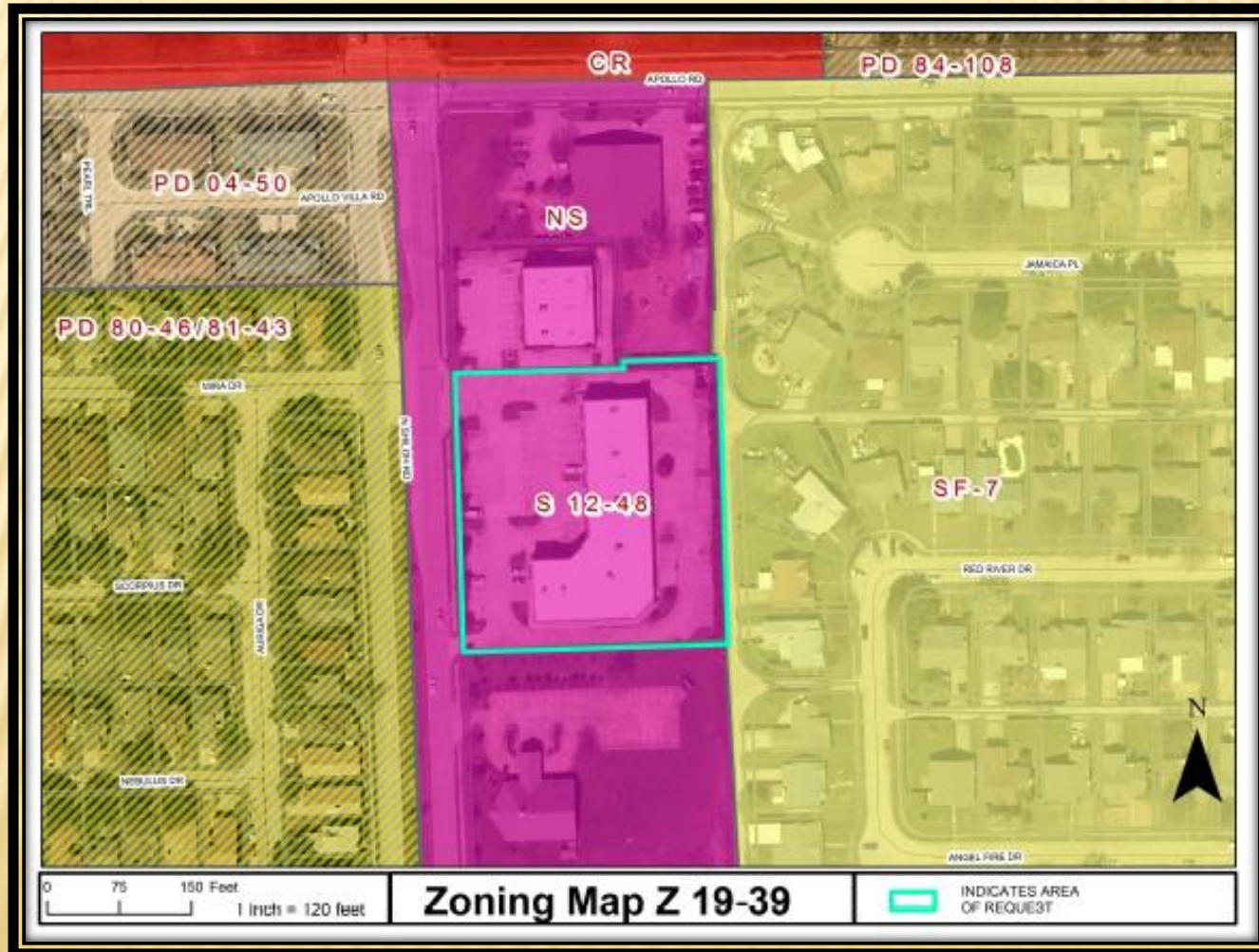


IN SUMMARY

The request is to establish a Planned Development (PD) to allow additional uses at 3630 North Shiloh Road.

No other GDC deviations are being requested by the applicant.

Location Map



Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single Family-10	SF-7 - Single-Family-7	SF-5 - Single Family-5	SFA - Single-Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	NO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	UR - Urban Residential (five work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-References for Special Standards
Learning Center, Specialized									S	P	S	P	P	P	S	S	S	-	1 / 10 students	-
School, Business									S	P	S	P	P	P	P		P	-	1 / 3 students	-
School, Retail/Personal Services Training									S	S	S	P	P	P	P	S	P	-	1 / 3 students	-
School, Trade													S	P	P			-	1 / 3 students	-
School, Private, Religious or Charter	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	2.52(A)(2)
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	-
GOVERNMENT & HUMAN SERVICES USES																				
Charitable Boarding								S	S	S		S	S	S				-	.5 / bed	-
Garden, Charitable	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	-	2 spaces	-
Garden, Civic	P	P	P	P	P	P	P	P								P	P	-	2 spaces	-
Post Office									P	P		P	P	P	P	P	P	-	1 / 300 gfs	-
Social Service Facility/Agency									S	S	S	P	P	P				-	1 / 300 gfs	-
MEDICAL & HEALTH SERVICES USES																				
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	Determined by SUP	-
Hospital										P		S	P	P	S			-	1.5 / bed	-
Medical and Dental Office/Clinic									P	P	P	P	P	P	P	P	P	-	1 / 250 gfs	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IM - Industrial	UR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Mortuary/Funeral Home	S											S	S	P	S			-	1 / 200 gfs, or 1 / 4 seats in sanctuary and chapel(s) (whichever is greater)	-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES																				
Athletic Events Facility, Indoor										S		P	P	P	P		P	-	1 / 125 gfs or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Athletic Events Facility, Outdoor	S												S	S	S			-	1 / 125 gfs or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Athletic Field, Stadium, Arena	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	1 / 125 gfs or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge										P		P	P	P	P		P	-	1 / 200 gfs	-
Commercial Amusement, Indoor												P	P	P	P	S	P	-	1 / 100 gfs	-
Commercial Amusement, Outdoor												P	P	P	P	S		-	1 / 100 gfs	-
Cultural Facility										P	S	P	P	P	S		P	-	1 / 300 gfs	-
Day Camp, Private	S																	-	Determined by SUP	-
Dry Boat Storage	S												S	S	P			-	1 / 2000 gfs	-
Equestrian Camp, Private	P	S																-	.5 / stall	-
Golf Course/Resort Club	P	P	P	P														-	5 / green + 1 / 150 gfs for clubhouse and parking areas	-
Health & Fitness Gym (indoor)										S		P	P	P	S	P	P	-	1 / 150 gfs	-
Marina	S											S	S	S			S	-	1 / 5 slips + 1 / 2000 gfs for dry boat storage + 1 / 150 gfs for retail/dining areas	-
Public Amusement, Temporary												*	*	*	*		*	-	N/A	Art. VIII, Ch. 30, City Code.
Racing Track																		-	-	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (Townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	UR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Reception Facility												S	S	S	S			-	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A)(20)
Recreational Vehicle Park													P (PD req.)					-	1/RV pad + 1/8 RV pads for guest/customer/employee parking	Sec. 2.52(A)(34)
Shooting Range, Indoor													S	P	P			-	1 / 500 gfa + 1 / target alley	-
Shooting Range, Outdoor	S																	-	1 / 500 gfa + 1 / target alley	-
Theater, Large Scale												S	P	P				-	1 / 3 seats	-
Theater, Small Scale												P	P	P			S	-	1 / 3 seats	-
Zoo	S																	-	1 / 600 square feet of exhibit area	-
OFFICE, RETAIL & SERVICE USES																				
Alternative Financial Establishment													S					-	1 / 250 gfa	-
Antique Shop (indoors only)												P	P	P				-	1 / 250 gfa	-
Bait Sales, Live												S	S	P				-	1 / 250 gfa	-
Bakery, Retail									S	P	P	P	P	P	P	P	P	-	1 / 250 gfa	-
Bed and Breakfast	P	S	S													S	S	-	1 / guest room + residential use requirement (according to that use)	Sec. 2.52(A)(11)
Business & Media Service									P	P	P	P	P	P	P	P	P	-	1 / 300 gfa	-
Call Center										P		P	P	P	P		S	-	1 / 150 gfa	-
Commercial Blood, Plasma, Tissue and Cell Collection Center												P	P	P				-	1/250 gfa	Sec. 2.52(A)(28)
Convenience Store (1,000-5,000sf)									S	S	P	P	P	P	P	P	P	-	1 / 250 gfa	Sec. 2.52(A)(1)

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	NO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	UR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-References for Special Standards
Financial Institution									P	P	P	P	P	P		P	P	-	1 / 300 gfa	Sec. 4.20
Flea Market, Indoor													S	S				-	1 / 200 gfa	Sec. 2.52(A)(32)
Flea Market, Outdoor														S				-	1 / 500 sf site area	Sec. 2.52(A)(32)
Furniture, Household Furnishings and Appliance Sales/Rental												P	P	P				-	1 / 400 gfa	-
Grocery/Supermarket (>5,000sf)												P	P	P		S	S	-	1 / 250 gfa	-
Home Improvement Center (>50,000sf)												P	P	P				-	1 / 250 gfa	-
Hotel/Motel, Extended Stay										S		S	S		S		S	-	1.25 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)(11)
Hotel/Motel, Full Service										P		P	P		S		P	-	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)(11)
Hotel/Motel, Limited Service										S		S	S		S		S	-	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)(11)
Indoor Shopping Mall												P	P	P				-	0-400,000 gfa: 1 / 250 gfa 401,000+ gfa: 1 / 300 gfa	Sec. 2.52(A)(33)
Kiosk, Trailer or Mini-Structure (attended):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Service											S	P	P	P	P		S	-	1 / employee	Sec. 2.52(A)(7), Sec. 4.20
Recycled Materials Collection												S	P	P	P			-	1 / employee	Sec. 2.52(A)(8), Sec. 4.20
Landscape Nursery (retail)												P	P	P	S			-	1 / 250 gfa + 1 / 2,000sf outdoor area	-
Landscape Nursery/Tree Farm (wholesale)		S											S	P	P			-	1 / 2,000sf outdoor area	Sec. 2.52(A)(17)
Laundry, Drop-Off (with drive-through or window)											P	P	P	P		S	S	-	1 / 250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)											P	P	P	P		P	P	-	1 / 250 gfa	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	IR - Urban Residential (live/work)	JIB - Urban Business (work/live)	DT - Downtown CBD (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Laundry, Self-Serve (Laundromat)											S	P	P	P		S	S	-	1 / 250 gfa	-
Office, General									P	P	P	P	P	P	P	P	P	-	1 / 300 gfa	-
Pawn Shop														P				-	1 / 250 gfa	-
Personal Services										S	P	P	P	P	S	P	P	-	1 / 250 gfa	-
Pet Store (indoors only)											S	P	P	P		P	P	-	1 / 250 gfa	-
Pharmacy (with drive-through or window)										P	S	P	P	P		S	S	-	1 / 250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)										P	S	P	P	P		P	P	-	1 / 250 gfa	-
Produce stand/Outdoor Farmers Market	S										S	S	P	P			S	-	4 - 11,000 sq ft on site area	-
Restaurant										P	S	P	P	P	P	P	P	-	1 / 100 gfa	-
Restaurant, Drive-Through												S	S	S	S			-	1 / 100 gfa	Sec. 4.20
Retail Store											P	P	P	P		P	P	-	1-85,000sf: 1 / 250 gfa >85,000sf: 1 / 275 gfa	-
Sexually Oriented Business															P			-	1 / 250 gfa	Art. VIII, Ch. 26, City Code
Smoke Shop															S			-	1/250 gfa	-
Studio, Arts/Crafts											P	P	P	P		P	P	-	1 / 250 gfa	-
Studio, Fitness or Performing Arts											P	P	P	P		P	P	-	1 / 150 gfa	-
Tattooing/Body Piercing Establishment												S	S	S				-	1 / 250 gfa	Sec. 2.52(A)(6)
Used Goods, Retail Sales (Indoors)												S	P	P				-	1 / 250 gfa	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single Family - 10	SF-7 - Single Family-7	SF-5 - Single Family-5	SFA - Single Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	JR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Printing/Publishing House									S		S	S	P	P				-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production									S		P	P	P	P		S		-	1 / 300 gfa	-
Recycling Collection Center (no outside storage)													S	S				-	1 / 300 gfa for office + 1 / 1,000 remainder gfa + 1 / 1,000 remainder gfa for storage area	Sec. 2.52(A)(8)
Recycling Salvage Yard (unlimited outside storage)														S				-	1 / 300 gfa for office + 1 / 1,000 remainder gfa for warehouse and storage area	Sec. 2.52(A)(8)
Self-Storage Facility (mini-warehouse)											S	P	P	P				-	1 / 20 units (1/25 units if over 100 units in development) + 1 / 300 office gfa + 1 / manager's apartment	Sec. 2.52(A)(16)
Small Engine/Lawn Equipment Rental & Repair (indoors)											S	P	P	P				-	1 / 300 gfa	-
Taxidermist													S	P	P			-	1 / 400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1 / 400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1 / 300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1 / 300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental									S		P	P	P	P				-	1 / 400 gfa	Sec. 2.52(A)(3)
Automobile Repair, Major													S	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Repair, Minor											P	P	P	P				-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1 / 400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)											S	S	P	S				-	1 / 600 gfa	Sec. 2.52(A)(14)



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. c.

Meeting Date: 07/07/2020

Item Title: Z 19-39 Geoffrey Bossiere - Detail Plan (District 7)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Detail Plan.

LOCATION

3630 North Shiloh Road

OWNER

Lone Prince Properties, LLC.

PLAN COMMISSION RECOMMENDATION

On June 8, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan, in accordance with staff's recommendation.

STAFF RECOMMENDATION

Approval of a Detail Plan. As mentioned in the Zoning item, staff has recommended removing Restaurant, Drive-Through use from the proposed list of uses, though permitting a Restaurant with a take-out window and without a menu board may be considered.

BACKGROUND

The subject property is currently developed with a multi-tenant building with a total of nine (9) tenant spaces. The applicant would like to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District in order improve its commercial prospects.

SITE DATA

The subject property contains approximately 1.83 acres in area with nearly 290 lineal feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Neighborhood Services (NS) District. The Neighborhood Services (NS) District is intended to accommodate a limited range of small-scale retail and personal service activities that are supportive and desirable in proximity to residential neighborhoods. The district regulations are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

In addition to being zoned NS District, the site was approved for a Specific Use Permit in file S 12-48 for Medical Office/Clinic use. With the adoption of the Garland Development Code (GDC) in 2015, the medical office uses were converted to a permitted use in the NS District.

CONSIDERATIONS

1. **Proposed Land Uses:** The applicant intends to keep all the uses currently allowed in the Neighborhood Services (NS) District with this request. The applicant requests to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District. Specifically, the following is the list of uses proposed by the applicant as either permitted uses or that would require approval of a Specific Use Provision:

Antique Shop (indoors only)	Permitted
Athletic Event Facility, Indoor	Permitted
Civic Club/Fraternal Lodge	Permitted
Commercial Amusement, Indoor	Permitted
Convenience Store (1,000–5,000sf)	Permitted
Cultural Facility	Permitted
Furniture, Household Furnishings and Appliance Sales/Rental	Permitted
Grocery/Supermarket (>5,000sf)	Permitted
Health and Fitness Gym (Indoor)	Permitted
Landscape Nursery (retail)	Specific Use Provision
Laundry, Self-Serve (Laundromat)	Permitted
Learning Center, Specialized	Permitted
Mortuary/Funeral Home	Permitted
Pet Store (Indoors only)	Permitted
Pharmacy (without drive-through or window)	Permitted
Post Office	Permitted
Printing/Publishing House	Permitted
Recording Studio/Media Production	Permitted
Restaurant	Permitted
Restaurant, Drive-Through	Specific Use Provision
School, Business	Permitted
School, Private, Religious or Charter	Permitted
School, Private, Religious or Charter	Permitted
School, Retail/Personal Services Training	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted

2. **Site Plan:** The Site Plan (Exhibit C) shows the subject site outlined in a red line. The site plan illustrates the site context with the adjacent development to the north. This proposal affects only the portion of the site plan that is outlined in red (the area on the drawing including and south of the fire lane). The existing building is 18,913 square feet and contains nine (9) tenant spaces.
3. **Parking:** A total of ninety-nine (99) parking spaces are existing. Per the Garland Development Code (GDC), only eighty-eight (88) parking spaces are required for this site. However, the applicant will remove five (5) parking spaces to add a 2,216 square-foot outdoor play area for the permitted Day Care Center to the east corner of the property, thus bringing the proposed number of parking spaces to ninety-four (94). This existing development is in compliance with the parking requirement.
4. **Landscape and Screening:** Landscaping and screening compliance is not triggered by this request. The applicant will maintain the existing landscaping on the subject property. Similar to the Site Plan, the Landscape Plan includes for informational purposes the property to the north; the subject site is outlined in red. (Exhibit D)
5. **Building Elevations:** This request does not trigger any building design standards as it is an existing building. Building expansions or alterations are not proposed; therefore, building elevations were not required.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Center. Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

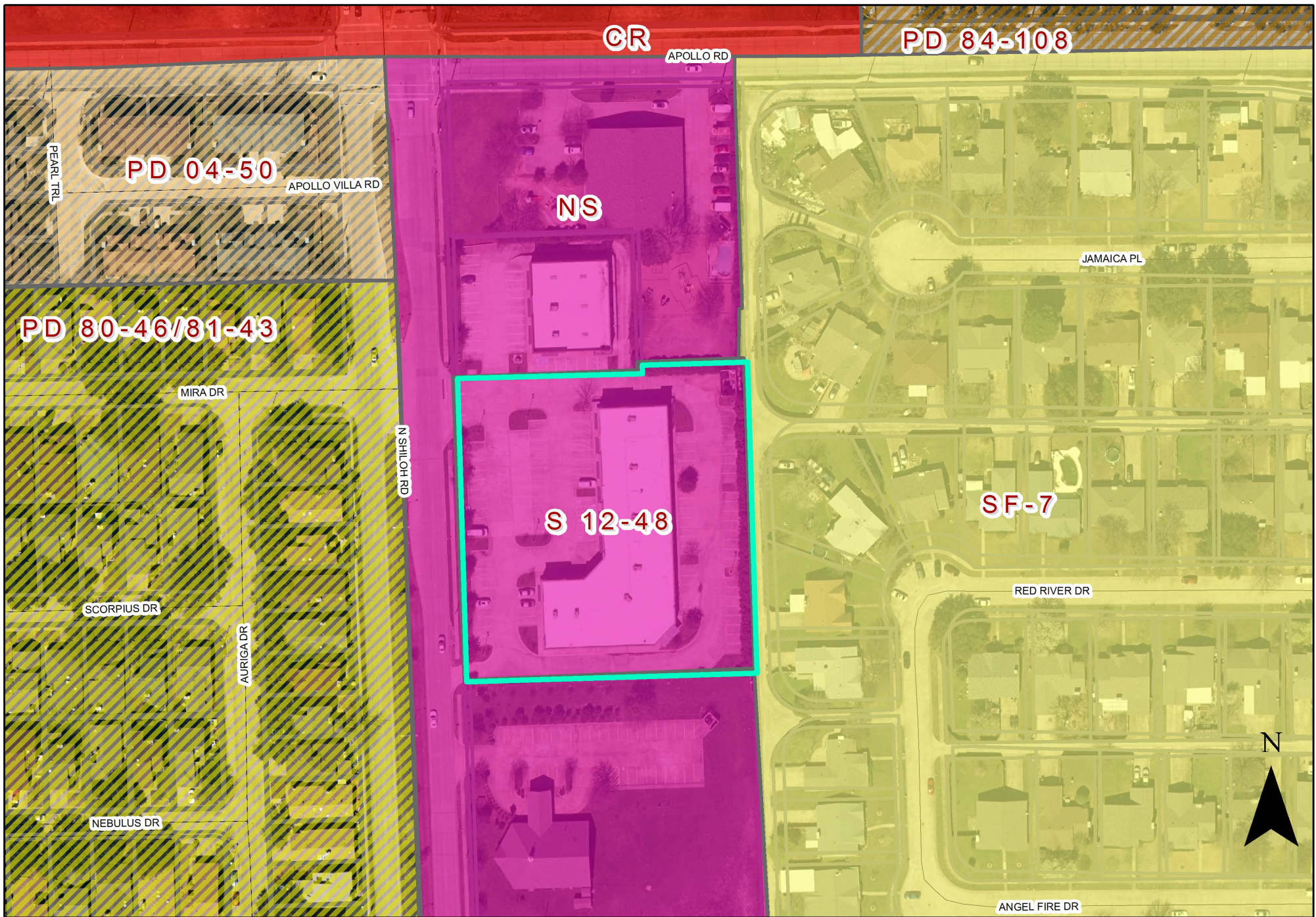
The properties to the north are zoned Neighborhood Services (NS) District; these are developed with a Day Care Center and a multi-tenant commercial building. The properties to the east are Single-Family (SF-7) District; these properties are developed with single-family homes. The property to the south is zoned Neighborhood Services (NS) District; this property is developed with a church. The properties to west across North Shiloh Road are zoned Planned Development (PD) District 80-46 and Planned Development (PD) District 81-43 for Single-Family (SF-7) Uses; these properties are developed with single-family homes.

Attachments

Z 19-39 Geoffrey Bossiere - Detail Plan Attachments

Z 19-39 Geoffrey Bopssiere Responses

Z 19-39 Geoffrey Bopssiere Staff Presentation



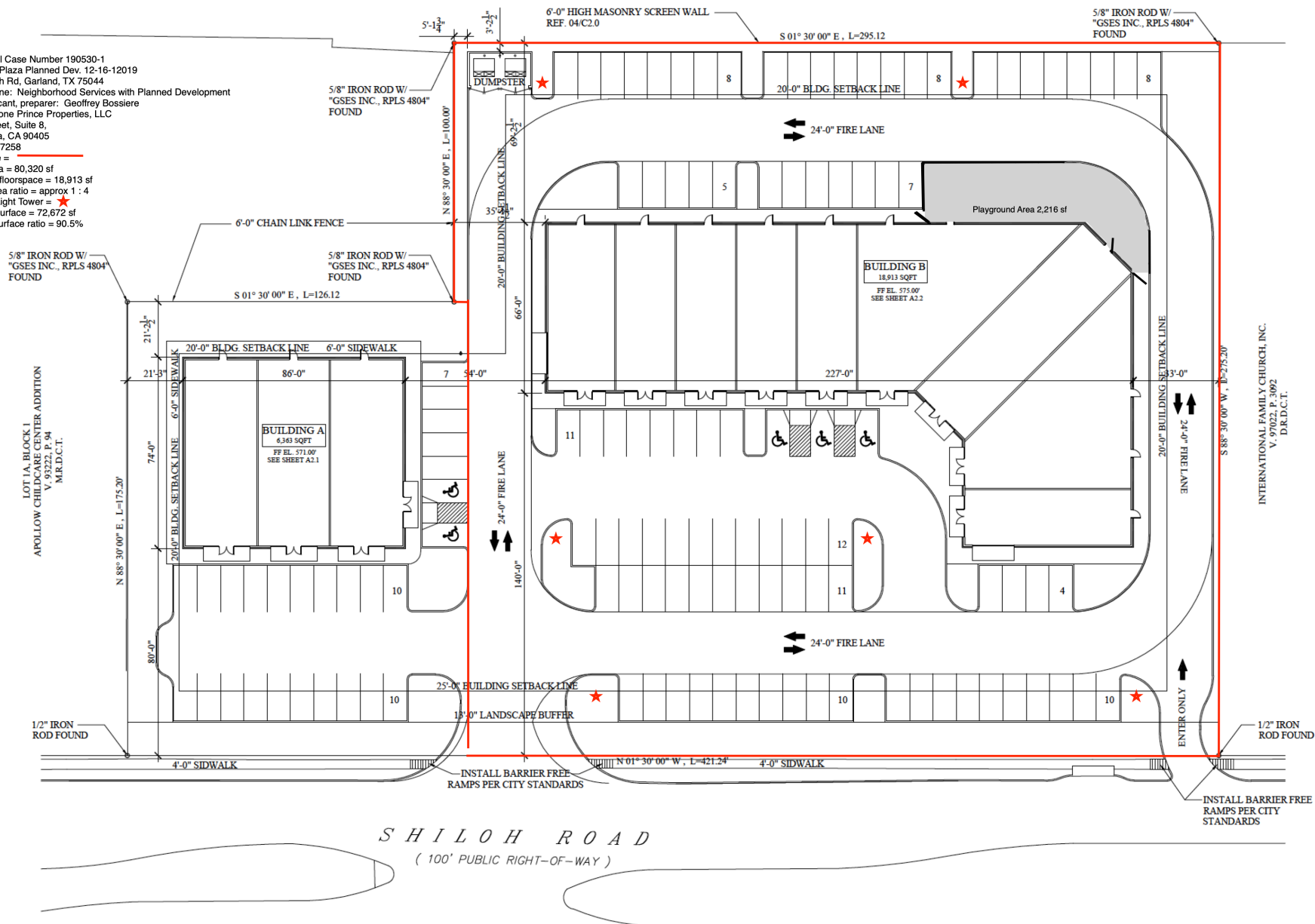
Zoning Map Z 19-39



INDICATES AREA
OF REQUEST

EXHIBIT C

Pre-Submittal Case Number 190530-1
Title: Shiloh Plaza Planned Dev. 12-16-12019
3630 N Shiloh Rd, Garland, TX 75044
Proposed Zone: Neighborhood Services with Planned Development
Owner, architect, preparer: Geoffrey Bossiere
Company: Lone Prince Properties, LLC
1515 7th Street, Suite 100
Santa Monica, CA 90405
Tel: 310-500-7258
Property Line = _____
Total site area = 80,320 sf
Total area of floorspace = 18,913 sf
Total floor area ratio = approx 1 : 4
Parking Lot Light Tower = 3 ft
Impervious Surface = 72,672 sf
Impervious surface ratio = 90.5%



