



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
- REMOTE MEETING -
May 5, 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.

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, begin 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_QXPPN2hyS7GXFqCyfqsHUg

Registration for the online meeting is required. The meeting will be recorded. It is available online shortly after the meeting online 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 numbers:

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

The Meeting ID is: 624 670 680

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

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the April 13 Special and April 21 Regular Meetings .
2. Consider approval of the following bids:
 - a. **Playground Replacement Program - Design Services** **Bid No. 0829-20**

MHS Planning & Design, LLC	\$636,360.00
Optional Contingency	<u>60,000.00</u>
TOTAL:	\$696,360.00

This request is to obtain professional services for the design and construction administration of replacing playground equipment at 24 public parks throughout the city. The services include planning, engineering, landscape architecture, surveying, geotechnical, and construction administration services to facilitate the construction of the playground improvements. An Optional Contingency is included for any additional

services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

- b. Water and Sewer Main Improvements: Bid No. 0497-20**
Hartford Drive, Beverly Alley, and Cuero Drive

SYB Construction Company	\$828,139.50
Optional Contingency	<u>82,813.95</u>
TOTAL:	\$910,953.45

This request is to provide water and sewer main improvements on Hartford Drive, Beverly Alley, and Cuero Drive. An Optional Contingency is included for any additional work that may be required.

- c. Water and Sewer Line Improvements: Noble, Bid No. 0425-20**
Victoria, and Lakeshore Drive

KIK Underground, LLC	\$1,597,572.00
Optional Contingency	<u>159,757.20</u>
	\$1,757,329.20

This request is to provide water and sewer line improvements on Noble, Victoria, and Lakeshore Drive. An Optional Contingency is included for any additional work that may be required.

- d. Sanitary Sewer Interceptor Line Rehabilitation Bid No. 0771-20**

Insituform Technologies, LLC	\$1,110,808.75
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This request is to provide trenchless rehabilitation of approximately 2,415 feet of 48-inch sanitary sewer interceptor line that flows from north of Pleasant Valley Road to the Rowlett Creek Wastewater Treatment Plant.

- e. GP&L Vegetation Management Bid No. 6354-16**

Asplundh Tree Expert Company	\$85,000.00
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This request is to approve Change Order #1 for GP&L vegetation management. The additional funding is needed to continue tree trimming services until a new contract can be awarded in May.

- f. Wynn Joyce to Ben Davis 138kV Transmission Bid No. 0795-20**
Line Rebuild Construc. Oversight

Burns & McDonnell

\$294,000.00

This request is to obtain construction management support services for the partial rebuild of the Wynn Joyce to Ben Davis 138kV Transmission Line. This is part of the approved Wynn Joyce - Miller Road Lake Crossing CIP project.

g. Professional Engineering Services for Avenue H Repaving

Bid No. 0583-18

R-Delta Engineers, Inc.

\$30,000.00

This request is to consider approval of Change Order #1 for professional engineering services associated with design for repaving of Avenue H within Central Park.

h. Stonewall Street Alley Improvement Construction

Bid No. 0531-20

Vescorp Construction, LLC

\$419,433.50

This request is for the construction of approximately 500 LF of alley improvements from 1110 to 1134 Stonewall Street.

i. Drainage Improvements Study for Garvon West Industrial Park

Bid No. 0825-20

Pacheco Koch Consulting Engineers, Inc.

\$124,250.00

Optional Contingency

15,000.00

TOTAL:

\$139,250.00

This request is to obtain professional services for the preparation of a drainage study in the Garvon West and Innovation Industrial Parks area.

j. Engineering Services for Olinger to Wylie East Reconstruction

Bid No. 4307-14

R-Delta Engineers, Inc.

\$60,000.00

This request is to approve Change Order #5 to provide finalized construction plans needed for the reconstruction of four (4) transmission circuits across Lake Lavan as part of the approved GP&L Olinger Wylie East Circuit CIP project.

k. Central Park Sports Field Lighting Bid No. 0821-20

Musco Sports Lighting, LLC	\$603,538.00
Optional Contingency	<u>60,353.00</u>
	\$663,891.00

This request is to replace the existing football and baseball field light fixtures at Central Park Sports Fields with new LED fixtures. Utilizing LED lights results in energy savings over time and will reduce light spill and glare.

l. Drainage Improvements Study for Country Club Park Estates Bid No. 0826-20

Metropolitan Infrastructure, PLLC	\$108,250.00
Optional Contingency	<u>9,500.00</u>
TOTAL:	\$117,750.00

This request is to obtain professional services for the preparation of a drainage study in the Country Club Park Estates area in and around James Good Lane and adjacent streets.

m. Playground Construction for Eastern Hills Park and One Eleven Ranch Park Bid No. 0827-20

Whirlix Designs, Inc.	\$380,824.00
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This request is to furnish and install playground equipment, playground surfacing, and shade structures at Eastern Hills Park and One Eleven Ranch Park.

n. Bottleneck Improvements Design Services Bid No. 0828-20

Teague Nall and Perkins, Inc.	\$2,428,200.00
Optional Contingency	<u>100,000.00</u>
TOTAL:	\$2,528,200.00

This request is to obtain professional services for the design of 16 intersection improvements throughout the city. The services include topographic and boundary surveying, detailed design and construction documents, right-of-way acquisition, and construction administration services to facilitate the construction of the improvements. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

o. Design Services for Rick Oden Park Bid No. 0830-20

Kimley-Horn and Associates, Inc.	\$1,020,000.00
Optional Contingency	<u>100,000.00</u>
TOTAL:	\$1,120,000.00

This request is to obtain professional services for the design and construction administration of improvements to Rick Oden Park. The services will include geotechnical investigation, hydraulic and environmental analysis, preparation of detailed design and construction documents, and construction administration services to facilitate the improvements to the park. This project will coordinate with the paving and lighting plan design adjacent to the Skate Park, which is being completed under a separate contract. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

p. Engineering Services for GP&L Lookout Substation Voltage Control **Bid No. 1241-19**

Siemens PTI	\$27,600.00
Optional Contingency	<u>2,400.00</u>
TOTAL:	\$30,000.00

This request is to approve Change Order #2 for Lookout Substation voltage control engineering services. At the request of ERCOT, this Change Order will allow for studies to create simulations for the phased implementation of the composite load model. An Optional Contingency is included for any additional services that may be required.

q. GP&L King Mountain Switch Station Construction **Bid No. 0882-19**

Primoris T&D Services, LLC	\$325,479.20
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This request is to approve Change Order #3 for King Mountain Switch Station construction services. This will allow for additional station testing and commissioning, construction services, and equipment rental due to project delays caused by late material deliveries and delayed outage approvals.

r. King Mountain Switch Station Engineering and Project Management Services **Bid No. 0540-19**

Power Engineers, Inc.	\$194,790.00
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This request is to approve Change Order #1 for King Mountain Switch Station engineering and project management services. Additional services include: modification to the station layout due to site topology; additional design of switch structures and motor operators; improvements to standard wiring diagrams to monitor breaker trip coils and blown fuses; enhanced modeling of the West Texas grid to ensure relay coordination; incorporating backup telecommunication requirements; revisions to conduit and cable designs drawings due to unavailable materials; troubleshooting support; and expediting materials to facilitate completion schedule.

s. Grass Sod

Bid No. 0697-20

A & W Turf, LLC

\$144,350.00

This request is for the purchase of grass sod for restoring vegetation in the right-of-way upon the completion of rehabilitation and/or reconstruction by Street Department crews. This approval is for a Term Agreement with four (4) optional renewals.

t. GP&L Distribution System Vegetation Management

Bid No. 0633-20

Trees, Inc.

\$800,000.00

This request is to provide vegetation management activities as part of the GP&L Distribution System maintenance operations. This approval is for a Term Agreement with four (4) optional renewals.

3. Consider an Ordinance adopting recommendations from the Texas Department of Transportation Speed Study for IH 30.

Council is requested to enact an ordinance adopting the TxDOT speed study of IH 30 through Garland. This speed study indicates that the speed limit should be raised to 70 MPH from its current 65 MPH.

4. Consider an ordinance amending Ordinance No. 7132, as amended, by adopting and implementing the provisions of Governor Abbott's latest executive orders.

The City Council is requested to consider adopting further revisions to Ordinance No. 7132 consistent with its discussions of this item at the May 4, 2020 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

5. Hold public hearing(s) on:

- a. Consider an ordinance amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.**

Council is requested to consider amendments to Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding parking ratios for Retail Store use and Commercial Amusement, Indoor use. The Council had an initial Work Session discussion regarding this subject matter on February 17, 2020 and staff is bringing forward the changes accordingly. A briefing item has been included on the May 4, 2020 Work Session agenda.

- b. Consider the application of Westwood Professional Services, requesting approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses. This property is located at 1122 West Centerville Road. (File No. Z 20-06, District 5)**

The applicant requests to build an office/retail building. This item serves as the applicant's Planned Development (PD) amendment request.

- c. Consider the application of Westwood Professional Services, requesting approval of a Detail Plan for an Office / Retail Building. This property is located at 1122 West Centerville Road. (File No. Z 20-06, District 5)**

The applicant requests to build an office/retail building. This item serves as the applicant's Detail Plan request.

- d. **Consider the application of Allstate Carriers LLC, requesting approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage. (File No. Z 20-08, District 6) (The applicant has requested postponement to the May 19, 2020 Regular City Council meeting.)**

The applicant proposes a five (5) year operation of a warehouse/storage distribution use with truck and bus repair, truck sales/leasing/rental, and truck bus storage on a property developed for industrial uses. The applicant has requested postponement of this request to May 19.

- e. **Hold a public hearing for comments on Implementation of a Rental and Mortgage Assistance Program using CDBG and ESG Funding**

At the May 4 2020, Work Session Meeting, City Council was provided information regarding \$648,962 in Emergency Solutions Grant funding provided through the Coronavirus Aid, Relief and, Economic Security Act and considered reprogramming \$400,000 in FY19-20 Community Development Block Grant funding to implement a Rental and Mortgage Assistance Program for eligible Garland residents.

As part of the process, a public hearing is required to solicit comments from any interested parties relating to this issue.

6. 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.

7. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 05/05/2020

Item Title: Minutes April 13 and April 21

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the April 13 Special and April 21 Regular Meetings .

Attachments

Minutes April 13

Minutes April 21



GARLAND

MINUTES

The City Council of the City of Garland convened in special session at 5 p.m. on Tuesday, April 13, pursuant to Sections 551.125 and 551.045 of the Texas Government Code, 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. Citizen 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: Mary Ehlenfeldt and Joshua Garcia. Debra Hathhorn registered, but did not speak.

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 into 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, Health Director, presented the staff report. He reported 178 positive cases in Garland and 1,788 cases in Dallas County. 42 individuals have recovered. One additional death was recorded, for a total of six in Garland and 32 for the County. Garland is monitoring 248 high risk individuals who have had close contact with a COVID-19 patient. He provided statistics quantifying cases based on population: Garland has 73.4 cases per 100k residents; Dallas has 67.8 per 100k.

He discussed the varying response times for receiving test results from different providers. He discussed anti-body testing and how it can reveal the numbers for those who are asymptomatic.

He closed his presentation with a reminder to practice personal mitigation procedures.

b. Emergency Management Update

Mistie Gardner presented information on the following testing sites:

- Parkland is testing 100 per day with a turnaround for results of 48 hours to several days.
- Ellis Davis and American Airlines Center are testing 250 per day with a turnaround for results of 5-7 days on average.

She reported a private testing site (screenings are done by phone) in Garland which opened April 6, at MD Medical Group (2636 W. Walnut). She further reported that Governor Abbott has announced they are working to launch drive-thru sites at Walgreens, locations have not been determined; they are waiting to confirm if there will be one in Garland. The County made a State of Texas Assistance request asking that University of Texas Southwestern Medical receive an additional five thousand kits and Parkland receive enough kits to test 1600 per day.

She reported the Dallas County Disaster Declaration has been extended to May 20, and the stay at home order to April 30. A vote of the Commissioners will be required to extend the shelter in place order beyond April 30. On April 10 the Judge approved garden centers, nurseries and greenhouses for in-person sales, flower shops can provide delivery and curbside; all must comply to the rules for essential businesses. Governor Abbot's stay at home order was issued on April 2 and is in effect until April 30; On April 12 the Governor extended his declaration an additional 30 days. Governor Abbott announced, when the time is right, he will issue an Executive Order to open businesses in a curtailed manner, based on the type of business and its ability to operate without increasing the spread of the disease. He is coordinating with Goldman Sachs and other community development financial institutions to provide \$50M in Small Business Administration loans, \$45M will be through the pay check protection program, applications are available on Liftfund.com. Council Member Morris asked if these loans are an addition for Texas companies, on top of the current federal program; Misty stated it is to further support the federal program. Information can be found on Liftfund.com, these loans could be forgivable, under certain circumstances.

c. Potential Impact of COVID-19 Pandemic on City of Garland Summer Programs

Deputy City Manager Bates presented the staff report. Mr. Bates explained that decision-making points are coming up, no action is requested at this meeting, but will be needed for summer programs, city facilities and special events. He mentioned hiring of seasonal workers is on hold; there is a challenge in making plans with the uncertainty of how long the Disaster Declaration and shelter in place order will continue. He detailed summer programs that will be

impacted due to the closure of the Plaza, Recreation Centers and The Atrium. Special events for the summer i.e. Cinco de Mayo, Wine Walk, Sounds of Summer and the July 4th celebration will be impacted. The review of financial impacts indicates a modest loss of fees and revenue because of the reduction in expenses. He further stated he will have a discussion item on the April 20 Work Session agenda.

Mayor Pro Tem Smith asked if summer meal programs for youth will continue? Mr. Bates confirmed the programs will continue for youth and seniors.

Council Member Gibbons asked if the City is in conversations with Garland Independent School District to discuss plans to share in the summer programs and use of facilities? Mr. Bates confirmed that discussions are underway, they are looking at the same types of issues as the City; preparing for the worse and hoping for the best. No final decisions have been made.

Council Member Aubin asked how late an answer can be given, and if there is need to shut down after an affirmative action, what costs could be associated with that decision.

Mayor LeMay asked if this will come back at the Work Session on April 20? Mr. Bates explained he will have the details on timeline, mitigating facts and options at the Work Session on April 20.

d. Additional Items

Council Member Aubin asked for the following:

- Number of employees in each department working (home, rotating or full time); is there anything in place outside the chain of command to confirm if employees who are working are essential? Mr. Bates confirmed there is communication within the chain of command and Human Resources is promoting / publishing information on the Cares Act.
- Requested more guidelines be pushed out to the public.
- Asked that contractors be required to follow County guidelines for construction. Assistant City Manager Baker confirmed all contractors have been made aware of City, County and State guidelines; the City will reinforce these actions.

Mayor LeMay requested a workforce report by Department at the April 20 Work Session.

Deputy Mayor Pro Tem Vera asked if only summer events are the focus and not fall? Mayor LeMay confirmed only summer events are being considered.

- e. Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 5:46 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session pursuant to Sections 551.125 of the Texas Government Code, the City Council will hold a telephone or internet meeting on Tuesday, April 21 at 7 p.m. 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

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CONSENT AGENDA

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

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member Rich Aubin to approve the Consent Agenda as presented (Council Member Hedrick recused himself from Item 2M). Motion carried:

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the April 7, 2020 Regular Meeting and the Special Meetings on March 30 and April 2.

2. Consider approval of the following bids:

- a. **APPROVED** Holford Road Segments A & B Engineering and Construction Phase Services **Bid No. 0772-20**

R-Delta Engineers, Inc.	\$1,517,570.00
Optional Contingency	<u>100,000.00</u>
TOTAL:	\$1,617,570.00

This request is to obtain professional services for the design and construction of Holford Road Segments A & B and the portion of Naaman Forest Boulevard west of Holford Road along with the design of Naaman Forest Boulevard east of Holford Road. An Optional Contingency is included for any additional services that may be required.

- b. **APPROVED** GP&L Nevill Switch Station Communication Equipment **Bid No. 0715-20**

Presidio Networked Solutions	\$138,486.31
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This request is to purchase communication equipment needed for network communications between GP&L and the Nevill Road Switch Station.

- c. **APPROVED** Replacement Crane **Bid No. 0735-20**

H&E Equipment Services LLC	\$395,000.00
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This request is for the purchase of a replacement crane for the Rowlett Creek Wastewater Treatment Plant.

- d. **APPROVED Service Body Trucks** **Bid No. 0736-20**

Sam Pack's Five Star Ford **\$135,456.50**

This request is for the purchase of two (2) replacement Service Body Trucks for the Water Department.

- e. **APPROVED Hydro Vacuum Truck** **Bid No. 0748-20**

Lonestar Truck Group Waco **\$465,602.92**

This request is to purchase a Hydro Vacuum Truck for the Water Department.

- f. **APPROVED Refuse Truck Chassis** **Bid No. 0753-20**

Bond Equipment Company, Inc. **\$1,114,848.00**

This request is for the purchase of six replacement refuse truck chassis to be used by the Environmental Waste Services Department.

- g. **APPROVED Refuse Truck Bodies** **Bid No. 0752-20**

J&R Equipment LLC **\$771,476.00**

This request is for the purchase of six replacement refuse truck bodies for the Environmental Waste Services Department.

- h. **APPROVED Aerial Bucket Trucks** **Bid No. 0751-20**

Altec Industries, Inc. **\$344,388.00**

This request is for the purchase of two (2) replacement Aerial Bucket Trucks for Garland Power & Light.

- i. **APPROVED Duck Creek Central Trail Architectural/Engineering and Construction Phase Services** **Bid No. 0773-20**

BW2 Engineers, Inc. **\$234,405.00**

Optional Contingency **25,000.00**

TOTAL: **\$259,405.00**

This request is to obtain professional services for the design and construction of the improvements to the Duck Creek Central Trail along Duck Creek from Miller Road to Avenue F. An Optional Contingency is included for any additional services that may be required.

- j. **ADJOURN: Engineering Services for Field Knoll CIP - Bid No. 0774-20**
Dove Meadow to Southern End of Field Knoll

Pacheco Koch Consulting Engineers, Inc. \$160,000.00

This request is to provide professional engineering design services for the reconstruction of Field Knoll Drive from Dove Meadow Drive to the southern end of Field Knoll.

- k. **APPROVED GP&L 200 Amp Loop Underground Bid No. 0445-20**
Replacements

Infratech Corporation \$435,560.99
Optional Contingency 46,500.00
TOTAL: \$482,060.99

This request is for the replacement of three underground loops on the GP&L Distribution System to reduce cable failures. An Optional Contingency is included for any additional work that may be required.

- l. **APPROVED Video Streaming and Closed Bid No. 0768-20**
Captioning/Transcription Services

Swagit Productions \$176,790.00

This request is to provide live automated closed captioning for all City Council Sessions and Plan Commission meetings.

- m. **APPROVED Bisby Transmission Trail Bid No. 0775-20**
Architectural/Engineering and Construction
Phase Services

Halff Associates \$135,030.00
Optional Contingency 13,000.00
TOTAL: \$148,030.00

This request is to obtain professional services for the design and construction of the improvements to Bisby Transmission Trail. An Optional Contingency is included for any additional services that may be required.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member Rich Aubin to approve the item. Council Member Hedrick recused himself from the vote.

Vote: 8 - 0

- n. **APPROVED Site Work Construction for Playgrounds at Bid No. 0574-20**
Eastern Hills Park and One Eleven Ranch Park

Dean Construction \$360,966.35

This request is to begin demolition, site work and utility construction for playground locations at Eastern Hills Park and One Eleven Ranch Park.

3. **A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

a. **APPROVED Zoning File No. Z 20-05, Pegasus Link Constructors (District 5)**

Ordinance No. 7139 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 08-52 for Shopping Center Uses to add Temporary Off-Site Construction Campus Use and 2) a Detail Plan on a 24.34-acre tract of land located at 3159 South Garland Avenue; 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.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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4. **CITIZEN COMMENTS:** Speaker on this item was Joshua Garcia.
5. **ADJOURN:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:07 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 05/05/2020

Item Title: Playground Replacement Program - Design Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0829-20

Purchase Justification:

This request is to obtain professional services for the design and construction administration of replacing playground equipment at 24 public parks throughout the city. The services include planning, engineering, landscape architecture, surveying, geotechnical, and construction administration services to facilitate the construction of the playground improvements. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

MHS Planning & Design, LLC, was selected as the Most Qualified firm for this project from RFQ 0141-20.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MHS Planning & Design, LLC	All	\$636,360.00
Optional Contingency		60,000.00
	TOTAL:	\$696,360.00

Basis for Award: Most Qualified

Purchase Requisition #: 43445

Fiscal Impact

Total Project/Account: \$628,000

Expended/Encumbered to Date: 0

Balance: \$628,000

This Item: 696,360
Proposed Balance: \$(68,360)*
Account #: 654-1429-1838519-710120

Fund/Dept/Project – Description and Comments:

Park CIP / Playground Replacement Program / 2019 Bond Program - 24 Locations

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 67

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 05/05/2020

Item Title: Water and Sewer Main Improvements: Hartford Drive, Beverly Alley, and Cuero Drive

Submitted By: Wes Kucera, Managing Director

Bid Number: 0497-20

Purchase Justification:

This request is to provide water and sewer main improvements on Hartford Drive, Beverly Alley, and Cuero Drive. 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. Nine (9) bids were received and evaluated with SYB Construction Company submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
SYB Construction Company	All	\$828,139.50
Optional Contingency		82,813.95
	TOTAL:	\$910,953.45

Basis for Award: Straight Low Bid

Purchase Requisition #: 43032

Fiscal Impact

Total Project/Account: \$37,907,330

Expended/Encumbered to Date: 22,214,363

Balance: \$15,692,967

This Item: 910,953

Proposed Balance: \$14,782,014

Account #: 220-4049-3019200-9214; 220-4049-3019000-9213;
230-4149-3215700-9305 & 230-4149-3219000-9305

Fund/Dept/Project – Description and Comments:

Water CIP / Transmission Mains	=	\$269,119
Water CIP / Relocation of Mains Prior to Paving	=	260,328
Wastewater Collection CIP / Relocation of Mains Prior to Paving	=	222,485
Wastewater Collection CIP / Rehab Sewer Collection Mains in Dirt Alleys	=	<u>159,021</u>
TOTAL	=	\$910,953

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020-21

Document Location: CIP - Pages 209, 211, 239, & 248

Budget Director Approval: Ron Young Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 04/22/2020

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 05/05/2020

Item Title: Water and Sewer Line Improvements: Noble, Victoria, and Lakeshore Drive

Submitted By: Wes Kucera, Managing Director

Bid Number: 0425-20

Purchase Justification:

This request is to provide water and sewer line improvements on Noble, Victoria, and Lakeshore Drive. 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 KIK Underground, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
KIK Underground, LLC	All	\$1,597,572.00
Optional Contingency		159,757.20
	TOTAL:	\$1,757,329.20

Basis for Award: Straight Low Bid

Purchase Requisition #: 43358

Fiscal Impact

Total Project/Account: \$50,466,305
Expended/Encumbered to Date: 25,803,940
Balance: \$24,662,365
This Item: 1,757,329
Proposed Balance: \$22,905,036

Account #: 220-4049-3019100-9214; 230-4149-3215700-9305; &
831-4693-7111

Fund/Dept/Project – Description and Comments:

Water CIP / Distribution Lines	=	\$ 839,464
Wastewater Collection CIP / Relocation of Mains Prior to Paving	=	825,452
Infrastructure Repair & Replacement Fund / Street Construction	=	<u>92,413</u>
TOTAL		\$1,757,329

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 210 & 239; Oper. Budget - Page 213

Budget Director Approval: Ron Young Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 04/22/2020

[illegible]

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 05/05/2020

Item Title: Sanitary Sewer Interceptor Line Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0771-20

Purchase Justification:

This request is to provide trenchless rehabilitation of approximately 2,415 feet of 48-inch sanitary sewer interceptor line that flows from north of Pleasant Valley Road to the Rowlett Creek Wastewater Treatment Plant.

Evaluation:

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

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Insituform Technologies, LLC	All	\$1,110,808.75
	TOTAL:	\$1,110,808.75

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43363

Fiscal Impact

Total Project/Account: \$3,341,734
Expended/Encumbered to Date: 2,076,150
Balance: \$1,265,584
This Item: 1,110,809
Proposed Balance: \$154,775
Account #: 230-4149-3218400-7111

Fund/Dept/Project – Description and Comments:

Wastewater Collection CIP / Rowlett Interceptor Rehab

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 244

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 05/05/2020

Item Title: GP&L Vegetation Management

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 6354-16

Purchase Justification:

This request is to approve Change Order #1 for GP&L vegetation management. The additional funding is needed to continue tree trimming services until a new contract can be awarded in May.

