



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, March 15, 2022
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.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 1, 2022 Regular Meeting.
2. Consider approval of the following bids:
 - a. Duck Creek Wastewater Treatment Plant Filter Rehabilitation and UV Conversion Project- Bid No. 0469-22

Carollo, Inc.	\$3,220,995.00
Optional Contingency	<u>322,000.00</u>
TOTAL:	\$3,542,395.00

This request is for professional engineering services for the design and rehabilitation of the sand filters and the chlorination system at the Duck Creek Wastewater Treatment Plant. This project will convert the disinfection process from chlorination to UV disinfection and convert the sand filtration system to a modern cloth filtration system.

b. GP&L Naaman to Apollo Transmission Line Rebuild Steel Structures **Bid No. 0228-22**

Techline, Inc.	\$1,476,131.00
Optional Contingency	<u>73,806.55</u>
TOTAL:	\$1,549,937.55

This request is for the purchase of thirty-two (32) steel structures to be used for the rebuild and upgrade of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any structure modifications that may be required.

c. Rowlett Creek Wastewater Treatment Plant Centrifuge Rotating Assembly Inspection and Repair **Bid No. 0474-22**

Alfa Laval, Inc.	\$85,800.00
Optional Contingency	60,000.00
TOTAL:	<u>\$145,800.00</u>

This request is to provide inspections and repairs to three (3) centrifuge rotating assemblies. The centrifuge rotating assemblies are used to dewater biosolids at Rowlett Creek Wastewater Treatment Plant. This approval is for a Term Agreement with four (4) optional renewals.

d. GP&L Naaman to Apollo 138kV Transmission Line Rebuild Materials **Bid No. 0229-22**

Techline, Inc.	\$510,955.14
Optional Contingency	<u>51,095.51</u>
TOTAL:	\$562,050.65

This request is for the purchase of materials needed for the upgrade and rebuild of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any additional materials that may be required.

e. GP&L Elm Grove Substation Cable Trench **Bid No. 0287-22**

KBS Electrical Distributors, Inc.	<u>\$65,932.00</u>
TOTAL:	\$65,932.00

This request is to approve a Change Order for the Elm Grove Substation Cable Trench. The total length of the trench has been recalculated to add approximately 181 additional linear feet.

f. GP&L Millwood Switch Station Cable Trench **Bid No. 0391-226**

Trenwa, Inc.	<u>\$125,848.00</u>
	\$125,848.00

This request is for the purchase of a 380-foot precast concrete cable trench and associated materials needed for the construction of the Millwood Switch Station. This is part of the approved GP&L Millwood Switch Station CIP project.

- g. Naaman 138kV Substation Rebuild** **Bid No. 0503-22**
Engineering and Construction Support Services
- Black & Veatch** **\$493,260.00**
TOTAL: **\$493,260.00**

This request is for engineering and construction support services for the rebuild of the GP&L 138kV Naaman Substation. This is part of the approved GP&L Naaman Substation Rebuild CIP project.

- h. GP&L Millwood Switch Station Control** **Bid No. 0401-22**
Enclosure
- Electric Power Products, Inc.** **\$780,108.00**
\$780,108.00

This request is for the purchase of a control enclosure for the Millwood Switch Station as part of the approved Millwood Switch Station CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment.

- i. NIBIN Cartridge Cases Acquisition and Triage** **Bid No. 0498-22**
Package
- Forensic Technology, Inc.** **\$243,762.00**
TOTAL: **\$243,762.00**

This request is to purchase the National Integrated Ballistic Information Network (NIBIN) Cartridge Cases Acquisition and Triage Package which is a component of the Integrated Ballistic Identification System (IBIS). IBIS provides timely actionable intelligence for the investigation of firearm-related crimes and is the search engine that helps law enforcement agencies quickly find links between firearm-related incidents.

- j. Explosive Ordinance Disposal Robots** **Bid No. 0505-22**
- ICOR Technology, Inc.** **\$205,500.98**
TOTAL: **\$205,500.98**

This request is for the purchase of two (2) explosive ordinance disposal (EOD) Mini-Caliber Robots with accessories. The robots will replace an aged-out HD robot that was purchased with 2004 grant funds and a Mini Andros robot purchased with 1998 grant funds.

k.	Electric Distribution Hardware for Warehouse Inventory	Bid No. 0437-20
	Techline, Inc.	<u>\$33,216.95</u>
	TOTAL:	<u>\$33,216.95</u>

This request is to approve a Change Order to the Electric Distribution Hardware Term Agreement.

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

a. Zoning File No. Z 21-56, DEC (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 19-18 for Community Retail Uses and 2) a Detail Plan for a Restaurant Use on a 1.23-acre tract of land located at 3900 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 21-57, Kimley-Horn (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.50-acre tract of land located at 4401 Bunker Hill Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Zoning File No. Z 21-25, 7LC, LLC (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.482-acre tract of land zoned Planned Development (PD) District 89-30 for Community Retail (CR) Uses and located at 519 North Jupiter Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Consider approval of the Ordinance amending the 2021-22 Adopted Budget.

At the February 28, 2022, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2021-22 Adopted Budget (2021-22 Budget Amendment No. 2). The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2020-21 fiscal year, and (3) expenditures not anticipated in the 2021-22 Adopted Budget.

5. Consider a resolution for a Project Specific Agreement with Dallas County for Garland Avenue Underpass Trail

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for "partnering" on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

6. Consider a resolution for a Project Specific Agreement with Dallas County for the Naaman Forest Connection Trail.

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for "partnering" on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

7. Consider a resolution for a Project Specific Agreement with Dallas County for Duck Creek Audubon Trail.

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for "partnering" on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

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

Parking by tractor trailers along Miller Park Drive has increasingly become an issue for local businesses, blocking sight distance from driveways. Local businesses have

requested these restrictions. Council is requested to restrict parking at all times on both sides of Miller Park South and Miller Park North from International Road to Jupiter Road.

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

The Transportation Department has conducted speed limit studies on Garland Avenue between Buckingham Rd and Belt Line Rd and determined the appropriate speed limit to be 40mph.

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

Traffic on the Pleasant Valley Road bridge has normalized since its reconstruction and the new wider roadway has enabled safer travel at slightly higher speeds. Based on traffic studies, the current speed limit of 40mph can be safely raised to 45mph.

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

Windsor Park II was developed with 24-foot wide streets which are often blocked by parking on both sides of the street. The homeowners association has requested parking restrictions to ensure that the streets remain open for vehicles to traverse the neighborhood. Council is requested to adopt an ordinance to restrict parking as shown on the attached exhibit.

12. **Consider an ordinance amending Section 25.04, "Park Names," of Article I, "in general," of Chapter 25, "Parks and Recreation;" to allow the naming of the skate park to be "The Boneyard at Garland; Providing a savings clause, providing a severability clause; and providing an effective date.**

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.

13. Hold public hearing(s) on:

a. Hold a Public Hearing and consider Re-adoption of the Juvenile Curfew Ordinance

A public hearing will be held on the Re-adoption of the Juvenile Curfew Ordinance. At the public hearing, all interested persons will be given the opportunity to be heard for or against the re-adoption of the juvenile curfew ordinance. Immediately after, City Council will consider re-adoption of the curfew.

b. Consider an ordinance approving the re-adoption of Chapter 26 "Police-Miscellaneous Provisions and Offences," of the Code of Ordinances of the City of Garland, Subsection 26.10 related to curfew hours for minors.

At the March 14, 2022, Council Work Session, Council considered the re-adoption of the Juvenile Curfew Ordinance.

c. Consider a Zoning request by Advantage Self-Storage Advisors, LLC, to allow a Self-Storage (Mini Warehouse) Use. The property is located at 3599 North Garland Avenue in District 7.

Consideration of the application of Advantage Self Storage Advisors, LLC, requesting approval of 1) an amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision to allow a Self- Storage Facility (Mini warehouse). This property is located at 3599 North Garland Avenue. (File Z 21-59, District 7)

d. Consider Detail Plan request by Advantage Self-Storage Advisors, LLC, to allow Self-Storage (Mini Warehouse) facility. The property is located at 3599 North Garland Avenue in District 7.

Consideration of the application of Advantage Self Storage Advisors, LLC, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49. This property is located at 3599 North Garland Avenue. (File Z 21-59, District 7)

- e. **Consider a Planned Development amendment request by KRG Civil Engineers, Inc. to allow for the construction of a Church. This property is located at 2313 Naaman School Road in District 1.**

Consideration of the application of KRG Civil Engineers, Inc. requesting approval of an amendment to Planned Development (PD) District 06-78 for Community Retail Uses. This property is located at 2313 Naaman School Road. (File Z 21-37, District 1)

- f. **Consider a Detail Plan request by KRG Civil Engineers, Inc. to allow for the construction of a Church. This property is located at 2313 Naaman School Road in District 1.**

Consideration of the application of KRG Civil Engineers, Inc. requesting approval of a Detail Plan for a Church Use. This property is located at 2313 Naaman School Road. (File Z 21-37, District 1)

14. 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.

15. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 03/15/2022

Item Title: Minutes March 1

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the March 1, 2022 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes March 1

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, March 1, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

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

Mayor LeMay, along with the Environmental & Community Advisory Board, presented a Special Recognition to Reba Collins for her community conservation efforts and as a leader in the Camelot neighborhood.

Mayor LeMay recognized the Parks Department for winning the 2022 Gold Medal Award, for population class two, at the Texas Recreation & Parks Society State convention; the award is modeled after the National Parks & Recreation Gold Medal award. The award honors excellence in park management over the past three years. Andy Hesser, Parks Director, and members of the department were present for the recognition. Mr. Hesser thanked all departments who participated in their success to receive the award.

Mayor LeMay recognized the Public & Media Relations Department for their 2021 Regional Emmy Award from the Lone Star Chapter; in the military short form or long form category, for the video recap of "The Wall That Heals", a Vietnam Veterans Memorial. Mr. Bach and his team captured the arrival, setup and visits to the wall. Dorothy White, Director of Public & Media Relations, Dan Bach, Media Relations Manager and members of the department were present for the recognition. Mr. Bach received specific recognition for his work as producer on the project.

CONSENT AGENDA

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

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

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the February 15, 2022, Regular Meeting.

2. Consider approval of the following bids:

- a. **APPROVED** Weekend Litter Control and Contract Mowing **Bid No. 0682-20**
Carruthers Landscape Management **\$80,313.84**

This request is to approve a Change Order for additional litter control throughout the city and mowing along State Highway 66.

- b. **APPROVED** Repair of Benshaw Low and Medium Voltage Solid State Reduced Voltage Starters **Bid No. 0475-22**
Five Star Electric Motors, Inc. **\$100,000.00**

This request is for the repair of Benshaw Low and Medium Voltage Solid State Reduced Voltage Starters. This approval is for a Term Agreement with four optional renewals.

- c. **APPROVED** Forest Lane and Country Club Water & Wastewater Mains Replacement **Bid No. 0252-22**
Camino Construction, LP **\$521,609.00**
Optional Contingency **45,000.00**
TOTAL: **\$566,609.00**

This request is to replace water and wastewater mains including streets, driveways, parking lots and sidewalks between Forest Lane North and Forest Lane South from S. Garland Avenue to Duck Creek and N. Country Club Road from Pleasant Valley Road to Bosque Drive. An Optional Contingency is included for any additional work that may be required.

- d. **APPROVED** Water Meter Testing **Bid No. 1169-19**
UWS **\$25,000.00**

This request is to approve a Change Order for water meter testing services.

- e. **APPROVED** Peripheral Equipment for Police Patrol Vehicles **Bid No. 0444-22**
GT Distributors, Inc. **\$479,610.59**
Plastix Plus, LLC **154,605.00**
Stop Stick, Ltd. **11,361.25**
Kustom Signals, Inc. **35,928.60**
TOTAL: **\$681,505.44**

This request is to upfit the new Police Department Tahoes with the safety and technology equipment necessary to make them fully-functioning patrol vehicles.

f. APPROVED Additional Services for Tuckerville Park Development Bid No. 0697-21

MHS Planning and Design \$793,440.00

This request is to approve a Change Order to the professional services contract for Tuckerville Park Development to include the scope of work associated with the additional \$8,352,000 approved for the project through ARPA.

g. APPROVED 2022 Miscellaneous Concrete Repair Program Bid No. 0284-22

Tri-Con Services, Inc. \$2,000,000.00

This request is to approve the 2022 Miscellaneous Concrete Repair Program. This approval is for a Term Agreement with four optional renewals.

h. APPROVED Erosion Mitigations Bid No. 1256-21

Knight Erosion Control, Inc. \$450,000.00

This request is to provide on-call Erosion Mitigations to repair existing creek and channel erosion throughout the city of Garland. This approval is for a Term Agreement with two optional renewals.

i. APPROVED Police Ammunition Bid No. 0452-22

Precision Delta Corporation \$158,355.15
GT Distributors, Inc. 40,182.45
TOTAL: \$198,537.60

This request is to purchase ammunition for the training of Garland Police Officers in the use of firearms to perform their duties.

j. APPROVED Gatewood Pavilion Restroom Building Bid No. 0463-22

Public Restroom Company \$192,119.00

This request is to fabricate and install a restroom building at Gatewood Pavilion.

k. APPROVED Street Department Facility Additional Design Services Bid No. 1187-20

MPI Architects \$186,340.00

This request is to approve a Change Order for design services for the new Street Department Building.

I. APPROVED TMPA Ben Davis Substation 345kV Bid No. 0299-22

Breaker Replacement

Altitude Energy, LLC	\$196,275.00
Optional Contingency	<u>19,627.50</u>
TOTAL:	\$215,902.50

This request is for the replacement of existing 345kV breakers at the TMPA Ben Davis Substation. An Optional Contingency is included for any additional work that may be required.

m.	APPROVED	Embree Park Additional Design Services	Bid No. 1047-21
		MHS Planning & Design	\$30,090.00

This request is to approve a Change Order for design services for Embree Park.

n.	APPROVED	Lon Wynne Park Additional Design Services	Bid No. 0633-21
		MHS Planning & Design	\$76,900.00

This request is to approve a Change Order for design services for Lon Wynne Park.

o. APPROVED	Watson Park Additional Design Services	Bid No. 0632-21
	MHS Planning & Design	\$78,650.00

This request is to approve a Change Order for design services for Watson Park.

p.	APPROVED	Existing Animal Shelter Demolition	Bid No. 0468-22
		Intercon Environmental, Inc.	\$204,798.35

This request is for the abatement and demolition of the existing Animal Shelter located at 600 Tower Street.

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 21-60, Realty Capital Management (District 1)**

Ordinance No. 7296 amending the Garland Development Code of the City of Garland, Texas, by approving a Change of Zoning from Planned Development (PD) District 15-40 and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family Uses on a 13.255-acre tract of land located at 4425 Bunker Hill Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **APPROVED Resolution No. 10532** agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the February 14, 2022 Work Session, Council considered approving the sale of 328 Oaks Trail to OM Estate Development, LLC and provide an executed Deed without Warranty.

5. **APPROVED Resolution No. 10533** authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

City Council approved the 2022 Capital Improvement Program at the February 15, 2022 Regular Meeting. At the February 28, 2022 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation in an amount of approximately \$31 million to fund a portion of the CIP and pay related issuance costs of approximately \$150,000.

6. **APPROVED Resolution No. 10534** by the City Council of Garland, Texas accepting the Recycling and Waste Minimization Technical Study conducted by Burns and McDonnell; and providing an effective date.

At the February 14, 2022 Work Session, Council considered accepting the Recycling and Waste Minimization Technical study in order to complete the application process with the North Central Texas Council of Governments.

7. **APPROVED Council approved the Downtown revitalization by providing future tenants with additional real estate and possible patio space.**

Council approved a lease agreement for the property adjacent to 500 Main St. The lease would be between the City of Garland and Andor Properties, LLC & Shirlee Mae, LLC.

8. **APPROVED Council approved an updated Lease Agreement with the City of Dallas for the management and operation of Friendship Park for a period of 20 years and authorized the Mayor to execute the necessary documents.**

At the January 31, 2022 Work Session, Council approved the updated lease agreement with the City of Dallas for Friendship Park.

9. **APPROVED Council approved the redistribution of \$217,013 in Emergency Solutions Grant - CARES Act - Rapid Rehousing funding to the Transcend STEM Program and authorization for the City Manager to execute a change order to the existing contract for said amount.**

At the February 14, 2022 Work Session, Council considered approving a request from the Community Development Department to redistribute \$217,013 from administration funding and the Garland Housing Agency Program to Transcend STEM Program in order to comply with the HUD deadline of September 20, 2022.

10. **APPROVED Minute action approving one purchase agreement negotiated to date with the property owner in the amount of \$164,182.**

Council has been briefed on previous occasions of the plans for Naaman School Road (from Brand to S.H. 78 / Lavon Drive). It is currently a two-lane asphalt street and is being reconstructed to a four-lane divided roadway with curbs, which will alleviate road congestion and flooding issues during significant rainfall. This requires additional land/right of -way and staff has been working with consultants to acquire the necessary property rights. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of right of way needed to move forward with the project.

11. **APPROVED Ordinance No. 7297** canceling the election to be held May 7, 2022 for unopposed candidates for Council Members for Districts 1 and 4; declaring each of the unopposed candidates for Council Members within those respective districts elected to office; ordering the City Secretary to post a copy of this ordinance at each polling place that would have been used in the election; and providing an effective date.

Council accepted the Certification of Unopposed Candidates and approved an ordinance canceling the election for May 7, 2022, for Council Districts 1 and 4 in accordance with the Charter of the City of Garland and the laws of the State of Texas.

12. **APPROVED Council accepted the Garland Housing Finance Corporation Disbursement Agreement**

At the February 14, 2022 Work Session, Council accepted a \$350,000 grant from the Garland Housing Finance Corporation (GHFC) to continue the GHFC Addressing Garland Partnership Program which benefits low-income, senior and veteran residents with property improvements and to authorize the City Manager to sign and execute a disbursement agreement for deployment of these funds.

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.

13. **APPROVED** Resolution N. 10535 of the City Council of the City of Garland, Texas adopting the Greenbelt Parkway Plan; and providing an effective date.

Council approved a resolution and final report of the Greenbelt Parkway Area Plan. The Council was briefed on the plan during the January 31, 2022 Work Session, and the Plan Commission was briefed during their February 21, 2022 meeting. Stakeholder outreach has been conducted through meetings and a public charrette, including with the property ownership, a potential developer, DART staff, and others in the area.

The staff report was presented by William Guerin, Director of Planning. Also speaking on this item was Daniel Acevedo, Project Manager, Kimley Horn.

Deputy Mayor Pro Tem Williams presented comments.

Motion was made by Deputy Mayor Pro Tem Williams to approve the resolution and final report for the Greenbelt Parkway Area Plan, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

14. **Hold public hearings on:**

- a. **DENIED** Consider a Zoning request by Alan Hameed to allow automobile sales. This property is located at 3218 Forest Lane in District 6.

Consideration of the application of Alan Hameed, requesting approval of 1) an amendment to Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by Specific Use Provision, and 2) a Specific Use Provision to allow Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (File Z 21-39, District 6)

The staff report was presented by William Guerin, Director of Planning. Speakers on this item were: Alan Hameed, applicant and Tailim Song, Attorney for the applicant.

There was discussion by the Council.

Motion was made by Council Member Vera to deny the request for Zoning (Item 14a) and Detail Plan (Item 14b), seconded by Council Member Bass. Motion to deny carried:

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

- b. DENIED Consider a Detail Plan request by Alan Hameed to allow automobile sales. This property is located at 3218 Forest Lane in District 6.**

Consideration of the application of Alan Hameed, requesting approval of Detail Plan for Automobile Sales, New or Used. This property is located at 3218 Forest Lane. (File Z 21-39, District 6)

- c. APPROVED Consider a Zoning request by DEC to allow the construction of a restaurant. This property is located at 3900 Lavon Drive in District 1.**

Consideration of the application of DEC, requesting approval of an amendment Planned Development (PD) District 19-18 for Community Retail Uses to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (File Z 21-56, District 1)

The staff report was presented by William Guerin, Director of Planning. Speakers on this item was Daniel Stewart, Engineer for DEC.

There was discussion by the Council.

Motion was made by Council Member Bass to approve the request for Zoning (Item 14c) and Detail Plan (Item 14d), seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

- d. APPROVED Consider a Detail Plan request by DEC to allow the construction of a restaurant. This property is located at 3900 Lavon Drive in District 1.**

Consideration of the application of DEC, requesting approval of a Detail Plan to allow the construction of a Restaurant. This property is located at 3900 Lavon Drive. (File Z 21-56, District 1)

- e. APPROVED Consider a Zoning request by Kimley-Horn to construct 148 townhouse-style multi-family units. This property is located at 4401 Bunker Hill Road in District 1.**

Consideration of the application of Kimley-Horn, requesting approval of an amendment to Planned Development (PD) District 15-40 for Multi-Family Use. This property is located at 4401 Bunker Hill Road. (File Z 21-57, District 1)

The staff report was presented by William Guerin, Director of Planning. Speakers on this item were: Jamie Ploetzner and Douglas Hoy, applicant(s).

Motion was made by Council Member Bass to approve the request for Zoning (Item 14e) and the Detail Plan (Item 14f), seconded by Council Member Smith. Motion carried:

Vote: 9 ayes, 0 nays

- f. APPROVED Consider a Detail Plan request by Kimley-Horn to construct 148 townhouse-style multi-family units. This property is located at 4401 Bunker Hill Road in District 1.**

Consideration of the application of Kimley-Horn, requesting approval of a Detail Plan for a Multi-Family development. This property is located at 4401 Bunker Hill Road. (File Z 21-57, District 1)

15. Citizen comments: Joshua Garcia

16. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:13 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 03/15/2022

Item Title: Duck Creek Wastewater Treatment Plant Filter Rehabilitation and UV Conversion Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 0469-22

Purchase Justification:

This request is for professional engineering services for the design and rehabilitation of the sand filters and the chlorination system at the Duck Creek Wastewater Treatment Plant. This project will convert the disinfection process from chlorination to UV disinfection and convert the sand filtration system to a modern cloth filtration system. The conversion to cloth filters and UV disinfection was identified in the 2016 Master Plan as Projects CIP-1204 and CIP-1205. An Optional Contingency is included for any additional services that may be required.

Evaluation:

Carollo, Inc., was selected as the Most Qualified firm for this project from RFQ 0767-18.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Carollo, Inc.	All	\$3,220,395.00
Optional Contingency		322,000.00
	TOTAL:	\$3,542,395.00

Basis for Award: Most Qualified

Purchase Requisition #: 46857

Fiscal Impact

Total Project/Account: \$1,200,000

Expended/Encumbered to Date: 0

Balance: \$1,200,000

This Item: 3,542,395

Proposed Balance: \$(2,342,395)*
Account #: 230-4239-3404200-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Duck Creek WWTP Cloth Filter & UV Disinfection

* This project will continue through 2025; additional funding will be requested in the 2023 Capital Improvement Program for this project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Proposed CIP - Page 282

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/02/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/25/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 03/15/2022

Item Title: GP&L Naaman to Apollo Transmission Line Rebuild Steel Structures

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0228-22

Purchase Justification:

This request is for the purchase of thirty-two (32) steel structures to be used for the rebuild and upgrade of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any structure modifications that may be required. This is part of the approved Naaman to Apollo Rebuild CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. SAE Towers, LTD, was unable to meet the specified delivery schedule and was, therefore, considered nonresponsive. Techline, Inc., submitted the Lowest Responsible Bid meeting the specified delivery schedule.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$1,476,131.00
Optional Contingency		73,806.55
	TOTAL:	\$1,549,937.55

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 46457

Fiscal Impact

Total Project/Account: \$7,349,099

Expended/Encumbered to Date: 649,009

Balance: \$6,700,090

This Item: 1,549,938

Proposed Balance: \$5,150,152
Account #: 210-3599-3143901-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 288

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/02/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/25/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 03/15/2022

Item Title: Rowlett Creek Wastewater Treatment Plant Centrifuge Rotating Assembly
Inspection and Repair

Submitted By: Wes Kucera, Managing Director

Bid Number: 0474-22

Purchase Justification:

This request is to provide inspections and repairs to three (3) centrifuge rotating assemblies. The centrifuge rotating assemblies are used to dewater biosolids at Rowlett Creek Wastewater Treatment Plant. This approval is for a Term Agreement with four (4) optional renewals. An Optional Contingency is included for any additional work that may be required.

Evaluation:

Alfa Laval, Inc., is the Sole Source provider for preventive maintenance and repair services for the centrifuge rotating assemblies.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Alfa Laval, Inc.	All	\$ 85,800.00
Optional Contingency		60,000.00
	TOTAL:	\$145,800.00

Basis for Award: Sole Source

Purchase Requisition #: 46855

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$145,800
Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 250

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/04/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/02/2022

	RECAP					
			</			



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 03/15/2022

Item Title: GP&L Naaman to Apollo 138kV Transmission Line Rebuild Materials

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0229-22

Purchase Justification:

This request is for the purchase of materials needed for the upgrade and rebuild of the GP&L Naaman to Apollo Transmission Line. An Optional Contingency is included for any additional materials that may be required. This is part of the approved Naaman to Apollo Rebuild CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. KBS Electrical Distributors, Inc., quoted unapproved alternates and was, therefore, considered nonresponsive. Techline, Inc., submitted the Lowest Responsible Bid meeting all requirements of the specifications.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$510,955.14
Optional Contingency		51,095.51
	TOTAL:	\$562,050.65

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 46458

Fiscal Impact

Total Project/Account: \$7,349,099

Expended/Encumbered to Date: 86,958

Balance: \$7,262,141

This Item: 562,051

Proposed Balance: \$6,700,090
Account #: 210-3599-3143901-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 288

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/02/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/25/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 03/15/2022

Item Title: GP&L Elm Grove Substation Cable Trench

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0287-22

Purchase Justification:

This request is to approve a Change Order for the Elm Grove Substation Cable Trench. The total length of the trench has been recalculated to add approximately 181 additional linear feet.

Evaluation:

KBS Electrical Distributors, Inc., was awarded the original PO 32797 in the amount of \$97,768.00 on January 26, 2022.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KBS Electrical Distributors, Inc.	All	\$65,932.00
	TOTAL:	\$65,932.00

Basis for Award: Change Order

Purchase Requisition #: 46901

Fiscal Impact

Total Project/Account: \$6,105,265
Expended/Encumbered to Date: 3,055,596
Balance: \$3,049,669
This Item: 65,932
Proposed Balance: \$2,983,737
Account #: 210-3799-3179701-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/02/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 03/15/2022

Item Title: GP&L Millwood Switch Station Cable Trench

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0391-22

Purchase Justification:

This request is for the purchase of a 380-foot precast concrete cable trench and associated materials needed for the construction of the Millwood Switch Station. This is part of the approved GP&L Millwood Switch Station CIP project.

Evaluation:

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

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Trenwa, Inc.	All	\$125,848.00
	TOTAL:	\$125,848.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46706

Fiscal Impact

Total Project/Account: \$8,521,000
Expended/Encumbered to Date: 1,131,424
Balance: \$7,389,576
This Item: 125,848
Proposed Balance: \$7,263,728
Account #: 210-3799-3180101-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/02/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 03/15/2022

Item Title: Naaman 138kV Substation Rebuild Engineering and Construction Support Service:

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0503-22

Purchase Justification:

This request is for engineering and construction support services for the rebuild of the GP&L 138kV Naaman Substation. This is part of the approved GP&L Naaman Substation Rebuild CIP project.

Evaluation:

Black & Veatch was selected as the Most Qualified firm for this project from RFQ 0753-19. Black & Veatch is currently working on other projects in Garland which will provide synergy in support services for these projects.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black & Veatch	All	\$493,260.00
	TOTAL:	\$493,260.00

Basis for Award: Most Qualified

Purchase Requisition #: 46764

Fiscal Impact

Total Project/Account: \$2,346,897
Expended/Encumbered to Date: 941,604
Balance: \$1,405,293
This Item: 493,260
Proposed Balance: \$912,033
Account #: 210-3799-3177601-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/02/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 03/15/2022

Item Title: GP&L Millwood Switch Station Control Enclosure

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0401-22

Purchase Justification:

This request is for the purchase of a control enclosure for the Millwood Switch Station as part of the approved Millwood Switch Station CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria. The bid from KD Johnson, Inc., was considered out of competitive range and, therefore, deemed nonresponsive. Electric Power Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Electric Power Products, Inc.	All	\$780,108.00
	TOTAL:	\$780,108.00

Basis for Award: Best Value

Purchase Requisition #: 46909

Fiscal Impact

Total Project/Account: \$8,521,000

Expended/Encumbered to Date: 351,316

Balance: \$8,169,684

This Item: 780,108

Proposed Balance: \$7,389,576

Account #: 210-3799-3180101-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/03/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/02/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 03/15/2022

Item Title: NIBIN Cartridge Cases Acquisition and Triage Package

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 0498-22

Purchase Justification:

This request is to purchase the National Integrated Ballistic Information Network (NIBIN) Cartridge Cases Acquisition and Triage Package which is a component of the Integrated Ballistic Identification System (IBIS). IBIS provides timely actionable intelligence for the investigation of firearm-related crimes and is the search engine that helps law enforcement agencies quickly find links between firearm-related incidents. The NIBIN Cartridge Cases Acquisition and Triage Package features the latest generation of IBIS technology and includes exceptional 3D imaging, the best comparison algorithms for ballistic evidence in large databases, and a reliable and secure data management infrastructure.

Evaluation:

Forensic Technology, Inc., is the Sole Source provider of the NIBIN Cartridge Cases Acquisition and Triage Package.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Forensic Technology, Inc.	All	\$243,762.00
	TOTAL:	\$243,762.00

Basis for Award: Sole Source

Purchase Requisition #: 46916

Fiscal Impact

Total Project/Account: \$905,000

Expended/Encumbered to Date: 0

Balance: \$905,000

This Item: 243,762
Proposed Balance: \$661,238
Account #: 691-1299-1303200-9007
Fund/Dept/Project – Description and Comments:
Public Safety CIP / Forensic Equipment and Lab Enhancement Project

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2022
Document Location: Prop. CIP - Page 161

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 03/04/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 03/02/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 03/15/2022

Item Title: Explosive Ordinance Disposal Robots

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 0505-22

Purchase Justification:

This request is for the purchase of two (2) explosive ordinance disposal (EOD) Mini-Caliber Robots with accessories. The robots will replace an aged-out HD robot that was purchased with 2004 grant funds and a Mini Andros robot purchased with 1998 grant funds.

Evaluation:

The robots are available from ICOR Technology, Inc., through the General Services Administration (GSA) Cooperative Purchasing Contract GS-07F-0430V.

Award Recommendation:

1. <u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ICOR Technology, Inc.	All	\$205,500.98
	TOTAL:	----- \$205,500.98

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46925

Fiscal Impact

Total Project/Account: \$357,000
Expended/Encumbered to Date: 0
Balance: \$357,000
This Item: 205,501
Proposed Balance: \$151,499
Account #: 691-1299-1303100-9007
Fund/Dept/Project – Description and Comments:

Public Safety CIP / SWAT and Bomb Equipment Enhancement Project

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 160

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/04/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/02/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 03/15/2022

Item Title: Electric Distribution Hardware for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0437-20

Purchase Justification:

This request is to approve a Change Order to the Electric Distribution Hardware Term Agreement. There have been significant increases in the costs of these materials, which are primarily steel and aluminum-based products. Upon this renewal, the vendor is requesting an adjustment based on the manufacturers' price increases.

Evaluation:

Techline, Inc., was awarded the original BL 7962 in the amount of \$68,739.65 on March 12, 2020. There are three (3) optional renewals remaining.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$33,216.95
	TOTAL:	\$33,216.95

Basis for Award: Change Order

Purchase Requisition #: 46821

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$33,217

Proposed Balance: N/A

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Electric CIP and/or Operations accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 235; Prop. CIP - Pages
285-295

Budget Director Approval: Allyson Bell Steadman

Approval Date: 03/04/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/03/2022

[illegible]



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 03/15/2022

Item Title: Z 21-56 DEC (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning File No. Z 21-56, DEC (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 19-18 for Community Retail Uses and 2) a Detail Plan for a Restaurant Use on a 1.23-acre tract of land located at 3900 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-56 Ordinance

Z 21-56 Exhibit A

Z 21-56 Exhibit B

Z 21-56 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 19-18 FOR COMMUNITY RETAIL USES AND 2) A DETAIL PLAN FOR A RESTAURANT USE ON A 1.23-ACRE TRACT OF LAND LOCATED AT 3900 LAVON DRIVE PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of February, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses and 2) a Detail Plan for a Restaurant Use by **DEC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses and 2) a Detail Plan for a Restaurant Use on a 1.23-acre tract of land located at 3900 Lavon Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-56

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

ZONING FILE NUMBER Z 21-56

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-56

BEING a 1.23-acre tract of land situated in Lot 8, Block 5, Firewheel Town Center as recorded in Document 202000179935 of the Map Records of Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-56

3900 Lavon Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a Restaurant use.

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

III. General Regulations: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 19-18, Planned Development (PD) District 03-53, Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, as amended prior to adoption of this ordinance, except as specifically provided herein.

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.

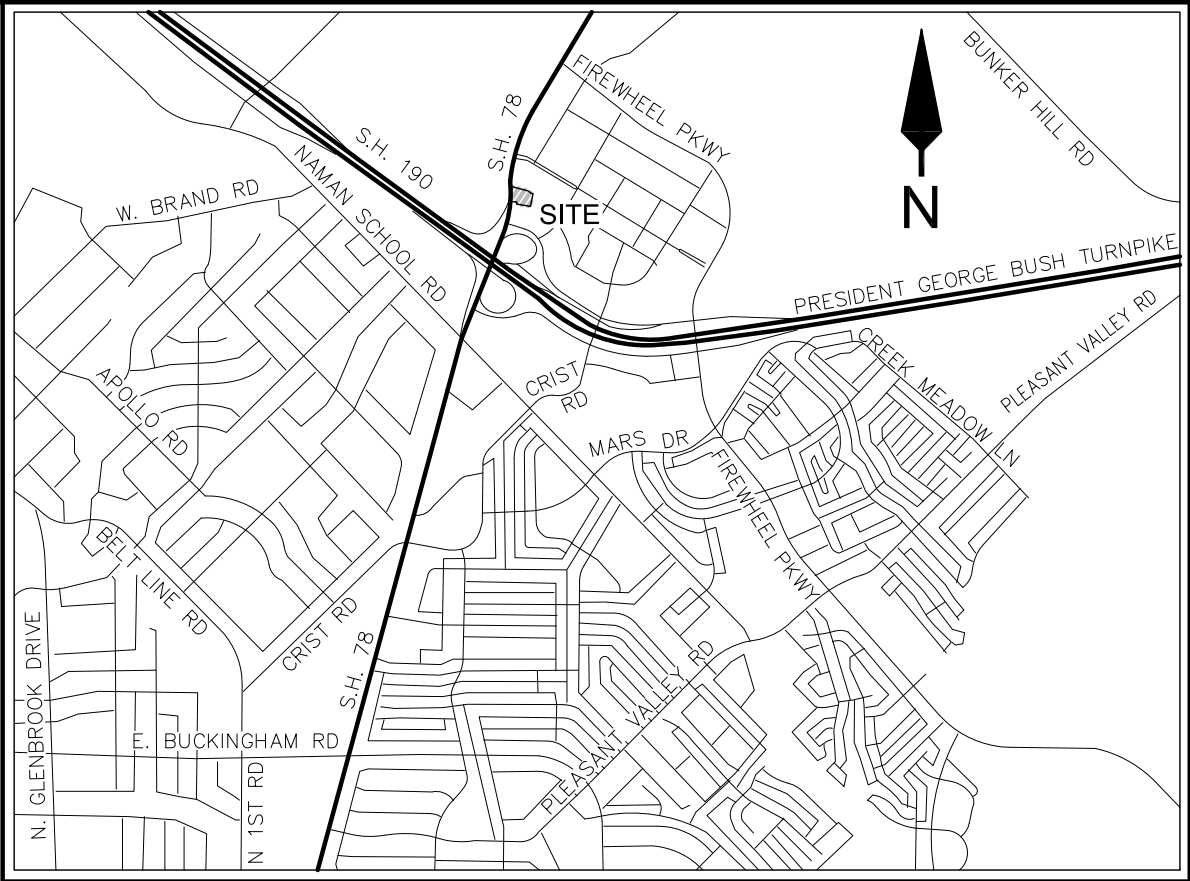
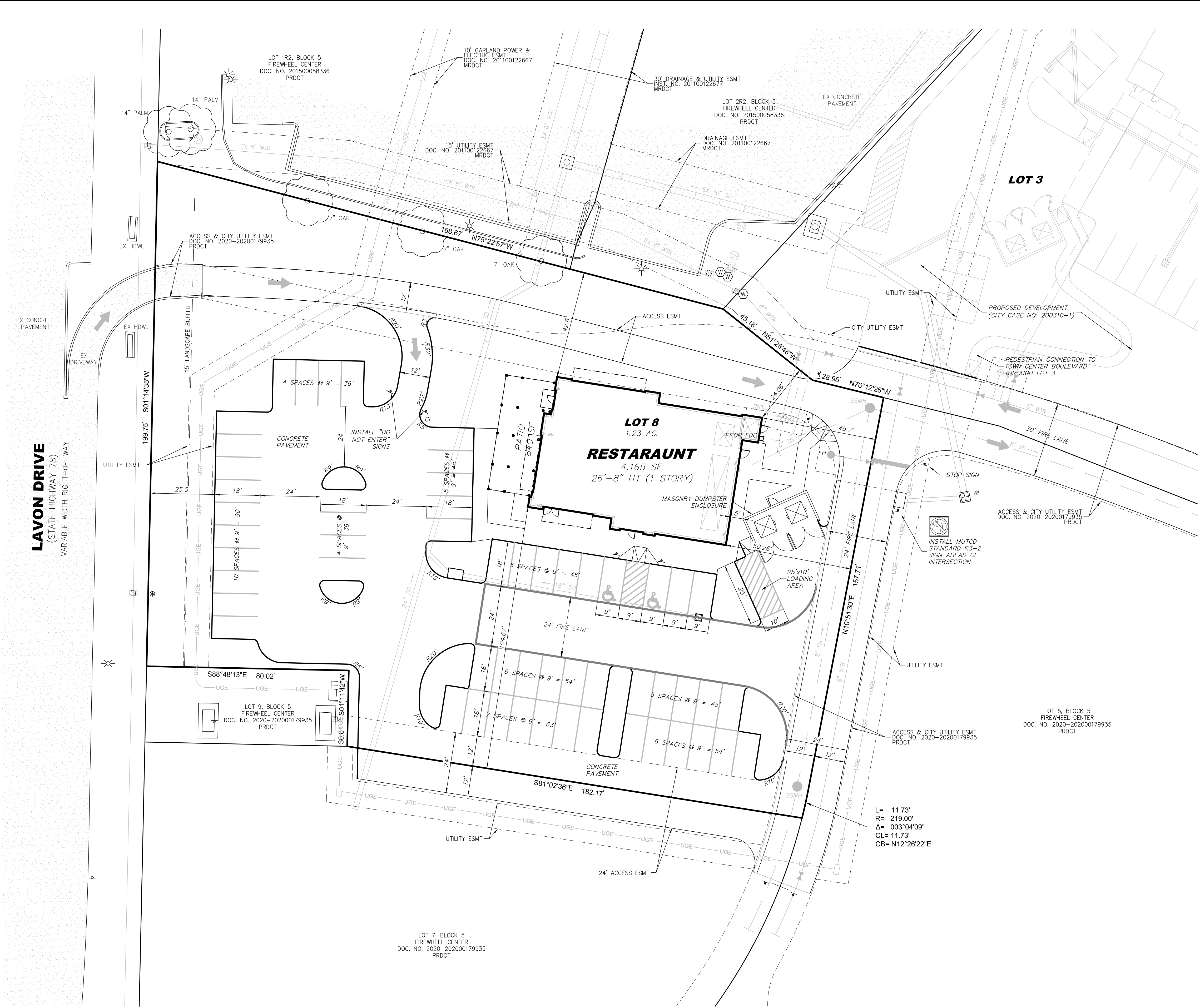
V. Specific Conditions:

A. 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.

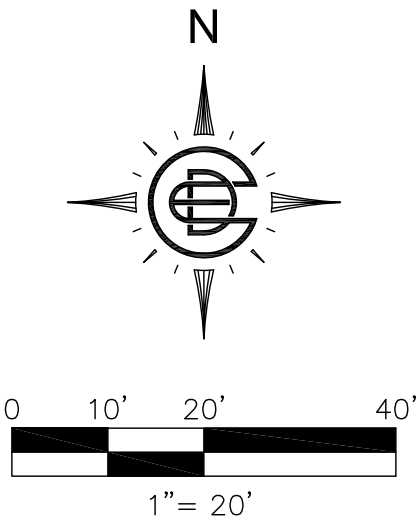
B. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT C



VICINITY MAP
N.T.S.



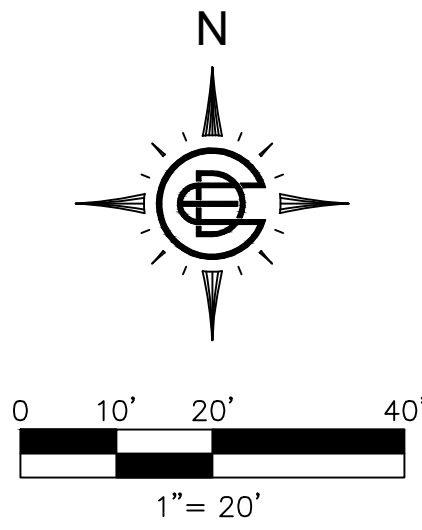
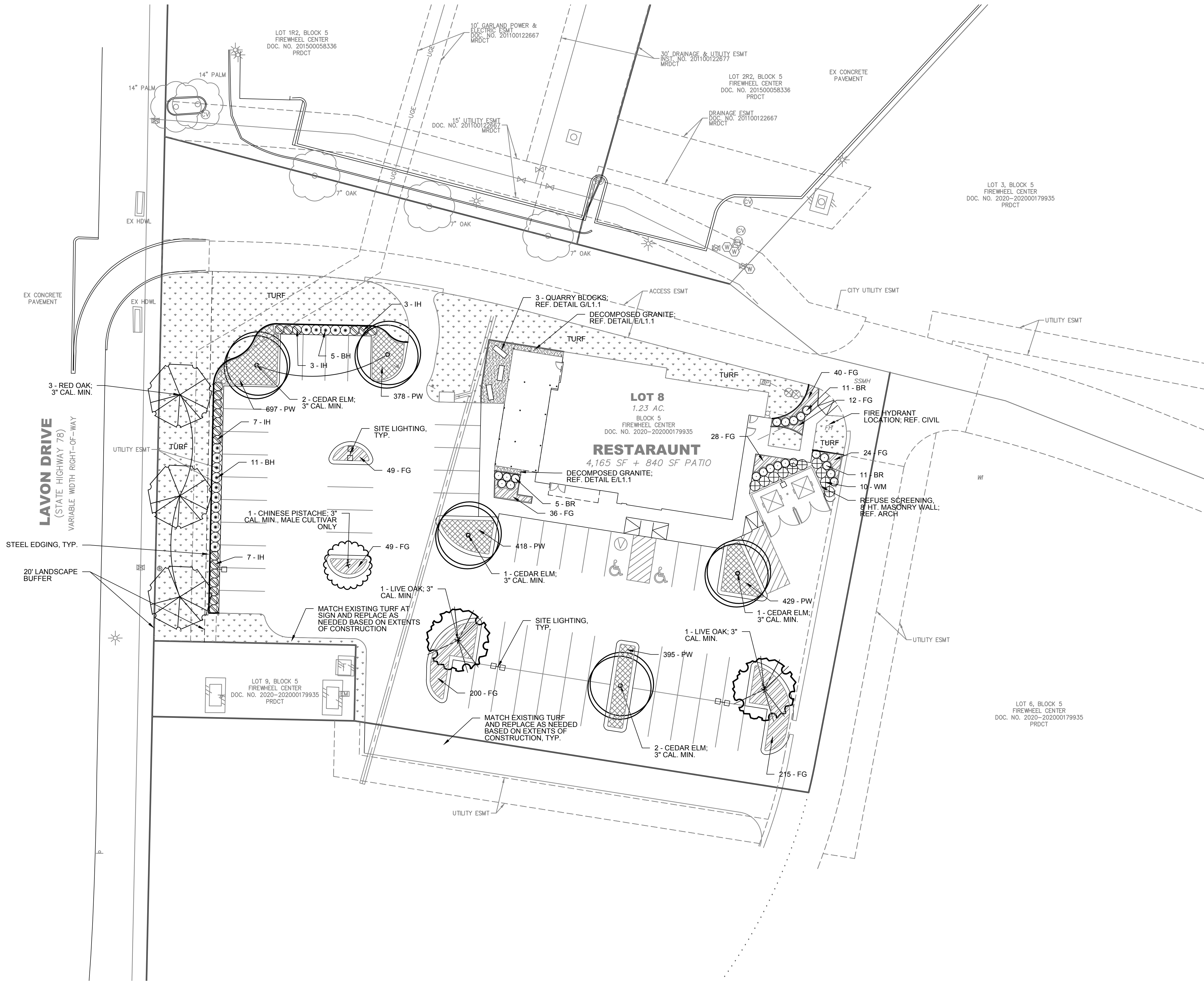
SITE DATA	
LOT AREA:	1.23 AC (53,765 SF)
ZONING:	PD 19-18
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	RESTAURANT
MAX BUILDING HEIGHT:	26' - 8"
BUILDING AREA:	4,165 SQ. FT. + 840 SQ. FT. PATIO
BUILDING COVERAGE:	9.3%
FLOOR/AREA RATIO:	0.09:1
PARKING REQUIRED:	51 SPACES (1/100)
PARKING PROVIDED:	56 SPACES (1/90)
IMPERVIOUS AREA:	29,109 SF (54.1%)

- DIMENSION CONTROL GENERAL NOTES**
- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY EAGLE SURVEYING, DATED SEPTEMBER 9, 2021.
 - PROPERTY LINES & EASEMENTS: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
 - DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - CURB RADII: ALL CURB RADII SHALL BE TWO FEET (2') AT THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - BUILDING DIMENSIONS: REFER TO THE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
 - BUILDING ORIENTATION: THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE: S81°02'36"E.

CITY CASE NO. 210930-2

SITE PLAN									
TRACT 6 LOT 8									
SWQ OF TOWN CENTER BLVD AND HORSESHOE DR									
CITY OF GARLAND, TEXAS									
OWNER ESPADA REAL ESTATE 105 ENCINO AVENUE SAN ANTONIO, TEXAS 78209 (210) 862-1010 CONTACT: BRENT CONLIN	DESIGN  2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 972-731-4354 TBP# FIRM NO. F-20255								
APPLICANT DEVELOPMENT ENGINEERING CONSULTANTS, LLC 2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 (972) 731-4354 CONTACT: DANIEL STEWART, P.E.	<table><tr><td>ISSUE DATE</td><td>DEC FILE NO.</td></tr><tr><td>01/12/22</td><td>10333</td></tr><tr><td>CITY FILE NO.</td><td>SHEET NO.</td></tr><tr><td>210930-2</td><td>C2.1</td></tr></table>	ISSUE DATE	DEC FILE NO.	01/12/22	10333	CITY FILE NO.	SHEET NO.	210930-2	C2.1
ISSUE DATE	DEC FILE NO.								
01/12/22	10333								
CITY FILE NO.	SHEET NO.								
210930-2	C2.1								

EXHIBIT D



SITE DATA	
LOT AREA:	1.23 ACRES (53,579 SF)
ZONING:	PD 19-18
CURRENT USE:	C
PROPOSED USE:	P
BUILDING AREA:	5,005 SQ. FT.
FLOOR/AREA RATIO:	0
PARKING REQUIRED:	51 SPACES (RATIO)
PARKING PROVIDED:	53 SPACES (RATIO)

LANDSCAPE REQUIREMENTS:

REQUIRED:
5% OF PARKING AREA (22,056 SF x 5%) = 1,103 SF

1 TREE PER 10 SPACES (53 SPACES/10) = 5 TREES

PARKING LOT SCREENING FOR PARKING FACING R.O.W.

PROVIDED:
>5% OF PARKING AREA = 1,314 SF

PARKING LOT TREES = 8 TREES
(Large Canopy Tree - 3" cal. min.)
(No parking space is greater than 65 ft from a required Tree)

SCREENING PROVIDED SHALL BE 24" IN HT. AT TIME OF PLANTING

LANDSCAPE BUFFER - LAVON DRIVE (20')

TREES REQUIRED:
1 TREE PER 50 LF MAX. (144 LF/50) = 3 TREES

TREES PROVIDED:
3 TREES (Large Canopy Tree - 3" cal. min.)

GENERAL NOTES:

- AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS TO NOT OBSTRUCT THE VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
- CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
- QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.