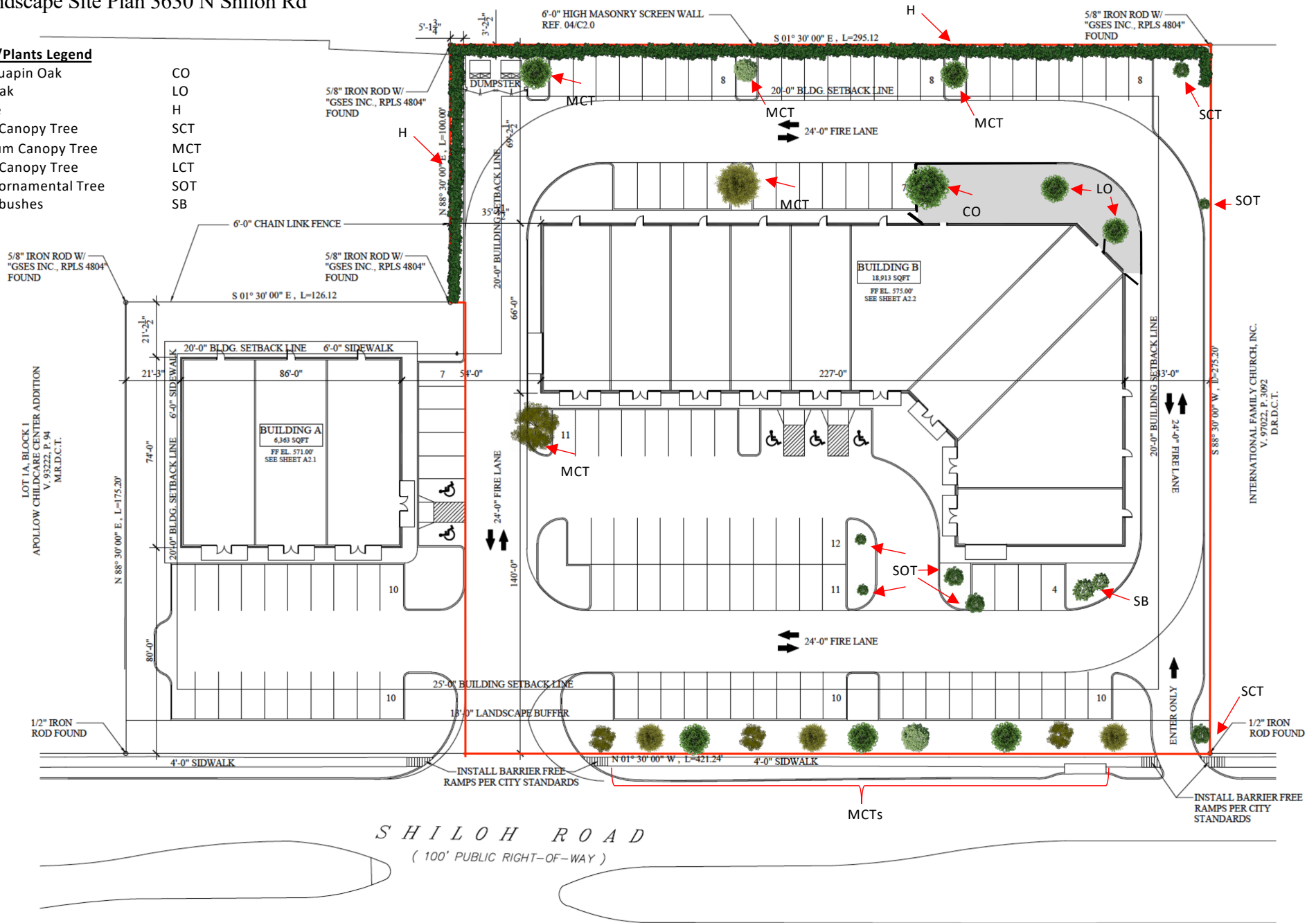
① ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



EXHIBIT D

Chinquapin Oak
Live Oak
Hedge
Small Canopy Tree
Medium Canopy Tree
Large Canopy Tree
Small ornamental Tree
Small bushes

CO
LO
H
SCT
MCT
LCT
SOT
SB



REPORT & MINUTES

P.C. Meeting, June 8, 2020

Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Detail Plan for Commercial Uses. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)

Motion was made by Commissioner Rose to **approve** the application per staff recommendation, seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays**

Allmendinger, Tracy

From: tmoshamo <tmoshamo@gmail.com>
Sent: Saturday, June 6, 2020 8:21 AM
To: Planning Group
Subject: June 7 zoning change meeting.

Hello this is tom montpas at 2333 red river dr. I am against the zoning change at 3630 n shiloh road. There is already a noise issue with that property.

Sent from my Samsung Galaxy smartphone.

May 27, 2020

Z 19-39

Page 2 of 2

Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, por favor contactar a Josue De La Vega 972-205-2838.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Jean BOULLIER

Printed Name

2329 Matterhorn Dr GARLAND, TX. 75044-6741

Address

City, State

Zip

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

J. Boullier

Signature

Title

Date: May 31st 2020

JUN 4 '20 PM 3:45

Z 19-39

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted.

Approval of a Detail Plan.

**City Council Meeting
July 7, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3630 North Shiloh Road

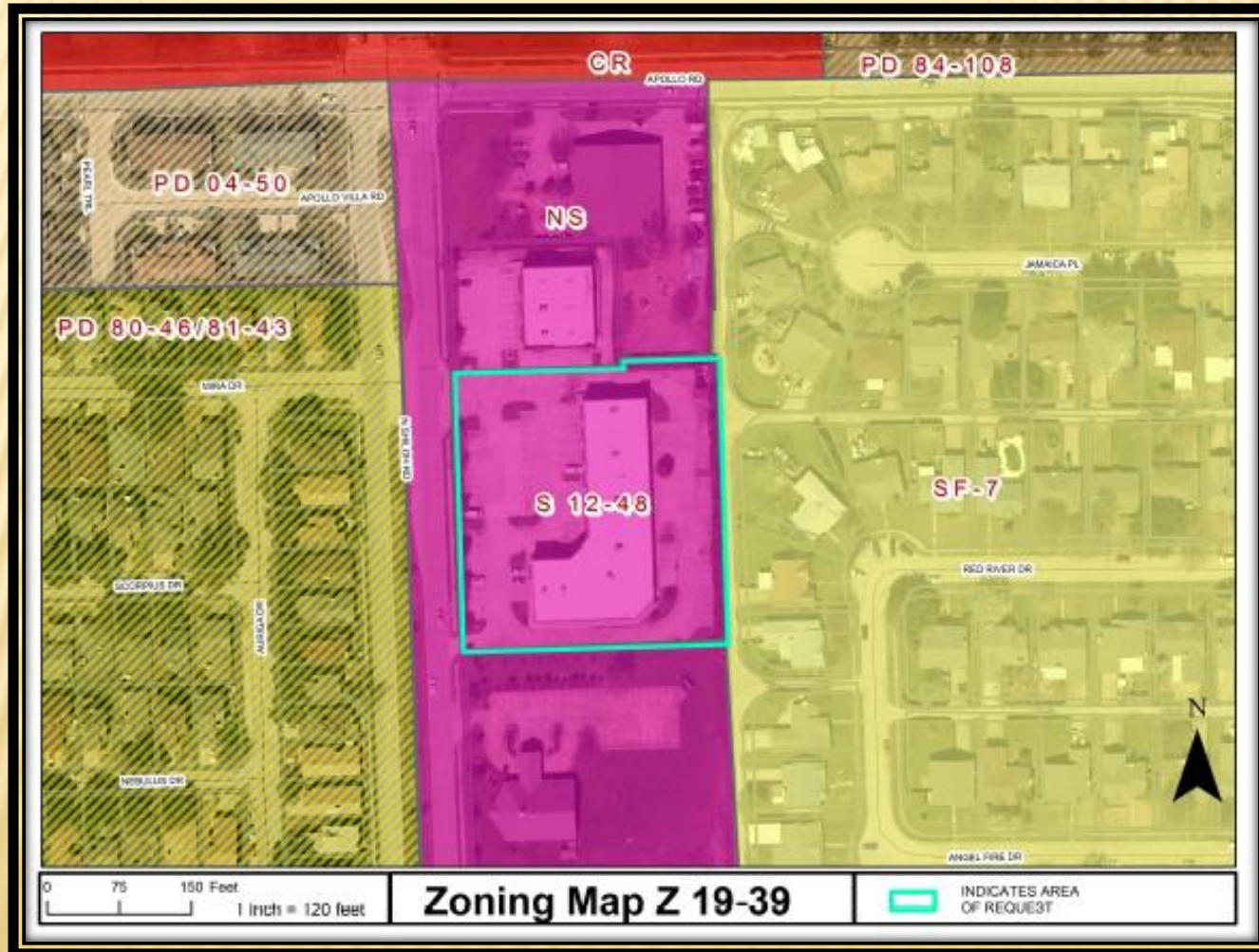
Applicant: Geoffrey Bossiere

Owner: Lone Prince Properties, LLC

Acreage: 1.834

Zoning: Neighborhood Services (NS)

Location Map



Photos



Looking at the subject property from North Shiloh Road



Looking south of the subject property from North Shiloh Road



West of subject property



Looking north of the subject property

Proposed Land Uses

Antique Shop (indoors only)	Permitted
Athletic Event Facility, Indoor	Permitted
Civic Club/Fraternal Lodge	Permitted
Commercial Amusement, Indoor	Permitted
Convenience Store (1,000 – 5,000sf)	Permitted
Cultural Facility	Permitted
Furniture, Household Furnishings and Appliance Sales/Rental	Permitted
Grocery/Supermarket (>5,000sf)	Permitted
Health and Fitness Gym (Indoor)	Permitted
Landscape Nursery (retail)	Specific Use Provision
Laundry, Self-Serve (Laundromat)	Permitted
Learning Center, Specialized	Permitted
Mortuary/Funeral Home	Permitted
Pet Store (Indoors only)	Permitted
Pharmacy (without drive-through or window)	Permitted
Post Office	Permitted
Printing/Publishing House	Permitted
Recording Studio/Media Production	Permitted
Restaurant	Permitted
Restaurant, Drive-Through	Specific Use Provision
School, Business	Permitted
School, Private, Religious or Charter	Permitted
School, Retail/Personal Services Training	Permitted
School, Trade	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted
Veterinary Clinic, Small Animal (indoors only)	Permitted



EXHIBIT C

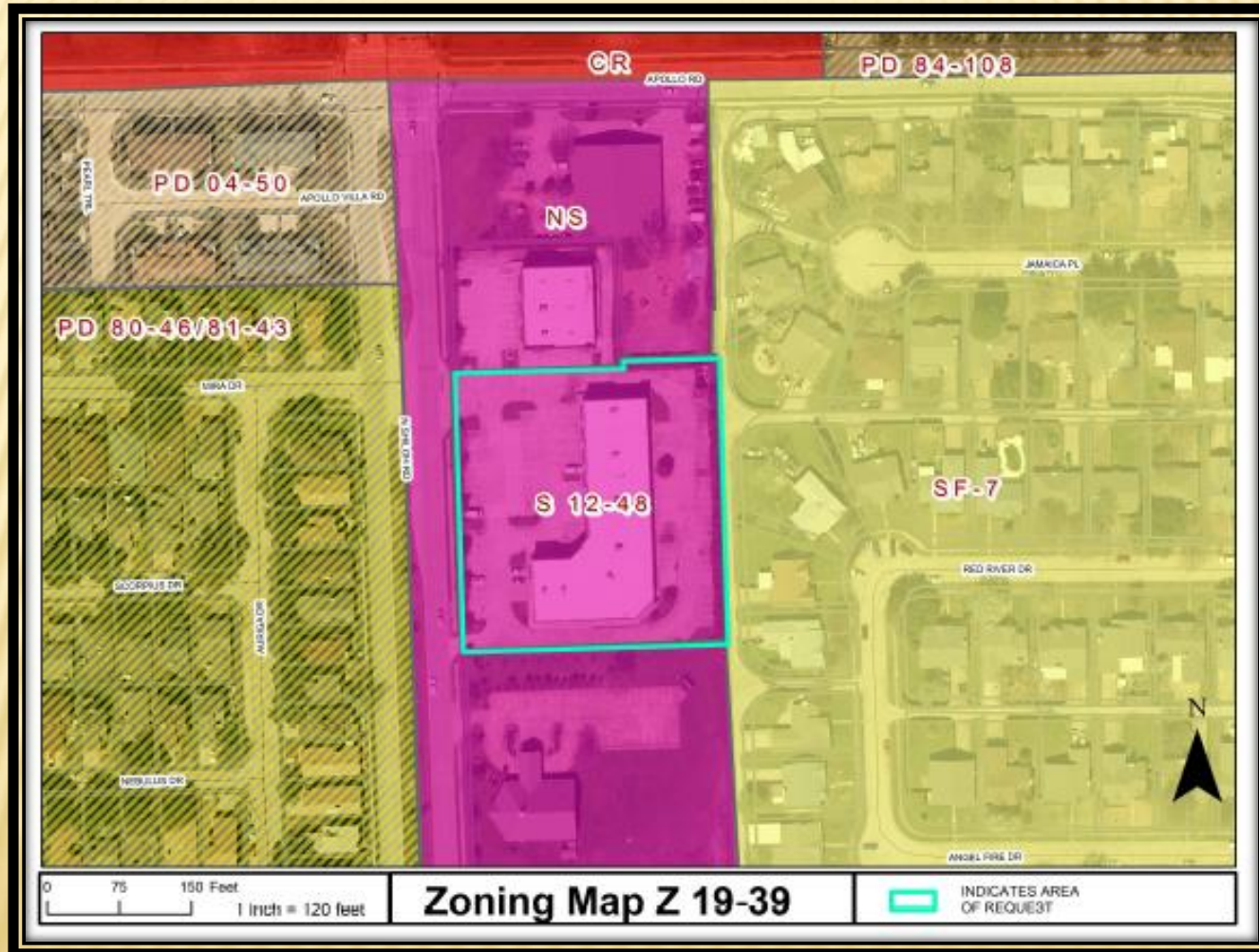


IN SUMMARY

The request is to establish a Planned Development (PD) to allow additional uses at 3630 North Shiloh Road.

No other GDC deviations are being requested by the applicant.

Location Map



Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single Family - 10	SF-7 - Single Family-7	SF-5 - Single Family-5	SFA - Single-Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	NO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	UR - Urban Residential (five work)	UB - Urban Business (work/live)	DT - Downtown FRC (see Chapter 7)	Parking Requirements	Cross-References for Special Standards
Learning Center, Specialized									S	P	S	P	P	P	S	S	S	-	1 / 10 students	-
School, Business									S	P	S	P	P	P	P		P	-	1 / 3 students	-
School, Retail/Personal Services Training									S	S	S	P	P	P	P	S	P	-	1 / 3 students	-
School, Trade													S	P	P			-	1 / 3 students	-
School, Private, Religious or Charter	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	2.52(A)(2)
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	-
GOVERNMENT & HUMAN SERVICES USES																				
Charitable Boarding								S	S	S		S	S	S				-	.5 / bed	-
Garden, Charitable	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	-	2 spaces	-
Garden, Civic	P	P	P	P	P	P	P	P								P	P	-	2 spaces	-
Post Office									P	P		P	P	P	P	P	P	-	1 / 300 gfs	-
Social Service Facility/Agency									S	S	S	P	P	P				-	1 / 300 gfs	-
MEDICAL & HEALTH SERVICES USES																				
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	Determined by SUP	-
Hospital										P		S	P	P	S			-	1.5 / bed	-
Medical and Dental Office/Clinic									P	P	P	P	P	P	P	P	P	-	1 / 250 gfs	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (Townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IM - Industrial	UR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (See Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Mortuary/Funeral Home	S											S	S	P	S			-	1 / 200 gfs, or 1 / 4 seats in sanctuary and chapel(s) (whichever is greater)	-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES																				
Athletic Events Facility, Indoor										S		P	P	P	P		P	-	1 / 125 gfs or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Athletic Events Facility, Outdoor	S												S	S	S			-	1 / 125 gfs or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Athletic Field, Stadium, Arena	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	1 / 125 gfs or 1 / 3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge										P		P	P	P	P		P	-	1 / 200 gfs	-
Commercial Amusement, Indoor												P	P	P	P	S	P	-	1 / 100 gfs	-
Commercial Amusement, Outdoor												P	P	P	P			-	1 / 100 gfs	-
Cultural Facility										P	S	P	P	P	S		P	-	1 / 300 gfs	-
Day Camp, Private	S																	-	Determined by SUP	-
Dry Boat Storage	S												S	S	P			-	1 / 2000 gfs	-
Equestrian Camp, Private	P	S																-	.5 / stall	-
Golf Course/Resort Club	P	P	P	P														-	5 / green + 1 / 150 gfs for clubhouse and dining areas	-
Health & Fitness Gym (indoor)									S		P	P	P	P	S	P	P	-	1 / 150 gfs	-
Marina	S											S	S	S			S	-	1 / 5 slips + 1 / 2000 gfs for dry boat storage + 1 / 150 gfs for retail/dining areas	-
Public Amusement, Temporary												*	*	*	*		*	-	N/A	Art. VIII, Ch. 30, City Code.
Racing Track																		-	-	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (Townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	UR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Reception Facility												S	S	S	S			-	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A)(20)
Recreational Vehicle Park													P (PD req.)					-	1/RV pad + 1/8 RV pads for guest/customer/employee parking	Sec. 2.52(A)(34)
Shooting Range, Indoor													S	P	P			-	1 / 500 gfa + 1 / target alley	-
Shooting Range, Outdoor	S																	-	1 / 500 gfa + 1 / target alley	-
Theater, Large Scale												S	P	P				-	1 / 3 seats	-
Theater, Small Scale												P	P	P			S	-	1 / 3 seats	-
Zoo	S																	-	1 / 600 square feet of exhibit area	-
OFFICE, RETAIL & SERVICE USES																				
Alternative Financial Establishment													S					-	1 / 250 gfa	-
Antique Shop (indoors only)												P	P	P				-	1 / 250 gfa	-
Bait Sales, Live												S	S	P				-	1 / 250 gfa	-
Bakery, Retail									S	P	P	P	P	P	P	P	P	-	1 / 250 gfa	-
Bed and Breakfast	P	S	S													S	S	-	1 / guest room + residential use requirement (according to that use)	Sec. 2.52(A)(11)
Business & Media Service									P	P	P	P	P	P	P	P	P	-	1 / 300 gfa	-
Call Center										P		P	P	P	P		S	-	1 / 150 gfa	-
Commercial Blood, Plasma, Tissue and Cell Collection Center												P	P	P				-	1/250 gfa	Sec. 2.52(A)(28)
Convenience Store (1,000-5,000sf)									S	S	P	P	P	P	P	P	P	-	1 / 250 gfa	Sec. 2.52(A)(1)

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	NO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	UR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Financial Institution									P	P	P	P	P	P		P	P	-	1 / 300 gfa	Sec. 4.20
Flea Market, Indoor													S	S				-	1 / 200 gfa	Sec. 2.52(A)(32)
Flea Market, Outdoor														S				-	1 / 500 sf site area	Sec. 2.52(A)(32)
Furniture, Household Furnishings and Appliance Sales/Rental												P	P	P				-	1 / 400 gfa	-
Grocery/Supermarket (>5,000sf)												P	P	P		S	S	-	1 / 250 gfa	-
Home Improvement Center (>50,000sf)												P	P	P				-	1 / 250 gfa	-
Hotel/Motel, Extended Stay										S		S	S		S		S	-	1.25 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)(11)
Hotel/Motel, Full Service										P		P	P		S		P	-	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)(11)
Hotel/Motel, Limited Service										S		S	S		S		S	-	1 / room + 1 / 200sf restaurant, retail, conference and office area	Sec. 2.52(A)(11)
Indoor Shopping Mall												P	P	P				-	0-400,000 gfa: 1 / 250 gfa 401,000+ gfa: 1 / 300 gfa	Sec. 2.52(A)(33)
Kiosk, Trailer or Mini-Structure (attended):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Service											S	P	P	P	P		S	-	1 / employee	Sec. 2.52(A)(7), Sec. 4.20
Recycled Materials Collection												S	P	P	P			-	1 / employee	Sec. 2.52(A)(8), Sec. 4.20
Landscape Nursery (retail)												P	P	P	S			-	1 / 250 gfa + 1 / 2,000sf outdoor area	-
Landscape Nursery/Tree Farm (wholesale)		S											S	P	P			-	1 / 2,000sf outdoor area	Sec. 2.52(A)(17)
Laundry, Drop-Off (with drive-through or window)											P	P	P	P		S	S	-	1 / 250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)											P	P	P	P		P	P	-	1 / 250 gfa	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single-Family-10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (Townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	IR - Urban Residential (live/work)	JIB - Urban Business (work/live)	DT - Downtown CBD (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Laundry, Self-Serve (Laundromat)											S	P	P	P		S	S	-	1 / 250 gfa	-
Office, General									P	P	P	P	P	P	P	P	P	-	1 / 300 gfa	-
Pawn Shop														P				-	1 / 250 gfa	-
Personal Services										S	P	P	P	P	S	P	P	-	1 / 250 gfa	-
Pet Store (indoors only)											S	P	P	P		P	P	-	1 / 250 gfa	-
Pharmacy (with drive-through or window)										P	S	P	P	P		S	S	-	1 / 250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)										P	S	P	P	P		P	P	-	1 / 250 gfa	-
Produce stand/Outdoor Farmers Market	S										S	S	P	P			S	-	4 - 11,000 sq ft on site area	-
Restaurant										P	S	P	P	P	P	P	P	-	1 / 100 gfa	-
Restaurant, Drive-Through												S	S	S	S			-	1 / 100 gfa	Sec. 4.20
Retail Store											P	P	P	P		P	P	-	1-85,000sf: 1 / 250 gfa >85,000sf: 1 / 275 gfa	-
Sexually Oriented Business															P			-	1 / 250 gfa	Art. VIII, Ch. 26, City Code
Smoke Shop															S			-	1/250 gfa	-
Studio, Arts/Crafts											P	P	P	P		P	P	-	1 / 250 gfa	-
Studio, Fitness or Performing Arts											P	P	P	P		P	P	-	1 / 150 gfa	-
Tattooing/Body Piercing Establishment												S	S	S				-	1 / 250 gfa	Sec. 2.52(A)(6)
Used Goods, Retail Sales (Indoors)												S	P	P				-	1 / 250 gfa	-

Land Use Matrix

	AG - Agricultural	SF-E - Single-Family Estate	SF-10 - Single Family - 10	SF-7 - Single Family-7	SF-5 - Single Family-5	SFA - Single Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	HO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	JR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown CBD (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Printing/Publishing House									S		S	S	P	P				-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production									S		P	P	P	P		S		-	1 / 300 gfa	-
Recycling Collection Center (no outside storage)													S	S				-	1 / 300 gfa for office + 1 / 1,000 remainder gfa for warehouse and storage area	Sec. 2.52(A)(8)
Recycling Salvage Yard (unlimited outside storage)														S				-	1 / 300 gfa for office + 1 / 1,000 remainder gfa for warehouse and storage area	Sec. 2.52(A)(8)
Self-Storage Facility (mini-warehouse)											S	P	P	P				-	1 / 20 units (1/25 units if over 100 units in development) + 1 / 300 office gfa + 1 / manager's apartment	Sec. 2.52(A)(16)
Small Engine/Lawn Equipment Rental & Repair (indoors)											S	P	P	P				-	1 / 300 gfa	-
Taxidermist													S	P	P			-	1 / 400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1 / 400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1 / 300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1 / 300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental									S		P	P	P	P				-	1 / 400 gfa	Sec. 2.52(A)(3)
Automobile Repair, Major													S	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Repair, Minor											P	P	P	P				-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1 / 400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)											S	S	P	S				-	1 / 600 gfa	Sec. 2.52(A)(14)



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. d.

Meeting Date: 07/07/2020

Item Title: Z 20-10 Haskell (District 5)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District.

LOCATION

2305 Sherwin Street

OWNER

EcoLab

PLAN COMMISSION RECOMMENDATION

On June 8, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District for a period of twenty (20) years. The Plan Commission also recommended a condition to require an annual Fire Department inspection of the facility.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a High Risk Use as requested by the applicant. The proposed operation will require further permitting and the subject property is required to receive annual inspections by the Fire Department. The proposed operation is required to comply with all applicable Fire and Building codes.

BACKGROUND

The subject property is an approximately 13.3-acre site containing an existing building that is currently occupied and operated by Ecolab Inc. which offers water, hygiene, and energy technologies.

The applicant is proposing to install and replace an existing stainless-steel storage tank and add a concrete containment. The applicant will also add a canopy for support for the piping, weather protection for the containment area, and to offer shade for operators working in the area. The existing tank is indoors and the proposed replacement tank will be located outdoors.

SITE DATA

The subject site is developed with an approximately 259,388 square-foot building. The site contains approximately 13.3 acres with approximately 750 lineal feet along Sherwin Street, which is used as an access point to and from the property. The area of the proposed improvement will be confined to 0.02 acres on the southern portion of the overall site area.

USE OF PROPERTY UNDER CURRENT ZONING

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

The applicant is proposing to install a glacial acetic acid storage tank on an existing industrial property to the south. This use requires a Specific Use Provision in the Industrial (IN) District.

CONSIDERATIONS

Specific Use Provision

1. The replacement thirty (30) foot high tank will be stored in a concrete containment area and under a forty (40) foot tall canopy, located south of the existing 259,388 square-foot Ecolab building. The Garland Development Code (GDC) allows "any legal height" which is established by the project approval for the Industrial (IN) District. The site appears to have existing towers/tanks that are in excess of forty (40) feet. (Exhibit C and Exhibit D)
2. The tank and canopy will be in compliance with the GDC setbacks. The distance from the tank and canopy to the nearest property line (south) is approximately eighty-two (82) feet, where the GDC side yard requirement is twenty (20) feet. All other yard setbacks are satisfied.
3. The GDC establishes a parking ratio of one (1) space for every 1,000 gross floor area plus one (1) space per employee at max shift. Two hundred sixty (260) parking spaces are located on this site serving the 259,388 square-foot building. The proposed tank is not decreasing the existing parking spaces on site.
4. Full landscaping and screening compliance is not triggered by this request. No changes to the site's landscaping are proposed with this application.
5. High Risk Uses are defined by the Garland Development Code as any use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, or dust; noise; vibration; or danger from fire, explosion or radiation and involves materials meeting the "degree of hazard-4" criteria of the Uniform Fire Code.
6. The subject property is required to have an annual inspection by the Fire Department.