Evaluation:

Asplundh Tree Expert Co. was awarded the original BL 7590 in the amount of \$800,000.00 at the April 19, 2016, City Council Meeting.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Asplundh Tree Expert Co.	All	\$85,000.00
	TOTAL:	\$85,000.00

Basis for Award: Change Order

Purchase Requisition #: 43381

Fiscal Impact

Total Project/Account: \$2,858,518
Expended/Encumbered to Date: 1,433,932
Balance: \$1,424,586
This Item: 85,000
Proposed Balance: \$1,339,586
Account #: 211-3241-711126
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 232

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 05/05/2020

Item Title: Wynn Joyce to Ben Davis 138kV Transmission Line Rebuild Construc. Oversight

Submitted By: Steve Martin, Transmission Director

Bid Number: 0795-20

Purchase Justification:

This request is to obtain construction management support services for the partial rebuild of the Wynn Joyce to Ben Davis 138kV Transmission Line. This is part of the approved Wynn Joyce - Miller Road Lake Crossing CIP project.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from RFQ 0753-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Burns & McDonnell	All	\$294,000.00
	TOTAL:	\$294,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 43384

Fiscal Impact

Total Project/Account: \$8,888,000
Expended/Encumbered to Date: 1,192,427
Balance: \$7,695,573
This Item: 294,000
Proposed Balance: \$7,401,573
Account #: 210-3599-3138901-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 264

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 05/05/2020

Item Title: Professional Engineering Services for Avenue H Repaving

Submitted By: Andy Hesser, Managing Director

Bid Number: 0583-18

Purchase Justification:

This request is to consider approval of Change Order #1 for professional engineering services associated with design for repaving of Avenue H within Central Park. The original agreement was executed in March 2018, and several reconfigurations have occurred since then, which have increased the consultant's original scope of work. The changes include stormwater infrastructure, drainage system design adjacent to the Granger Annex, additional trail paving, coordination of elevations at the Dog Park and the Central Park Playground entrance, and new paving project at 10th Street that impacted stormwater drainage patterns.

Evaluation:

R-Delta Engineers was awarded the original PO 26999 in the amount of \$97,000.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
R-Delta Engineers, Inc.	All	\$30,000.00
	TOTAL:	\$30,000.00

Basis for Award: Change Order

Purchase Requisition #: 43447

Fiscal Impact

Total Project/Account: \$5,222,000

Expended/Encumbered to Date: 4,057,048

Balance: \$1,164,952

This Item: \$30,000

Proposed Balance: \$1,134,952

Account #: 692-2499-1834512-7101

Fund/Dept/Project – Description and Comments:

Park CIP / Park System Parking and Park Roads Program / Central Park - Avenue H Repaving

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 69

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 05/05/2020

Item Title: Alley Improvements for Stonewall Street

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0531-20

Purchase Justification:

This request is for the construction of approximately 500 LF of alley improvements from 1110 to 1134 Stonewall Street. The majority of the alley will be constructed as a structural slab supported on 18-inch diameter drilled piers. The project also includes sub-drain pipes, drainage flume reconstruction, monolithic curb, and all incidentals. A location map is attached for reference.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated with Vescorp Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Vescorp Construction, LLC	All	\$419,433.50
	TOTAL:	\$419,433.50

Basis for Award: Straight Low Bid

Purchase Requisition #: 43410

Fiscal Impact

Total Project/Account: \$25,492,998

Expended/Encumbered to Date: 10,467,613

Balance: \$15,025,385

This Item: 419,434

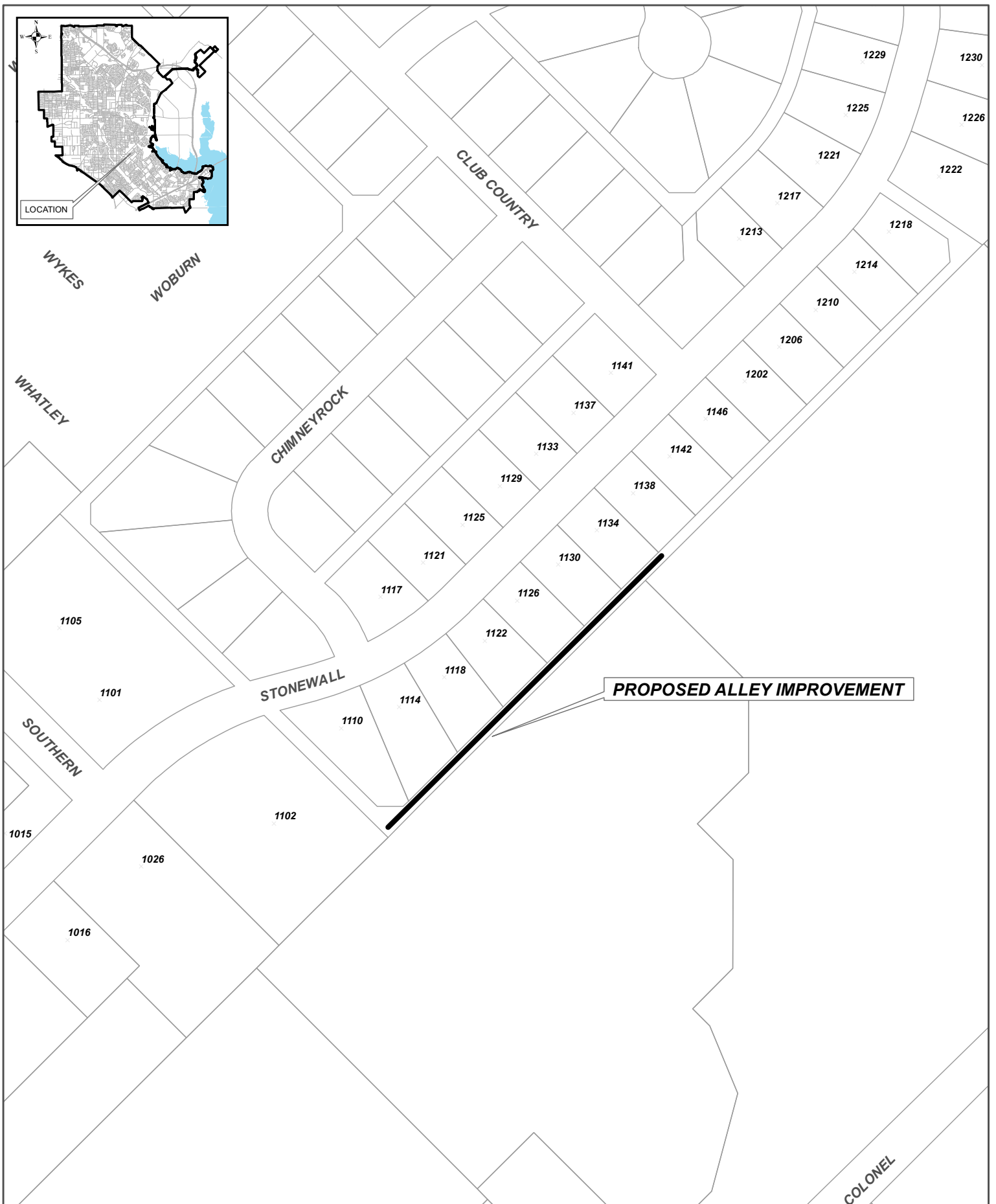
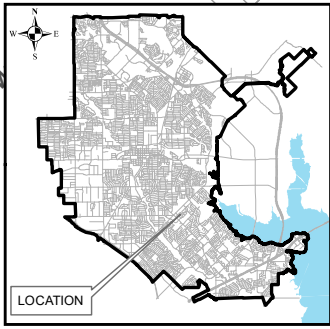
Proposed Balance: \$14,605,951
Account #: 831-4693-7111
Fund/Dept/Project – Description and Comments:
Infrastructure Repair & Replacement Fund / Street Department

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2
Location Map

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

Budget Director Approval:	Ron Young	Approval Date: 04/23/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/22/2020





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 05/05/2020

Item Title: Drainage Improvements Study for Garvon West Industrial Park

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0825-20

Purchase Justification:

This request is to obtain professional services for the preparation of a drainage study in the Garvon West and Innovation Industrial Parks area. The services include a review of existing drainage studies, evaluation of existing conditions, and development of drainage improvement alternatives to relieve flooding in the area. The study will evaluate the impacts to the drainage system and surrounding development for 1-, 2-, 5-, 10-, 25-, 50-, 100-, and 500-year storm events. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

Pacheco Koch Consulting Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Pacheco Koch Consulting Engineers, Inc.	All	\$124,250.00
Optional Contingency		15,000.00
	TOTAL:	\$139,250.00

Basis for Award: Most Qualified

Purchase Requisition #: 43426

Fiscal Impact

Total Project/Account: \$1,023,000

Expended/Encumbered to Date: 0

Balance: \$1,023,000

This Item: 139,250
Proposed Balance: \$883,750
Account #: 653-1429-1474619-710120
Fund/Dept/Project – Description and Comments:
Drainage CIP / Garvon West Industrial Park Drainage Improvements

Attachments

Bid Recap
Garvon Map - FINAL

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 119

Budget Director Approval:	Ron Young	Approval Date: 04/23/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 05/05/2020

Item Title: Engineering Services for Olinger to Wylie East Reconstruction

Submitted By: Steve Martin, Transmission Director

Bid Number: 4307-14

Purchase Justification:

This request is to approve Change Order #5 to provide finalized construction plans needed for the reconstruction of four (4) transmission circuits across Lake Lavon as part of the approved GP&L Olinger Wylie East Circuit CIP project.

Evaluation:

R-Delta Engineers, Inc., was awarded the original Purchase Order 21859 in the amount of \$270,800 at the April 15, 2014, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers, Inc.	All	\$60,000.00
	TOTAL:	\$60,000.00

Basis for Award: Change Order

Purchase Requisition #: 43397

Fiscal Impact

Total Project/Account: \$1,920,000
Expended/Encumbered to Date: 0
Balance: \$1,920,000
This Item: 60,000
Proposed Balance: \$1,860,000
Account #: 215-3599-3140901-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 264

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 05/05/2020

Item Title: Central Park Sports Field Lighting

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0821-20

Purchase Justification:

This request is to replace the existing football and baseball field light fixtures at Central Park Sports Fields with new LED fixtures. Utilizing LED lights results in energy savings over time and will reduce light spill and glare. The new fixtures will be compatible with the existing Control-Link Control & Monitoring System, which allows staff to control lighting operations remotely. An Optional Contingency is included for any additional work that may be required. This project is part of the 2019 Bond Program.

Evaluation:

The installation and fabrication services will be provided by Musco Sports Lighting, LLC, through the BuyBoard Cooperative Purchasing Contract 512-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Musco Sports Lighting, LLC	All	\$603,538.00
Optional Contingency		60,353.00
	TOTAL:	\$663,891.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43436

Fiscal Impact

Total Project/Account: \$1,050,195

Expended/Encumbered to Date: 386,303

Balance: \$663,892

This Item: 663,891
Proposed Balance: \$1
Account #: 654-2499-1836219-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Sports Field/Park Renovation Program - 2019 Bond Program
Central Park Sports Field Improvements Project - LED Lighting = \$663,891

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 68

Budget Director Approval:	Ron Young	Approval Date: 04/23/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 05/05/2020

Item Title: Drainage Improvements Study for Country Club Park Estates

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0826-20

Purchase Justification:

This request is to obtain professional services for the preparation of a drainage study in the Country Club Park Estates area in and around James Good Lane and adjacent streets. The services include a review of existing drainage studies and evaluation of existing conditions to develop drainage improvement alternatives to relieve flooding in the area. The study will evaluate the impacts to the drainage system and surrounding development for 2-, 10-, 25-, 50-, and 100-year storm events. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

Metropolitan Infrastructure, PLLC, was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Metropolitan Infrastructure, PLLC	All	\$108,250.00
Optional Contingency		9,500.00
	TOTAL:	\$117,750.00

Basis for Award: Most Qualified

Purchase Requisition #: 43434

Fiscal Impact

Total Project/Account: \$361,000

Expended/Encumbered to Date: 0

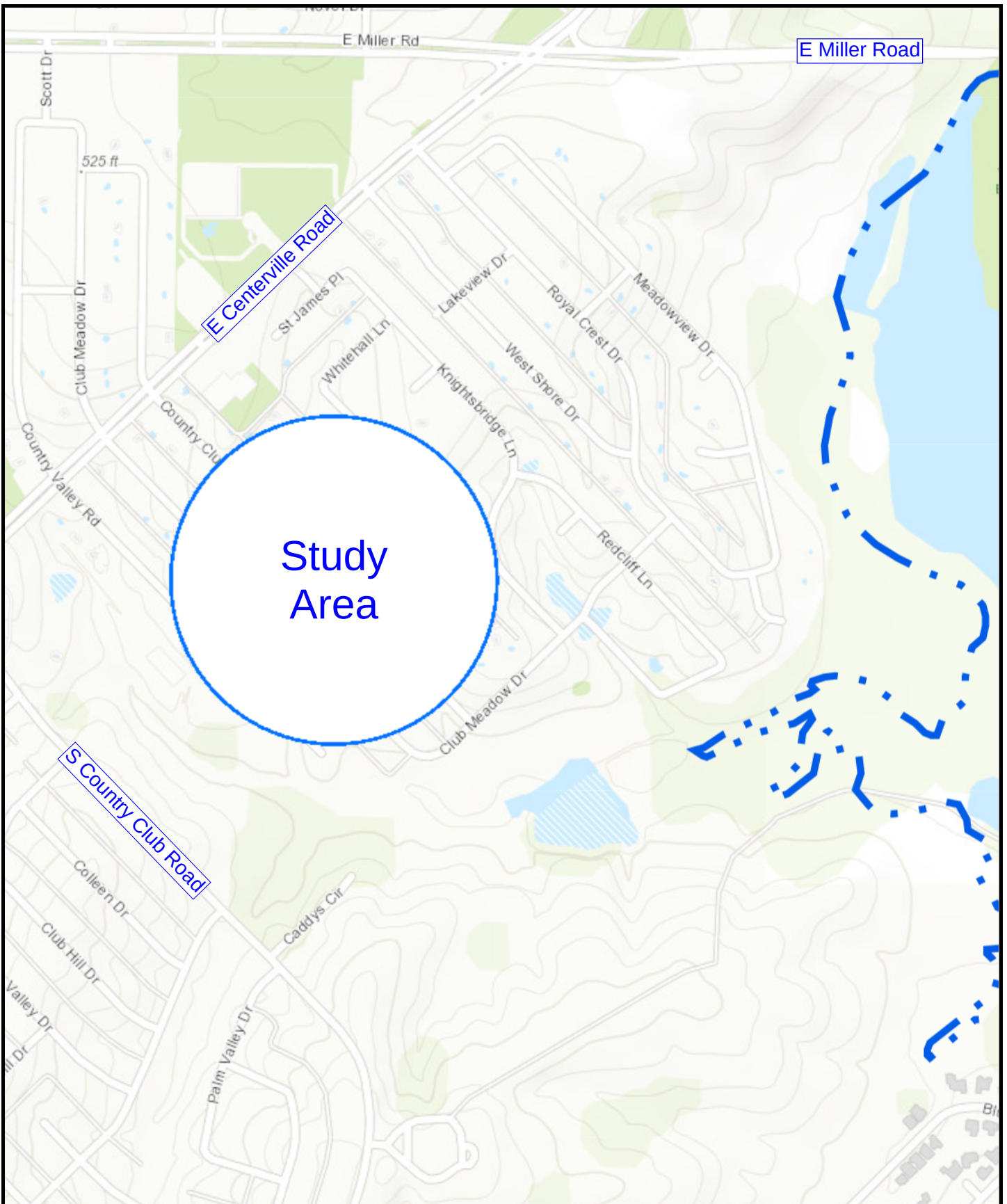
Balance: \$361,000
This Item: 117,750
Proposed Balance: \$243,250
Account #: 653-1429-1474519-710120
Fund/Dept/Project – Description and Comments:
Drainage CIP / Country Club Park Estates Drainage Improvements

Attachments

Bid Recap
Country Club Estates Map - FINAL

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 118

Budget Director Approval:	Ron Young	Approval Date: 04/23/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/22/2020



Drainage Improvement Study for Country Club Park Estates
Project No. PWD 2020010



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 05/05/2020

Item Title: Playground Construction for Eastern Hills Park and One Eleven Ranch Park

Submitted By: Andy Hesser, Managing Director

Bid Number: 0827-20

Purchase Justification:

This request is to furnish and install playground equipment, playground surfacing, and shade structures at Eastern Hills Park and One Eleven Ranch Park.

Evaluation:

Whirlix Designs, Inc., was selected through the BuyBoard Cooperative Purchasing Contract 583-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Whirlix Designs, Inc.	All	\$380,824.00
	TOTAL:	\$380,824.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43448

Fiscal Impact

Total Project/Account: \$1,969,434

Expended/Encumbered to Date: 1,380,942

Balance: \$588,492

This Item: 380,824

Proposed Balance: \$207,668

Account #: 692-2499-1833800-9002; 643-1509-1021804-7111

Fund/Dept/Project – Description and Comments:

Park CIP / Playground Replacement Program	=	\$280,824
Neighborhood Vitality Grant Program / Eastern Hills Park Improvement	=	<u>100,000</u>
Total Playground Improvements	=	\$380,824

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	CIP
Fiscal Year:	2020
Document Location:	CIP - Pages 67 & 161

Budget Director Approval:	Ron Young	Approval Date:	04/23/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. n.

Meeting Date: 05/05/2020

Item Title: Bottleneck Improvements Design Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0828-20

Purchase Justification:

This request is to obtain professional services for the design of improvements at 16 intersections throughout the city identified as having periods of limited mobility. These intersections are divided into 4 packages for design and construction to systematically address the needed improvements in phases. The services include topographic and boundary surveying, detailed design and construction documents, right-of-way acquisition, and construction administration services to facilitate the construction of the improvements. Services also include a preliminary corridor improvement study along First Street from Miller Road to SH78. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

Teague Nall and Perkins, Inc. was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Teague Nall and Perkins, Inc.	All	\$2,428,200.00
Optional Contingency		100,000.00
	TOTAL:	\$2,528,200.00

Basis for Award: Most Qualified

Purchase Requisition #: 43446

Fiscal Impact

Total Project/Account:	\$3,702,000
Expended/Encumbered to Date:	333,348
Balance:	\$3,368,652
This Item:	2,528,200
Proposed Balance:	\$840,452

Account #:

Various

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP - Bottleneck Improvements Program

Bottleneck Improvements - All Locations	\$1,283,700	651-1429-1450019-710121
		623-1429-1430700-710121
Intersection of Broadway & I.H. 30	55,800	623-1429-1430700-710121
Intersection of Buckingham & Plano	130,100	623-1429-1430700-710121
Intersection of Forest & Jupiter	89,100	623-1429-1430700-710121
Intersection of Garland & Apollo/Spring Creek	65,900	651-1429-1450419-710121
Intersection of S.H. 190 & Garland Avenue	22,300	651-1429-1450119-710121
Intersection of S.H. 190 & Campbell	78,100	651-1429-1450219-710121
Intersection of Arapaho & Shiloh	80,800	651-1429-1451019-710121
Intersection of Buckingham & Shiloh	119,400	651-1429-1451119-710121
Intersection of First & Miller	65,100	651-1429-1450919-710121
Intersection of Belt Line & Shiloh	56,900	651-1429-1450819-710121
Intersection of Garland & Belt Line	47,900	651-1429-1451219-710121
Intersections 1-5 (along First Street)	324,100	651-1429-1451319-710121
Commercial Corridor Revitalization	<u>109,000</u>	643-1429-1004904-710121
Total Design Services	\$2,528,200	

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Pages 102 and 158

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. o.

Meeting Date: 05/05/2020

Item Title: Design Services for Rick Oden Park

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0830-20

Purchase Justification:

This request is to obtain professional services for the design and construction administration of improvements to Rick Oden Park. The services will include geotechnical investigation, hydraulic and environmental analysis, preparation of detailed design and construction documents, and construction administration services to facilitate the improvements to the park. This project will coordinate with the paving and lighting plan design adjacent to the Skate Park, which is being completed under a separate contract. An Optional Contingency is included for any additional services that may be required. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

Kimley-Horn and Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0141-20.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Kimley-Horn and Associates, Inc.	All	\$1,020,000.00
Optional Contingency.		100,000.00
	TOTAL:	\$1,120,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 43441

Fiscal Impact

Total Project/Account: \$1,058,000*

Expended/Encumbered to Date: 58,000

Balance: \$1,000,000
This Item: 1,120,000
Proposed Balance: \$(120,000)**
Account #: 654-1429-1835819-710120

Fund/Dept/Project – Description and Comments:

Park CIP / Rick Oden Park Improvements - 2019 Bond Program

* The appropriation for Rick Oden Park Improvements in 2020 was \$583,000. After receiving City Council's direction to proceed with the reconfigured phase line, GO debt capacity of \$475,000 was shifted from the Skating/Skateboard Facility project to the Rick Oden Park Improvements project, increasing the 2020 Rick Oden project appropriation to \$1,058,000. Construction on-site of the Skate Park is scheduled to start in November or December of 2020.

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 61

Budget Director Approval:	Ron Young	Approval Date: 04/24/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. p.

Meeting Date: 05/05/2020

Item Title: Engineering Services for GP&L Lookout Substation Voltage Control

Submitted By: Steve Martin, Transmission Director

Bid Number: 1241-19

Purchase Justification:

This request is to approve Change Order #2 for Lookout Substation voltage control engineering services. At the request of ERCOT, this Change Order will allow for studies to create simulations for the phased implementation of the composite load model. An Optional Contingency is included for any additional services that may be required.

Evaluation:

Siemens PTI was awarded the original Purchase Order 29050 in the amount of \$73,692.00 on August 16, 2019.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Siemens PTI	All	\$27,600.00
Optional Contingency		2,400.00
	TOTAL:	\$30,000.00

Basis for Award: Change Order

Purchase Requisition #: 43393

Fiscal Impact

Total Project/Account: \$2,568,000

Expended/Encumbered to Date: 79,860

Balance: \$2,488,140

This Item: 30,000

Proposed Balance: \$2,458,140

Account #: 210-3799-3178301-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 270

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. q.

Meeting Date: 05/05/2020

Item Title: GP&L King Mountain Switch Station Construction

Submitted By: Steve Martin, Transmission Director

Bid Number: 0882-19

Purchase Justification:

This request is to approve Change Order #3 for King Mountain Switch Station construction services. This will allow for additional station testing and commissioning, construction services, and equipment rental due to project delays caused by late material deliveries and delayed outage approvals.

Evaluation:

Primoris T&D Services, LLC, was awarded the original PO 28841 in the amount of \$4,588,613.24 at the June 18, 2019, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Primoris T&D Services, LLC	All	\$325,479.20
	TOTAL:	\$325,479.20

Basis for Award: Change Order

Purchase Requisition #: 43440

Fiscal Impact

Total Project/Account: \$1,604,523

Expended/Encumbered to Date: 1,045,538

Balance: \$558,985

This Item: 325,479

Proposed Balance: \$233,506

Account #: 210-3799-3178001-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 270

Budget Director Approval: Ron Young

Approval Date: 04/23/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. r.

Meeting Date: 05/05/2020

Item Title: King Mountain Switch Station Engineering and Project Management Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 0540-19

Purchase Justification:

This request is to approve Change Order #1 for King Mountain Switch Station engineering and project management services. Additional services include: modification to the station layout due to site topology; additional design of switch structures and motor operators; improvements to standard wiring diagrams to monitor breaker trip coils and blown fuses; enhanced modeling of the West Texas grid to ensure relay coordination; incorporating backup telecommunication requirements; revisions to conduit and cable designs drawings due to unavailable materials; troubleshooting support; and expediting materials to facilitate completion schedule.

Evaluation:

Power Engineers, Inc., was awarded the original PO 28378 in the amount of \$1,172,122.00 at the March 5, 2019, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Engineers, Inc.	All	\$194,790.00
	TOTAL:	\$194,790.00

Basis for Award: Change Order

Purchase Requisition #: 43442

Fiscal Impact

Total Project/Account: \$1,604,523

Expended/Encumbered to Date: 1,371,017

Balance: \$233,506

This Item: 194,790
Proposed Balance: \$38,716
Account #: 210-3799-3178001-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 270

Budget Director Approval:	Ron Young	Approval Date: 04/23/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. s.