LANDSCAPE PLAN

TRACT 6, LOT 8

SWC OF HORSESHOE DR AND TOWNCENTER BLVD

CITY OF GARLAND, TEXAS

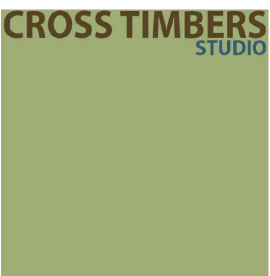
BENCHMARKS

- 'X' CUT ON THE TOP OF A DROP INLET APPROXIMATELY 48 FEET NORTHEAST OF THE SOUTHEAST CORNER OF LOT 2R2.
ELEVATION: 512.35

PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Clifton D. Hall
L.A.#2806

DESIGN

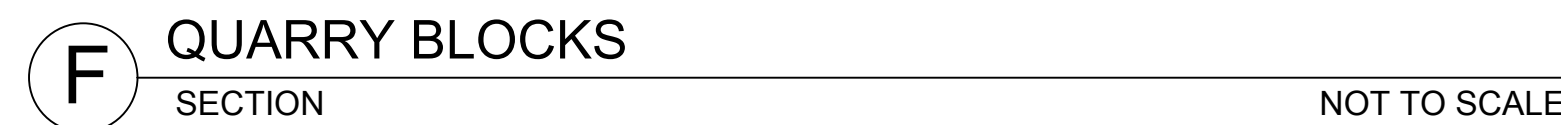
ISSUE DATE	DEC FILE NO.
01/12/2022	10333
CITY FILE NO.	SHEET NO.
210930-2	L 1.0



CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHADE AND ORNAMENTAL TREE				
	5	CEDAR ELM	<i>Ulmus crassifolia</i>	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	2	LIVE OAK	<i>Quercus virginiana</i>	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	3	RED OAK	<i>Quercus polymorpha</i>	100 gal.; 10' ht. min. x 6' sp., 3" caliper min.
	1	CHINESE PISTACHE	<i>Juniperus virginiana 'Canaertii'</i>	45 gal.; 6'-8' ht. x 4' sp., full to ground
SHRUBS/ORNAMENTAL PLANTS				
	10 EA	DWARF WAX MYRTLE (WM)	<i>Myrica cerifera 'pusilla'</i>	7 gal., 12"-15" ht. x 8"-10" sp., full
	16 EA	DWARF BURFORD HOLLY (BH)	<i>Ilex cornuta 'Burfordii Nana'</i>	7 gal., 24" ht. x 10"-12" sp., full
	20 EA	INDIAN HAWTHORNE 'CLARA' (IH)	<i>Rhapiolepis indica 'Clara'</i>	7 gal., 24" ht. x 10"-12" sp., full
	21 EA	BARBERRY (BR)	<i>Berberis thunbergii 'Crimson Pygmy'</i>	5 gal., 10"-12" ht. x 10"-12" sp.,
ORNAMENTAL GRASS, GROUNDCOVER, AND PERENNIALS				
	653 EA	MEXICAN FEATHERGRASS (FG)	<i>Nassella tenuissima</i>	1 gal., heavily rooted, full, 15" o.c. spacing
	2,317 EA	PURPLE WINTERCREEPER (PW)	<i>Euonymus fortunei 'coloratus'</i>	4" pots.; 1"-2" ht. x 2"-4" sp., 8" o.c. spacing
TURF AND AGGREGATE				
	7,823 SF	COMMON BERMUDAGRASS	<i>Cynodon dactylon</i>	sod, full
	275 SF	DECOMPOSED GRANITE		4" depth, install in 2-2" lifts compacted

EXHIBIT D

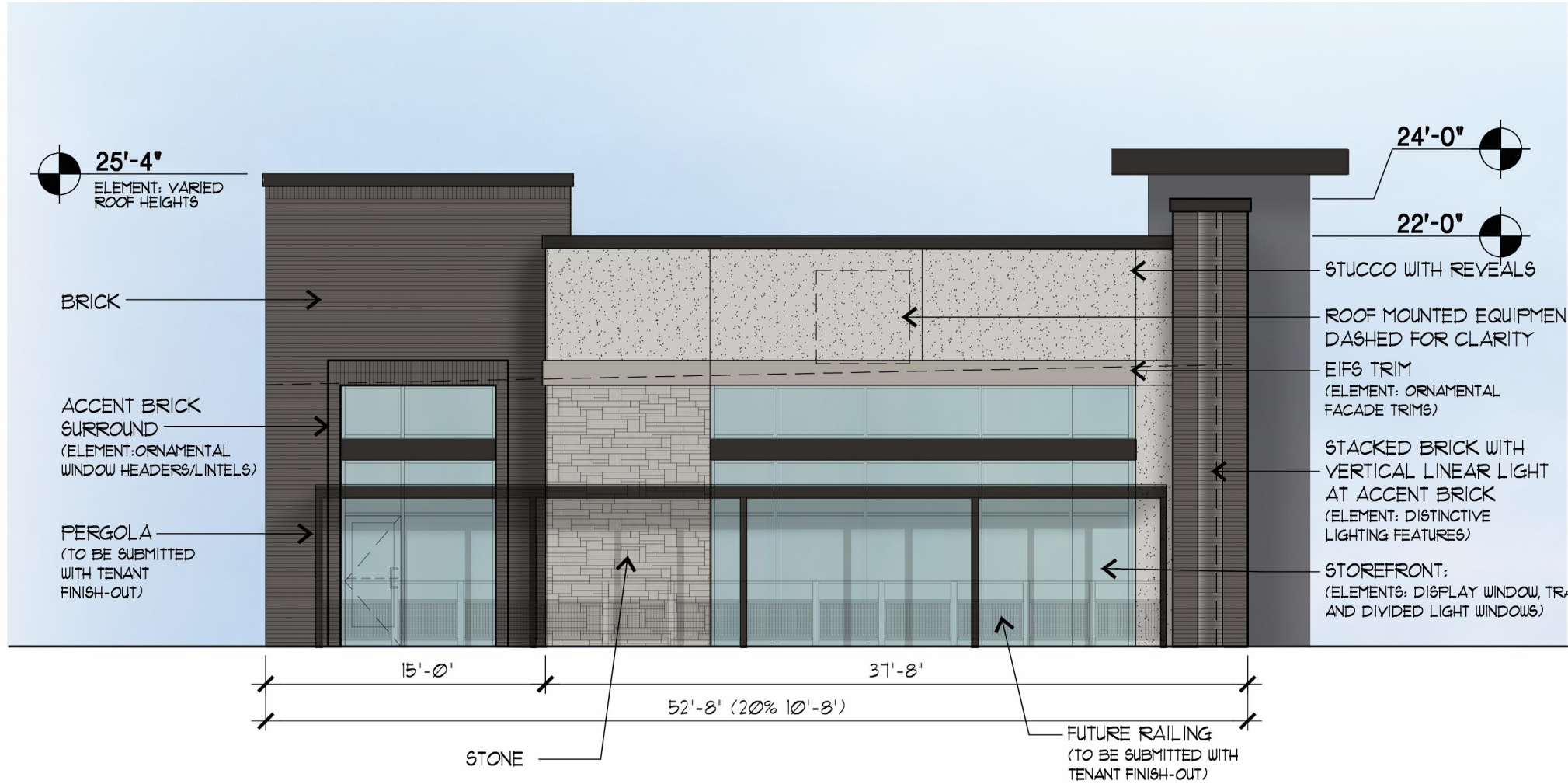


<u>BENCHMARKS</u> 1. 'X' CUT ON THE TOP OF A DROP INLET APPROXIMATELY 48 FEET NORTHEAST OF THE SOUTHEAST CORNER OF LOT 2R2. ELEVATION: 512.35	PRELIMINARY FOR REVIEW ONLY These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: Clifton D. Hall L.A.#2806	DESIGN	
		ISSUE DATE 01/12/2022	DEC FILE NO. 10333
		CITY FILE NO. 210930-2	SHEET NO. L1.1

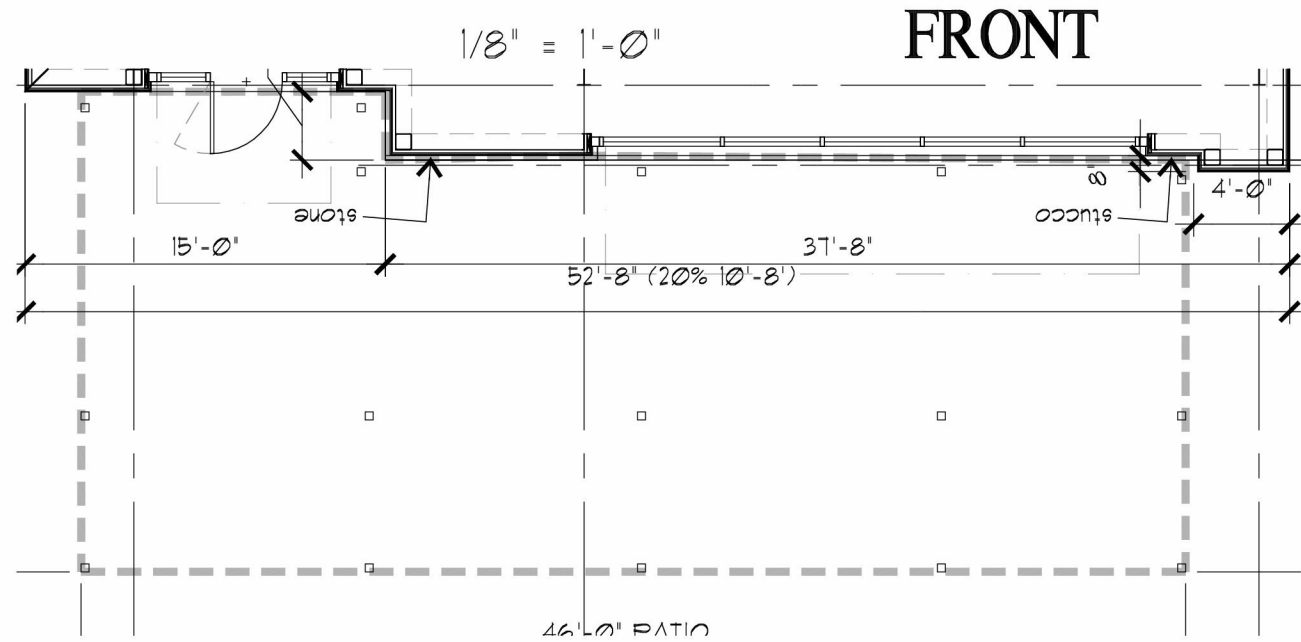


CROSS TIMBERS
STUDIO

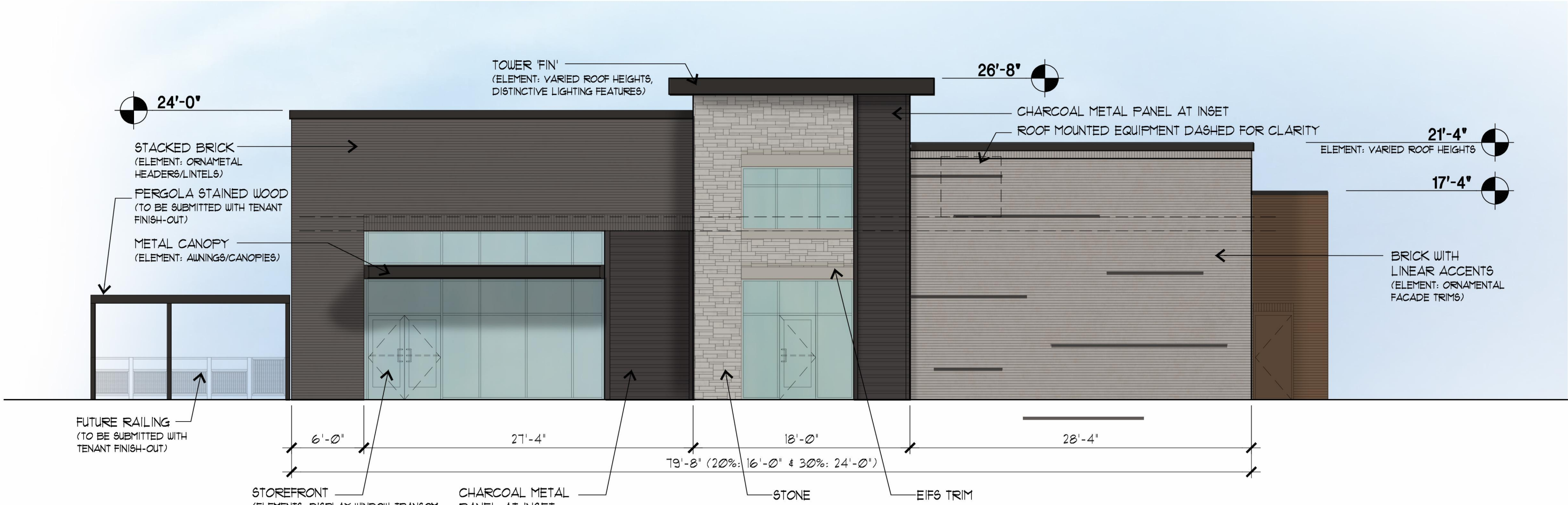
CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558



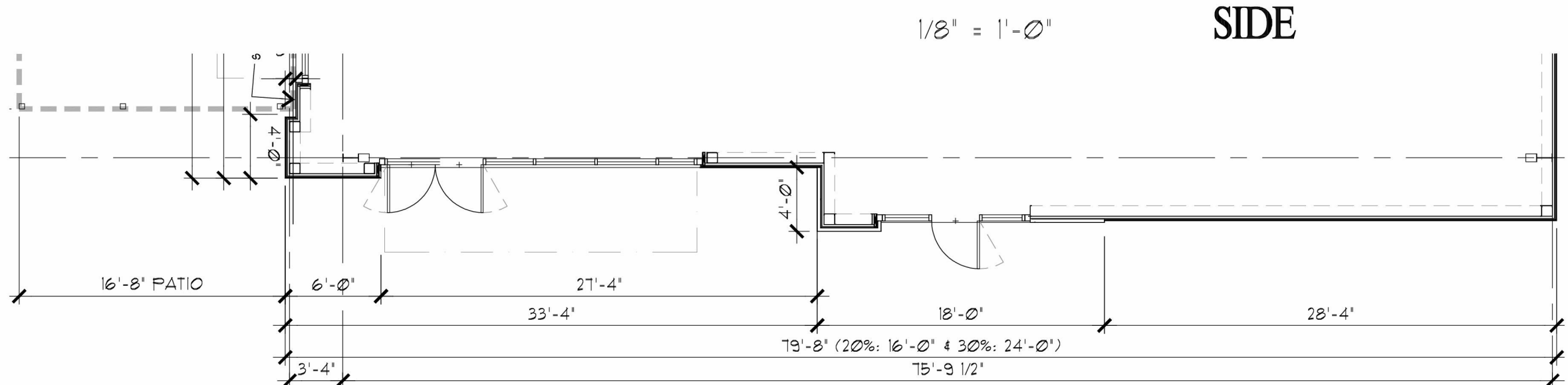
01 WEST ELEVATION



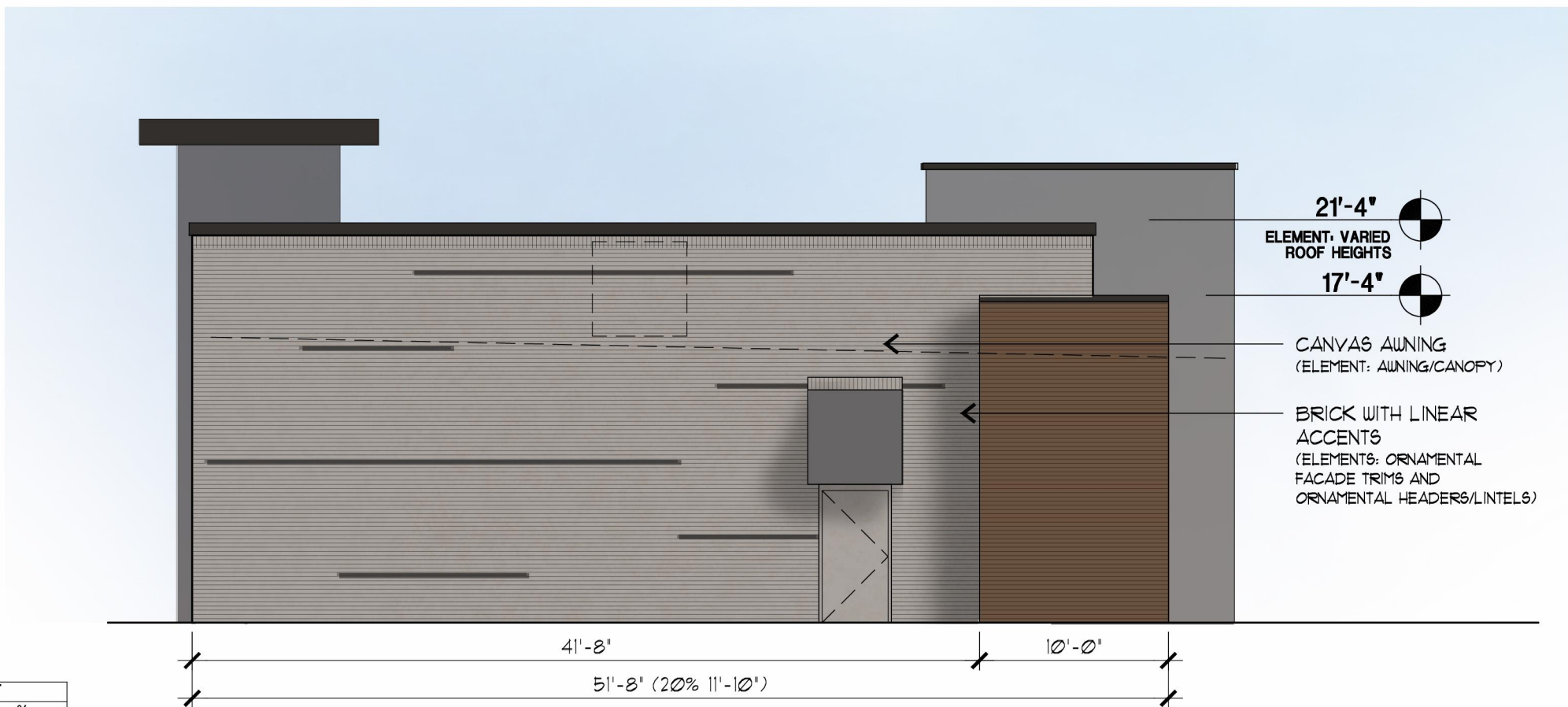
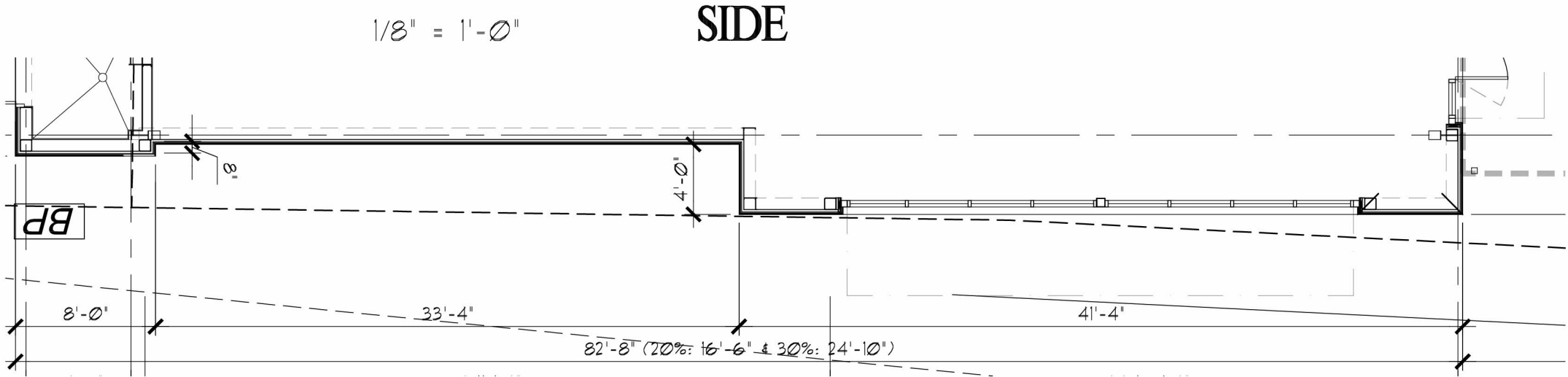
ARCHITECTURAL ELEMENTS:
AWNINGS/CANOPIES
DISPLAY WINDOWS
DIVIDED LIGHT WINDOWS
TRANSOMS
RECESSED ENTRIES
ORNAMENTAL WINDOW HEADERS/LINTELS
DISTINCTIVE LIGHTING FEATURES
VARIED ROOF HEIGHTS
ORNAMENTAL FACADE TRIMS



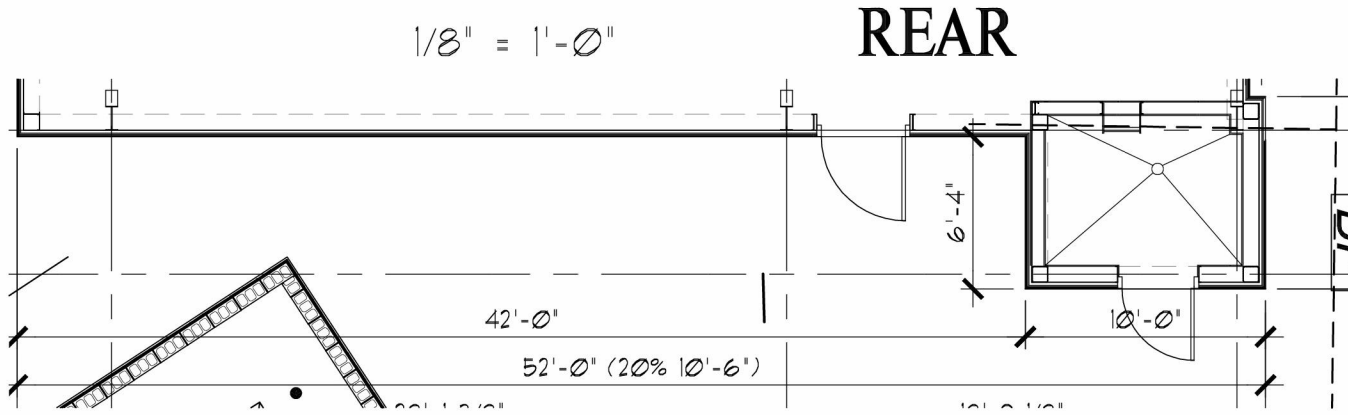
02 SOUTH (ENTRY) ELEVATION



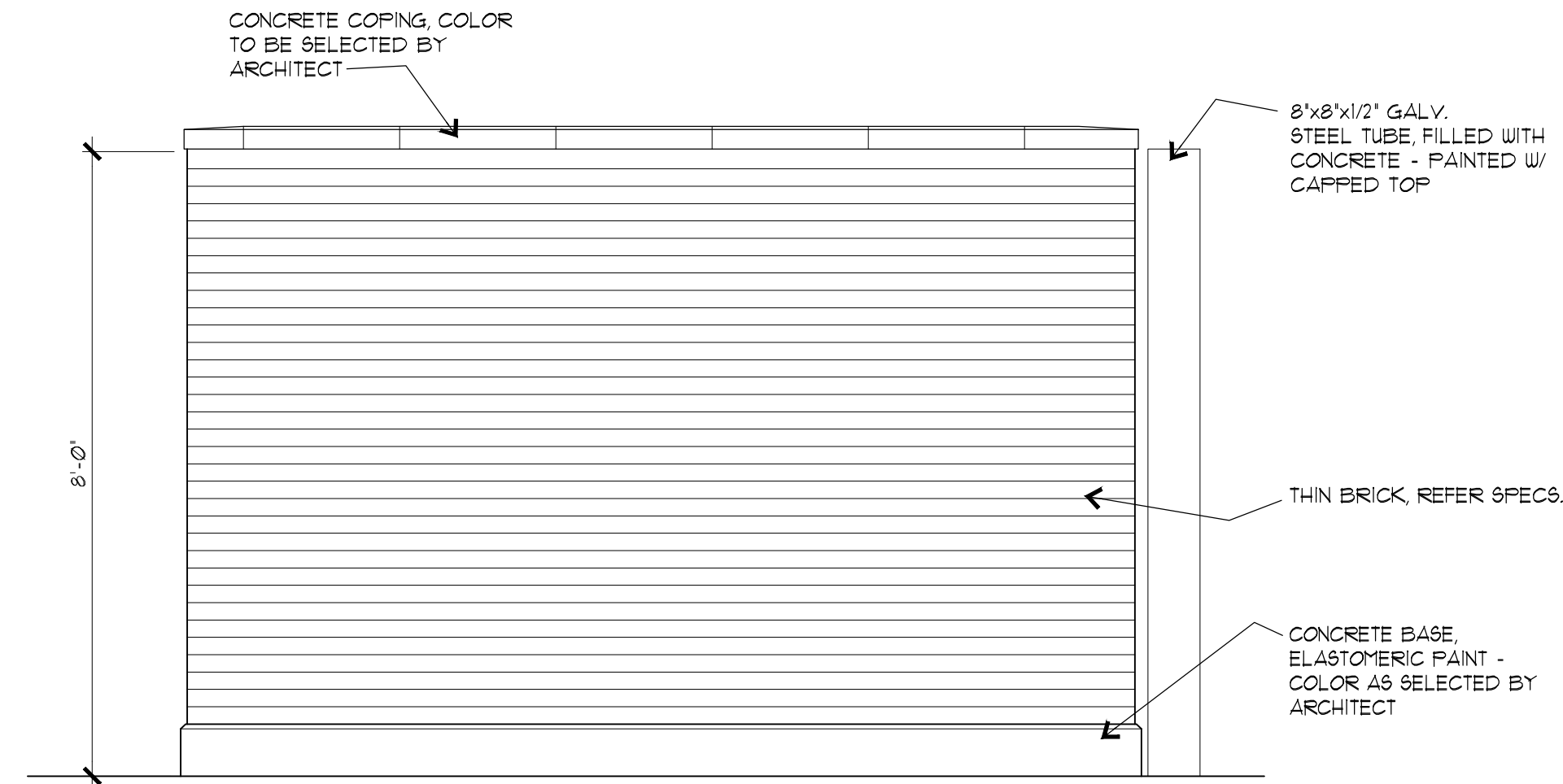
03 NORTH ELEVATION



04 EAST ELEVATION

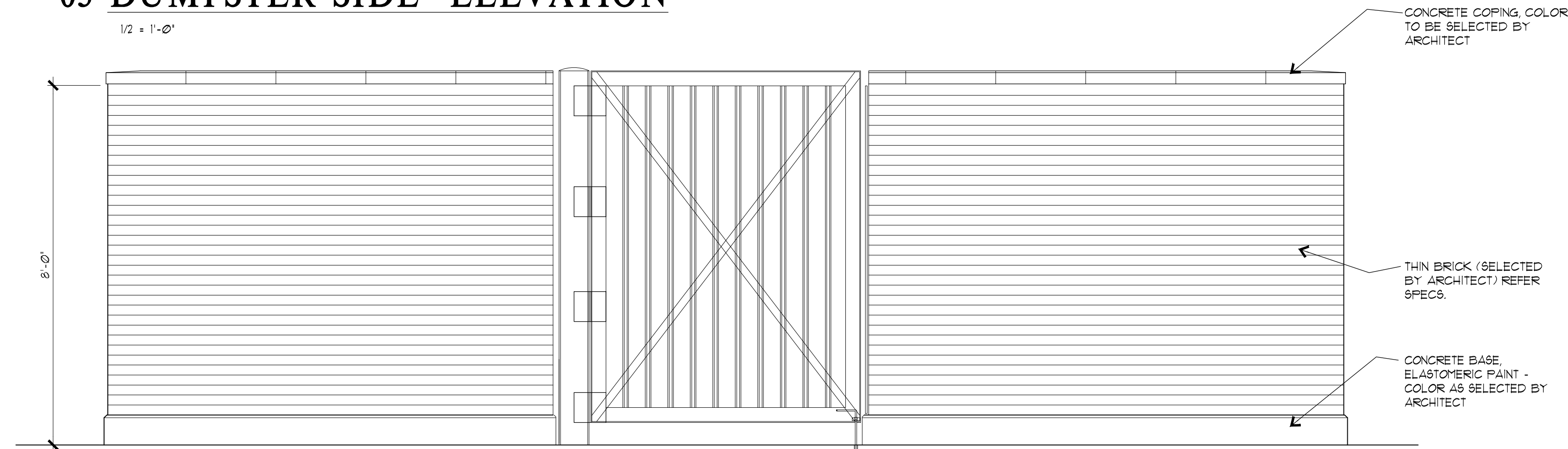


		WEST		SOUTH		NORTH		EAST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	1221		1861		1905		1078	
	WINDOWS & DOORS	436		423		411		28	
	TOTAL LESS WINDOWS & DOORS	785.0		1438		1494		1050	
PRIMARY MASONRY	BRICK	364	46.37	1022	71.07	1494	100.00	1050	100.00
	STONE	124	15.80	164	11.40				
	STUCCO	255	32.48	0	0.00	0	0.00	0	0.00
	PRIMARY MASONRY TOTAL (MIN. 80%)	743.0	94.6	1186.0	82.5	1494.0	100.0	1050.0	100.0
SECONDARY	METAL PANEL			221	15.37				
	EIFS	42	5.35	31	2.16	0	0.00	0	0.00
	SECONDARY TOTAL (MAX. 20%)	42.0	5.4	252.0	17.5	0.0	0.0	0.0	0.0
	TOTAL	785.0	100	1438.0	100	1494.0	100	1050.0	100



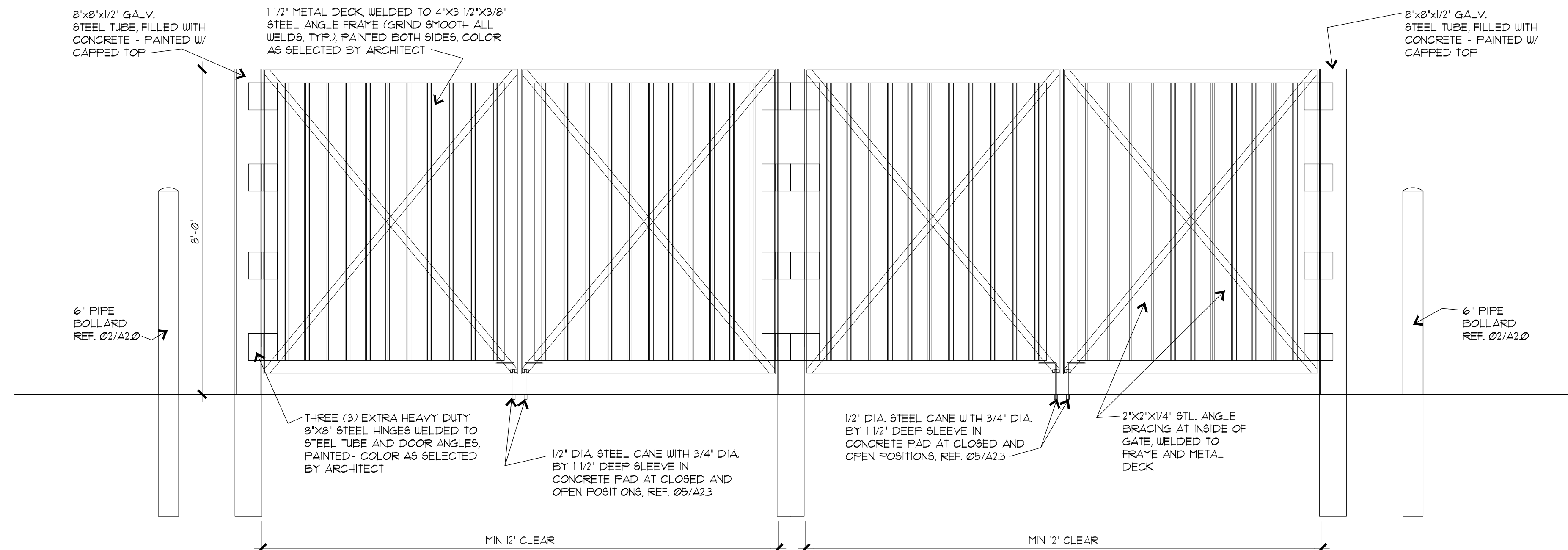
03 DUMPSTER SIDE ELEVATION

1/2" = 1'-0"



02 DUMPSTER REAR ELEVATION - DOUBLE

1/2" = 1'-0"



01 DUMPSTER FRONT ELEVATION - DOUBLE

1/2" = 1'-0"



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 03/15/2022

Item Title: Z 21-57 Kimley-Horn (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-57 Kimley-Horn

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.50-acre tract of land located at 4401 Bunker Hill Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-57 Ordinance

Z 21-57 Exhibit A

Z 21-57 Exhibit B

Z 21-57 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 15-40 FOR MULTI-FAMILY USE AND 2) A DETAIL PLAN FOR MULTI-FAMILY DEVELOPMENT ON A 11.5000-ACRE TRACT OF LAND LOCATED AT 4401 BUNKER HILL ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of February, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development by **Kimley-Horn**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use and 2) a Detail Plan for Multi-Family development on a 11.5000-acre tract of land located at 4401 Bunker Hill Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-57

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-57

BEING a 11.5000 acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas and being part of a called 135.89 acre tract of land described in the Special Warranty Deed to RCM FIREWHEEL, LLC, recorded in Instrument No. 201200379857, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found in the southwest right-of-way line of Bunker Hill Road (a variable width right-of-way) and being the north corner of Lot 1, Block 1 of Domain at Firewheel Phase 1 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201600343554, Official Public Records, Dallas County, Texas, and being on a curve to the left, having a central angle of 3°55'11", a radius of 755.00 feet, a chord bearing and distance of North 54°37'37" West, 51.64 feet;;

THENCE said southwest right-of-way line of Bunker Hill Road, the following courses and distances;

In a northwesterly direction, with said curve to the left, an arc distance of 51.65 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;

ZONING FILE NUMBER Z 21-57

North $56^{\circ}35'13''$ West, a distance of 52.21 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a tangent curve to the right having a central angle of $10^{\circ}50'07''$, a radius of 845.00 feet, a chord bearing and distance of North $51^{\circ}10'10''$ West, 159.56 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 159.80 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;
North $45^{\circ}45'07''$ West, a distance of 575.41 feet to the POINT OF BEGINNING;

THENCE leaving said southwest right-of-way line of Bunker Hill Road, over and across said 135.89 acre tract, the following courses and distances;

South $44^{\circ}19'18''$ West, a distance of 417.50 feet to a point for corner;
South $14^{\circ}50'10''$ West, a distance of 462.91 feet to a point for corner;
North $75^{\circ}09'50''$ West, a distance of 265.64 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of $88^{\circ}38'28''$, a radius of 290.00 feet, a chord bearing and distance of North $30^{\circ}50'36''$ West, 405.23 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 448.65 feet to a point for corner;
North $13^{\circ}28'38''$ East, a distance of 153.89 feet to a point for corner;
North $44^{\circ}14'53''$ East, a distance of 714.71 feet to a point for corner in said southwest right-of-way line of Bunker Hill Road;

EXHIBIT A

ZONING FILE NUMBER Z 21-57

THENCE South 45°45'07" East, with said southwest right-of-way line of Bunker Hill Road, a distance of 474.93 feet to the POINT OF BEGINNING and containing 11.5000 acres or 500,939 square feet of land.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-57

4401 BUNKER HILL ROAD

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

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

III. General Regulations: All regulations of Planned Development (PD) District 15-40 and the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) 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. Dwelling Units: A total of 148 dwelling units shall be permitted.

D. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

- E. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- F. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- G. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- H. Pedestrian Pathway: The pedestrian pathway shall be constructed as shown on Exhibit C and Exhibit D.
- I. Signage: All signage shall comply with the standards in the Garland Development Code.

EXHIBIT C

Plotted By: Johnson, Ashley Sheet: Set ArchCo Bunker Hill Layout: D-01 SITE PLAN January 12, 2022 08:50:27pm k:\VDAL_Civil\64493005-Domain Garland Phase 3\Cook\PlanSheets\ArchCo\Site.dwg Schematic Plans\Cook\Site.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE	
CASE NUMBER	210729-1
TOTAL SITE AREA	11.50 AC
ZONING	PD 15-40
EXISTING USE	UNDEVELOPED
PROPOSED USE	MULTIFAMILY
TOTAL BUILDING COVERAGE	176,370 SF (35.2%)
TOTAL BUILDING GSF	324,288 GSF
NUMBER OF UNITS	148
NUMBER OF BEDROOMS PER UNIT	2
DWELLING UNIT SIZE	1,548 / 1,643 GSF
TOTAL FLOOR AREA RATIO	0.65:1
PROPOSED DENSITY (DU/AC)	13
MAX BUILDING HEIGHT PER ZONING	44 FT MAX
BUILDING HEIGHT PROVIDED	31 FT
PARKING	
PARKING SPACE REQUIREMENT	2 SP / 2 BR UNIT
PARKING SPACES REQUIRED	296
GARAGE PARKING SPACES PROVIDED	296
SURFACE PARKING SPACES PROVIDED	107
TOTAL PARKING SPACES PROVIDED	403
PROPOSED SURFACE PARKING AREA	CONCRETE
LOADING REQUIRED	N/A
LOADING PROPOSED	0
OPEN SPACE	
TOTAL OPEN SPACE REQUIRED	20% (2.30 AC)
TOTAL OPEN SPACE PROVIDED	20% (2.30 AC)
TOTAL IMPERVIOUS AREA	409,932 SF (81.8%)

LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	FL --- FL
PROPOSED CURB	---
BUILDING SETBACK	---
PROPOSED SAWCUT	---
LIGHT PAVEMENT	---
FIRE LANE PAVEMENT	---
CITY R.O.W. PAVEMENT	---
PROPOSED SIDEWALK	---
BUNKER HILL TURN LANE IMPROVEMENTS	---
PROPOSED DUMPSTER AREA PAVEMENT	---

BUILDING TABLE							
BLDG TYPE	# BLDGS	BLDG NUMBERS	NO. STORIES	BLDG HEIGHT	TOTAL BLDG GSF	FLOOR 1 GSF	FLOOR 2 GSF
TYPE 4	8	1, 7, 11, 15, 20, 22-24	2	31	8,740	4,695	4,045
TYPE 6	6	2, 5-6, 10, 12, 21	2	31	12,894	6,972	5,922
TYPE 8	10	3-4, 8-9, 13-14, 16-19	2	31	17,201	9,303	7,898
AMENITY CENTER	1	25	1	20	4,994	4,994	-

- NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADI ARE 3' UNLESS SHOWN OTHERWISE.
 3. MINIMUM FIRE LANE RADIUS IS TO BE 30'.
 4. MINIMUM FFE: 741.09 (2' ABOVE 100-YR FULLY-DEVELOPED WSEL IN ADJACENT POND PER 1988 HALFF ROWLETT & SPRING CREEK FLOOD STUDY).
 5. ALL SIGNAGE WILL BE UNDER SEPARATE PERMITTING AND WILL COMPLY WITH THE SIGN REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC).

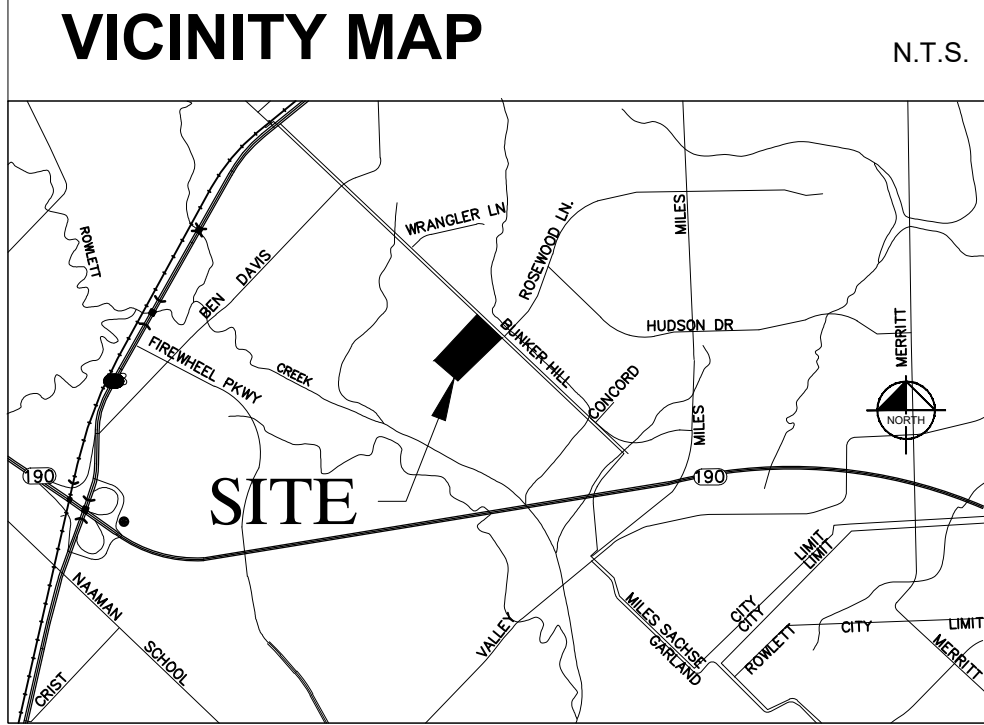
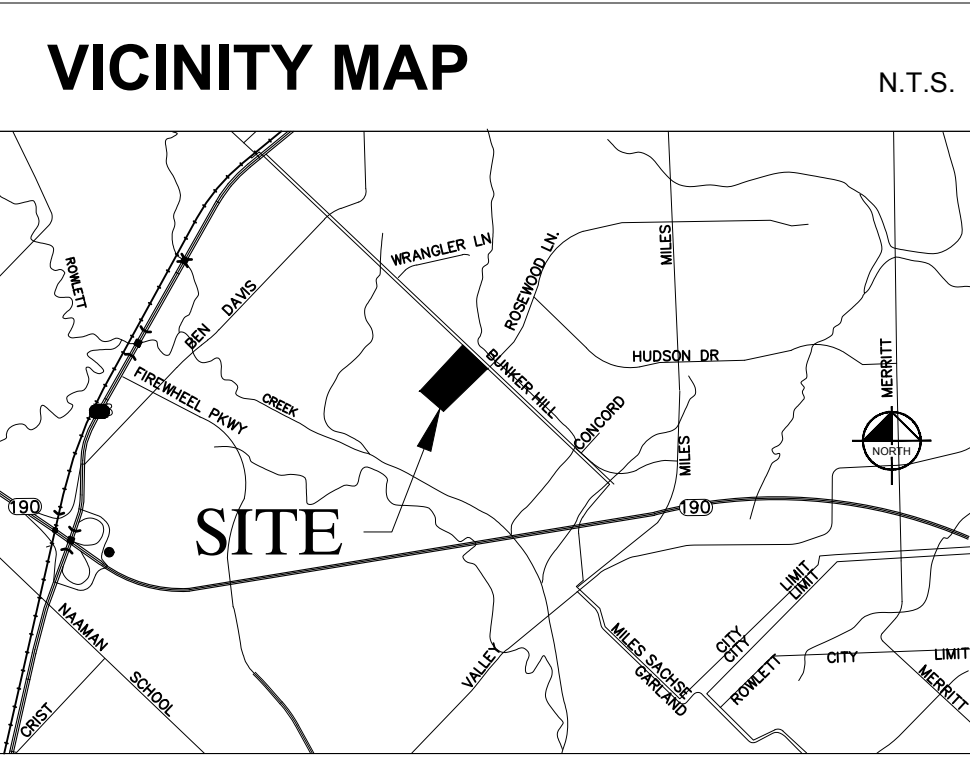
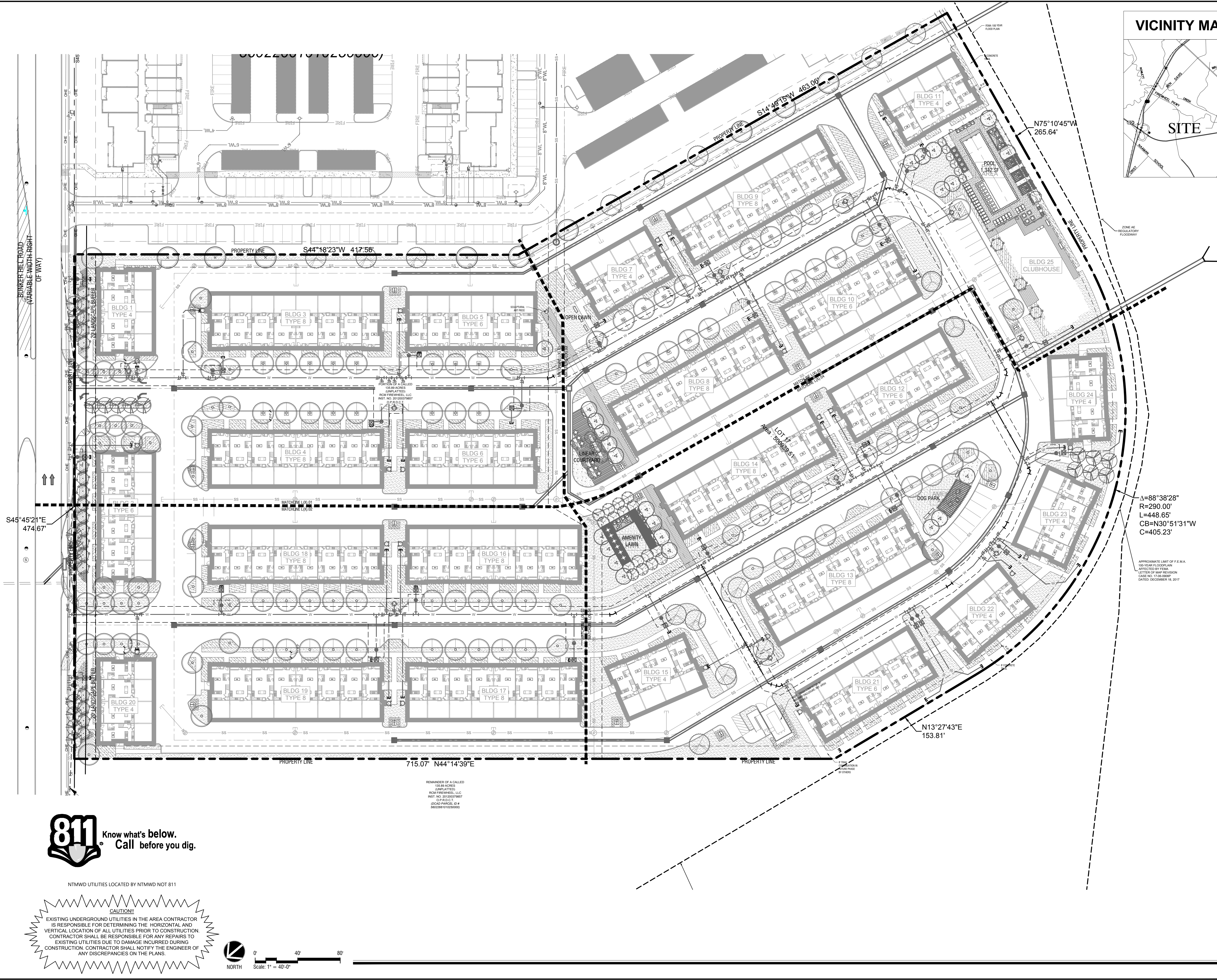


EXHIBIT D

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



$\Delta=88^{\circ}38'28''$
 $R=290.00'$
 $L=448.65'$
 $CB=N30^{\circ}51'31''W$
 $C=405.23'$

APPROXIMATE LIMIT OF F.E.M.A.
100-YEAR FLOODPLAIN
AFFECTED BY FEMA
LETTER OF MAP REVISION
CASE NO. 17-06-000P
DATED DECEMBER 18, 2017



Know what's below.
Call before you dig.

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



0' 40' 80'
Scale: 1" = 40'-0"

OVERALL PLAN
Scale: 1" = 40'

Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-528		REVISIONS		DATE	BY
PROJECT INFORMATION					
KHA PROJECT: 064493006					
DATE: 01/11/2022					
SCALE: AS SHOWN					
DESIGNED BY: LRH					
DRAWN BY: LRH					
CHECKED BY: PDF					
OVERALL PLAN					
ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND CASE NO. 210729-1 TEXAS					
SHEET NUMBER L1.02					

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

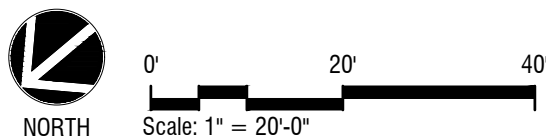
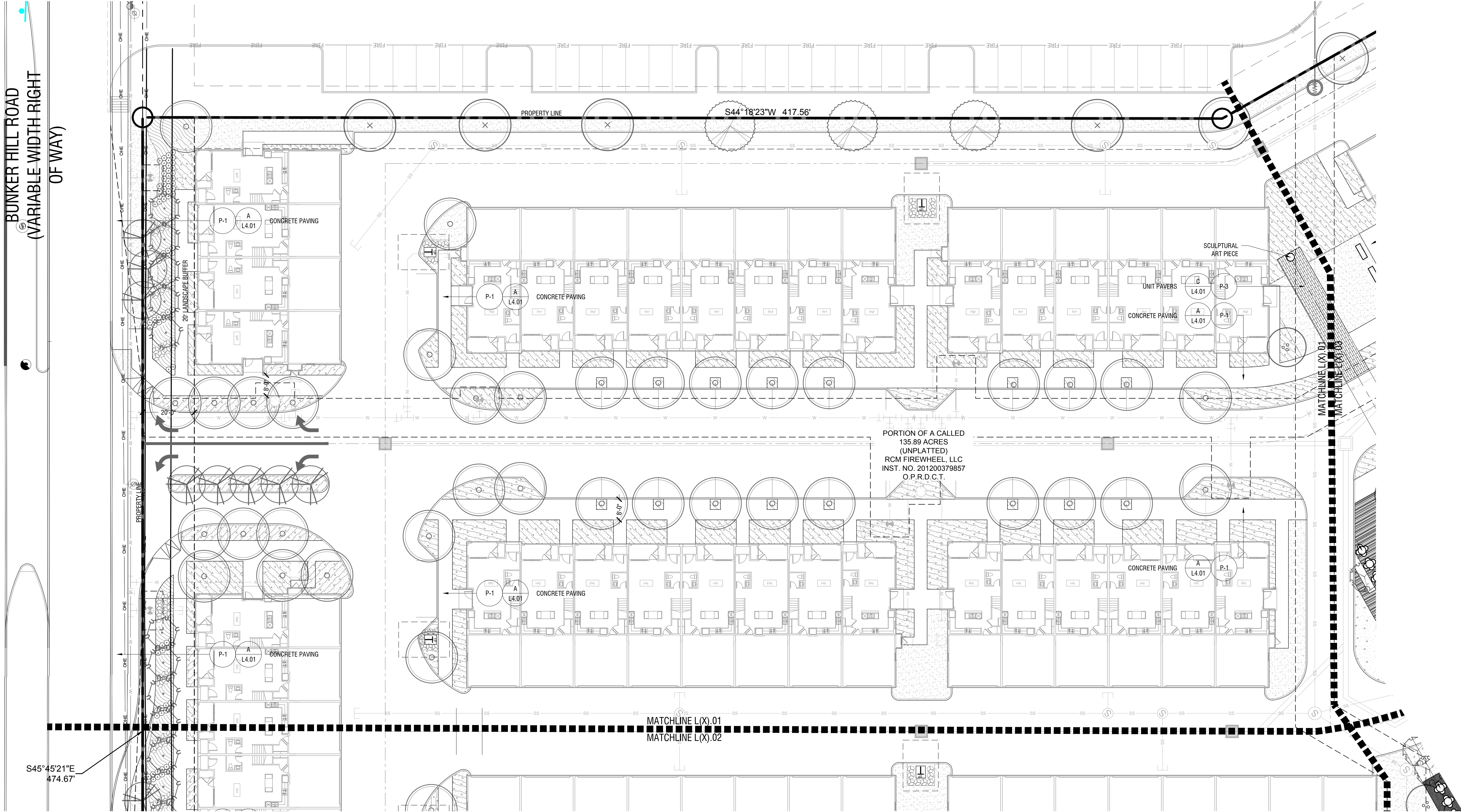


EXHIBIT D

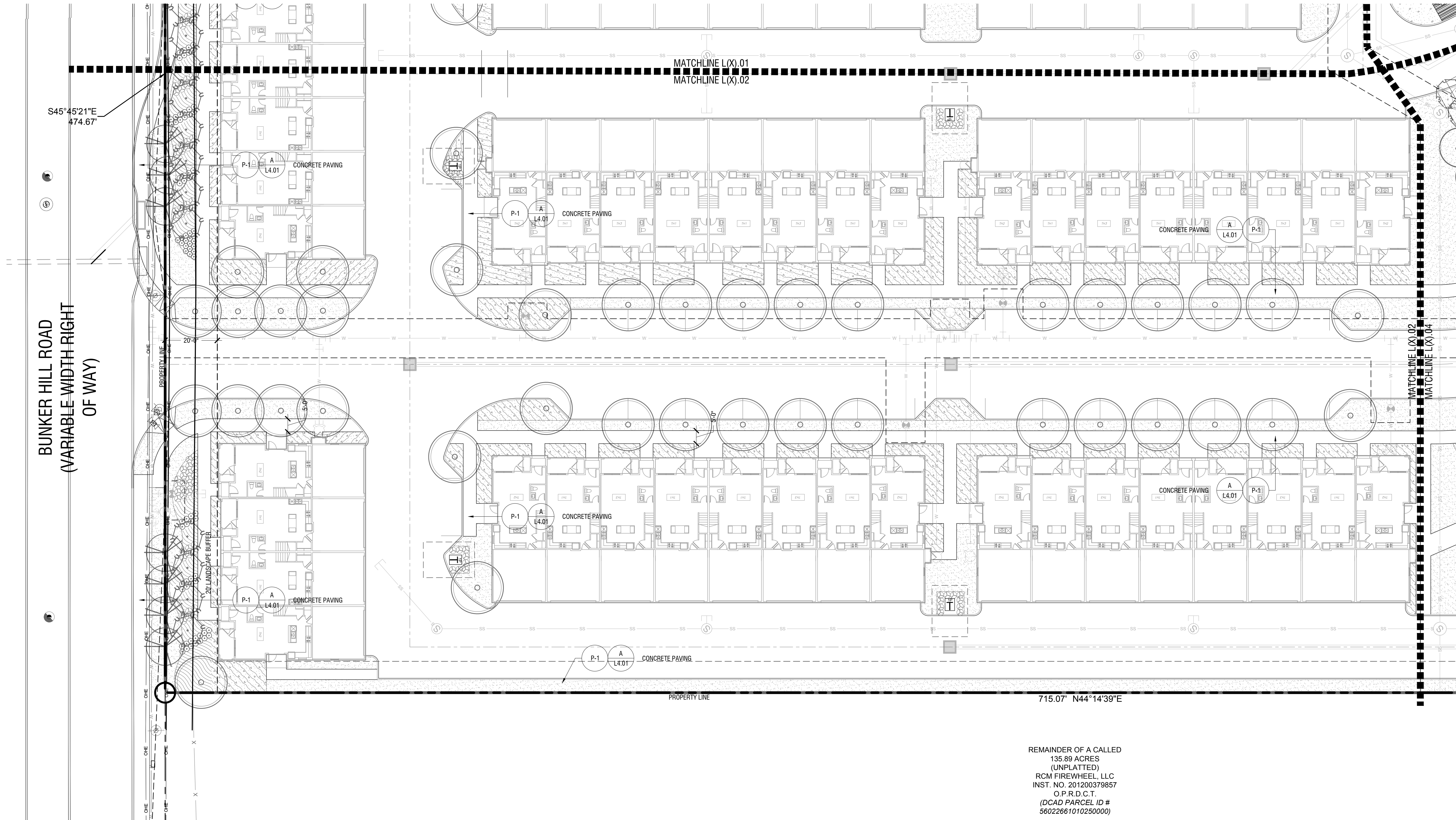


HARDSCAPE PLAN
Scale: 1" = 20'