7. The Fire Department and Building Inspections Department have reviewed the request and have no objections with it being approved subject to compliance with all Fire and Building Codes.
8. The applicant is requesting approval of the Specific Use Provision for a period of twenty (20) years.

COMPREHENSIVE PLAN

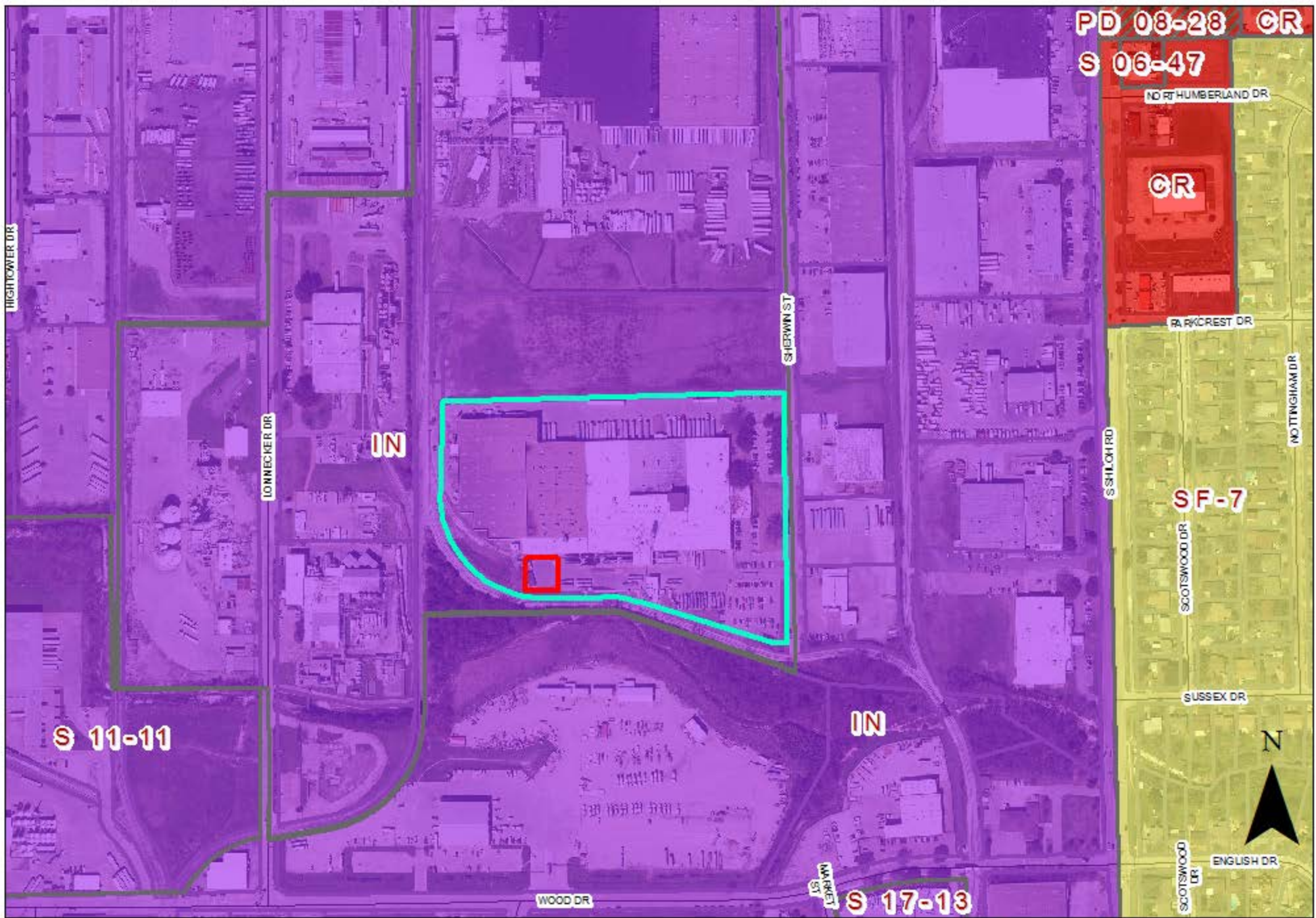
The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are zoned Industrial (IN) District. The property to the south is developed with a moving and storage company. The property to the southwest is developed with a trucking company, and to the southeast is a foam rubber supplier company.

Attachments

Z 20-10 Haskell Attachments and Exhibits
Z 20-10 Haskell Responses
Z 20-10 Staff Presentation



0 225 450 Feet
1 inch = 363 feet

Zoning Map Z 20-10



SUBJECT SITE
AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-10

2305 Sherwin Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a High Risk Use on a property zoned Industrial (IN) District.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Industrial (IN) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
 - A. The subject property shall comply with all applicable local, State, and Federal permitting and inspections requirements, and shall, on no less than an annual basis, be inspected by the Garland Fire Department to ensure such compliance. The property owner shall keep and maintain documentation of the most recent annual inspection on the premises; this documentation must be produced to the City of Garland upon demand.
 - B. The Specific Use Provision for High Risk Use be in effect for a period of twenty (20) years

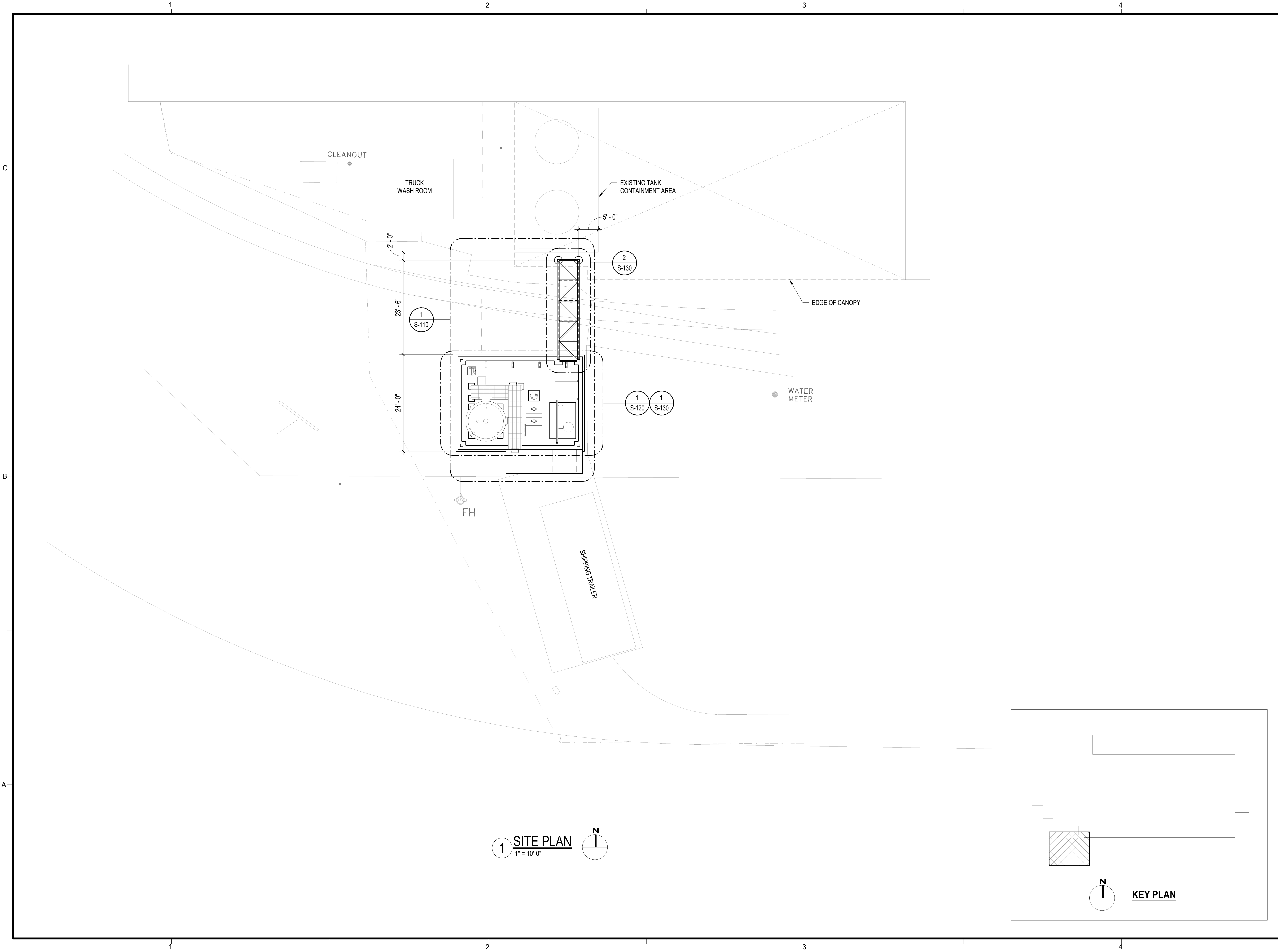
A—



NORTH

G-003
SHEET NUMBER

EXHIBIT C



ECOLAB

GAA TANK REPLACEMENT
CITY OF GARLAND CASE NO. 200123-1
2305 SHERWIN ST
GARLAND KATY INDUSTRIAL PARK
GARLAND TX

C	ISSUED FOR PERMIT	03-26-2020
B	ISSUED FOR BID	12-20-2019
A	ISSUED FOR REVIEW	10-11-2019

No	DESCRIPTION	DATE
We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.		
DRAWN JMP	CHECKED JDW	
AE JOB NUMBER 1500508		
SITE PLAN		
S-100 SHEET NUMBER		

JOHN D. WESTERHEIDE III
PROFESSIONAL ENGINEER
STATE OF TEXAS
JAN DAVID WESTERHEIDE III
110331
1/25/2019
RES. NO. 110331

HASKELL
The Haskell Company
111 Riverside Avenue
Jacksonville, Florida 32202
Phone: 904.244.4444
dave.westerheide@haskell.com

TEXAS - Engineering # F-004671 Architecture # BR-1531

A—



- SHEET NOTES:
1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S-001 AND S-002.
 2. FOR STRUCTURAL SPECIAL INSPECTION REQUIREMENTS, SEE SHEETS S-003 AND S-004.
 3. TURNBUCKLE ALTERNATIVES SHALL HAVE MINIMUM RATED CAPACITY OF 10,000 LBS WITH A 5:1 DESIGN FACTOR. TURNBUCKLES SHALL BE USED TO REMOVE SAG FROM ROD BRACES AFTER WELDING HAS BEEN COMPLETED.

The Haskell Company
111 Riverside Avenue
Jacksonville, Florida 32202
Phone # (904) 791-4500
dave.westerheide@haskell.com



ECOLAB

2305 SHERWIN ST
GARLAND KATY INDUSTRIAL PARK
GARLAND TX

C	ISSUED FOR PERMIT	03-26-2022
B	ISSUED FOR BID	12-20-2017
A	ISSUED FOR REVIEW	10-11-2017
No	DESCRIPTION	DATE

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWN JMP	CHECKED JDW
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AE JOB NUMBER
1500508

STEEL FRAMING
ELEVATIONS
1 OF 2

S-200
SHEET NUMBER

A—



-

TEXAS- Engineering # F-004671 Architecture # BR-1531

2305 SHERWIN ST
GARLAND KATY INDUSTRIAL PARK
GARLAND TX

C	ISSUED FOR PERMIT	03-26-2021
B	ISSUED FOR BID	12-20-2019
A	ISSUED FOR REVIEW	10-11-2019

AE JOB NUMBER
1500508

S-201
SHEET NUMBER

REPORT & MINUTES

P.C. Meeting, June 8, 2020

Consideration of the application of **Haskell**, requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 2305 Sherwin Street. (District 5) (File Z 20-10)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott asked of staff if the applicant is upgrading or adding an additional tank.

Ms. Hopkins stated the tank is being upgraded and relocated outside of the building to the proposed location.

Commissioner Welborn asked if the Fire Department has reviewed this request.

Mr. Guerin stated the Fire Department authorized the case to proceed.

Commissioner Rose stated the language should reflect the requirement of an annual inspection by the Fire Department.

Commissioner Welborn inquired to the length of the Specific Use Provision and stated he would like to see a 20 years Specific Use Provision versus the 30 year request.

Representing the applicant Brad Crooks, 821 Eagle Ridge Lane, Stillwater, MN, provided an overview of the request and clarified a 20 year Specific Use Provision was requested.

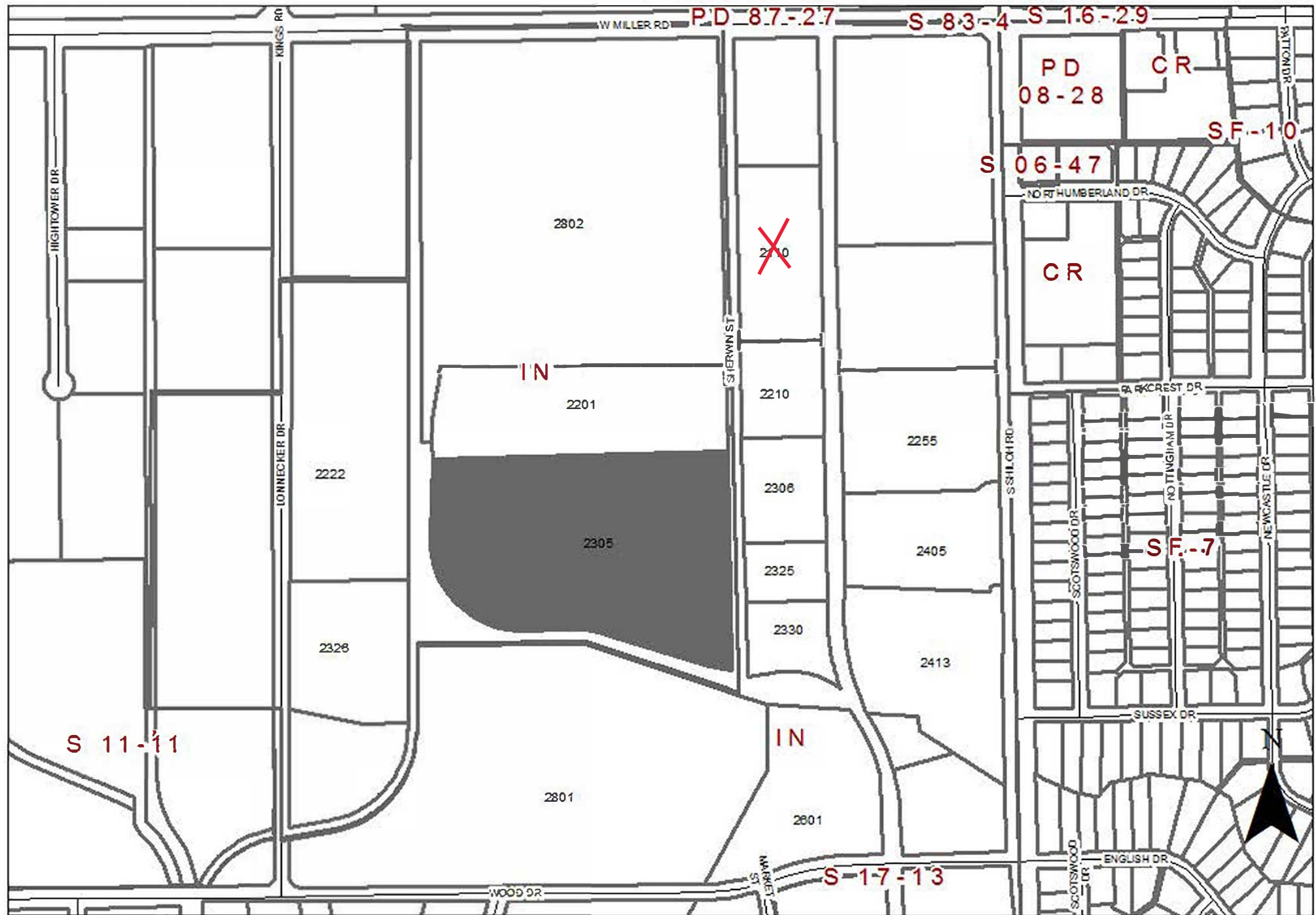
Commissioner Dalton inquired as to the total volume of the proposed tank and expressed concern regarding the canopy only covering the top of the tank.

Mr. Crooks stated it is a stainless steel tank, contained within a concrete wall containment area, with a gross volume of 12,000 gallons.

The applicant, James Allen, 2305 Sherwin Street, Garland, TX provided additional information regarding the request and the

tank canopy.

Motion was made by Commissioner Welborn to **approve** the request with a 20 year Specific Use Provision with the condition to require an annual inspection by the Fire Department, seconded by Commissioner Hallman. **Motion carried: 9 Ayes, 0 Nays**



0 275 550 Feet 1 inch = 417 feet	Zoning Map Z 20-10	 INDICATES AREA OF REQUEST
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O = IN FAVOR
X = OPPOSED

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

I DO NOT WANT ANY HIGH RISK ACTIVITIES CLOSE INCLUDING TRUCKS
PASSING IN FRONT OF MY FACILITY (STREET ALREADY CONGESTED WITH TRUCK
TRAFFIC MAKING THIS EVEN MORE DANGEROUS). MY FACILITY HOUSES A LOT
OF PEOPLE SO I WANT TO KEEP THEM AS SAFE AS POSSIBLE.

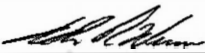
(Please complete the following information)

2110 SHERWEN STREET, GARLAND, TX 75041
Your Property Address

ALLEN R. WERNER, DATA MATIQUE PROPERTIES, LP
Printed Name

2110 SHERWEN STREET GARLAND, TX 75041
Address City, State Zip

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

 PARTNER
Signature Title

Date: 6/1/2020

Z 20-10

Approval of a Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District.

**City Council Meeting
July 7, 2020**



GARLAND

TEXAS MADE HERE

Case Information

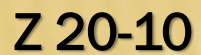
Location: 2305 Sherwin Street

Applicant: Haskell

Owner: EcoLab

Acreage: 13.3 Acres (overall subject property)
0.02 Acres (area of request)