Meeting Date: 05/05/2020

Item Title: Grass Sod

Submitted By: Steve Oliver, Streets Director

Bid Number: 0697-20

Purchase Justification:

This request is for the purchase of grass sod for restoring vegetation in the right-of-way upon the completion of rehabilitation and/or reconstruction by Street Department crews. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

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

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
A & W Turf, LLC	All	\$144,350.00
	TOTAL:	\$144,350.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 43437

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$144,350
Proposed Balance: N/A
Account #: 831-4693-6051

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Department / Grass Sod

Term Contract sets price but does not commit funds. Expenses will be charged to Infrastructure Repair & Replacement Fund as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. - Page 213

Budget Director Approval: Ron Young

Approval Date: 04/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. t.

Meeting Date: 05/05/2020

Item Title: GP&L Distribution System Vegetation Management

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0633-20

Purchase Justification:

This request is to provide vegetation management activities as part of the GP&L Distribution System maintenance operations. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria. Trees, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Trees, Inc.	All	\$800,000.00
	TOTAL:	\$800,000.00

Basis for Award: Best Value

Purchase Requisition #: 43206

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$800,000
Proposed Balance: N/A
Account #: 211-3241-711126

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the Electric Utility Fund as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 232

Budget Director Approval: Ron Young Approval Date: 04/24/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 04/23/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 05/05/2020

Item Title: IH 30 Speed Limits

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

TxDOT has conducted a speed study of IH 30 through Garland. This speed study indicates that the speed limit should be raised to 70 MPH from its current 65 MPH. The Garland City Council has been asked to enact an ordinance making this change.

Recommendation/Action Requested and Justification

Enact the attached ordinance establishing the speed limit on IH 30 as 70 MPH.

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 33.35, TO ARTICLE III "SPEED REGULATIONS", OF CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; AND PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1

That Section 33.35, "Construction Speed Limits" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the deletion of the following:

<u>Street</u>	<u>Extent</u>	
“E. Centerville Road	Castle Drive to 500 feet south of Commerce Street	30 mph
IH 30	Rosehill Road to the east City limit	55 mph
IH 30	Rosehill Road to the west City limit	55 mph”

SECTION 2

That Section 33.36, "Same – Seventy miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby added by the addition of the following:

“Sec. 33.36 Same – Seventy miles per hour

<u>Street</u>	<u>Extent</u>
---------------	---------------

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6

That this Ordinance shall become and be effective on and after the date of adoption and publication in accordance with law.

PASSED AND APPROVED this _____ day of _____, 2020.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

CITY SECRETARY

ref:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 05/05/2020

Item Title: Amended Ordinance No. 7132

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

The City Council is requested to consider adopting further revisions to Ordinance No. 7132 consistent with its discussions of this item at the May 4, 2020 Work Session.

Recommendation/Action Requested and Justification

The City Council is requested to consider adopting further revisions to Ordinance No. 7132 consistent with its discussions of this item at the May 4, 2020 Work Session.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. a.

Meeting Date: 05/05/2020

Item Title: Garland Development Code Amendments regarding Retail and Entertainment Parking Ratios

Submitted By: Will Guerin, Planning Director

REQUEST

Consider amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

PLAN COMMISSION RECOMMENDATION

During the April 13, 2020 meeting, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

STAFF RECOMMENDATION

Approval of amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

BACKGROUND

During the February 17, 2020 City Council work session, the Council discussed parking requirements for certain uses in the context of large existing parking areas left underutilized. Examples of retail and entertainment uses and their subsequent largely vacant parking lots (and possible redevelopment opportunities) such as those of the Firewheel Town Center were discussed. Underutilized parking areas represent uncaptured land value potential, as well as unnecessary impervious surfaces. Given modern customer behaviors especially in the retail industry, as well as emerging transportation technologies, parking needs have changed in recent years. Per the discussion with City Council, staff brings forward an ordinance lowering the GDC parking ratios in the Chapter 2 and Chapter 7 Land Use Matrices for Retail Store use and Commercial Amusement, Indoor use.

CONSIDERATIONS

1. The existing parking ratio for Retail Store is 1 space per 250 gross floor area (gfa) for stores 85,000 square feet and below, and 1/275 gfa for stores over 85,000 square feet. The proposal would reduce the ratio to 1/333 gfa. This proposed ratio is currently required for Retail use in Arlington, Texas, to provide a local example.
2. The existing parking ratio for Commercial Amusement, Indoor is 1/100 gfa. The proposal would reduce the ratio to 1/150 gfa. A 1/150 ratio splits the difference between the requirements of Garland and another city in the region (Grand Prairie which requires 1/200 gfa) and is in line with a proposed Commercial Amusement, Indoor's needs.
3. With rapidly changing transportation technologies such as rideshares and the development of automated vehicles, as well as changing user/customer behaviors, flexibility is often needed in administering parking standards. Flexibility may also be needed to accommodate future infill redevelopment opportunities. The GDC offers parking flexibility for reduced or increased parking through the Alternative Compliance review process, with a parking study required to be submitted by the applicant. In addition, shared parking arrangements are an option. However, it is preferred that the prescribed parking ratios can better meet the realistic and modern needs of the development community. Given the changing retail environment and transportation technologies mentioned above, occasional "audits" of the GDC parking requirements may be needed.
4. The draft ordinance is attached for the City Council's review and consideration.

Attachments

Draft Ordinance GDC Parking Ratios

ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 2, LAND USE MATRIX; AND AMENDING IN PART CHAPTER 7, ARTICLE 2, DOWNTOWN LAND USE MATRIX OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That the **Land Use Matrix** of Chapter 2, "Zoning Regulations" of the Garland Development Code of the City of Garland, Texas, is hereby amended; that the parking requirements be amended by addition to read as follows:

"1/333 gfa" for "Retail Store" use; and

"1/150 gfa" for "Commercial Amusement, Indoor" use.

Section 2

That the **Downtown District Land Use Matrix** of Chapter 7 "Downtown (DT) District" of the Garland Development Code of the City of Garland, Texas, is hereby amended; that the parking requirements be amended by addition to read as follows:

"1/333 gfa" for "Retail Store" use; and

"1/150 gfa" for "Commercial Amusement, Indoor" use

Section 3

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

Section 4

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 5

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 6

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 PLANNING REPORT

City Council Regular Session Agenda

5. b.

Meeting Date: 05/05/2020

Item Title: Z 20-06 Westwood Professional Services - Zoning (District 5)

Submitted By: Tracy Allmendinger, Development Services Coordinator II

REQUEST

Approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses.

LOCATION

1122 West Centerville Road

OWNER

RSVF Garland Property, LLC.

PLAN COMMISSION RECOMMENDATION

On April 13, 2020 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses.

BACKGROUND

In 2013, City Council approved Planned Development (PD) District 13-40, including a Concept Plan and a Detail Plan for an 85,000 square-foot grocery store. The subject site is located immediately north of the existing grocery store. The existing Planned (PD) Development states that prior to the issuance of a permit for new development on any tract or a portion thereof, a Detail Plan and conditions shall be approved through the public hearing process.

The approved Concept Plan in Planned Development (PD) District 13-40 shows a future 27,000 square-foot building on the subject property. The proposed Detail Plan (Exhibit C in the Detail Plan item) reflects a 13,583 square-foot building with a different site layout.

SITE DATA

The subject site contains approximately 1.26 acres. The site has no street frontage and can be accessed from West Centerville Road, IH-635 Service Road and Broadmoor Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is Planned Development (PD) District 13-40 for Community Retail Uses. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. When the grocery store and heavy load vehicle area east of the subject site was built in 2016, a screening hedge and solid masonry fence was constructed to the east, between the heavy load drive and the abutting single-family residential neighborhood.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes a 13,583 square-foot building for Medical/Dental Office, General Office and Retail Uses. Both Retail and Office uses are permitted in the Community Retail (CR) District. The building consists of five (5) tenant spaces. The applicant has confirmed that one of the tenant spaces will be for a Dental Office. The remaining four (4) spaces are unknown at this time.
2. Per the Garland Development Code (GDC), a total of fifty-five (55) parking spaces are required for this development and a total of fifty-five (55) parking spaces will be provided. The applicant has also confirmed there is an existing shared parking agreement with the adjacent property. Therefore, the customers can use the existing parking spaces.

Screening and Landscaping:

3. The proposed landscape layout (Exhibit D in the Detail Plan item) complies with the applicable screening and landscape regulations of the GDC.

Building Design:

4. The building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.
5. The proposed building height is thirty-one (31) feet to the highest decorative feature and consistent with the GDC's height requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is

generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

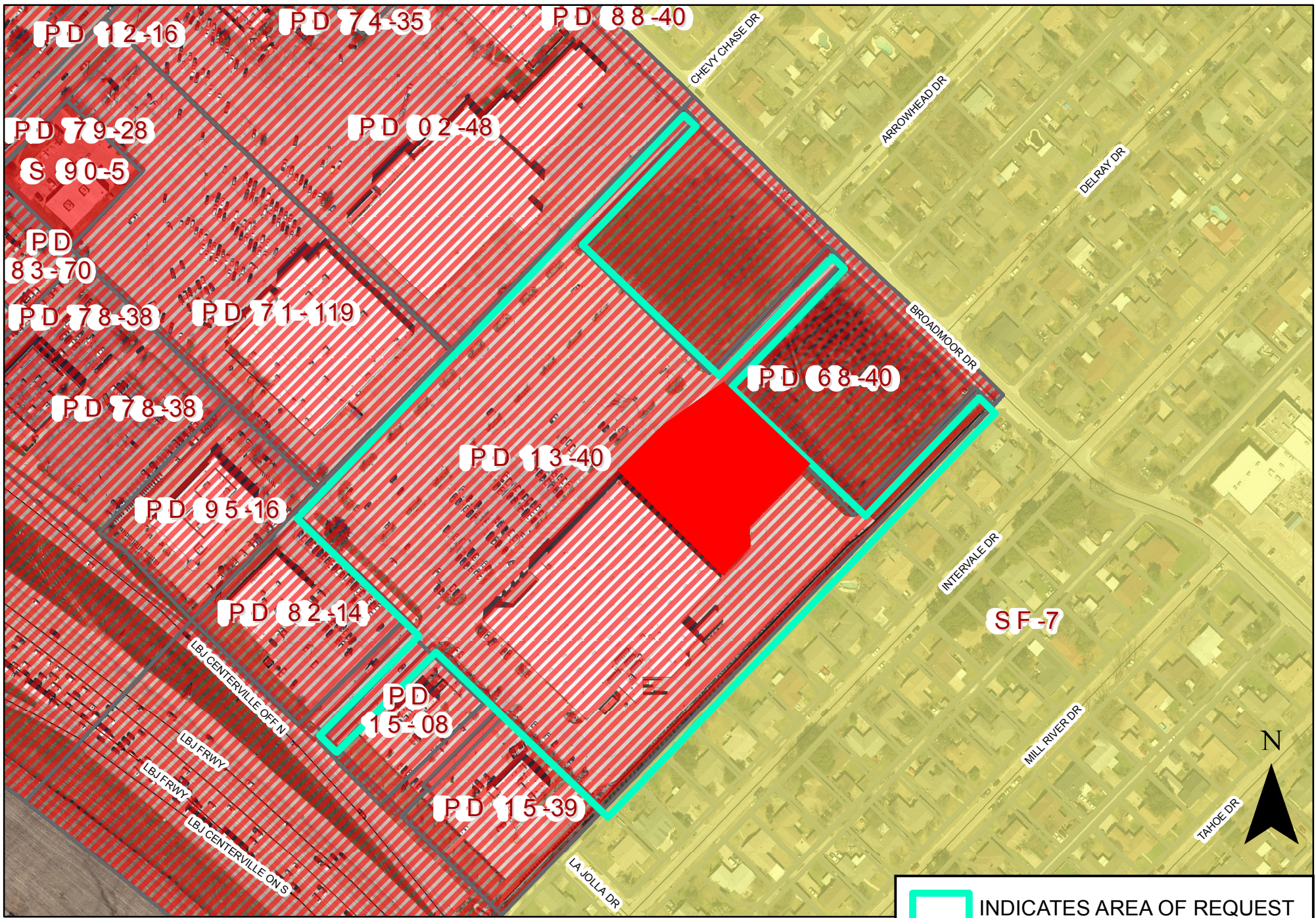
The surrounding properties are primarily developed with residential and commercial uses. The site is a pad site within property zoned Planned Development (PD) 13-40 on its northwest, southwest, and southeast sides. The property to the northeast is zoned Planned Development (PD) 68-40 for Community Retail Uses; this is currently undeveloped. The properties to the southeast beyond the heavy truck drive aisle are zoned Single-Family-7 (SF-7) District; these are currently developed with single-family detached homes. The property to the southwest is zoned Planned Development (PD) District 13-40 for Community Retail Uses; it is developed with a grocery store.

Attachments

Z 20-06 Westwood Professional Services - Zoning Attachments

Z 20-06 Westwood Professional Services - Responses

Z 20-06 Staff Presentation



0 125 250 Feet
1 inch = 212 feet

Zoning Map Z 20-06

- INDICATES AREA OF REQUEST
- SUBJECT SITE

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-06

1122 West Centerville Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for one (1) office/retail building.
- 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) District 13-40 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 and Planned Development (PD) 13-40 District are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are permitted as in the Community Retail (CR) District.
- B. Site Plan: The site layout, building placement, parking and other development proposed 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: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

REPORT & MINUTES

P.C. Meeting, April 13, 2020

Consideration of the application of **Westwood Professional Services**, requesting approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant Lynn Kadleck, 2740 Dallas Parkway, Suite 280, Plano, Texas, provided a brief overview of the request and clarified the parking request.

Chairman Roberts asked the applicant to clarify the on-site parking location request and confirmed that 53 additional parking spaces are being requested.

Frances Hiner, 1113 Intervale Drive, Garland, spoke in support of the request. However, she requested clarification regarding the requested additional number of parking spaces.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation, seconded by Commissioner O'Hara. **Motion carried: 8 Ayes, 0 Nays**



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 1, 2020

HEARING DATE/TIME: Plan Commission: April 13, 2020 – 7:00 PM

APPLICANT: Westwood Professional Services

File Z 20-06

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 13, 2020, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Westwood Professional Services**, requesting approval of 1) an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

BEING a 1.258-acre tract situated in the Theophalus Thomas Survey, Abstract No. 1461, in the City of the City of Garland, Dallas County, Texas, being a part of Lot 1R1, Block 1, NEW WORLD SHOPPING CENTER NO. 1, REPLAT OF LOTS 1R & 2R1, BLOCK 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500328954, of said Official Public Records of Dallas County, Texas. **The site is located at 1122 West Centerville Road. (District 5)**

Note: The applicant makes the above request to build an office/retail building.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of 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 972-205-2833.

(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)

1125 Mill River Garland, Tex 75043
Your Property Address

BEN E. WILLIAMS
Printed Name

1125 Mill River GARLAND, Tex 75043
Address City, State Zip

YES
The above statements reflect my (our) opinion regarding the proposed request(s)

BEN E WILLIAMS
Signature Title

Date: 4-3-20

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

This would only cause additional traffic in the area. !!!

(Please complete the following information)

926 Cherry Chase Dr

Your Property Address

Velma R. Webb

Printed Name

926 Cherry Chase Dr

Address

Garland, Tx

City, State

75043

Zip

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

Velma R. Webb

Signature

Home Owner

Title

Date: *4-4-20*

From: [Aaron Laos](#)
To: [Planning Group](#)
Subject: Aaron Laos - 918 Chevy chase dr garland TX 75043
Date: Saturday, April 11, 2020 8:42:42 AM

Good morning,
My name is Aaron, I live in 918 Chevy Chase dr, Garland, TX 75043.

I'm returning this form, In regarding of the plan commission.

I'm opposed to the request, please see file attached to this email.

Please let me know if you have any questions.

Thanks,

Aaron Laos

April 1, 2020
Z 20-06
Page 2 of 2

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

the market (Wincos), already build in shopping center, provide more benefice to the neighbor than will be any other building. Specially if is more rental space.

(Please complete the following information)

918 Chevy Chase Dr. Garland TX 75043
Your Property Address

AARON LAOS
Printed Name

918 Chevy Chase Dr *Garland TX* *75043*
Address City, State Zip

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

[Signature] *Aaron - Owner*
Signature Title

Date: *04/11/20*

Z 20-06

**Approval of an amendment to Planned Development (PD)
District 13-40 for Community Retail (CR) Uses.**

Approval of a Detail Plan for an Office/Retail Use.

**City Council Meeting
May 5, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 1122 West Centerville Road

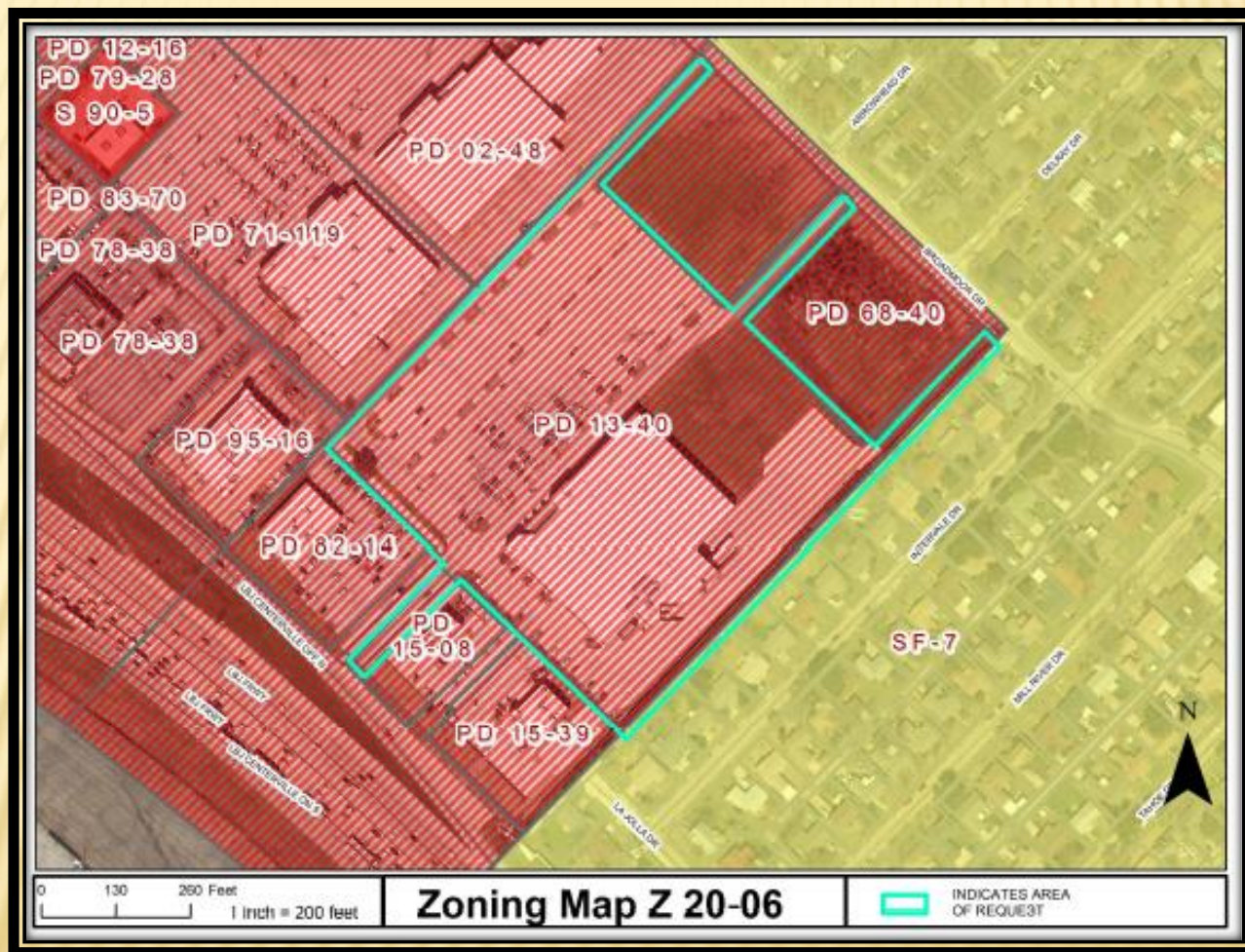
Applicant: Westwood Professional Services

Owner: RSVF Garland Property, LLC.

Acreage: Approximately 1.26 acres

Zoning: Planned Development 13-40 District

Location Map



Photos



Subject Property from Broadmoor Drive



Northwest of Subject property from Broadmoor



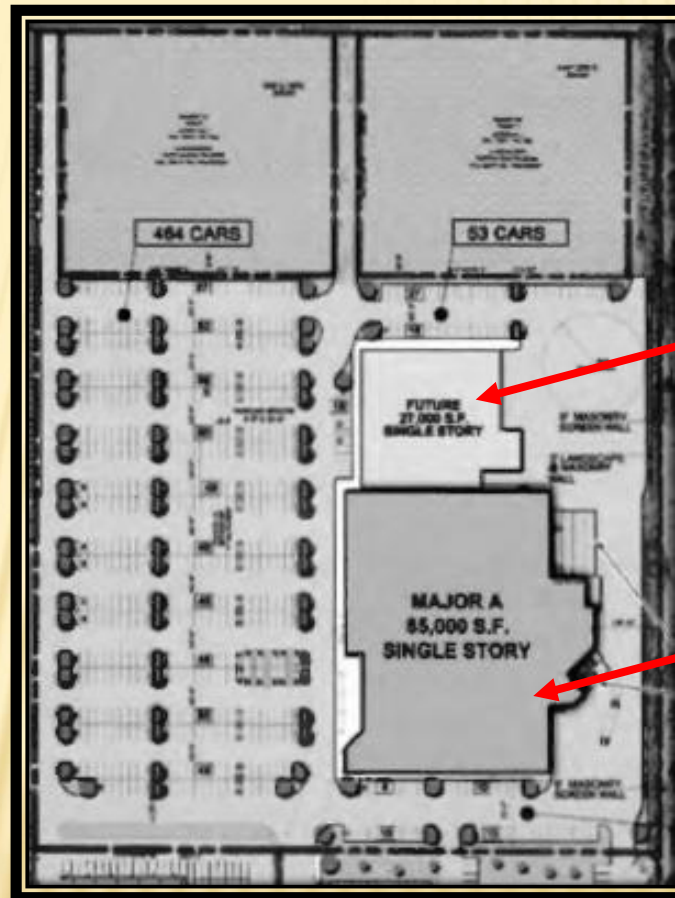
North of Subject Property



West of Subject Property

Background (PD 13-40)