A

ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND TEXAS CASE NO. 210729-1	HARDSCAPE PLAN	KHA PROJECT 064493006 DATE 01/11/2022 SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY PDF	FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn P.L.A. PAUL D. FREEMAN P.A. No. 2455 Date 01/11/2022	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-528	REVISIONS	DATE	BY

BUNKER HILL ROAD
(VARIABLE WIDTH RIGHT
OF WAY)



REMAINDER OF A CALLED
135.89 ACRES
(UNPLATTED)
RCM FIREWHEEL, LLC
INST. NO. 201200379857
O.P.R.D.C.T.
(DCAD PARCEL ID #
56022661010250000)

HARDSCAPE PLAN

Scale: 1" = 20'

A

SHEET NUMBER	ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC	GARLAND	CASE NO. 210729-1	TEXAS
L2.02	HARDSCAPE PLAN	KHA PROJECT 064493006	DATE 01/11/2022	SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY PDF
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM No. F-928				
P R E L I M I N A R Y FOR REVIEW ONLY Not for construction or permit purposes. Kimley-Horn P.L.A. _____ PAUL D. FREELAND L.A. No. _____ 2455 Date _____ 01/11/2022				
No.	REVISIONS	DATE	BY	

HARDSCAPE PLAN

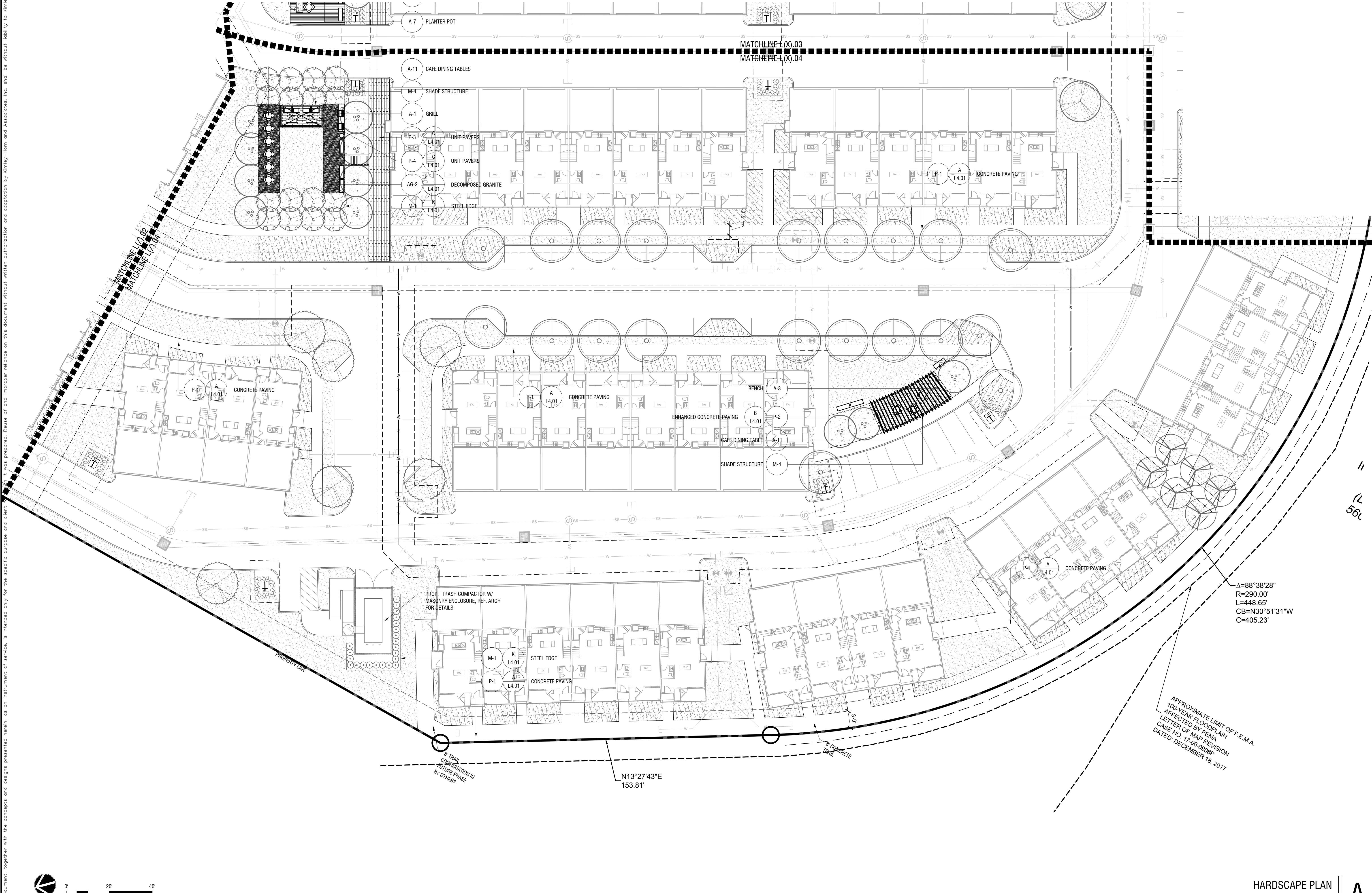
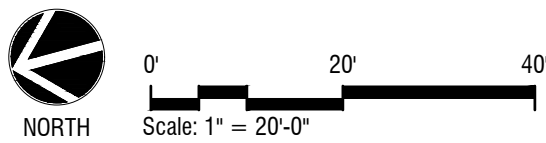
Scale: 1" = 20'



SHEET NUMBER L2.03	ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC	GARLAND TEXAS CASE NO. 210729-1	HARDSCAPE PLAN	KHA PROJECT 064493006 DATE 01/11/2022 SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY PDF	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-528	No.	REVISIONS	DATE	BY
-----------------------	---	------------------------------------	----------------	---	---	-----	-----------	------	----

EXHIBIT D

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

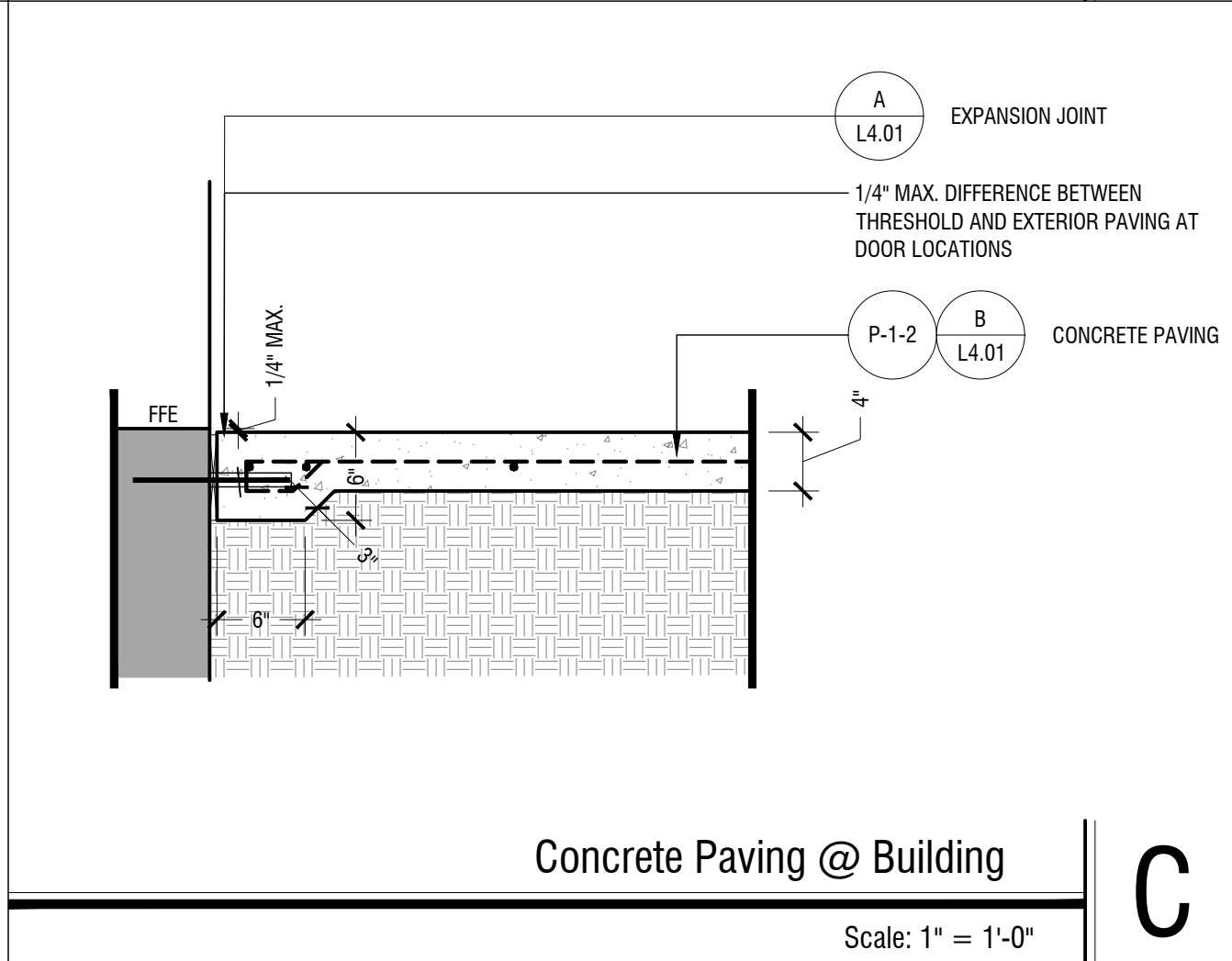
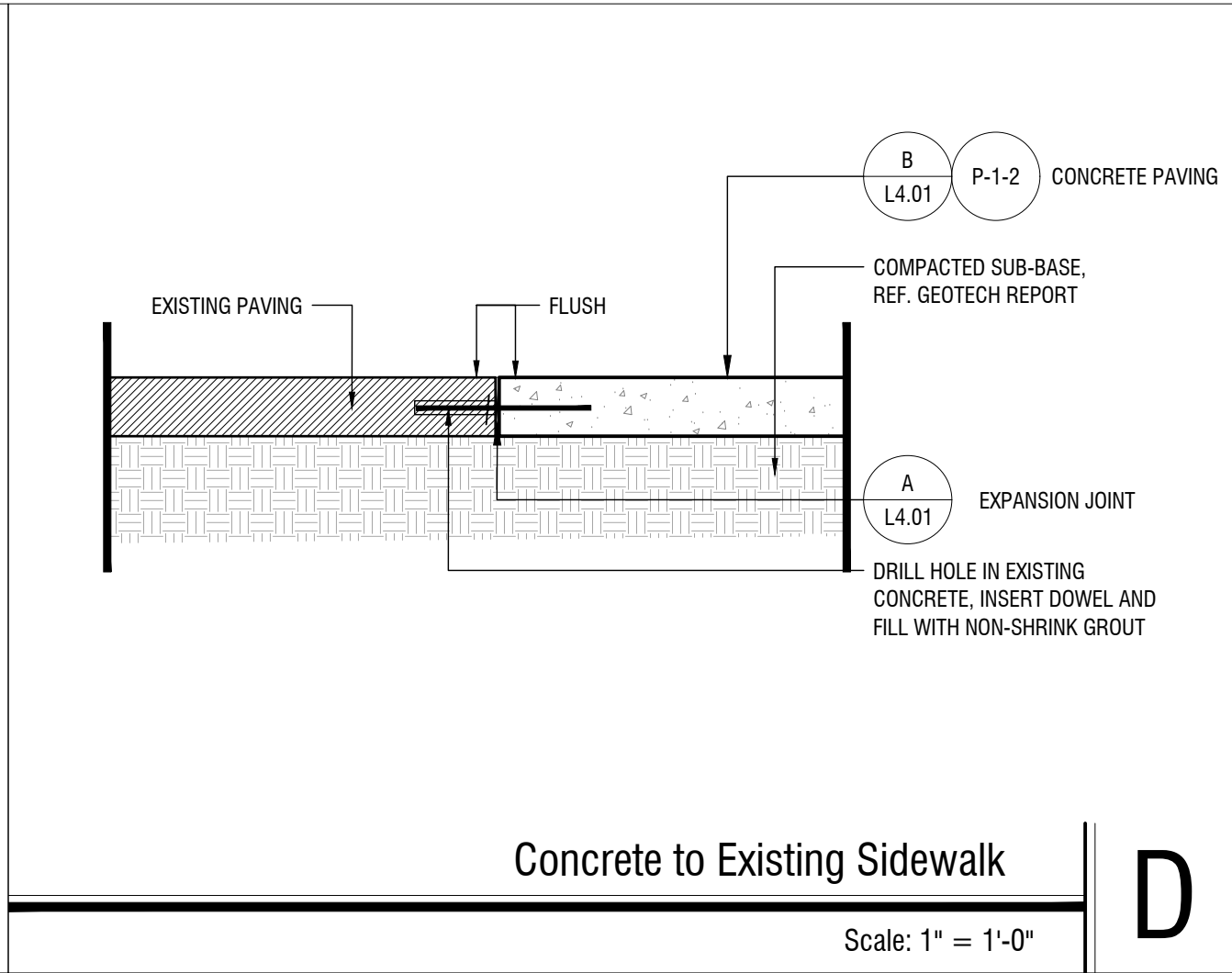
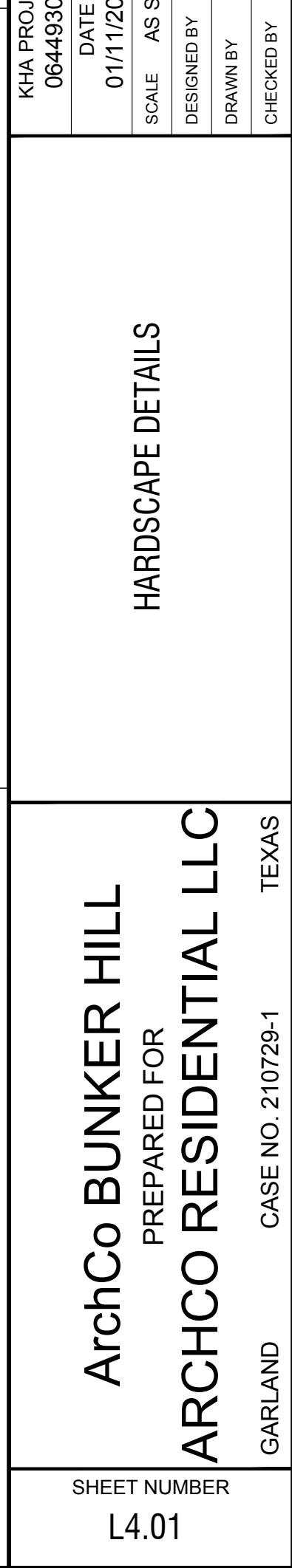


HARDSCAPE PLAN

Scale: 1"= 20'

A

ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND TEXAS CASE NO. 210729-1		HARDSCAPE PLAN		Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-528		REVISIONS No. DATE BY	
SHEET NUMBER L2.04		FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn P.L.A. PAUL D. FREEMAN L.A. No. 2455 Date 01/11/2022		KHA PROJECT 064493006 DATE 01/11/2022 SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY PDF			

[illegible]

Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM NO. E-628

KHA PROJECT 064493006
DATE 01/11/2022
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY PDF

HARDSCAPE DETAILS

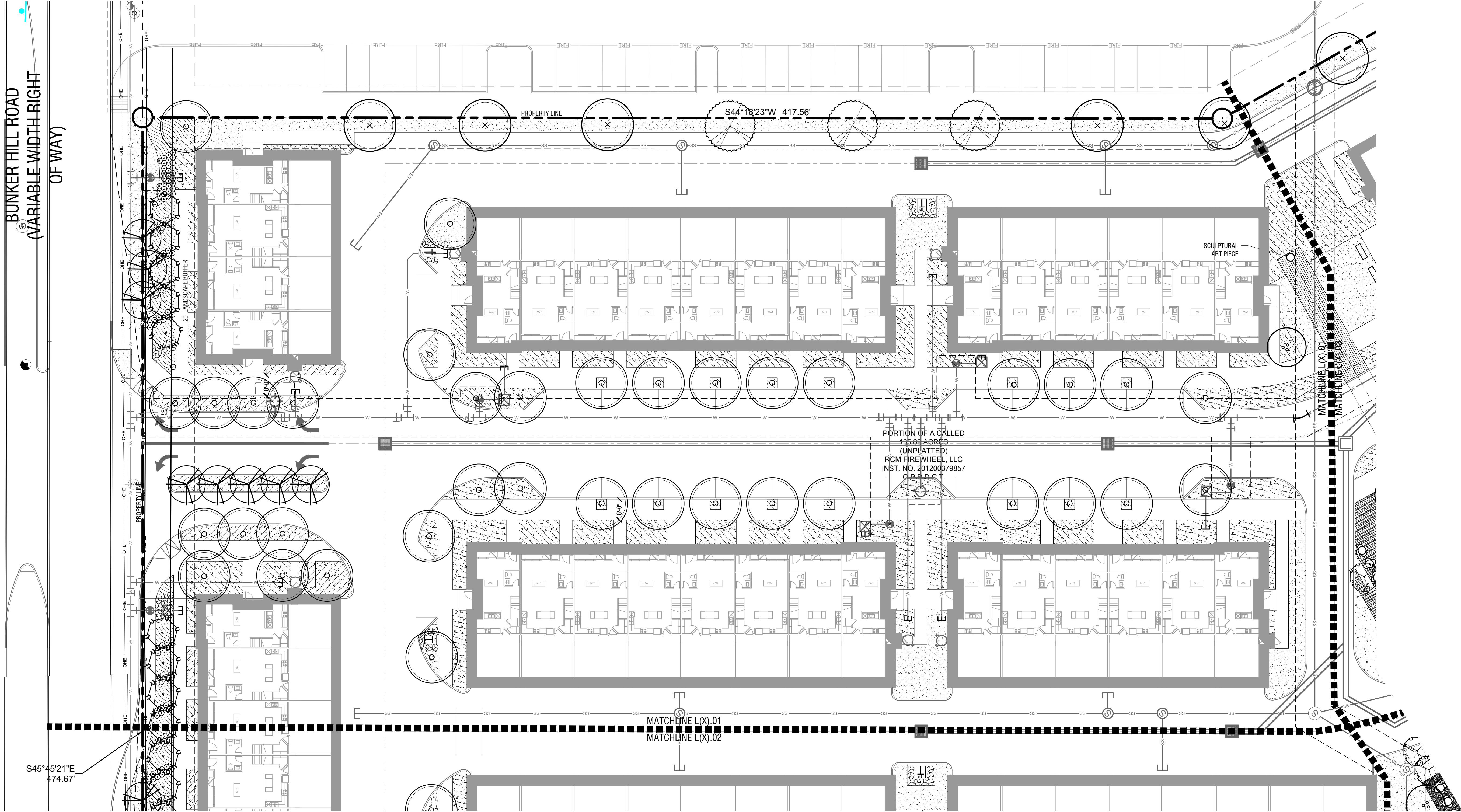
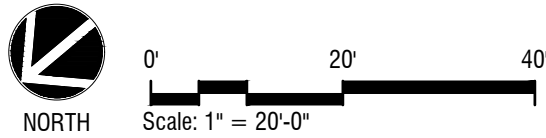
ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC

GARLAND	CASE NO. 210729-1	TEXAS
---------	-------------------	-------

SHEET NUMBER
L4.01

EXHIBIT D

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

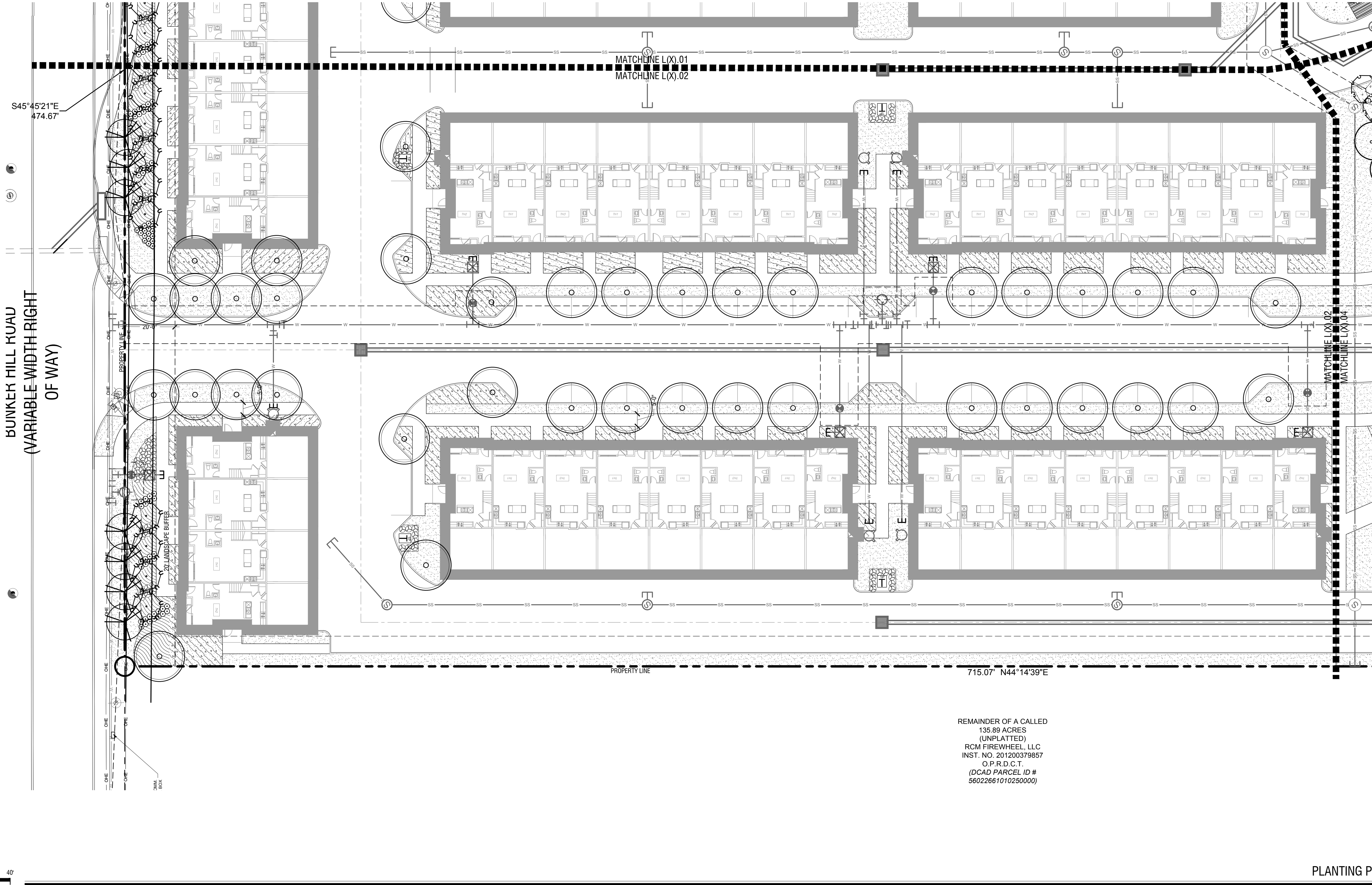


PLANTING PLAN
Scale: 1"= 20'

A

ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND TEXAS CASE NO. 210729-1	PLANTING PLAN	KHA PROJECT 064493006 DATE 01/11/2022 SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY PDF	FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn P.L.A. PAUL D. FREEMAN L.A. No. 2455 Date 01/11/2022	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-528	No.	REVISIONS	DATE	BY

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



Scale: 1"= 20'

SHEET NUMBER
L5.02

CASE NO. 210729-1

TEXAS

KHA PROJECT 064493006	DATE 01/11/2022	SCALE AS SHOWN	DESIGNED BY LRH	DRAWN BY LRH	CHECKED BY PDF
--------------------------	--------------------	----------------	-----------------	--------------	----------------

Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PREFILLIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

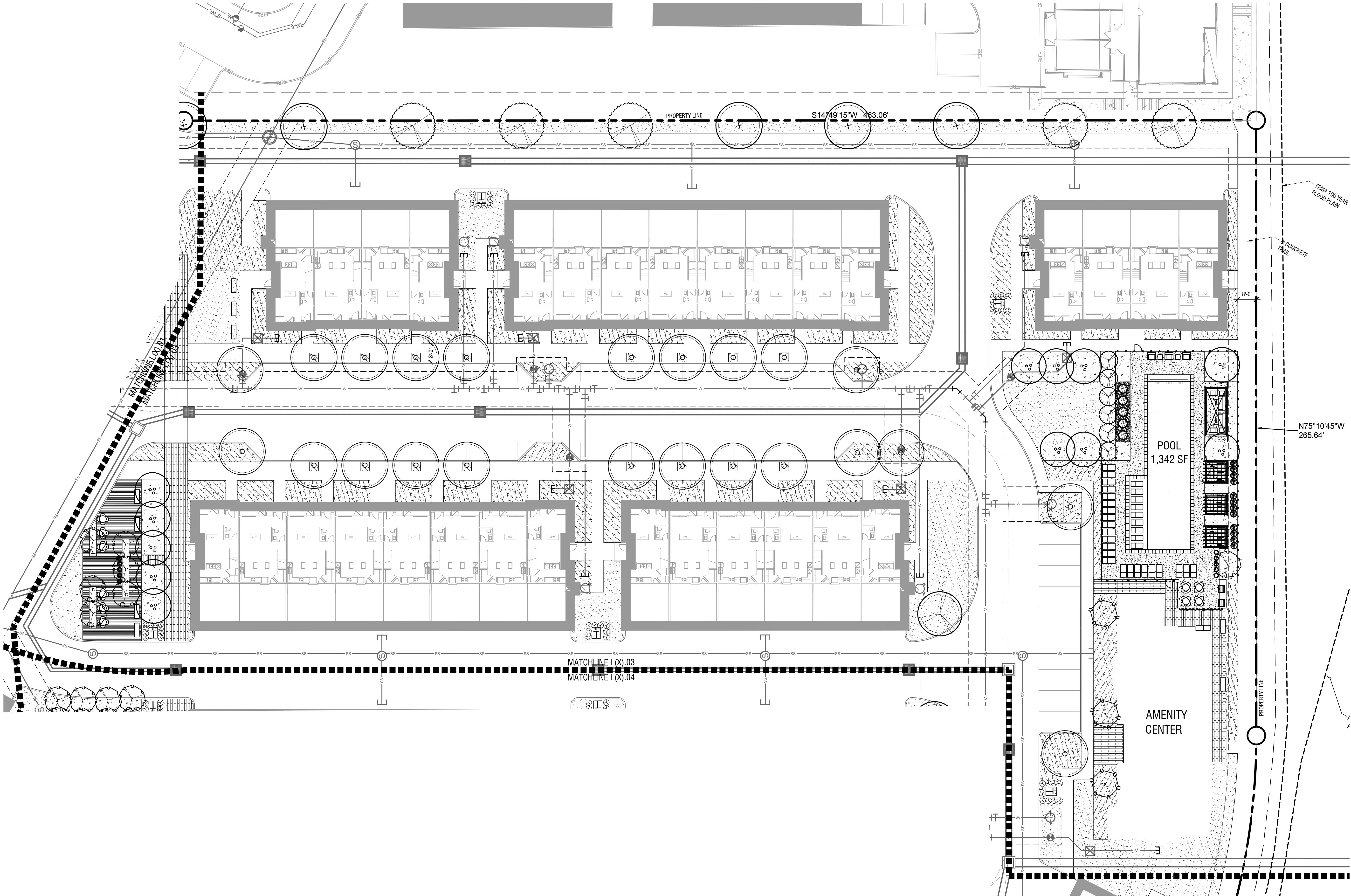
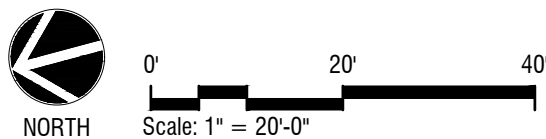
Kimley»»Horn

P.L.A. PAUL D. FRIEDELAND
A.L. No. 2458 Date: 01/10/2022

[illegible]

EXHIBIT D

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



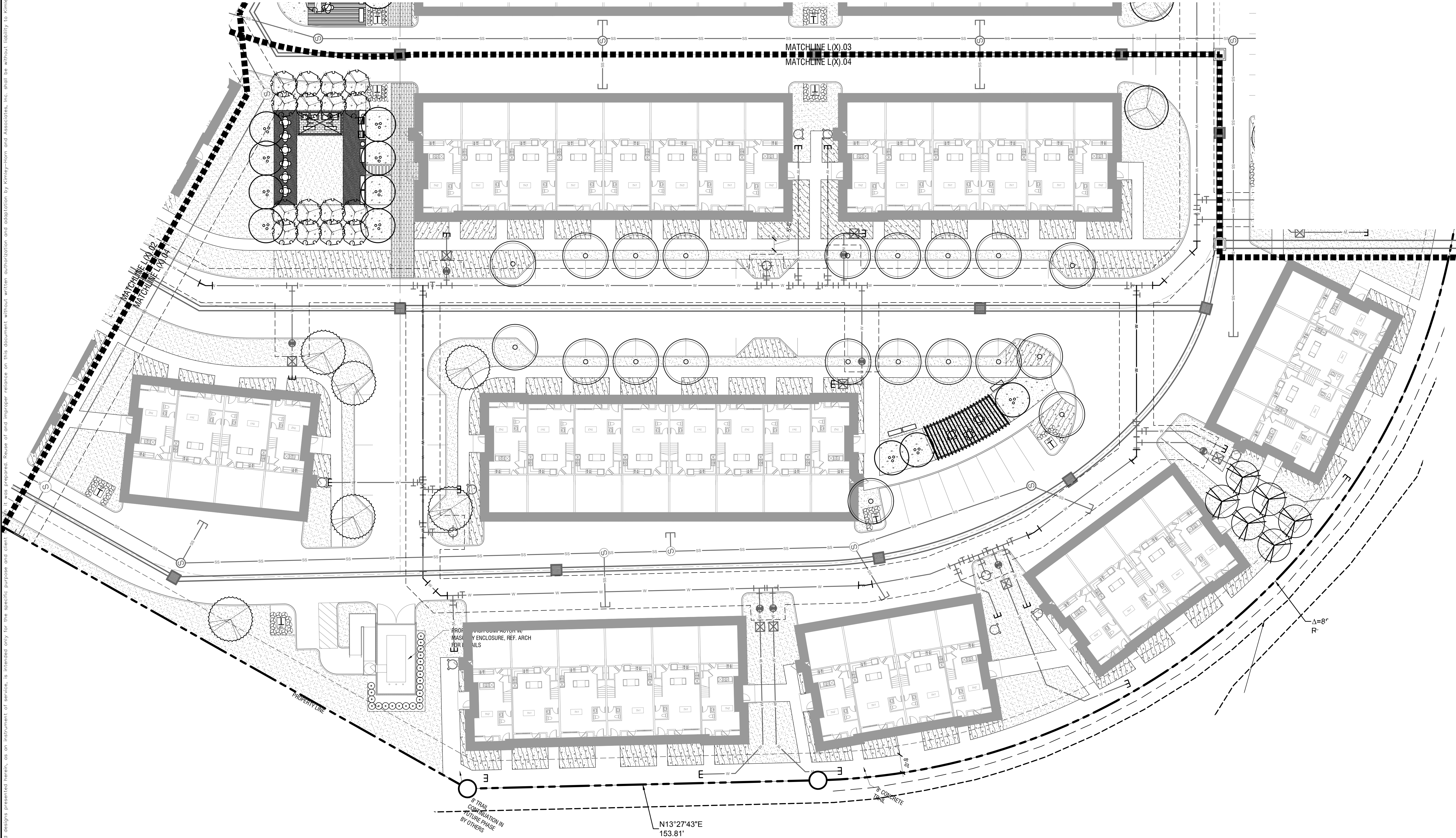
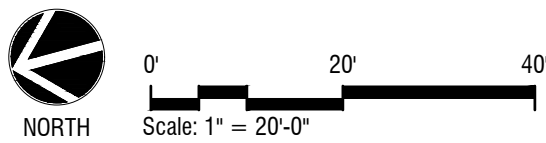
PLANTING PLAN
Scale: 1"= 20'

A

ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND TEXAS CASE NO. 210729-1	PLANTING PLAN	KHA PROJECT 064493006 DATE 01/11/2022 SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY PDF	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-528	REVISIONS		BY			
				No.					

EXHIBIT D

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



PLANTING PLAN

Scale: 1"= 20'

A

ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND TEXAS CASE NO. 210729-1		PLANTING PLAN		KHA PROJECT 064493006 DATE 01/11/2022 SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY PDF		FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn P.L.A. PAUL D. FREEMAN J.A. No. 2455 Date 01/11/2022 Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-528		REVISIONS No. DATE BY	
---	--	---------------	--	---	--	---	--	--------------------------	--

PLANT SCHEDULE



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



C



B

Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"



A

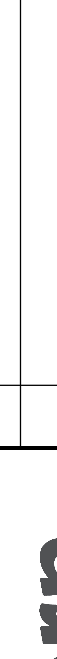
0000

PRELIMINARY	
FOR REVIEW ONLY	
Not for construction or permit purposes.	
Kimley»Horn	
P.L.A.	PAUL D. FREELAND
L.A. No.	2458 Date 01/11/2022

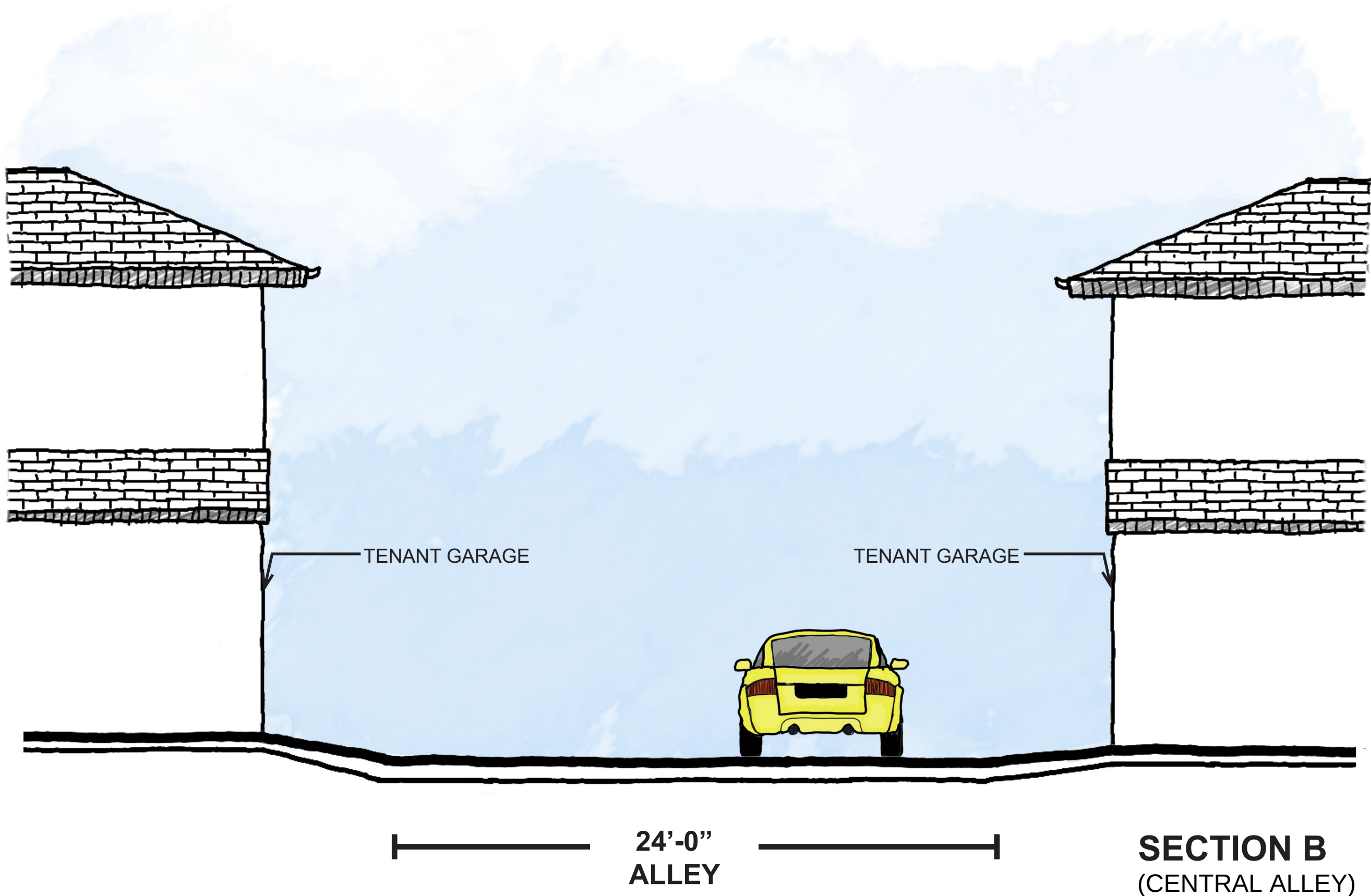
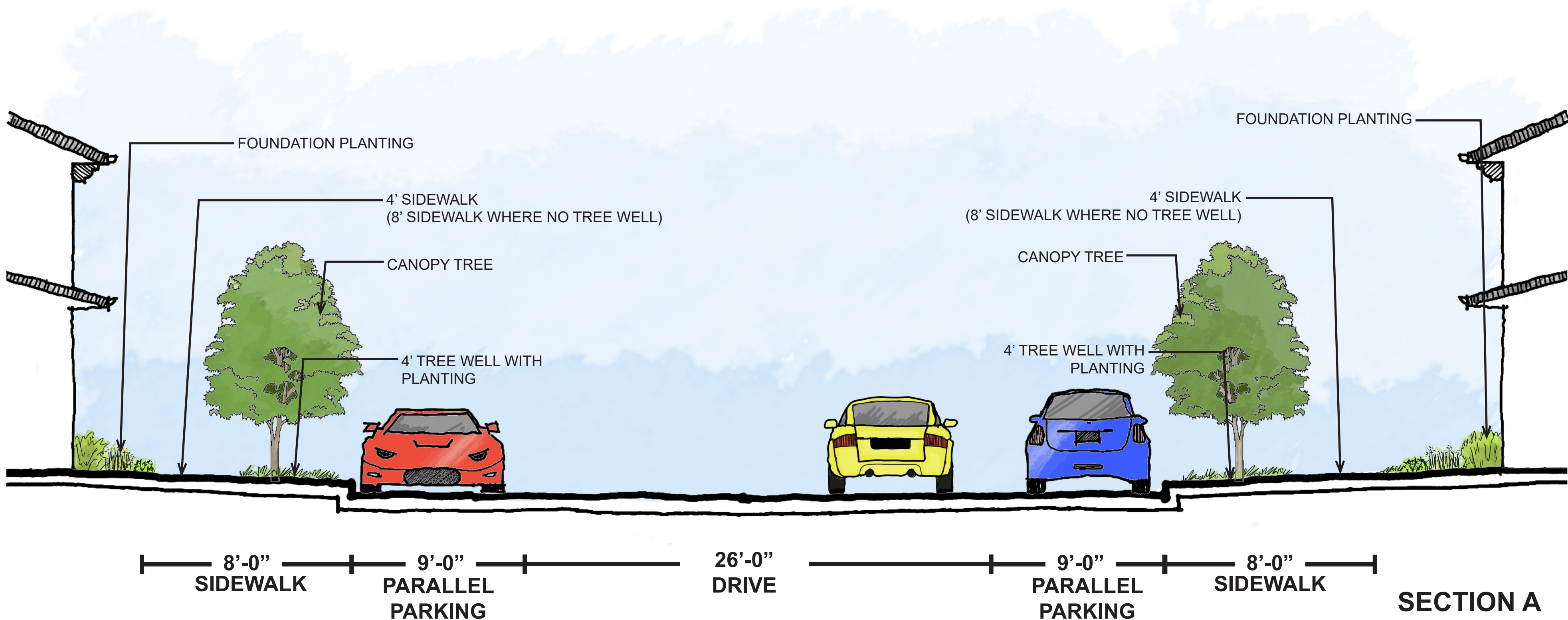
PLANTING DETAILS

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL L
GARLAND
CASE NO. 210729-1
T



SHEET NUMBER	EX. 2
ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC	GARLAND TEXAS CASE NO. 210729-1
STREET SECTIONS	
KHA PROJECT 064493006	DATE 12/08/2021
SCALE AS SHOWN	DESIGNED BY LRH
DRAWN BY LRH	CHECKED BY PDF
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-428	
No.	REVISIONS
DATE	

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



KHA PROJECT 064493006		DATE 12/08/2021		SCALE AS SHOWN	DESIGNED BY LRH	DRAWN BY LRH	CHECKED BY PDF
ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC				GARLAND CASE NO. 210729-1 TEXAS			
SHEET NUMBER EX. 1				STREET SECTIONS			
Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-928				No. REVISIONS DATE BY			



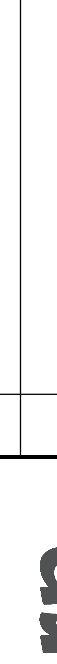
SHEET NUMBER	EX. 2
ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC	GARLAND TEXAS CASE NO. 210729-1
STREET SECTIONS	
KHA PROJECT 064493006	DATE 12/08/2021
SCALE AS SHOWN	DESIGNED BY LRH
DRAWN BY LRH	CHECKED BY PDF
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-928	
PRIOR APPROVAL REQUIRED FOR REVIEW ONLY Not for construction or permit purposes. Kimley-Horn P.L.A. _____ PAUL D. FREILAND L.A. No. _____ Date: 12/08/2021	
No.	REVISIONS
DATE	BY

EXHIBIT E



04 TYPE 4 - LEFT (NOM. WEST) ELEVATION



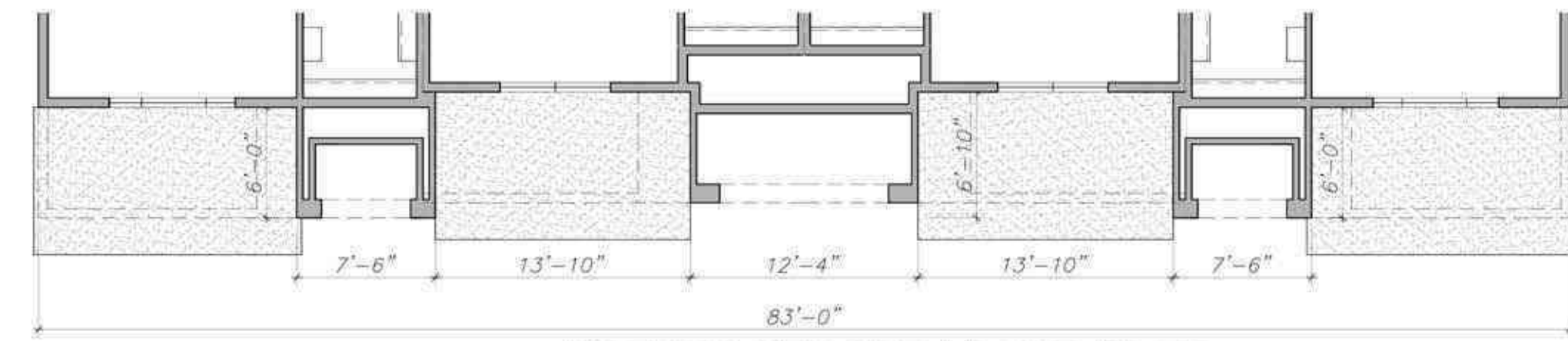
03 TYPE 4 - RIGHT (NOM. EAST) ELEVATION



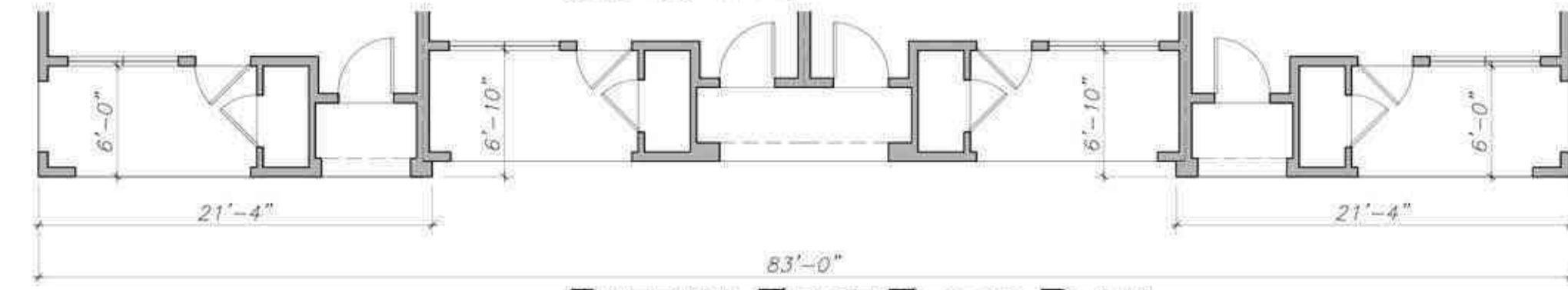
02 TYPE 4 - REAR (NOM NORTH) ELEVATION



01 TYPE 4 - FRONT (NOM SOUTH) ELEVATION



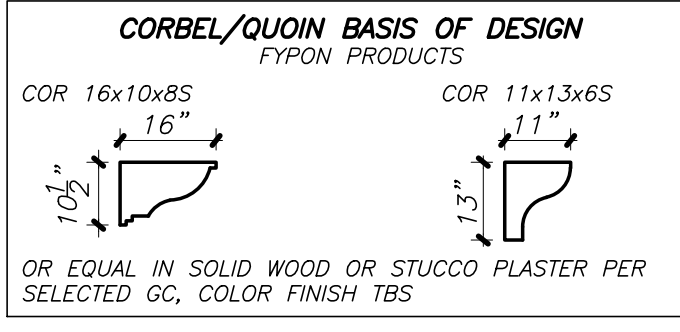
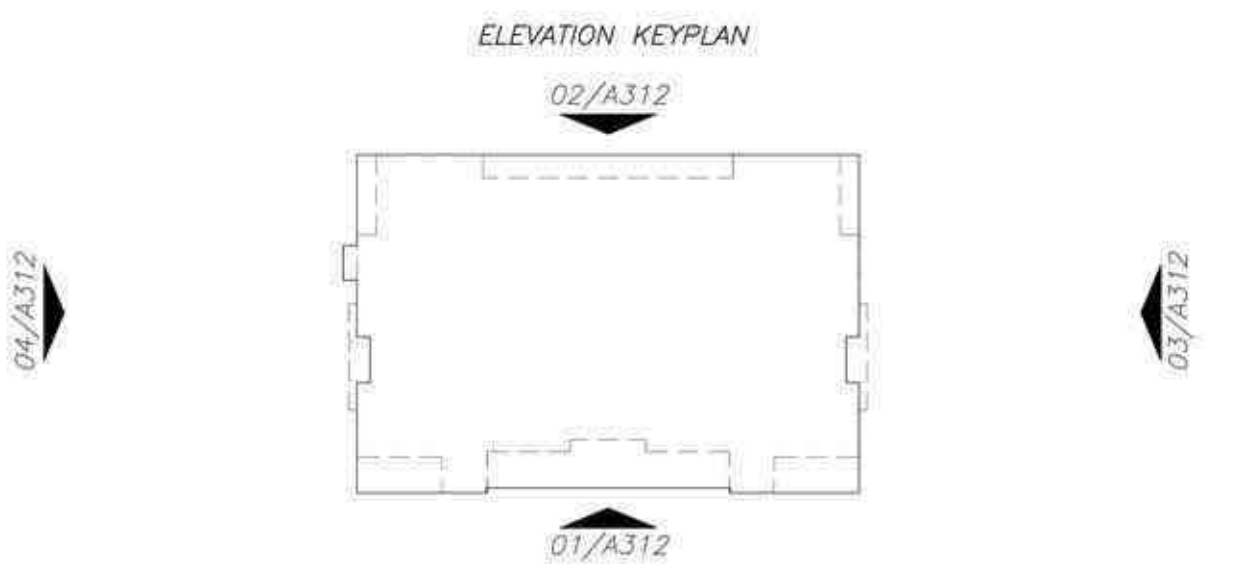
PARTIAL SECOND FLOOR PLAN



PARTIAL FIRST FLOOR PLAN

NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATON

SIGNAGE BY SEPARATE PERMIT



ARCHITECTURAL FEATURES TABULATION		
Label	Feature description	Qty
A	Decorative Header or Lintel	4
B	Multi-lite Window	8
C	Decorative Element	2
D	Quoin/Corbel	21
E	Recessed Entry	3
F	Alcove/Patio	4
G	Varied Roof Height	4
H	Ornamental Trim Band	2

FACADE VERTICAL ARTICULATION CALCULATIONS	
Building Width	84'
20%	17'
3' per 50 L.F.	3'
3.83' Vert. Sum	7.66'
Total Vert HT	7.66' > 3'
Total Horiz	29' > 17'

FACADE HORIZONTAL ARTICULATION CALCULATIONS	
Building Width	84'
30%	25'
1st Floor	43'
2nd Floor	15'
Total	58' > 25'

Proposed Zoning PD 15-40 Multi-Family, Garland Case Number 210729-1, 4401 Bunker Hill Road Garland, Texas

ARCHCO BUNKER HILL

GARLAND, TEXAS



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

124'-10"



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



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



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



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



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

NOTE: REFER SITE
PLAN FOR QUANTITY
AND ORIENTATON

SIGNAGE BY
SEPARATE PERMIT

ELEVATION KEYPLAN

02/A315



CORBEL/QUOIN BASIS OF DESIGN
FYPON PRODUCTS

COR 16x10x8S COR 11x13x6

COR 16x10x8S
16"
10 1/2"
COR. EQUAL IN SIZE

COR 11x13x6
11"
13"
TUCCO PLASTER

OR EQUAL IN SOLID WOOD OR STUCCO PLASTER

ARCHITECTURAL FEATURES
TABULATION

Label	Feature description
A	Decorative Header or Lintel
B	Multi-lite Window
C	Decorative Element
D	Quoin/Corbel
E	Recessed Entry
F	Alcove/Patio
G	Varied Roof Height
H	Ornamental Trim Band

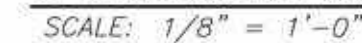
FACADE VERTICAL ARTICULATION
CALCULATIONS

Building Width	125'
20%	23'
3' per 50 LF	7.5'
3.83' Vert. Sum	7.6'
Total Vert HT	7.6' > 7.5'
Total Horiz	29' > 23'

FACADE HORIZONTAL ARTICULATION
CALCULATIONS

Building Width	125'
30%	38'
1st Floor	43'
2nd Floor	15'
Total	58' > 39'

Building Width	167'
30%	49'
1st Floor	43'
2nd Floor	15'
Total	58' >



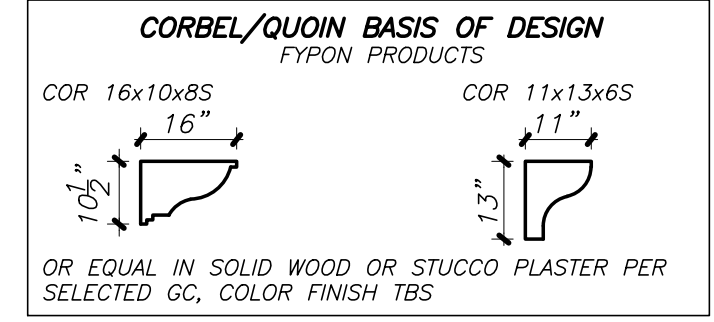
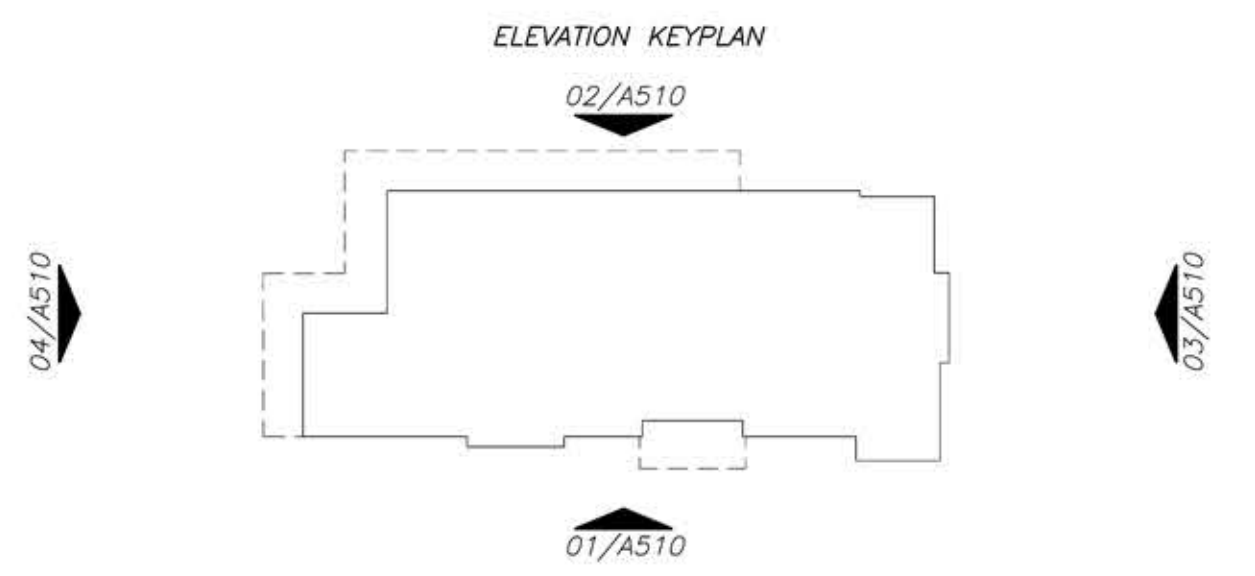
DRAWN BY: _____ CHECKED BY: TITLEBLOCK VOID: _____ PLOT DATE: _____

EXHIBIT E



NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATON

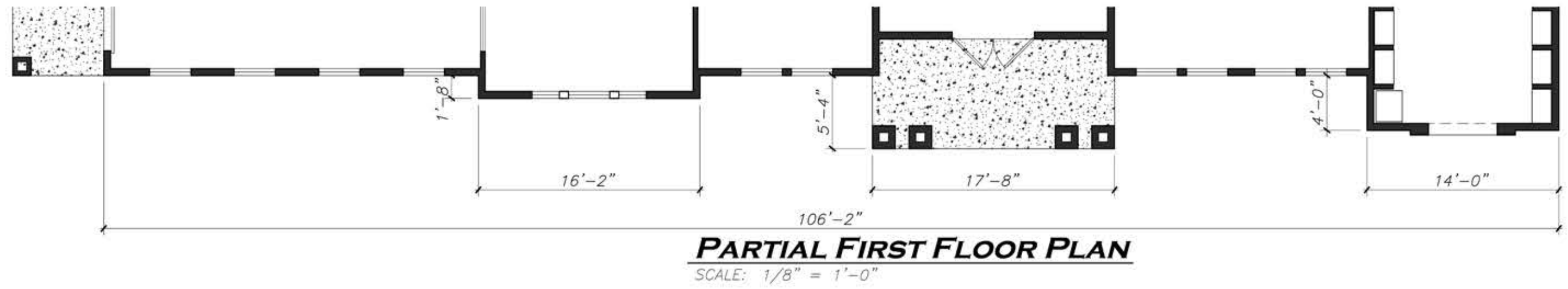
SIGNAGE BY SEPARATE PERMIT



ARCHITECTURAL FEATURES TABULATION		
Label	Feature description	Qty
A	Decorative Header or Lintel	4
B	Multi-lite Window	11
C	Transom Windows	5
D	Quoin/Corbel	12
E	Recessed Entry	1
F	Alcove/Patio	2
G	Varied Roof Height	3
H	Ornamental Trim Band	6

FACADE VERTICAL ARTICULATION CALCULATIONS	
Building Width	106'
20%	21'
3" per 50 LF	7'
2" Vert. Sum	27'
3" Vert. Sum	16'
10' Vert. Sum	17'
Total Vert HT	15' > 7'
Total Horiz	60' > 21'

FACADE HORIZONTAL ARTICULATION CALCULATIONS	
Building Width	106'
30%	31'
Projection Total	31'-8"
Total	31'-8" > 31'



Proposed Zoning PD 15-40 Multi-Family, Garland Case Number 210729-1, 4401 Bunker Hill Road Garland, Texas

ARCHICO BUNKER HILL

GARLAND, TEXAS

Revisions:

Job no.:

Issue date:

Sheet info:

CLUBHOUSE EXTERIOR ELEVATIONS

Sheet no.