Zoning: Industrial (IN) District

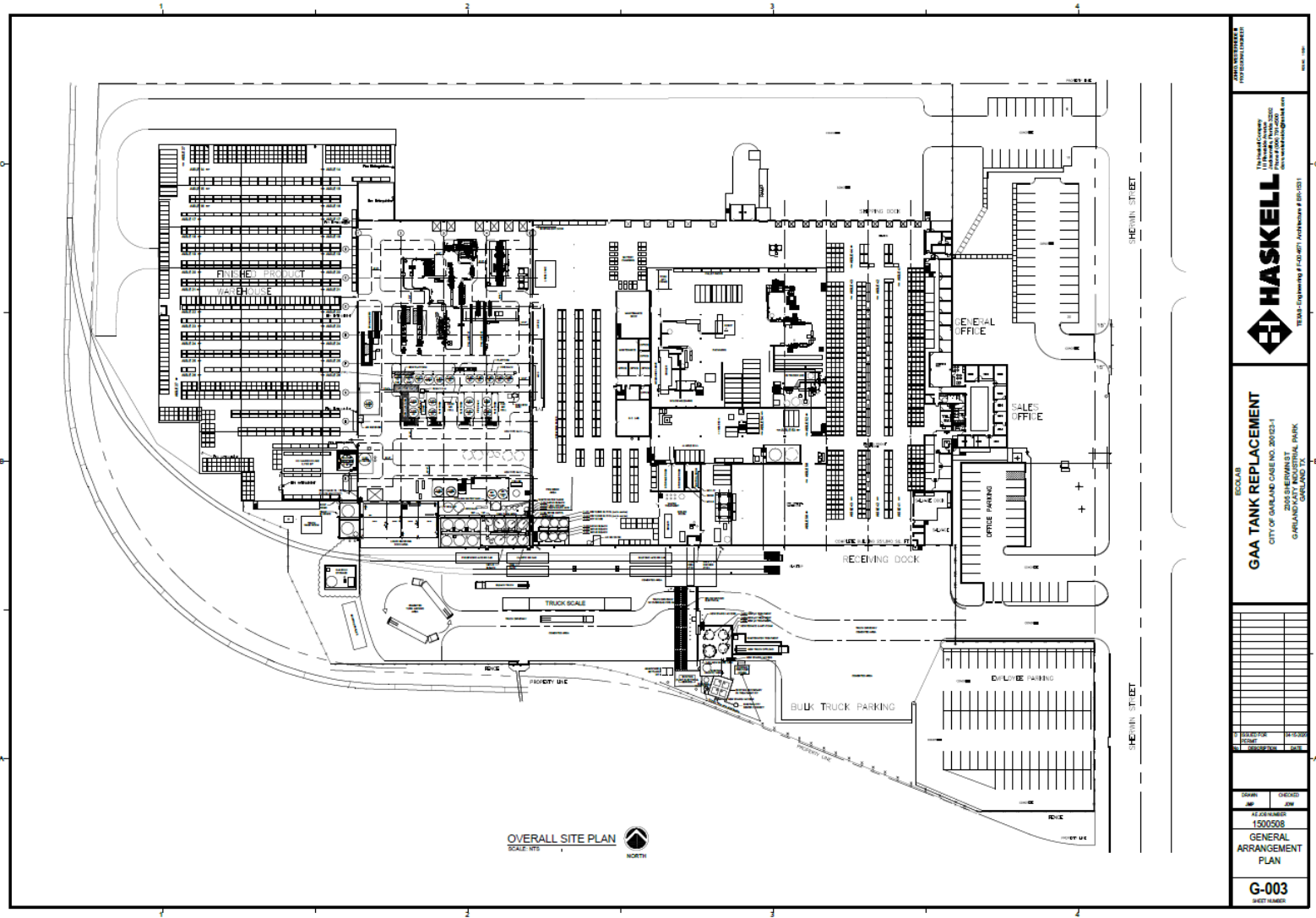


Photos

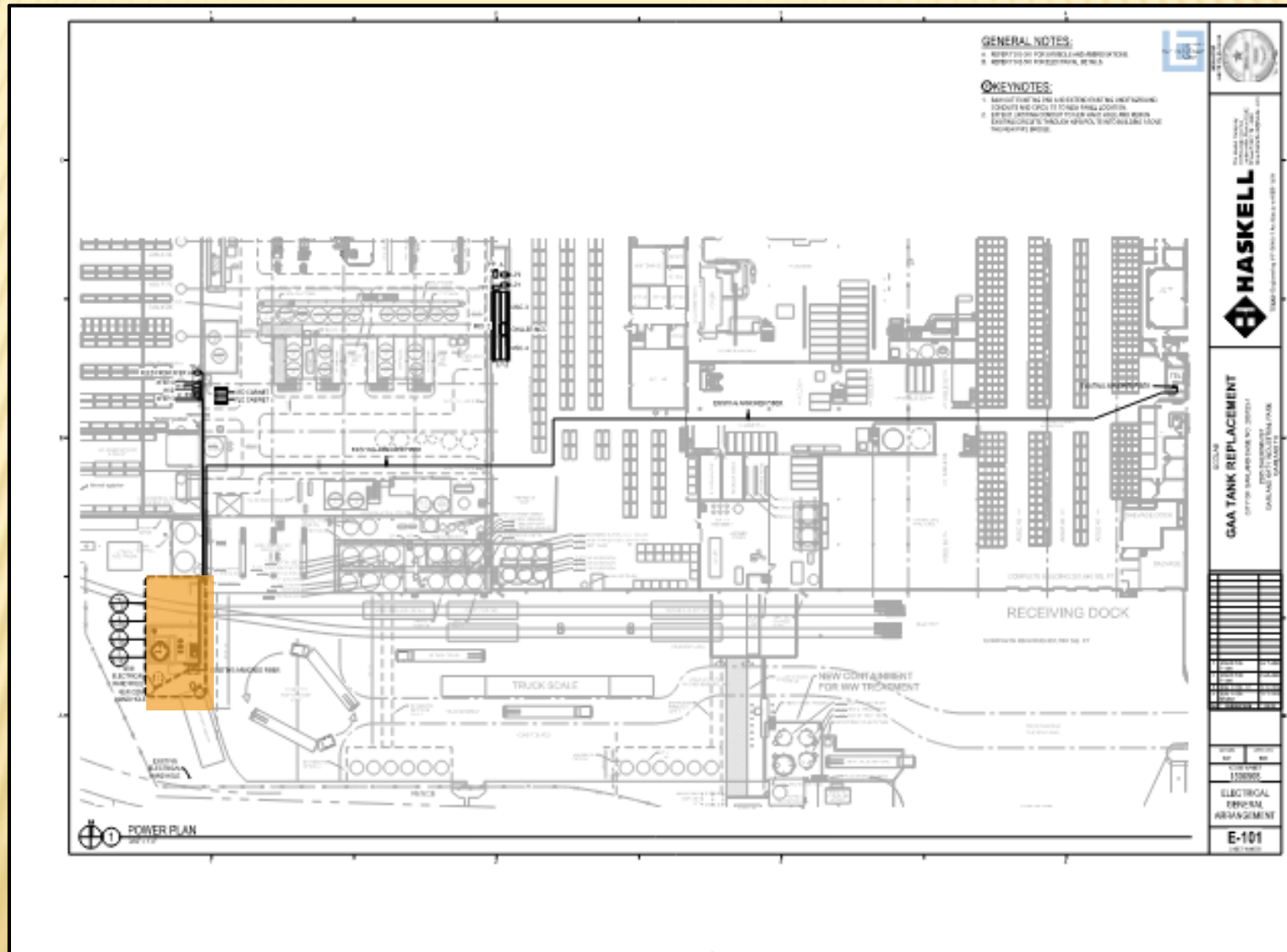




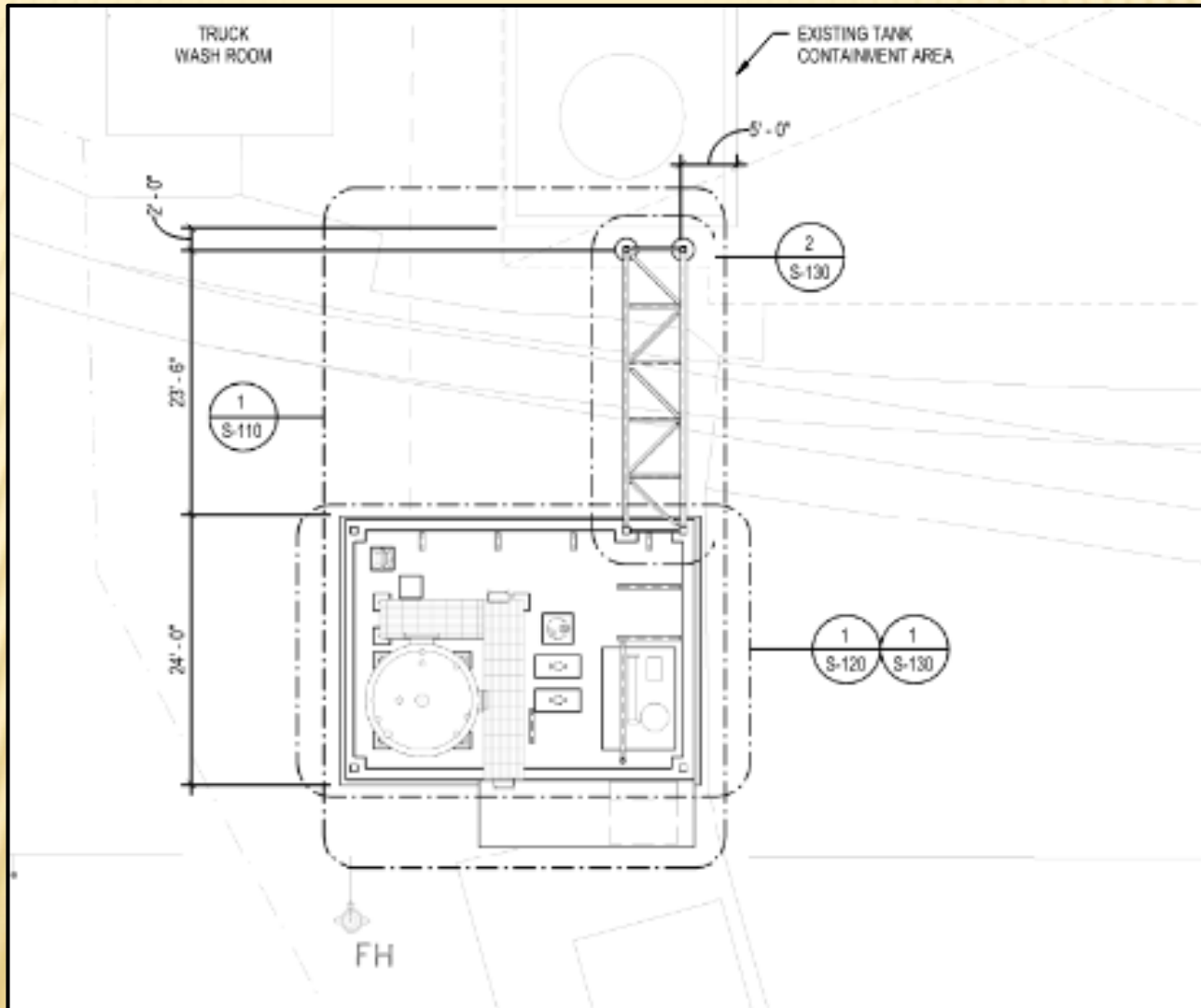
EXHIBIT C



Site Plan

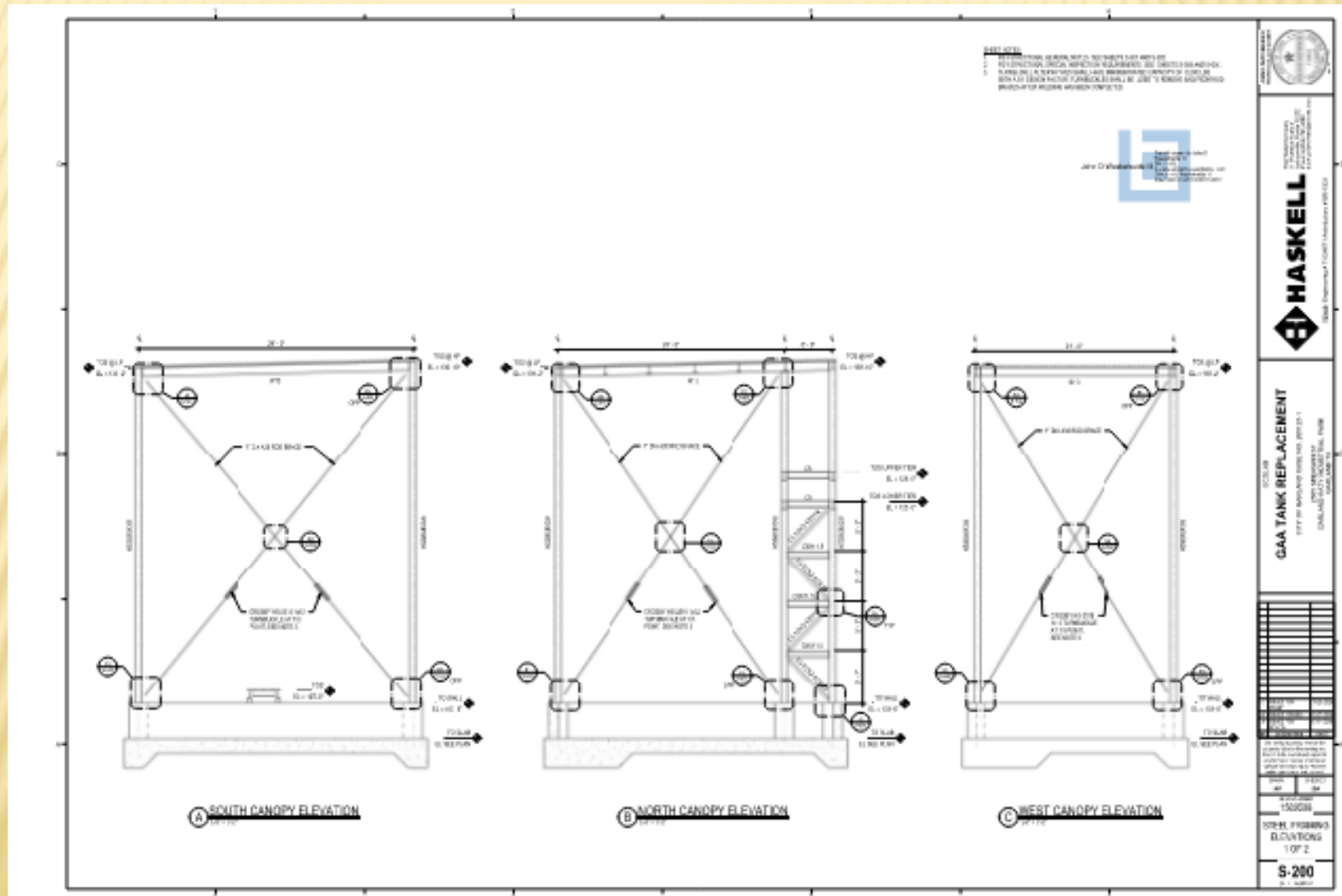


Enlarged Plan





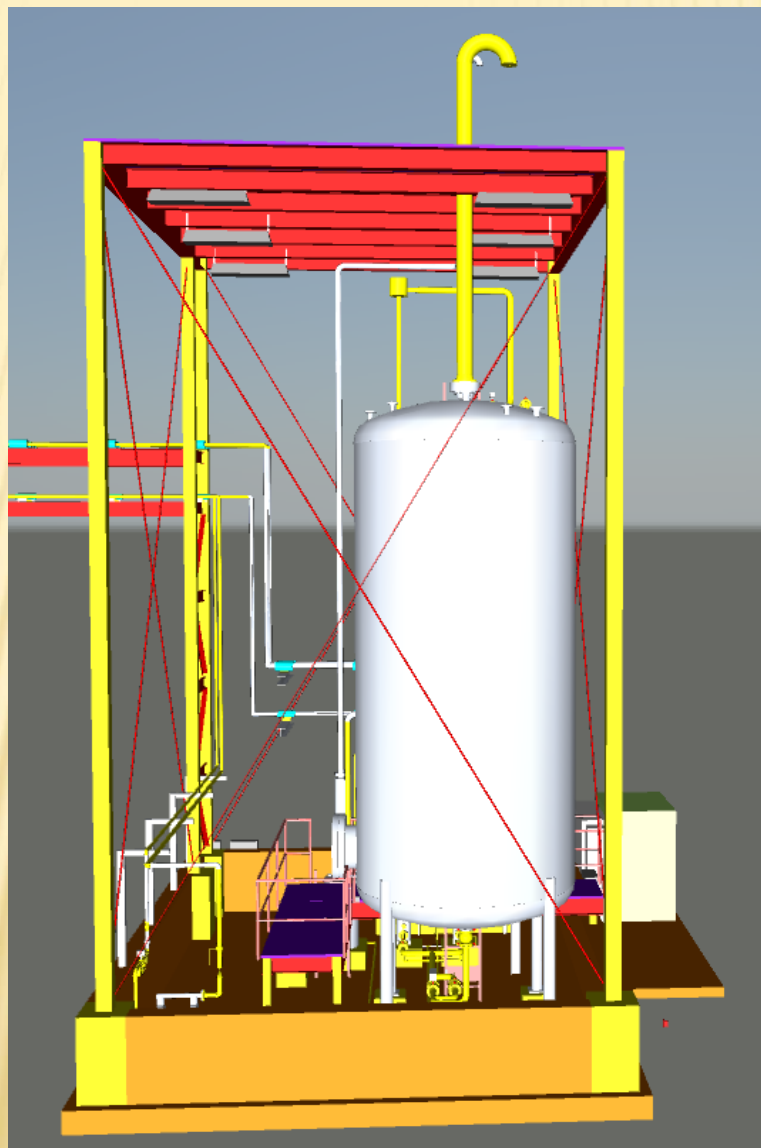
Z 20-10





GARLAND
TEXAS MADE HERE

Canopy / Tank 3D View

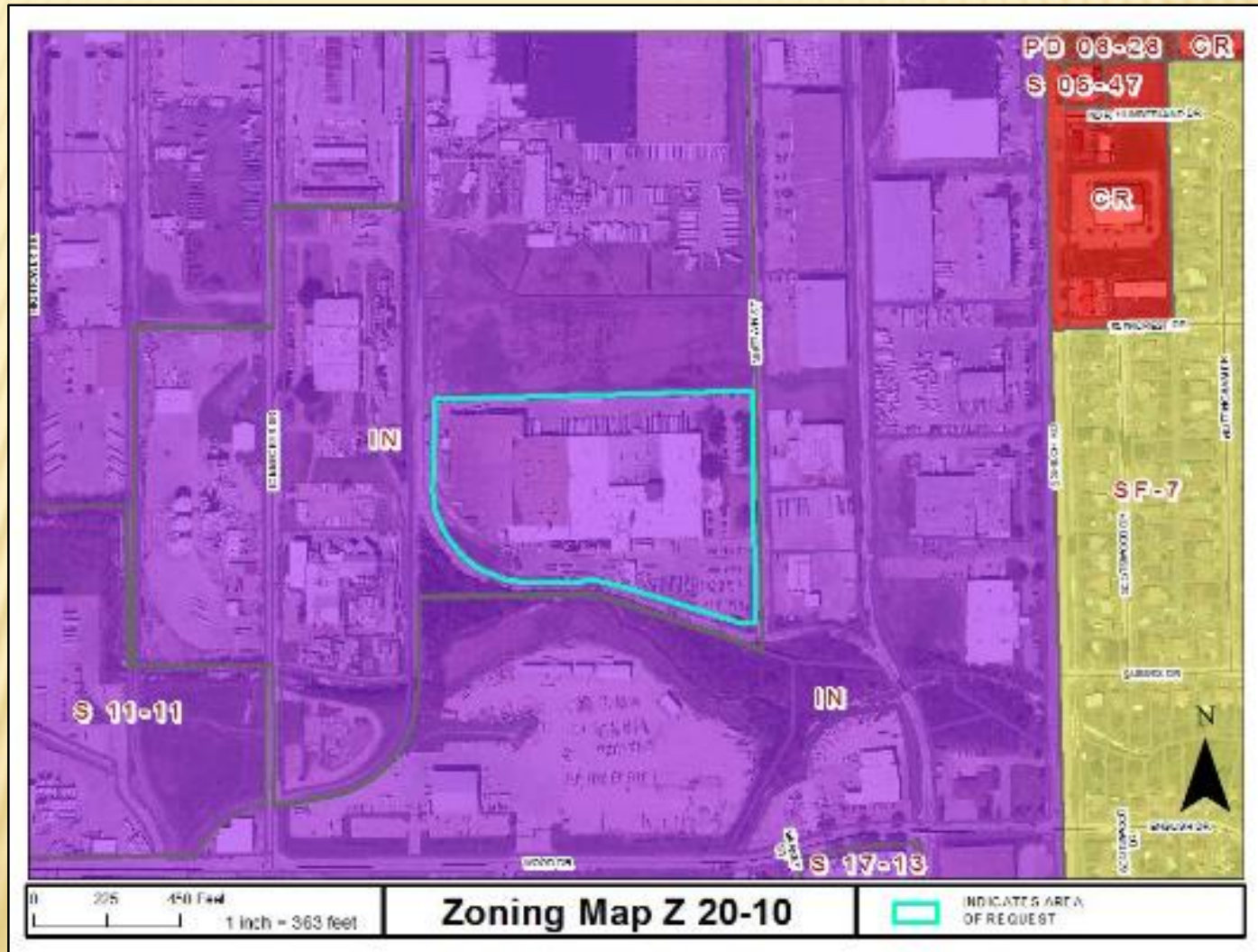


Considerations

The applicant is requesting a Specific Use Provision for 20 years.

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

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. e.

Meeting Date: 07/07/2020

Item Title: Z 20-11 Vincent Gerard & Associates, Inc. (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval to Amend Specific Use Provision S 96-19 to allow additional Commercial Antennae on a property zoned Community Retail (CR) District.

LOCATION

3200 Broadway Boulevard

OWNER

EY 3200 JV

PLAN COMMISSION RECOMMENDATION

On June 8, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval to amend Specific Use Provision S 96-19 to allow additional Commercial Antennae on a property zoned Community Retail (CR) District for a period of thirty (30) years.

STAFF RECOMMENDATION

Approval to amend Specific Use Provision S 96-19 to allow additional Commercial Antennae on a property zoned Community Retail (CR) District. The placement of the antennas on the existing building's roof-top is in compliance with the GDC and has minimal visual impact on the surrounding area.

BACKGROUND

In 1996 City Council approved a Specific Use Provision to allow nine (9) commercial antennas for wireless communications use on an existing office/bank building.

The applicant is proposing to add nine (9) additional wireless communication antennas on the roof top of the existing Chase Bank. The electronic switch gear and phone equipment will be housed within the existing penthouse on the roof.

SITE DATA

The site contains approximately 0.35 acres on an overall 5.25-acre lot with approximately 593 lineal feet of frontage along Broadway Boulevard and 542 lineal feet along William A. Taylor Avenue; both streets are used as access points to and from the property.

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

The applicant intends to add nine (9) wireless communication antennas on the roof top of the existing Chase Bank, to improve wireless communication service within the area. This proposal requires an amended Specific Use Provision.

CONSIDERATIONS

Specific Use Provision

1. The proposal consists of adding new antennas and removing some older ones, all on the rooftop screen wall of the existing building.
 - Nine (9) antennas are existing.
 - Three (3) of the existing antennas will be removed.
 - Six (6) of the existing antennas will remain.
 - Nine (9) new antenna will be added.
 - The end result will be fifteen (15) antennas on the rooftop.
2. Additionally, RRHs and OVP are proposed on the roof screening wall beside the antennas. RRHs are "Remote Radio Heads" and OVP is a device for over-voltage protection. These are equipment that function with antennas, installed in conjunction with and near the antennas. (photo simulation attached)
3. The applicant has indicated that the visual impact of the additional nine (9) antennas will be minimal as the Chase Bank building is five (5) stories tall and is the tallest building in the area, and the antennas will not protrude above the roof screen wall. In addition, the applicant indicates that the RRH and OVP equipment will be placed lower on the roof screen wall, further minimizing visual impact. The antennas will have little to no visual impact as they also blend in with the color of the building.
4. The applicant requests the Specific Use Provision to be in effect for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Center for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

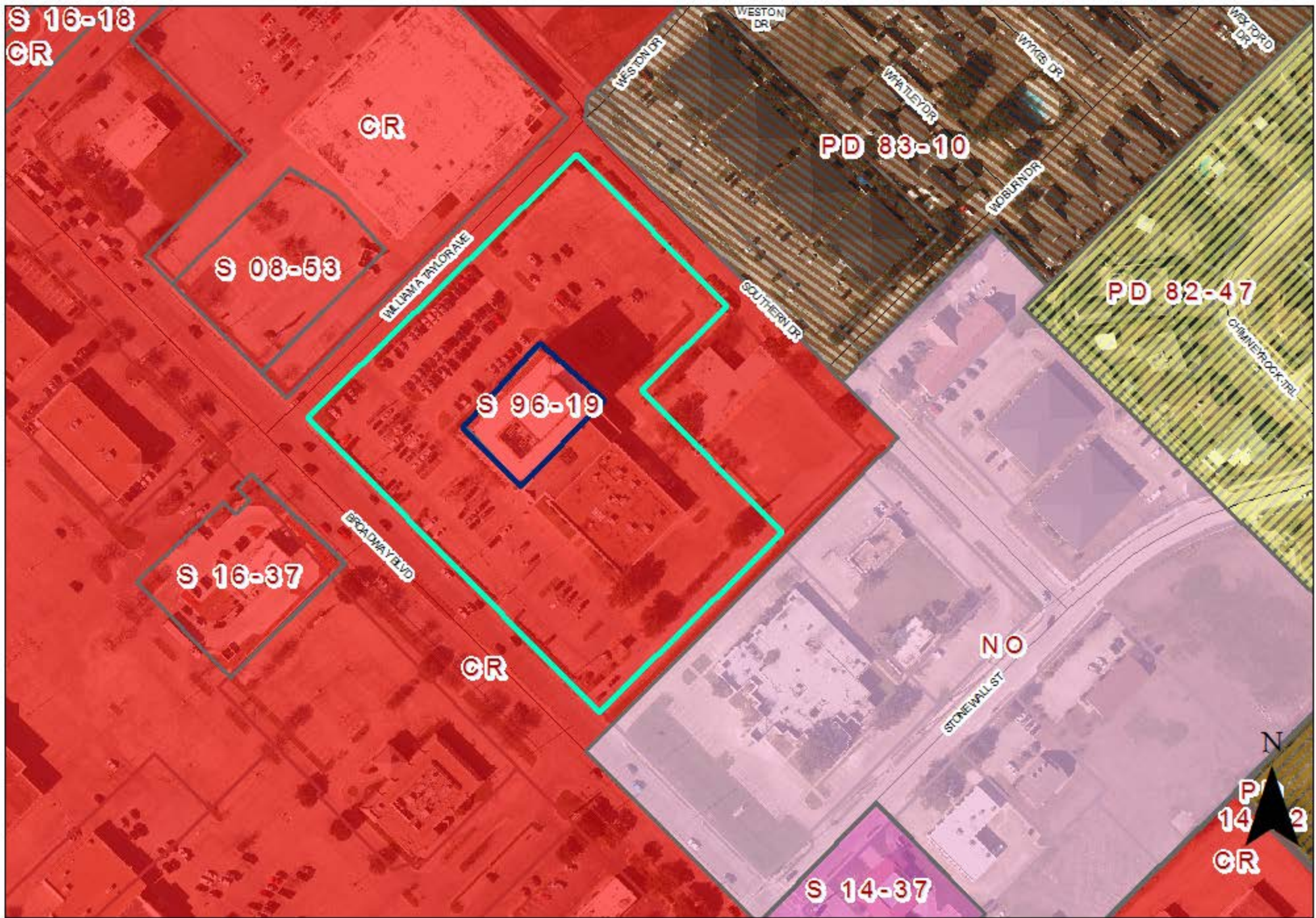
The properties to the south and west are zoned Community Retail (CR) District, consisting of retail stores and restaurants. The property to the east is zoned Neighborhood Office (NO) District, consisting of an office/medical building and the property to the north is zoned Planned Development (PD) 83-10 District, consisting of single-family residential homes.

Attachments

Z 20-11 Vincent Gerard & Associates, Inc Attachments and Exhibits

Z 20-11 Vincent Gerard & Associates, Inc Responses

Z 20-11 Staff Presentation



0 125 250 Feet
1 inch = 162 feet

Zoning Map Z 20-11



SUBJECT SITE
AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

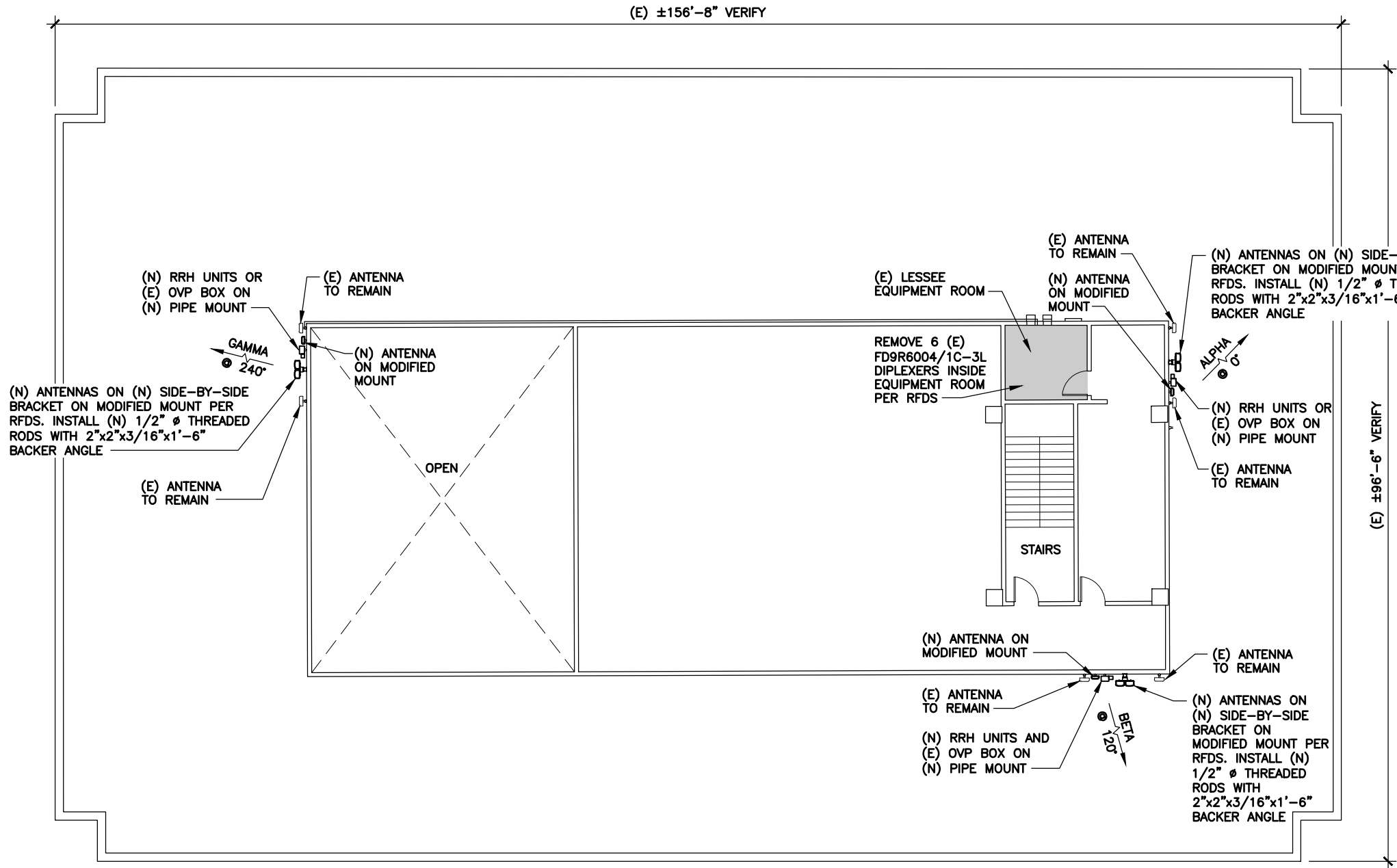
ZONING FILE Z 20-11

3200 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to Amend Specific Use Provision S 96-19 to allow additional Commercial Antennae on a property zoned Community Retail (CR) District.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Community Retail (CR) District, 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. Specific Use Provision:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of thirty (30) years.
- B. Site Layout: The placement of nine (9) communication antennas shall be reflected on the approved site plan and elevation. (Exhibits C and D)

H:\VERIZON\NORTH TEXAS_Rooftops\Commerce Bank-105539\20192029130-SM\Commerce Bank-04-A1A11 BASE.dwg, 1/29/2020 11:27:10 AM, Juan

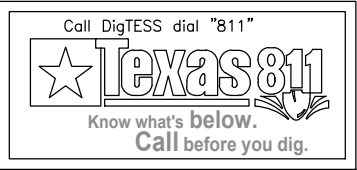
EXHIBIT C



1 OVERALL BUILDING PLAN
SCALE: 1/16" = 1'-0"



(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



NOTE:
REMOVE 6 (E) FD9R6004/1C-3L
DIPLEXERS AT ANTENNA SECTORS PER
RFDS. REMOVE 3 (E) B4 RRH2x60 RRH
UNITS. ADD 3 (N) AHBCC AIRSCALE
DUAL RRH4T4R B5/B13 320W RRH
UNITS, 3 (N) AHFC AIRSCALE DUAL RRH
4T4R B2/B66A 320W RRH UNITS AND 3
(N) AZQC CBRS B48 MICRO RRH 4x5
RRH UNITS PER RFDS.