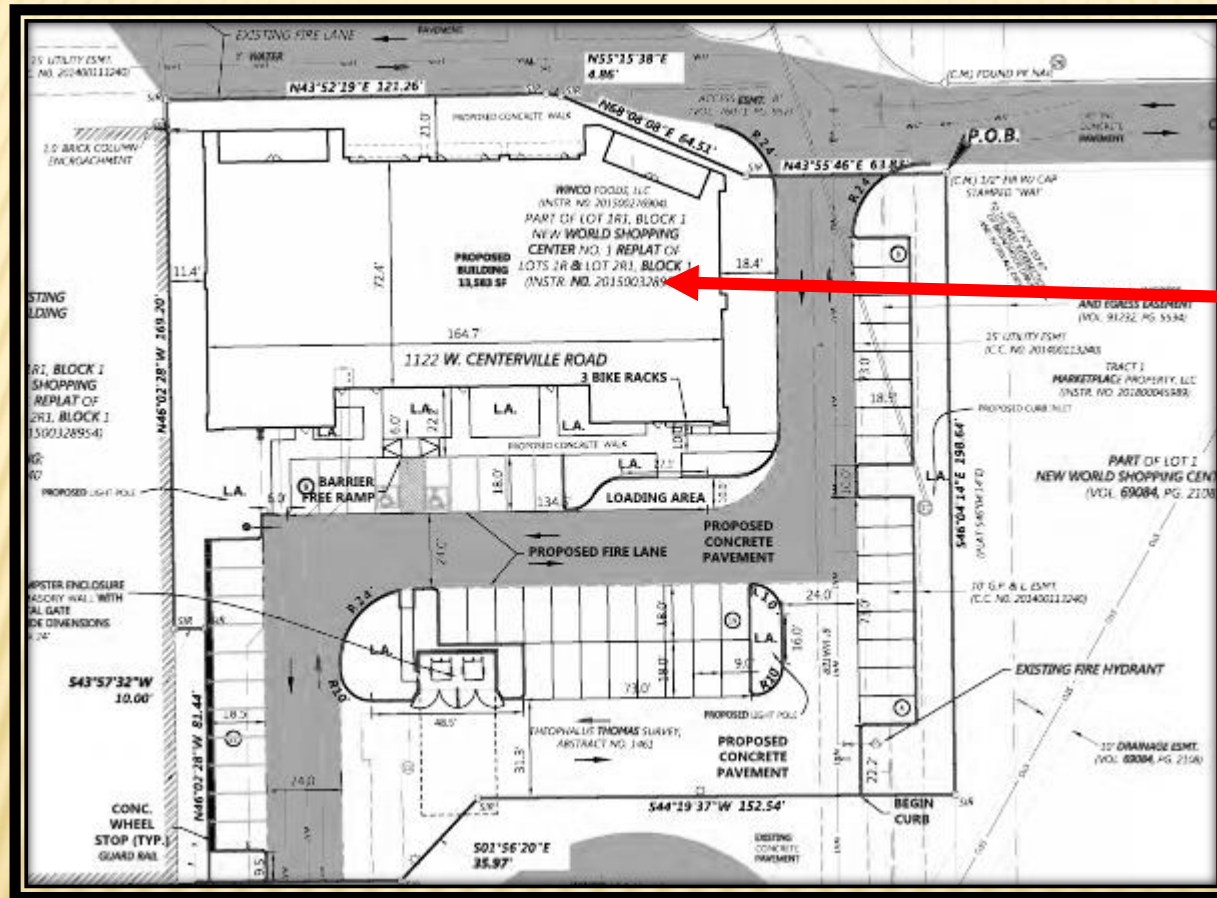
Concept Plan



Future 27,000
SF Building on
Subject
Property

Existing
Grocery
Store-
WinCo

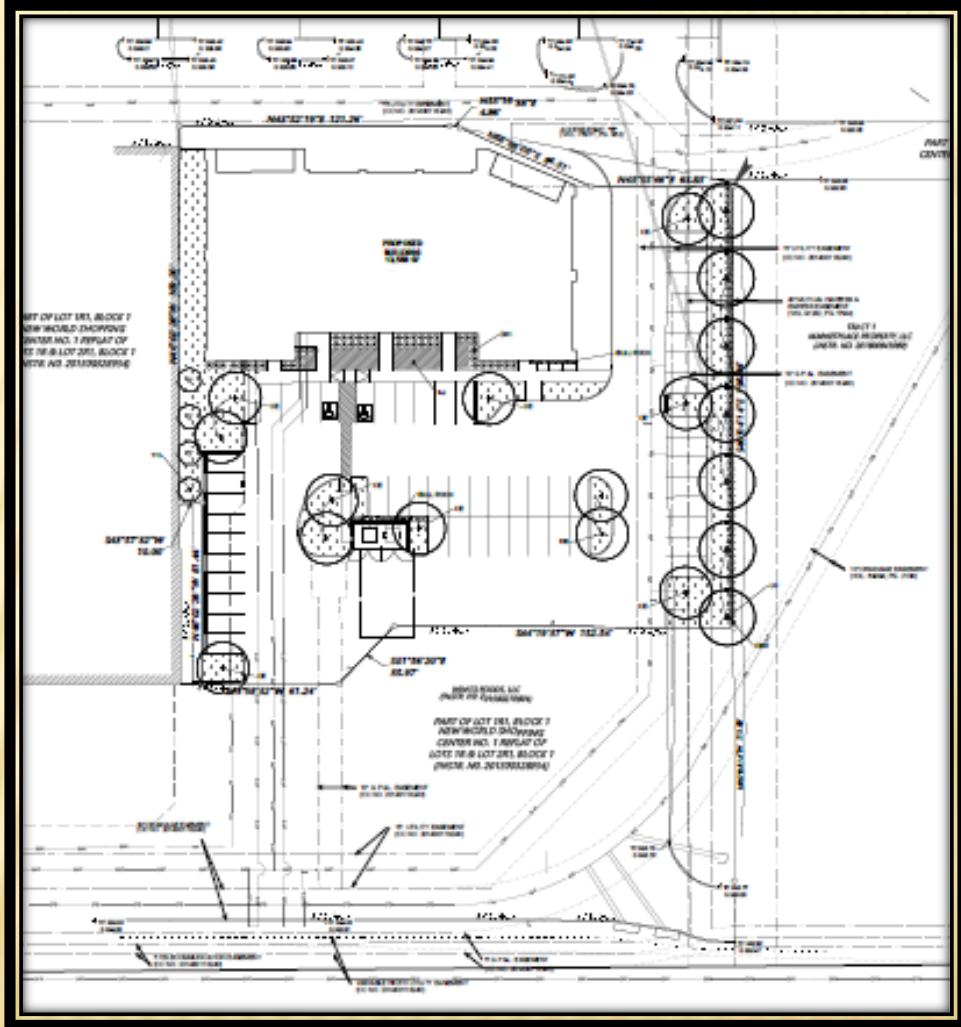
Proposed Site Plan



Proposed Building
for Medical/Dental
Office, General
Office and Retail
Uses (allowed by
right)



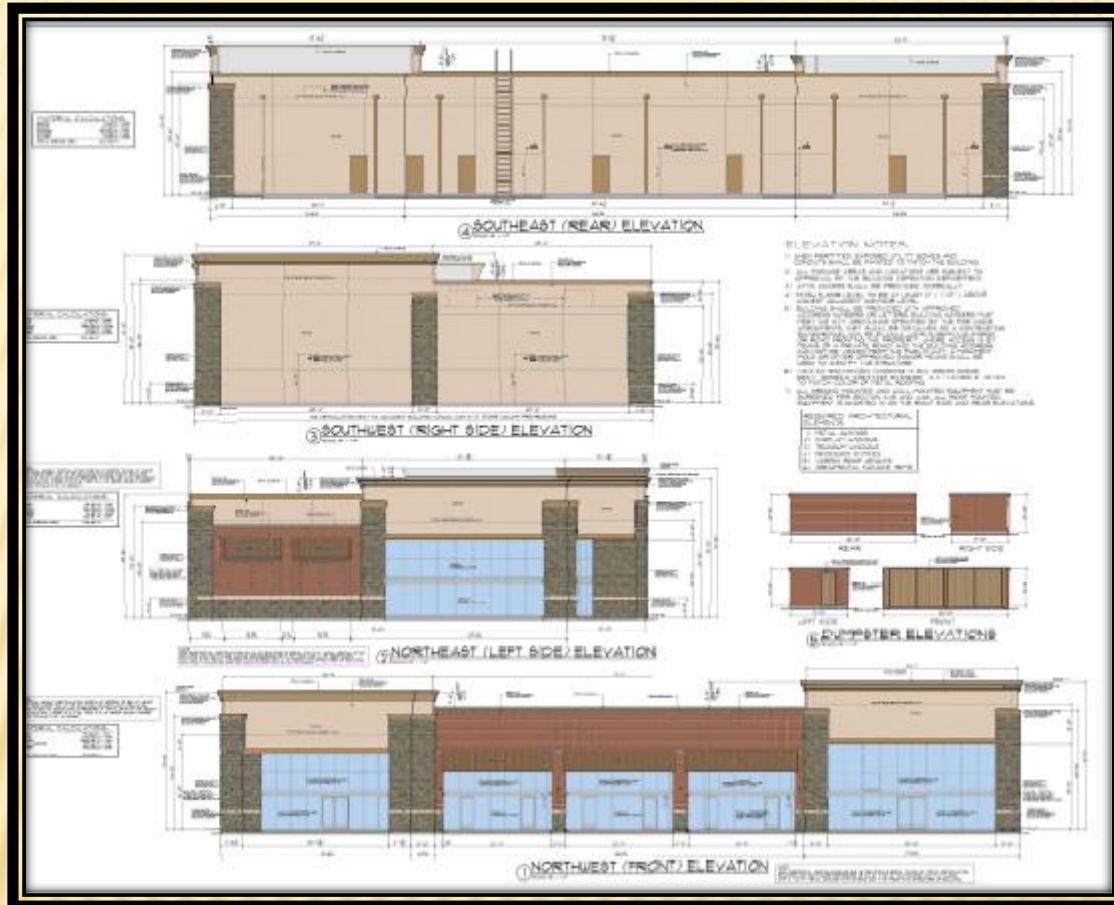
Proposed Landscape Plan

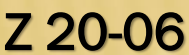




GARLAND
TEXAS MADE HERE

Proposed Building Elevations







GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. c.

Meeting Date: 05/05/2020

Item Title: Z 20-06 Westwood Professional Services - Detail Plan (District 5)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Detail Plan for an Office/Retail Use

LOCATION

1122 West Centerville Road

OWNER

RSVF Garland Property, LLC.

PLAN COMMISSION RECOMMENDATION

The Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for an Office/Retail Use.

STAFF RECOMMENDATION

Approval of a Detail Plan or an Office/Retail Use.

BACKGROUND

In 2013, City Council approved Planned Development (PD) District 13-40, including a Concept Plan and a Detail Plan for an 85,000 square-foot grocery store. The subject site is located immediately north of the existing grocery store. The existing Planned (PD) Development states that prior to the issuance of a permit for new development on any tract or a portion thereof, a Detail Plan and conditions shall be approved through the public hearing process.

The approved Concept Plan in Planned Development (PD) District 13-40 shows a future 27,000 square-foot building on the subject property. The proposed Detail Plan (Exhibit C) reflects a 13,583 square-foot building with a different site layout.

SITE DATA

The subject site contains approximately 1.26 acres. The site has no street frontage and can be accessed from West Centerville Road, IH-635 Service Road and Broadmoor Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is Planned Development (PD) District 13-40 for Community Retail Uses. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. When the grocery store and heavy load vehicle area east of the subject site was built in 2016, a screening hedge and solid masonry fence was constructed to the east, between the heavy load drive and the abutting single-family residential neighborhood.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes a 13,583 square-foot building for Medical/Dental Office, General Office and Retail Uses. Both Retail and Office uses are permitted in the Community Retail (CR) District. The building consists of five (5) tenant spaces. The applicant has confirmed that one of the tenant spaces will be for a Dental Office. The remaining four (4) spaces are unknown at this time.
2. Per the Garland Development Code (GDC), a total of fifty-five (55) parking spaces are required for this development and a total of fifty-five (55) parking spaces will be provided. The applicant has also confirmed there is an existing shared parking agreement with the adjacent property. Therefore, the customers can use the existing parking spaces.

Screening and Landscaping:

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC.

Building Design:

4. The building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.
5. The proposed building height is thirty-one (31) feet to the highest decorative feature and consistent with the GDC's height requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

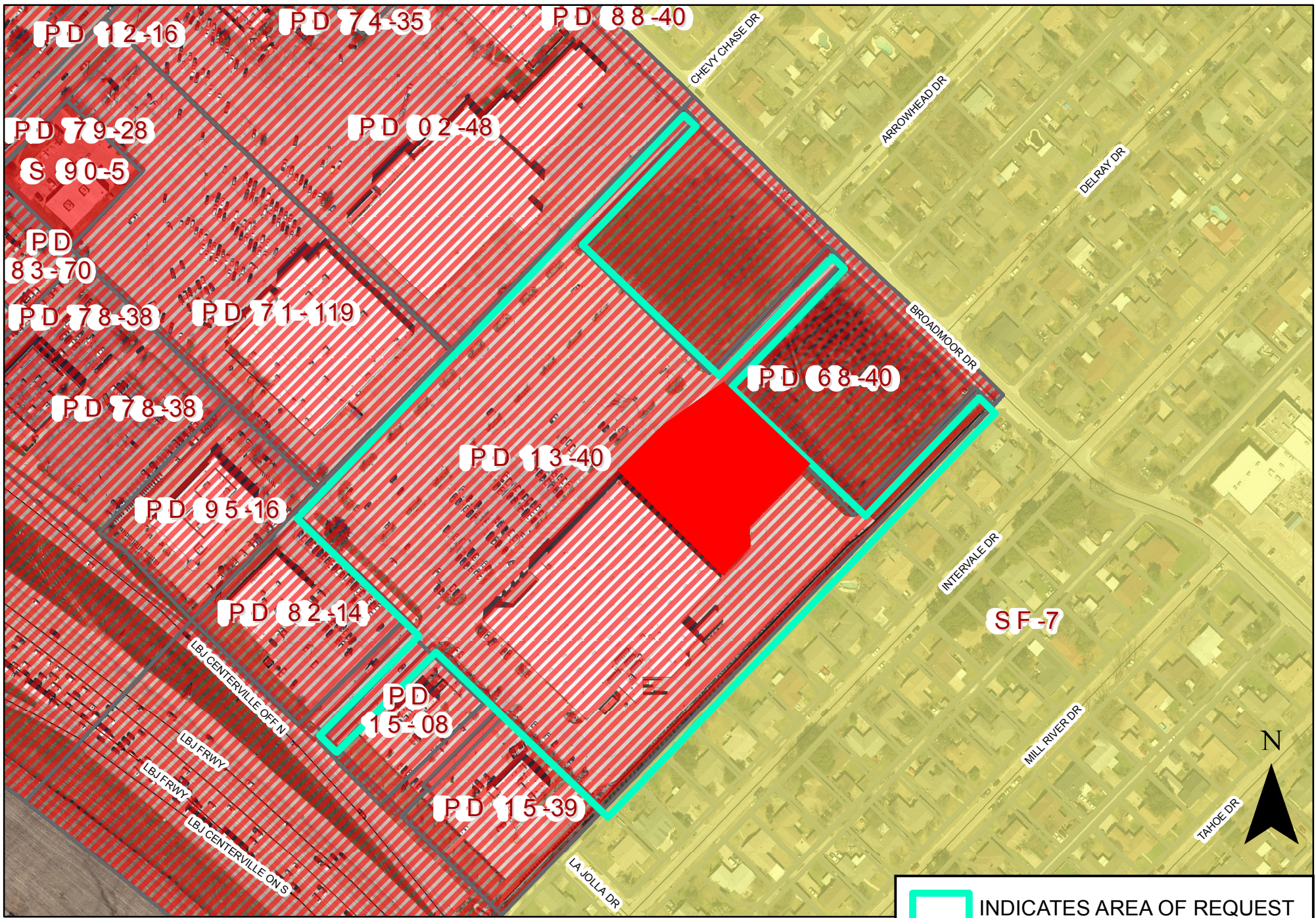
The surrounding properties are primarily developed with residential and commercial uses. The site is a pad site within property zoned Planned Development (PD) 13-40 on its northwest, southwest, and southeast sides. The property to the northeast is zoned Planned Development (PD) 68-40 for Community Retail Uses; this is currently undeveloped. The properties to the southeast beyond the heavy truck drive aisle are zoned Single-Family-7 (SF-7) District; these are currently developed with single-family detached homes. The property to the southwest is zoned Planned Development (PD) District 13-40 for Community Retail Uses; it is developed with a grocery store.

Attachments

Z 20-06 Westwood Professional Services - Detail Plan Attachments

Z 20-06 Westwood Professional Services - Detail Plan Responses

Z 20-06 Staff Presentation



0 125 250 Feet
1 inch = 212 feet

Zoning Map Z 20-06

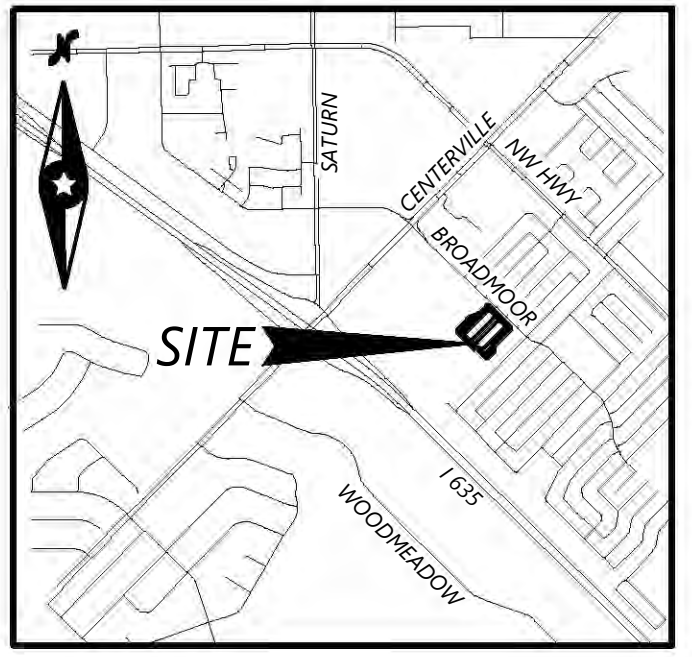
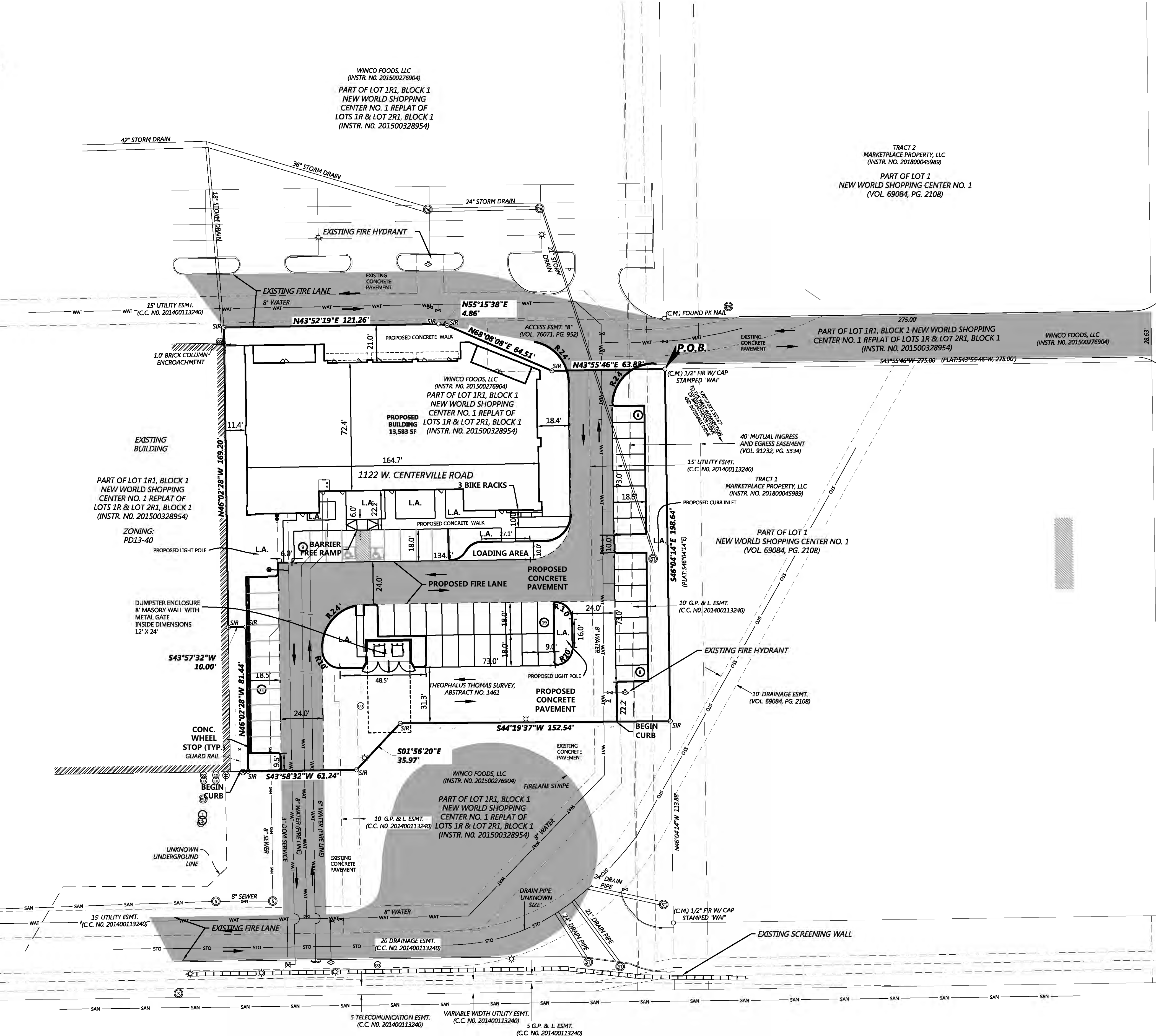
- INDICATES AREA OF REQUEST
- SUBJECT SITE

CAUTION !!!
EXISTING UTILITIES

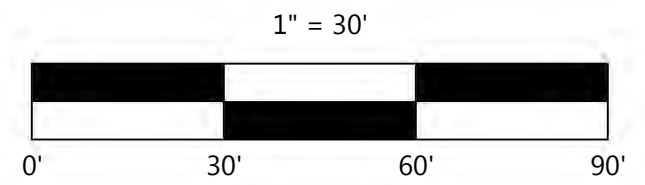
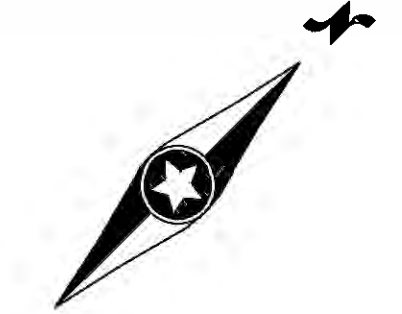
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



EXHIBIT C



VICINITY MAP
NOT TO SCALE



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- L.A. LANDSCAPE AREA
- EXISTING FIRE LANE

NOTE:
ALL DIMENSIONS ARE FROM BACK
OF CURB TO BACK OF CURB,
UNLESS OTHERWISE NOTED.