A502



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. c.

Meeting Date: 03/15/2022

Item Title: Z 21-25 7LC, LLC (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-25 7LC, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-25 Ordinance

Z 21-25 Exhibit A

Z 21-25 Exhibit B

Z 21-25 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH ON A 0.482-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 89-30 FOR COMMUNITY RETAIL (CR) USES AND LOCATED AT 519 NORTH JUPITER ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 24th day of January, 2022, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Restaurant, Drive-Through made by **7LC, LLC** ; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.482-acre tract of land zoned Planned Development (PD) District 89-30 for Community Retail (CR) Uses and located at 519 North Jupiter Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2022.

FILE NO. Z 21-25

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-25

BEING a 0.482-acre tract of land situated in the William Barnes Survey, Abstract Number 78, City of Garland, Dallas County, Texas, being part of a certain tract of land described as Lot 3, Block A, Crest Park No. 1, Second Section, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 663, Page 1329, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of Jupiter Road (a 110-foot right-of-way), same point being the southeast corner of said Lot 3 and being the northeast corner of Lot 1, Block A, Crest Park No. 1, Second Section, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 617, Page 2460, D.R.D.C.T.;

THENCE S 89°57'00" W, along the common line of said Lot 1 and said Lot 3, a distance of 175.00 feet to a point for corner, same point being the northwest corner said Lot 1;

ZONING FILE NUMBER Z 21-25

THENCE over, across and through said Lot 3, the following four calls:

N 00°03'00" W, a distance of 52.50 feet to a point for corner;

S 89°57'00" W, a distance of 51.32 feet to a point for corner;

N 00°03'00" W, a distance of 52.23 feet to a point for corner;

N 89°57'00" E, a distance of 226.32 feet to a point for corner in the west right-of-way line of said Jupiter Road and the east line of said Lot 3;

THENCE S 00°03'00" E, along the west right-of-way line of said Jupiter Road and the east line of said Lot 3, a distance of 104.73 feet to the POINT OF BEGINNING, containing 0.482 acres (or 21,008 square feet) of land, more or less.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-25

519 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Planned Development(PD) District 89-30, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) 89-30 District and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
 - B. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.
 - C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
 - D. Signage: All signage shall comply with the Garland Development Code signage requirements.
 - E. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for twenty-five (25) years.



PERSPECTIVE

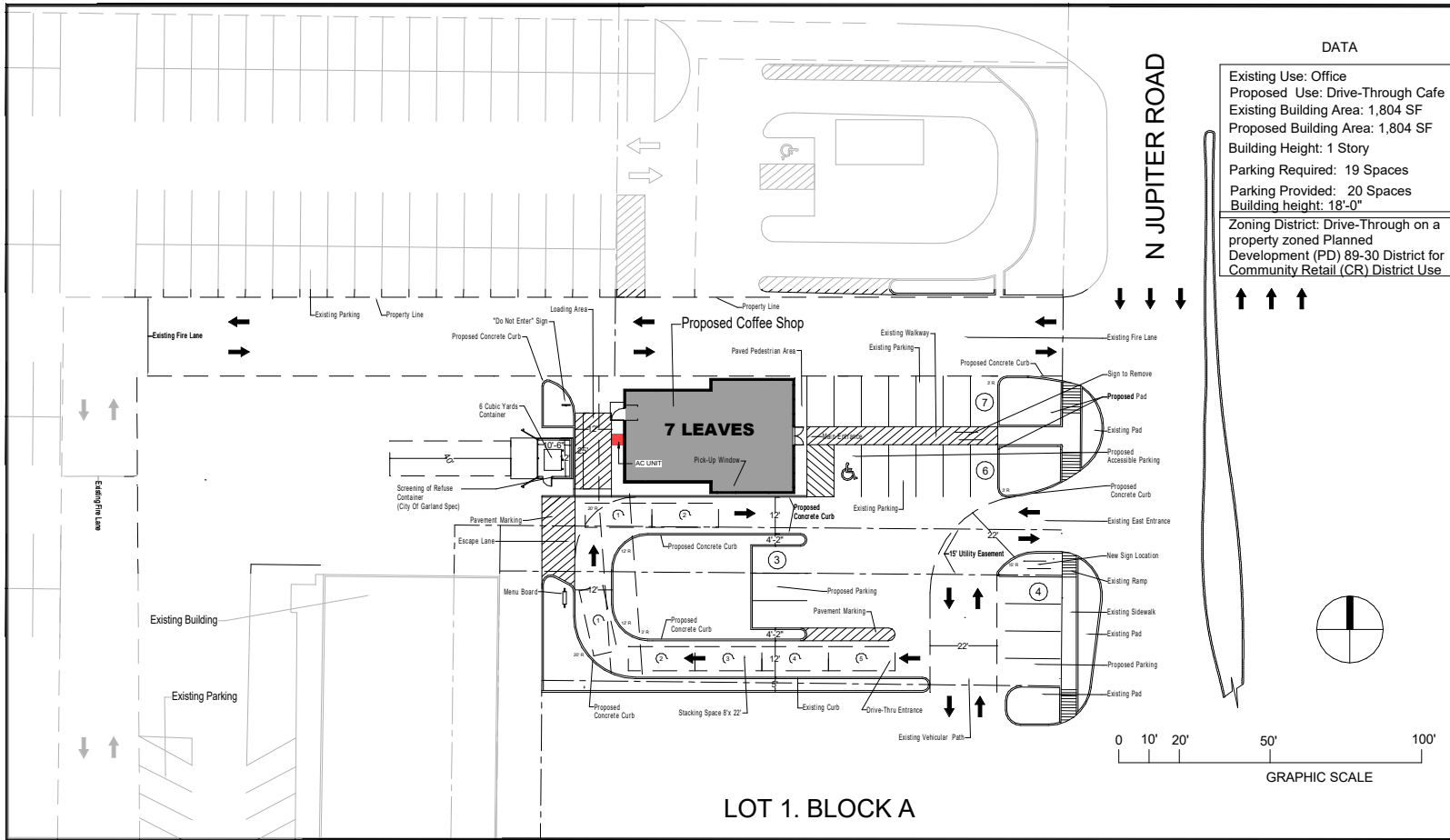
CASE # 210504-2

Existing Block A Lot 1
Cresk Park No. 1,
Second Sec

VINCINITY MAP

adi
ARCHITECT | INTERIOR

6402 LAUREL VALLEY ROAD, DALLAS, TX 75248



Issue	Issue Name	Date

7 LEAVES CAFE
519 NORTH
JUPITER RD.
GARLAND, TEXAS
75042

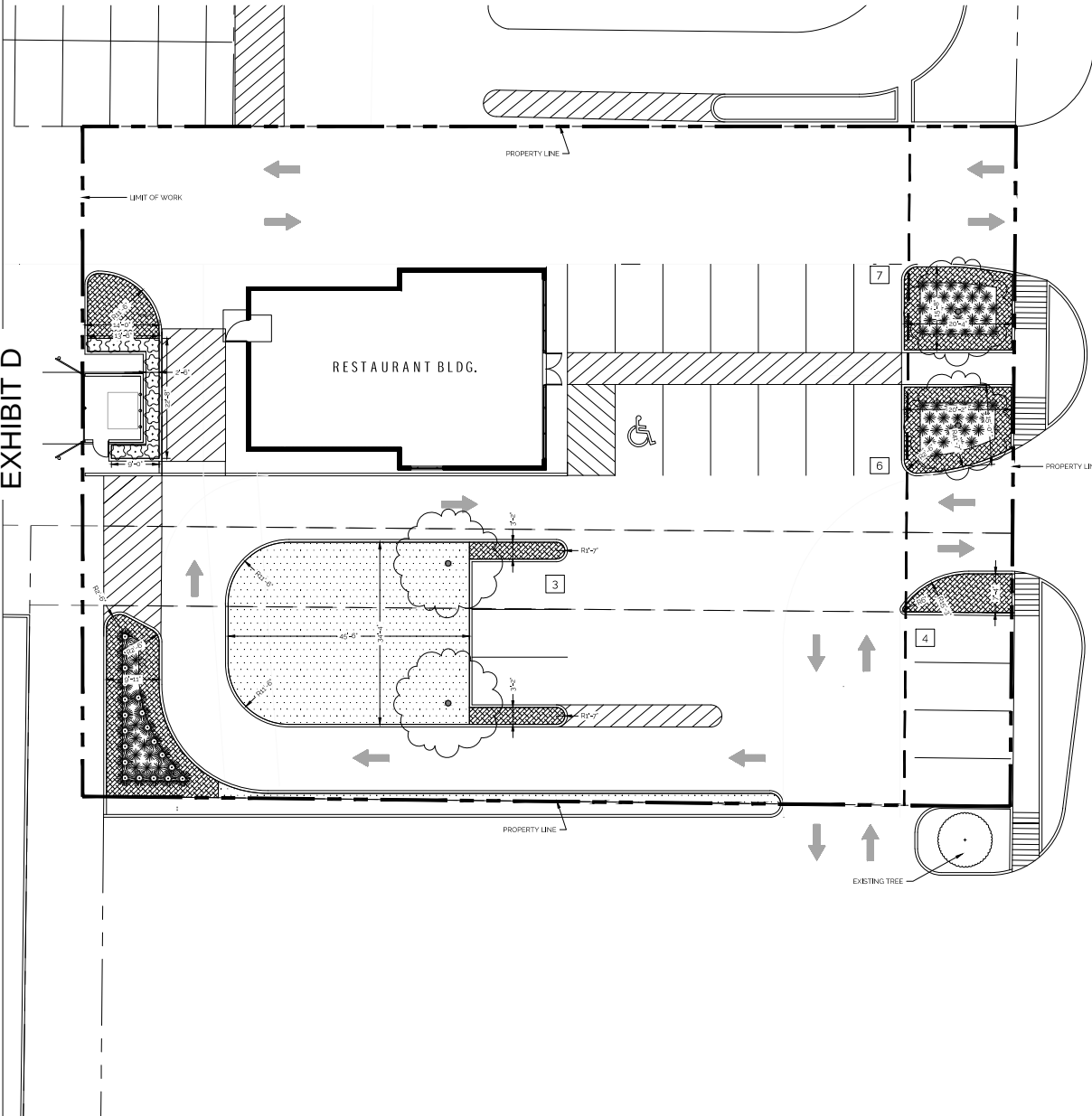
Sheet Name
SITE PLAN

Original Issue
Sheet Number

A100

Project #
Project Number

Drawing Date
08/04/21

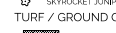


PLANT SYMBOL LEGEND

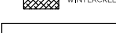
CANOPY TREES



ORNAMENTAL GRASSES



TURF / GROUND COVER



PLANT MATERIAL SCHEDULE

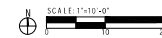
QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
TREES							
7	MONTEREY OAK	QUERCUS POLYMOCHA	48"	24"	24"	40 GAL.	PLUG & MATURED, STRAIGHT TRUNK
SHRUBS & LANDSCAPE TREES							
50	LITTLE BLUESTEM	SCHEUCHZERIA SCABRIFLORA	-	12"	12"	5 GAL.	48" OCT. TERMINUS LANDING OR 40" RADIATED OR PLANT
20	GULF MUHLY	PAUSANERIS CAULESCENS	-	12"	12"	5 GAL.	48" OCT. TERMINUS LANDING OR 40" RADIATED OR PLANT
10	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM	-	12"	12"	5 GAL.	-
SMALL PERENNIALS & GROUND COVER							
800 SF	WINTERCREEPER	EUONYMUS FORSTERI	-	-	-	5 GAL.	-
TURF GRASS							
1000 SF	BERMUDA GRASS SEED	CYNODON DACTYLON	-	-	-	-	HYDROSEED APPLICATION

PROJECT LANDSCAPE DATA TABLE

CITY LANDSCAPE REQUIREMENTS

TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
GENERAL	10% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA.	2,593.58 SF	3,945.4 SF	603.54 SF
	MINIMUM OF 10% OF ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE.	22,330 SF	2,234 SF	3,154 SF
STREET TREES	ONE CANOPY TREE PER 40 LF OF STREET FRONTAGE.	100 LF	4 TREES	3 TREES
	MINIMUM 20' LANDSCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE.	-	YES	YES
BUFFER	EVERGREEN SHRUBS (ACCEPTABLE FOR 8'-10' FOOT SCREENING) SHALL BE PROVIDED AROUND QUINSTER SCREENING WALLS AND THE PLANT MATERIALS MUST BE A MINIMUM OF THREE (3) FEET IN HEIGHT AT THE TIME OF PLANTING UNLESS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY OR PUBLIC USE AREA.	-	YES	YES
	TERMINUS ISLANDS WITH A MINIMUM OF ONE (1) CANOPY TREE SHALL BE PROVIDED AT THE END OF EACH PARKING ROW.	5 TERMINUS ISLANDS	5 TREES	4 TREES
PARKING LOT LANDSCAPING	LANDSCAPE ISLANDS WITH A MINIMUM OF ONE TREE SHALL BE PROVIDED WITHIN 80' OF EVERY PARKING SPACE.	-	YES	YES
	PARKING LOT LANDSCAPE AREAS SHALL INCLUDE A MINIMUM OF 50 PERCENT OF ITS AREA DEDICATED TO LIVING PLANT MATERIAL AND NOT HAVING MORE THAN 50 PERCENT OF ITS AREA COVERED WITH BARK MULCH OR DECOMPOSED GRANITE MATERIAL.	-	YES	YES
	IN PARKING LOTS WITH MORE THAN 20 SPACES, A MINIMUM OF ONE (1) TREE SHALL BE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES WITHIN THE PARKING LOT.	-	2 TREES	4 TREES

LANDSCAPE PLAN



Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
212 S. Elm St. Ste. 120
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

SUITE BUILD
GENERAL CONSTRUCTION
4460 W. WALNUT ST
SUITE 132A
GARLAND, TX
75042

Project No: 2023-090

Drawn By: CTA

Reviewed By: JDB

Issue Type: Site Plan

Issue Date: 12/03/2023

REVISIONS:

No.	Date	Description

DECEMBER 3, 2023

PROJECT:

7 LEAVES CAFE

CITY CASE #: 210504-2

510 N. JUPITER RD
GARLAND, TX
75042

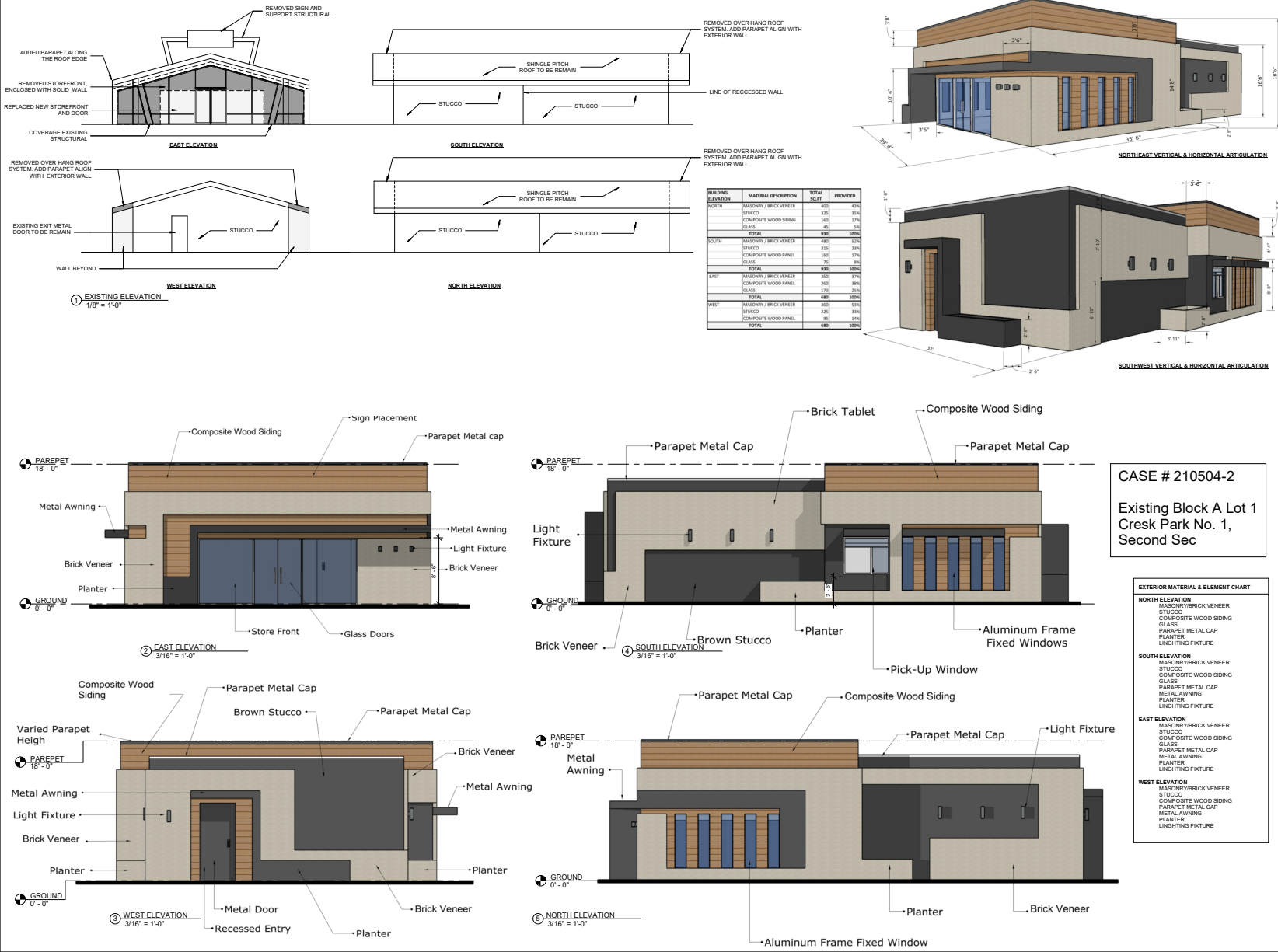
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP.01

10/27/2021 7:19:20 AM A102 ELEVATIONS





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 03/15/2022

Item Title: 2021-22 Budget Amendment No. 2

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the February 28, 2022, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2021-22 Adopted Budget (2021-22 Budget Amendment No. 2). The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2020-21 fiscal year, and (3) expenditures not anticipated in the 2021-22 Adopted Budget.

All funds required to cover the increases in appropriations are in the respective fund balances and additional revenues. As a result, Budget Amendment No. 2 has no financial impact to the City.

Recommendation/Action Requested and Justification

Consider approval of the Ordinance amending the 2021-22 Adopted Budget.

Attachments

Ordinance - FY 2021-22 Budget Amendment No. 2

Policy Report - FY 2021-22 Budget Amendment No. 2

Attachment A – Schedule of Open Encumbrances being Rolled Forward

Attachment B – Schedule of Proposed Amendments by Fund

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2021-22 OPERATING BUDGET (BUDGET AMENDMENT NO. 2), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, THE INFORMATION TECHNOLOGY FUND, THE INFORMATION TECHNOLOGY REPLACEMENT FUND, THE INFORMATION TECHNOLOGY PROJECT FUND, THE TIF #1 FUND, THE ECONOMIC DEVELOPMENT FUND, THE SANITATION FUND, THE EQUIPMENT REPLACEMENT FUND, THE PUBLIC HEALTH / IMMUNIZATION GRANT FUND, THE FEDERAL CORONAVIRUS RELIEF & RECOVERY FUND, AND VARIOUS FUNDS ASSOCIATED WITH PURCHASE ORDER ENCUMBRANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2021-22 Operating Budget and appropriated the necessary funds out of the general revenues, grants, and other revenues for the maintenance and operation of various departments, activities, and improvements of the City;

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the General Fund, the Information Technology Fund, the Information Technology Replacement Fund, the Information Technology Project Fund, the TIF #1 Fund, the Economic Development Fund, the Sanitation Fund, the Equipment Replacement Fund, the Public Health / Immunization Grant Fund, the Federal Coronavirus Relief & Recovery Fund, and various funds associated with purchase order encumbrances from the 2020-21 fiscal year;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2021-22 Operating Budget (Budget Amendment No. 2) for the purposes and in the amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7250, Section 1, adjusting operating appropriations in the General Fund, the Information Technology Fund, the Information Technology Replacement Fund, the Information Technology Project Fund, the TIF #1 Fund, the Economic Development Fund, the Sanitation Fund, the Equipment Replacement Fund, the Public Health / Immunization Grant Fund, the Federal Coronavirus Relief & Recovery Fund, and various funds associated with Purchase Order encumbrances from the 2020-21 fiscal year, in the amounts and for the purposes specified in Exhibit A (Policy Report), attached hereto.

Section 3

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

PASSED AND APPROVED this the 15th day of March, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

Work Session Item 3.b.

Meeting Date: February 28, 2022
Item Title: 2021-22 Budget Amendment No. 2
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2021-22 Adopted Budget in order to appropriate available funds for the following:

1. Projects approved in last year's Budget but not completed by the fiscal year-end.
2. Rollover of open Purchase Orders from the 2020-21 fiscal year.
3. Expenditures not anticipated in the 2021-22 Adopted Budget.

OPTIONS

- (A) Approve Budget Amendment No. 2 as proposed.
- (B) Approve portions of Budget Amendment No. 2.
- (C) Do not approve Budget Amendment No. 2.

RECOMMENDATION

Option (A) – Approve Budget Amendment No. 2 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 15, 2022, Regular Meeting.

BACKGROUND

(1) Carryover of 2020-21 Incomplete Projects

(a) Rolled-Forward Funds in the TIF #1 Fund for the Downtown TIF Project and Financing Plan

The FY 2020-21 Revised Budget for the TIF #1 Fund included \$833,781 for the Downtown Development Office that was not spent or committed prior to the end of FY 2020-21. Budget Amendment No. 2 proposes to increase FY 2021-22 operating appropriations by \$833,781 in the TIF #1 Fund to continue implementing the revised Downtown TIF Project and Financing Plan from the December 1, 2020, Regular Session of the Garland City Council.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(b) Rolled-Forward Funds in the Economic Development Fund for the “Make Your Mark” Campaign

The FY 2020-21 Revised Budget for the Economic Development Fund included \$96,645 for the “Make Your Mark” campaign that was not spent or committed prior to the end of FY 2020-21. Budget Amendment No. 2 proposes to increase FY 2021-22 operating appropriations by \$96,645 in the Economic Development Fund to continue the “Make Your Mark” campaign.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(c) Rolled-Forward Funds in the Sanitation Fund for Transfer Station Permit Amendment

The FY 2020-21 Revised Budget for the Sanitation Fund included grant reimbursements of \$70,000 for the amendment of the Transfer Station’s TCEQ permit that was not spent or committed prior to the end of FY 2020-21. Budget Amendment No. 2 proposes to increase FY 2021-22 operating appropriations by \$70,000 in the Sanitation Fund to complete the permit amendment.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(2) Rolled-Forward Encumbrances from Fiscal Year 2020-21

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30, when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

Because the purchase of these open items was authorized by Council in the previous fiscal year (2020-21), the City’s practice has been to roll these encumbrances forward into the current fiscal year (2021-22). This has the effect of increasing the current year’s appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the “roll forward” because it was assumed in the 2021-22 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2021-22 year-end balance.

Budget Amendment No. 2 proposes that encumbrances totaling \$16,475,545 be rolled forward to 2021-22. Of the total rollover amount, \$1,724,710 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(3) Expenditures Not Anticipated in the 2021-22 Adopted Budget

(a) Replacement of Water & Wastewater Equipment

Due to increased repair and maintenance costs, a Water Department Excavator and Wastewater Department Backhoe Loader require unscheduled replacement out of the Equipment Replacement Fund (ERF) after the FY 2021-22 Adopted Budget.

Budget Amendment No. 2 proposes to increase the Equipment Replacement Fund's FY 2021-22 operating appropriations by \$359,700 for the replacement of one Excavator and one Backhoe Loader. Funding for this request will come from fund balance reserves and a transfer of \$75,360 from the Water Utility Fund.

(b) Additional Cost for Grant-Funded Social Worker

The Health Department requests approval for an additional \$60,678 for personnel costs associated with a Social Services Specialist added in the FY 2021-22 Adopted Budget. This position is funded through the COVID-19 Public Health Workforce Expansion Funding. The Health Department has contracted with Parkland to fill the position, and it will benefit the City of Garland by adding the knowledge and skills to provide increased access to Parkland's resources.

Budget Amendment No. 2 proposes to increase the Public Health / Immunization Grant Fund's FY 2021-22 operating appropriations by \$60,678 for personnel costs. Funding for this request will come from the COVID-19 Public Health Workforce Expansion Grant.

(c) Installation of Fleet Services Shop Backup Generator

Fleet Services requests approval of an additional \$15,826 to install a backup generator to power the Heavy Equipment Shop. This will allow Fleet to continue to service trucks for GP&L, Fire, Sanitation, and other departments that use large trucks in the event of a loss of power.

Budget Amendment No. 2 proposes to increase the General Fund's FY 2021-22 operating appropriation by \$15,826 to install the backup generator. Funding for the program will come from excess fund balance reserves.

(d) Purchase of Various Transportation Vehicles & Equipment

The Transportation Department requests to purchase equipment for maintenance of traffic markings, traffic signs, and traffic signals, as well as a replacement Radar Speed Limit Trailer, and a new Thermoplastic Supply Haul Trailer, for a total of \$181,088.

Budget Amendment No. 2 proposes to increase the General Fund's FY 2021-22 operating appropriations by \$181,088 for the new and replacement equipment. Funding for this request will come from excess fund balance reserves.

(e) 2022 American Rescue Plan Act Projects

The City Council approved a list of American Rescue Plan Act (ARPA) projects on October 19, 2021. A majority of the approved ARPA projects were incorporated into the City's Capital Improvement Program (CIP) for implementation in 2022 through 2026. The spending projected for 2022 in the 2022 CIP for ARPA projects is \$11,979,000, which needs to be appropriated in the FY 2021-22 Revised Budget for multi-year capital projects. Additionally, two projects need to be appropriated in the FY 2021-22 Revised Budget, including \$384,000 for the Emergency Operations Center AV System and \$100,000 for the Ridgewood Area Master Plan, which are not included in the CIP.

Budget Amendment No. 2 proposes to increase the Federal Coronavirus Relief & Recovery Fund's FY 2021-22 operating appropriations by \$12,463,000 to fund projects underway in 2022 as part of the 2022 CIP and the FY 2021-22 Revised Budget. Funding for this request will come from fund balance reserves, as the first tranche of ARPA Grant revenue was included in the FY 2021-22 Adopted Budget.

(f) Information Technology Cybersecurity Program

This request is for the implementation of a comprehensive enterprise security program based upon an industry standard cybersecurity framework and the recommendations from a Network Security Audit performed by the City's Internal Audit Department in 2019. City Council approved a Term Agreement at the September 14, 2021, Regular Session while the funding source for the program was being determined. This request is for \$662,250 for cybersecurity services.

Budget Amendment No. 2 proposes to increase the Information Technology Fund's FY 2021-22 operating appropriations by \$662,250. Funding for this request will come from transfers in the FY 2021-22 Revised Budget from the General Fund and City's Utilities.

(g) Cybersecurity and IT Video Storage Infrastructure IT Projects

This request is for the implementation of a comprehensive enterprise security program based upon an industry standard cybersecurity framework and the recommendations from a Network Security Audit performed by the City's Internal Audit Department in 2019. City Council approved a Term Agreement at the September 14, 2021, Regular Session while the funding source for the program was

being determined. This request is for an IT Project in the amount of \$150,700 for cybersecurity solutions.

This request is also for an IT Project in the amount of \$110,000 for the hardware, software, and support necessary for a data center video storage capacity expansion due to an increase in video surveillance storage requirements. City Council approved a Purchase Award at the December 7, 2021, Regular Session to initiate this project.

Budget Amendment No. 2 proposes to increase the IT Project Fund's FY 2021-22 operating appropriations by \$260,700 for these projects. Funding for this request will come from excess fund balance reserves as a result of savings on completed IT projects.

(h) Police Toughbook Computer Replacement

IT requests an additional \$103,000 to cover a shortfall for the replacement of 112 Police Toughbook computers and vehicle docks, as included in the FY 2021-22 Adopted Budget. The Police Toughbook computers are included in the IT Replacement Fund on a four-year replacement cycle. The cost escalation is attributed to supply chain issues and increased demand during the pandemic.

Budget Amendment No. 2 proposes to increase the IT Replacement Fund's FY 2021-22 operating appropriations by \$103,000 for the increased replacement cost. Funding for this request will come from fund balance reserves.

CONSIDERATION

The project continuation in the Downtown TIF Project and Financing Plan, Image Management Initiative, Transfer Station Permit Amendment, and outstanding Purchase Orders carried forward were fully funded in the FY 2020-21 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. The additional expenses in the Equipment Replacement Fund, Public Health / Immunization Grant Fund, General Fund, Federal Coronavirus Relief & Recovery Fund, Information Technology Fund, IT Project Fund, and IT Replacement Fund will be funded out of excess fund balance reserves in each respective fund as well as additional revenue.

Budget Amendment No. 2 proposes to appropriate funds as follows:

<u>TIF #1 Fund</u>	
Downtown TIF Project and Financing Plan	\$833,781
<u>Economic Development Fund</u>	
Image Management Initiative	96,645
<u>Sanitation Fund</u>	
Image Management Initiative	70,000
<u>Equipment Replacement Fund</u>	
Water Utility Excavator	220,800
Wastewater Utility Backhoe Loader	138,900

<u>Public Health / Immunization Grant Fund</u>	
Social Services Specialist	60,678
<u>General Fund</u>	
Fleet Heavy Equipment Shop Generator	15,826
Transportation Equipment	181,088
<u>Federal Coronavirus Relief & Recovery Fund</u>	
American Rescue Plan Act - 2022 Projects	12,463,000
<u>Information Technology Fund</u>	
Cybersecurity Program	662,250
<u>IT Project Fund</u>	
Cybersecurity Program	150,700
IT Video Storage Infrastructure	110,000
<u>IT Replacement Fund</u>	
Police Toughbook Replacement Cost Increase	103,000
<u>Various Funds</u>	
Rollover of Purchase Order Encumbrances	<u>16,475,545</u>
TOTAL SUPPLEMENTAL APPROPRIATION	<u>\$31,582,213</u>

Attachments

Attachment A – Schedule of Open Encumbrances being Rolled Forward
Attachment B – Schedule of Proposed Amendments by Fund

ATTACHMENT A
2020-21 Rollover
(With Detail of PO's Over \$25,000)

*Amount
Outstanding
9/30/2021*

<i>Fund/Department</i>	<i>PO Description</i>	
<u>General Fund</u>		
Engineering	New 2021 Ford F-150	\$61,220
Human Resources	Employee Service Awards & Recognition	39,453
Landfill	Litter Control Fences	37,185
	Architectural Master Plan	25,841
Parks, Recreation & Cultural Arts	Tree Maintenance Services	26,995
	Building Maintenance Supplies	31,002
	Monument Sign	40,484
	Motor Vehicles	110,851
	Horticultural Chemicals	35,640
	Other Equipment	178,953
	Playground Replacement	135,136
	Building Repairs	97,224
	Play Equipment Repairs	35,000
Police	Police Ammunition	109,616
Transportation	Professional Services	34,545
Non-Department	Indirect Cost Study	49,900
Various	PO's Under \$25,000	675,665
Sub-Total General Fund		<u>\$1,724,710</u>
<u>Communications Fund</u>		
	Radio System Network Testing	\$44,775
Sub-Total Communications Fund		<u>\$44,775</u>
<u>Economic Development Fund</u>		
	Redevelopment/Brokerage Consulting Svcs.	\$99,500
	Image Management Advertising Campaign	35,865
	PO's Under \$25,000	24,396
Sub-Total Economic Development Fund		<u>\$159,761</u>

ATTACHMENT A
2020-21 Rollover
(With Detail of PO's Over \$25,000)

*Amount
Outstanding
9/30/2021*

Fund/Department

PO Description

Electric Utility Fund

CAT Safety Services	\$148,480
T&D Office Space Remodel	35,800
Water Pneumatic Transmitters	29,413
Cables Spare on Hand	26,643
Emerson Service Contracts	50,689
Olinger Motor Repair	78,597
TMPS Transmission Line Maintenance	311,116
Oncor Maintenance Fee	28,625
Genscape Service Contracts	53,063
Data Service Consulting	30,000
Public Communications Review	37,185
PO's Under \$25,000	206,279

Sub-Total Electric Utility Fund

\$1,035,890

Equipment Replacement Fund

Emergency Management	One 2021 F-150 Truck	\$37,525
Police	Twenty-Seven 2021 Chevy Tahoe SUVs	974,943
Police	Five 2021 Ford Police Interceptor SUVs	267,525
Police	Two 2021 Chevy Malibu Sedans	35,160
Police	One 2021 Ford Transit T150 Van	33,330
Engineering	Two 2021 Ford F-150 Trucks	63,800
Landfill	One 2021 Ford F-150 Truck	37,635
Transportation	One 2021 Ford F-150 Truck	27,955
Health	One 2021 Ford F-250 Truck	58,475
Parks	One 2021 Ford E-450 Bus	71,236
Parks	Two 2021 Ford Transit T150 Vans	66,660
Parks	One 2021 Ford F-150 Truck	35,225
Electric	Three 2021 Ford F-150 Trucks	96,972
Electric	Four 2022 Freightliner M2-106 Trucks	1,000,321
Electric	One 2022 Ford F-550 Truck	162,213
Electric	One 2021 Kubota KX-71 Mini-Excavator	33,699
Electric	Two 2021 Ford F-250 Trucks	71,291
Electric	One 2021 Freightliner 122SD Semi-Truck	184,112
Electric	One 2022 Chevy Express 2500 Van	32,870
Water	Two 2022 Ford F-450 Trucks	133,074
Sanitation	Two 2022 Ford F-350 Trucks	78,970
Stormwater Management	One 2022 Chevy Silverado Truck	\$46,408
Stormwater Management	Two 2021 Ford F-150 Trucks	62,120
Various	PO's Under \$25,000	27,806

Sub-Total Equipment Replacement Fund

\$3,639,325

ATTACHMENT A
2020-21 Rollover
(With Detail of PO's Over \$25,000)

*Amount
Outstanding
9/30/2021*

<i>Fund/Department</i>	<i>PO Description</i>	
<u>Facilities Management Fund</u>		
	Equipment Maintenance	\$43,400
	PO's Under \$25,000	88,638
Sub-Total Facilities Management Fund		\$132,038
<u>Heliport Fund</u>		
	Helistop Civil Construction Documents	\$124,500
	PO's Under \$25,000	3,000
Sub-Total Heliport Fund		\$127,500
<u>Hotel/Motel Tax Fund</u>		
	Signage	\$45,592
	Marketing & Advertising	40,050
	PO's Under \$25,000	97,544
Sub-Total Hotel/Motel Tax Fund		\$183,186
<u>Information Technology Fund</u>		
	Professional Services	\$332,214
	Software Subscriptions	39,492
	Service Contracts	45,023
	IT Hardware	83,691
	PO's Under \$25,000	198,901
Sub-Total Information Technology Fund		\$699,321
<u>Information Technology Replacement Fund</u>		
	Computer Replacements	\$795,508
	PO's Under \$25,000	138,990
Sub-Total Information Technology Replacement Fund		\$934,498

ATTACHMENT A
2020-21 Rollover
(With Detail of PO's Over \$25,000)

*Amount
Outstanding
9/30/2021*

Fund/Department

PO Description

Infrastructure Repair & Replacement Fund

Paving Services	\$5,017,101
Replacement Vehicles	105,068
Construction Services for Animal Shelter	64,723
Materials Testing	50,749
ADA Transition Plan Project	39,100
Water & Sewer Main Replacement	59,524
PO's Under \$25,000	152,446

Sub-Total Infrastructure Repair & Replacement Fund

\$5,488,711

Sanitation Fund

Concrete Repair	\$23,412
PO's Under \$25,000	19,721

Sub-Total Sanitation Fund

\$43,133

Stormwater Management Fund

Freightliners	\$517,768
Shady Lane Channel	112,141
Drainage Improvements - Meadow	88,667
Glenbrook Water and Sewer Replacement	48,496
Engineering Design Services	47,640
PO's Under \$25,000	77,521

Sub-Total Stormwater Management Fund

\$892,233

TIF #1 Fund (Downtown & Forest/Jupiter)

Fabrication & Installation Services	\$50,648
PO's Under \$25,000	73,258

Sub-Total TIF #1 Fund

\$123,906

ATTACHMENT A
2020-21 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2021</i>
<u>Wastewater Utility Fund</u>		
	Professional Services	\$507,978
	Sewer Inspection Cameras	27,300
	Odor Monitoring Equipment & Services	36,503
	PO's Under \$25,000	136,603
	Sub-Total Wastewater Utility Fund	\$708,384
<u>Water Utility Fund</u>		
	Professional Services	\$369,135
	PO's Under \$25,000	64,525
	Sub-Total Water Utility Fund	\$433,660
<u>All Other Funds</u>	PO's Under \$25,000	\$104,514
<u>TOTAL OUTSTANDING PO's</u>		<u>\$16,475,545</u>

ATTACHMENT B

**Proposed Budget Amendment No. 2
FY 2021-22 Operating Budget**

	BA #2	BA #2 PO Rollover	Total Budget Amendments
REVENUES AND EXPENDITURES			
Sources of Funds:			
Public Health / Immunization Fund Grant Revenue	\$60,678	\$0	\$60,678
Transfer to Information Technology Fund from Various	662,250	0	662,250
Transfer to ERF from Water Utility Fund	75,360	0	75,360
Fund Balance - Prior Year	14,308,380	16,475,545	30,783,925
Total Funds Provided	<u>\$15,106,668</u>	<u>\$16,475,545</u>	<u>\$31,582,213</u>
Use of Funds - Expenditures:			
General Fund (See Detail in Notes)	\$196,914	\$1,724,710	\$1,921,624
Electric Utility Fund	0	1,035,890	1,035,890
Water Utility Fund	0	433,660	433,660
Wastewater Utility Fund	0	708,384	708,384
Infrastructure Repair & Replacement Fund	0	5,488,711	5,488,711
Sanitation Fund	70,000	43,133	113,133
Stormwater Management Fund	0	892,233	892,233
Recreation Performance Fund	0	6,258	6,258
Helipoint Fund	0	127,500	127,500
Hotel/Motel Tax Fund	0	183,186	183,186
SafeLight Fund	0	32,274	32,274
Economic Development Fund	96,645	159,761	256,406
TIF #1 Fund	833,781	123,906	957,687
Coronavirus Relief & Recovery Fund (ARPA)	12,463,000	0	12,463,000
Public Health / Immunization Grant Fund	60,678	0	60,678
Equipment Replacement Fund	359,700	3,639,325	3,999,025
Self Insurance Fund	0	16,727	16,727
Customer Service Fund	0	46,191	46,191
Facilities Management Fund	0	132,038	132,038
Information Technology Fund	662,250	699,321	1,361,571
IT Project Fund	260,700	0	260,700
IT Replacement Fund	103,000	934,498	1,037,498
Communications Fund	0	44,775	44,775
Warehouse Fund	0	3,064	3,064
Total Expenditures	<u>\$15,106,668</u>	<u>\$16,475,545</u>	<u>\$31,582,213</u>

ATTACHMENT B

Proposed Budget Amendment No. 2 FY 2021-22 Operating Budget

	<u>BA #2</u>	<u>BA #2 PO Rollover</u>	<u>Total Budget Amendments</u>
REVENUES AND EXPENDITURES			
<u>Notes:</u>			
General Fund -			
City Attorney	\$0	\$36,776	\$36,776
Code Compliance	0	976	976
Emergency Management	0	17,126	17,126
Engineering	0	79,060	79,060
Fire	0	17,204	17,204
Human Resources	0	92,933	92,933
Internal Audit	0	2,500	2,500
Landfill	0	74,692	74,692
Library	0	23,542	23,542
Municipal Court	0	339	339
Parks, Recreation & Cultural Arts	0	1,056,230	1,056,230
Planning & Development	0	516	516
Project Management Office	0	15,575	15,575
Police	0	214,290	214,290
Purchasing	0	846	846
Transportation	181,088	40,080	221,168
Non-Departmental	15,826	52,025	67,851
Sub-Total General Fund	<u>\$196,914</u>	<u>\$1,724,710</u>	<u>\$1,921,624</u>



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 03/15/2022

Item Title: Project Specific Agreement with Dallas County for Garland Avenue Underpass Tra

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for “partnering” on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

The Spring Creek Trail Underpass at Garland Avenue is a 12-foot wide spine trail that will provide for a direct trail connection underneath the North Garland Avenue bridge. The proposed trail will connect on the west side of North Garland Avenue to the Spring Creek Trail and connect to the Winters Park Trail on the east side of the existing roadway. Currently, each trail connects to the roadway sidewalks along North Garland Avenue, and trail users that wish to continue along the Spring Creek Greenbelt must use the sidewalk system along North Garland Avenue and cross at the signalized intersection at Naaman Forest Boulevard. The proposed trail is approximately 800 linear feet and will include modifications to existing site trees and storm water infrastructure to accommodate the proposed alignment.

The PSA establishes a total cost of the project to be \$1,074,190 and the following cost share amounts.

Dallas County	\$512,095
City of Garland	\$562,095

The City’s funding for this project will be included in the 2022 CIP utilizing GOB19 funds. Council considered this item at the February 28, 2022 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to execute the PSA with Dallas County for the Garland Avenue Underpass Trail.

Attachments

Resolution

Context Map

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR TRANSPORTATION IMPROVEMENTS IN SPRING CREEK GREENBELT FOR MCIP PROJECT GARLAND AVENUE UNDERPASS TRAIL (PROJECT 12020), WITHIN THE CITY OF GARLAND, DALLAS COUNTY AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute a Project Specific Agreement with Dallas County for transportation improvements in Spring Creek Greenbelt for MCIP Project Garland Avenue Underpass Trail (Project 12020), which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2

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

PASSED AND APPROVED this the ____ day of March, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Bisby Transmission Easement Trail

500 ft



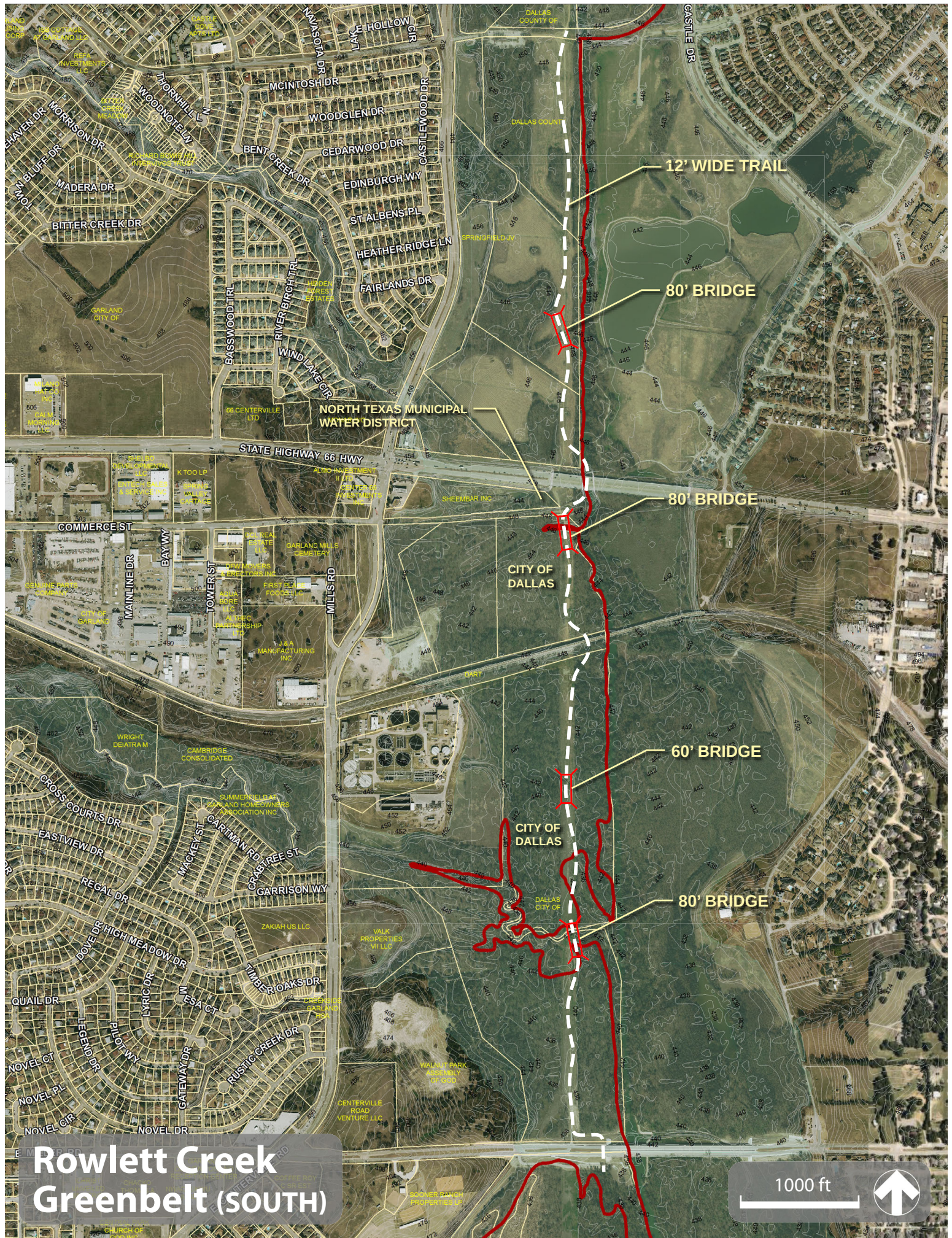




600 ft







Rowlett Creek Greenbelt (SOUTH)

1000 ft





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 03/15/2022

Item Title: Project Specific Agreement with Dallas County for the Naaman Forest Connection Trail

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for “partnering” on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

The Naaman Forest Connection is a 12-foot wide spine trail that will provide a connection to the existing Winters Park/Spring Creek Greenbelt Trail and a currently funded shared-use path to be constructed with the roadway improvements for Naaman School Road. This trail will extend from the current trail terminus at Three Oaks Drive on the south side of Spring Creek towards the Halff Park trail head, where it will then extend towards Naaman Forest Boulevard. The trail will align along the existing roadway and cross Spring Creek again underneath the western bridge abutment of the proposed Naaman School Road Bridge where it will terminate at the shared-use path on the north side of the proposed roadway. The Naaman Forest Connection trail will be approximately 1 mile in length and will require a significant pedestrian bridge across Spring Creek and potential modifications to the signalized intersection at Brand Road and Naaman Forest Boulevard.

The PSA establishes a total cost of the project to be \$3,107,968 and the following cost share amounts.

Dallas County	\$1,487,905
City of Garland	\$1,620,063

The City’s funding for this project will be included in the 2022 CIP utilizing GOB19 funds. Council considered this item at the February 28, 2022 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to execute the PSA with Dallas County for the Naaman Forest Connection Trail.

Attachments

Resolution
Context Map

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR TRANSPORTATION IMPROVEMENTS TO THE NAAMAN FOREST CONNECTION TRAIL MCIP PROJECT FROM WINTERS TRAIL TO NAAMAN SCHOOL ROAD SIDEPATH (PROJECT 12019), WITHIN THE CITY OF GARLAND, DALLAS COUNTY AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute a Project Specific Agreement with Dallas County for transportation improvements to the Naaman Forest Connection Trail MCIP Project from Winters Trail to Naaman School Road Sidepath (Project 12019), which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2

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

PASSED AND APPROVED this the ____ day of March, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Naaman Forest Trail





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 03/15/2022

Item Title: Project Specific Agreement with Dallas County for Duck Creek Audubon Trail.