COMMERCE BANK

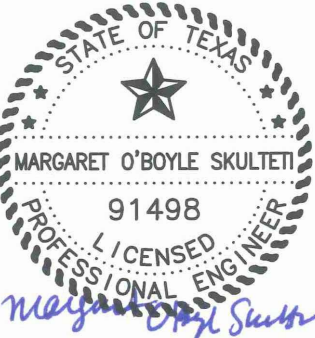
3200 BROADWAY BLVD.
GARLAND, DALLAS COUNTY, TEXAS 75043
(105539)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

01.28.20



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
OVERALL BUILDING
PLAN

SHEET HISTORY
01.28.20 FCD

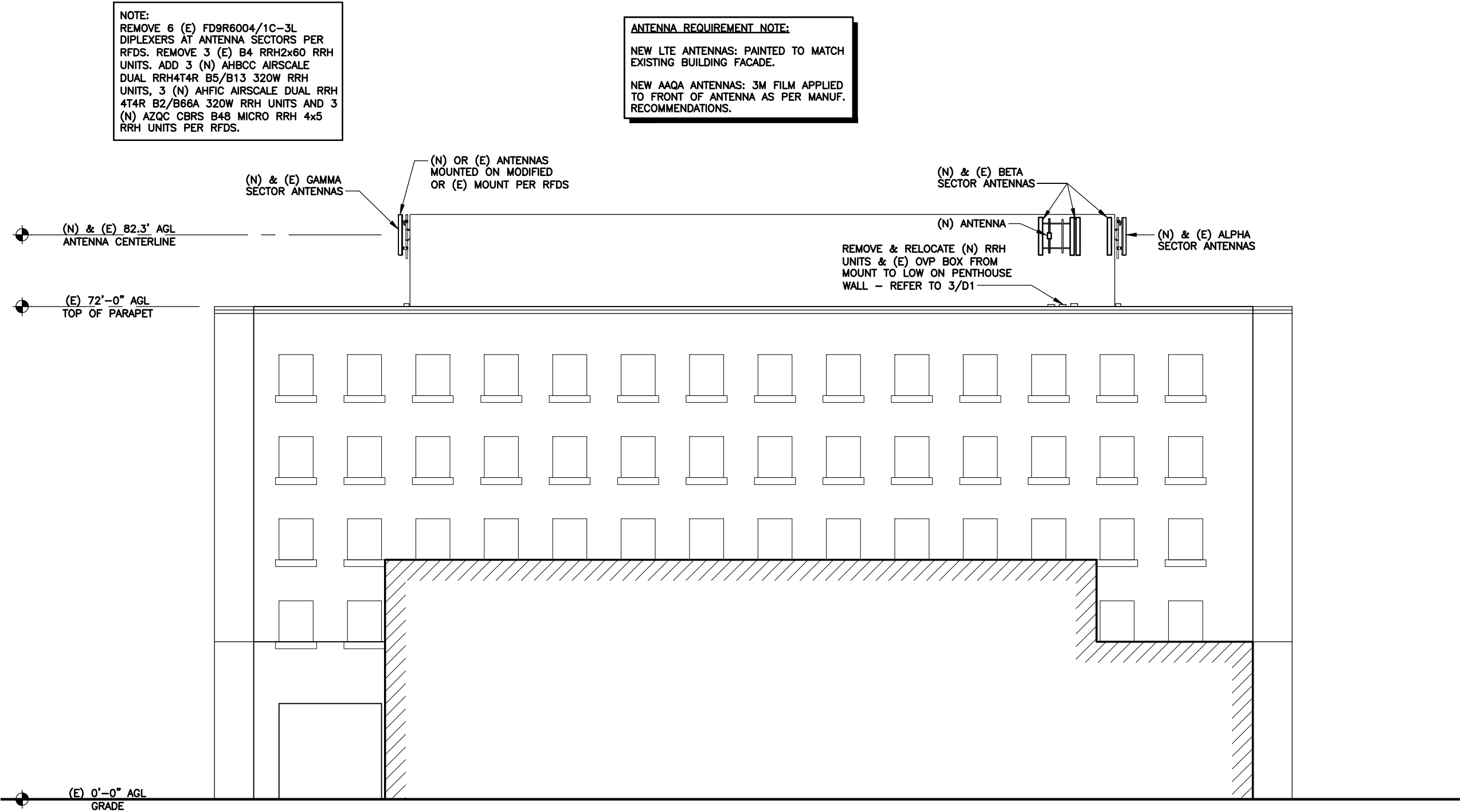
#200310-3

A1

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

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EXHIBIT D



NOTE:
REMOVE 6 (E) FD9R6004/1C-3L
DIPLEXERS AT ANTENNA SECTORS PER
RFDS. REMOVE 3 (E) B4 RRH2x60 RRH
UNITS. ADD 3 (N) AHBCC AIRSCALE
DUAL RRH4T4R B5/B13 320W RRH
UNITS, 3 (N) AHFIC AIRSCALE DUAL RRH
4T4R B2/B66A 320W RRH UNITS AND 3
(N) AZQC CBRS B48 MICRO RRH 4x5
RRH UNITS PER RFDS.

ANTENNA REQUIREMENT NOTE:

NEW LTE ANTENNAS: PAINTED TO MATCH
EXISTING BUILDING FACADE.

NEW AAQA ANTENNAS: 3M FILM APPLIED
TO FRONT OF ANTENNA AS PER MANUF.
RECOMMENDATIONS.

1 BUILDING ELEVATION
SCALE: N.T.S. (LOOKING FROM SOUTH)

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

COMMERCE BANK

3200 BROADWAY BLVD.
GARLAND, DALLAS COUNTY, TEXAS 75043

(105539)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

06.05.20

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

BUILDING ELEVATION

SHEET HISTORY

01.28.20 FCD

04.03.20 REV. SET - ANTENNA NOTE

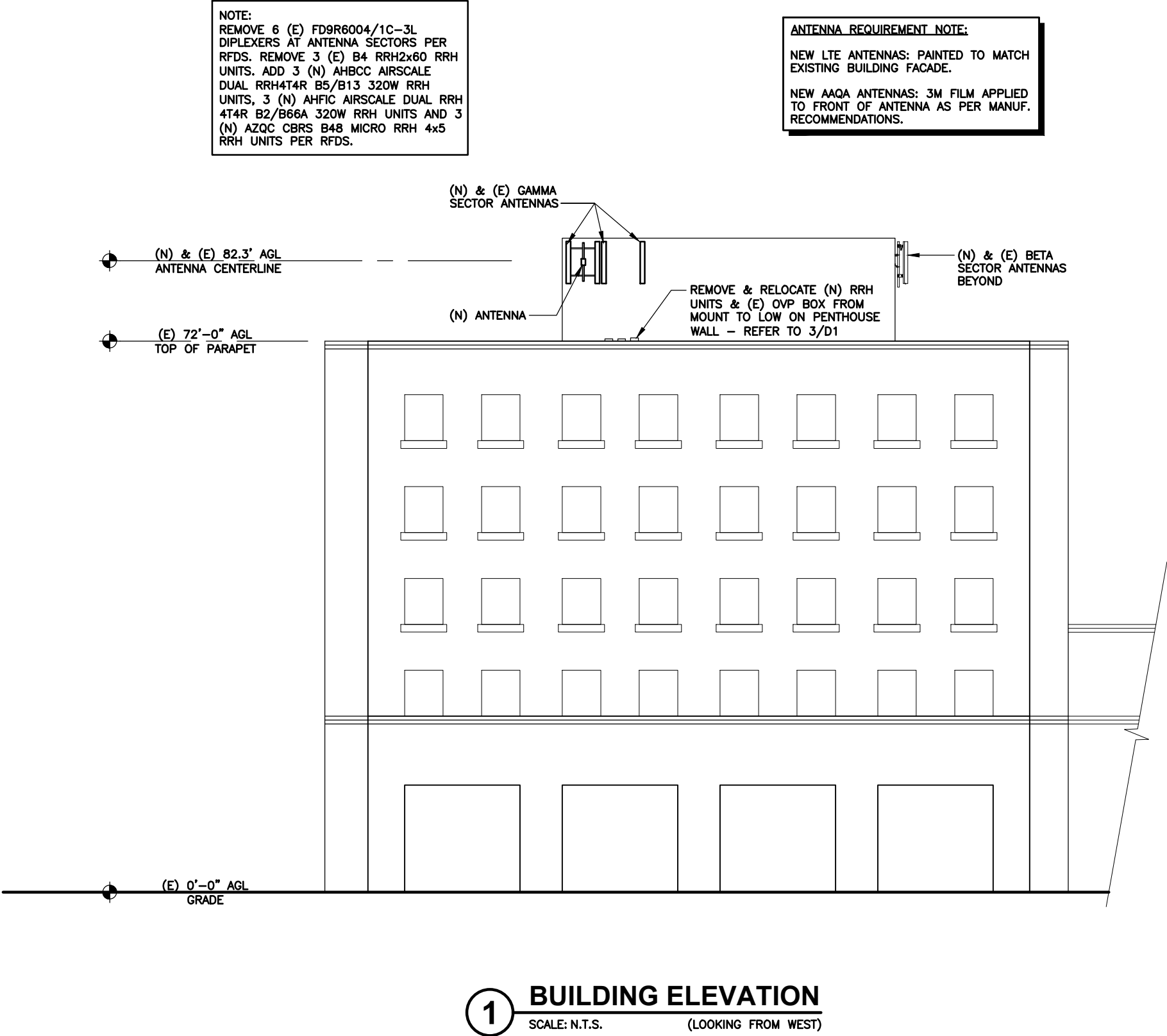
06.05.20 REV. SET - RELOCATE EQUIP.

A2

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

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EXHIBIT D



(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

COMMERCE BANK

3200 BROADWAY BLVD.
GARLAND, DALLAS COUNTY, TEXAS 75043

(105539)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

06.05.20

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

**BUILDING
ELEVATION**

SHEET HISTORY

01.28.20 FCD

04.03.20 REV. SET - ANTENNA NOTE

06.05.20 REV. SET - RELOCATE EQUIP.

A2-1

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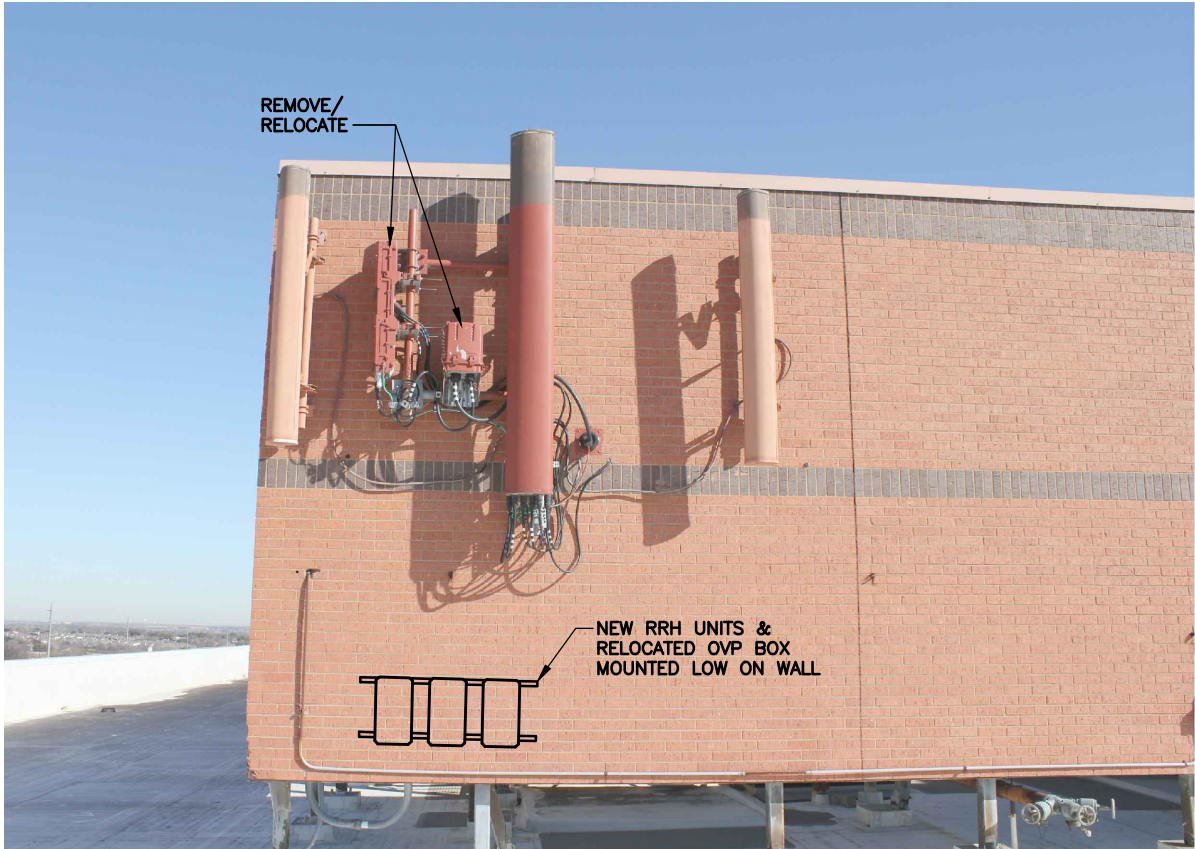
EXHIBIT D



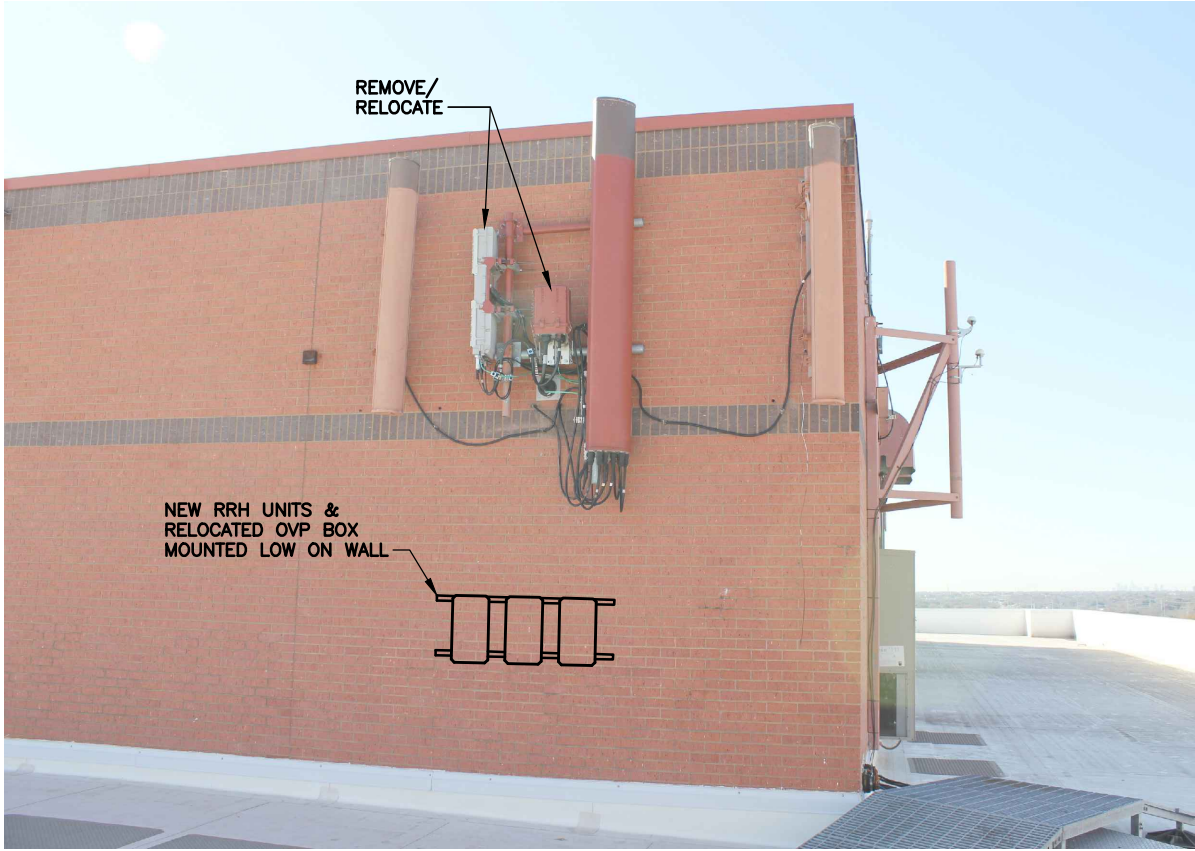
3 BETA SECTOR PHOTOGRAPH



1 SITE PHOTOGRAPH



4 GAMMA SECTOR PHOTOGRAPH



2 ALPHA SECTOR PHOTOGRAPH

verizon

COMMERCE BANK

3200 BROADWAY BLVD.
GARLAND, DALLAS COUNTY, TEXAS 75043

(105539)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

06.05.20



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

SITE
PHOTOGRAPHS

SHEET HISTORY

01.28.20 FCD

06.05.20 REVISED SHEET

P1



EXISTING



Commerce Bank - Existing View from East (Beta Sector)



NEW

**(N) and (E) Beta Sector Antennas
with (N) RRH Units and (E) OVP
Removed/Relocated to low on
Penthouse Wall - Paint to Match
Wall and Banding**



Commerce Bank - View from East (Beta Sector)



EXISTING



Commerce Bank - Existing View from Northeast (Alpha Sector)



**(N) and (E) Alpha Sector Antennas
with (N) RRH Units and (E) OVP
Removed/Relocated to low on
Penthouse Wall - Paint to Match
Wall and Banding**

NEW



Commerce Bank - View from Northeast (Alpha Sector)



EXISTING



Commerce Bank - Existing View from Southwest (Gamma Sector)



NEW

(N) and (E) Gamma Sector Antennas
with (N) RRH Units and (E) OVP
Removed/Relocated to low on
Penthouse Wall - Paint to Match
Wall and Banding



Commerce Bank - View from Southwest (Gamma Sector)

REPORT & MINUTES

P.C. Meeting, June 8, 2020

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Amending Specific Use Provision 96-19 to allow additional Commercial Antennas on a property zoned Community Retail (CR) District. This property is located at 3200 Broadway Boulevard. (District 3) (File Z 20-11)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Dalton questioned the relative location of the towers.

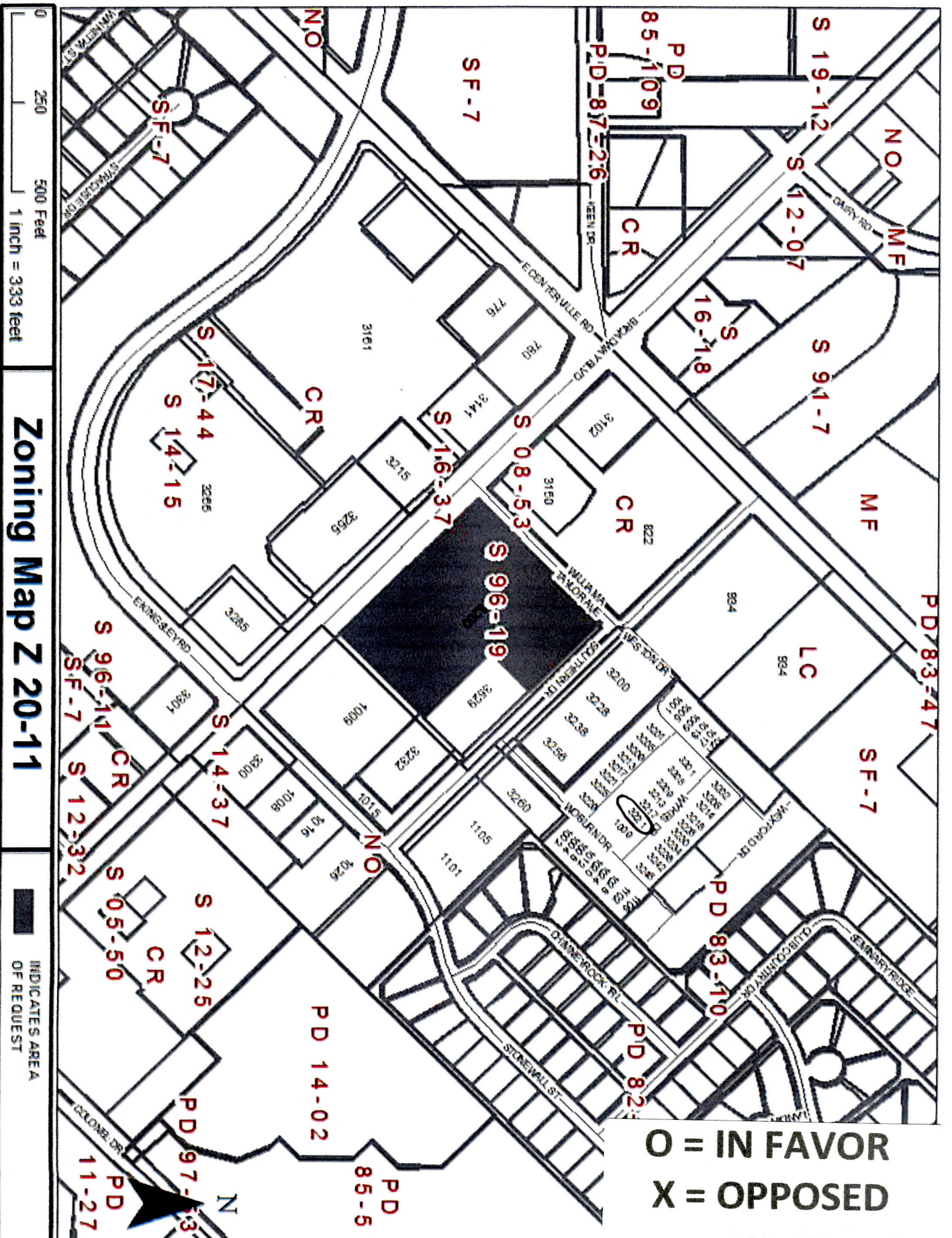
Mr. Guerin clarified a tower is freestanding and the proposed antenna will be mounted on the commercial building.

The applicant, Vincent Gerard, 1750 Capitol Texas Hwy, Austin, Texas provided an overview of the request.

Commissioner Edward inquired as to the type of antenna being installed.

Mr. Gerard stated the antenna type would be similar to what is currently installed.

Motion was made by Commissioner Edwards to **approve** the application per staff recommendation, seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**



May 27, 2020

Z 20-11

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

N/A

(Please complete the following information)

3221 Wykes Dr. Garland, TX 75043

Your Property Address

Marsha Mendoza

Printed Name

3221 Wykes Dr. Garland, TX 75043

Address

City, State

Zip

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

Marsha Mendoza

Signature

Homeowner

Title

Date: 5-31-20

JUN 4 '20 PM 3:4

Z 20-11

Approval to Amend Specific Use Provision S 96-19 to allow additional Commercial Antennas on a property zoned Community Retail (CR) District.

**City Council Meeting
July 7, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3200 Broadway Boulevard

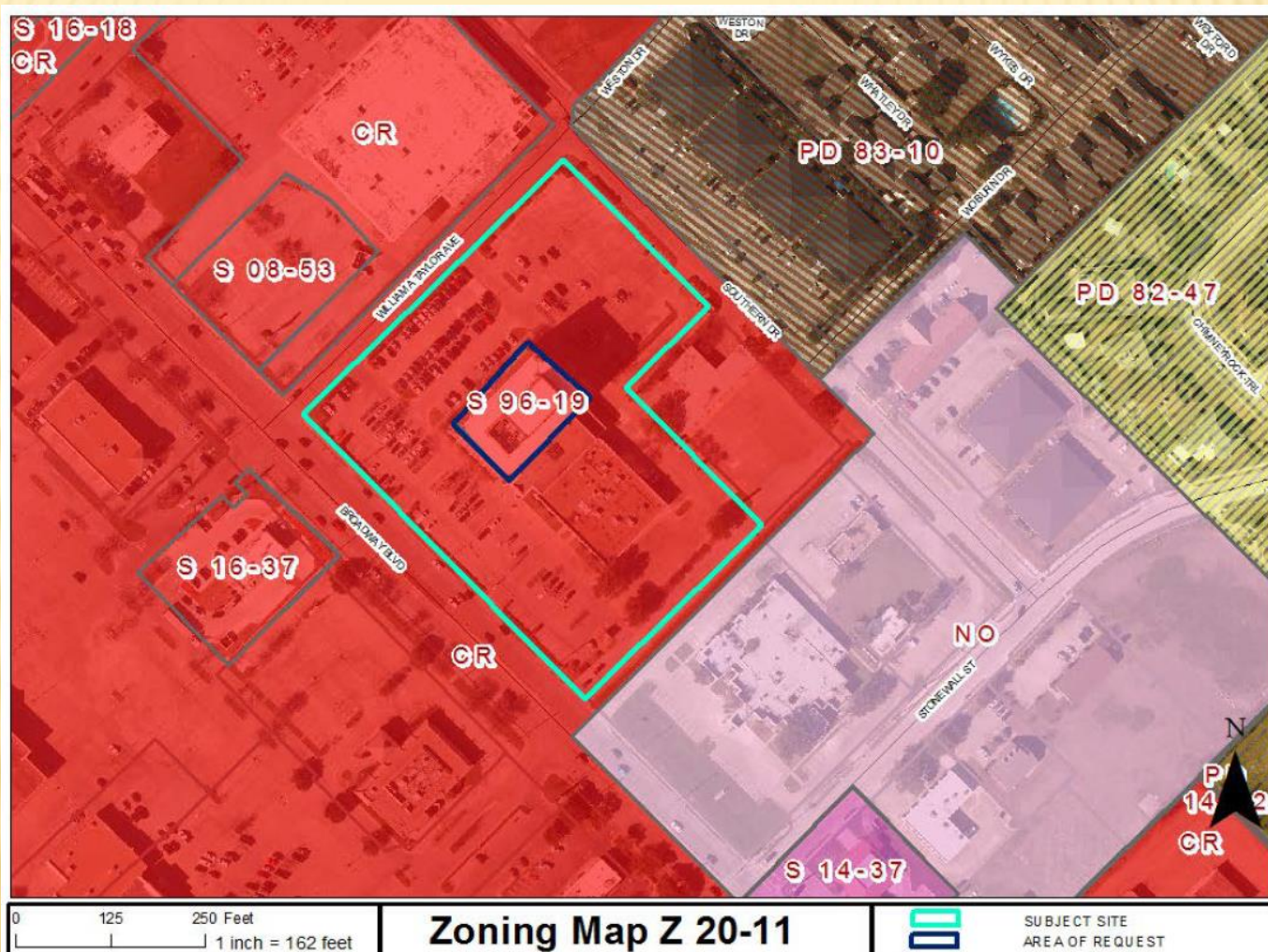
Applicant: Vincent Gerard & Associates, Inc.