SITE DATA SUMMARY TABLE	
ITEM	LOT 1R1
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD 13-40
LAND USE (FROM ZONING ORDINANCE)	COMMUNITY RETAIL
USES: MEDICAL, DENTIST & GENERAL OFFICE AND RETAIL	
LOT AREA (SQUARE FEET)	54,802
LOT AREA (ACRES)	1.2581
BUILDING AREA (SF) - PROPOSED	13,583
TOTAL BUILDING AREA (SF)	13,583
BUILDING HEIGHT (#STORIES)	1
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	31
BUILDING HEIGHT PERMITTED (FT)	35
LOT COVERAGE (%)	24.79%
FLOOR AREA RATIO (X.XX:1)	0.25
FINISHED FLOOR ELEVATION	556.5+/-
PARKING TABULATION	
PARKING RATIO - SEE USES ABOVE	1 SPACE PER 250 SF
PARKING REQUIRED (# OF SPACES)	55
PROPOSED PARKING	55
REGULAR SPACES	53
HANDICAPPED SPACES	2
LOADING TABULATION	
LOADING SPACE REQUIREMENT (OFFICE BUILDINGS)	1 SPACE (0-50,000 SF)
LOADING REQUIRED (# OF SPACES)	1.00
OPEN SPACE TABULATION	
TOTAL LANDSCAPE AREA REQUIREMENT	10%
REQUIRED LANDSCAPE AREA	5,480.20
PROVIDED LANDSCAPE AREA	7,939.36
TOTAL IMPERVIOUS AREA (SF)	46,863
TOTAL IMPERVIOUS AREA (%)	85.51%

APPLICANT:
WESTWOOD PROFESSIONAL SERVICES
2740 DALLAS PARKWAY SUITE #280
PLANO, TEXAS 75093
L. LYNN KADLECK
(972) 265-4860

OWNER:
RSVF GARLAND PROPRTRY, LLC
519 N. DUNCANVILLE ROAD
DUNCANVILLE, TEXAS 75116
(310) 923-3787

DEVELOPER:
BARCLAY PROPERTIES LTD
P.O. BOX 1208
CEDAR HILL, TEXAS 75106
(972) 877-7307

CASE NUMBER: 190711-1

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 30'
VERTICAL SCALE: 6' or 3'

INITIAL ISSUE: XX/XX/XX
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:

BARCLAY PROPERTIES

P.O. BOX 1208
CEDAR HILL, TEXAS 75106

PRELIMINARY
FOR INFORMATION ONLY
NOT TO BE USED FOR
CONSTRUCTION OR
BIDDING PURPOSES
Engineer: LYN KADLECK, P.E.
P.E. No.: A7258
Date: 02-11-2020
Westwood

MIGHTY SMILES

1122 W. CENTERVILLE ROAD
GARLAND, TEXAS 75041

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Fax (888) 937-5150 Plano, TX 75093
www.westwoodps.com
Westwood Professional Services, Inc.
TPE FIRM REGISTRATION NO. F11750
TPE FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

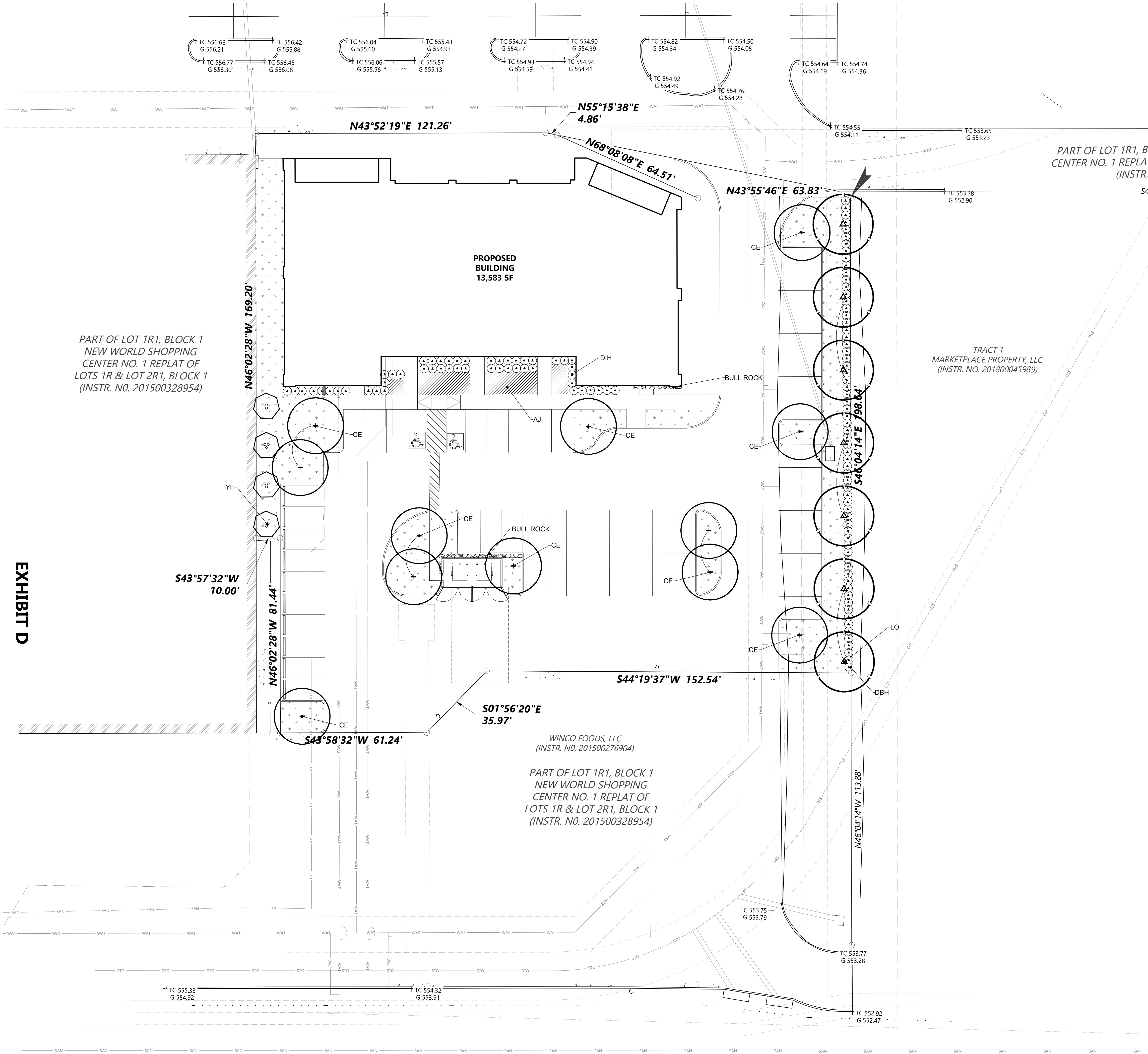
SITE PLAN

1.01

PROJECT NUMBER: 0023733.00

DATE: XX/XX/XX

EXHIBIT D



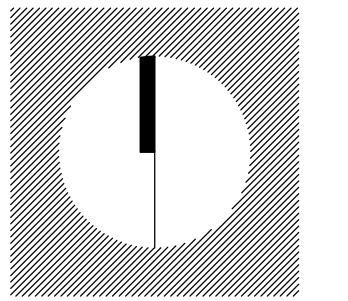
- LANDSCAPE NOTES:
1. ALL BEDS SHALL BE DEFINED WITH STEEL EDGING WERE ADJOINING SOD OR AGGREGATE
 2. ALL BEDS SHALL HAVE MIN. 3" COMPOST MIX TILLED INTO EXISTING GROUND
 3. ALL BEDS SHALL BE TOPPED WITH MIN. 2" SHREDDED HARDWOOD MULCH
 4. ALL AGGREGATE AREAS SHALL BE EXCAVATED MIN. 3" # LINED WITH FILTER FABRIC
 5. ALL SOD AREAS SHALL BE TOPDRESSED WITH 1" TOPSOIL TO REACH FINAL GRADE
 6. ALL SOD SHALL BE WATERED IN THOROUGHLY AND ROLLED WITH DRUM ROLLER
 7. ALL TREES SHALL BE STAKED WITH METAL POST, UNLESS OTHERWISE NOTED
 8. PLANT MATERIAL OF SAME SPECIES SHALL BE MATCHING IN CHARACTERISTICS
- INSTALLATION NOTES:
1. UTILITY LOCATES SHALL BE CALLED IN A MIN. 48HRS IN ADVANCE OF ANY EXCAVATION
 2. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK
 3. CONTRACTOR TO COORDINATE INSTALLATION WITH OTHER TRADES

LANDSCAPE REQUIREMENTS:		
REQUIREMENTS	MIN. REQ.	PROVIDED
Total Landscape Area (54,802 SF)	10%	14%
	5,480.20 SF	7,939.36 SF
Total Site Trees		18
Total Site Shrubs		117
Total Site Groundcover		7,160 SF
Perimeter Screening Buffer		
Internal Lot	N/A	N/A
Parking Lot		
Landscape Area Coverage	5%	7%
	1,336 SF	2,002 SF
(1) Tree per (10) Parking Spaces	7	7
*No parking space is greater than 65' from a required tree		

LANDSCAPE SCHEDULE:					
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	SPACING
LO	LIVE OAK	QUERCUS VIRGINIANA	3"	7	AS SHOWN
CE	CEDAR ELM	ULMUS CRASSIFOLIA	3"	12	AS SHOWN
YH	YAUPOH HOLLY	ILEX VOMITORIA	MIN 8' HT	4	AS SHOWN
DIH	DWARF INDIAN HAWTHORN	RAPHIOLEPIS INDICA	3G	51	36" O.C.
DBH	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BUFORD'	24" MIN	66	36" O.C.
AJ	ASIAN JASMINE	TRACHELOPERMUM ASIATICUM	4"	1,098	9" O.C.
SOD	COMMON BERMUDA	CYNODON DACTYLON	SOD	6,648	SOLID
BULL ROCK			3"-4"	85 SF	

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN/FREEZE SENSOR, AND SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR

NO PROTECTED TREES ON PROJECT SITE



CASE# 190711-1

LANDSCAPE PLAN

MIGHTY SMILES

1122 W. CENTERVILLE RD

GARLAND - TEXAS 75041

LANDSCAPE ARCHITECT

DAVID DAIGLE, ASLA

3212 SUGARBUSH DRIVE

CARROLLTON, TEXAS

DAIGLEASLA@VERIZON.NET

WWW.DAIGLEASLA.COM

REVISIONS:

1. 08.08.20 - SITE ARCHITECT

2.

3.

4.

5.

6.

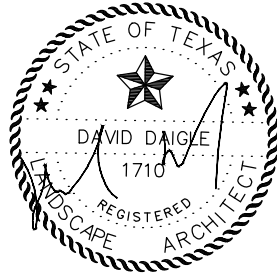
DRAWN BY: JCY

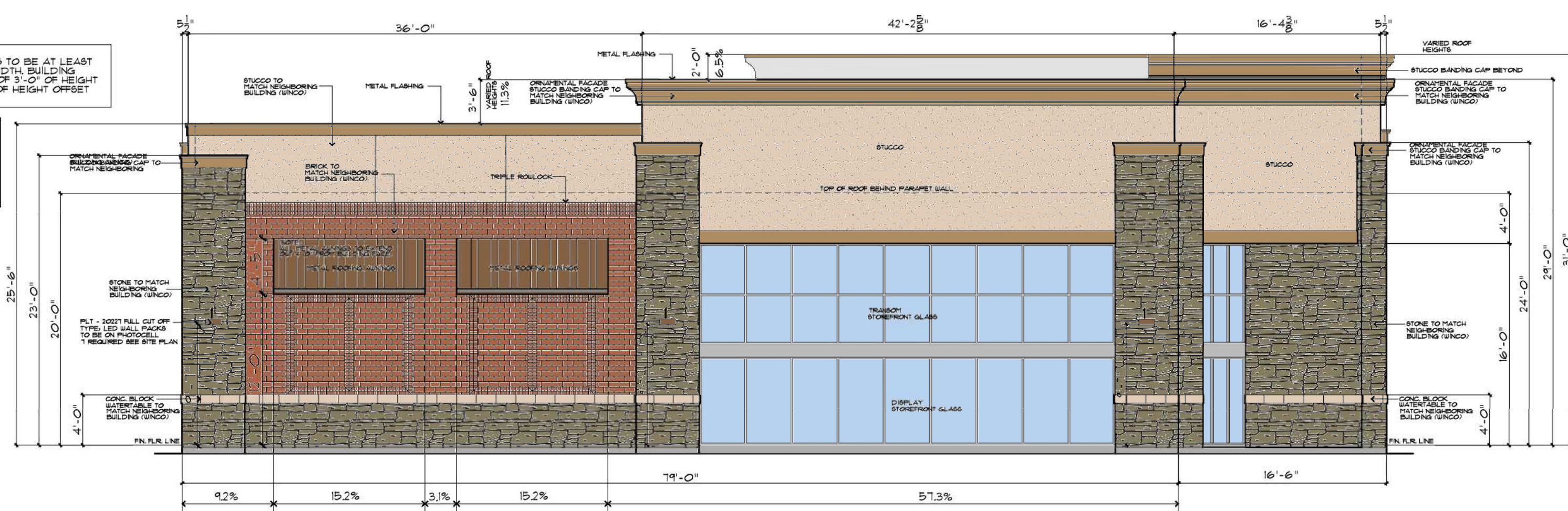
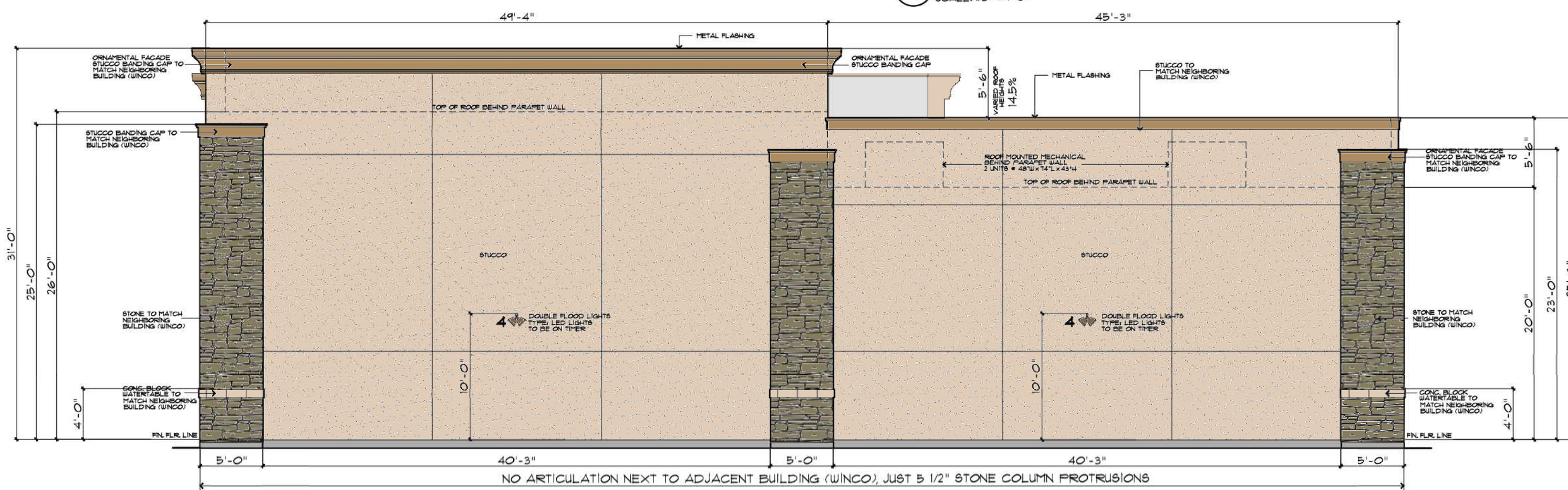
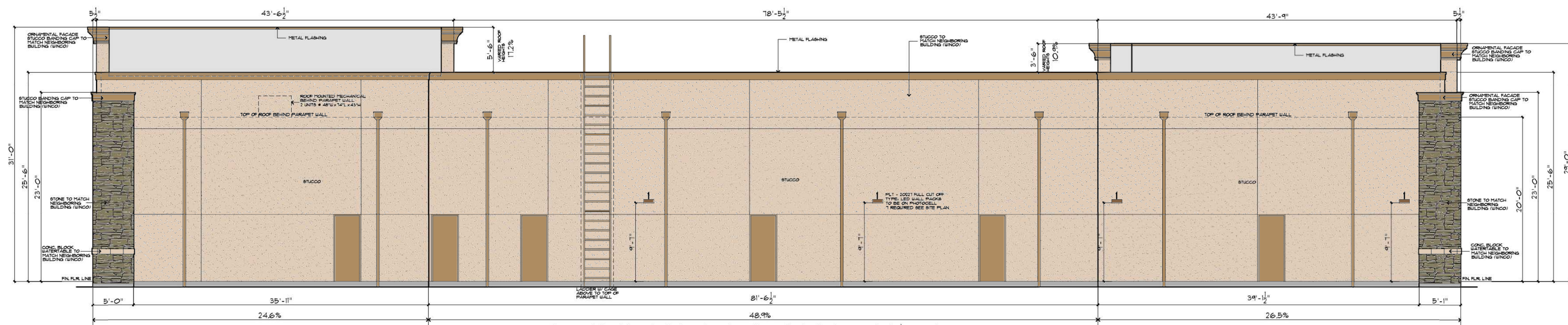
DATE: 02/21/20

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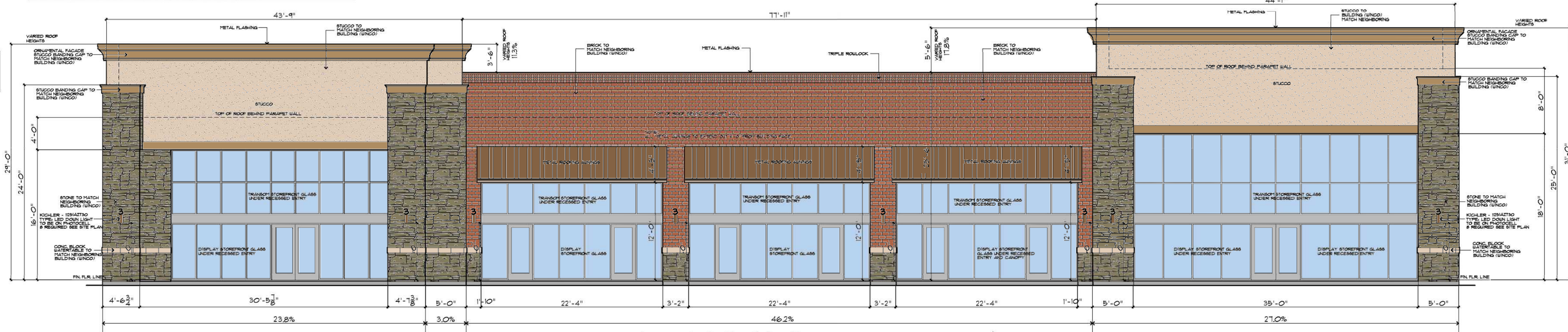
SHEET

L-1.0





1 NORTHWEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

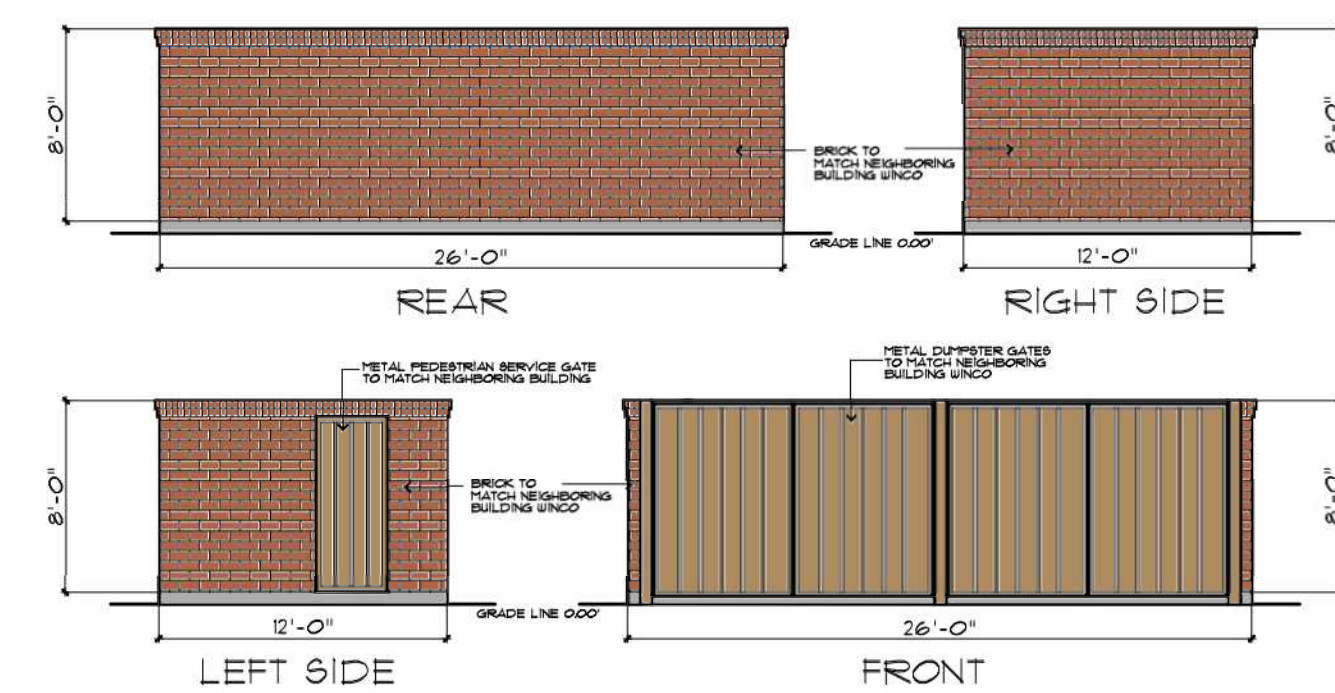


ELEVATION NOTES:

- 1) WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
- 2) ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- 3) ATTIC ACCESS SHALL BE PROVIDED INTERNALLY.
- 4) FINISH FLOOR LEVEL TO BE AT LEAST 12" (1'-0") ABOVE HIGHEST ADJACENT CONTOUR LEVEL.
- 5) BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. BUILDING NUMBERS MUST MEET THE CITY ORDINANCE SPECIFIED BY THE FIRE CODE AMENDMENTS. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CAN NOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGNOR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- 6) PAINTED GALVANIZED FLASHING IN ALL AREAS WHERE METAL ROOFING CONTACTS MASONRY. GALVANIZED FLASHING TO MATCH COLOR OF METAL ROOFING.
- 7) ALL GROUND-MOUNTED AND WALL-MOUNTED EQUIPMENT MUST BE SCREENED PER SECTION 4.45 AND 4.46. ALL ROOF MOUNTED EQUIPMENT IS GHOSTED IN ON THE RIGHT SIDE AND REAR ELEVATIONS.

REQUIRED ARCHITECTURAL ELEMENTS

- 1) METAL AWNINGS
- 2) DISPLAY WINDOWS
- 3) TRANSOM WINDOWS
- 4) RECESSED ENTRIES
- 5) VARIED ROOF HEIGHTS
- 6) ORNAMENTAL FACADE TRIMS



hba harold baack architects
5353 alpha road suite 200
dallas, texas 75240
phone: 972 661-8778
fax: 972 661-8780



revisions date

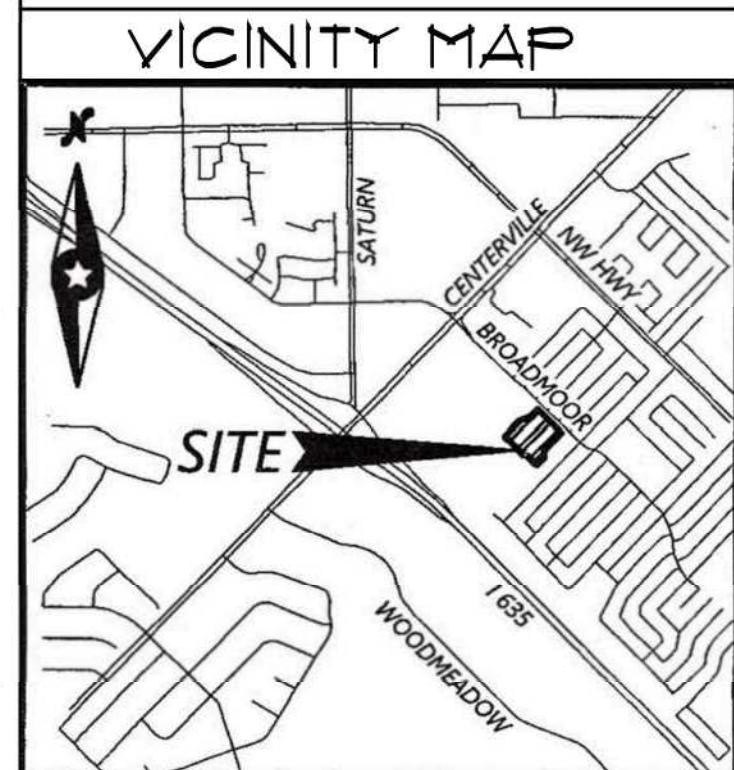
1	
2	
3	
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5	
6	
7	

OWNER:
RSVF GARLAND PROPERTIES, LLC
591 N. CEDAR RIDGE DRIVE
DUNCANVILLE, TEXAS 75116
PH. 310-923-3181

ARCHITECT:
HAROLD BAACK ARCHITECTS, INC.
5353 ALPHA ROAD, SUITE 200
DALLAS, TEXAS 75240
PH. 972-661-8778 FAX 972-661-8780

CIVIL ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
2140 N. DALLAS PARKWAY, SUITE 280
PLANO, TEXAS 75093
PH. 214-473-4642

CONTRACTOR:
BARCLAY CONSTRUCTION GROUP
411 W. DANIELDALE ROAD
DUNCANVILLE, TEXAS 75117
PH. 972-293-1684 FAX 972-572-1464



project no. _____
scale: 1/8"=1'-0"
date: MARCH 10, 2020
file no. : _____
issue date: _____