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

In 2021, the City executed a Master Agreement with Dallas County providing general terms regarding funding availability, agency responsibilities, etc., for “partnering” on eligible transportation improvements on roads inside Dallas County. The Master Agreement is the contractual agreement for eventual specific projects. A (Project Specific Agreement) PSA is then required to finalize specific costs and project management.

The Duck Creek Audubon trail is a 12-foot wide shared-use path that will extend from an existing trail in Audubon Park on the west side towards the existing Duck Creek Trail to the east where it enters Cody Park. This trail aims to complete a loop of bicycle and pedestrian facilities within Duck Creek Greenbelt to keep trail users completely away from existing roadways. Once completed, the overall off-street loop within Duck Creek Greenbelt will be over 3 miles long. A bridge across Duck Creek will be needed to facilitate this connection and will be sited to enhance and minimize conflicts with the existing disc golf course. The trail connection to Duck Creek Trail in Cody Park is planned to intersect adjacent to an existing drinking fountain, and trail users may utilize the existing parking lot as a trail head, which is scheduled to be renovated in 2022.

The PSA establishes a total cost of the project to be \$1,555,217 and the following cost share amounts.

Dallas County	\$752,608
City of Garland	\$802,609

The City’s funding for this project will be included in the 2022 CIP utilizing GOB19 funds. Council considered this item at the February 28, 2022 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to execute the PSA with Dallas County for the Duck Creek Audubon Trail.

Attachments

Resolution
Context Map

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR TRANSPORTATION IMPROVEMENTS TO THE DUCK CREEK AUDUBON TRAIL MCIP PROJECT FROM AUDUBON PARK TO DUCK CREEK TRAIL (PROJECT 12021), WITHIN THE CITY OF GARLAND, DALLAS COUNTY AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute a Project Specific Agreement with Dallas County for transportation improvements to the Duck Creek Audubon Trail MCIP Project from Audubon Park to Duck Creek Trail (Project 12021), which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2

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

PASSED AND APPROVED this the ____ day of March, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 03/15/2022

Item Title: Miller Park North Parking Restrictions

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Parking by tractor trailers along Miller Park Drive has increasingly become an issue for local businesses blocking sight distance from driveways. Local businesses have requested these restrictions.

Recommendation/Action Requested and Justification

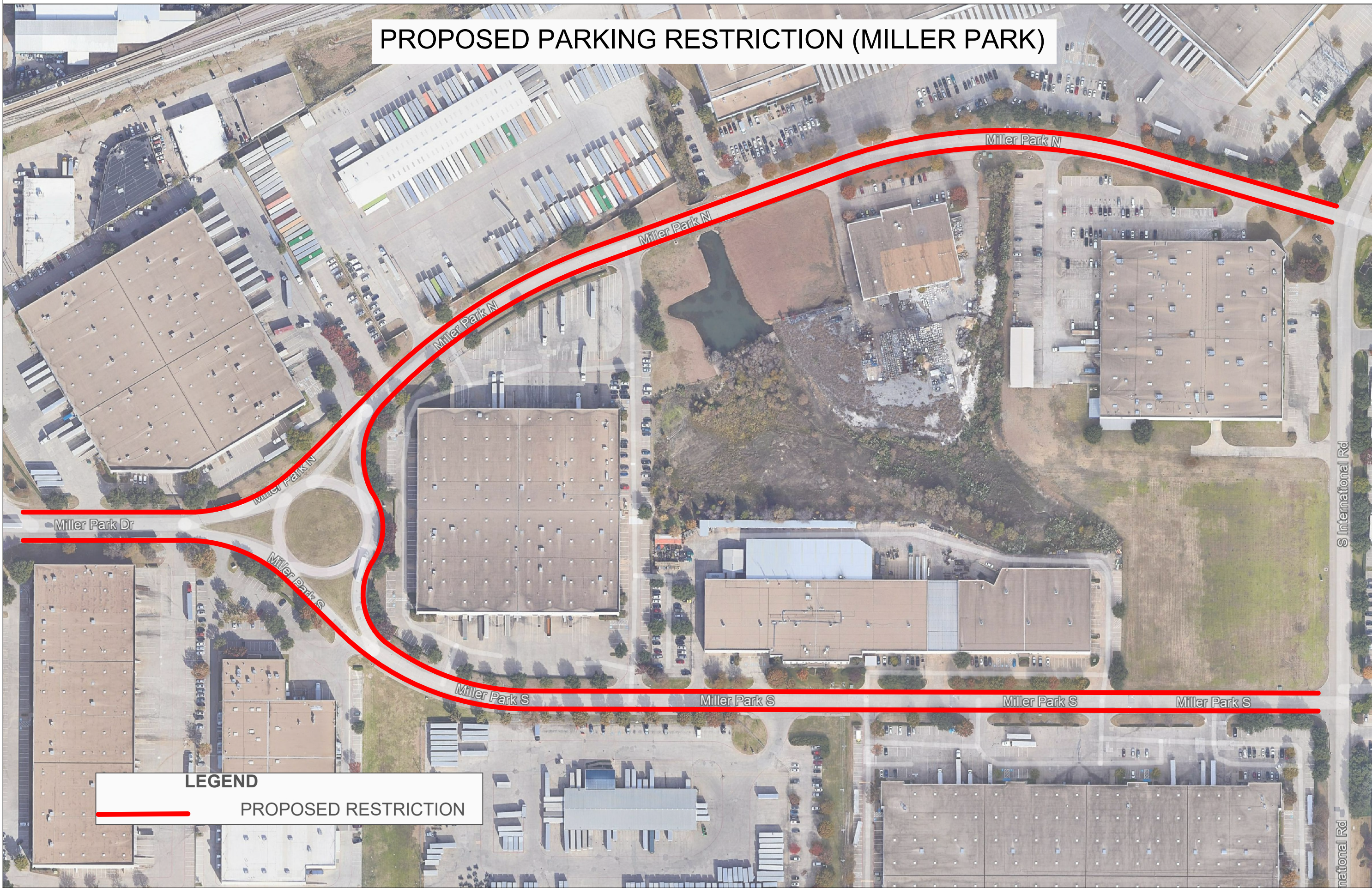
Adopt the attached ordinance to restrict parking at all times on both sides of Miller Park South and Miller Park North from International Road to Jupiter Road.

Attachments

Exhibit

Ordinance

PROPOSED PARKING RESTRICTION (MILLER PARK)



LEGEND

PROPOSED RESTRICTION

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; 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 33.48, Paragraph A, "Prohibited at all times", of Article IV, "Stopping, Standing, and Parking", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Miller Park Drive	Miller Park	Both
Miller Park S	Miller Park Drive to S. International Road	Both
Miller Park N	Miller Park Drive to S. International Road	Both

SECTION 2

That violation of the provisions of this Ordinance shall constitute a misdemeanor punishable in accordance with Section 10.01 through 10.06 of Chapter 10 of the Code of Ordinances, City of Garland, Texas.

SECTION 3

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 4

That the terms and provisions of this Ordinance are severable and are governed by Section 10.01 through 10.06 of the Code of Ordinances of the City of Garland, Texas.

SECTION 5

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 _____

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: 03/15/2022

Item Title: Garland Avenue Speed Limit Change

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

The Transportation Department has conducted speed limit studies on Garland Avenue between Buckingham Rd and Belt Line Rd and determined the appropriate speed limit to be 40mph.

Recommendation/Action Requested and Justification

Adopt the attached ordinance to change the speed limit from 45mph to 40mph on N. Garland Ave from Buckingham Rd to Belt Line Rd.

Attachments

Exhibit

Ordinance

PROPOSED SPEED LIMIT CHANGE

Belt Line Rd

COOMER CREEK

N Garland Ave

EXISTING SPEED LIMIT	45MPH
PROPOSED SPEED LIMIT	40MPH

BUCKINGHAM NORTH

W. Buckingham Rd

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 33.30 and 33.31 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 33.31, "Same – Forty-five miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the deletion of the following:

Street

Extent

"N. Garland Avenue

North City limits to W. Buckingham Road"

SECTION 2

That Section 33.30, "Same – Forty miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the deletion of the following:

Street

Extent

"N. Garland Avenue

W. Buckingham Road to W. Walnut Street"

SECTION 3

That Section 33.31, "Same – Forty-five miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

Street

Extent

"N. Garland Avenue

North City limits to Belt Line Road "

SECTION 4

That Section 33.30, "Same – Forty miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

Street

Extent

"N. Garland Avenue

Belt Line Road to W. Walnut Street"

SECTION 5

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 6

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 7

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 8

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 _____, 2022.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

CITY SECRETARY

ref:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

10.

Meeting Date: 03/15/2022

Item Title: Pleasant Valley Road Speed Limit Change

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Traffic on the Pleasant Valley Road bridge has normalized since its reconstruction and the new wider roadway has enabled safer travel at slightly higher speeds. Based on traffic studies, the current speed limit of 40mph can be safely raised to 45mph.

Recommendation/Action Requested and Justification

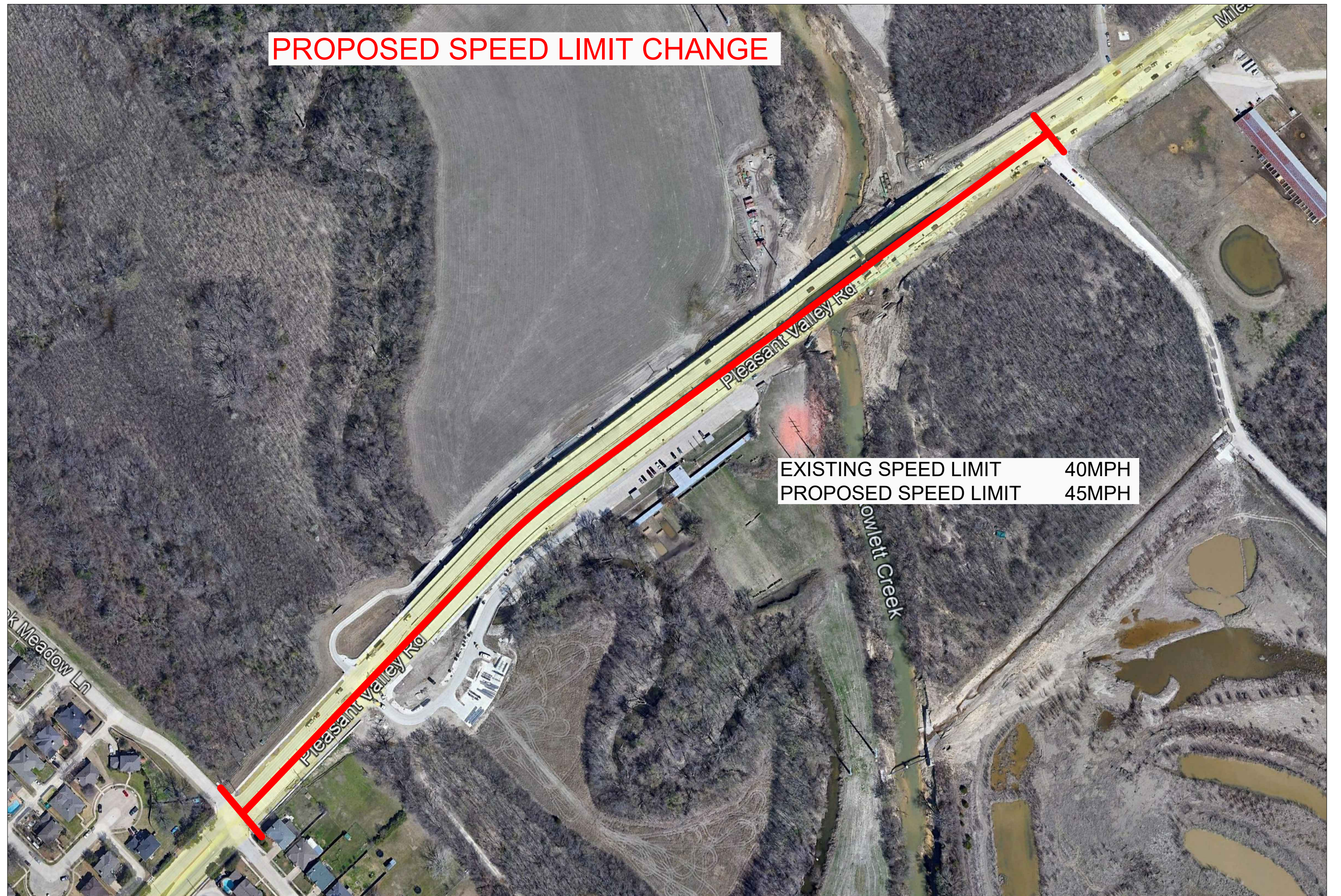
Adopt the attached ordinance that would raise the speed limit from 40mph to 45mph from Richfield Drive to the northern city limits.

Attachments

Exhibit

Ordinance

PROPOSED SPEED LIMIT CHANGE



EXISTING SPEED LIMIT	40MPH
PROPOSED SPEED LIMIT	45MPH

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 33.30 and 33.31 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 33.30, "Same - Forty miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the deletion of the following:

Street

Extent

"Pleasant Valley Road

Naaman School Road to east City limits"

SECTION 2

That Section 33.30, "Same – Forty miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

Street

Extent

"Pleasant Valley Road

Naaman School Road to Richfield Dr"

SECTION 3

That Section 33.31, "Same – Forty-five miles per hour" "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

Street

Extent

"Pleasant Valley Road

Richfield Dr to east City limits "

SECTION 4

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 5

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 6

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 7

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 _____, 2022.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

CITY SECRETARY

ref:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

11.

Meeting Date: 03/15/2022

Item Title: Parking Restrictions in Windsor Park II

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Windsor Park II was developed with 24 foot wide streets which are often blocked by parking on both sides of the street. The homeowners association has requested parking restrictions to ensure that the streets remain open for vehicles to traverse the neighborhood.

Recommendation/Action Requested and Justification

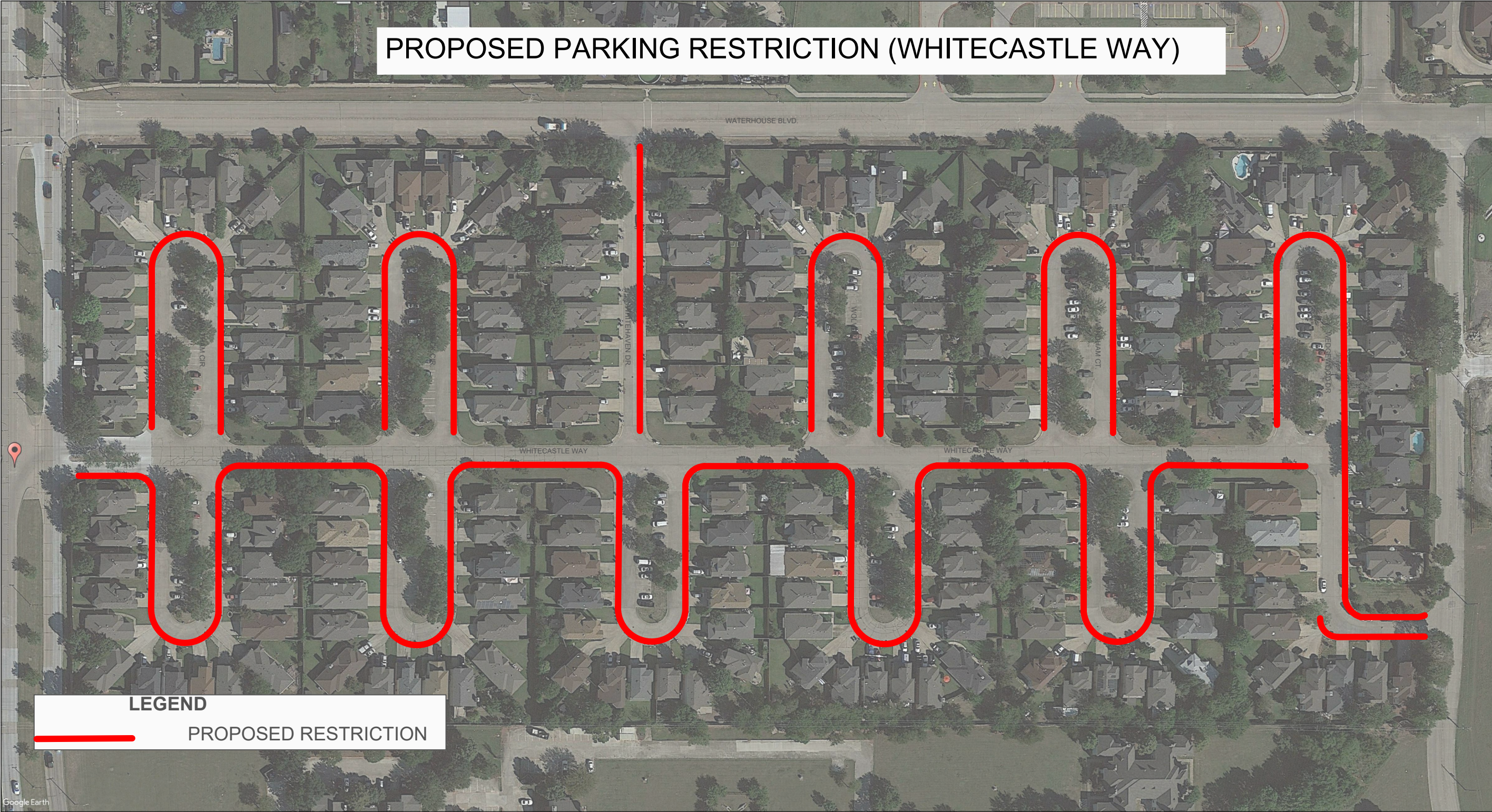
Adopt the attached ordinance to restrict parking as shown on the attached exhibit.

Attachments

Exhibit

Ordinance

PROPOSED PARKING RESTRICTION (WHITECASTLE WAY)



LEGEND

PROPOSED RESTRICTION

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; 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 33.48, Paragraph A, "Prohibited at all times", of Article IV, "Stopping, Standing, and Parking", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Whitecastle Way	Roan Road to Wedgewood Drive	South
Whitehaven Drive	Waterhouse Blvd to Whitecastle Way	East
Wedgewood Drive	Wellington Avenue to Wedgewood Drive	Both
Wedgewood Drive	Wedgewood Drive to Whitecastle Way	East
Wedgewood Drive	Whitecastle Way to Whitecastle Way	Exterior Circle
Wyndham Court	Whitecastle Way to Whitecastle Way	Exterior Circle
Wolverton Court	Whitecastle Way to Whitecastle Way	Exterior Circle
Whitehaven Drive	Whitecastle Way to Whitecastle Way	Exterior Circle
Welbeck Court	Whitecastle Way to Whitecastle Way	Exterior Circle
Waltham Court	Whitecastle Way to Whitecastle Way	Exterior Circle

SECTION 2

That violation of the provisions of this Ordinance shall constitute a misdemeanor punishable in accordance with Section 10.01 through 10.06 of Chapter 10 of the Code of Ordinances, City of Garland, Texas.

SECTION 3

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 4

That the terms and provisions of this Ordinance are severable and are governed by Section 10.01 through 10.06 of the Code of Ordinances of the City of Garland, Texas.

SECTION 5

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 _____

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

12.

Meeting Date: 03/15/2022

Item Title: Name for Rick Oden Skate Park

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

An ordinance amending Section 25.04, "Park Names," of Article I, "in general," of Chapter 25, "Parks and Recreation;" to allow the naming of the skate park to be "The Bone Yard at Garland; Providing a savings clause, providing a severability clause; and providing an effective date.

Recommendation/Action Requested and Justification

Attachments

Ordinance Naming Rick Oden Skate Park

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 25.04, "PARK NAMES," OF ARTICLE I, "IN GENERAL," OF CHAPTER 25, "PARKS AND RECREATION;" PROVIDING A SAVINGS CLAUSE, PROVIDING 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 25.04, "Park Names" of the Code of Ordinances of the City of Garland, Texas, is hereby *amended in part* to read as follows:

"Sec. 25.04 Park Names

...

PARD Facilities

...

The Boneyard at Garland
(Skate Park)

1010 W. Miller Road
(Rick Oden Park)

..."

Section 2

That Chapter 25, "Parks and Recreation" of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

13. a.

Meeting Date: 03/15/2022

Item Title: Hold a Public Hearing on the Re-adoption of the Juvenile Curfew Ordinance

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

A public hearing will be held on the Re-adoption of the Juvenile Curfew Ordinance. At the public hearing, all interested persons will be given the opportunity to be heard for or against the re-adoption of the juvenile curfew ordinance. Immediately after the close of the public hearing, City Council will consider re-adoption of the curfew.

Recommendation/Action Requested and Justification

Receive public comment.

Attachments

Juvenile Curfew Ordinance Section 26.10

Sec. 26.10 Curfew hours for minors

(A) Definitions. In this section:

(1) Curfew hours means:

- (a) 11:00 p.m. until 6:00 a.m. of the following day, on any Sunday, Monday, Tuesday, Wednesday, or Thursday; and
- (b) 12:01 a.m. until 6:00 a.m. on any Saturday or Sunday.

(2) Emergency means, but is not limited to, a fire, a natural disaster, an automobile accident, or any situation requiring immediate action to prevent serious bodily injury, loss of life, or damage to property.

(3) Establishment means any privately owned place of business operated for a profit to which the public is invited, including, but not limited to any place of amusement or entertainment.

(4) Guardian means:

- (a) A person who, under court order, is the guardian of the person of a minor; or
- (b) A public or private agency with whom a minor has been placed by a court.

(5) Minor means any person under 17 years of age.

(6) Operator means any individual, firm, association, partnership or corporation operating, managing, or conducting any establishment. The term includes the members or partners of an association or partnership and the officers of a corporation.

(7) Parent means a person who is:

- (a) A natural or adoptive parent or another person;
- (b) At least 18 years of age and authorized by a parent or guardian to have the care and custody of a minor.

(8) Public place means any place to which the public or a substantial group of the public has access and includes, but is not limited to, streets, highways, and the common areas of schools, hospitals, apartment houses, office buildings, transport facilities, and shops.

(9) Remain means to:

- (a) Linger or stay unnecessarily; or
- (b) Fail to leave premises when requested to do so by a police officer or the owner, operator, or other person in control of the premises.

(10) Serious bodily injury means bodily injury that creates a substantial risk of death or causes death, serious permanent disfigurement, or protracted loss or impairment of the function of any bodily member or organ.

(B) Offenses.

(1) A minor commits an offense if he remains in any public place or on the premises of any establishment within the City during curfew hours.

(2) A parent or guardian of a minor commits an offense if he knowingly permits, or by insufficient control allows, the minor to remain in any public place or on the premises of any establishment within the City during curfew hours.

(3) The owner, operator, or any employee of an establishment commits an offense if he knowingly allows a minor to remain upon the premises of the establishment during curfew hours.

(C) Defenses.

(1) It is a defense to prosecution under subsection (B) that the minor was:

- (a) Accompanied by the minor's parent or guardian;
- (b) On an errand at the direction of the minor's parent or guardian without detour or stop;
- (c) In a motor vehicle involved in interstate travel;
- (d) Engaged in lawful employment activity, or going to or returning home from an employment activity, without any detour or stop;
- (e) Involved in an emergency;
- (f) On the sidewalk abutting the minor's residence or abutting the residence of a next-door neighbor if the neighbor did not complain to the police officer about the minor's presence;
- (g) Attending an official school or religious activity or other recreational activity supervised by adults and sponsored by the City, a civic organization, or another similar entity that takes responsibility for the minor, or going to or returning home from, without detour or stop, an official school or religious activity or other recreational activity supervised by adults and sponsored by the City, a civic organization, or another similar entity that takes responsibility for the minor;
- (h) Exercising First Amendment rights protected by the United States Constitution, such as the free exercise of religion, freedom of speech, and the right of assembly; or
- (i) Married or had been married or had disabilities of minority removed in accordance with chapter 31 of the Texas Family Code.

(2) It is a defense to prosecution under subsection (B)(3) that the owner, operator, or employee of an establishment promptly notified the Police Department that a minor was present on the premises of the establishment during curfew hours and refused to leave.

(D) Enforcement. Before taking any enforcement action under this section, a police officer shall ask the apparent offender's age and reason for being in the public place. The officer shall not issue a citation or make an arrest under this section until the officer reasonably believes that an offense has occurred and that, based on any response and other circumstances, no defense under subsection (C) is present.

(E) Penalties.

(1) A person who violates a provision of this section is guilty of a separate offense for each day or part of a day during which the violation is committed, continued, or permitted. Each offense, upon conviction, is punishable by fine not to exceed \$500.00.

(2) When required by [section 51.08](#) of the Texas Family Code, as amended, the municipal court shall waive original jurisdiction over a minor who violates subsection (B)(1) of this section and shall refer the minor to juvenile court.

(Ordinance 4789, sec. 1, adopted 7/19/94; Ordinance 5735, sec. 1, adopted 6/3/03; Ordinance 6116, sec. 1, adopted 4/3/07; Ordinance 6380, sec. 1,

adopted 2/16/10; Ordinance 6595, sec. 1, adopted 3/5/13; Ordinance 6825, sec. 1, adopted 3/1/16; Ordinance 7050 adopted 4/2/19)

State law references—Review of juvenile curfew order or ordinance, V.T.C.A., Local Government Code, sec. 370.002; children taken into custody for violation of juvenile curfew or order, Tex. Code Crim. Proc., art. 45.059.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

13. b.

Meeting Date: 03/15/2022

Item Title: Renewal of Juvenile Curfew Ordinance

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the March 14, 2022, Council Work Session, Council considered the re-adoption of the Juvenile Curfew Ordinance.

Recommendation/Action Requested and Justification

Approve the re-adoption of Chapter 26 "Police-Miscellaneous Provisions and Offenses," of the Code of Ordinances of the City of Garland, Subsection 26.10 related to curfew hours for minors.

Attachments

Juvenile Curfew Ordinance Section 26.10

Juvenile Curfew Ordinance Re-adoption

Sec. 26.10 Curfew hours for minors

(A) Definitions. In this section:

(1) Curfew hours means:

- (a) 11:00 p.m. until 6:00 a.m. of the following day, on any Sunday, Monday, Tuesday, Wednesday, or Thursday; and
- (b) 12:01 a.m. until 6:00 a.m. on any Saturday or Sunday.

(2) Emergency means, but is not limited to, a fire, a natural disaster, an automobile accident, or any situation requiring immediate action to prevent serious bodily injury, loss of life, or damage to property.

(3) Establishment means any privately owned place of business operated for a profit to which the public is invited, including, but not limited to any place of amusement or entertainment.

(4) Guardian means:

- (a) A person who, under court order, is the guardian of the person of a minor; or
- (b) A public or private agency with whom a minor has been placed by a court.

(5) Minor means any person under 17 years of age.

(6) Operator means any individual, firm, association, partnership or corporation operating, managing, or conducting any establishment. The term includes the members or partners of an association or partnership and the officers of a corporation.

(7) Parent means a person who is:

- (a) A natural or adoptive parent or another person;
- (b) At least 18 years of age and authorized by a parent or guardian to have the care and custody of a minor.

(8) Public place means any place to which the public or a substantial group of the public has access and includes, but is not limited to, streets, highways, and the common areas of schools, hospitals, apartment houses, office buildings, transport facilities, and shops.

(9) Remain means to:

- (a) Linger or stay unnecessarily; or
- (b) Fail to leave premises when requested to do so by a police officer or the owner, operator, or other person in control of the premises.

(10) Serious bodily injury means bodily injury that creates a substantial risk of death or causes death, serious permanent disfigurement, or protracted loss or impairment of the function of any bodily member or organ.

(B) Offenses.

(1) A minor commits an offense if he remains in any public place or on the premises of any establishment within the City during curfew hours.

(2) A parent or guardian of a minor commits an offense if he knowingly permits, or by insufficient control allows, the minor to remain in any public place or on the premises of any establishment within the City during curfew hours.

(3) The owner, operator, or any employee of an establishment commits an offense if he knowingly allows a minor to remain upon the premises of the establishment during curfew hours.

(C) Defenses.

(1) It is a defense to prosecution under subsection (B) that the minor was:

- (a) Accompanied by the minor's parent or guardian;
- (b) On an errand at the direction of the minor's parent or guardian without detour or stop;
- (c) In a motor vehicle involved in interstate travel;
- (d) Engaged in lawful employment activity, or going to or returning home from an employment activity, without any detour or stop;
- (e) Involved in an emergency;
- (f) On the sidewalk abutting the minor's residence or abutting the residence of a next-door neighbor if the neighbor did not complain to the police officer about the minor's presence;
- (g) Attending an official school or religious activity or other recreational activity supervised by adults and sponsored by the City, a civic organization, or another similar entity that takes responsibility for the minor, or going to or returning home from, without detour or stop, an official school or religious activity or other recreational activity supervised by adults and sponsored by the City, a civic organization, or another similar entity that takes responsibility for the minor;
- (h) Exercising First Amendment rights protected by the United States Constitution, such as the free exercise of religion, freedom of speech, and the right of assembly; or
- (i) Married or had been married or had disabilities of minority removed in accordance with chapter 31 of the Texas Family Code.

(2) It is a defense to prosecution under subsection (B)(3) that the owner, operator, or employee of an establishment promptly notified the Police Department that a minor was present on the premises of the establishment during curfew hours and refused to leave.

(D) Enforcement. Before taking any enforcement action under this section, a police officer shall ask the apparent offender's age and reason for being in the public place. The officer shall not issue a citation or make an arrest under this section until the officer reasonably believes that an offense has occurred and that, based on any response and other circumstances, no defense under subsection (C) is present.

(E) Penalties.

(1) A person who violates a provision of this section is guilty of a separate offense for each day or part of a day during which the violation is committed, continued, or permitted. Each offense, upon conviction, is punishable by fine not to exceed \$500.00.

(2) When required by [section 51.08](#) of the Texas Family Code, as amended, the municipal court shall waive original jurisdiction over a minor who violates subsection (B)(1) of this section and shall refer the minor to juvenile court.

adopted 2/16/10; Ordinance 6595, sec. 1, adopted 3/5/13; Ordinance 6825, sec. 1, adopted 3/1/16; Ordinance 7050 adopted 4/2/19)

State law references—Review of juvenile curfew order or ordinance, V.T.C.A., Local Government Code, sec. 370.002; children taken into custody for violation of juvenile curfew or order, Tex. Code Crim. Proc., art. 45.059.

ORDINANCE NO.

AN ORDINANCE CONTINUING SECTION 26.10, ENTITLED "CURFEW HOURS FOR MINORS," OF CHAPTER 26 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has reviewed the juvenile curfew ordinance and its effects on the community and the problems the ordinance was intended to remedy; and

WHEREAS, the City Council has conducted public hearings on the need to continue the ordinance, and determined that it should be continued.

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

Section 1

That Section 26.10 of the Code of Ordinances of the City of Garland, as amended, is hereby continued and shall remain in full force and effect.

Section 2

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 3

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

PASSED AND APPROVED this the _____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published: _____



GARLAND PLANNING REPORT

City Council Regular Session Agenda

13. c.

Meeting Date: 03/15/2022

Item Title: Z 21-59 Advantage Self-Storage Advisors, LLC - Zoning (District 7)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Advantage Self-Storage Advisors, LLC

LOCATION

3599 North Garland Avenue

OWNER

Robert Yu

PLAN COMMISSION RECOMMENDATION

On February 21, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse) on a zoned Planned Development (PD) 89-30 District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.

BACKGROUND

In 1985, City Council approved a zoning change on a multi-tract piece of land from Multi-Family (MF) District and a Planned Development (PD) District for Townhouse Uses and Multi-Family Uses to a Planned Development (PD) District for Office, Shopping Center, Restaurant and Multi-Family Uses. The proposed development is located in Tract 3, which allows a mixture of Office, Office/Technical Uses, Office/Showroom, and Retail Uses in a landscaped business park setting. The Planned Development (PD) District 85-49 has a total of four (4) tracts. Tract 1

allows Community Retail Uses, Tract 4 allows Multi-Family Uses and Tract 5 allows General Restaurant Uses.

The applicant requests approval of an amendment to Planned Development (PD) District 85-49 to allow a Self-Storage (Mini Warehouse) Use on Tract 3 by Specific Use Provision (SUP).

SITE DATA

The subject property contains approximately 3.95 acres with 670.14 lineal feet of frontage along North Garland Avenue and 259.87 lineal feet of frontage along Wagon Wheel Road. The site can be accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 85-49, with a base zoning of "Light Industrial" on Tract 3. As per the existing PD Tract 3 allows a mixture of Office, Office/Technical Uses, Office/Showroom and Retail Uses in a landscape business park setting. The applicant requests an underlying base zoning of Community Retail (CR) District for the subject property which is generally more appropriate than Industrial near residential areas and aligns with other zoning in the area.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes a 97,130-square foot Self-Storage (Mini Warehouse) use consisting of five (5) buildings. The building footprints are as follows:
 - Building A: Two (2) Stories with 70,600 square-foot building footprint.
 - Building B: One (1) Story with 7,280 square-foot building footprint.
 - Building C: One (1) Story with 4,400 square-foot building footprint.
 - Building D: One (1) Story with 4,200 square-foot building footprint.
 - Building E: One (1) Story with 10,650 square-foot building footprint.

The storage facility would provide 644 storage units total on the proposed site.

2. The site plan (Exhibit C) meets the parking requirements of the GDC.
3. The Building Elevations (Exhibit E) comply with the Building Design standards per the GDC. Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.

The applicant proposes the exterior solid brick walls of the buildings to serve as a screening wall from the adjacent properties. As per the GDC, a self-storage building wall may serve as a perimeter screening wall, but not when adjacent to a residential zoning district. South of the property is zoned residential and would require a deviation from the Garland Development Code. The applicant proposes a forty (40)-foot building setback from the residential properties, exceeding the required twenty (20)-foot setback, with a row of large canopy trees within the buffer. In addition, no windows would face to the south, and an existing six (6) foot wood fence would remain along the southern property line.

The applicant will include continuous video surveillance of indoor and outdoor common area for the premises and controlled access gates.

4. Due to the proximity of the neighborhood to the south, the applicant is proposing “dark sky” lighting fixtures to limit the amount of glare on the adjacent properties.
5. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

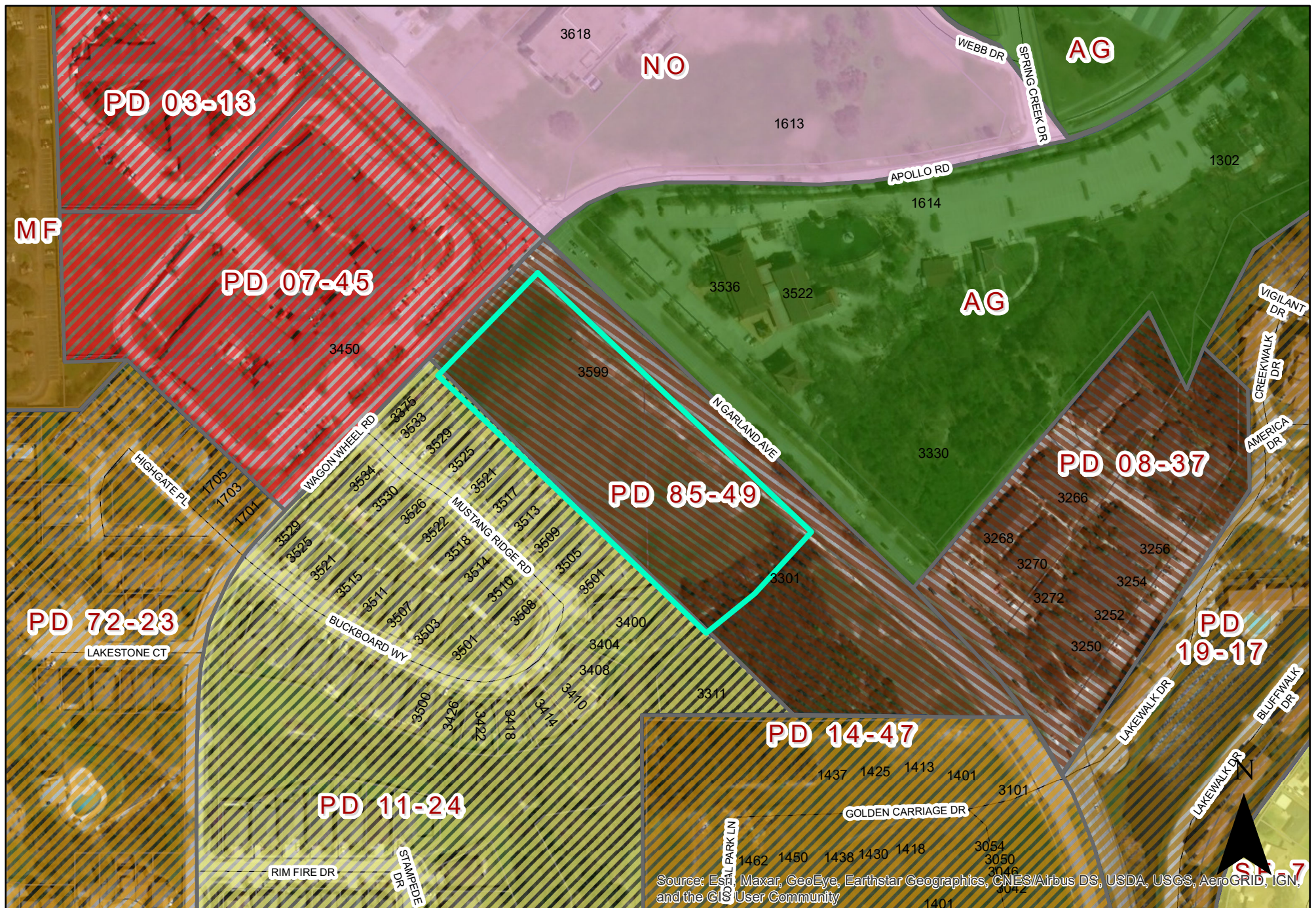
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Neighborhood Office (NO) District; this property is developed with a school. The property to the northeast, across from North Garland Avenue, is zoned Agricultural (AG) District and is developed with a religious facility. The properties to the west are zoned Planned Development (PD) District 11-24 and are developed with single-family homes. The property to the northwest is zoned Planned Development (PD) District 07-45 and is developed with an assisted living facility. The property to the southeast is zoned Planned Development (PD) District 85-49 and is currently undeveloped.

The proposal is designed to ensure compatibility with the surrounding area and to minimize impact on the nearby residential neighborhood.

Attachments

Z 21-59 Advantage Self-Storage Advisors, LLC (Zoning) Attachments
Z 21-59 Advantage Self-Storage Advisors, LLC Responses
Z 21-59 Advantage Self-Storage Advisors, LLC Staff Presentation



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-59

3599 North Garland Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 85-49 to allow a Self-Storage (Mini Warehouse) by Specific Use Provision only.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 85-49, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 85-49 and the Community Retail(CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 21-59

3599 North Garland Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage (Mini Warehouse) subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be in effect for period of forty (40) years.
 - B. Lighting:** Lighting shall generally conform to the photometric plan as shown in Exhibit F, to ensure "dark sky" lighting to reduce glare on the adjacent residential properties.
 - C. Storage Units:** Storage Units shall not exceed 644 units on the site.

REPORT & MINUTES

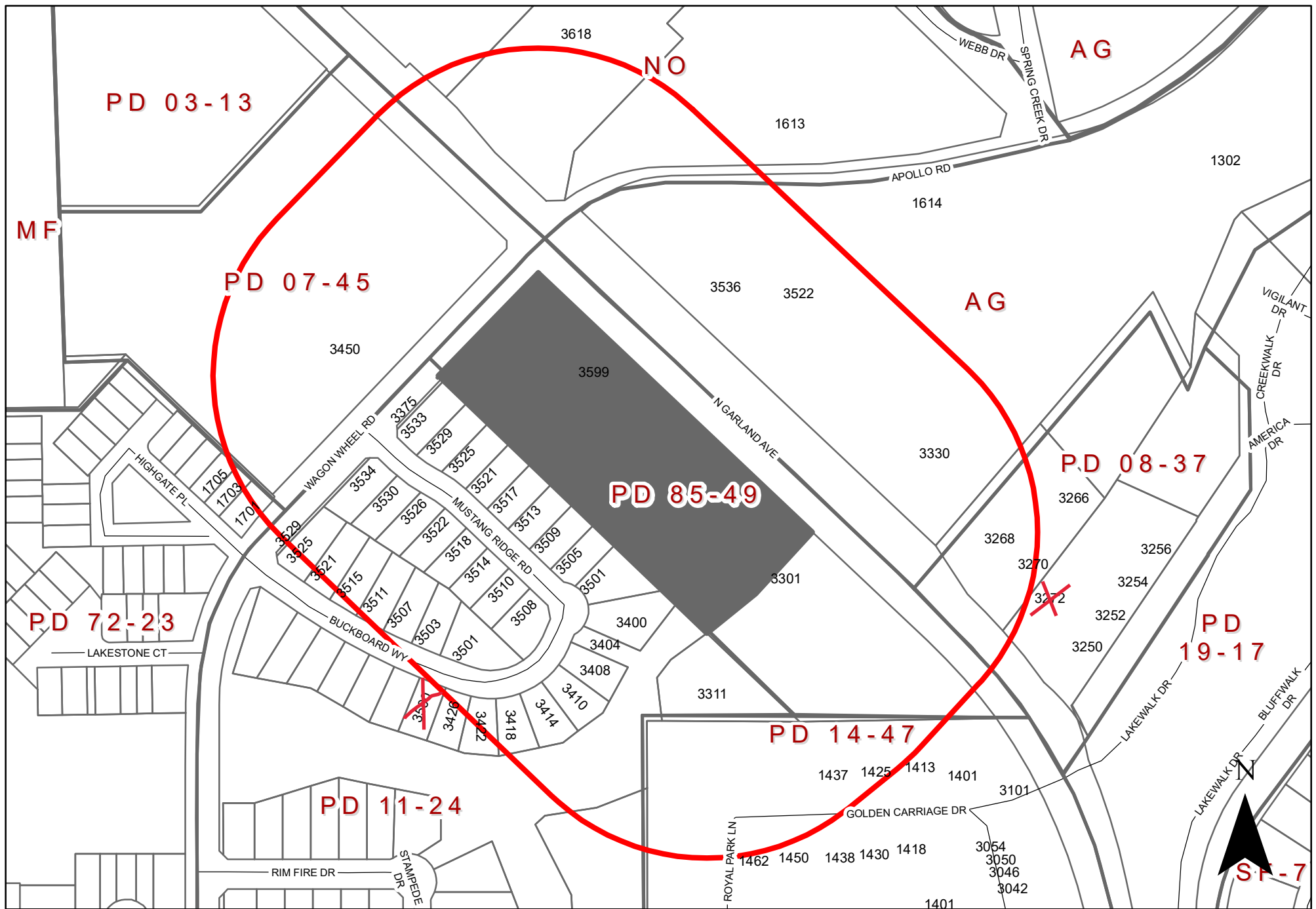
P.C. Meeting, February 21, 2021

Consideration of the application of **Advantage Self Storage Advisors, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision to allow a Self- Storage Facility (Mini warehouse). This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Zoning)

The applicant, Rick Jones, 3317 Princeton Avenue, Dallas, Texas, provided an overview of the request and remained available for questions.

There was a brief discussion between the Plan Commission and the applicant regarding an additional ingress, lighting on the rear of the subject property and photometric plan, security measures and procedures, and the buffer of the subject property.

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



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 21-59

3599 North Garland Ave

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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

MALATHY GOPAL

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

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

3500, BUCK BOARD WAY

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Malathy Gopal

Signature / Firma / Chữ ký

2/21/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-59

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

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

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

already
We ~~also~~ ~~ready~~ have a Storage
down the Street.
one on Shiloh and one between
Beltline and Wagon Wheel.
Why we need one more?

WE DONT NEED

PLS. STOP BUILDING
STORAGE

Comment Form

Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Scott Mayberry President Mayberry Gardens Assisted Living

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

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

3272 N. Garland Ave

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-59

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

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

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

*The proposed project is too industrial for
a location of mainly residential communities.*

Comment Form

Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

JAMEELUDDIN SYED

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

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

3516 BUCKBOARD WAY

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

J. Jameeluddin

02/21/2022

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-59

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

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

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

I do not see a need for a storage
as we already have a storage down
the street. I see one on Shiloh & one
between Belt line and Wagon wheel.
I don't see a reason to have 1 more.

WE DO NOT NEED 1 MORE!!!!

PLEASE STOP BUILDING STORAGE.

The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property.

[Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for an Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.]



GARLAND

TEXAS MADE HERE

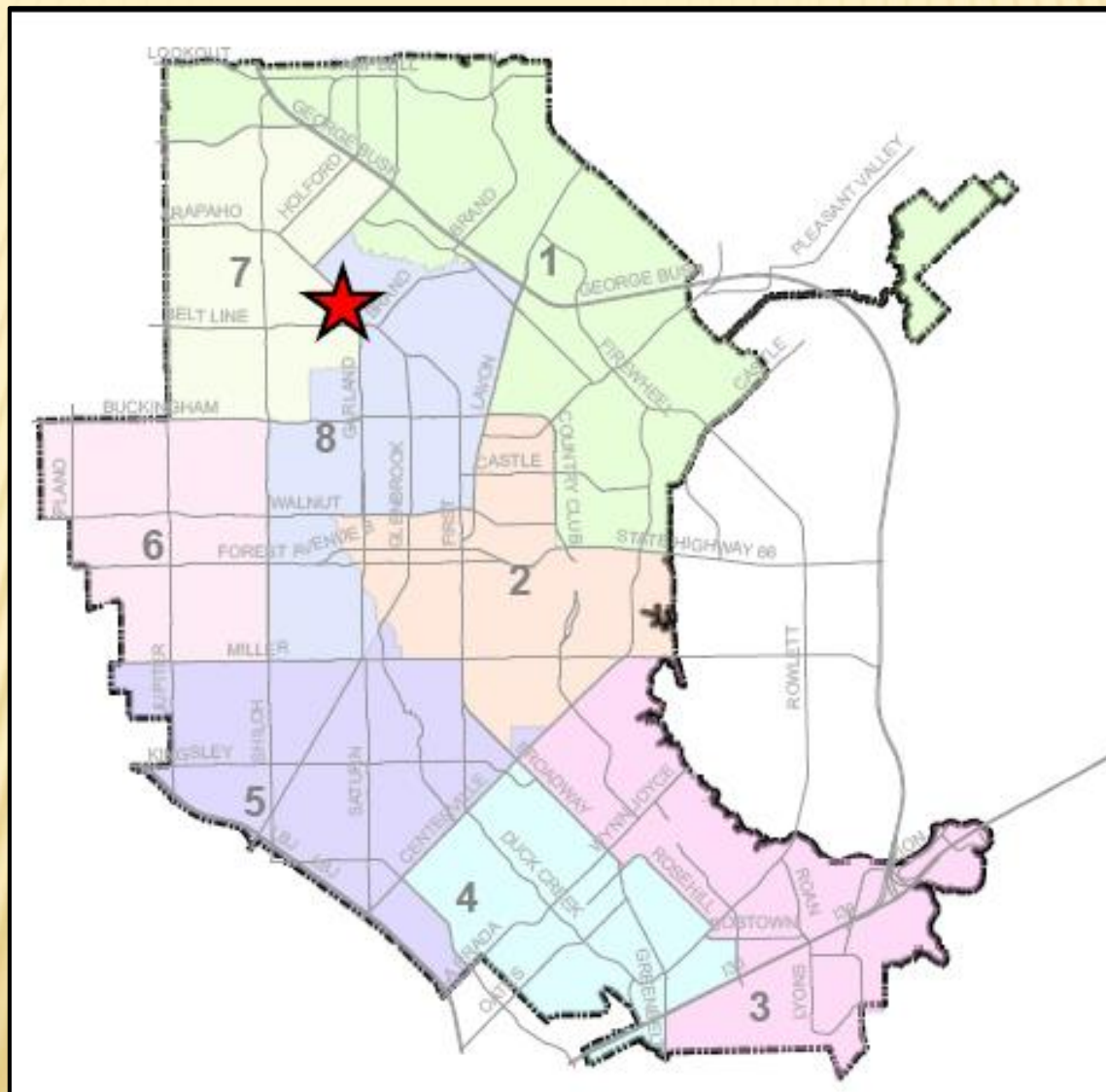
**City Council Meeting
March 15, 2022**

CASE INFORMATION

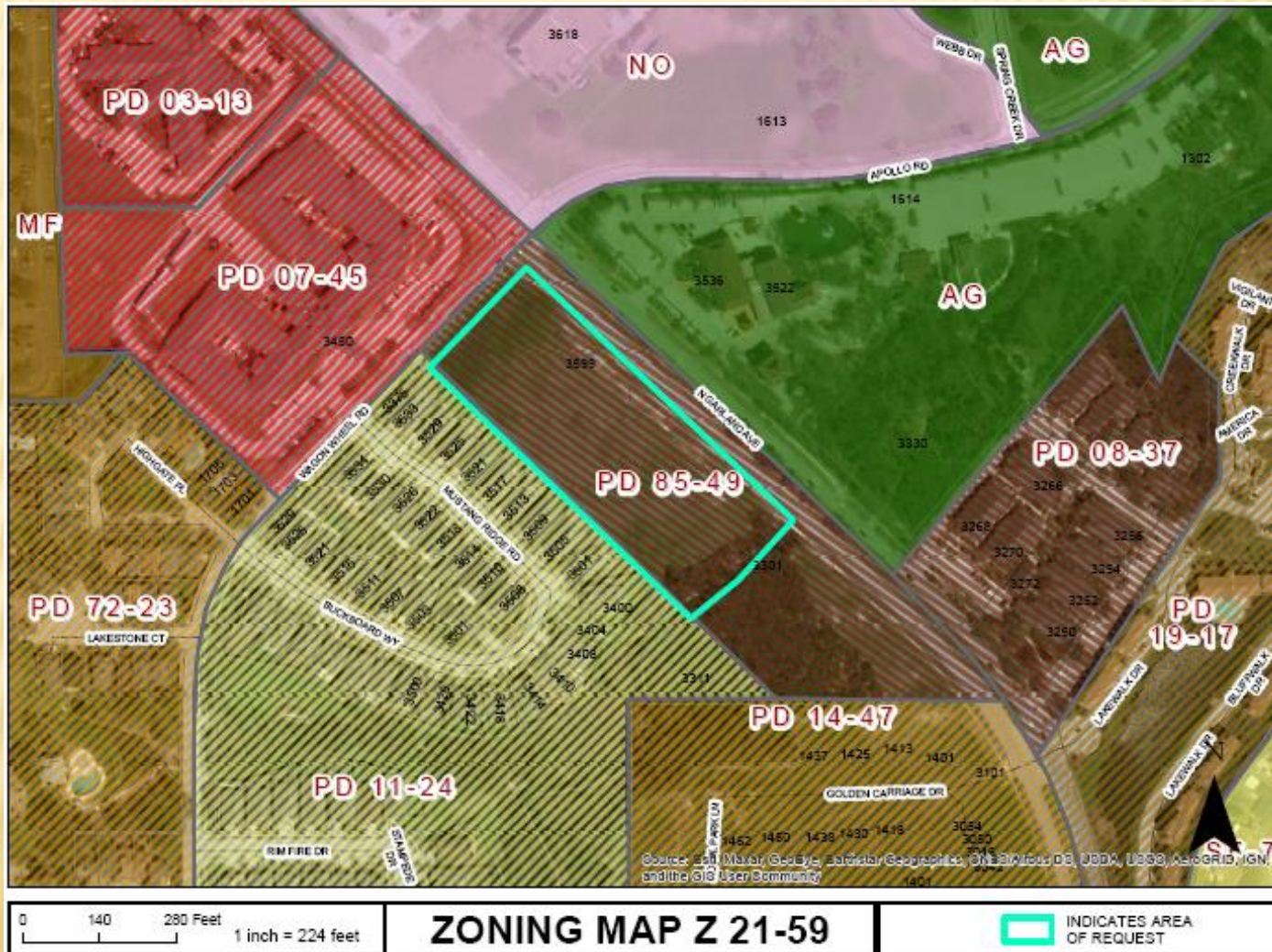
<u>Location:</u>	3599 North Garland Road
<u>Applicant:</u>	Advantage Self-Storage Advisors, LLC
<u>Owner:</u>	Robert Yu
<u>Acreage:</u>	6.051 acres
<u>Zoning:</u>	Planned Development (PD) 85-49 District