Owner: EY 3200 JV

Acreage: 0.35 Acres

Zoning: Community Retail(CR) District

Location Map



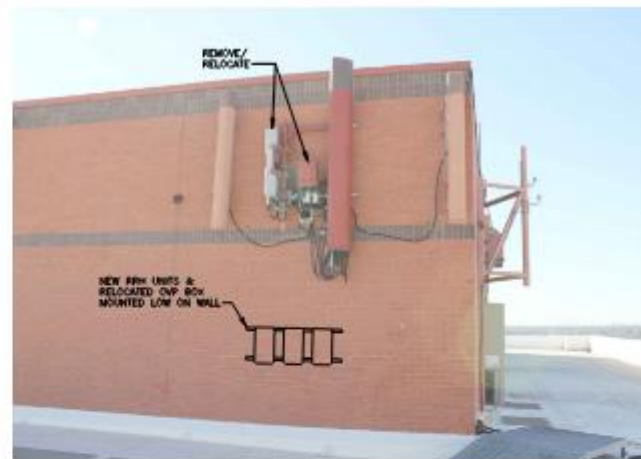
Context Photographs



Site Photograph



① SITE PHOTOGRAPH



② ALPHA SECTOR PHOTOGRAPH



③ BETA SECTOR PHOTOGRAPH

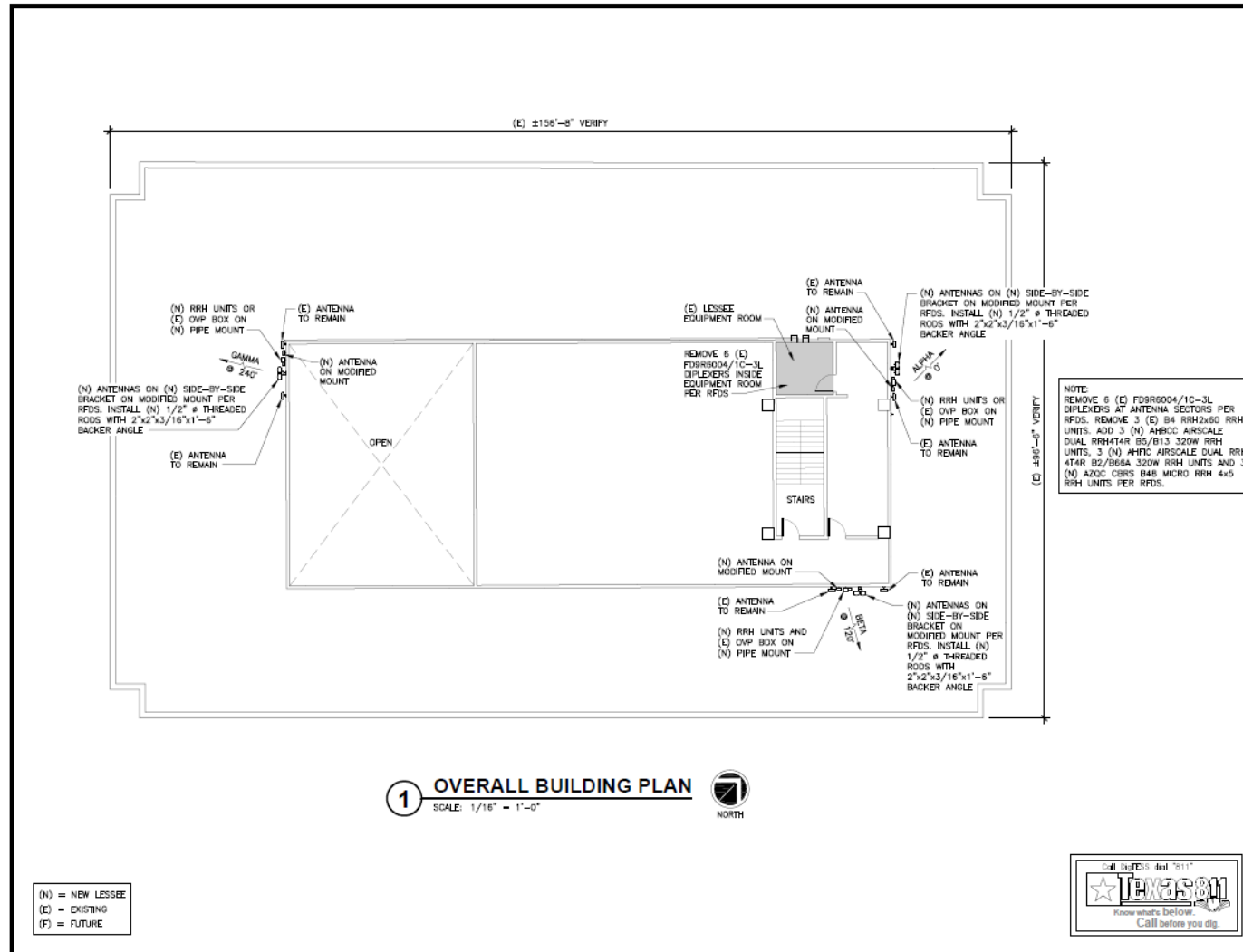


④ GAMMA SECTOR PHOTOGRAPH



GARLAND
TEXAS MADE HERE

Roof / Building Plan



verizon

COMMERCE BANK

3200 BROADWAY BLVD.
GARLAND, DALLAS COUNTY, TEXAS 75043
(105539)

APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

01.28.20



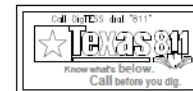
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 588-9906
TYPE NO. F-16589

OVERALL BUILDING PLAN

SHEET HISTORY
01.28.20 FCD

#200310-3

A1





GARLAND
TEXAS MADE HERE

Elevation

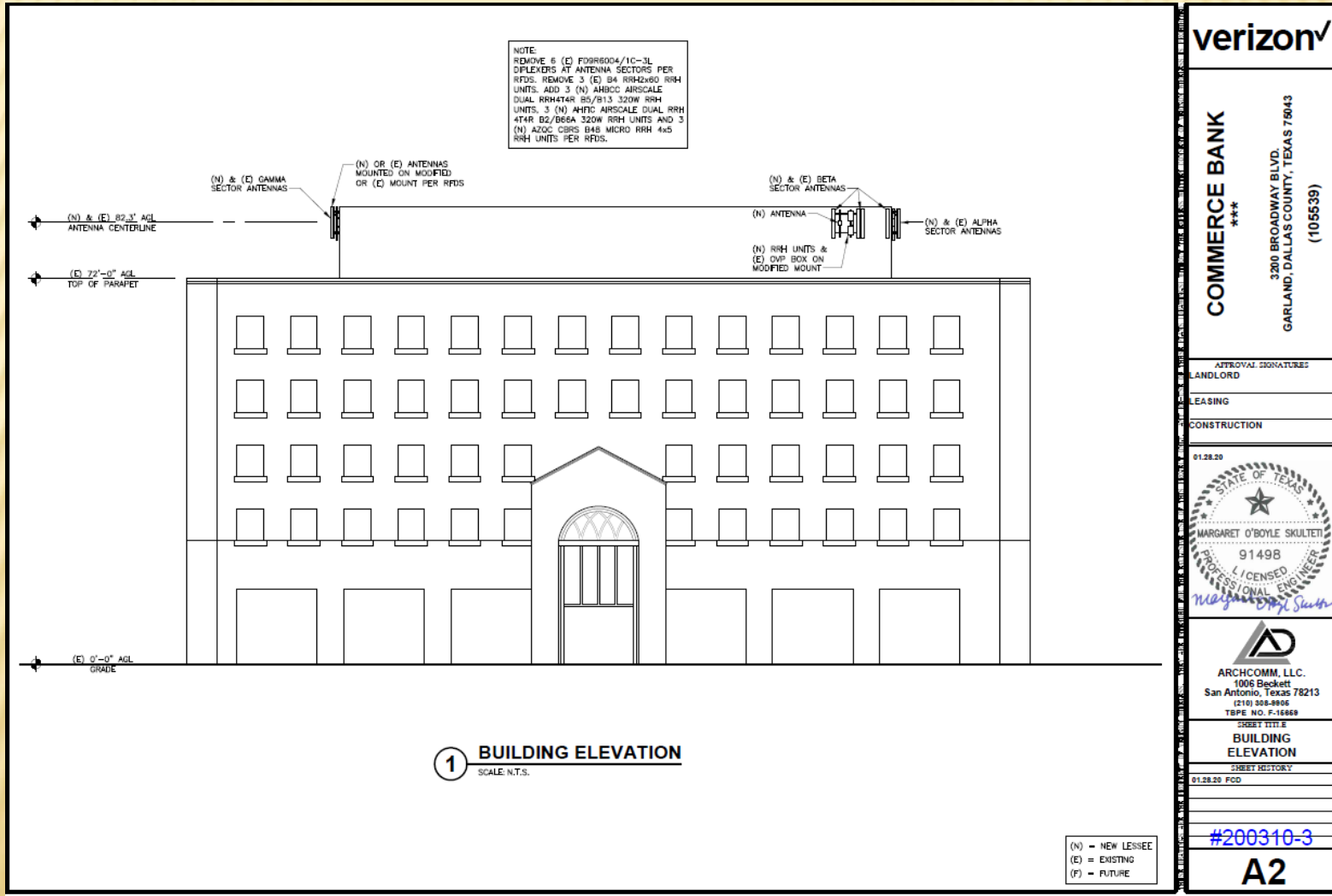
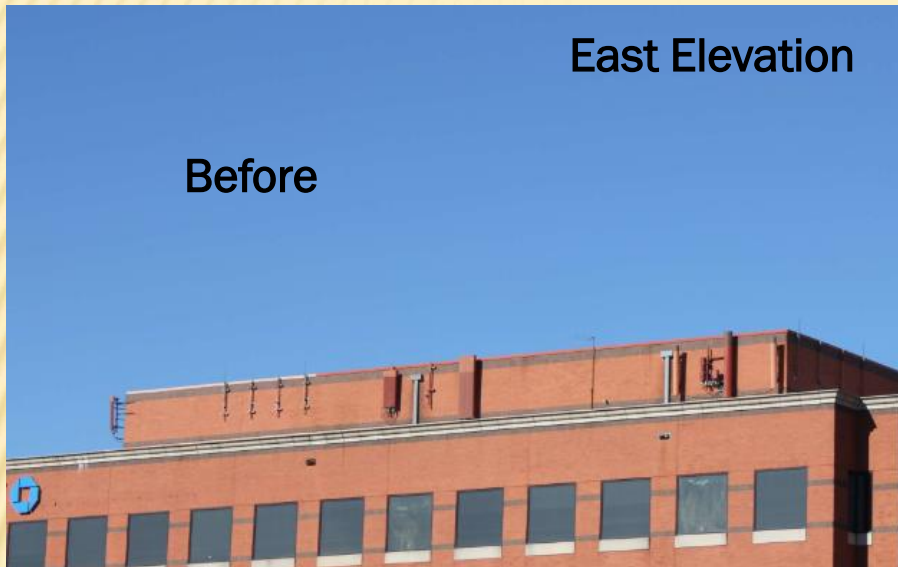


Photo Simulation

East Elevation

Before



(N) and (E) Beta Sector Antennas
with (N) RRH Units and (E) OVP
Removed/Relocated to low on
Penthouse Wall - Paint to Match
Wall and Banding

After

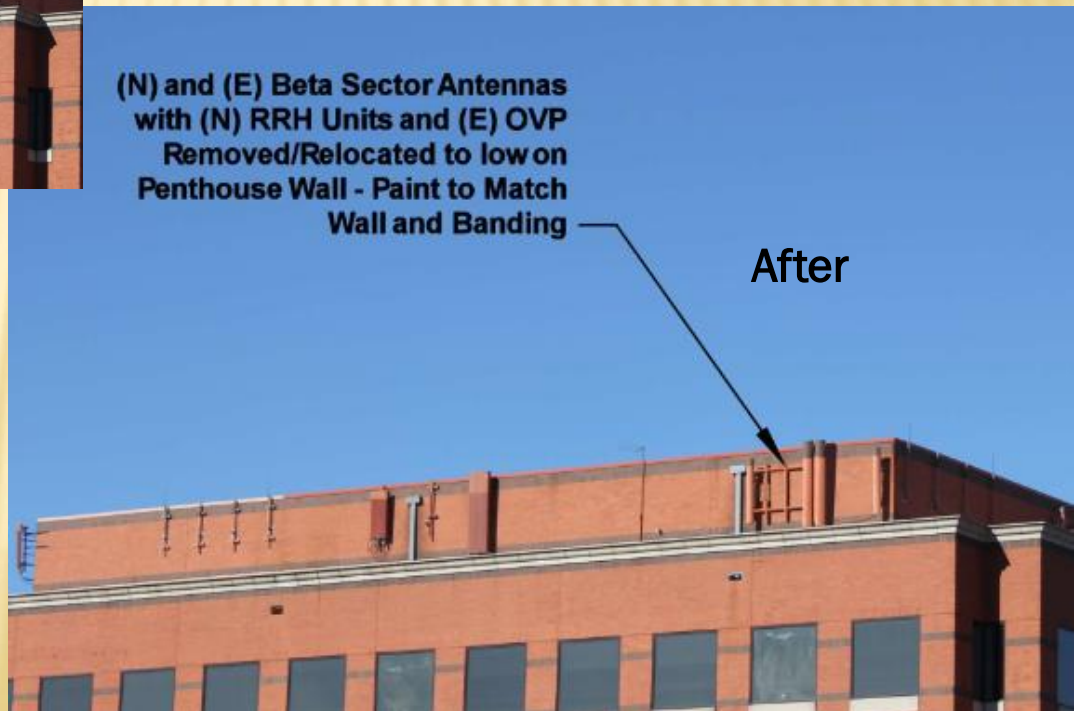


Photo Simulation

Northeast Elevation

Before



After



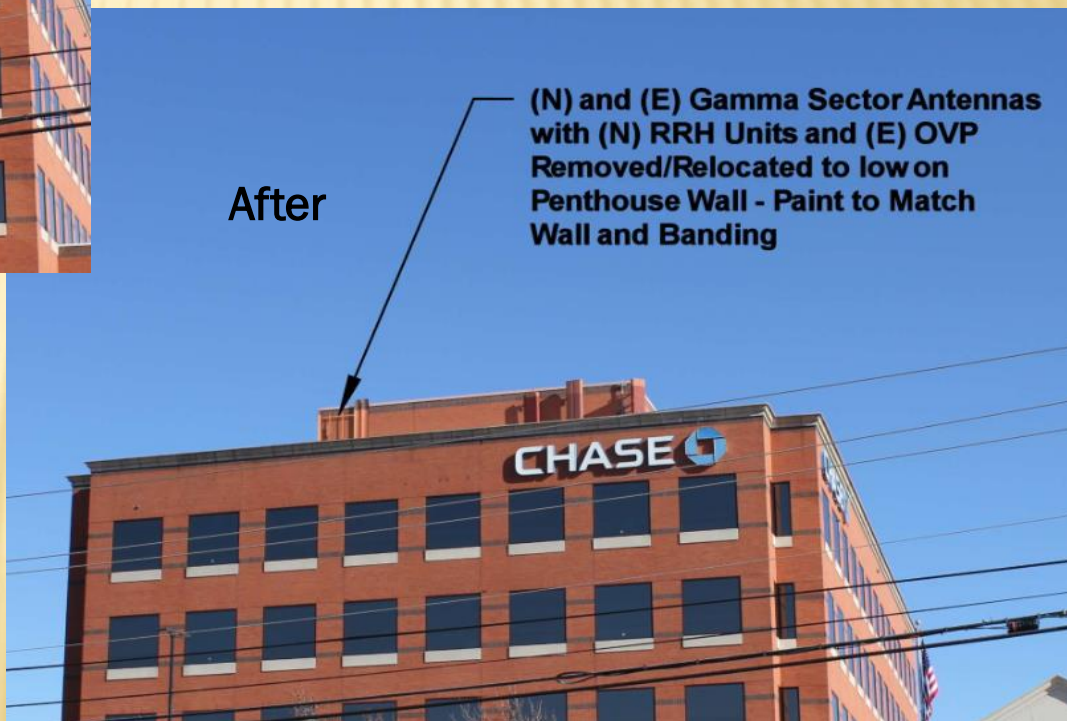
Photo Simulation

Southwest Elevation

Before



After

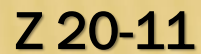


(N) and (E) Gamma Sector Antennas
with (N) RRH Units and (E) OVP
Removed/Relocated to low on
Penthouse Wall - Paint to Match
Wall and Banding

Considerations

The applicant is requesting a Specific Use Provision for 30 years.

**The request is an amended SUP only for additional antennas.
No GDC deviations are being requested by the applicant.**





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. f.

Meeting Date: 07/07/2020

Item Title: Z 20-12 BGE, Inc. (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Specific Use Provision and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development).

LOCATION

270 Town Center Boulevard

OWNER

Firewheel Master Partnership, Ltd

PLAN COMMISSION RECOMMENDATION

On June 8, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Specific Use Provision and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development).

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development).

BACKGROUND

The applicant is requesting approval to allow an 11,500 square-foot building for retail, restaurant, and restaurant with a drive-up take-out window use on a portion of Tract C.

In 2003 City Council approved Planned Development (PD) 02-25 with a Concept Plan for the development of a mixed use town center regional shopping mall and complementary peripheral development. Consecutively, in 2003, City Council approved Planned Development (PD) 03-53

District which carried forward the Concept Plan elements in a Detail Plan. With these PD approvals, the town center site was assigned individual development tracts.

The development design intent of the overall zoned property is to create a unified development with linked vehicular and landscaped pedestrian pathways that connect throughout, including a unified architectural themed development in respect to massing, façade details, materials, roof details, and similar features. The zoning includes specific regulations for building design, landscaping, and signage.

The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. Tract D which is located northwest of this site and on the north side of Town Center Drive, east of Lavon Drive, has developed with in-line shops, restaurant, and retail uses. The area north of the core development, along Firewheel Parkway, has been developed with multi-family use and townhouses. Tract 2, located east of the core development and east of Firewheel Parkway was recently approved for multi-family use, townhouses, and retail uses. Tract C, which is the subject of this application, has been partially developed with two drive-through restaurants.

SITE DATA

The subject property has an area of 2.007 acres with 247 lineal feet of frontage along Town Center Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 19-18 which allows Community Retail (CR) District uses. The 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 CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Detail Plan

1. This proposal intends to develop an additional site within the Firewheel Town Center, by adding two restaurants and a retail use in a proposed 11,500 square-foot building. One restaurant would be located on the west side of the building while the other, which will include a drive-up take-out window without a menu board, would be located on the east side of the building. The retail space would be in the middle portion of the building.
2. The development provides parking in conformance with the site's zoning requirements. Specifically, PD conditions require retail use parking at one space per 250 square feet of gross floor area (6,000 square feet retail proposed whereas twenty-four (24) parking spaces are required and provided). The restaurant parking is controlled by the Garland Development Code where the PD conditions do not specify an alternative ratio. The

controlling PD for this site does not specify restaurant parking ratio; therefore, the GDC parking ratio of one parking space per 100 gross square feet is applied and results in fifty-five (55) parking spaces required and provided. The site satisfies its parking needs.

3. The site is part of the Firewheel Town Center development, which includes requirements to enhance and create a higher quality of experience and community. The application includes installation of landscaping throughout the site and along Town Center Boulevard; pedestrian lighting; and pedestrian path connections. Additionally, benches are shown along the frontage sidewalk of Town Center Boulevard and a patio is designated on the plan for one of the restaurants. The Town Center development encourages pedestrian activity and areas that are comfortable for pedestrians including tree-lined sidewalks.
4. The design of the building (Exhibit E) is consistent with the Town Center Planned Development (PD) District's intent and complies with its regulations. Additionally, the proposed building height is thirty-two (32) feet to the highest decorative feature and consistent with the PD's maximum thirty-six (36) foot height requirements.
5. The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply the site's requirements for signage.
6. The applicant requests a time period of twenty (20) years for the Specific Use Provision.
7. While the Restaurant, Drive-Through use is required to obtain a Specific Use Provision, the proposal is not a traditional drive-through. The proposal includes a drive-up take-out window and does not include a menu board. The required total of two (2) stacking spaces are also less than a typical traditional drive-through lane. Given evolving restaurant industry operations, a proposed GDC amendment is forthcoming to differentiate traditional drive-through and take-out windows such as that being requested.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional Centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

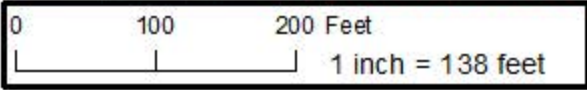
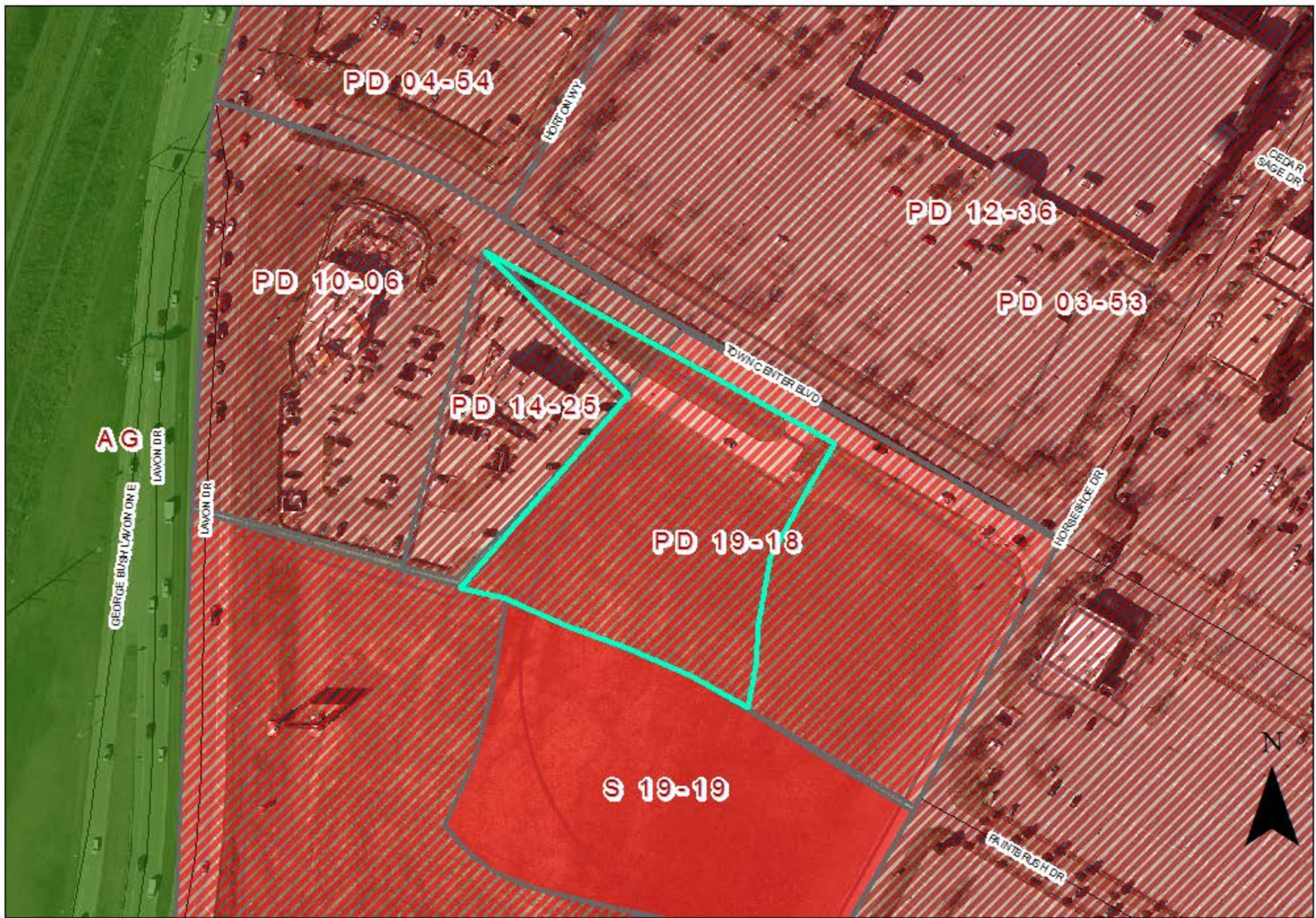
The land use pattern within the area surrounding the subject property has a mixture of retail, restaurants, restaurant, drive-through, and a future hotel development. The property to the south is zoned Planned Development (PD) District 19-19 for an approved Hotel development and further west are properties zoned and improved with restaurants. The properties to the north and east are part of the Firewheel Town Center Regional shopping mall and associated uses. The proposed use is complementary and compatible with the surrounding area and will provide more local restaurant and retail opportunities.