A6-1
sheet no. 8 of 15 sheets

sheet description :
ELEVATIONS
PRE-SUBMITTAL
CASE NUMBER: 190711-1

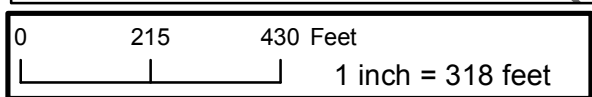
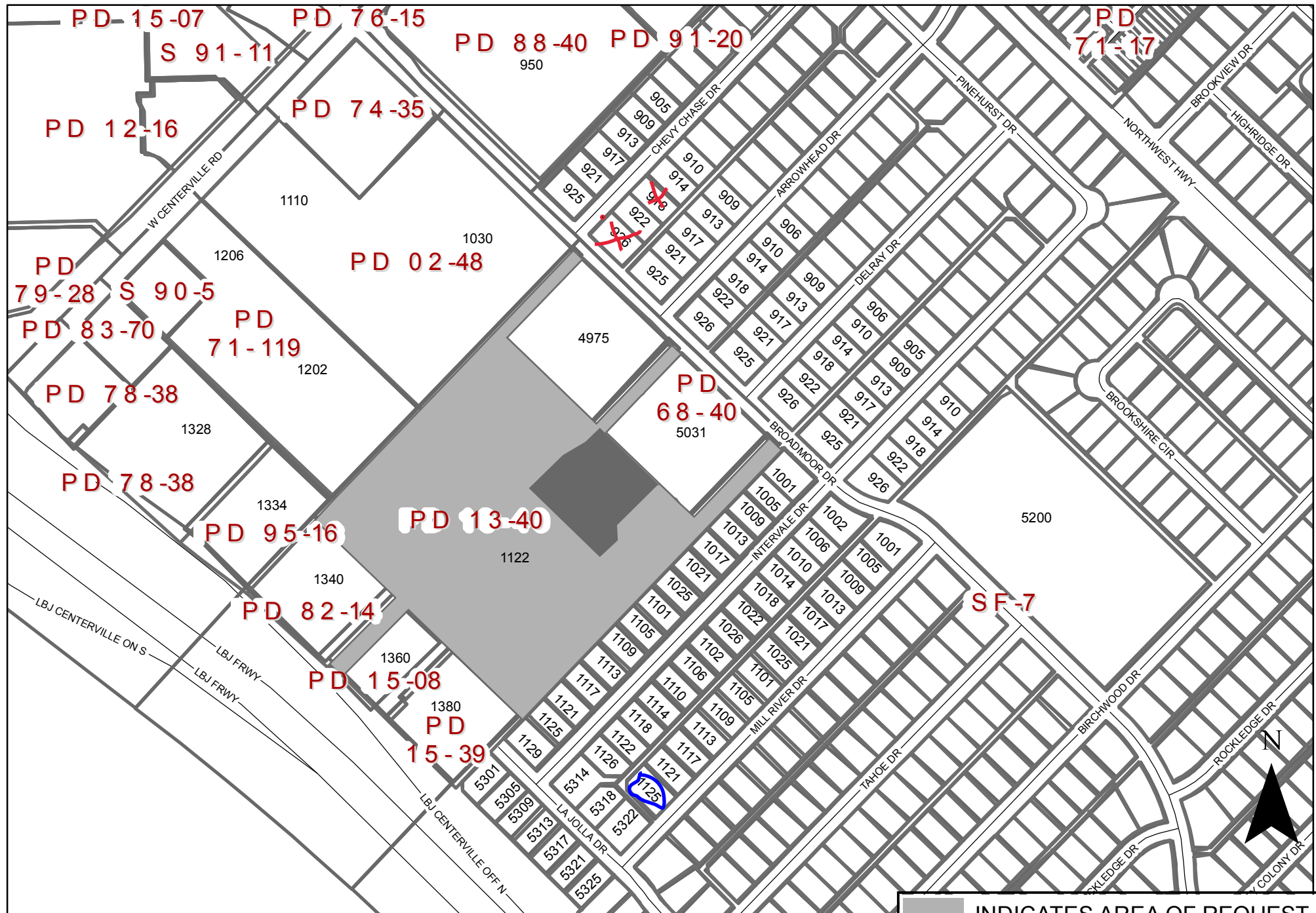
PROPOSED DENTAL & RETAIL BUILDING
project:
MIGHTY SMILES DENTAL
1122 W. CENTERVILLE ROAD
GARLAND, DALLAS CO., TX.
PART OF LOT 1R1, BLOCK 1
NEW WORLD SHOPPING CENTER NO. 1
BEING A REPLAT OF LOTS 1R & 2R, BLOCK 1
AN ADDITION TO THE CITY OF GARLAND TEXAS
THEOPHILUS THOMAS SURVEY,
ABSTRACT NO. 1461
DALLAS COUNTY, TEXAS

REPORT & MINUTES

P.C. Meeting, April 13, 2020

Consideration of the application of Westwood Professional Services, requesting approval of a Detail Plan for an Office / Retail Building. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)

Motion was made by Commissioner Dalton to **approve** the Detail Plan per staff recommendation, seconded by Commissioner O'Hara.
Motion carried: 8 Ayes, 0 Nays.



Zoning Map Z 20-06

INDICATES AREA OF REQUEST
SUBJECT SITE



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 1, 2020

HEARING DATE/TIME: Plan Commission: April 13, 2020 – 7:00 PM

APPLICANT: Westwood Professional Services

File Z 20-06

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 13, 2020, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Westwood Professional Services**, requesting approval of 1) an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

BEING a 1.258-acre tract situated in the Theophalus Thomas Survey, Abstract No. 1461, in the City of the City of Garland, Dallas County, Texas, being a part of Lot 1R1, Block 1, NEW WORLD SHOPPING CENTER NO. 1, REPLAT OF LOTS 1R & 2R1, BLOCK 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500328954, of said Official Public Records of Dallas County, Texas. **The site is located at 1122 West Centerville Road. (District 5)**

Note: The applicant makes the above request to build an office/retail building.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of 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 972-205-2833.

(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)

1125 Mill River Garland, Tex 75043
Your Property Address

BEN E. WILLIAMS
Printed Name

1125 Mill River GARLAND, Tex 75043
Address City, State Zip

YES
The above statements reflect my (our) opinion regarding the proposed request(s)

BEN E. WILLIAMS
Signature Title

Date: 4-3-20

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

This would only cause additional traffic in the area. !!!

(Please complete the following information)

926 Cherry Chase Dr
Your Property Address

Velma R. Webb
Printed Name

926 Cherry Chase Dr *Garland, Tx* *75043*
Address City, State Zip

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

Velma R. Webb *Home Owner*
Signature Title

Date: *4-4-20*

From: [Aaron Laos](#)
To: [Planning Group](#)
Subject: Aaron Laos - 918 Chevy chase dr garland TX 75043
Date: Saturday, April 11, 2020 8:42:42 AM

Good morning,
My name is Aaron, I live in 918 Chevy Chase dr, Garland, TX 75043.

I'm returning this form, In regarding of the plan commission.

I'm opposed to the request, please see file attached to this email.

Please let me know if you have any questions.

Thanks,

Aaron Laos

April 1, 2020
Z 20-06
Page 2 of 2

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

the market (Wincos), already build in shopping center, provide more benefice to the neighbor than will be any other building. Specially if is more rental space.

(Please complete the following information)

918 Chevy Chase Dr. Garland TX 75043
Your Property Address

AARON LAOS
Printed Name

918 Chevy Chase Dr *Garland TX* *75043*
Address City, State Zip

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

[Signature] *Aaron - Owner*
Signature Title

Date: *04/11/20*

Z 20-06

**Approval of an amendment to Planned Development (PD)
District 13-40 for Community Retail (CR) Uses.**

Approval of a Detail Plan for an Office/Retail Use.

**City Council Meeting
May 5, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 1122 West Centerville Road

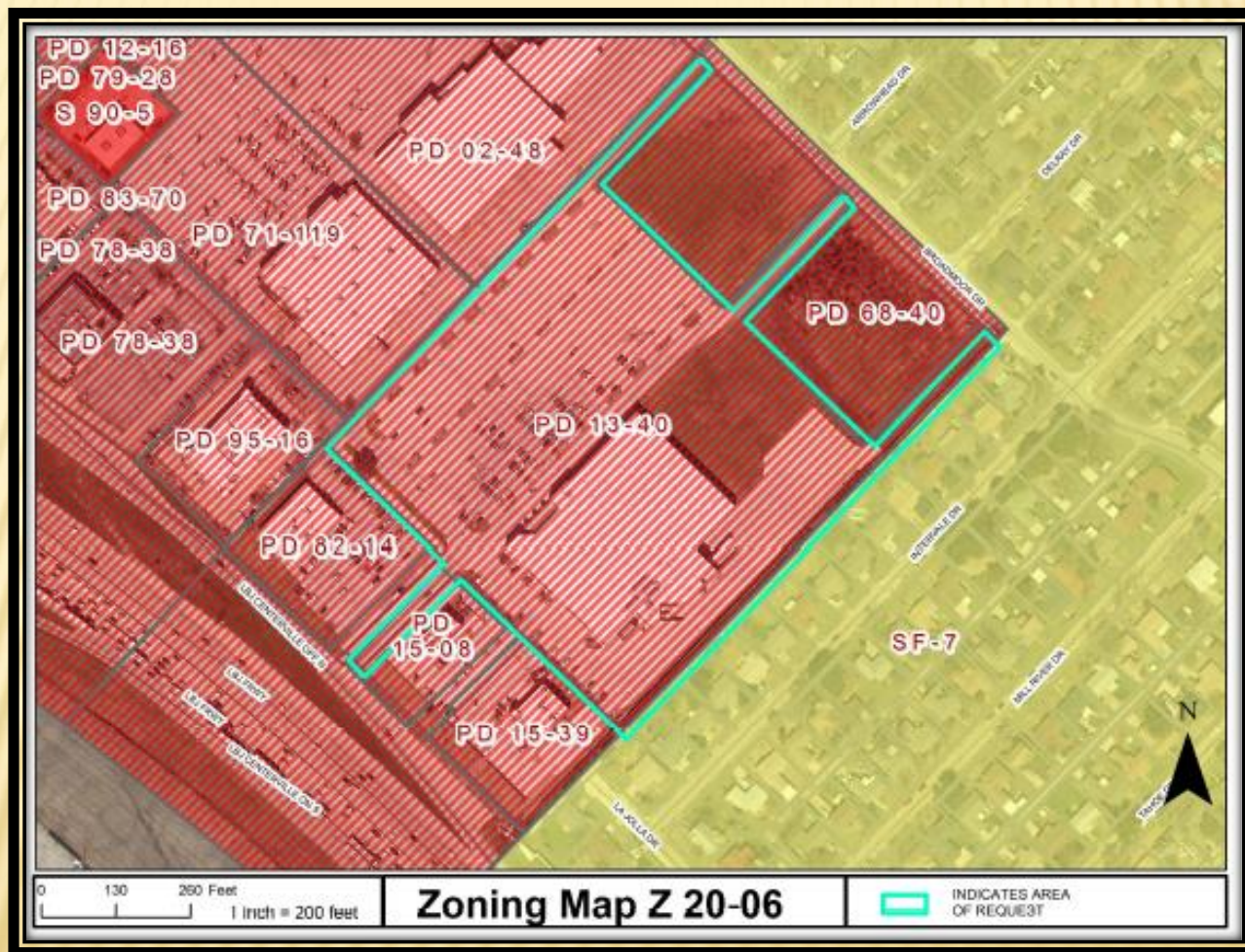
Applicant: Westwood Professional Services

Owner: RSVF Garland Property, LLC.

Acreage: Approximately 1.26 acres

Zoning: Planned Development 13-40 District

Location Map



Photos



Subject Property from Broadmoor Drive



Northwest of Subject property from Broadmoor



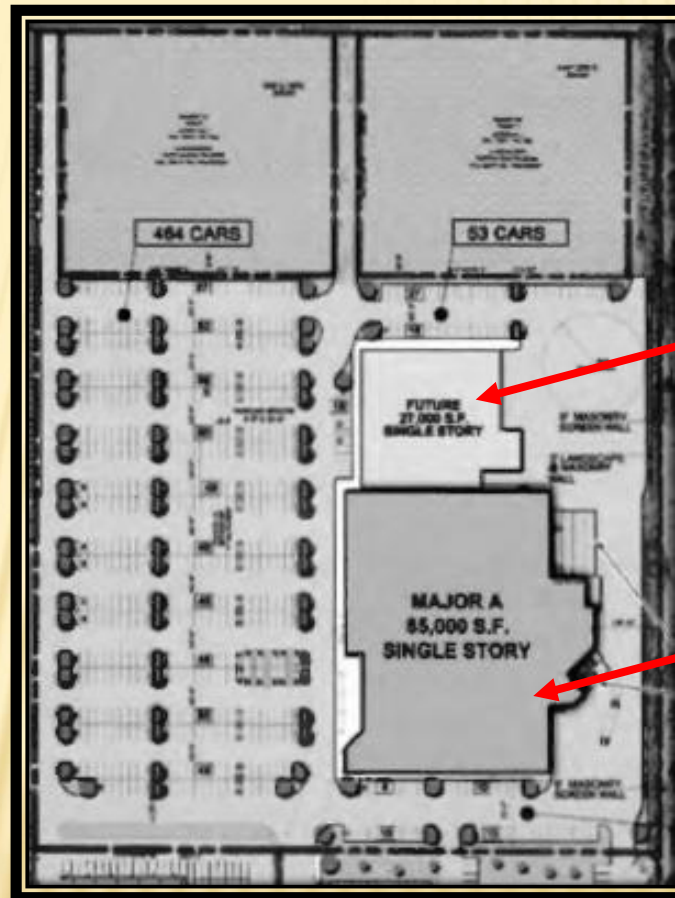
North of Subject Property



West of Subject Property

Background (PD 13-40)

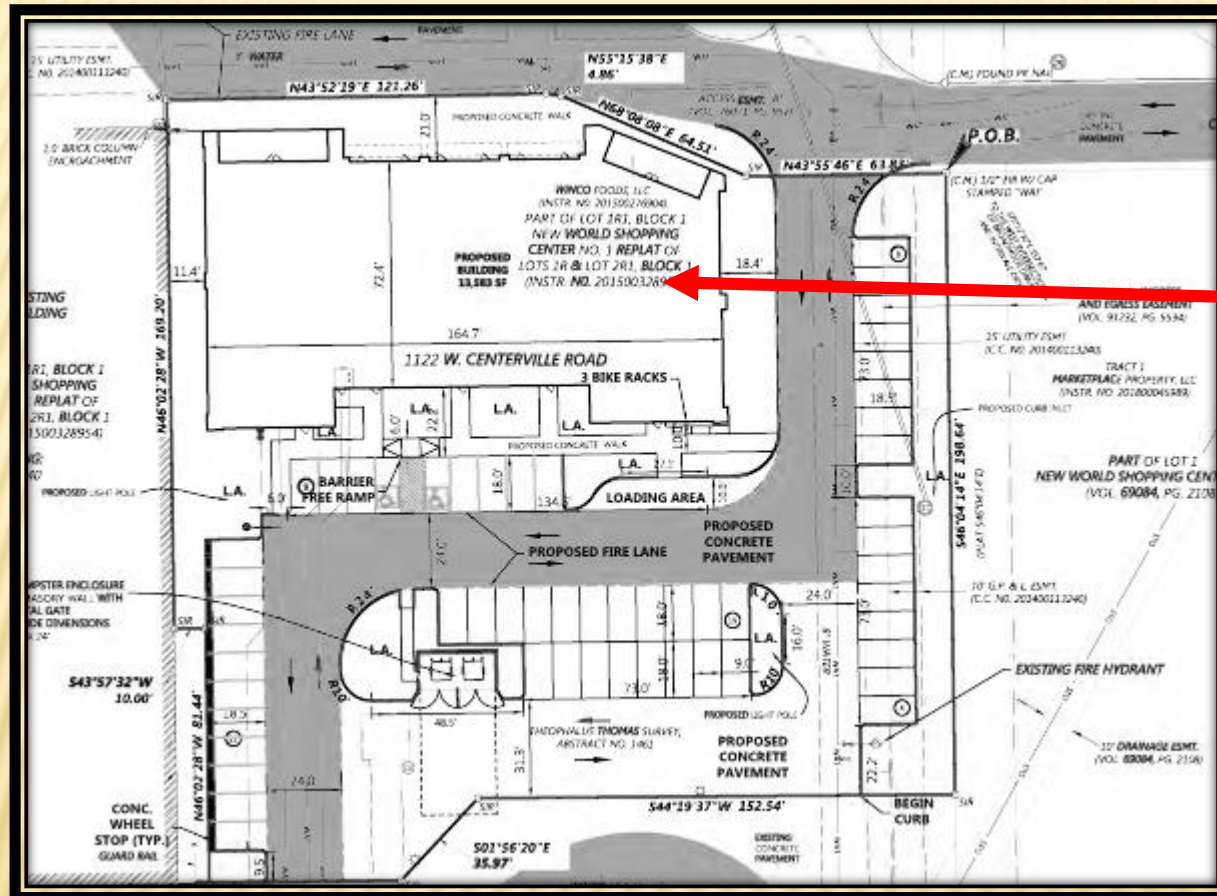
Concept Plan



Future 27,000
SF Building on
Subject
Property

Existing
Grocery
Store-
WinCo

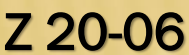
Proposed Site Plan



Proposed Building
for Medical/Dental
Office, General
Office and Retail
Uses (allowed by
right)

[illegible]

[illegible]





GARLAND PLANNING REPORT

City Council Regular Session Agenda

5. d.

Meeting Date: 05/05/2020

Item Title: Z 20-08 Allstate Carriers LLC (District 6)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage.

LOCATION

4030 and 4040 Forest Lane

OWNER

4040 Forest Lane Partners, LLC

PLAN COMMISSION RECOMMENDATION

On April 13, 2020 the Plan Commission, by a vote of seven (7) to one (1), recommended denial of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage.

STAFF RECOMMENDATION

Denial of the request. The application does not meet technical requirements.

BACKGROUND

The subject property is currently developed with five (5) buildings and several sheds, five hundred ten (510) heavy load vehicle parking spaces, and two hundred forty-two (242) automobile parking spaces (including four (4) accessible parking spaces). The applicant submitted the Specific Use Provision requests described below as a 30-day public hearing application.

SITE DATA

The site contains approximately 47.267 acres with 1,218.38 lineal feet of frontage along Forest Lane and fifty-six (56) feet of frontage along Easy Street. Access is provided to the site from one access point on Easy Street and two active access drives on Forest Lane, and an additional unused access drive on Forest Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District which allows 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.

All Industrial (IN) District uses (whether by right or by SUP) are indicated within the Land Use Matrix in Chapter 2 of the GDC. Parking within an Industrial (IN) District must be in compliance with Section 4.20 in Article 2, Chapter 4 of the Garland Development Code (GDC). Additionally, all other requirements of the GDC as well as referenced City Code, Technical Standards Manual, and similar referenced policy and regulatory documents are required.

Additionally, a small portion of the northwest corner of the site is zoned Community Retail (CR) District and has an existing Specific Use Provision for Retail Sales with Gas Pumps, in Z 06-65.

CONSIDERATIONS

LAND USES

1. The application proposes to establish permitted uses that exist on the site. In addition, the application includes uses that exist on the site without having been properly established in compliance with the Garland Development Code (GDC) requirements. City Code Compliance has taken action to address outstanding use and activity violations on the property. In response to Code Compliance actions, the applicant seeks to establish various uses on the site including Truck and Bus Repair; Truck Sales/Leasing/Rental; and Truck/Bus Storage. Additionally the applicant has included information that the following uses that would be operated on the property: a distribution center and a dispatching/logistics use. Considerations 2 through 7 examine these uses as proposed and as regulated by the GDC.
2. Truck/Bus Repair. The application requests “minor and major bus, truck and trailer repairs”. The equivalent GDC use is Truck/Bus Repair, defined in Chapter 6 as: “An establishment that provides major and minor repairs to trucks, buses, trailers, and other heavy load vehicles for a fee. The term includes no outside storage except the parking of vehicles being repaired, which may remain on-site for no longer than ninety (90) calendar days. Further, a Specific Use Provision is required with a public hearing process.

Exhibit C shows various areas for the Allstate Truck/Bus Repair use. A truck/trailer repair shop is shown in pink color. The area on Exhibit C in a purple color is proposed for the trailer repair setup/staging areas. The application indicates that “Units that are waiting to be repaired or to be collected may be stored on the available parking spaces provided for the building and building land area.” Additionally, Exhibit C indicates the parking spaces in a flesh tone color without specifically identifying the spaces that would be used for the Truck/Bus Repair activities. Required parking spaces cannot be used for the storage of vehicles waiting repairs per GDC Chapter 4 Article 2 Section 4.2 (H) “Use of Required Parking and Loading Spaces. Required off-street parking and loading spaces may be

used only for parking and loading spaces. Use for any other purpose is prohibited.”

The application includes two other Truck/Bus Repair facilities on this site: Weln Truck/Trailer Repair, and C&R Trailer Repair facility, which is also a Truck/Bus Repair use. That facility was established prior to the 2015 adoption of the GDC. Other than stating the location and proposed use, the application only includes the C&R Trailer Repair facility site location, building and parking areas as shown on Exhibit C.

While this use is allowed with a Specific Use Provision in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

3. Truck Sales/Leasing/Rental. This proposal includes the existing C&R Trailer/Fleet Equipment at the southwest corner of the site. The GDC defines Truck Sales/Leasing/Rental as: “The rental of new or used panel trucks, vans, and other heavy load vehicles that are in operable condition. The term does not include truck or bus repair services.” There are no Special Standards associated with this use. Another use is operated by C&R on the same property, which is Truck/Bus Repair, discussed above.

While this use is allowed with a Specific Use Provision in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

4. Truck/Bus Storage. The application requests Truck Parking, indicating this use is requested for both Allstate, Weln Truck/Trailer Repair and C&R Trailer/Fleet Equipment. These are shown as lease areas on Exhibit C with a solid blue line (Allstate), dashed green line (Weln) and dashed pink line (C&R). Truck Parking is identified by the GDC as Truck/Bus Storage use and it is defined as: “An area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.” Detailed information regarding the Weln and C&R storage operation was not included with the application. However, the Allstate Truck/Bus Storage use is described as 248 identified and marked truck/trailer parking spaces and with more available if neighboring tenants agree to additional truck/bus storage. However, the submitted plan does not clearly identify these truck storage spaces.

While this use is allowed with a Specific Use Provision in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

5. Large Distribution Center (more than ten (10) shipping truck bays) and Small Distribution Center (ten (10) or fewer shipping truck bays). The application identifies warehouse/storage use, which is considered as either Large Distribution Center or Small Distribution Center by the Garland Development Code. The number of shipping truck bays indicates whether the use is large or small. Both types of distribution centers are allowed by right in the Industrial (IN) District. However, their operations must conform to the GDC regulations.

Two distribution centers are proposed for this site. The first, At Home, operates 450,000 square feet of the 603,795 square foot industrial building. The At Home area as shown on

Exhibit C includes forty (40) shipping truck bays available for that tenant's use. Therefore, At Home is a Large Distribution Center use. The second distribution center is Allstate Carriers which is identified with 12,300 square feet in two separate buildings. Neither of these buildings have shipping truck bays. The lack of shipping truck bays calls into question whether the Allstate Carriers tenant is operating as a Small Distribution Center.

Additionally, the western-most proposed distribution building is a part of a building that was granted a Specific Use Provision for Truck/Bus Repair in Z 15-29 (Exhibit D). This application (Z 20-08) does not propose to modify the existing Specific Use Provision under Z 15-29.

Furthermore, the GDC, Chapter 2 Section 2.52 Special Standards (30), prescribes that "With the exception of parking areas, loading docks and outside scales (if provided), all large or small distribution center activities must take place entirely within an enclosed building. Outside display or outside storage is prohibited, unless such is allowed (by right or by SUP) and approved in the zoning district wherein the business is located." The application does not provide evidence that operations of loading associated with distribution centers having shipping bays will be conducted.

While this use is allowed in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

6. Vehicle Dispatch & Storage. The applicant proposes dispatching/logistics, which is dispatching vehicles to locations off-site for service. The GDC identifies such use as Vehicle Dispatch & Storage, which is defined as: "A private, commercial transportation service (not operated by the City of Garland or other public entity such as DART) that specializes in the dispatch and provision of specialty non-heavy-load vehicles such as ambulances, hearses, limousines, taxis, and paratransit vehicles for a fee. The term may include facilities for accessory uses such as the storage and maintenance of such vehicles, office space, and sleeping quarters for employees who are on-call. The term only includes outside storage where allowed in the zoning district wherein the business is located and is limited to vehicles dispatched by the business unless otherwise approved by Specific Use Provision." The application does not identify further characteristics of the proposed use and the information indicates that Allstate operates heavy load vehicles rather than non-heavy load vehicles. More specifically, the applicant has verbally indicated that the operation is for the dispatch of heavy-load vehicles.