Z 21-59

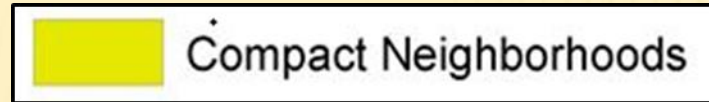
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

PHOTOS



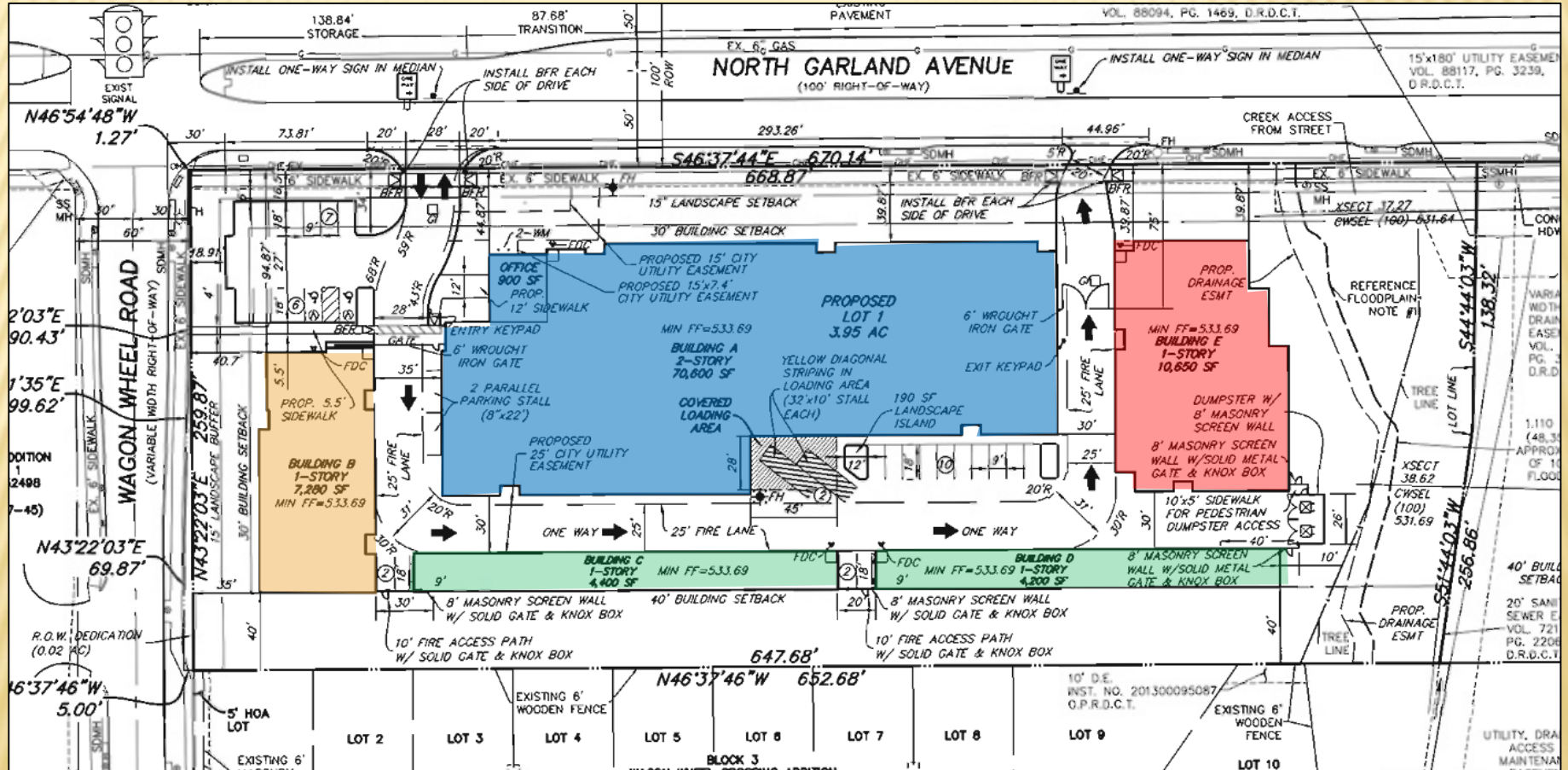
PHOTOS





GARLAND
TEXAS MADE HERE

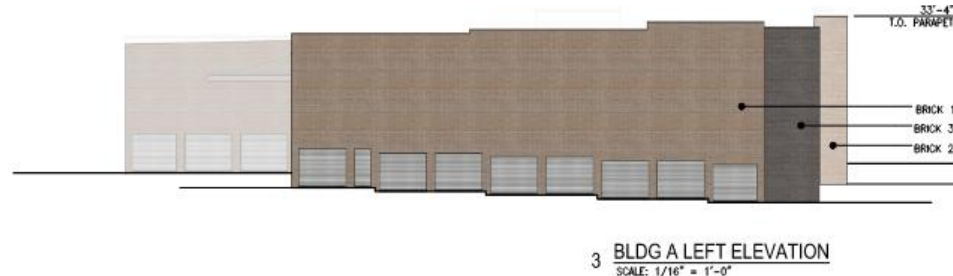
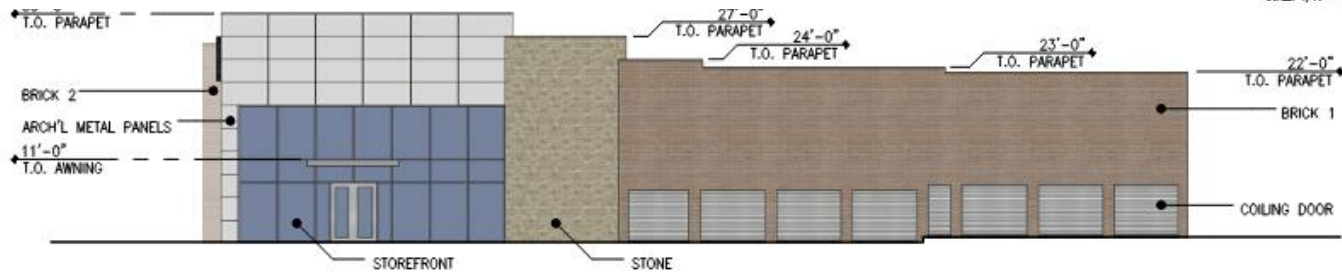
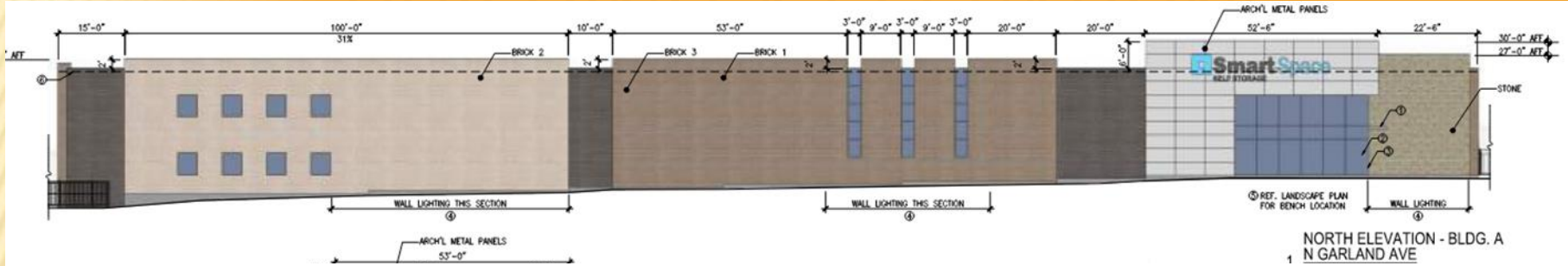
SITE PLAN



[illegible]



BUILDING A ELEVATIONS





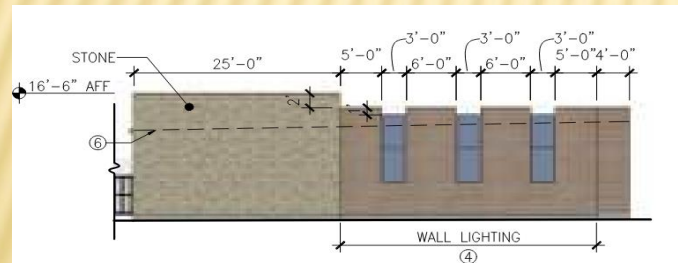
BUILDING B ELEVATIONS



4 **BLDG B RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



3 **BLDG B LEFT ELEVATION**
SCALE: 1/8" = 1'-0"

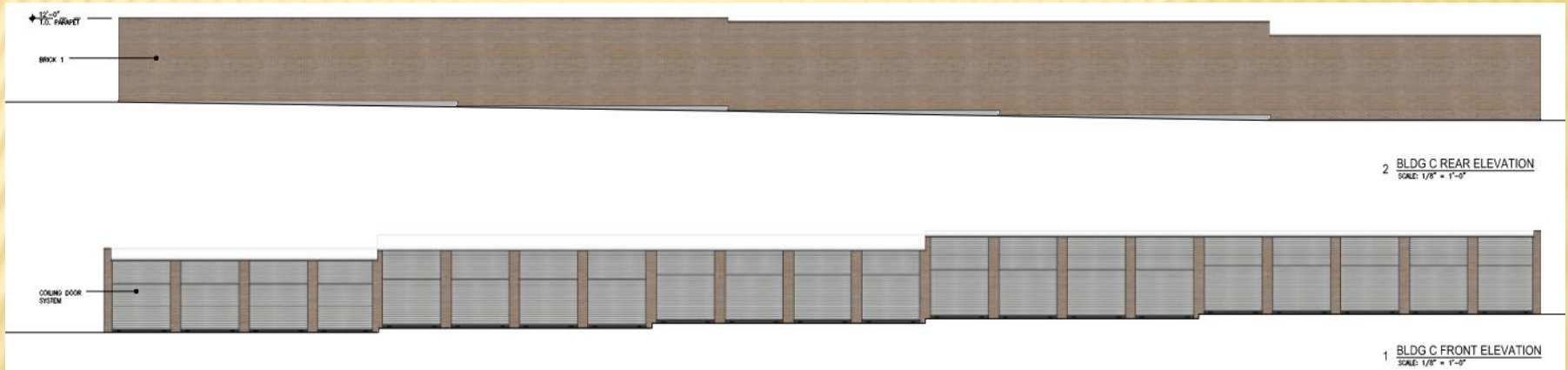


3 **NORTH ELEVATION - BLDG. B**
N GARLAND AVE
SCALE: 1/16" = 1'-0"



2 **BLDG B REAR ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING C ELEVATIONS



BUILDING E ELEVATIONS



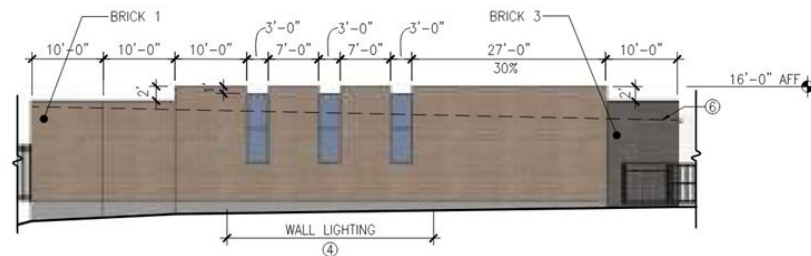
2 **BLDG A REAR ELEVATION**
SCALE: 1/8" = 1'-0"



4 **BLDG A RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



3 **BLDG A LEFT ELEVATION**
SCALE: 1/8" = 1'-0"



2 **NORTH ELEVATION - BLDG. E**
N GARLAND AVE
SCALE: 1/16" = 1'-0"



PROPOSED ADVANTAGE STORAGE LOOKING SOUTH FROM NORTH GARLAND ROAD

- The table below indicates the deviations proposed.

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. As per the GDC, a self-storage building wall may serve as a perimeter screening wall, but not when adjacent to a residential zoning district.	The applicant proposes the exterior solid wall of the storage unit as a screening wall for the adjacent residential zoning district to the south.	The applicant proposes a forty (40)-foot building setback from the residential properties, exceeding the required twenty (20)-foot setback, with a row of large canopy trees within the buffer. In addition, no windows would face to the south, and an existing six (6) foot wood fence is located along the southern property line.

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for an Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.

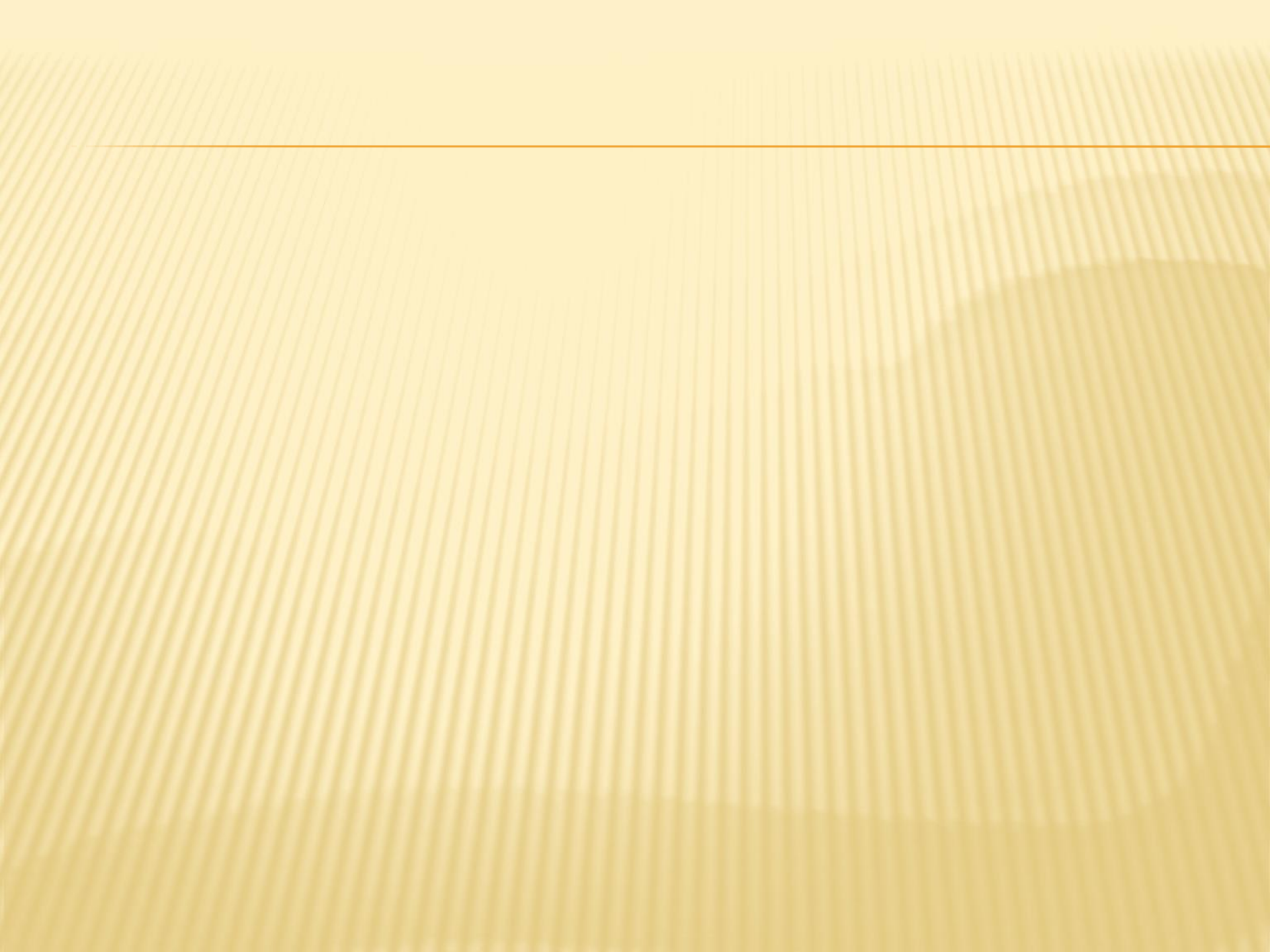


PLAN COMMISSION RECOMMENDATION

On February 21, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse) on a zoned Planned Development (PD) 89-30 District.

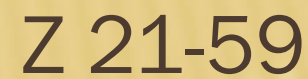
The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.







HEAVENLY DEAFENING





ALLOWED USES IN PD 85-49

Specific Regulations:

- A. Uses: The uses permitted in this PD shall include: Office/Technical, Office/Showroom, and the following uses permitted in Light Industrial zoning:

Accessory Building
Bank
Offices, General
Recording Studio
Savings & Loan

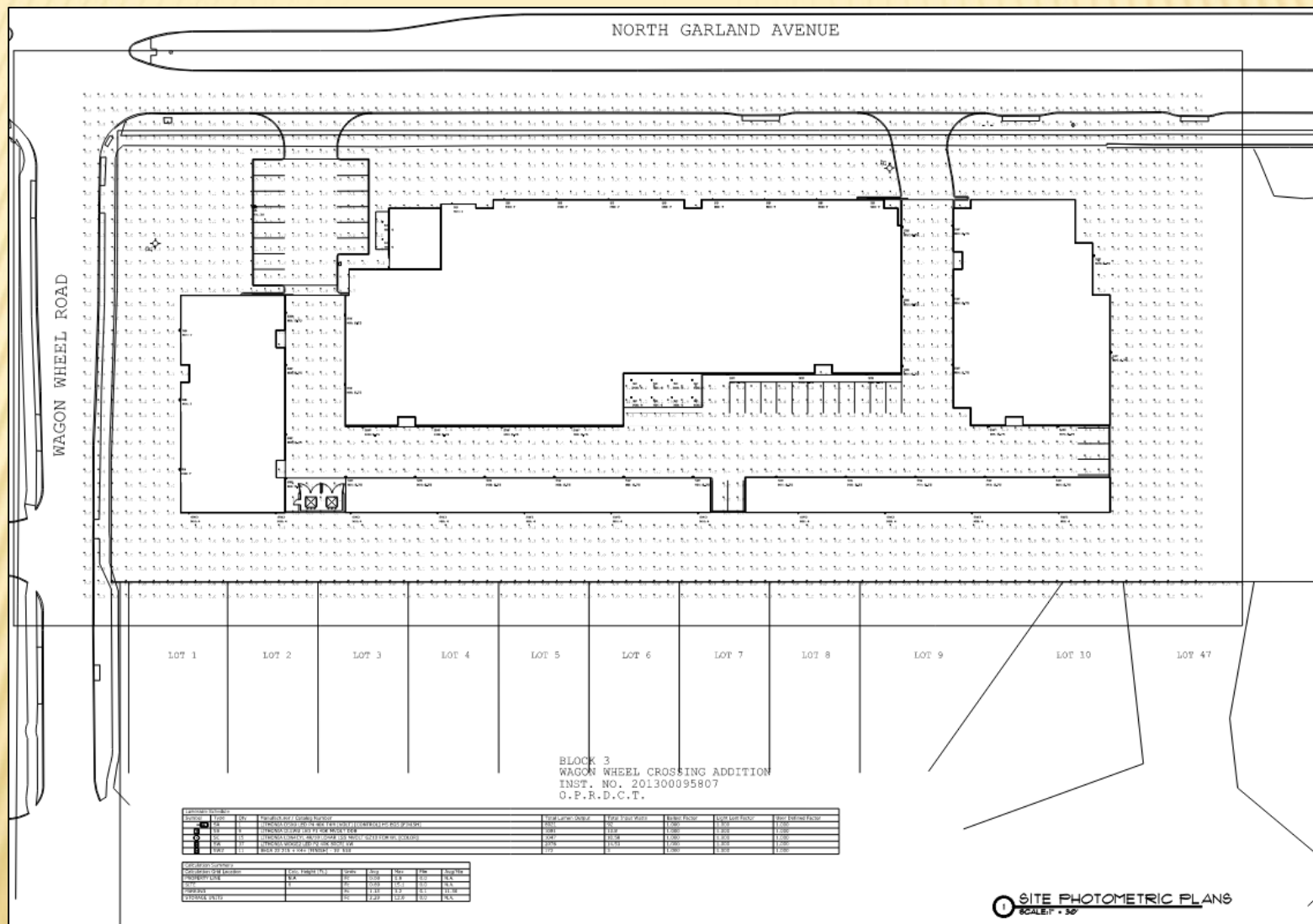
Athletic Instruction Schools
Civic Clubs
Commercial Schools
Convention Facilities
Correspondence Schools
Dance or Baton Schools
Fraternal Lodges
Special Schools
Medical School
Medical & Surgical Appliances
Medical Lab
Optical Dispensary
Pharmacy
Animal Clinic
Florist - Retail
Pet Grooming & Supplies
Pet Shop - Retail Sales
Home Improvement Center
Movie Theatre
Theatres

Answering Services
Blueprint & Photographic Reproduction
Custom Personal Service
Film Pickup Station (Not Free-Standing)
Gunsmith, Repair
Laundry Pickup Station
Laundry or Cleaners - Self-Service
Locksmith
Printers, Small Scale
Trophies & Awards
Antiques - Indoor Display Only
Bakery - Retail
Drug Store
Grocery
Paint Store - Retail
Retail Stores & Shops
Specialty Shop or Boutique
Uniform Shop
Household Appliance Service
Lawn & Garden Equipment
Office Equipment Repair & Maintenance
Repair & Service Shop
Confectionary - Donut Shop
Fast Food - Take-Out (Not Free-Standing) (only 2 allowed within PD)
Restaurant - General
Snack Shop
Automotive Glass and Upholstery
Bakery - Commercial
Light Equipment Renting - Indoor
Packaged Foods - Wholesale



GARLAND
TEXAS MADE HERE

PHOTOMETRIC PLAN



Z 21-59



GARLAND PLANNING REPORT

City Council Regular Session Agenda

13. d.

Meeting Date: 03/15/2022

Item Title: Z 21-59 Advantage Self-Storage Advisors, LLC - Detail Plan (District 7)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Advantage Self-Storage Advisors, LLC

LOCATION

3599 North Garland Avenue

OWNER

Robert Yu

PLAN COMMISSION RECOMMENDATION

On February 21, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse) on a zoned Planned Development (PD) 89-30 District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.

BACKGROUND

In 1985, City Council approved a zoning change on a multi-tract piece of land from Multi-Family (MF) District and a Planned Development (PD) District for Townhouse Uses and Multi-Family Uses to a Planned Development (PD) District for Office, Shopping Center, Restaurant and Multi-Family Uses. The proposed development is located in Tract 3, which allows a mixture of Office, Office/Technical Uses, Office/Showroom, and Retail Uses in a landscaped business park setting. The Planned Development (PD) District 85-49 has a total of four (4) tracts. Tract 1

allows Community Retail Uses, Tract 4 allows Multi-Family Uses and Tract 5 allows General Restaurant Uses.

The applicant requests approval of an amendment to Planned Development (PD) District 85-49 to allow a Self-Storage (Mini Warehouse) Use on Tract 3 by Specific Use Provision (SUP).

SITE DATA

The subject property contains approximately 3.95 acres with 670.14 lineal feet of frontage along North Garland Avenue and 259.87 lineal feet of frontage along Wagon Wheel Road. The site can be accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 85-49, with a base zoning of "Light Industrial" on Tract 3. As per the existing PD Tract 3 allows a mixture of Office, Office/Technical Uses, Office/Showroom and Retail Uses in a landscape business park setting. The applicant requests an underlying base zoning of Community Retail (CR) District for the subject property which is generally more appropriate than Industrial near residential areas and aligns with other zoning in the area.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes a 97,130-square foot Self-Storage (Mini Warehouse) use consisting of five (5) buildings. The building footprints are as follows:
 - Building A: Two (2) Stories with 70,600 square-foot building footprint.
 - Building B: One (1) Story with 7,280 square-foot building footprint.
 - Building C: One (1) Story with 4,400 square-foot building footprint.
 - Building D: One (1) Story with 4,200 square-foot building footprint.
 - Building E: One (1) Story with 10,650 square-foot building footprint.

The storage facility would provide 644 storage units total on the proposed site.

2. The site plan (Exhibit C) meets the parking requirements of the GDC.
3. The Building Elevations (Exhibit E) comply with the Building Design standards per the GDC. Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.

The applicant proposes the exterior solid brick walls of the buildings to serve as a screening wall from the adjacent properties. As per the GDC, a self-storage building wall may serve as a perimeter screening wall, but not when adjacent to a residential zoning district. South of the property is zoned residential and would require a deviation from the Garland Development Code. The applicant proposes a forty (40)-foot building setback from the residential properties, exceeding the required twenty (20)-foot setback, with a row of large canopy trees within the buffer. In addition, no windows would face to the south, and an existing six (6) foot wood fence would remain along the southern property line.

The applicant will include continuous video surveillance of indoor and outdoor common area for the premises and controlled access gates.

4. Due to the proximity of the neighborhood to the south, the applicant is proposing “dark sky” lighting fixtures to limit the amount of glare on the adjacent properties.
5. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

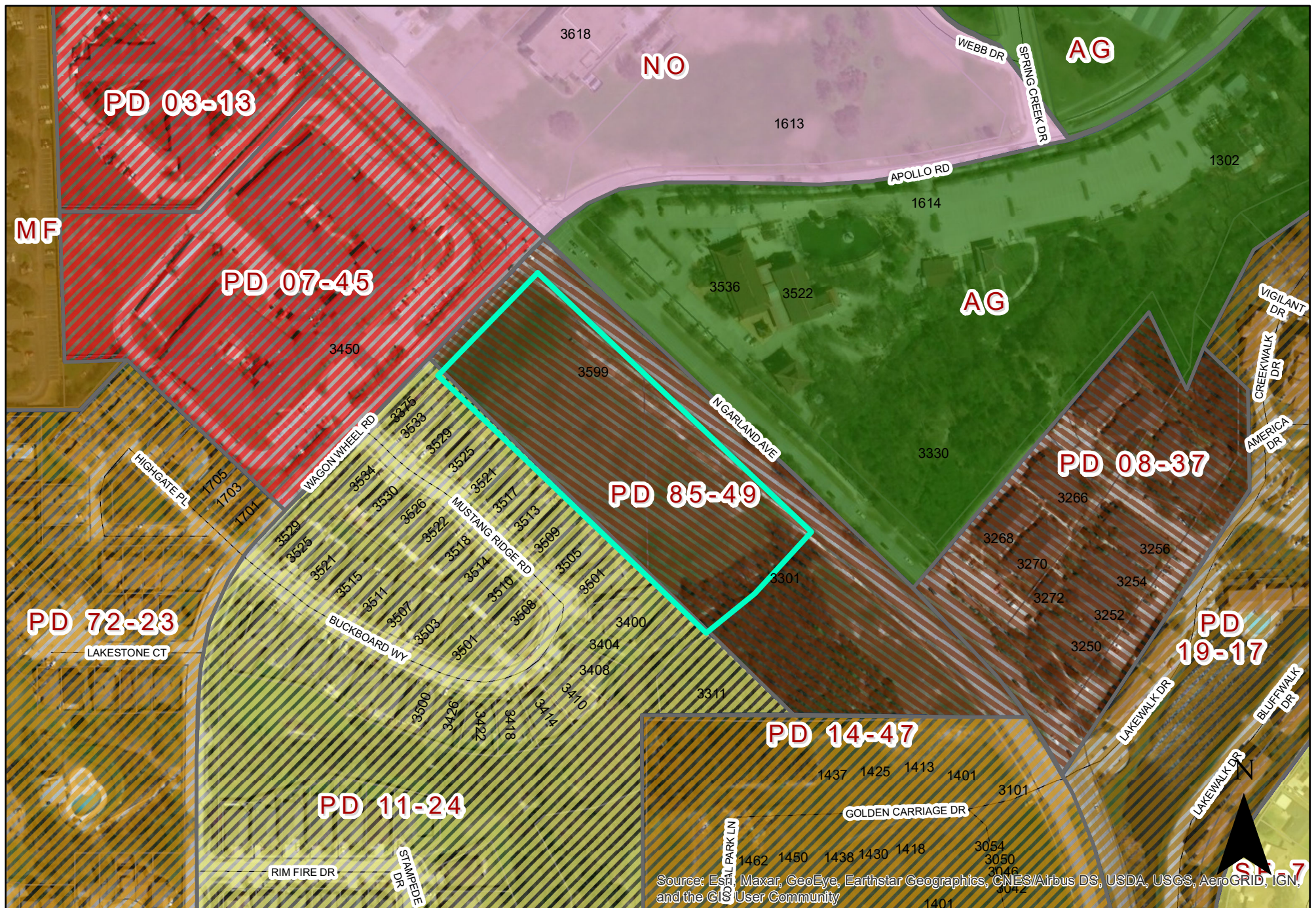
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Neighborhood Office (NO) District; this property is developed with a school. The property to the northeast, across from North Garland Avenue, is zoned Agricultural (AG) District and is developed with a religious facility. The properties to the west are zoned Planned Development (PD) District 11-24 and are developed with single-family homes. The property to the northwest is zoned Planned Development (PD) District 07-45 and is developed with an assisted living facility. The property to the southeast is zoned Planned Development (PD) District 85-49 and is currently undeveloped.

The proposal is designed to ensure compatibility with the surrounding area and to minimize impact on the nearby residential neighborhood.

Attachments

Z 21-59 Advantage Self-Storage Advisors, LLC (Detail Plan) Attachments
Z 21-59 Advantage Self-Storage Advisors, LLC Responses
Z 21-59 Advantage Self-Storage Advisors, LLC Staff Presentation

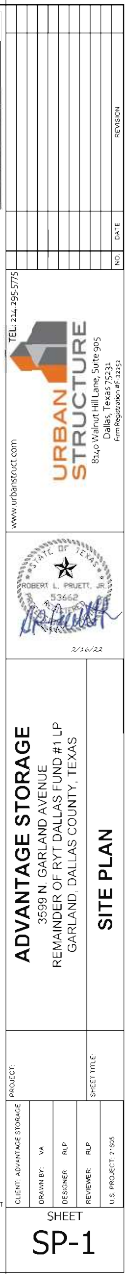


0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 21-59

3599 North Garland Ave

INDICATES AREA OF REQUEST



[illegible][illegible]

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRIRCLE THE ROOTBALL.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 5/12" SHREDDED WOOD MULCH, NATURAL, UNDYED, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

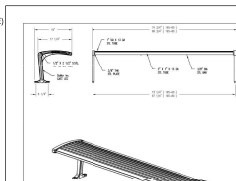
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WALL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRINKLER OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDRIC ZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS TO EACH ZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY OR ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN DEVICES, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION.

THRES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AS	14	<i>Acacia saccharum</i> 'Caddo' Caddo Cypress	3" Cal.	Cont. or 8B&B	12'-14" HT
	CT	4	<i>Cercis canadensis texensis</i> Texas Redbud	1.5" Cal.	Cont. or 8B&B	5' Min.
	CJ	18	<i>Cupressus sempervirens</i> Italian Cypress	—	Cont.	8'-10" ht.
	KP	11	<i>Koeleria paniculata</i> Golden Rain Tree	1.5" Cal.	Cont. or 8B&B	5' Min.
	PC	2	<i>Platane chinensis</i> Chinese Platane	3" Cal.	Cont. or 8B&B	12'-14" HT
	QL	9	<i>Quercus laevis</i> Lacey Oak	1.5" Cal.	Cont. or 8B&B	5' Min.
	QS	17	<i>Quercus shumardii</i> Shumard Red Oak	3" Cal.	Cont. or 8B&B	12'-14" HT
	US	18	<i>Ulmus speciosa</i>	1.5" Cal.	Cont. or 8B&B	6' min.

<u>SUBBERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONTAINER</u>	<u>SPACING</u>
	AK	76	<i>Abelia x grandiflora</i> 'Kaleidoscope' Gray Abelia	3 gal	36" OC
	IN	82	<i>Ilex vomitoria</i> 'Nana' Dwarf Yaupon	3 gal	36" OC
	JH2	9	<i>Juniperus chinensis</i> 'Hetzl Columnaris' Hetzl Column Juniper	10 gal	Per Plan
	LF	71	<i>Leucophyllum frutescens</i> 'Green Cloud' TM Green Cloud Texas Ranger	5 GAl.	48"
	PK	196	<i>Pennisetum alpecuroides</i> 'Karley Rose' Fountain Grass	3 gal	36" OC
	RS	25	<i>Rhaphiolepis indica</i> 'Snow White' Snow White Indian Hawthorn	3 gal	36" OC
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	CD	28.102 sf	<i>Cynodon dactylon</i> Bermuda Grass	hydromulch	

TOTAL SITE AREA	172.01 SF (3.95 ACRES)
LANDSCAPE AREA PROVIDED	172.01 SF (100% OF SITE AREA)
STREET TREES	60.61 SF (41.1% OF SITE AREA)
STREET TREES PROVIDED	70.79 SF
STREET TREES REQUIRED	23 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED	23 TREES
SHRUBS REQUIRED	157 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED	157 SHRUBS
WAGON WHEEL ROAD FRONTAGE	250 LF
WAGON WHEEL ROAD TREES REQUIRED	9 TREES (1 PER 30 LF OF FRONTAGE)
WAGON WHEEL ROAD TREES PROVIDED	9 TREES
SHRUBS REQUIRED	61 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED	66 SHRUBS
PARKING LOT	
PARKING LOT AREA	8,651 SF
LANDSCAPE AREA REQUIRED	342 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED	1,025 SF (14.9%)
PARKING SPACES	29
TREES REQUIRED	3 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED	6 TREES
TREES AT TERMINUS	PROVIDED
TREES WITHIN 6' OF EACH SPACE	PROVIDED
PERIMETER SCREENING	562 LF
TREES REQUIRED	23 TREES (1 TREE PER 25 LF)
TREES PROVIDED	23 TREES

Scale 1" = 30'



		NAME: <u>NONE</u>		SEX: <u>_____</u>	
DuPont, Inc. P.O. Box 142 Millersville, PA 17550-0142		DATE BORN: <u>10/25/88</u> GRADE: <u>7-8</u>		BENCH: <u>195 SERIES</u>	
		MR. <u>A</u>			
		DATE: <u>_____</u>			

A BENCH
SCALE: NOT TO SCALE
Duffer, Inc.
P.O. Box 142
Milltown, PA 17059

NOTE:

- 1) DURING RECLINING PROCEDURE, SEAT AND BACKREST MUST BE LOCKED.
- 2) THE RECLINING PARTS ARE NOT TO BE DAMAGED. HANDLE THEM CAREFULLY TO PREVENT DAMAGE.

```

STEP 1:
SQ 2 = PCL, BULK BENCH SUPPORT ( 1 )
1 = PCL, F 25, BULK SEAT ( 1 )
4 = PCL, F 25, 2 ( 2 ) F 25, 1 ( 1 ) SEAT, OFFSHO ( 3 )
FROM BULK BENCH SUPPORT ( 1 ) TO F 25, BULK SEAT
( 2 ) USING BULK BENCH ( 3 ) - BENCH TO SEAT.

STEP 2:
FROM COMPLETION OF BENCH ASSEMBLY SQUARE
ALL COMPONENTS FROM BENCH ALL BENCH.

```

1. ☐ **CALL FOR QUOTE** AND RUSH IS STOPPED.

2. ☐ **QUOTE**

3. ☐ **ORDER**

4. ☐ **SHIP**

5. ☐ **INVOICE**

6. ☐ **RECEIPT**

7. ☐ **WARRANTY**

8. ☐ **REPAIR**

9. ☐ **REPLACE**

10. ☐ **REWORK**

11. ☐ **RETEST**

12. ☐ **REWORK**

13. ☐ **RETEST**

14. ☐ **REWORK**

15. ☐ **RETEST**

16. ☐ **REWORK**

17. ☐ **RETEST**

18. ☐ **REWORK**

19. ☐ **RETEST**

20. ☐ **REWORK**

21. ☐ **RETEST**

22. ☐ **REWORK**

23. ☐ **RETEST**

24. ☐ **REWORK**

25. ☐ **RETEST**

26. ☐ **REWORK**

27. ☐ **RETEST**

28. ☐ **REWORK**

29. ☐ **RETEST**

30. ☐ **REWORK**

31. ☐ **RETEST**

32. ☐ **REWORK**

33. ☐ **RETEST**

34. ☐ **REWORK**

35. ☐ **RETEST**

36. ☐ **REWORK**

37. ☐ **RETEST**

38. ☐ **REWORK**

39. ☐ **RETEST**

40. ☐ **REWORK**

41. ☐ **RETEST**

42. ☐ **REWORK**

43. ☐ **RETEST**

44. ☐ **REWORK**

45. ☐ **RETEST**

46. ☐ **REWORK**

47. ☐ **RETEST**

48. ☐ **REWORK**

49. ☐ **RETEST**

50. ☐ **REWORK**

51. ☐ **RETEST**

52. ☐ **REWORK**

53. ☐ **RETEST**

54. ☐ **REWORK**

55. ☐ **RETEST**

56. ☐ **REWORK**

57. ☐ **RETEST**

58. ☐ **REWORK**

59. ☐ **RETEST**

60. ☐ **REWORK**

61. ☐ **RETEST**

62. ☐ **REWORK**

63. ☐ **RETEST**

64. ☐ **REWORK**

65. ☐ **RETEST**

66. ☐ **REWORK**

67. ☐ **RETEST**

68. ☐ **REWORK**

69. ☐ **RETEST**

70. ☐ **REWORK**

71. ☐ **RETEST**

72. ☐ **REWORK**

73. ☐ **RETEST**

74. ☐ **REWORK**

75. ☐ **RETEST**

76. ☐ **REWORK**

77. ☐ **RETEST**

78. ☐ **REWORK**

79. ☐ **RETEST**

80. ☐ **REWORK**

81. ☐ **RETEST**

82. ☐ **REWORK**

83. ☐ **RETEST**

84. ☐ **REWORK**

85. ☐ **RETEST**

86. ☐ **REWORK**

87. ☐ **RETEST**

88. ☐ **REWORK**

89. ☐ **RETEST**

90. ☐ **REWORK**

91. ☐ **RETEST**

92. ☐ **REWORK**

93. ☐ **RETEST**

94. ☐ **REWORK**

95. ☐ **RETEST**

96. ☐ **REWORK**

97. ☐ **RETEST**

98. ☐ **REWORK**

99. ☐ **RETEST**

100. ☐ **REWORK**

101. ☐ **RETEST**

102. ☐ **REWORK**

103. ☐ **RETEST**

104. ☐ **REWORK**

105. ☐ **RETEST**

106. ☐ **REWORK**

107. ☐ **RETEST**

108. ☐ **REWORK**

109. ☐ **RETEST**

110. ☐ **REWORK**

111. ☐ **RETEST**

112. ☐ **REWORK**

113. ☐ **RETEST**

114. ☐ **REWORK**

115. ☐ **RETEST**

116. ☐ **REWORK**

117. ☐ **RETEST**

118. ☐ **REWORK**

119. ☐ **RETEST**

120. ☐ **REWORK**

121. ☐ **RETEST**

122. ☐ **REWORK**

123. ☐ **RETEST**

124. ☐ **REWORK**

125. ☐ **RETEST**

126. ☐ **REWORK**

127. ☐ **RETEST**

128. ☐ **REWORK**

129. ☐ **RETEST**

130. ☐ **REWORK**

131. ☐ **RETEST**

132. ☐ **REWORK**

133. ☐ **RETEST**

134. ☐ **REWORK**

135. ☐ **RETEST**

136. ☐ **REWORK**

137. ☐ **RETEST**

138. ☐ **REWORK**

139. ☐ **RETEST**

140. ☐ **REWORK**

141. ☐ **RETEST**

142. ☐ **REWORK**

143. ☐ **RETEST**

144. ☐ **REWORK**

145. ☐ **RETEST**

146. ☐ **REWORK**

147. ☐ **RETEST**

148. ☐ **REWORK**

149. ☐ **RETEST**



EVERGREEN
DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

ADVANTAGE STORAGE
3599 N. GARLAND AVENUE
REMAINDER OF RYT DALLAS FUND #1 LP
GARLAND, DALLAS COUNTY, TEXAS

LANDSCAPE PLANTING

SHEET		LP-1	
CLIENT: ADVANTAGE STORAGE	DRAWN BY: EMS	DESIGNED: EMS	REVIEWER: RM
U.S. PROJECT: 21605		SHEET TITLE:	

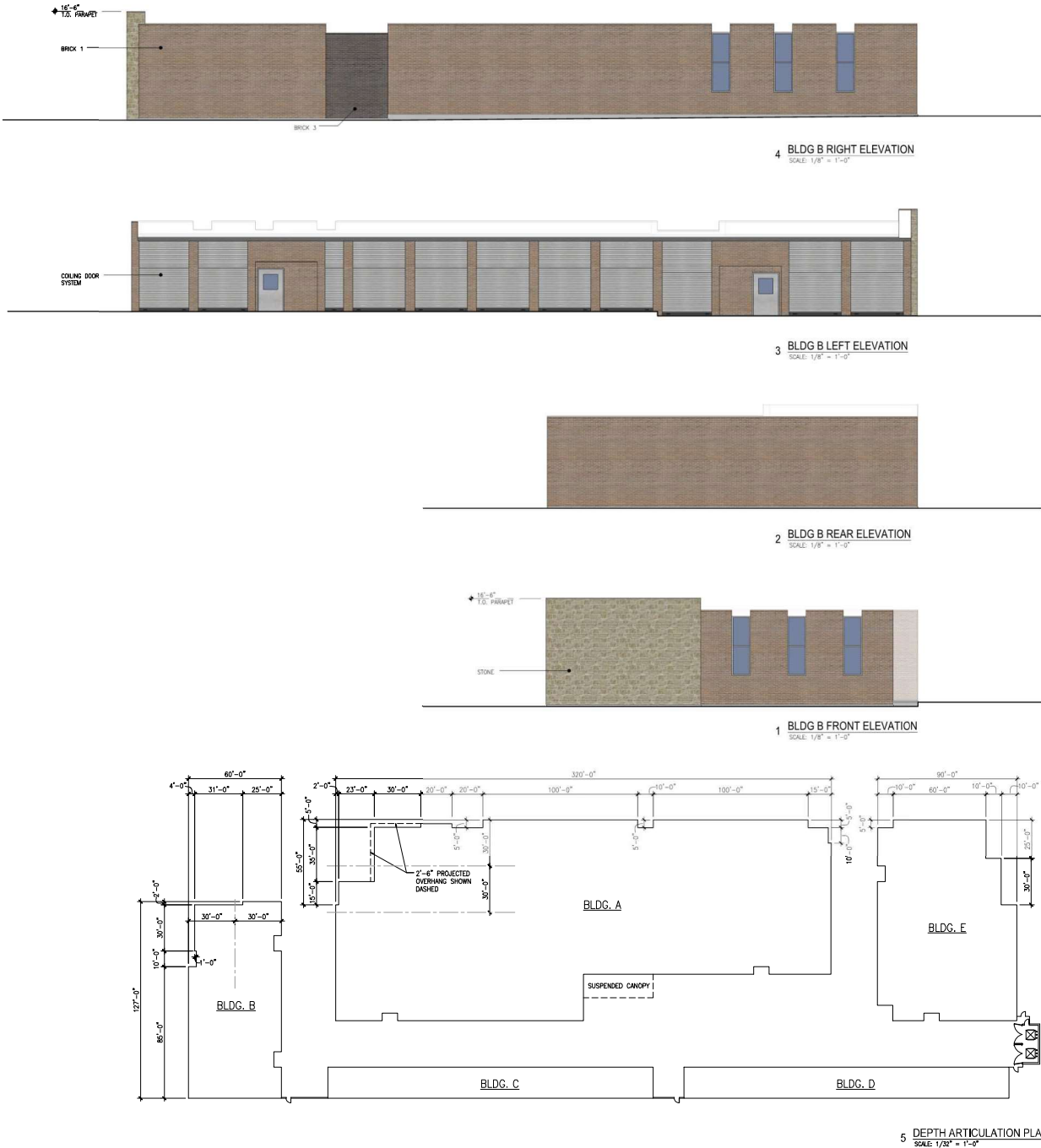
Applicant:
 Advantage Storage
 Advisors, LLC
 2221 Lakeside Blvd,
 Ste. 1260
 Richardson, Texas
 75082

Site Plan Case Number: 210817-2



Applicant:
Advantage Storage
Advisors, LLC
2221 Lakeside Blvd,
Ste. 1200
Richardson, Texas
75082

Site Plan Case Number: 210817-2



BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

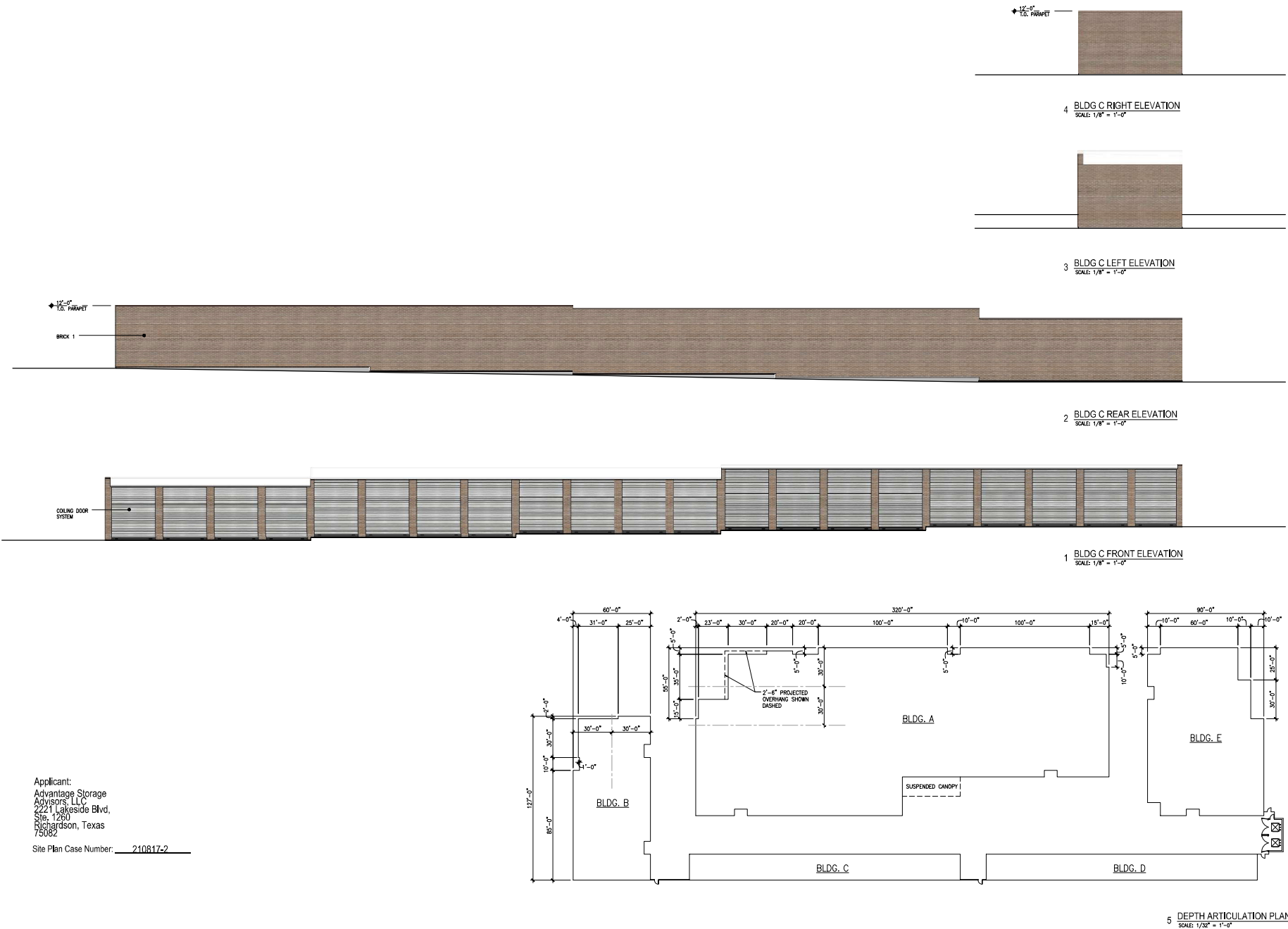
SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISIONS	NO.	DESCRIPTION	DATE

Advantage Storage Advisors, LLC
North Garland Road @ Wagon Wheel Road
3599 North Garland Avenue
Garland, Texas

PROJECT NUMBER
2134
DATE
02.17.2022
SHEET NUMBER
A6.1

exterior elevations



Applicant:
Advantage Storage
Advisors, LLC
2221 Lakeside Blvd,
Ste. 1200
Richardson, Texas
75082

Site Plan Case Number: 210817-2

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISIONS	DATE	
	DESCRIPTION	DATE
1		
2		
3		
4		
5		

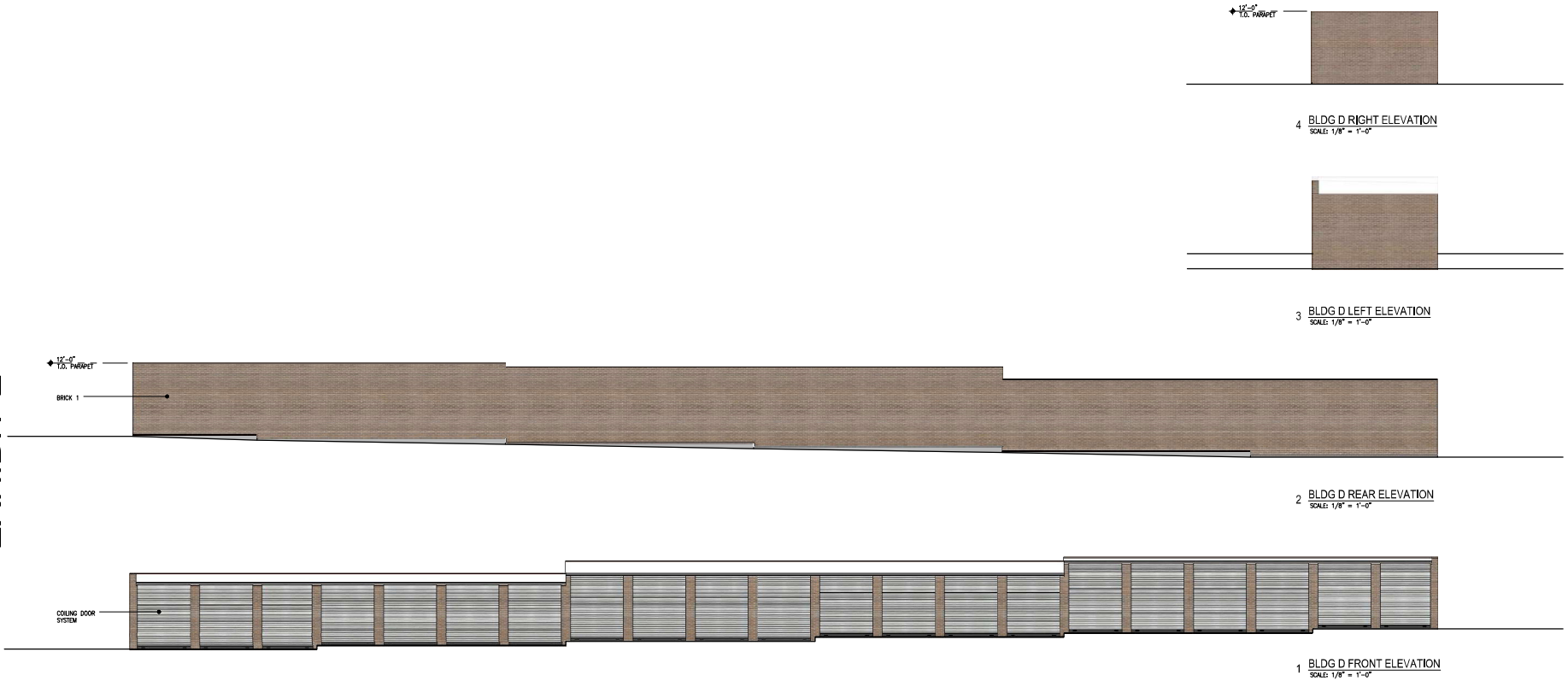
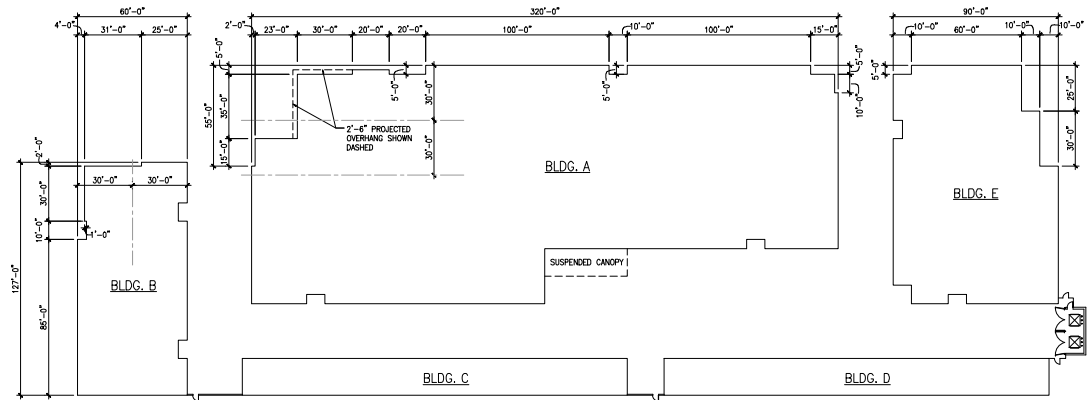
Advantage Storage Advisors, LLC
North Garland Road @ Wagon Wheel Road
3599 North Garland Avenue
Garland, Texas

PROJECT NUMBER
2134
DATE
02.17.2022
SHEET NUMBER
A6.2

exterior elevations

Applicant:
 Advantage Storage
 Advisors, LLC
 2221 Lakeside Blvd,
 Ste. 1260
 Richardson, Texas
 75082

Site Plan Case Number: 210817-2



BACA

100 NORTH TRAVIS STREET
 SUITE NO.500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.BACA.team

SCHEMATIC
 DESIGN
 REVIEW
 NOT FOR REGULATORY
 APPROVAL, PERMITTING, OR
 CONSTRUCTION

REVISIONS	DATE
DESCRIPTION	

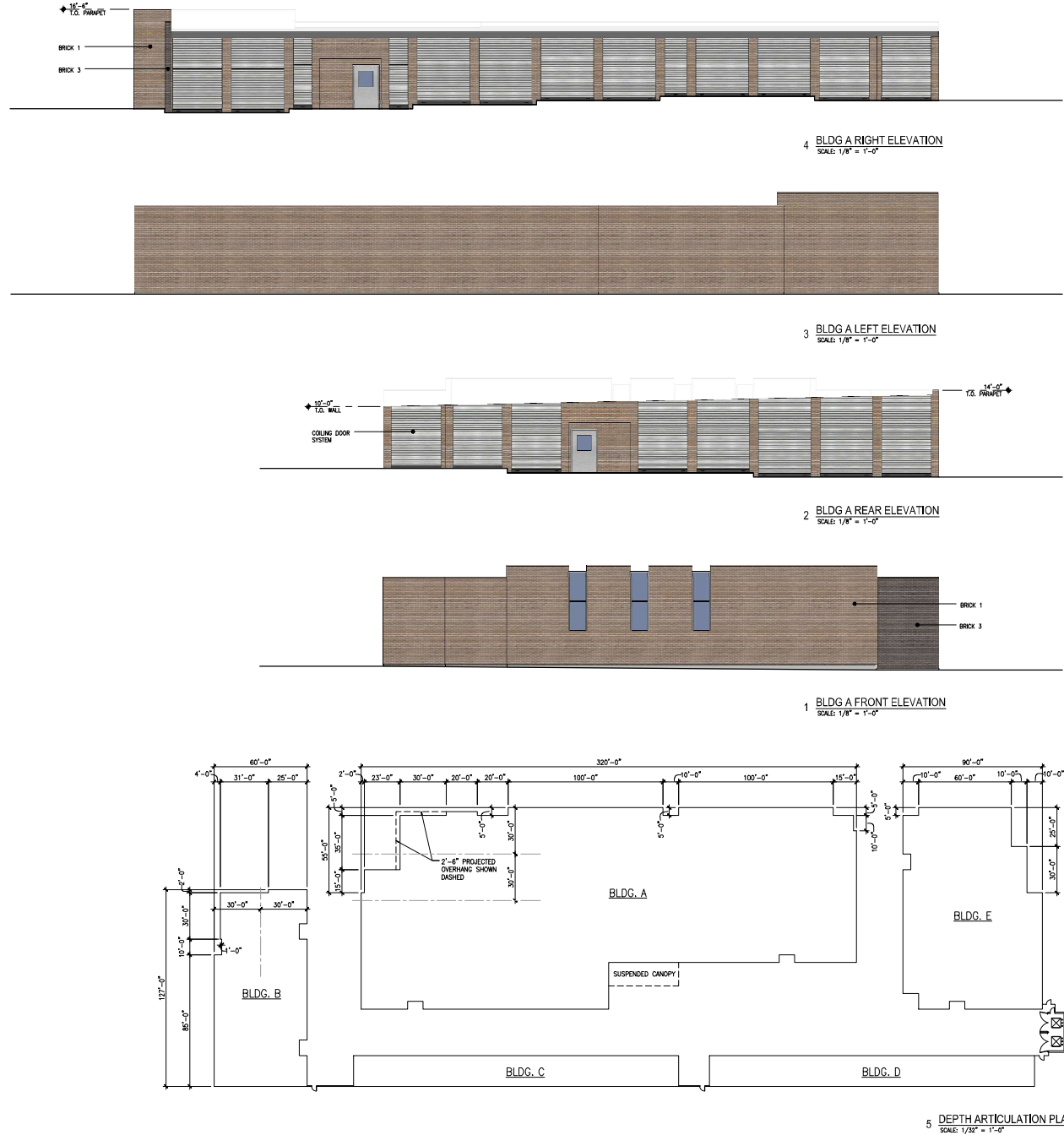
Advantage Storage Advisors, LLC
 North Garland Road @ Wagon Wheel Road
 3599 North Garland Avenue
 Garland, Texas

PROJECT NUMBER
 2134
 DATE
 02.17.2022
 SHEET NUMBER
 A6.3

exterior elevations

Applicant:
Advantage Storage
Advisors, LLC
2221 Lakeside Blvd,
Ste. 1260
Richardson, Texas
75082

Site Plan Case Number: 210817-2



BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISIONS	DATE
DESCRIPTION	

Advantage Storage Advisors, LLC
North Garland Road @ Wagon Wheel Road
3599 North Garland Avenue
Garland, Texas

PROJECT NUMBER

2134

DATE

02.17.2022

SHEET NUMBER

A6.4

exterior elevations

WAGON WHEEL ROAD

BLOCK 3
WAGON WHEEL CROSSING ADDITION
INST. NO. 201300095807
O.P.R.D.C.T.