Attachments

Z 20-12 BGE, Inc. Attachments and Exhibits

Z 20-12 BGE, Inc. Responses

Z 20-12 Staff Presentation



Zoning Map Z 20-12

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-12

270 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development is for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 19-18, Planned Development (PD) District 03-53, Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) District 19-18, Planned Development (PD) District 03-53 and Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- B. A menu/order board shall be prohibited.
- C. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-12

270 Town Center Boulevard

II. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through [Take-out Window].

III. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) 19-18 District, Planned Development (PD) 03-53 District, and Planned Development (PD) 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.

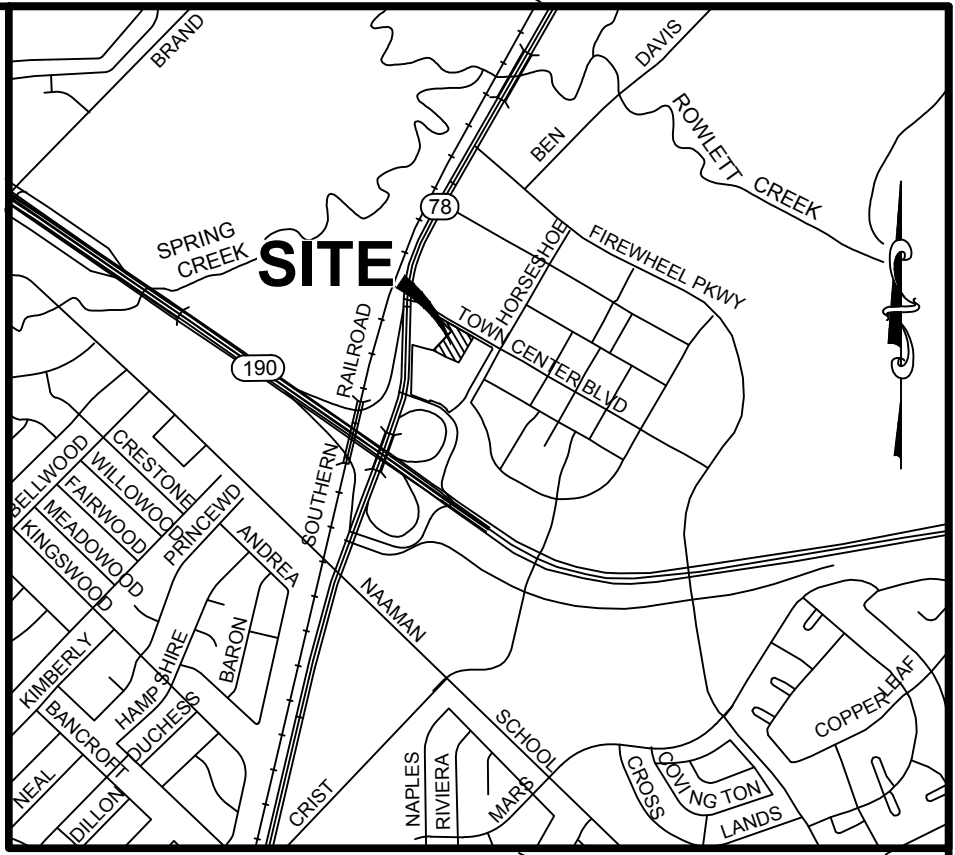
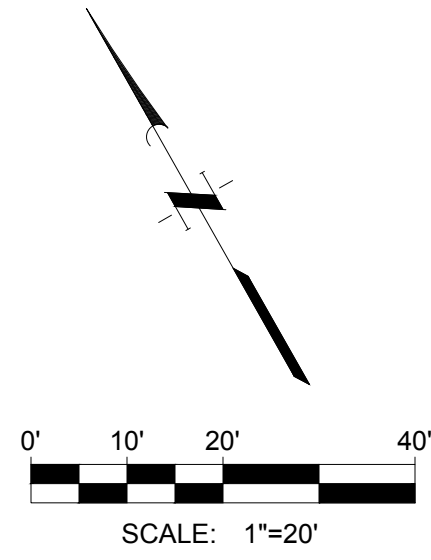
VI. General Regulations: All regulations as set forth in Planned Development (PD) District 19-18, Planned Development (PD) District 03-53 and Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

VII. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of twenty (20) years.

BGE, Inc. \\brownjay\net\Panorama\Regional\TX\Projects\Reata_Realty\187-00 Firewheel\03_CADD\01_Sheets\LOT 1 - Schematic\LOT 1 - Schematic.dwg Apr 29, 2020 7:27am GScoggins

TOWN CENTER BLVD
(PRIVATE STREET)



VICINITY MAP
(NOT TO SCALE)

LEGEND

LP	EXISTING LIGHT POLE
SIGN	EXISTING SIGN
EM	EXISTING ELECTRIC METER
FH	EXISTING FIRE HYDRANT AND WATER VALVE
WM	EXISTING WATER METER
TEL	EXISTING TELEPHONE HAND HOLE
ICV	EXISTING IRRIGATION CONTROL VALVE
CBL	EXISTING BURIED CABLE MARKER
SD	EXISTING STORM DRAIN MANHOLE
SS	EXISTING WASTEWATER MANHOLE
TEL	EXISTING TELEPHONE MANHOLE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
BFR	BARRIER FREE RAMP

SITE DATA

TOTAL AREA OF SITE	2.007 ACRES
TOTAL FLOOR AREA RATIO	0.13:1
TOTAL IMPERVIOUS SURFACE (SF)	65,506 sf
TOTAL IMPERVIOUS SURFACE (PERCENTAGE)	75%
TOTAL BUILDING COVERAGE	11,500 sf
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER (REQUIRED)	90% Max
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER (PROVIDED)	75%
PARKING PROVIDED	79 SPACES
PARKING REQUIRED	79 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
OPEN SPACE REQUIRED	10%
OPEN SPACE PROVIDED	25%
BUILDING SQUARE FOOTAGE	11,500 sf
BUILDING HEIGHT PERMITTED	36' MAX HEIGHT
BUILDING HEIGHT PROPOSED	32'-8" MAX HEIGHT
NUMBER OF STORIES	1 STORY
TOTAL GROSS SQUARE FOOTAGE	11,500 sf

PARKING CALCULATIONS

5,500 sf RESTAURANT	1 / 100 sf	55 SPACES
6,000 sf RETAIL	1 / 250 sf	24 SPACES
TOTAL: 79 SPACES		

SITE PLAN
FIREWHEEL CENTER
LOT 3, BLOCK 5
FIREWHEEL CENTER
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL 2020

DEVELOPER



Espada Real Estate
105 Encino Ave.
San Antonio, TX 78209
Tel: 210-862-1010

ENGINEER & SURVEYOR



BGE, Inc.
2595 Dallas Pkwy., Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

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CITY CASE NO. 200310-1

SHEET 1 OF 1

EXHIBIT C

LOT 2R2, BLOCK 5
FIREWHEEL CENTER
REPLAT OF LOT 1R, BLOCK 5
INST. NO. 201500058336
O.P.R.D.C.T.

30' DRAINAGE ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

20' DRAINAGE ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

15' UTILITY ESMT.
INST. NO. 201100122667
D.R.D.C.T.

15' UTILITY ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

EX 6' Sidewalk

24' ACCESS & DRAINAGE ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

City Utility
Esmt.

75' BLDG. SETBACK (PD 2-25)

LOT 3, BLOCK 5
RETAIL/ RESTAURANT
11,500 SF
FF = 510.0

LOT 4
1.620 Acres (70,582 SF)
(Future Overflow Parking)

RESTAURANT
RETAIL
PICK-UP
WINDOW
VEHICLE
STACKING
GREASE TRAP LOCATION

"Do Not
Enter" Signs

Access & City
Utility Esmt.

City Utility
Esmt.

Stop Sign

Access & City
Utility Esmt.

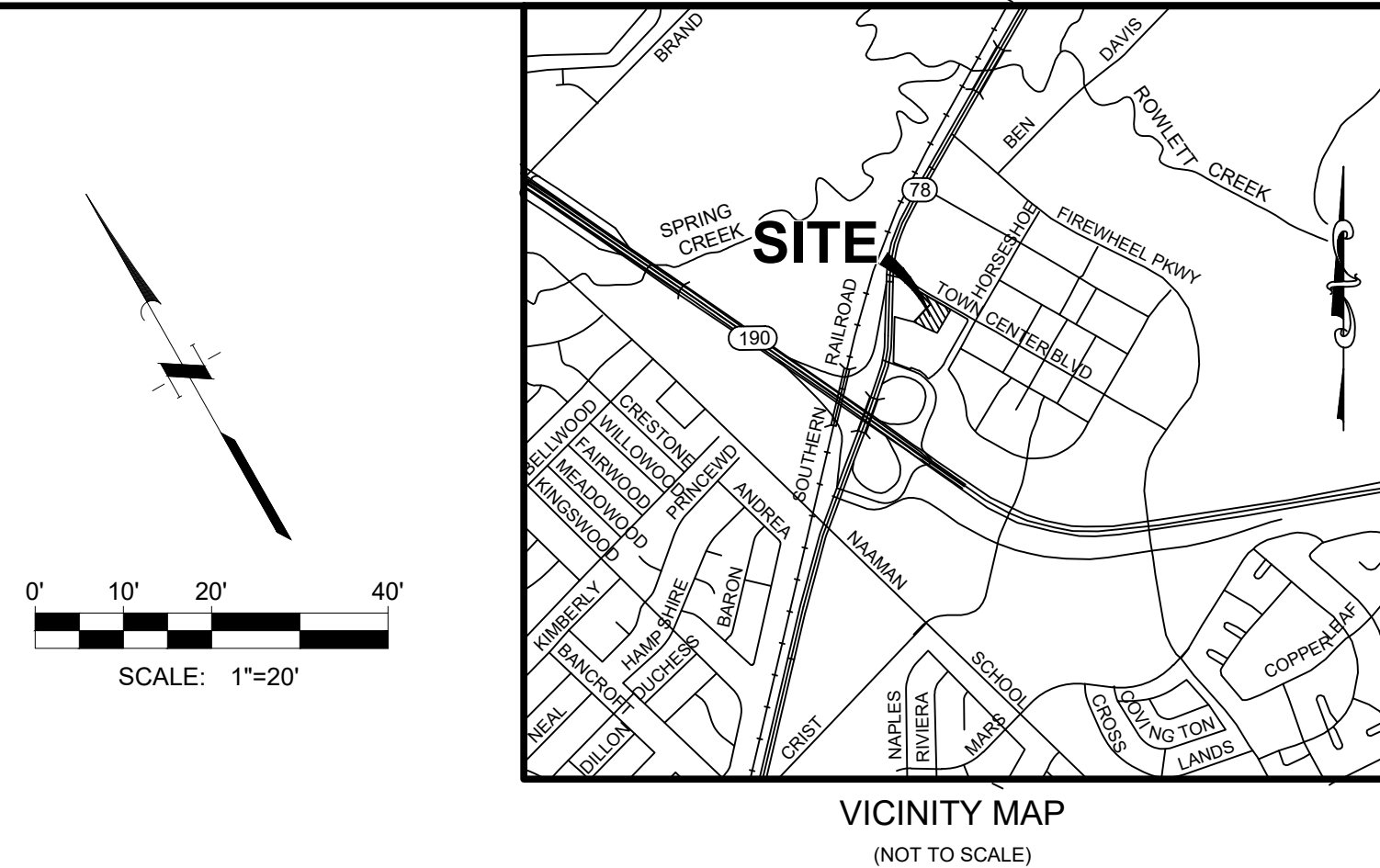
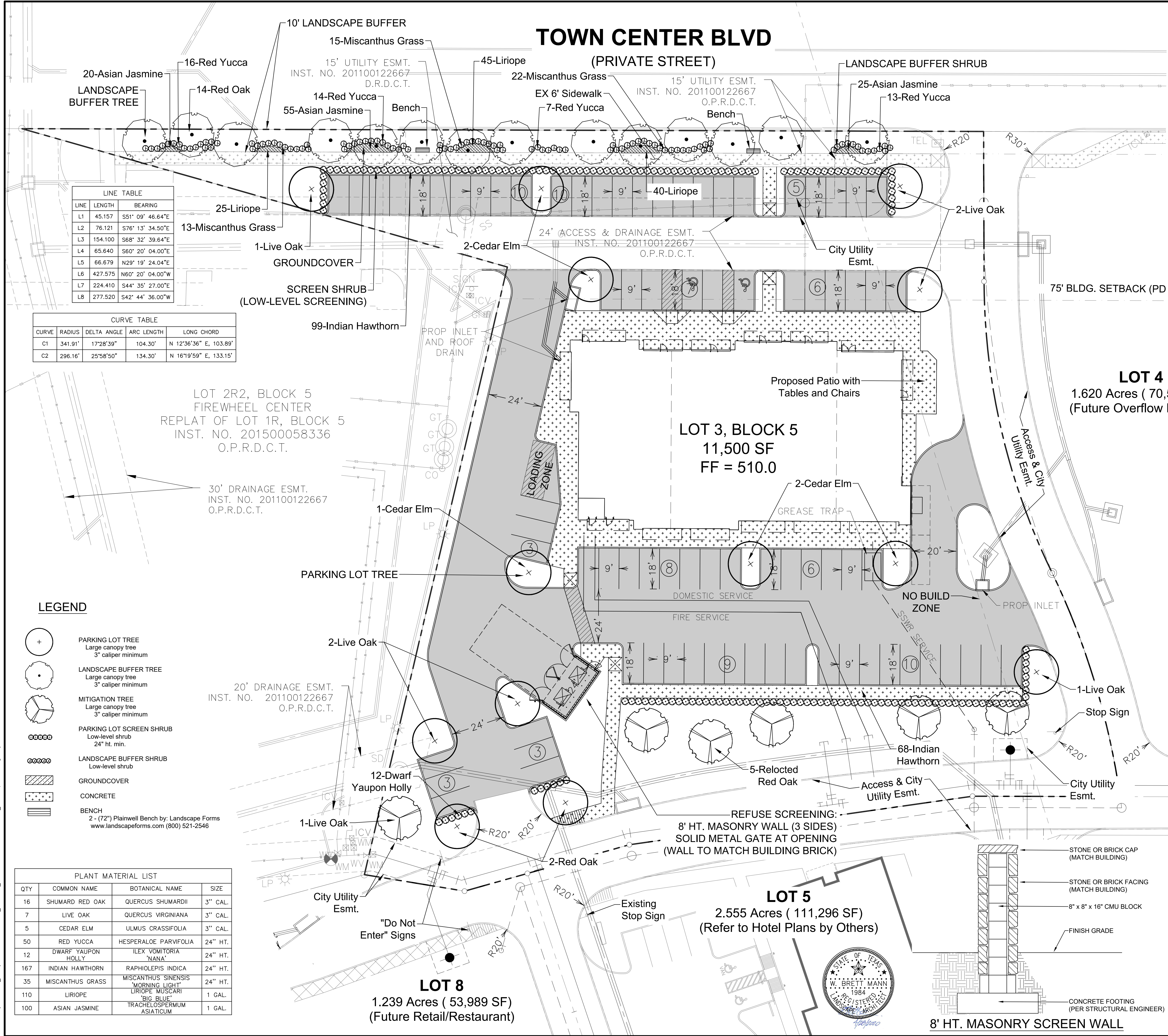
LOT 5
2.555 Acres (111,296 SF)
(Refer to Hotel Plans by Others)

LOT 8
1.239 Acres (53,989 SF)
(Future Retail/Restaurant)

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.157	S51° 09' 46.64"E
L2	76.121	S76° 13' 34.50"E
L3	154.100	S68° 32' 39.64"E
L4	65.640	S60° 20' 04.00"E
L5	66.679	N29° 19' 24.04"E
L6	427.575	N60° 20' 04.00"W
L7	224.410	S44° 35' 27.00"E
L8	277.520	S42° 44' 36.00"W

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	341.91'	17°28'39"	104.30'
C2	296.16'	25°58'50"	134.30'

BGE, Inc.
G:\TXN\Projects\Reata_Realty\4187-00 Firewheel03_CADD\01_Sheets\LOT 1 - Schematic\Lot_Landscape Plan.dwg May 18, 2020-10:48am silicio



LANDSCAPE TABULATIONS	
TOTAL SITE AREA (2.007 ACRES)	87,416 SF
SITE LANDSCAPE AREA	
LANDSCAPE AREA REQUIRED (10%) (87,416 SF x 10% = 8,741 SF)	8,741 SF
LANDSCAPE AREA PROVIDED (25%)	21,910 SF
PARKING LOT	
TREES REQUIRED (80 spaces / 10 = 8 trees)	8
TREES PROVIDED (Large canopy tree - 3" caliper) (No parking space is greater than 65 feet from a required tree)	13
SCREEN REQUIRED (Parking spaces facing R.O.W.)	
SCREEN PROVIDED (24" minimum at time of planting)	
LANDSCAPE BUFFER - TOWN CENTER BLVD (15')	
TREES REQUIRED (1/30 LF) (427.58 LF / 30 = 14.25 trees)	14
TREES PROVIDED (Large canopy tree - 3" caliper)	14
SHRUBS REQUIRED (7/30 LF) (427.58 LF / 30 = 14.25 x 7 = 99.75 shrubs)	100
LANDSCAPE BUFFER AREA (4,275.8 SF)	
TURF GRASS - 3,110 SF (75% maximum)	73%
SHRUBS & GROUNDCOVER - 1,165.8 SF	27%

- GENERAL LANDSCAPE NOTES**
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE. ADJUSTMENTS TO SYSTEM WILL LIMIT OVERSPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. A RAIN SENSOR AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.
 - ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE CITY OF GARLAND LANDSCAPE STANDARDS. MATERIAL SPECIFIED ON THIS PLAN IS TO MEET MINIMUM LANDSCAPE REQUIREMENTS.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED OR REMOVED.
 - LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIALS OR PLANTS NOT PART OF THE ORIGINAL LANDSCAPING.
 - ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEELSTOPS OR OTHER PERMANENT BARRIERS.
 - ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
 - ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERMUDAGRASS, BUFFALO GRASS, OR ST. AUGUSTINE GRASS LAWN AREAS, UNLESS OTHERWISE NOTED.
 - ALL TREES ARE TO BE LOCATED, WHENEVER POSSIBLE, OUTSIDE FIRE HYDRANT, SANITARY SEWER AND UTILITY EASEMENTS.
 - REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
 - FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES. GENERAL INTENT IS TO BE MAINTAINED.
 - ALL TREES AND SHRUBS SHALL HAVE 2" MINIMUM LAYER OF MULCH ON THE PLANTING AREA. THE MULCH SHALL NOT TOUCH THE TREE TRUNK.

**LANDSCAPE PLAN
(CITY COMPLIANCE)
FIREWHEEL CENTER**

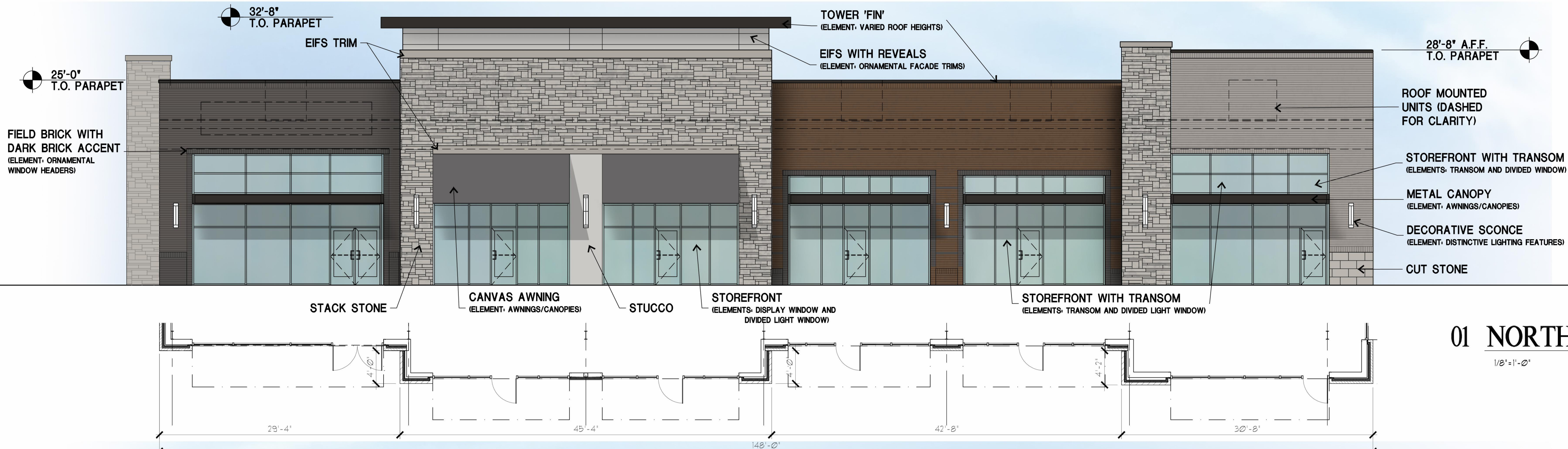
**LOT 3, BLOCK 5
FIREWHEEL CENTER**

CITY OF GARLAND, DALLAS COUNTY, TEXAS

APRIL 2020

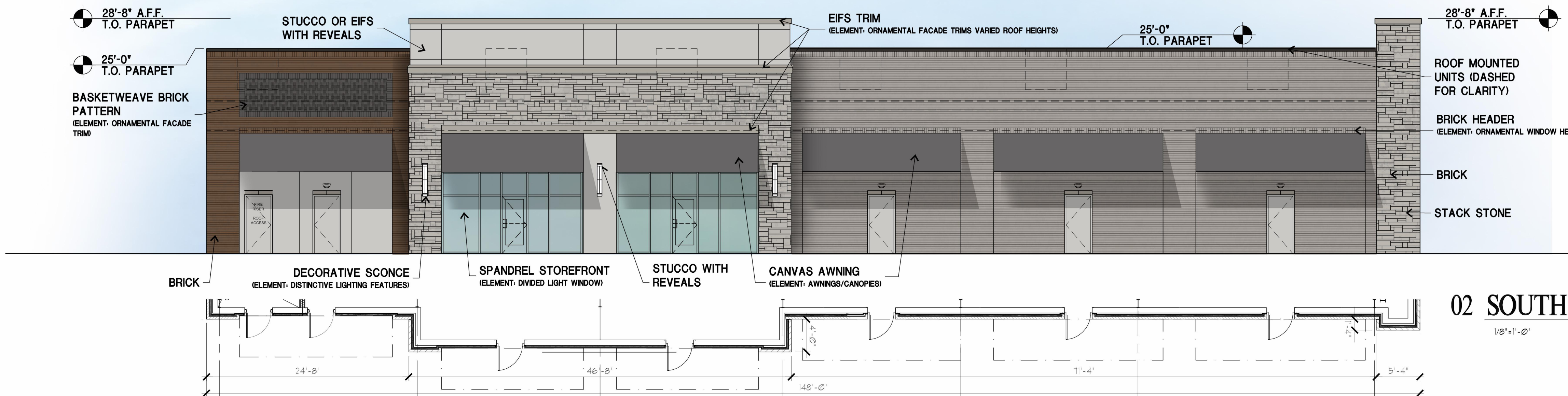
DEVELOPER	ENGINEER & LANDSCAPE ARCHITECT
Espada Real Estate 105 Encino Ave. San Antonio, TX 78209 Tel: 210-862-1010	BGE, Inc. 2595 Dallas Pkwy., Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPE Registration No. F-1046 Copyright 2020

		SIDE (DRIVE-THRU)	
		SF	%
TOTAL		4104	
GLASS & DOORS		1477	
TOTAL LESS GLASS & DOORS		2627	
SECO NDARY MASONRY	BRICK	1339	50.97
	STONE	815	31.02
	STUCCO	266	10.13
	EIFS	206	7.84
	TOTAL	2626	100



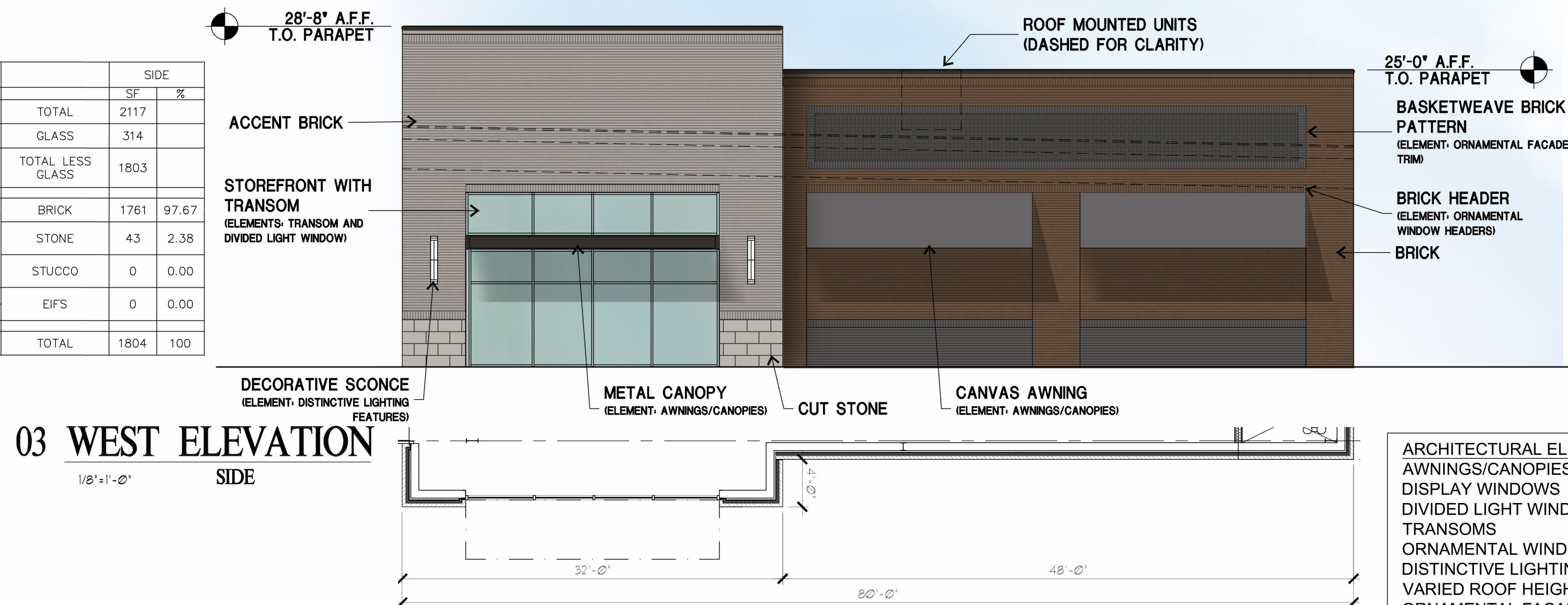
01 NORTH ELEVATION
FRONT
1/8"=1'-0"