This use is only allowed for non-heavy load dispatching in the Industrial (IN) District. This use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

7. Parking. The GDC Chapter 2 Land Use Matrix establishes parking ratios for all uses. Additionally, the GDC Chapter 4 Article 2 provides regulation for parking areas. Where parking spaces for multiple tenants are located on one property, the parking is calculated for the entire property. Parking for this site will need to be shared amongst the various uses. More specifically, GDC Chapter 4, Article 4.2 Section 2 (A) requires: In any district, when more than one use occurs on a site, the required off-street parking must be prorated according to the requirements of each use. Evaluation of the proposed and required parking indicates that the site, with the uses proposed may not have adequate parking. There are deficiencies in the application, resulting in the inability to calculate parking: floor

areas not attributed to particular use(s), lack of clarity related to the location of parking, storage, and other spatially designated needs for the uses, and conflicting statements that identify duplicative use of storage, parking, and other areas of the site.

- The application does not identify the floor area devoted to Truck/Bus Repair uses.
- The application does not identify the floor area devoted to sales, leasing, or rental uses.
- The application does not identify the office floor area devoted to Truck/Bus Storage.
- The application assigns parking incorrectly for the Large and the Small Distribution Centers. These centers are required to park automobile parking, while the heavy load vehicles associated with distribution center uses is considered as a component of the distribution use and not automobile parking. Therefore, automobile parking spaces and heavy load vehicle (semi-trucks or other large vehicles) areas must be separately counted and provided.
- The applicant is proposing dual use of the heavy load vehicle parking, which is not allowed by the GDC.
- A use for the remainder (approximately 148,795 square feet) of the 603,795 square foot manufacturing is not identified.

Based on a best projection of the data provided, the site does not have adequate parking for the size of the buildings and the uses proposed.

COMPREHENSIVE PLAN

Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). 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 are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

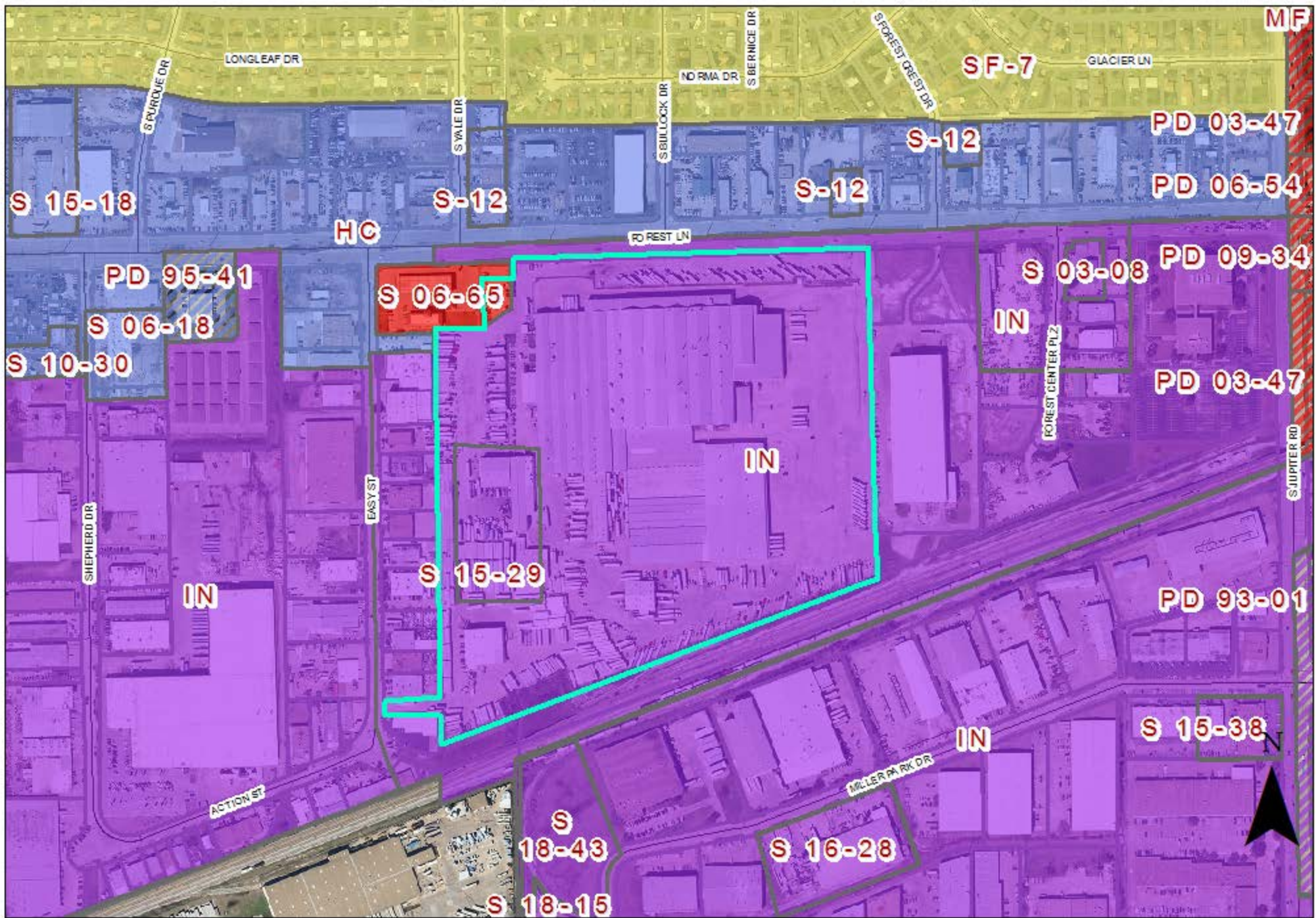
Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property is a mixture of employment, commercial, and support services. The proposed uses, if arranged in a well-conceived and comprehensive manner, could be compatible with the surrounding areas.

Attachments

Z 20-08 Allstate Carriers LLC Attachments and Exhibits
Z 20-08 Allstate Carriers LLC Order of Denial
Z 20-08 Allstate Carriers LLC Responses
Z 20-08 Allstate Carriers LLC Staff Presentation
Z 20-08 Continuation Request



Zoning Map Z 20-08

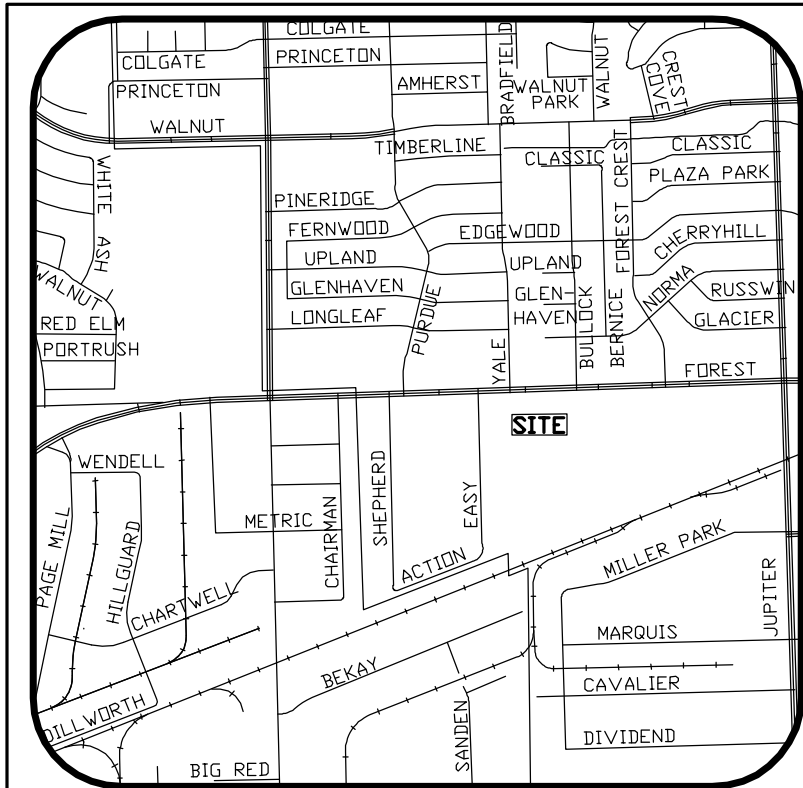


SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-08

4030 and 4040 Forest Lane

- I. Statement of Purpose:** The purpose of this Planned Development is to approve 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance No. 6773, are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. Development Plans:**
- Site Plan: Development shall be in general conformance with the Site Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. All requirements of the Garland Development Code, City Code, and the Technical Standards Manual shall apply to this site.
- B. The uses on this site require a Certificate of Occupancy no later than one-hundred and eighty (180) days of the approval of this Specific Use Provision.
- C. The Specific Use Provision shall be for a period of five (5) years.



VICINITY MAP

ITEMS CORRESPONDING TO SCHEDULE B:

- 1 The following restrictive covenants of record itemized below:
TRACT 1:
Volume 78136, Page 1383; Volume 2000031, Page 3218; Volume 2000031, Page 3246;
Volume 2000031, Page 3252 and under Clerk's File No(s). 20070089911 and 20090029339,
Deed Records, Dallas County, Texas.
TRACT 2:
Volume 729, Page 411 and Volume 853, Page 388, of the Real Property Records, Dallas
County, Texas.
TRACT 3: Volume 3093, Page 88 and Volume 3252, Page 640, of the Real Property Records,
Dallas County, Texas.
The items above do apply and affect. Items that can be depicted graphically are shown. See
individual items below for location.
- 10c The following, all according to the plat recorded under Clerk's File No. 20070373352, of the
Map Records, Dallas County, Texas:
1) Ten foot street, pedestrian, utility, drainage and traffic control easement;
2) Fifteen foot Onco easement;
3) Ten foot City of Garland electric easement;
4) Twenty foot City of Garland utility easement;
5) Twenty foot drainage easement; and
6) Ten foot utility easement.
(Tract 1)
Items 3-6 (only) apply and affect the subject property and are shown.
- 10d Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: January 10, 1916
Recording No: Volume 664, Page 383, of the Real Property Records, Dallas County, Texas.
Affects: Tracts 1 and 3
This item does not apply or affect the subject property.
- 10e Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: October 18, 1950
Recording No: Volume 3394, Page 596, of the Real Property Records, Dallas County, Texas.
Affects: Tract 1
This item may apply and affect, but was not provided to the surveyor at the time of this
survey.
- 10f The following, all according to the plat recorded Volume 729, Page 400, of the Map Records,
Dallas County, Texas:
1) 40' building line along the front; and
2) 5' foot electric and drainage easement along the rear.
(Affects Tract 3)
This item may apply and affect, but was not provided to the surveyor at the time of this
survey.
- 10g Easement(s) and rights incidental thereto, as granted in a document:
Granted to: TXU Gas Company
Purpose: As provided in said document
Recording Date: January 28, 2002
Recording No: Volume 2002019, Page 5636, of the Real Property Records, Dallas County,
Texas.
Affects: Tract 3
This item does apply and affect and is shown.
- 10h Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Garland, Texas
Purpose: As provided in said document
Recording Date: June 27, 2007
Recording No: under Clerk's File No. 20070230895, of the Real Property Records, Dallas
County, Texas.
Affects: Tract 3
This item does apply and affect and is shown.
- 10i Easement(s) and rights incidental thereto, as granted in a document:
Granted to: United States Steel Corporation
Purpose: As provided in said document
Recording Date: June 23, 1980
Recording No: Volume 80124, Page 1725, of the Real Property Records, Dallas County,
Texas.
Affects: Tract 3
This item does not apply or affect the subject property. Abandoned in instrument
20070329259 of the Official Public Records of Dallas County, Texas

- LEGEND**
- N. North
S. South
E. East
W. West
D. Degrees
F. Feet or Minutes
I. Inches or Seconds
Sq. Square
Fl. Feet
Vol. Volume
Pg. Page
- Adjoining Boundary/ROW
Boundary
Easement
Firelane
Chainlink Fence
Wrought Iron Fence
- AC-Air Conditioner
CO-Cleanout
CM-Controlling Monument
DE-Drainage Easement
EB-Electric Box
EE-Electric Easement
EM-Electric Meter
GI-Gate Inlet
GMKR-Gas Marker
GSTP-Gas Stand Pipe
GV-Gas Valve
IRF-iron Rod Found
IRS-iron Rod Set
OE-Overhead Electric
OT-Overhead Telephone
PKF-PK Nail Found
PP-Power Pole
TKMR-Telephone Marker
TPD-Telephone Pedestal
TRA-Transformer
UE-Utility Easement
WM-Water Meter
WSTP-Water Stand Pipe
WVL-Water Vault
X2-X2 Found
X3-X3 Found
- Bollard
Fire Hydrant
Flag
Light Pole
Overhang
Power Pole
Sign
Sanitary Sewer Manhole
Storm Drain Manhole
Water Valve

ZONING INFORMATION

The surveyor was not provided with zoning information pursuant to Table A Item 6.

PARKING

238 Regular Parking Spaces
510 Truck Parking Spaces
4 Handicap Parking Spaces
752 Total Parking Spaces
40 Loading Docks

SIGNIFICANT OBSERVATIONS:

- A Wrought iron fence extends 0.3' beyond northerly boundary.
- B Wrought iron fence extends 2.0' beyond northerly boundary.
- C Chainlink fence extends 3.2' beyond easterly boundary.
- D Chainlink fence extends 1.5' beyond southeasterly boundary.
- E Chainlink fence extends 4.0' beyond southeasterly boundary.
- F Chainlink fence extends 0.8' beyond southeasterly boundary.
- G Wrought iron fence extends 1.4' beyond westerly boundary.
- H Wrought iron fence extends 0.3' beyond westerly boundary.

LAND DESCRIPTION

TRACT 1:
COMMENCING at a 3-1/4" aluminum disc (stamped "Racetrac Forest Lane Replat 2007") set with concrete base in the South right-of-way line of Forest Lane (126' right-of-way) for the Northeast corner of a right-of-way parcel described in Volume 88004, Page 1933 of the Real Property Records, Dallas County, Texas, said point being located a called distance of 16 feet easterly of the Southeast corner of intersection of said Forest Lane and Easy Street (50' right of way) and the Northwest corner of said Lot 2, Block 2, A. D. Jackson corners;
THENCE continuing along said right of way East a distance of 180.04 feet to a point;
THENCE continuing along said right-of-way N 89 deg. 15 min. 52 sec. E, a distance of 275.00 feet to a point;
THENCE leaving said right of way S 00 deg. 15 min. 00 sec. W, a distance of 56.00 feet to Point of Beginning;
THENCE continuing S 00 deg. 15 min. 00 sec. W, a distance of 165.00 feet to a point;
THENCE continuing S 60 deg. 10 min. 31 sec. W, a distance of 123.40 feet to a point;
THENCE continuing North a distance of 168.98 feet to a point;
THENCE continuing N 89 deg. 15 min 35 sec. E, a distance of 107.54 feet to POINT OF BEGINNING;
SAID PROPERTY CONTAINS 14,905 SQUARE FEET OR 0.342 acres.

TRACT 2:
The South 56 feet of Lot 12 of Access Addition, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 729, Page 400, of the Map Records of Dallas County, Texas.

TRACT 3:
BEING a tract of land situated in the William D. Reed Survey, Abstract Number 1249, and the Thomas McCarne Survey, Abstract Number 959, City of Garland, Dallas County, Texas, and being a portion of Block A, Lot 1, U. S. Steel Subdivision, as recorded in Volume 76109, Page 24, of Deed Records Dallas County, Texas, and being all of that tract of land conveyed to SST Truck Company LLC, as recorded in Volume 97031 Page 1750, of said Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Block A, Lot 1, U. S. Steel Subdivision, marked by a point in the Southerly right-of-way line of Forest Lane, which point is witnessed by a 1/2 inch iron rod which bears S 00°13'04" W, 4.65 feet;

THENCE N 89°14'16" E. 1493.38 feet along said Southerly right-of-way line to an "X" cut in concrete found;

THENCE S 00°42'49" E. 1127.97 feet along the West line of Lot 1, Block "A", U. S. Steel Subdivision, an addition to the City of Dallas, recorded in Volume 86032, Page 1982, of said Deed Records to a 1/2 inch iron rod found;

THENCE S 70°13'00" W. 1608.51 feet to a point from which a 1 inch iron pipe which bears N 00°13'04" E, 0.47 feet;

THENCE N 00°13'04" E. 1652.45 feet to the POINT OF BEGINNING, and containing 48,003 acres of land, more or less.

SAVE AND EXCEPT a tract of land executed by SST Truck Company, LLC to Racetrac Petroleum, Inc., filed February 15, 2000, recorded in Volume 2000031, Page 3218, of the Real Property Records, Dallas County, Texas.

The foregoing legal descriptions describes the same property as shown in the vesting deeds, recorded at Instrument Nos. 2009-29339, 2000196-6145 and 97031-1750 and is the same property as described in Schedule A of the Title Commitment by Chicago Title Insurance Company, GF No. 4712005978, effective date June 08, 2014.

AS-SURVEYED DESCRIPTION

Being a 47.267 acre tract of land situated in the William D Reed Survey, Abstract No. 1249 and the Thomas McCarne Survey, Abstract No 959, Dallas County, Texas and being a portion of Lot 1, Block A, US Steel Subdivision as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas and a portion of Lot 12, Access Addition, an addition to the City of Garland as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas and a portion of Lot 1H, Block 1, Racetrac Forest Lane Replat as recorded in Instrument No. 20070373352 of the Official Public Records of Dallas County Texas and being more particularly described as follows:

BEGINNING at nail found in concrete on the westerly line of said Lot 1, US Steel Subdivision and on the easterly line of said Access Addition and the northerly line of a tract of land described in deed to Dallas Area Rapid Transit as recorded in Volume 97022, Page 5424;

THENCE North 00°13'04" East along said common line for a distance of 101.66 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" for the southeasterly corner of Lot 12 in said Access Addition;

THENCE North 89°49'09" West along said common line for a distance of 196.85 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" on the easterly right-of-way line of Easy Street (50' foot right-of-way);

THENCE North 00°13'04" East along said easterly right-of-way line of Easy Street for a distance of 56.00 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" to the common corner of this tract and a tract of land described in deed to Jimmy T Bird as recorded in Volume 204199, Page 2403 of the Official Public Records of Dallas County, Texas;

THENCE South 89°49'09" East departing said easterly right-of-way line of Easy Street and along the common line for a distance of 196.85 feet a 1/2 inch iron rod with cap stamped "RPLS 5632";

THENCE North 00°13'04" East along the common line of Said Access Addition and US Steel Subdivision for a distance of 1272.57 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" on the southerly line of aforesaid Racetrac subdivision;

THENCE North 89°14'16" East along the common line for a distance of 168.16 feet an "X" Set;

THENCE North 00°01'36" West departing said southerly line of said Racetrac subdivision for a distance of 168.98 feet a 1/2 inch iron rod with cap stamped "RPLS 5632";

THENCE South 89°17'11" East for a distance of 107.54 feet to an "X" Found;

THENCE North 00°13'24" East for a distance of 56.00 feet to an "X" Found on the southerly line of Forest Lane (a 126 feet right-of-way);

THENCE North 89°14'16" East along said southerly line of Forest Lane for a distance of 1218.38 feet an "X" Found;

THENCE South 00°42'49" East departing said southerly line of Forest Lane for a distance of 1127.97 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" on the aforesaid Dallas Area Rapid Transit tract;

THENCE South 70°13'00" West along said southerly line of Forest Lane for a distance of 1608.51 feet to the POINT OF BEGINNING

Said tract having a computed area of 2,058,964 square feet or 47.267 Acres.

The property hereon described is the same property described in Chicago Title Insurance Company, GF No. 4712005978 effective date June 8, 2014.

ALTA/NSPS LAND TITLE SURVEY

4030 Forest Lane

Garland, TX 75042

Chicago Title Insurance Company

Commitment No. 4712005978

bearing an effective date of June 8, 2014

Surveyor's Certification

To: Allstate Carriers LLC and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 and 18 of Table A thereof.

"PRELIMINARY-NOT TO BE RECORDED FOR ANY REASON"

Larry G. Ferguson
Registration No. 5632
In the State of Texas
Date of Survey: 01-29-2020
Date of Last Revision: 02-24-2020
Project Name or No.: 4030 Forest

case # 191031-2

LGF LAND SURVEYING, LLC

Accurate Reliable Responsive

132 PR 7869

HOLLY LAKE RANCH, TEXAS 75765

PHONE (214) 289-6804

Firm# 10148100

LGFSURVEYS.COM

Page 1 of 1

EXHIBIT C

GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map No. 48113C0215K dated July 7, 2014. The property appears to lie within Zone "X" and does not lie within a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. Only surface indication of utilities are shown.
3. Areas indicated hereon are the results of calculations from reported positions and are subject to the minimum standards of surveying precision.
4. Bearings are based on the southerly right of way line of Forest Lane according to the Plat thereof recorded in Lot 1, Block A, US Steel Subdivision as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas.
5. The property has direct address and abuts to Forest Lane and Easy Street, both public rights of way, as shown.
6. The address of "4030" was observed on the monument sign as shown.
7. At the time this survey was performed no observable evidence of changes in street right-of-way lines, either completed or proposed and available from the controlling jurisdiction; street or sidewalk construction or repairs; location of cemeteries and burial grounds; earth moving, building construction or building additions (except as shown).
8. The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the surveyed property with regards to wetlands on the surveyed property.
9. Square footage of building is ground floor footprint only.
10. An As-Surveyed description was written combining three tracts into one.

Course	Bearing	Distance
L1	N00°13'04"E	101.66'
L2	N89°49'09"W	196.85'
L3	N00°13'04"E	56.00'
L4	S89°49'09"E	196.85'
L5	N89°14'16"E	168.16'
L6	N00°01'36"W	168.98'
L7	S89°17'11"E	107.54'
L8	N00°13'24"E	56.00'

POINT OF BEGINNING

As-Surveyed Description

Nail in concrete (cm)

SUP / APPLICATION SUBMITTAL
ALLSTATE CARRIERS LLC
4030 FOREST LANE, GARLAND, TX
TENANT AREAS
03/16/2020

CASE #191031-2



AT HOME (Tenant #1)
Leased Bldg. SF +/-450,000 SF
Land Area: 227,191 SF or 5.21 ACRES
Use: Warehouse/Storage/ Distribution



WELN TRUCK/TRAILER REPAIR (Tenant #2)
Leased Bldg. SF: +/-10,000 SF (including +/-1,500 SF office)
Land Area: 80,823 SF or 1.85 ACRES
Use: Truck & Trailer Repair/Truck Parking



C&R Trailer/Fleet Equipment (Tenant #3)
Leased Bldg. SF: +/-16,265 SF
Land Area: SF or +/-2.50 ACRES
Use: Truck & Trailer Repair/Truck Parking/Rental/Sales



Allstate Carriers /AllState Truck Trailer Repair (Tenant #4)
Leased Bldg. SF: +/-SF 42,700 SF (including 5,000 SF Office)
Land Area: 178,921 SF or +/- 4.11 ACRES
Use: Truck & Trailer Repair/Truck Parking/Warehouse/Storage

SUP / APPLICATION SUBMITTAL
ALLSTATE CARRIERS LLC
4030 FOREST LANE, GARLAND, TX
ALLSTATE CARRIERS LEASE BUILDING AREAS AND PARKING AREAS
03/16/2020

CASE #191031-2



Truck / Trailer Parking (4.11 ACRES)



Office Space (5,000 SF per Lease – Allstate Occupies about 1000 SF of that space)



Storage / Warehouse (12,300 SF Two Building Areas)



Truck/Trailer Repair Shop (10,000 SF Separate Building)



Truck/Trailer Repair Staging/Set Up Area



19 Easement(s) and rights incidental thereto, as granted in a document:
Granted to: United States Steel Corporation
Purpose: As provided in said document
Recording Date: June 23, 1960
Recording No: Volume 80124, Page 1725, of the Real Property Records, Dallas County,
Texas.
Affects: Tract 3
This item does not apply or affect the subject property. Abandoned in instrument
20070329259 of the Official Public Records of Dallas County, Texas

(A) Wrought iron fence extends 0.3' beyond northerly boundary.
 (B) Wrought iron fence extends 2.6' beyond northerly boundary.
 (C) Chainlink fence extends 3.2' beyond easterly boundary.
 (D) Chainlink fence extends 1.5' beyond southeasterly boundary.
 (E) Chainlink fence extends 4.0' beyond southeasterly boundary.
 (F) Chainlink fence extends 0.8' beyond southeasterly boundary.
 (G) Wrought iron fence extends 1.4' beyond westerly boundary.
 (H) Wrought iron fence extends 0.3' beyond westerly boundary.