1 SITE PHOTOMETRIC PLANS
SCALE: 1" = 30'

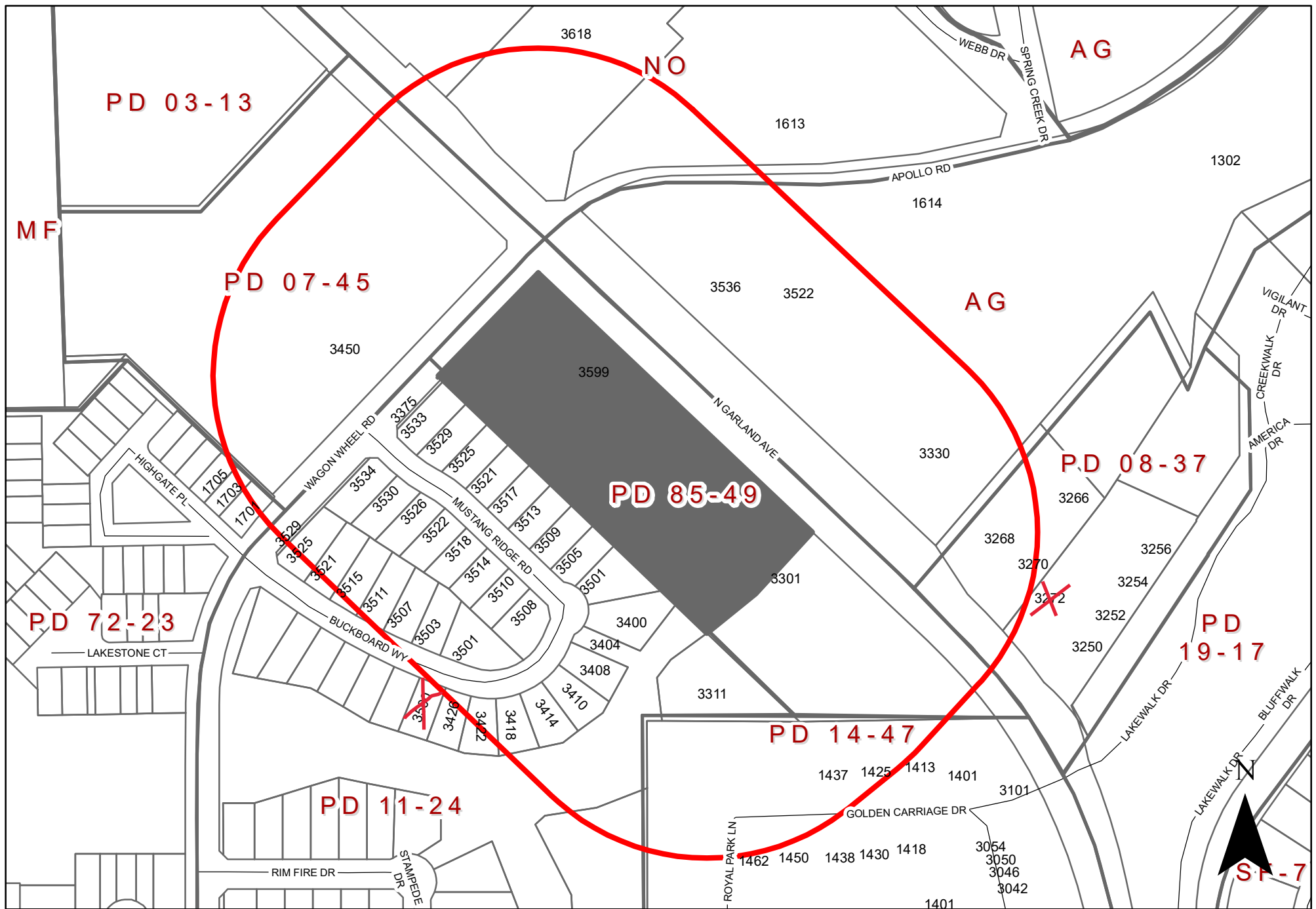
Scale			
Dwg By	XX	Check By	XX
		Cons. F.	XXXXXX

REPORT & MINUTES

P.C. Meeting, February 21, 2021

Consideration of the application of **Advantage Self Storage Advisors, LLC**, and requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49. This property is located at 3599 North Garland Avenue. (District 7) (File Z 21-59 – Detail Plan)

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



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 21-59

3599 North Garland Ave

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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

MALATHY GOPAL

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

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

3500, BUCK BOARD WAY

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Malathy Gopal

Signature / Firma / Chữ ký

2/21/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-59

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

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

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

already
We ~~also~~ ~~ready~~ have a Storage
down the Street.
one on Shiloh and one between
Beltline and Wagon Wheel.
Why we need one more?

WE DONT NEED

PLS. STOP BUILDING
STORAGE

Comment Form

Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Scott Mayberry President Mayberry Gardens Assisted Living

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

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

3272 N. Garland Ave

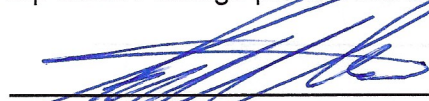
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

14/02/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-59

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

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

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

*The proposed project is too industrial for
a location of mainly residential communities.*

Comment Form

Case Z 21-59

Z 21-59 Advantage Self-Storage. The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property. The site is located at 3599 North Garland Avenue. (District 7)

Z 21-59 Advantage Self-Storage. El solicitante propone una Instalación de Self-Storage (Mini almacén) en la propiedad en cuestión. El sitio está ubicado en 3599 North Garland Avenue. (Distrito 7)

Z 21-59 Advantage Self-Storage. Người nộp đơn đề xuất Cơ sở lưu trữ tự quản (Kho mini) trên tài sản của đối tượng. Địa điểm tọa lạc tại 3599 North Garland Avenue. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

JAMEELUDDIN SYED

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

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

3516 BUCKBOARD WAY

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

J. Jameeluddin

02/21/2022

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-59

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

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

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

I do not see a need for a storage as we already have a storage down the street. I see one on Shiloh & one between Belt line and Wagon wheel. I don't see a reason to have 1 more.

WE DO NOT NEED 1 MORE!!!!

PLEASE STOP BUILDING STORAGE.

The applicant proposes a Self-Storage Facility (Mini warehouse) on the subject property.

[Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for an Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
March 15, 2022**

CASE INFORMATION

Location: 3599 North Garland Road

Applicant: Advantage Self-Storage Advisors, LLC

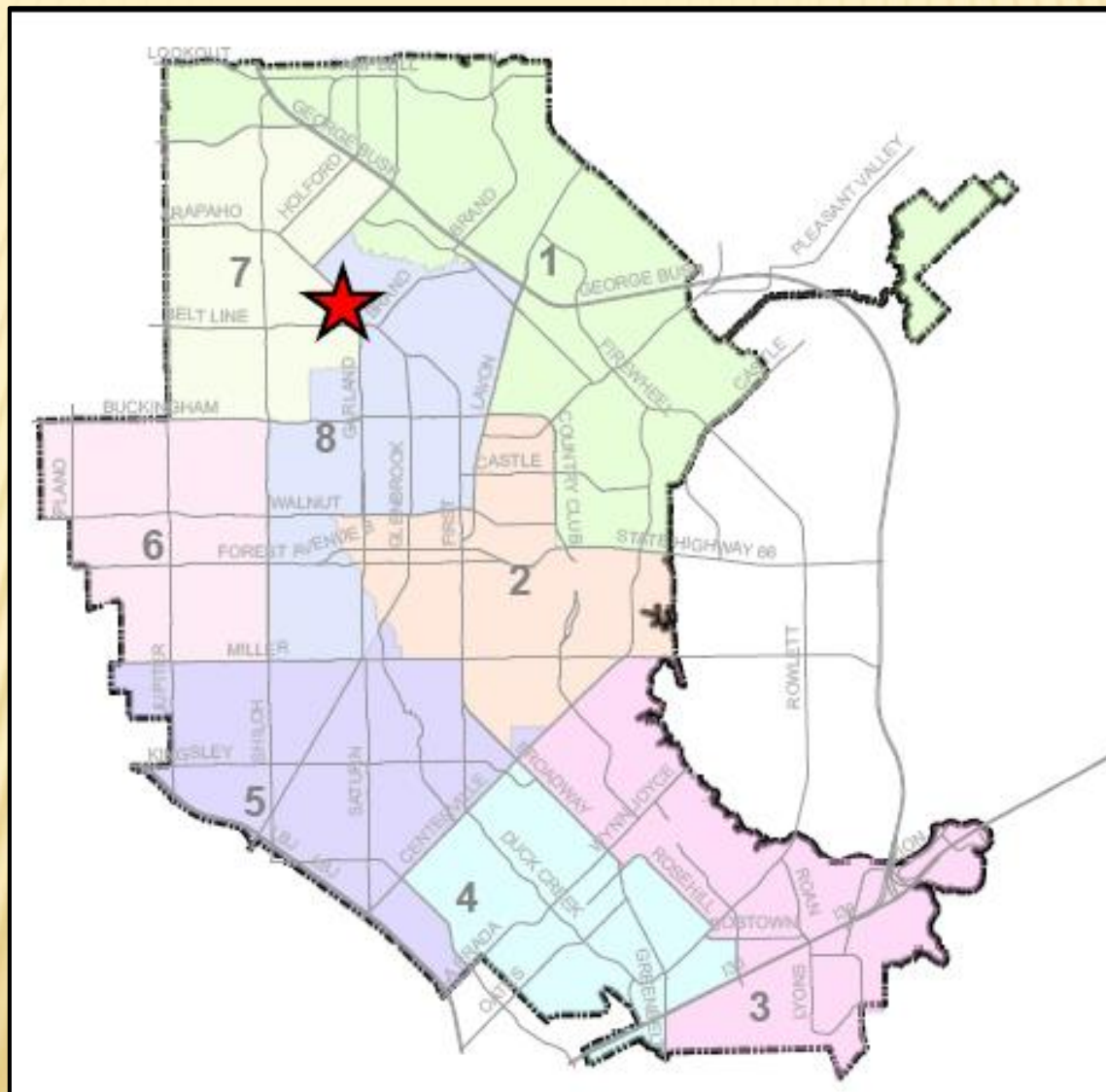
Owner: Robert Yu

Acreage: 6.051 acres

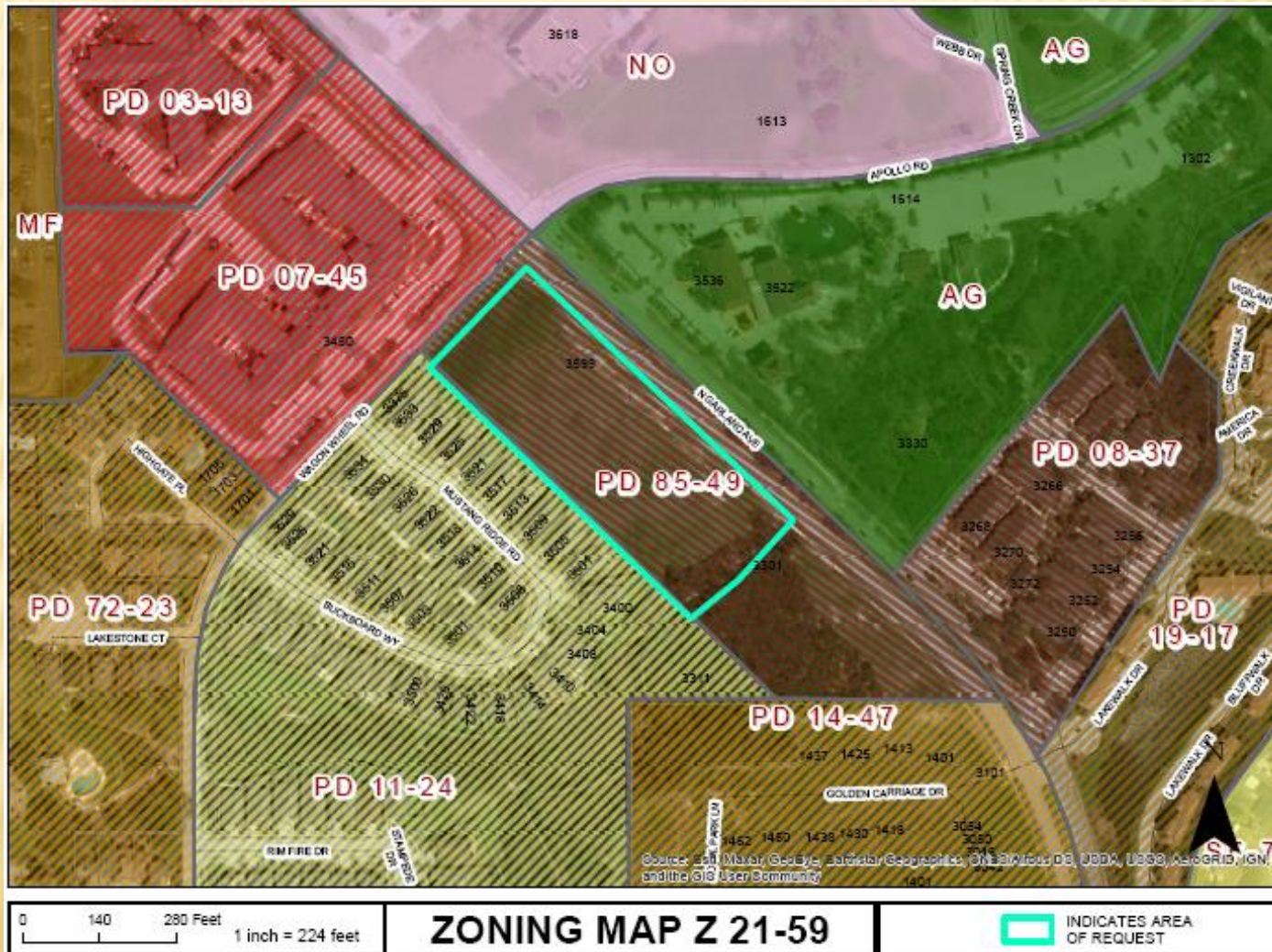
Zoning: Planned Development (PD) 85-49 District

Z 21-59

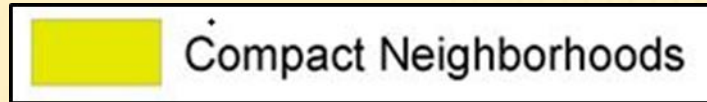
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

PHOTOS





GARLAND
TEXAS MADE HERE

PHOTOS

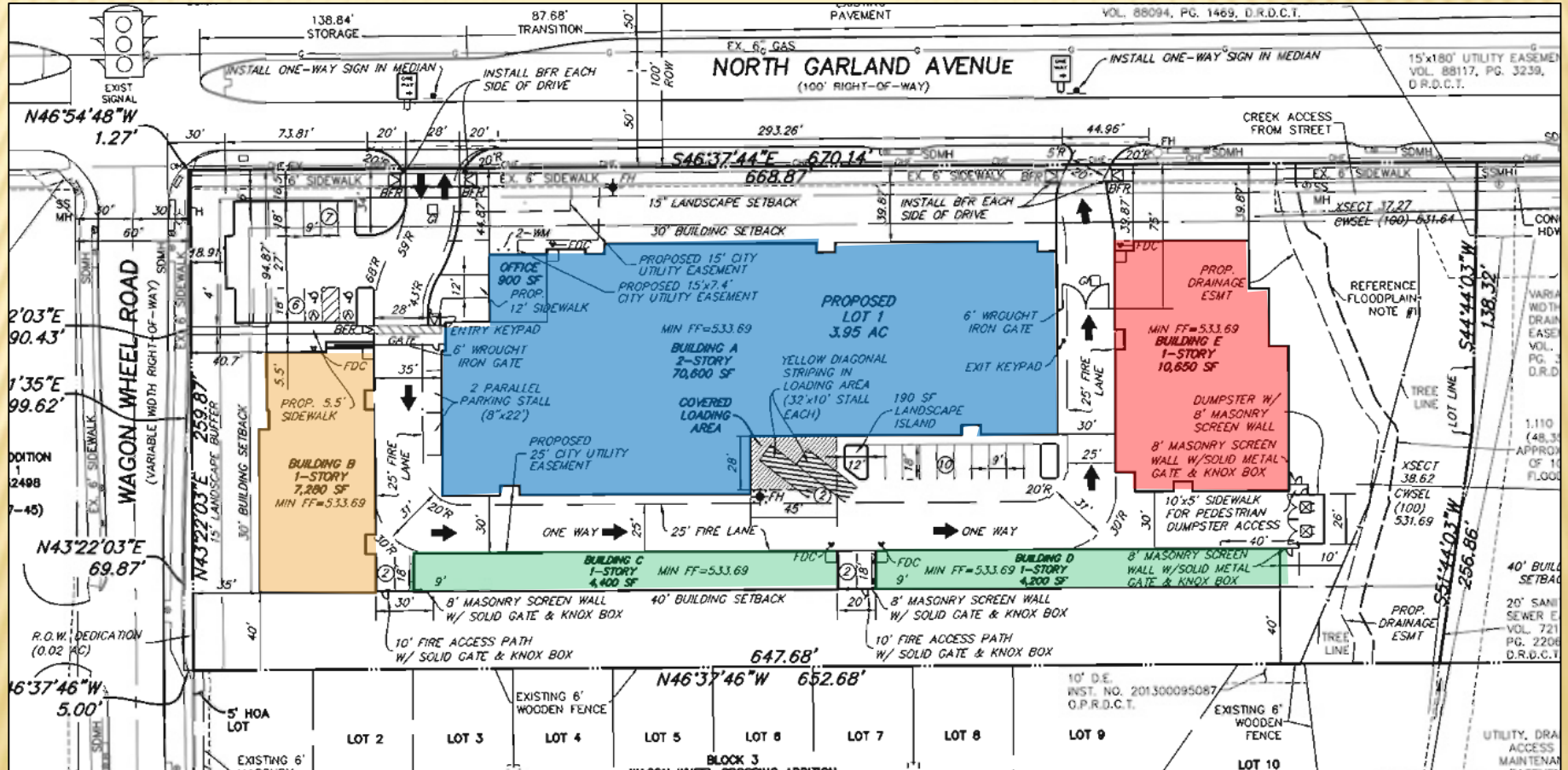


Z 21-59



GARLAND
TEXAS MADE HERE

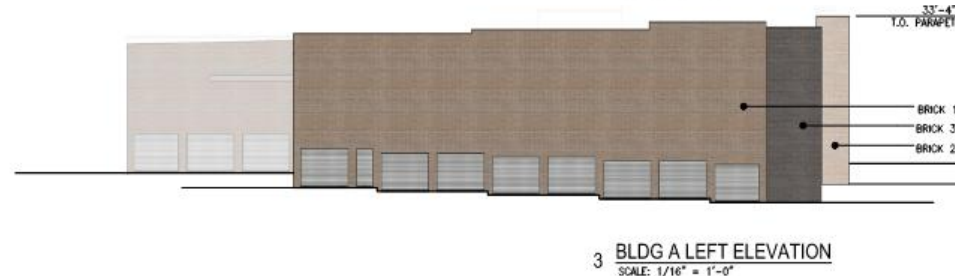
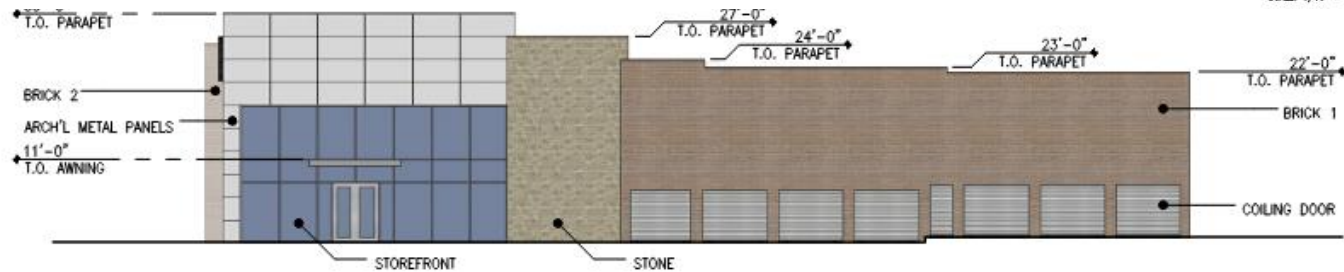
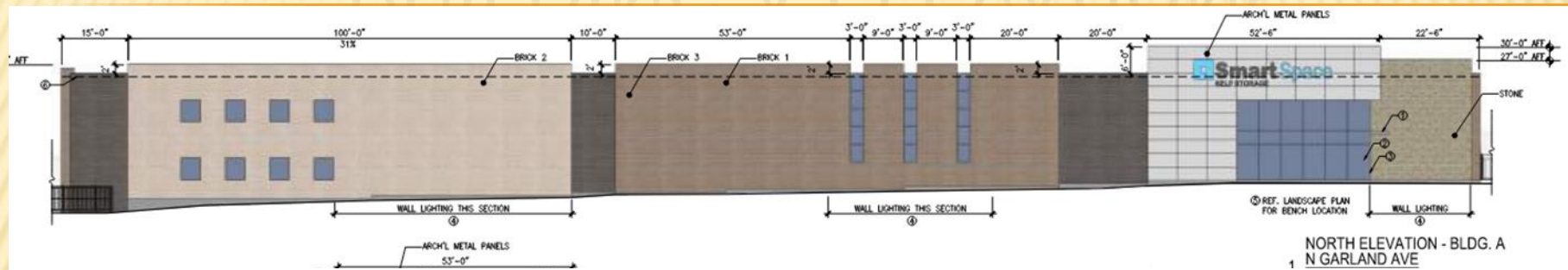
SITE PLAN



[illegible]



BUILDING A ELEVATIONS





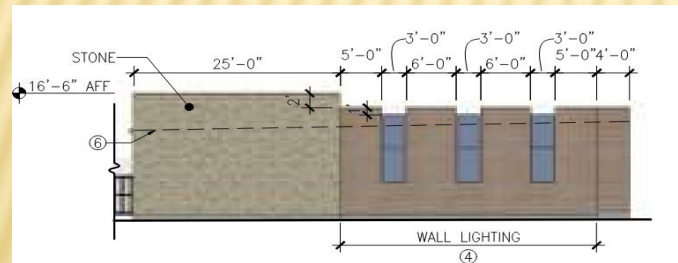
BUILDING B ELEVATIONS



4 **BLDG B RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



3 **BLDG B LEFT ELEVATION**
SCALE: 1/8" = 1'-0"

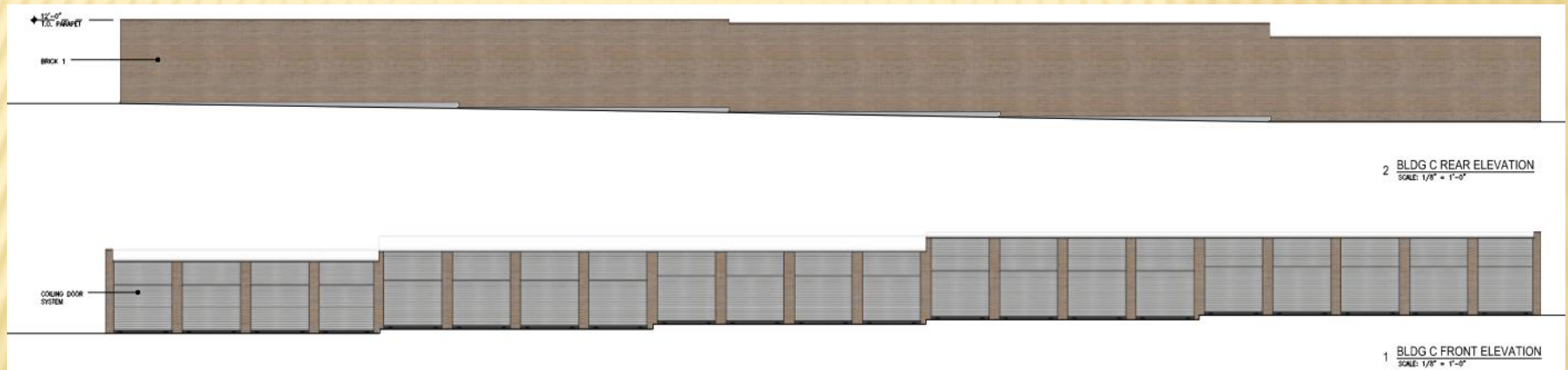


3 **NORTH ELEVATION - BLDG. B**
N GARLAND AVE
SCALE: 1/16" = 1'-0"



2 **BLDG B REAR ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING C ELEVATIONS



BUILDING E ELEVATIONS



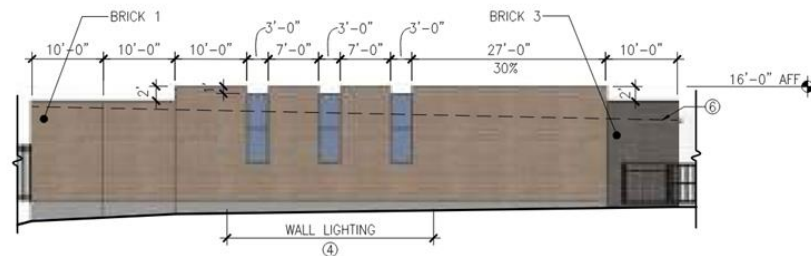
2 **BLDG A REAR ELEVATION**
SCALE: 1/8" = 1'-0"



4 **BLDG A RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



3 **BLDG A LEFT ELEVATION**
SCALE: 1/8" = 1'-0"



2 **NORTH ELEVATION - BLDG. E**
N GARLAND AVE
SCALE: 1/16" = 1'-0"



PROPOSED ADVANTAGE STORAGE LOOKING SOUTH FROM NORTH GARLAND ROAD

SUMMARY OF DEVIATIONS

- The table below indicates the deviations proposed.

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. As per the GDC, a self-storage building wall may serve as a perimeter screening wall, but not when adjacent to a residential zoning district.	The applicant proposes the exterior solid wall of the storage unit as a screening wall for the adjacent residential zoning district to the south.	The applicant proposes a forty (40)-foot building setback from the residential properties, exceeding the required twenty (20)-foot setback, with a row of large canopy trees within the buffer. In addition, no windows would face to the south, and an existing six (6) foot wood fence is located along the southern property line.

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

Approval of an Amendment to Planned Development (PD) District 85-49.

Approval of a Specific Use Provision for an Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.

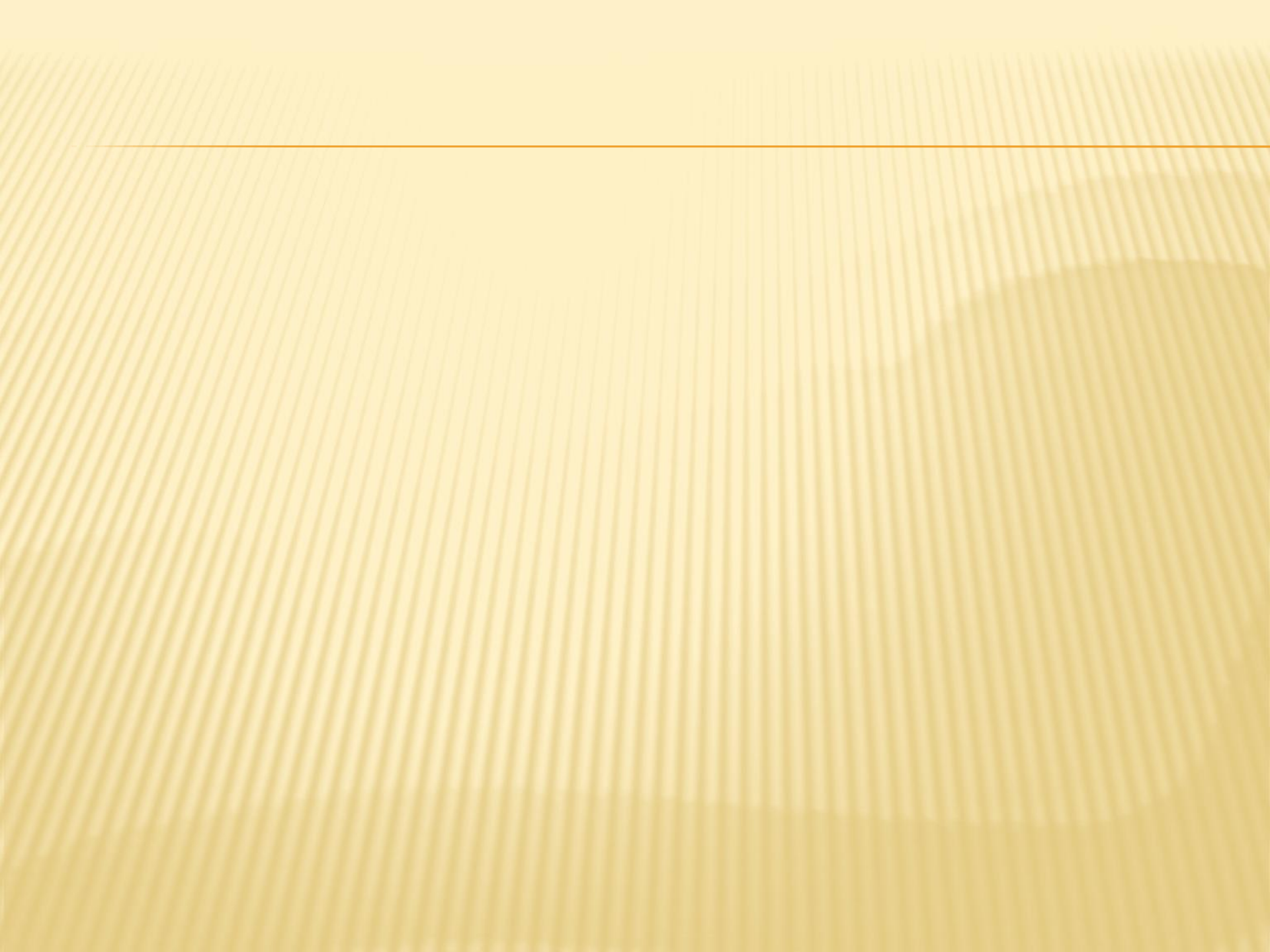


PLAN COMMISSION RECOMMENDATION

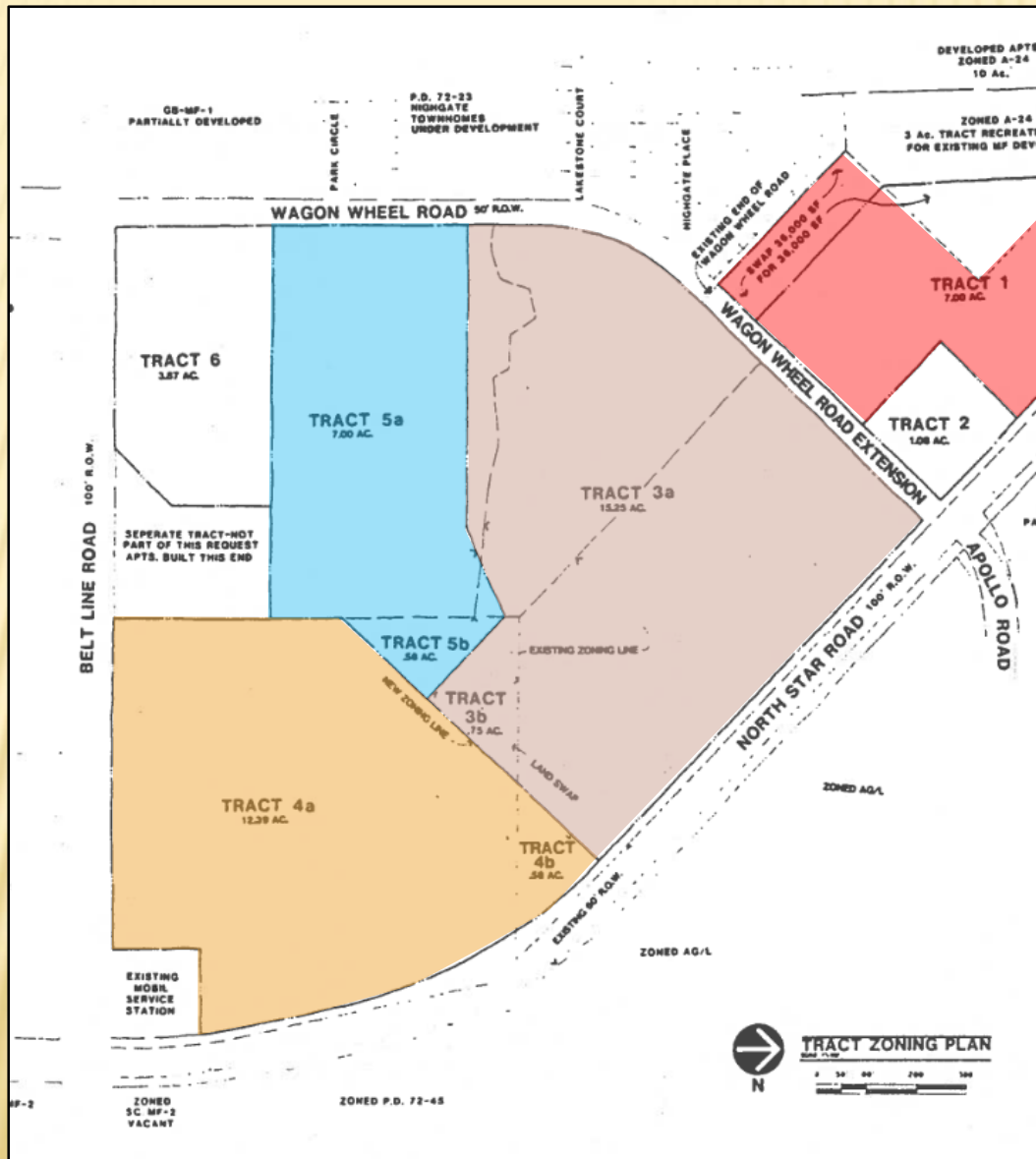
On February 21, 2022 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 85-49 and 2) a Specific Use Provision for a Self-Storage Facility (Mini Warehouse) on a zoned Planned Development (PD) 89-30 District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 85-49.





PLANNED DEVELOPMENT 85-49





ALLOWED USES IN PD 85-49

Specific Regulations:

- A. Uses: The uses permitted in this PD shall include: Office/Technical, Office/Showroom, and the following uses permitted in Light Industrial zoning:

Accessory Building
Bank
Offices, General
Recording Studio
Savings & Loan

Athletic Instruction Schools
Civic Clubs
Commercial Schools
Convention Facilities
Correspondence Schools
Dance or Baton Schools
Fraternal Lodges
Special Schools
Medical School
Medical & Surgical Appliances
Medical Lab
Optical Dispensary
Pharmacy
Animal Clinic
Florist - Retail
Pet Grooming & Supplies
Pet Shop - Retail Sales
Home Improvement Center
Movie Theatre
Theatres

Answering Services
Blueprint & Photographic Reproduction
Custom Personal Service
Film Pickup Station (Not Free-Standing)
Gunsmith, Repair
Laundry Pickup Station
Laundry or Cleaners - Self-Service
Locksmith
Printers, Small Scale
Trophies & Awards
Antiques - Indoor Display Only
Bakery - Retail
Drug Store
Grocery
Paint Store - Retail
Retail Stores & Shops
Specialty Shop or Boutique
Uniform Shop
Household Appliance Service
Lawn & Garden Equipment
Office Equipment Repair & Maintenance
Repair & Service Shop
Confectionary - Donut Shop
Fast Food - Take-Out (Not Free-Standing) (only 2 allowed within PD)
Restaurant - General
Snack Shop
Automotive Glass and Upholstery
Bakery - Commercial
Light Equipment Renting - Indoor
Packaged Foods - Wholesale



TECHNOMILETRIC PLAN



Z 21-59



GARLAND PLANNING REPORT

City Council Regular Session Agenda

13. e.

Meeting Date: 03/15/2022

Item Title: Z 21-37 KRG Civil Engineers, Inc. - Zoning (District 1)

Submitted By: Nabihah Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

LOCATION

2313 Naaman School Road

OWNER

RCCG Grace Covenant Center

PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

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

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct a 15,083 square-foot church building in Phase 1, as part of a church development in two (2) phases.

SITE DATA

The subject property consists of approximately 2.27 acres. The site has approximately 570 linear feet of frontage along Naaman School Road and 207 lineal feet of frontage along Pleasant Valley Road. The primary access is from Naaman School Road. However, the site can be accessed from Pleasant Valley Road through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 06-78 consists of two (2) lots. The subject property is part of Lot 2 in Planned Development (PD) District 06-78 for Community Retail Use. Lot 1 was approved for a nursing home and the base zoning is Multi-Family. Although a church use is allowed by right in the Community Retail (CR) District, Planned Development (PD) District 06-78 requires approval of a Detail Plan through the Public Hearing process.

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

CONSIDERATIONS

1. Detail Plan

This request consists of a phased development for a church use, which is an allowed use on the subject property. Phase 1 will consist of the 15,083 square-foot church, screening and landscaping, and parking spaces. The intent for Phase 2 is unknown at this time. However, the applicant will submit a Detail Plan for Phase 2 prior to development.

2. Parking and Loading

The site plan (Exhibit C) complies with the parking requirement. In addition, the GDC does not allow loading areas to be located within a required building setback, parking space or landscape buffer. The site plan (Exhibit C) reflects two (2) loading areas; however, one of the loading area is located within the building setback. The applicants requests a deviation to allow the proposed location behind the building.

3. Screening and Landscaping

The landscape plan (Exhibit D) complies with all screening and landscaping requirements per the GDC.

4. Building Design

The design of the building (Exhibit E) complies with the GDC standards.

5. Signage

No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

6. Deviations:

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Loading space	Loading spaces can't be located within any building setbacks.	A loading space is located within the building setback.	This deviation is needed in order to avoid placement of the loading area near the street side of the building. The applicant contends the deliveries to the church by vendors will be at most once a month because most of the supplies or food items will be provided by the church members. In addition, the loading area will be approximately forty (40) feet from the nearest building edge of the nursing home.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

This use is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

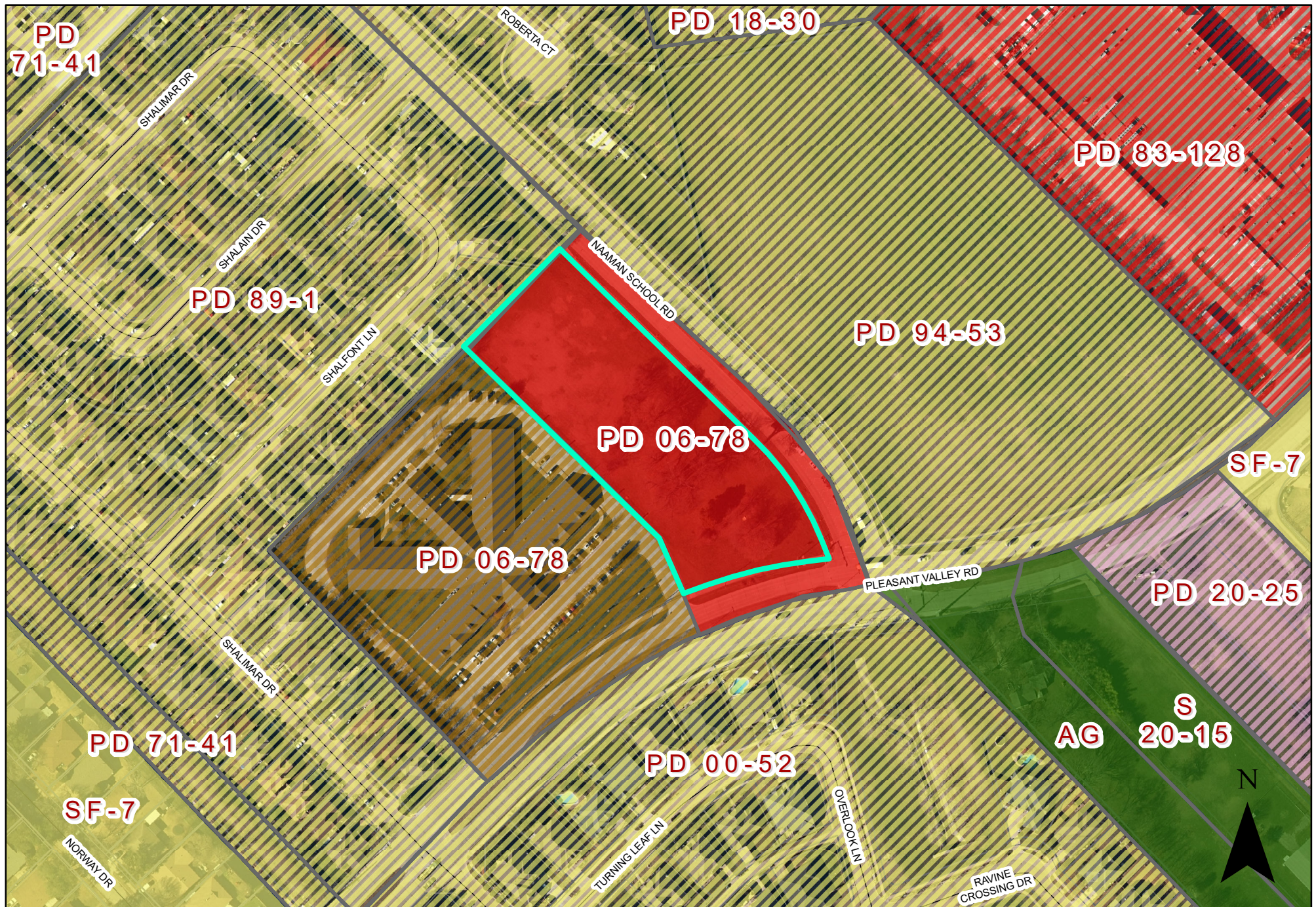
The properties to the northwest are zoned Planned Development (PD) District 89-1 for Single-Family uses. The properties to the north, across Naaman School Road, are zoned Planned Development (PD) District 94-53; these properties are developed with single-family detached homes. The properties to the east are zoned Planned Development (PD) District 94-53 for Single-Family Use; a portion of this land is developed with single-family detached homes and the remainder of the land is unimproved. The property to the south, across Pleasant Valley Road, are zoned Planned Development (PD) District 00-52; these properties are developed with single-family homes. The property to the west/southwest is zoned Planned Development (PD) District 06-78 for Multi-Family Uses; this property is developed with a nursing home.

Attachments

Z 21-37 KRG Civil Engineers, Inc. (Zoning) Attachments

Z 21-37 KRG Civil Engineers, Inc. Responses

Z 21-39 KRG Civil Engineers, Inc. Staff Presentation



0 110 220 Feet
1 inch = 174 feet

ZONING MAP Z 21-37

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-37

2313 Naaman School Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Church use for Phase 1.

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

III. General Regulations: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) District 06-78, as amended prior to adoption of this ordinance, except as specifically provided herein.

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. Phase 2 will require a Detail Plan approval prior to development.

V. Specific Conditions:

A. 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.

B. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

REPORT & MINUTES

P.C. Meeting, February 21, 2021

Consideration of the application of **KRG Civil Engineers, Inc.**, requesting approval of an amendment to PD 06-78 for Community Retail Uses. This property is located at 2313 Naaman School Road. (District 1) (File Z 21-37 – Zoning)

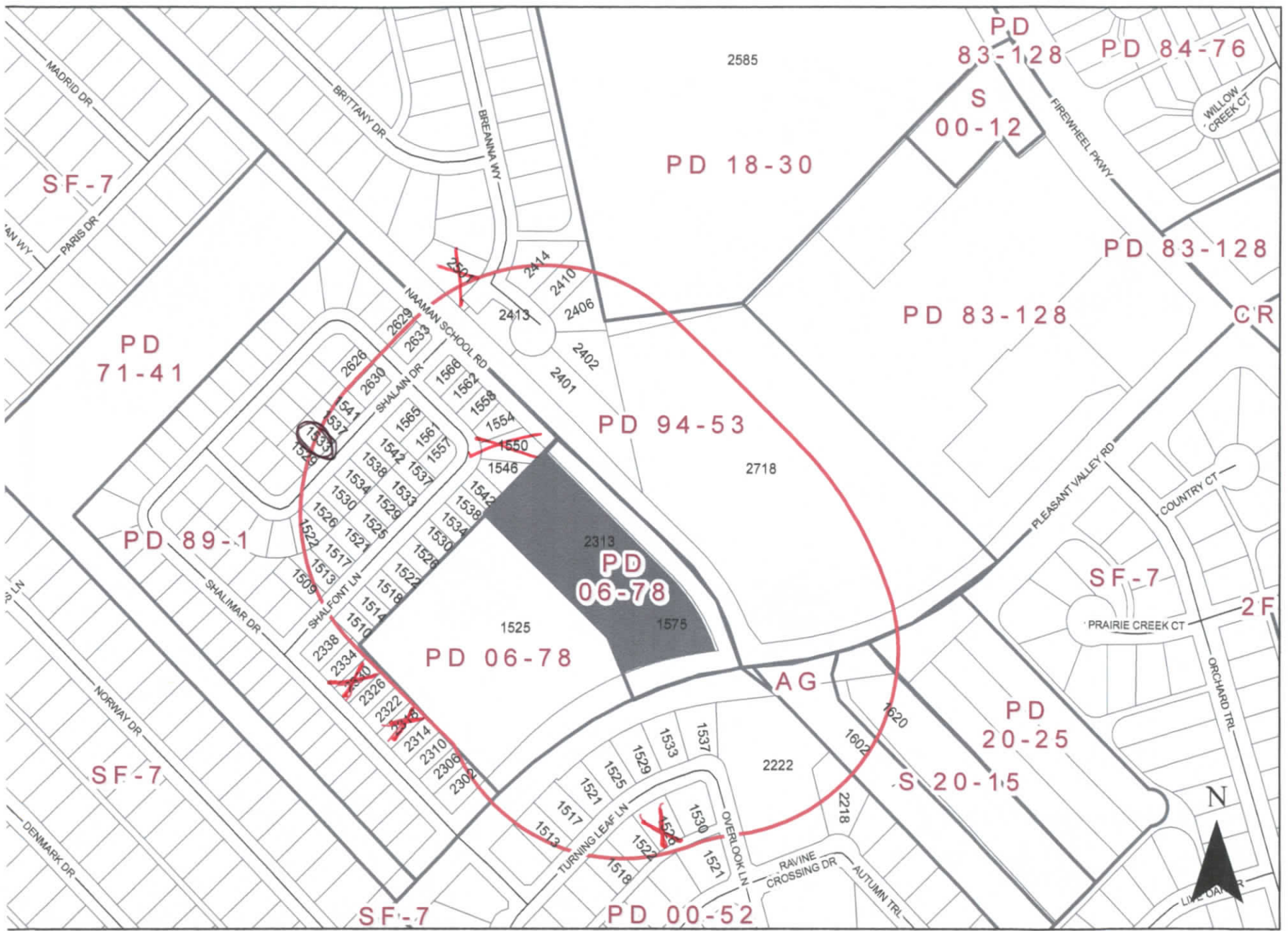
Representing applicant, Kelly Gomez, 2150 South Central Expressway, #200, McKinney, Texas, and the applicant Seun Akinwunmi 7178 Yellowstone Drive, Frisco, Texas, was available for questions.