		REAR	
		SF	%
TOTAL		3890	
GLASS/DOORS		466	
TOTAL LESS GLASS		3424	
SECO NDARY MASONRY	BRICK	2048	59.81
	STONE	570	16.65
	STUCCO	445	13.00
	EIFS	360.7	10.53
	TOTAL	3424	100

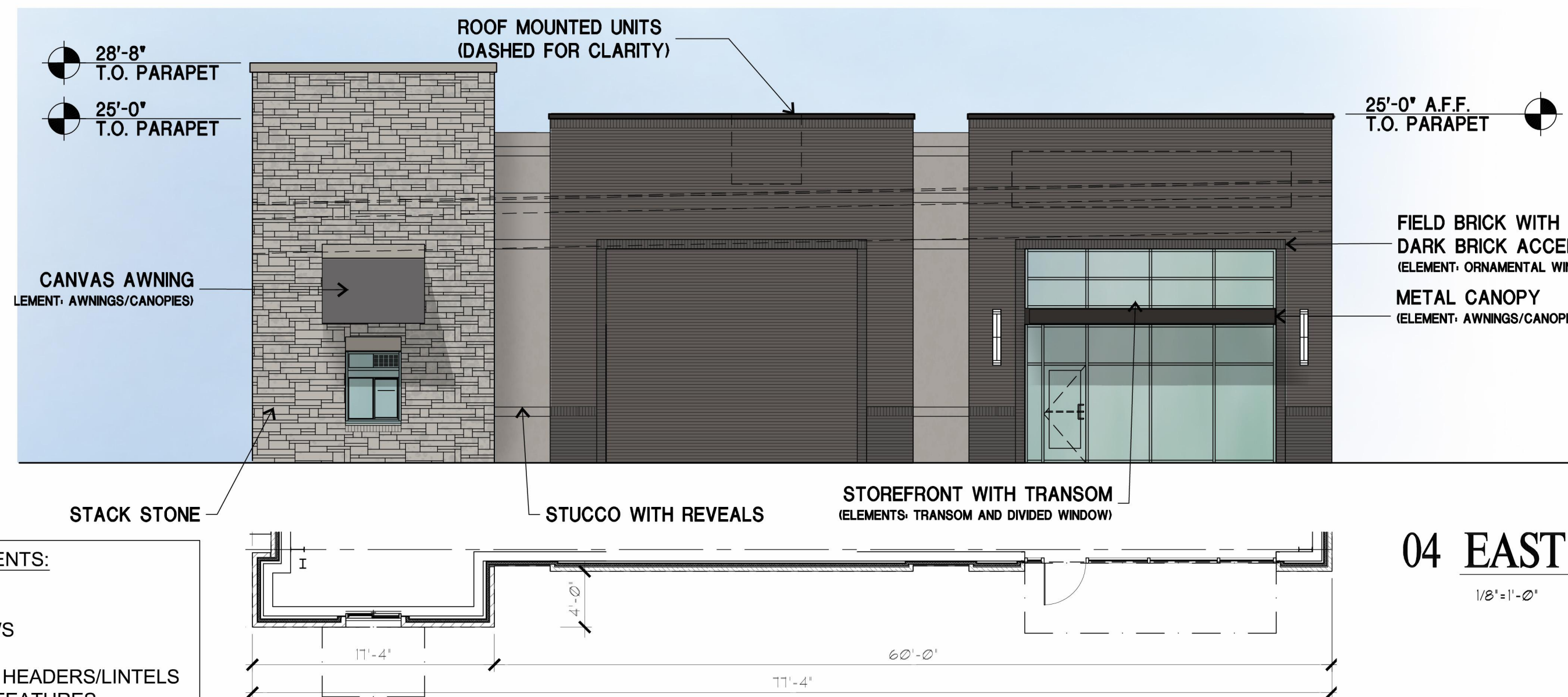


02 SOUTH ELEVATION
REAR
1/8"=1'-0"

		SIDE	
		SF	%
TOTAL		2117	
GLASS		314	
TOTAL LESS GLASS		1803	
SECO NDARY MASONRY	BRICK	1761	97.67
	STONE	43	2.38
	STUCCO	0	0.00
	EIFS	0	0.00
	TOTAL	1804	100



03 WEST ELEVATION
SIDE
1/8"=1'-0"



04 EAST ELEVATION
SIDE
1/8"=1'-0"

ARCHITECTURAL ELEMENTS:
AWNINGS/CANOPIES
DISPLAY WINDOWS
DIVIDED LIGHT WINDOWS
TRANSOMS
ORNAMENTAL WINDOW HEADERS/LINTELS
DISTINCTIVE LIGHTING FEATURES
VARIED ROOF HEIGHTS
ORNAMENTAL FACADE TRIMS

FUTURE TENANT SIGNAGE WILL COMPLY WITH
CURRENT AND APPLICABLE SIGN REGULATIONS
AND STANDARDS AT TIME OF SUBMITTAL

FIREWHEEL CENTER - LOT 3, BLOCK 5 270 TOWN CENTER BLVD

GARLAND, TEXAS
ESPADA REAL ESTATE

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com

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CURRENT ZONING:
PD 19-18

OWNER:
ESPADA REAL ESTATE

APPLICANT:
GARRETT SCOGGINS WITH BGE, INC
GSCOGGINS@BGEINC.COM

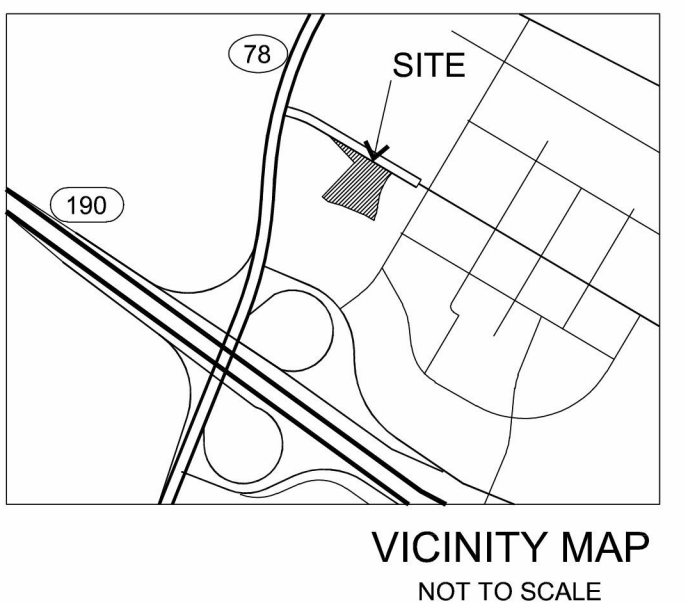
THIS FLOOR PLAN EXHIBIT PREPARED BY:
GSO ARCHITECTS
5310 HARVEST HILL RD #226 DALLAS, TX 75230
CONTACT: AMY SUMNERS
ASUMNERS@GSOARCHITECTS.COM
972.392.6016

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

PRE-SUBMITTAL CASE NO:
200310-1
ELEV06

JOB NO: 19-012
ISSUE DATE: 04/29/20
SCALE: AS NOTED

EXHIBIT E



REPORT & MINUTES

P.C. Meeting, June 8, 2020

Consideration of the application of **BGE, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through [Take-out Window]; and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development). Approval of this item may include amendments to Planned Development (PD) 19-18. This property is located at 270 Town Center Boulevard. (District 1) (File Z 20-12)

Kira Wauwie, Principal Planner, presented the staff report.

Chairman Roberts asked of staff if the Commission was required to conduct two separate votes due to the Specific Use Provision and Detail Plan being requested.

Mr. Guerin stated that because there are no amendments or conditions to the Planned Development, the Commission may conduct one vote.

Representing the applicant, Asher Reilly, 1100 Northeast Loop 410, San Antonio, TX was available for questions.

Commissioner Rose asked of the applicant the time frame for this project in regards to construction and tenant lease.

Mr. Reilly communicated to the Commission they would like to proceed as soon as possible.

Chairman Roberts suggested the applicant extend the sidewalk to provide a continuous walkway from the hotel to the applicant's site.

Motion was made by Commissioner Dalton to **approve** the application per staff recommendation, seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays**

We did not receive any replies for this case.

Z 20-12

Approval of 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through [Take-out Window] on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses.



GARLAND

TEXAS MADE HERE

**City Council Meeting
July 7, 2020**

Case Information

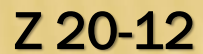
Location: 270 Town Center Boulevard

Applicant: BGE, Inc.

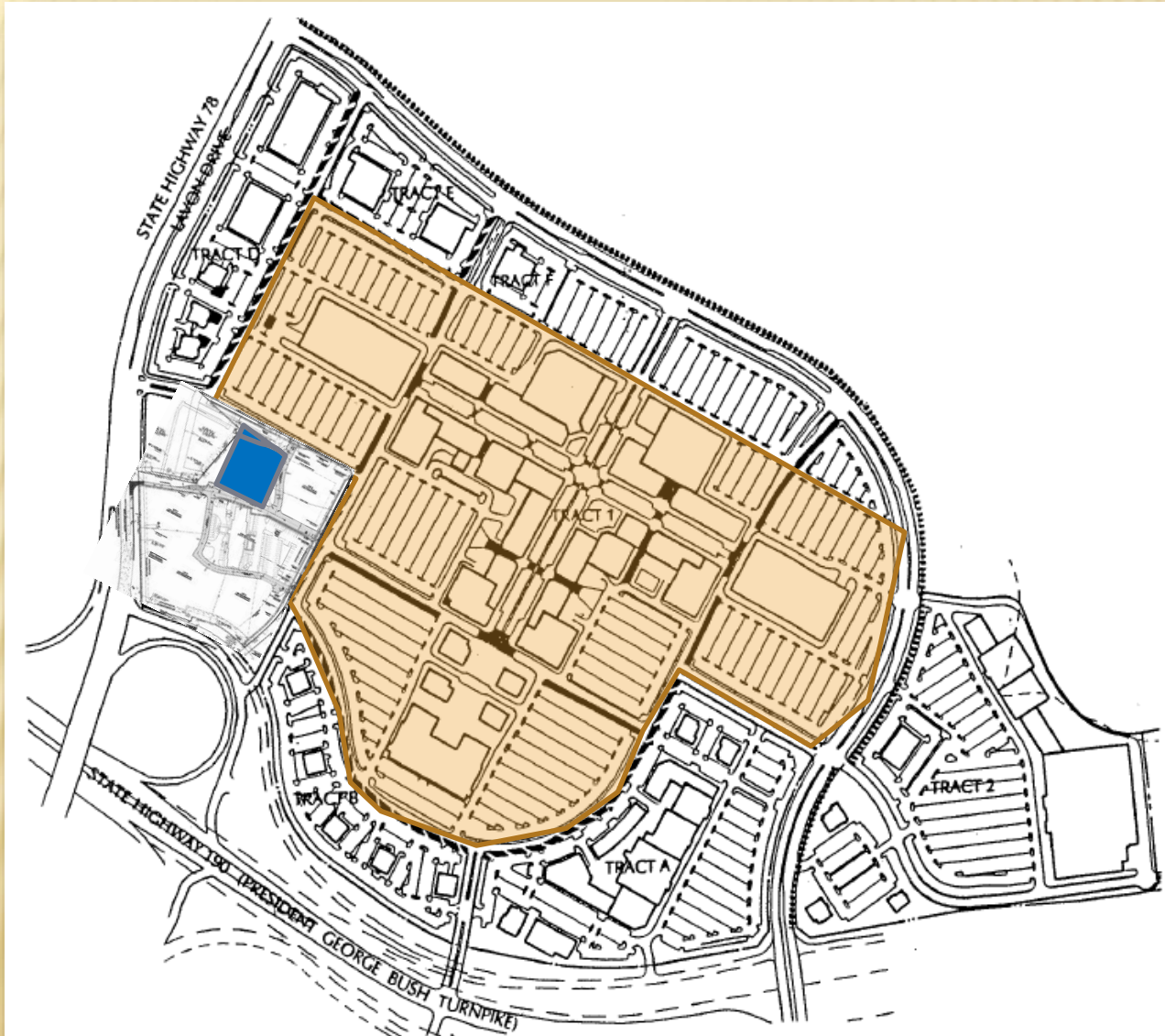
Owner: Firewheel Master Partnership, Ltd

Acreage: 2.007

Zoning: Planned Development (PD) District 19-18



Background



Consideration

- **Commercial Development**
- **One Building with:**
 - Restaurant
 - Retail
 - Restaurant with Take-Out Window (no menu/order board)



GARLAND
TEXAS MADE HERE

Site Plan

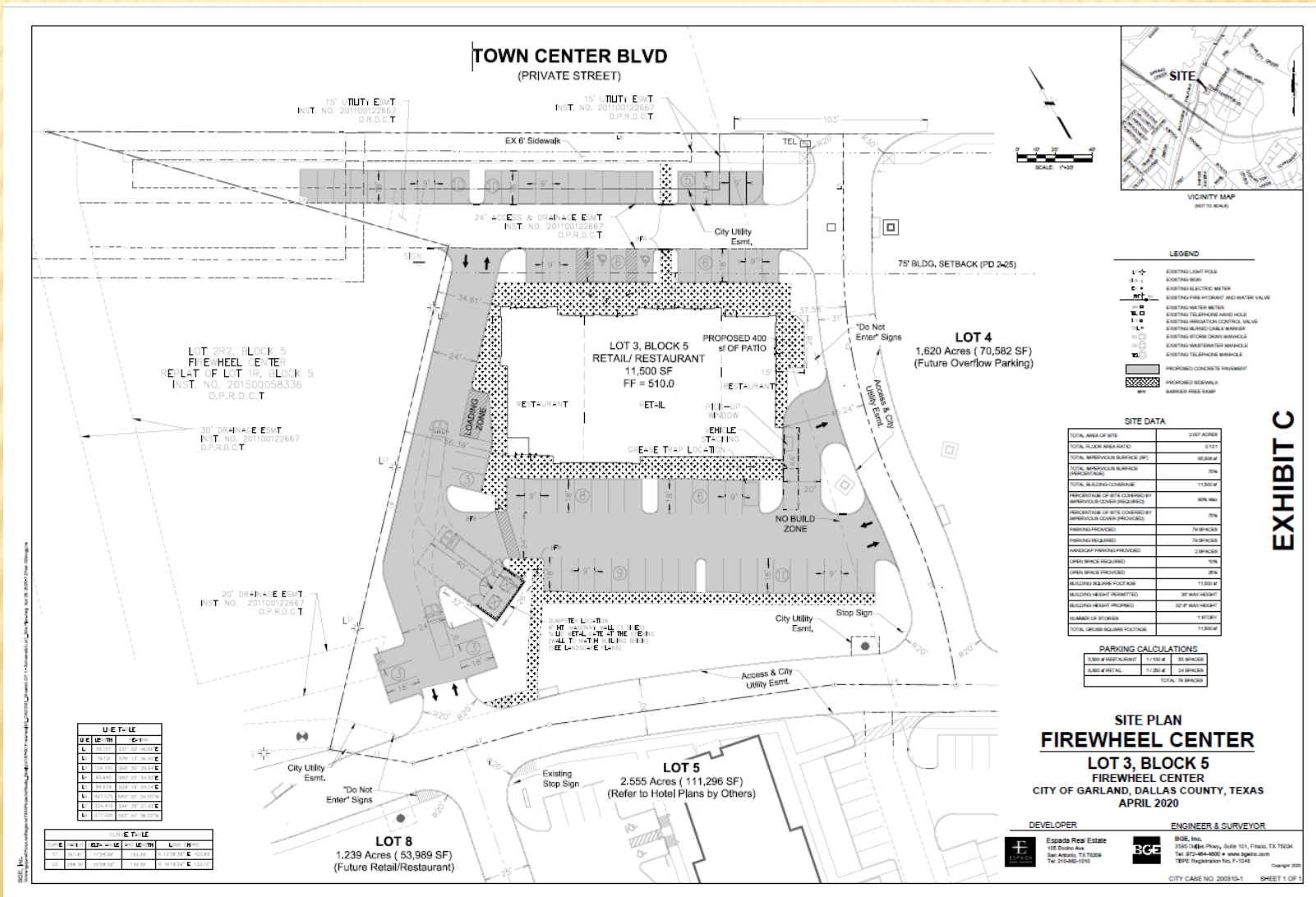


EXHIBIT C



GARLAND
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Landscape Plan

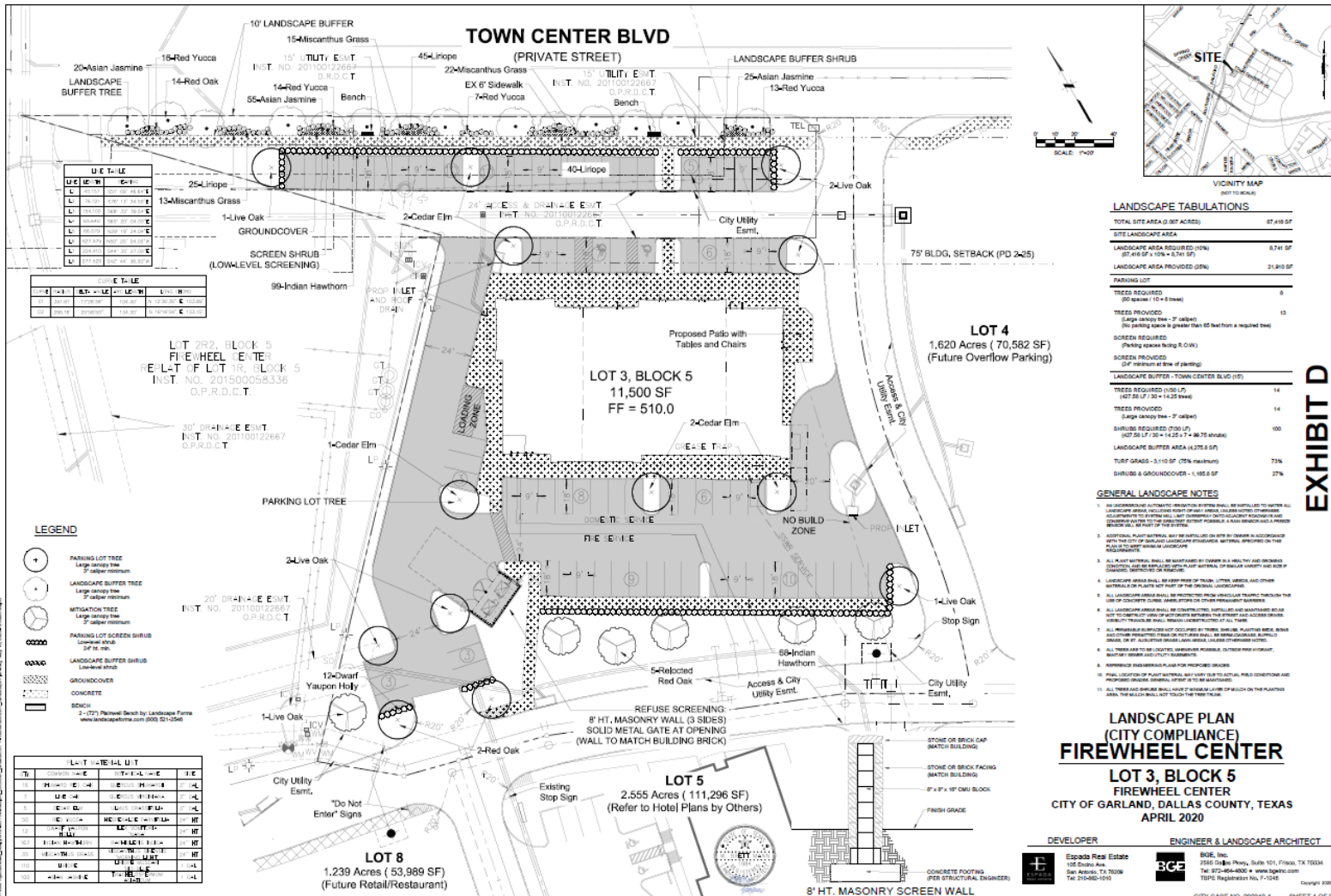


EXHIBIT D



GARLAND
TEXAS MADE HERE

Elevation Plan



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CURRENT ZONING:
PD 19-18

FUTURE TENANT SIGNAGE WILL COMPLY WITH
CURRENT AND APPLICABLE SIGN REGULATIONS
AND STANDARDS AT TIME OF SUBMITTAL

OWNER:
ESPADA REAL ESTATE
APPLICANT:
GARRETT SCODGINS WITH BGE, INC.
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CONTACT: AMY SUNNERS
ASUNNERS@GSOARCHITECTS.COM
972.392.6016

FIREWHEEL CENTER - LOT 3, BLOCK 5
270 TOWN CENTER BLVD

GARLAND, TEXAS
ESPADA REAL ESTATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

PRE-SUBMITTAL CASE NO:
200310-1
ELEV06

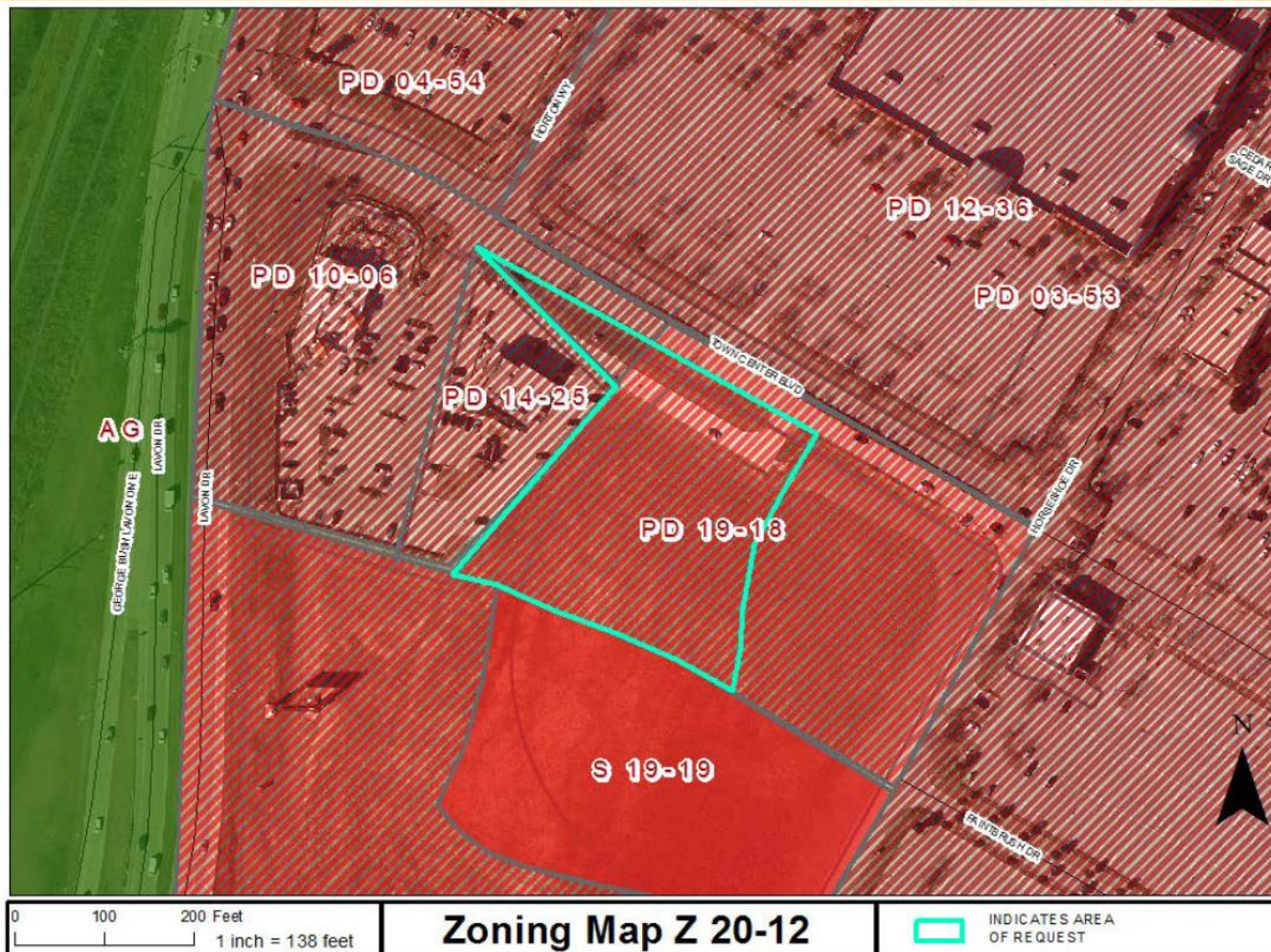
JOB NO. 19-012
ISSUE DATE: 04/20/20
SCALE: AS NOTED

Consideration

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

No GDC deviations are being requested by the applicant.

Location Map



Photos