POINT OF BEGINNING
As-Surveyed Description

REPORT & MINUTES

P.C. Meeting, April 13, 2020

Consideration of the application of **Allstate Carriers LLC**, requesting approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage. This property is located at 4030 and 4040 Forest Lane. (District 6) (File Z 20-08)
Kira Wauwie, Principal Development Planner, presented the staff report.

Chairman Roberts asked for clarification on the classification of tractor trailers and clarified the number of trailer parking spaces being requested.

Commissioner Rose asked staff whether we could request additional landscaping of this request.

Commissioner Williams inquired to the number of tractor trailer parking spaces being requested.

Commissioner Hallman requested clarification from staff the reason for denial of this request.

Ms. Wauwie clarified the classification on tractor trailers, stated due to this being a 30-day application request, additional site work was not requested. Additionally, Ms. Wauwie clarified that the recommendation of denial is due to technical requirements having not been met of the Garland Development Code (GDC).

Representing the applicant, Rosanna Hudson, provided an overview of the request.

Commissioner Dalton asked of the applicant if the trucks and trailers will be parked on-site and location of parking spaces for the larger vehicles.

Commissioner Rose inquired as to the use of the warehouse building at this site.

Ms. Hudson clarified the tractor trailers are parked empty on-site, no distribution will be conducted on-site, spoke about the parking location of vehicles, the warehouse building on the subject

property is not part of the request and belongs to another tenant and that Allstate Carriers will be sub-leasing the property.

Correy Price, 105 Nursey Lane, Ste. 200, Fort Worth, TX, 76114, spoke in support of the request.

Motion was made by Commissioner Williams to close the public hearing and open for discussion, seconded by Commissioner Ott.
Motion carried: 8 Ayes, 0 Nays.

Chairman Roberts, Commissioner Ott, Dalton, Rose, spoke of concerns regarding truck parking along Forest Lane, lack of parking with the warehouse building alone, and agreement with staff on the recommendation of denial.

Commissioner Hallman spoke in support of the request.

Motion was made by Commissioner Williams to **deny** the request due to failure to meet technical requirements of the Garland Development Code, (GDC), seconded by Commissioner Dalton.
Motion carried: 7 Ayes, 1 Nay from Commissioner Hallman.

ZONING FILE NO. Z 20-08

ALLSTATE CARRIERS, LLC
Applicant,

§
§
§
§

CITY COUNCIL
CITY OF GARLAND, TEXAS

ORDER DENYING SPECIFIC USE PROVISIONS

WHEREAS, on **April 13, 2020**, the Plan Commission of the City of Garland, Texas held a public hearing on the above referenced application (“Application”) regarding the 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage (“Truck Uses”);

WHEREAS, after considering Applicant’s proposed plan, testimony, and facts presented before it, the Plan Commission found and recommended that the Application be denied, based on the proposed plan not meeting technical details;

WHEREAS, based on the recommendation of the Plan Commission, Chairman Scott Roberts hereby submits this Proposed Order to the City Council pursuant to Section 2.05(F) of the Garland Development Code (“GDC”);

Scott Roberts, Chairman

WHEREAS, Section 2.17 of the GDC states in relevant part, “A Specific Use Provision is required to use or develop property within the City limits for any use designated as a specific use in the Land Use Matrix in Article 5 of this Chapter 2 for the zoning district in which the property is located;”

WHEREAS, the Applicant stated and represented that the Premises will meet all technical requirements if the Truck Uses are approved and thereafter be maintained in compliance with those requirements; and

WHEREAS, after considering the recommendation of the Plan Commission, the testimony of the witnesses, the written submissions contained in the record of this zoning file (including, without limitation, the proposed plan and other submissions from the Applicant), and all relevant facts, the City Council determines that the proposed plan does not meet technical requirements;

NOW, THEREFORE, IT IS ORDERED that the Application for the Truck Uses be **DENIED** due to the following deficiencies:

1. The application content demonstrates that the site improvements and proposed uses for the site result in too great of use intensity for the site. Specifically, the site does not have adequate parking for the size of the buildings and the uses proposed per analysis of the Garland Development Code, Chapter 2, Article 5, Land Use Matrix; and the Garland Development Code, Chapter 4, Chapter 2, Section 4.2.

2. The application content states that additional uses exist or would be established on the site, beyond those Truck Uses and include: Large Distribution Center, Small Distribution Center, and Vehicle Dispatch and Storage. As proposed, the Vehicle Dispatch and Storage use is not an allowable use in consideration of the Garland Development Code Chapter 2 Article 5 Land Use Matrix; and Chapter 6 Definitions.
3. The application presented does not formally request to amend certain existing Specific Use Provisions: File S 06-65 and File Z 15-29, resulting in an incomplete application per the Garland Development Code, Chapter 2 Article 2 Division 3.
4. The application proposes Truck Uses in a property zoned Community Retail (CR) District uses while such uses are not allowed in the Community Retail (CR) District and cannot be established through a Specific Use Provision application.

SO ORDERED this, the ____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 1, 2020

HEARING DATE/TIME: Plan Commission: April 13, 2020 – 7:00 PM

APPLICANT: ALLSTATE CARRIERS LLC

File: Z 20-08

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 13, 2020, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **ALLSTATE CARRIERS LLC**, requesting approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage. The property is shown on the enclosed sketch and is described as follows:

BEING part of U.S. Steel Subdivision Lot 1 Block A, an Addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 76109, Page 0024 and part of Racetrac-Forest Lane Replat Lot 1R, Block 1, a Subdivision to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070373352 of said Official Public Records of Dallas County, Texas. **This property is located at 4030 and 4040 Forest Lane. (District 6)**

Note: The applicant proposes a five (5) year operation of a warehouse/storage distribution use with truck and bus repair, truck sales/leasing/rental, and truck bus storage on a property developed for industrial uses.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver 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 Kira Wauwie at 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2833

(Please Check One Below)

☒ I am in favor of the request.

APR 15 '20 PM12:11

_____ 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)

3717 Miller Park
Your Property Address

Christopher Blackburn
Printed Name

1722 Reserve St Dallas Tx 75242
Address City, State Zip

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

Chris Blackburn owner
Signature Title

Date: 4-6/2020



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 1, 2020

HEARING DATE/TIME: Plan Commission: April 13, 2020 – 7:00 PM

APPLICANT: ALLSTATE CARRIERS LLC

File: Z 20-08

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BEING part of U.S. Steel Subdivision Lot 1 Block A, an Addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 76109, Page 0024 and part of Racetrac-Forest Lane Replat Lot 1R, Block 1, a Subdivision to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070373352 of said Official Public Records of Dallas County, Texas. **This property is located at 4030 and 4040 Forest Lane. (District 6)**

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Para Español, por favor contactar a Josue De La Vega 972-205-2833

(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)

613 Easy Street Garland TX 75042

Your Property Address

Pete Conley

Printed Name

3108 Hillside dr Highland Village TX 75077

Address

City, State

Zip

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

Pete Conley

Signature

Property owner

Title

Date:

3/3/20



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 1, 2020

HEARING DATE/TIME: Plan Commission: April 13, 2020 – 7:00 PM

APPLICANT: ALLSTATE CARRIERS LLC

File: Z 20-08

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Para Español, por favor contactar a Josue De La Vega 972-205-2833

(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)

4030-4040 Forest Lane, Garland, TX 75042

Your Property Address

Hunter Harrison

Printed Name

105 Nursery Lane Suite 200

Fort Worth, TX

76109

Address

City, State

Zip

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

Hunter Harrison

Hunter Harrison (Apr 6, 2020)

Signature

Title

Date: 4/6/2020



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 1, 2020

HEARING DATE/TIME: Plan Commission: April 13, 2020 – 7:00 PM

APPLICANT: ALLSTATE CARRIERS LLC

File: Z 20-08

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Para Español, por favor contactar a Josue De La Vega 972-205-2833

(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.

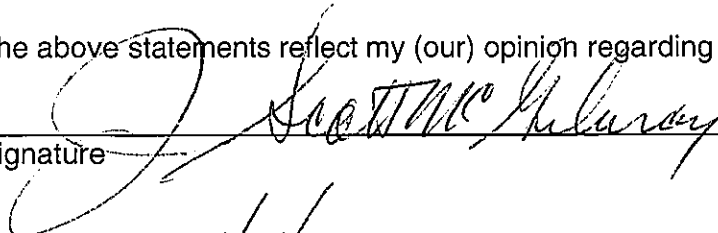
(Please complete the following information)

812 Easy St.
Your Property Address

John Scott McGilvray
Printed Name

9139 Dunmore Dr Dallas Tx 75231
Address City, State Zip

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


Signature Title owner

4/4/20
Date:

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

The truck repairs will be too close to
the back of our property. If its
Storage and quiet loss of an
problem

(Please complete the following information)

Your Property Address 706 - 702 Easy St
Printed Name Cary & Fredda Isenberg
Address 7034 Prestonside Ln City, State Dallas Texas Zip 75225

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

Signature Cary & Fredda Isenberg Title Owner

Date: 4-14



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

April 1, 2020

HEARING DATE/TIME: Plan Commission: April 13, 2020 – 7:00 PM

APPLICANT: ALLSTATE CARRIERS LLC

File: Z 20-08

Dear Property Owner:

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Para Español, por favor contactar a Josue De La Vega 972-205-2833

(Please Check One Below)

☒ I am in favor of the request.

Outside the notification area

_____ 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)

Garland ISD, Harris Hill Administration Building, 501 S. Jupiter Road, Garland, TX 75042

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Garland, TX

75040

Address

City, State

Zip

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



Signature

, Executive Director of Facilities & Maintenance

Title

Date: 4/13/20

Z 20-08

Approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage

**City Council Meeting
May 5, 2020**



GARLAND

TEXAS MADE HERE

Case Information

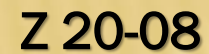
Location: 4030 and 4040 Forest Lane

Applicant: Allstate Carriers LLC

Owner: 4040 Forest Lane Partners, LLC

Acreage: 47.26 acres

Zoning: Industrial (IN) District and Community Retail (CR)
District



Photos



View of site looking west on Forest Lane



Midblock view of site on Forest Lane



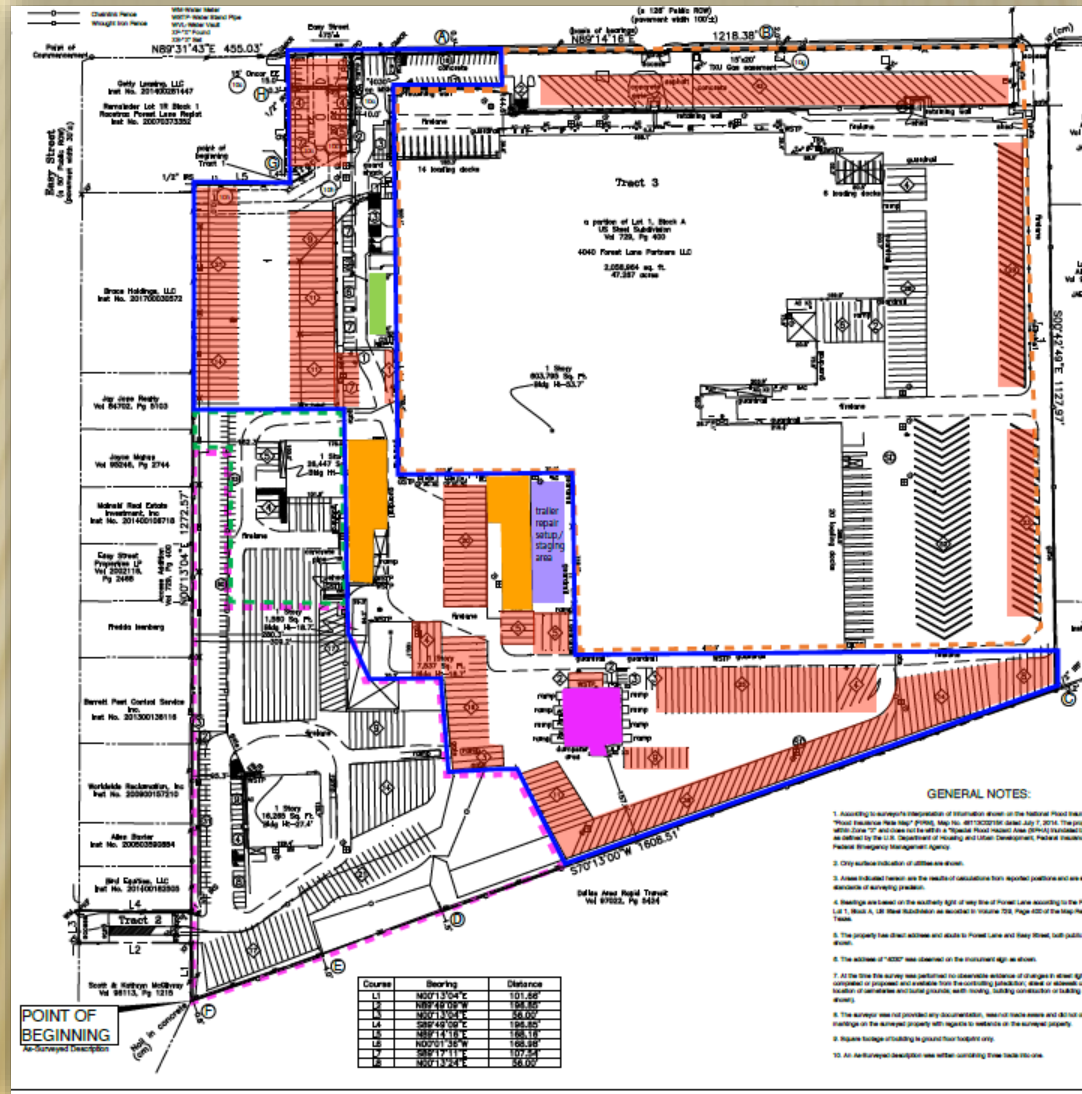
View of site at east entrance on Forest Lane



View of site at Easy Street appendage



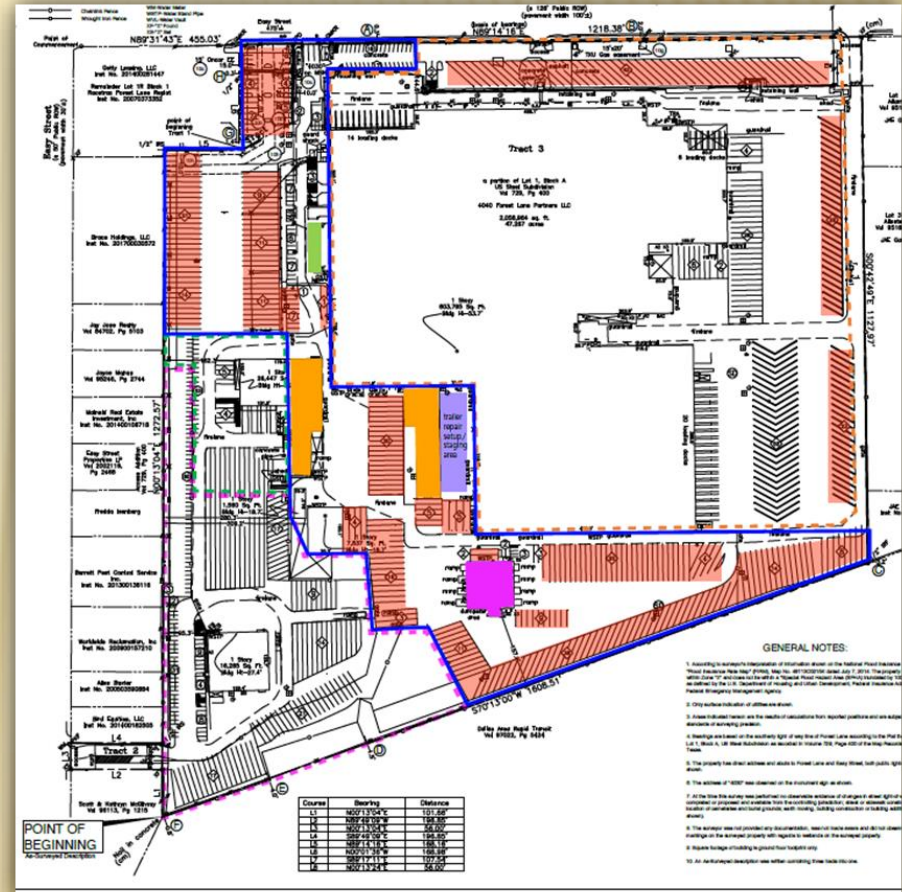
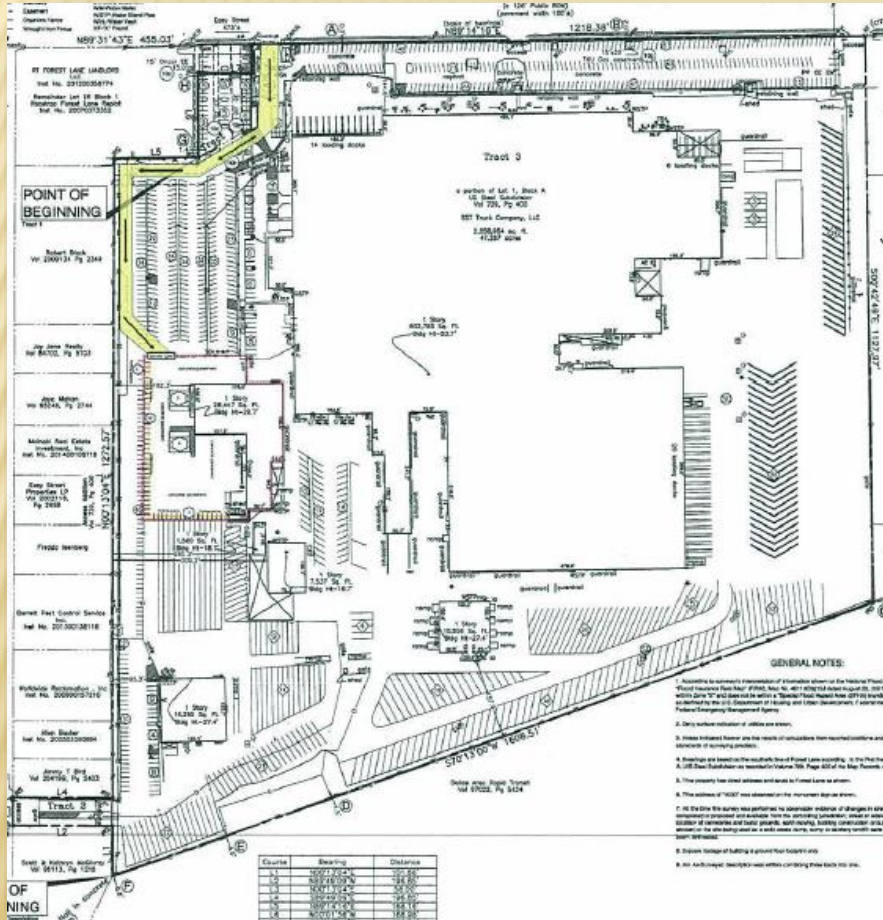
Site Plan

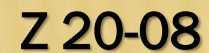




GARLAND
TEXAS MADE HERE

Site Comparison





Monday, April 27th, 2020

Mayor LeMay and Garland City Council

Garland City Hall
200 N Fifth Street
Garland, TX 75040

RE: Z 20-08 Request for Two-Week Continuance (Delay)

Dear Mayor LeMay and City Council Members,

On April 13, 2020, Allstate Carriers, LLC received an order from the Plan Commission denying their request for Specific Use Provisions for Z 20-08 for not meeting the technical requirements of the Garland Development Code (GDC). For your reference, the Order has been attached.

During the April 13 hearing, Commissioners consulted with the City Attorney for clarification on how the motion must be made. The attorney stated that commissioners could make only an approval or denial motion, and if denying “the obligation is to specify the reasons why. The onus is on the applicant to then bring it back at a later date to address it.” Although heavy load vehicle uses are prominent in the area, and it is Industrial zoning, Plan Commissioner Williams moved to deny the request for SUP for failing to demonstrate compliance with the technical requirements of the GDC, specifically for parking and for other standards recounted in the staff report.

However the misunderstanding occurred, as a single tenant leasing space within a multi-tenant industrial lot, Alliance focused their specific use request application and presentation on only the portion of the site that they are utilizing, rather than the holistic use of the site by which their application was reviewed and evaluated.

Alliance would like to have an opportunity to perform the necessary calculations and exhibit revisions to help demonstrate that, if granted the Special Use Provision, not only their portion,

but the entire site can accommodate the current plus the requested uses while meeting the parking and other technical requirements of the GDC.

Z 20-08 is currently scheduled to be heard by City Council on May 5, 2020. In order to have some additional time to prepare documentation and to consult and work with city staff, Alliance Carriers, LLC kindly requests a two-week continuance for their Specific Use Provision application Z 20-08 so their case can instead be presented to City Council on May 19th, 2020.

Thank you for your consideration in this matter, and for your understanding as we work to better communicate the specifics of our request and its conformance to the standards of the City of Garland.

Regards,



Darin Norman
Real Estate Consultant

Attachment: Order Denying Specific Use Provisions

ZONING FILE NO. Z 20-08

ALLSTATE CARRIERS, LLC
Applicant,

§
§
§
§

CITY COUNCIL
CITY OF GARLAND, TEXAS

ORDER DENYING SPECIFIC USE PROVISIONS

WHEREAS, on **April 13, 2020**, the Plan Commission of the City of Garland, Texas held a public hearing on the above referenced application (“Application”) regarding the 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage (“Truck Uses”);

WHEREAS, after considering Applicant’s proposed plan, testimony, and facts presented before it, the Plan Commission found and recommended that the Application be denied, based on the proposed plan not meeting technical details;

WHEREAS, based on the recommendation of the Plan Commission, Chairman Scott Roberts hereby submits this Proposed Order to the City Council pursuant to Section 2.05(F) of the Garland Development Code (“GDC”);

Scott Roberts, Chairman

WHEREAS, Section 2.17 of the GDC states in relevant part, “A Specific Use Provision is required to use or develop property within the City limits for any use designated as a specific use in the Land Use Matrix in Article 5 of this Chapter 2 for the zoning district in which the property is located;”

WHEREAS, the Applicant stated and represented that the Premises will meet all technical requirements if the Truck Uses are approved and thereafter be maintained in compliance with those requirements; and

WHEREAS, after considering the recommendation of the Plan Commission, the testimony of the witnesses, the written submissions contained in the record of this zoning file (including, without limitation, the proposed plan and other submissions from the Applicant), and all relevant facts, the City Council determines that the proposed plan does not meet technical requirements;

NOW, THEREFORE, IT IS ORDERED that the Application for the Truck Uses be **DENIED** due to the following deficiencies:

1. The application content demonstrates that the site improvements and proposed uses for the site result in too great of use intensity for the site. Specifically, the site does not have adequate parking for the size of the buildings and the uses proposed per analysis of the Garland Development Code, Chapter 2, Article 5, Land Use Matrix; and the Garland Development Code, Chapter 4, Chapter 2, Section 4.2.

2. The application content states that additional uses exist or would be established on the site, beyond those Truck Uses and include: Large Distribution Center, Small Distribution Center, and Vehicle Dispatch and Storage. As proposed, the Vehicle Dispatch and Storage use is not an allowable use in consideration of the Garland Development Code Chapter 2 Article 5 Land Use Matrix; and Chapter 6 Definitions.
3. The application presented does not formally request to amend certain existing Specific Use Provisions: File S 06-65 and File Z 15-29, resulting in an incomplete application per the Garland Development Code, Chapter 2 Article 2 Division 3.
4. The application proposes Truck Uses in a property zoned Community Retail (CR) District uses while such uses are not allowed in the Community Retail (CR) District and cannot be established through a Specific Use Provision application.

SO ORDERED 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. e.

Meeting Date: 05/05/2020

Item Title: Public Hearing for Implementation of a Rental and Mortgage Assistance Program using CDBG and ESG Funding

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

At the May 4 2020, Work Session Meeting, City Council was provided information regarding \$648,962 in Emergency Solutions Grant funding provided through the Coronavirus Aid, Relief and, Economic Security Act and considered reprogramming \$400,000 in FY19-20 Community Development Block Grant funding to implement a Rental and Mortgage Assistance Program for eligible Garland residents.

As part of the process, a public hearing is required to solicit comments from any interested parties relating to this issue.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain public comments from any interested parties.