There were no questions of this applicant.

Garland resident Paul Koegler, 2306 Shalimar Drive, raised concerns regarding parking and the size of the building and property.

The applicant stated the property size is just over two acres and expressed the desire for additional parking.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**



ZONING MAP Z 21-37

2313 Naaman School Road

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghĩ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

KEVIN M. JERNEY, PROPERTY OWNER

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

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

1533 NAAMAN DR

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Đính

[Signature]

Signature / Firma / Ch ữ ký

2/28/22

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-37

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

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

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

I'M FINE WITH A CHURCH BEING BUILT THERE. IT STAND BE A GOOD NEIGHBOR
FOR OUR NEIGHBORHOOD AND THE METRO CITY CENTER NEXT DOOR.

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghỉ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

George E. Pluebell, Jr. Property Owner

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

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

2330 Shalimar Drive

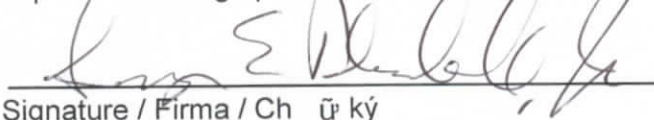
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040-4373

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

14 Feb 2022

Date / Fecha / Ngày

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

Case Z 21-37

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

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

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

Keep the old peran trees
and green grass, please.

There is already a church in
walking distance from my home.

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghĩ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

OMINO OMOKHODION

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

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

2501 Breanna Way

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

2/26/22

Date / Fecha / Ngày

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

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghỉ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Adrianne + Jason Mosley

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

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

1550 Shalfont Lane

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Adrianne Mosley Jason Mosley

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 21-37**

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

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

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

We are OK with the church but request that
the brick wall be extended to the sidewalk as the
back fence of our property and my neighbors fence
are the only fences not protected by the wall.

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Subject: FW: [EXTERNAL] Fwd: Z 21-37 civil engineers
Date: Monday, February 21, 2022 11:49:48 AM

FYI

From: Terri Schwartz <terrissage52@yahoo.com>
Sent: Monday, February 21, 2022 9:54 AM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] Fwd: Z 21-37 civil engineers

Sent from my iPhone

Begin forwarded message:

From: Terri Schwartz <terrissage52@yahoo.com>
Date: February 21, 2022 at 9:25:53 AM CST
To: nahmed@garlandtx.hov
Subject: Z 21-37 civil engineers

City planner Nabiha Ahmed

I am against the zoning of this property. It will be way too congested for this area. This is a bad idea

My property address is
2318 Shalimar dr
Garland
I am within 400 feet of this project

Thank you,
Terri Schwartz

Sent from my iPhone

From: [Mike Snyder](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 21-37 Comment Form
Date: Saturday, February 19, 2022 9:52:42 PM

Hello!

I am Michael Snyder, owner of the property of 1526 Turning Leaf Ln, Garland, TX 75040. I received a Comment Form for Case Z 21-37 from the City of Garland.

Attached is my comment form for the Case Z 21-37 request. In short, I am AGAINST the request.

Thank you for the opportunity to voice my objection! And most importantly, thank you for serving our community.

Very Respectfully,
-Mike Snyder
469-583-1068

 [Case_Z_21-37_Comment_Form.pdf](#)

Z 21-37

The applicant requests to construct a 15,083 square-foot church. This site is located at 2313 Naaman School Road.

[Planned Development and a Detail Plan for a Church on a property zoned Planned Development (PD) 06-78 District.

**City Council Meeting
March 15, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 2313 Naaman School Road

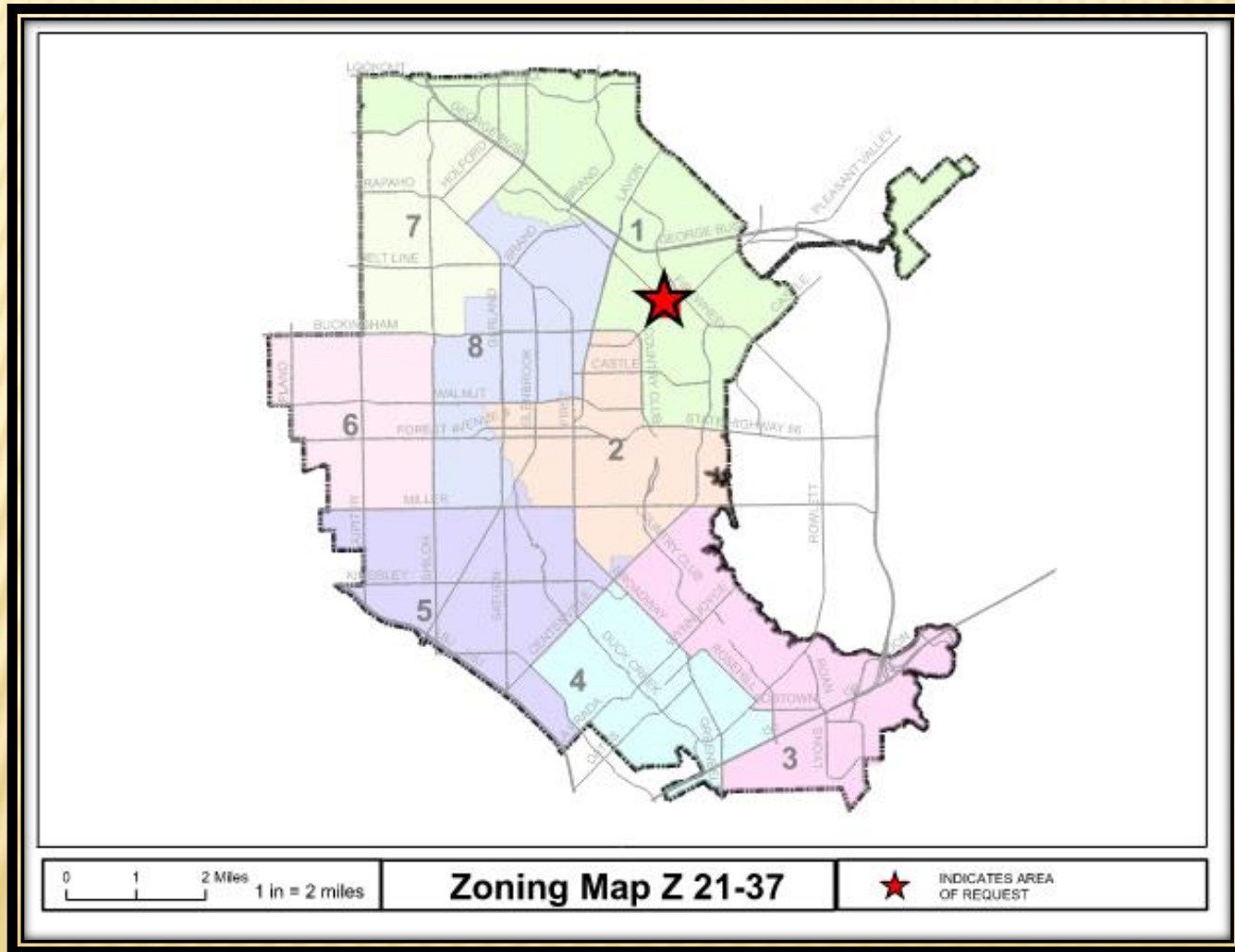
Applicant: KRG Civil Engineers, Inc.

Owner: RCCG Grace Covenant Center

Acreage: 2.27 acres

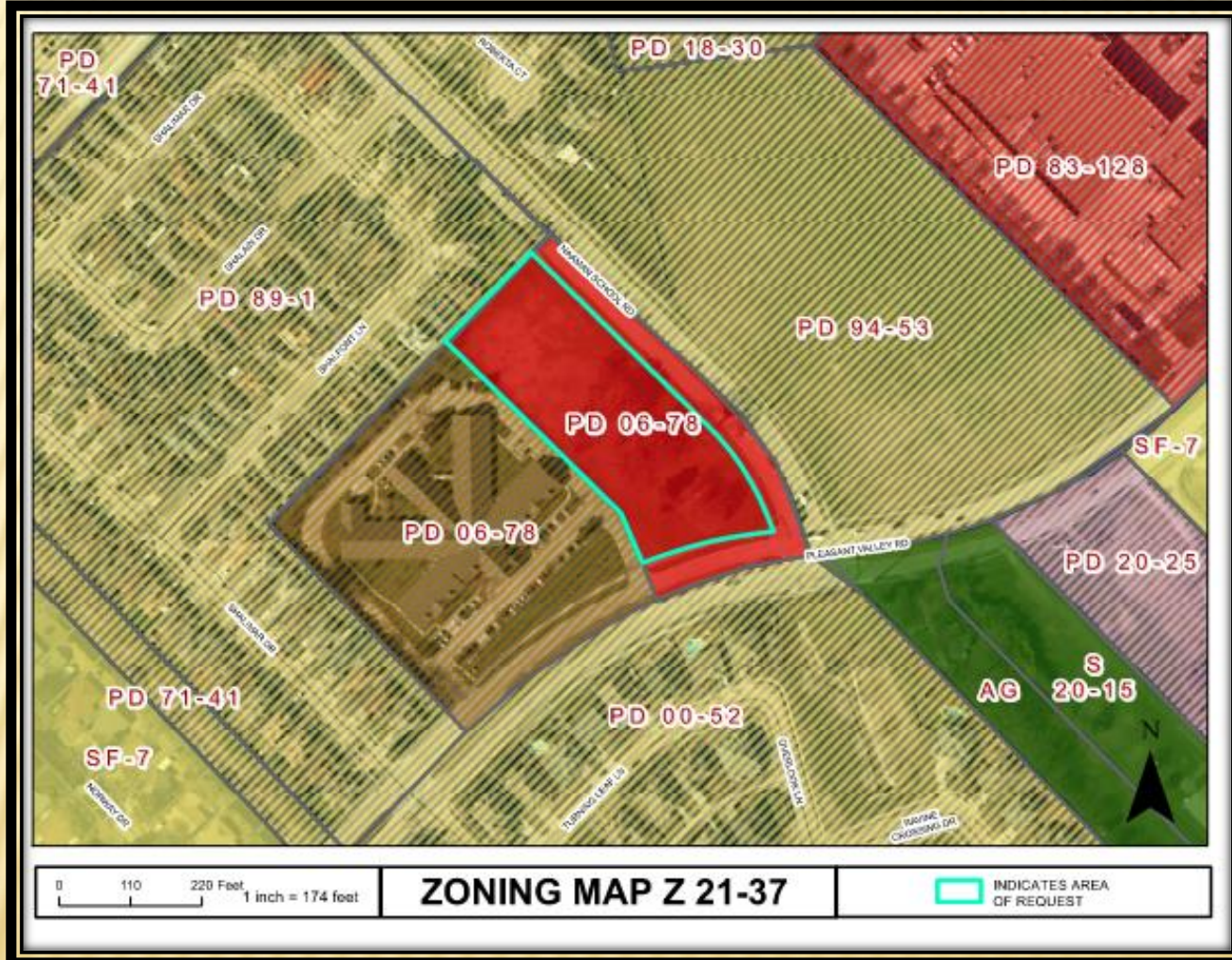
Zoning: Planned Development (PD) 06-78
District

CITYWIDE LOCATION MAP





LOCATION MAP



Z 21-37

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development

This use is supportive to the surrounding area.

PHOTOS



View of the subject property from ~~Naaman~~ School Road



North of the subject property from ~~Naaman~~ School Road



South of the subject property from Pleasant Valley Road

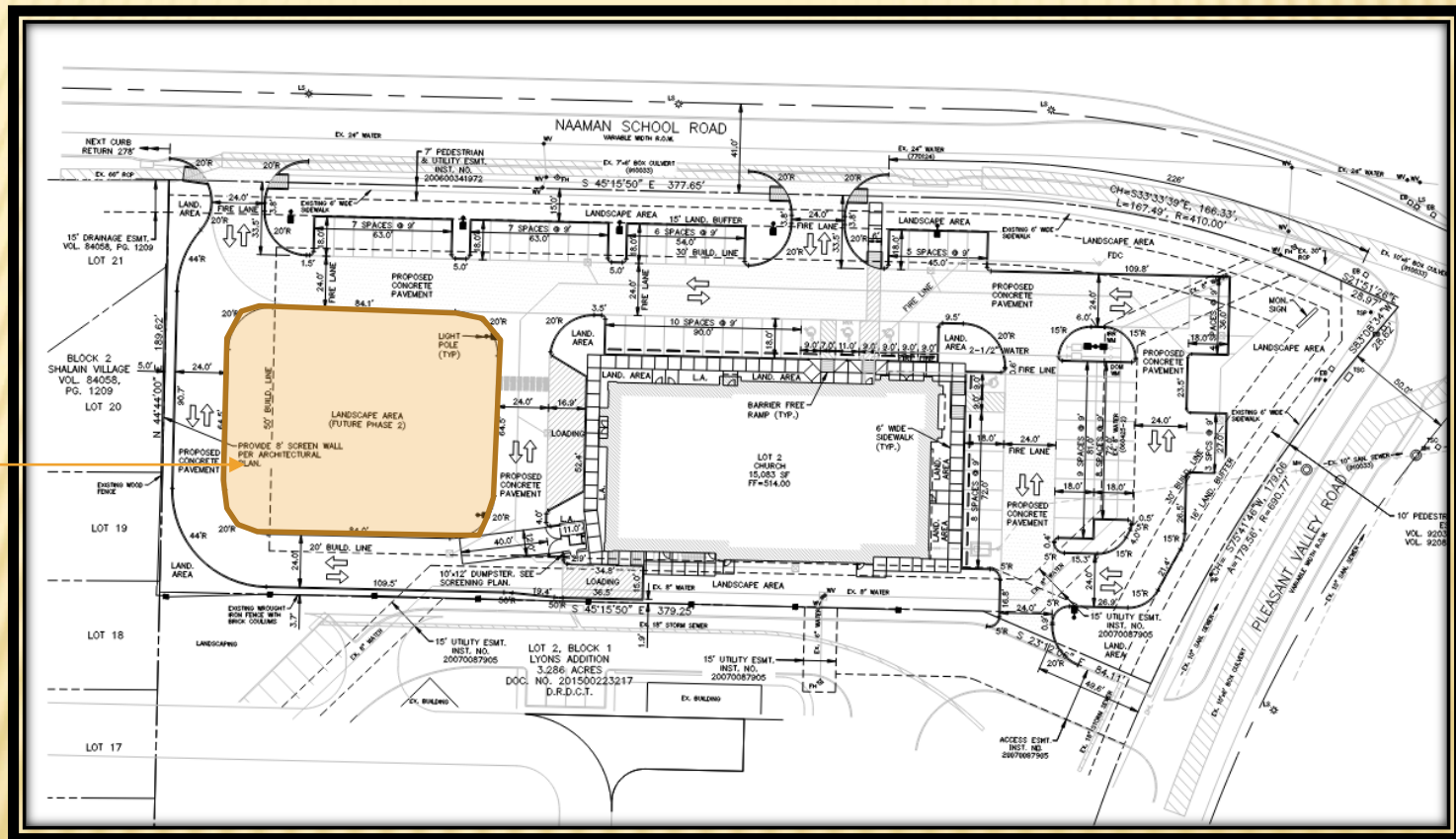


West of the subject property.



SITE PLAN

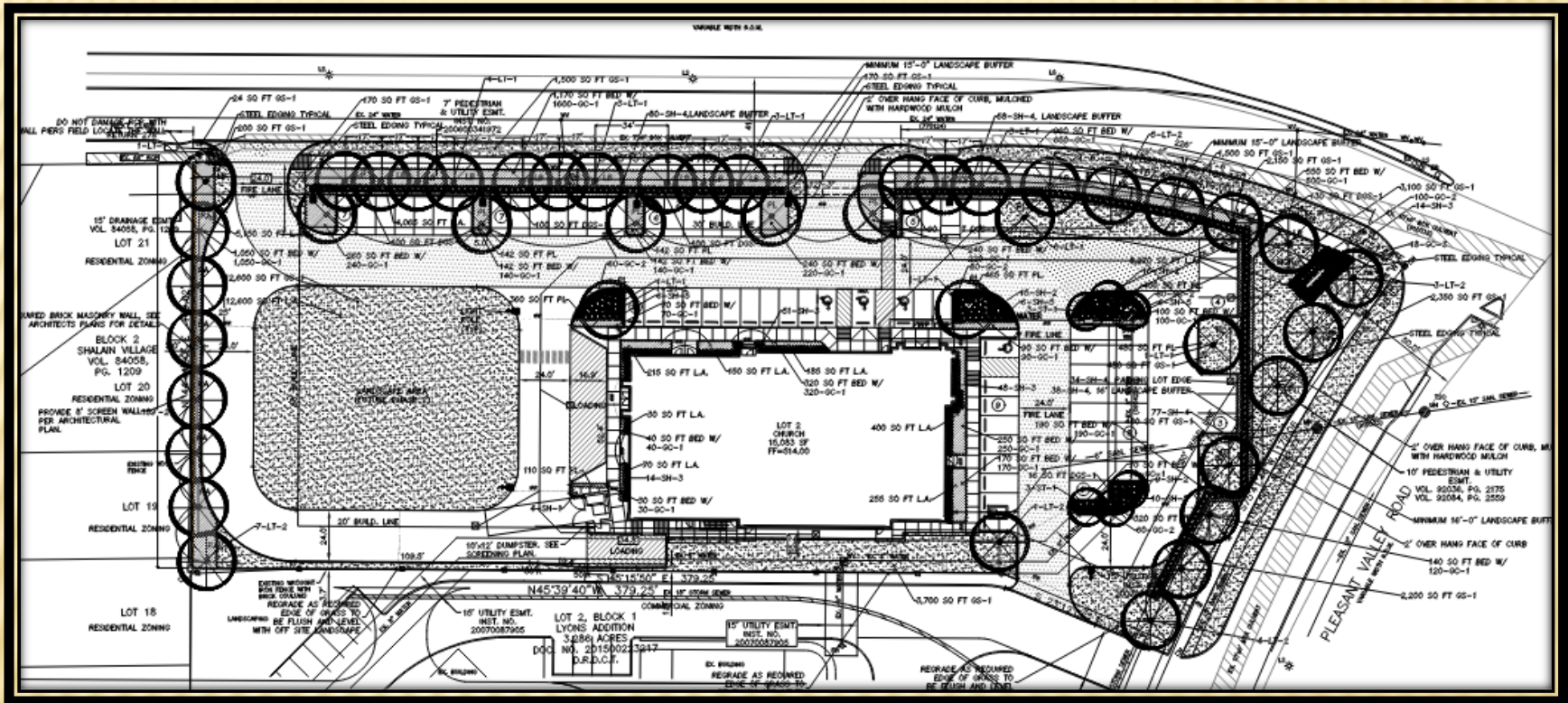
Phase 2





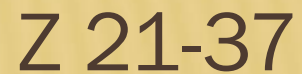
GARLAND
TEXAS MADE HERE

LANDSCAPE PLAN





ΒΟΥΛΗ ΕΓΓΛΩΤΙΣΜΟΥ



DEVIATIONS

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Loading space	Loading spaces can't be located within any building setbacks.	The loading space is located within the building setback.	This deviation is needed in order to avoid placement of the loading area near the street side of the building. The applicant contends the deliveries to the church by vendors will be at most once a month because most of the supplies or food items will be provided by the church members. In addition, the loading area will be approximately forty (40) feet from the nearest building edge of the nursing home

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

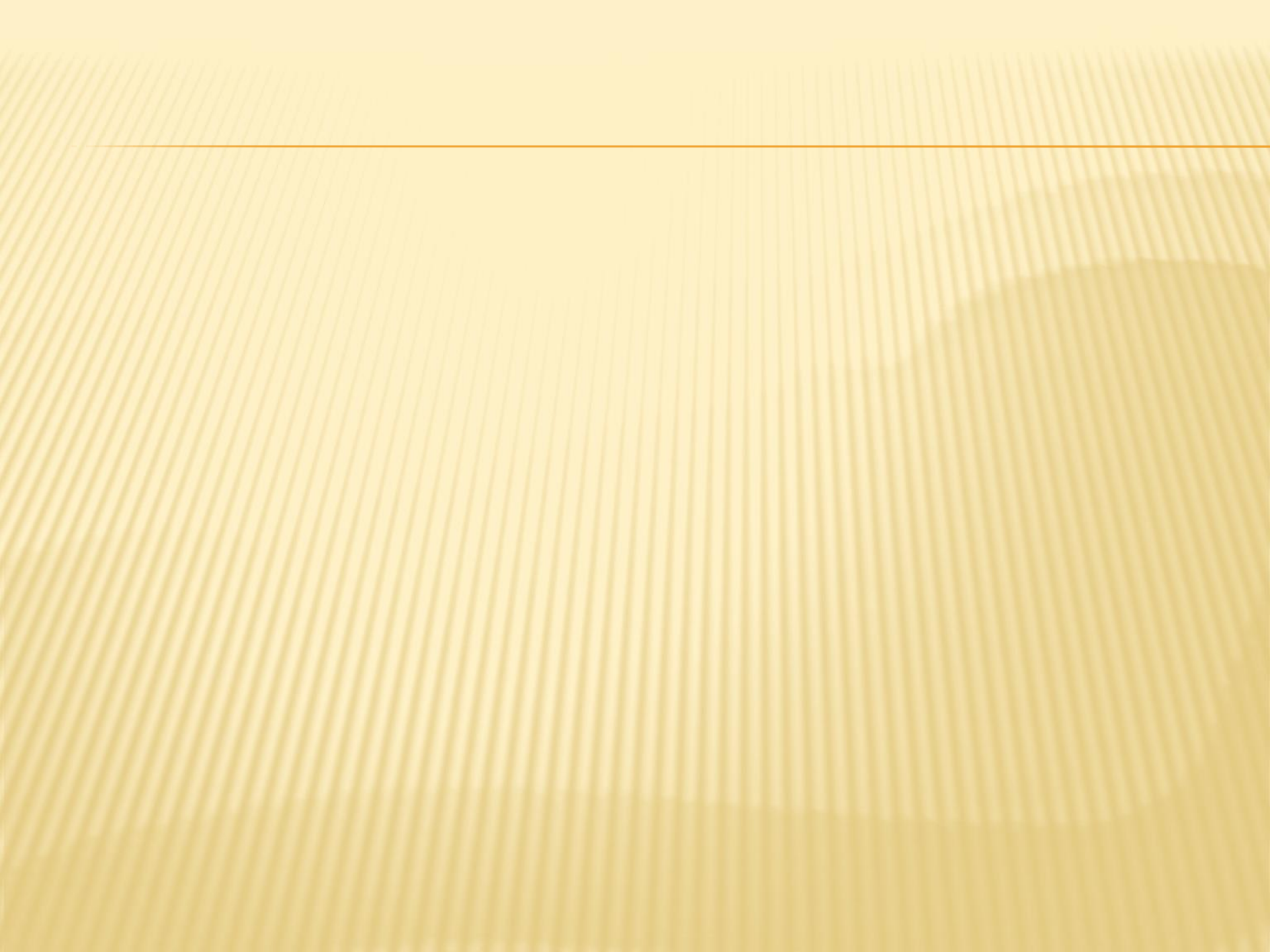
Approval of a Detail Plan for a Church Use.



PLAN COMMISSION RECOMMENDATION

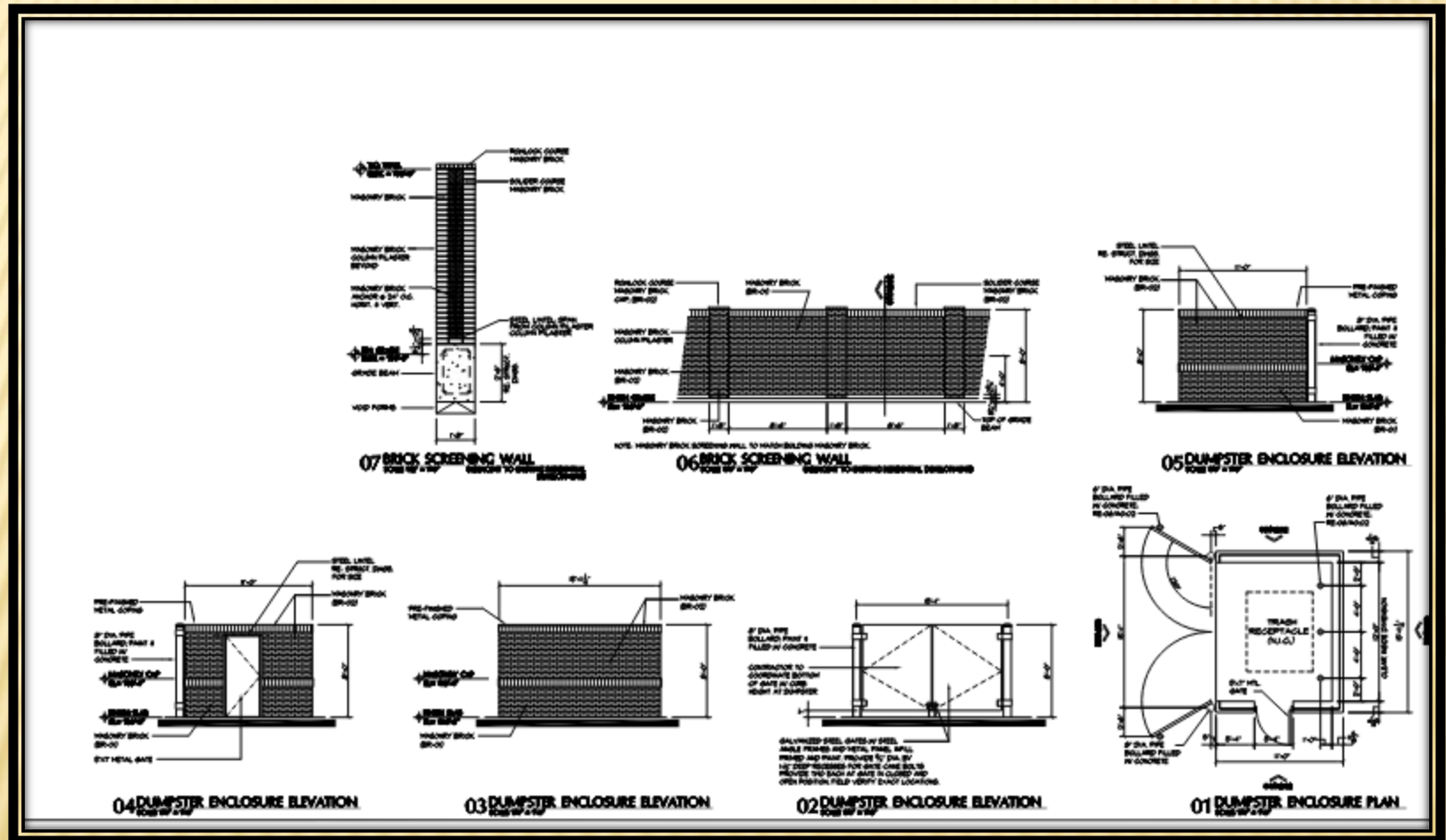
On February 21, 2022, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

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





DUMPSTER ELEVATIONS





GARLAND PLANNING REPORT

City Council Regular Session Agenda

13. f.

Meeting Date: 03/15/2022

Item Title: Z 21-37 KRG Civil Engineers, Inc. - Detail Plan (District 1)

Submitted By: Nabihah Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

LOCATION

2313 Naaman School Road

OWNER

RCCG Grace Covenant Center

PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

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

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

Approval of a Detail Plan for a Church Use.

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct a 15,083 square-foot church building in Phase 1, as part of a church development in two (2) phases.

SITE DATA

The subject property consists of approximately 2.27 acres. The site has approximately 570 linear feet of frontage along Naaman School Road and 207 lineal feet of frontage along Pleasant Valley Road. The primary access is from Naaman School Road. However, the site can be accessed from Pleasant Valley Road through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 06-78 consists of two (2) lots. The subject property is part of Lot 2 in Planned Development (PD) District 06-78 for Community Retail Use. Lot 1 was approved for a nursing home and the base zoning is Multi-Family. Although a church use is allowed by right in the Community Retail (CR) District, Planned Development (PD) District 06-78 requires approval of a Detail Plan through the Public Hearing process.

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

CONSIDERATIONS

1. Detail Plan

This request consists of a phased development for a church use, which is an allowed use on the subject property. Phase 1 will consist of the 15,083 square-foot church, screening and landscaping, and parking spaces. The intent for Phase 2 is unknown at this time. However, the applicant will submit a Detail Plan for Phase 2 prior to development.

2. Parking and Loading

The site plan (Exhibit C) complies with the parking requirement. In addition, the GDC does not allow loading areas to be located within a required building setback, parking space or landscape buffer. The site plan (Exhibit C) reflects two (2) loading areas; however, one of the loading area is located within the building setback. The applicants requests a deviation to allow the proposed location behind the building.

3. Screening and Landscaping

The landscape plan (Exhibit D) complies with all screening and landscaping requirements per the GDC.

4. Building Design

The design of the building (Exhibit E) complies with the GDC standards.

5. Signage

No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

6. Deviations:

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Loading space	Loading spaces can't be located within any building setbacks.	A loading space is located within the building setback.	This deviation is needed in order to avoid placement of the loading area near the street side of the building. The applicant contends the deliveries to the church by vendors will be at most once a month because most of the supplies or food items will be provided by the church members. In addition, the loading area will be approximately forty (40) feet from the nearest building edge of the nursing home.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

This use is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

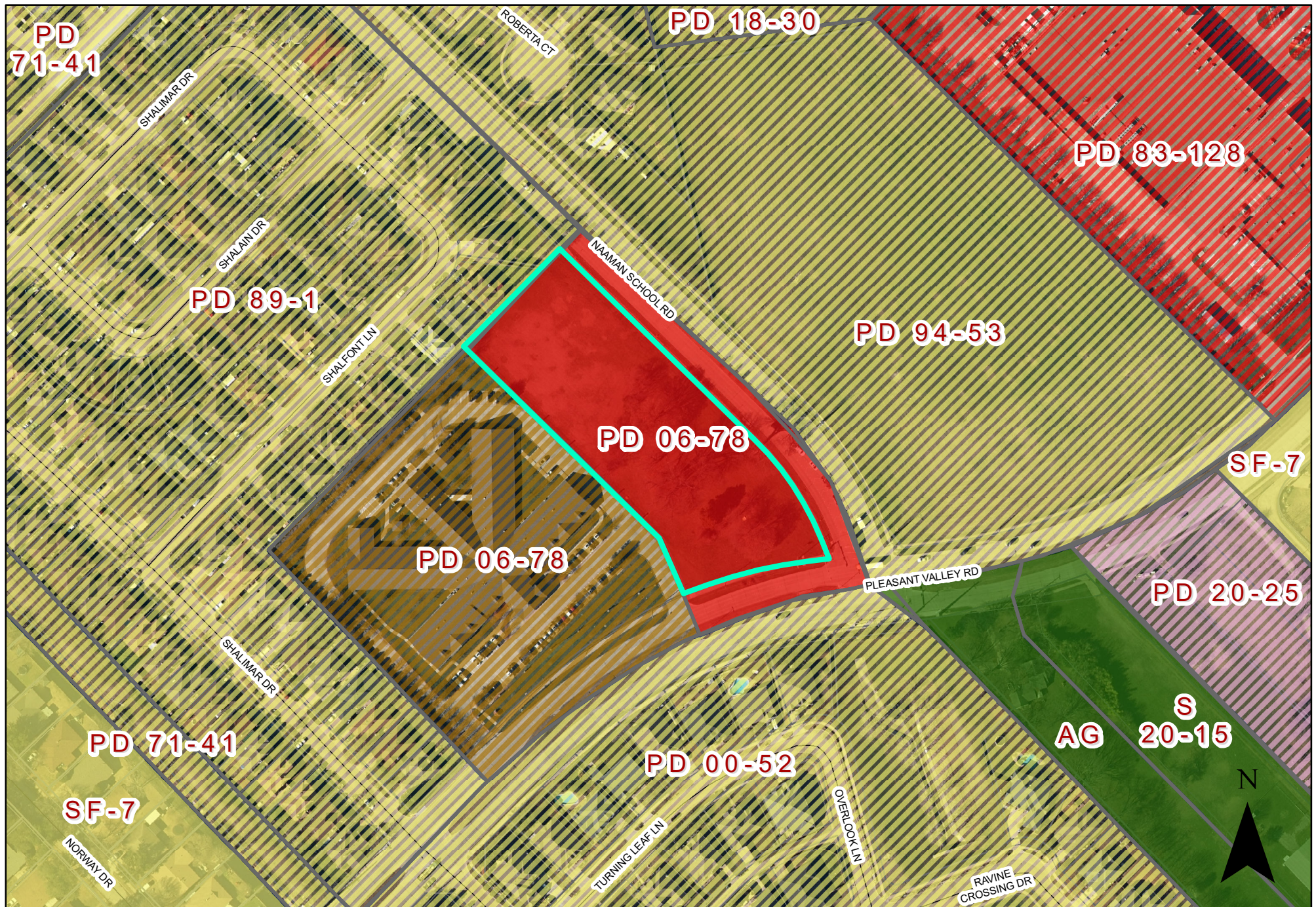
The properties to the northwest are zoned Planned Development (PD) District 89-1 for Single-Family uses. The properties to the north, across Naaman School Road, are zoned Planned Development (PD) District 94-53; these properties are developed with single-family detached homes. The properties to the east are zoned Planned Development (PD) District 94-53 for Single-Family Use; a portion of this land is developed with single-family detached homes and the remainder of the land is unimproved. The property to the south, across Pleasant Valley Road, are zoned Planned Development (PD) District 00-52; these properties are developed with single-family homes. The property to the west/southwest is zoned Planned Development (PD) District 06-78 for Multi-Family Uses; this property is developed with a nursing home.

Attachments

Z 21-37 KRG Civil Engineers, Inc. (Detail Plan) Attachments

Z 21-37 KRG Civil Engineers, Inc. Responses

Z 21-37 KRG Civil Engineers, Inc. Staff Presentation

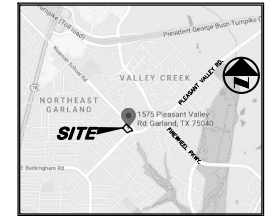


0 110 220 Feet
1 inch = 174 feet

ZONING MAP Z 21-37

 INDICATES AREA OF REQUEST

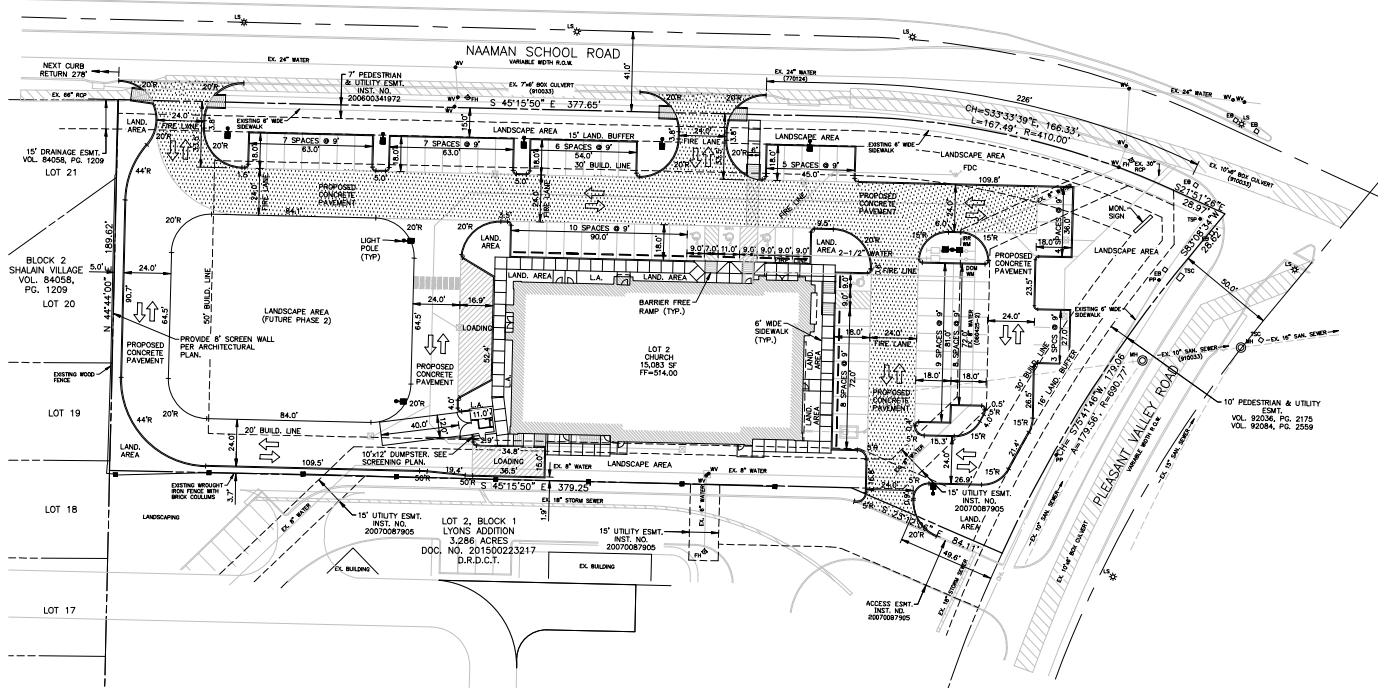
EXHIBIT C



VICINITY MAP
N.T.S.



0 15 30 60 90
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'



LEGEND

- BOLLARD
- ELECTRIC METER
- ELECTRICAL BOX
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- VALLEY GUTTER
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELEPHONE LINES
- WATER
- U/G WATER LINE
- GAS
- U/G GAS LINE
- FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE DIVIDES

SITE DATA SUMMARY TABLE

EXISTING ZONING	PG 06-78
PROPOSED ZONING	PD 06-78 WITH CHURCH
LOT AREA (SF/ACRES)	15,083 SF / 0.34 ACRES
BUILDING AREA (SF)	15,161
CHURCH (SF)	11,047 (292 SEATS)
FIRST FLOOR (SF)	12,263
MEZZANINE (SF)	2,898
BUILDING HEIGHT ALLOWED	30'-0"
BUILDING HEIGHT PROPOSED	30'-0"
LOT COVERAGE	12%
FLOOR AREA RATIO	0.71%
FINISHED FLOOR ELEVATION	514.30
TOTAL PARKING PROVIDED	73
TOTAL PARKING REQUIRED WITH RATIO	CHURCH 1/4 SEATS = 83 REG.
PARKING SURFACE	CONCRETE
PERVIOUS SURFACE REQUIRED	0.86% SF
PERVIOUS SURFACE PROVIDED	26,824 SF (27%)
TOTAL IMPERVIOUS SURFACE	17,687 SF (72%)

NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL FACE OF CURB ROAD SHALL BE 2 FEET UNLESS OTHERWISE NOTED.

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-4877
TEXAS ONE CALL SYSTEMS 1-800-245-4543
LONE STAR NOTIFICATION CENTER 1-800-689-8344 EXT. 5



BEFORE YOU DIG...

PROJECT INFORMATION
2.27 ACRE TRACT
2313 NAAMAN SCHOOL ROAD
GARLAND, TEXAS 75040
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY

OWNER
ROCC GRACE COVENANT CENTER
9205 SKILLMAN STREET, #103
DALLAS, TEXAS 75243
PASTOR SOLA OKAYINKA
(972) 598-5676 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PASTOR R. GOMEZ. PLEASE ADVISE US IF IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

KRG Civil Engineers, Inc.

2100 SOUTH CENTRAL EXPRESS, SUITE 200
DALLAS, TEXAS 75202
(469) 219-3137 PHONE
(469) 219-3001 FAX
KELLY@KRGCVIL.COM
PH: 972.598.5676

OWNER:
PASTOR SOLA OKAYINKA
ROCC GRACE COVENANT CENTER
9205 SKILLMAN ST. #103
DALLAS, TEXAS 75243
PH: 972.598.5676

ENGINEER/APPLICANT:
MR. KELLY GOMEZ
KRG CIVIL ENGINEERS, INC.
2100 S. CENTRAL EXPRESS, SUITE 200
DALLAS, TEXAS 75202
PH: 469.219.3137

CASE NO. 210518-1

SITE PLAN
ROCC GRACE COVENANT CENTER
2313 NAAMAN SCHOOL ROAD
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY, TEXAS

SHEET NO.

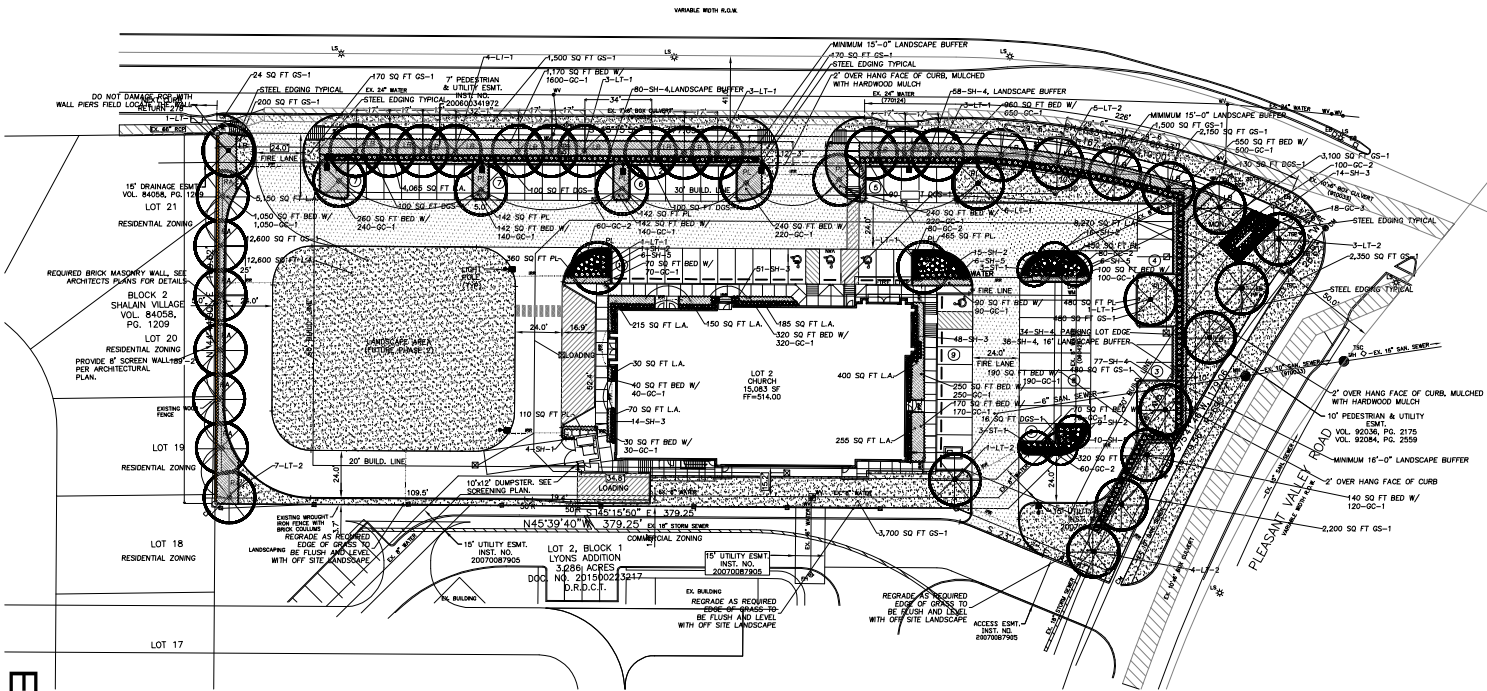
C1.01

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
KRG	KRG	SEE ENG. SEAL AS SHOWN

FIRM REGISTRATION F-9131

JOB NO. 05802

DWG NO. ROCC GRACE COVENANT CENTER BASE.DWG



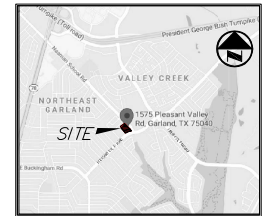
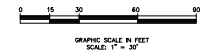
LANDSCAPE NOTES

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE A COMPLETE COVERAGE WITHIN (1) ONE YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY.
5. TREES SHALL BE PLANTED AT LEAST (4) FOUR FEET FROM UTILITY LINE, SCREENING WALLS AND OR STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREES PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVEY DRAINAGE PRACTICES, AND CONTACT THE CITY LANDSCAPE ARCHITECT AT 972-338-5540 PRIOR TO PLANTING.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE "TRUNK FLARE".
9. TREE PIT SHALL BE BACK FILLED WITH NATIVE SOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF EXCESS WATER.
12. A 3"-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1'-2" FROM TRUNK OF TREE.
13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACK HOE, OR USE FIRE OR POISON TO CAUSE DEATH.
14. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS AND GROSS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET.
17. TREES OVERHANGING PUBLIC STREET DRIVE ASILES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
18. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
19. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAY AT THE AVERAGE GRADE OF SLOPE.
20. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS COVER OR FIXED PAVING.
21. THE OWNER, TENANT, AND FOR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL.
22. LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
23. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF FORT WORTH.
24. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
25. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVER SPLAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.

CITY OF GARLAND LANDSCAPE ORDINANCE

1. LANDSCAPE BUFFERS:
A FIFTEEN (15) FOOT BUFFER IS REQUIRED ON NAAMAN SCHOOL ROAD AND PLEASANT VALLEY ROAD.
THE PLAN ALLOWS FOR THE NEW TREES IN THE BUFFER AND HAS SOME EXISTING TREES.
NAAMAN SCHOOL ROAD
THE LENGTH IS 674.11', ALLOWING FOR AT ONE (1) SHADE TREE PER 7 SHRUBS PER 30 LINEAR FOOT. REQUIRES 19 TREES AND OVER 133 SHRUBS.
THE BUFFER HAS 19 NEW CANOPY TREES ON THE PLAN AND OVER 138 SHRUBS.
PLEASANT VALLEY ROAD
THE LENGTH IS 208.18 FEET, ALLOWING FOR AT ONE (1) SHADE TREE AND 7 SHRUBS PER 30 LINEAR FOOT. REQUIRES 7 TREES AND 35 SHRUBS.
THE BUFFER HAS 19 NEW CANOPY TREES ON THE PLAN AND OVER 38 SHRUBS.
2. PARKING LOT LANDSCAPE AREA:
THE COMMERCIAL ZONING REQUIRES A TOTAL OF FIVE (5) PERCENT.
LANDSCAPE AREA ON THE PLAN.
THE PARKING LOT, THE INTERIOR OF THE PARKING LOT AREA SHALL BE LANDSCAPED.
THE PARKING LOT AREA IS 36,060 SQ. FT.
REQUIRING 1,803 SQ. FT. 2,428 SQ. FT. ARE PROVIDED OR 7 %.
3. PARKING LOT TREES:
THERE SHALL BE ONE (1) LARGE TREE PER TEN (10) PARKING SPACES. MAXIMUM DISTANCE FROM PARKING SPACE TO A TREE IS ONE SIXTY FIVE (65) FEET FROM A TREE.
PER SECTION 4.35 (BKS) UP TO THIRTY-FIVE PERCENT OF REQUIRED LARGE CANOPY TREES MAY BE SUBSTITUTED WITH SMALL ORNAMENTAL TREES IN ACCORDANCE WITH SUBSECTION 4.34 (B)(5)(D) SMALL ORNAMENTAL TREES MUST BE CLUSTERED IN GROUPS OF THREE OR MORE TO PROVIDE A CONTINUOUS CANOPY.
4. PARKING LOT SCREENING:
PARKING LOT TREES SHOULD BE SCREENED FROM PUBLIC STREETS AND ADJACENT RESIDENTIAL DISTRICTS. THE PARKING LOT SHALL BE SCREENED COMPLETELY.
THE PLAN SHOWS SCREENING EVERGREEN SHRUBS ALONG THE EDGES OF THE PARKING LOTS ADJACENT TO PUBLIC STREETS AND RESIDENTIAL LOTS TO THE EAST.
5. SITE LANDSCAPING:
A MINIMUM OF TEN (10) PERCENT OF THE COMMERCIAL SITE SHALL BE LANDSCAPED.
THE SITE AREA IS 36,060 SQ. FT. REQUIRING 1,803 SQ. FT. 2,428 SQ. FT. ARE PROVIDED OR 7 %.
6. RESIDENTIAL ADJACENCY REQUIRED SCREENING REQUIRED ON NON RESIDENTIAL DEVELOPMENTS.
OPTION 1:
BRICK MASONRY WALL, MIN 6 FEET TALL, MAX 8 FEET TALL IS REQUIRED ALONG ALL COMMON PROPERTY LINES. IN ADDITION ONE (1) LARGE CANOPY TREE FOR EVERY TWENTY-FIVE (25) FEET, EQUALLY SPACED.
PROPERTY LINE IS 189.82' REQUIRING 8 LARGE CANOPY TREES.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE UTILITY LOCATOR FOR UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONG STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

LOCATION MAP
N.T.S.

PLANT SYMBOLS

- PLANT MATERIAL, SEE PLANT LIST
- PLANT MATERIALS QUANTITY
- 360 SQ FT L.A.
50 FT LANDSCAPE AREA
- 442 SQ FT L.A.
50 FT PARKING LOT LANDSCAPE AREA
- IRR
IRRIGATION SLEEVES INSTALL FOR ALL (1) 4" & (1) 2" P.V.C. FOR IRRIGATION WATER MAIN AND LATERAL SUPPLY 2", ALL WIRES

PLANT LIST

NOTE: NOT ALL PLANT MAYBE REQUIRED FOR THIS PLAN OR LISTS.
SEE ADDITIONAL NOTES ON PLANT SYMBOL ON PLAN FOR MORE BIDDING INFORMATION IN BASE BID.

		BOTANICAL NAME	SIZE
L-1	CEEDAR ELM	ULMUS CRASSIFOLIA	3.0"-3.5" CALIPER
L-2	CHOUQUAPIN OAK	QUERCUS MUELENBERGII	3.0"-3.5" CALIPER
ST-1	ORNAMENTAL TREES	LAGERTROMEA INDICA"RED"	25 GAL & 2.5" CAL
SH-1	SHRUBS	SOPHORA SECUNDIFLORA	25 GAL FULL TO GROUND 4" HIGH
SH-2	TEXAS RED YUCCA	HESPERALOE PARVIFLORA	3 GAL
SH-3	DWARF YAUPOIN HOLLY	ILEX VOMITORIA, NANA	3 GAL
SH-4	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDI	5 GAL 24" HIGH AT TIME OF PLANTING
SH-5	DWARF ABELIA, "WHITE"	GLOSSY ABELIA NANA, "WHITE"	3 GAL
GC-1	GROUND COVER/PERENNIALS	EUONYMUS FORUNEI	4" POTS
GC-2	MEXICAN FEATHER GRASS	NASSELLA TENISSIMA	1 GAL
GC-3	TRAILING LANTANA "GOLDEN	LANTANA MONTEVIDEOSI	1 GAL
GS-1	BERNARDIA 419 GRASS	SOLID SOD GRASS IN IRRIGATED AREAS	
OT-1	ORBITHERIS		
DGS-1		DECOMPOSED GRANITE, 0.25-0.50" SIZE, WITH FINES, 2.5" DEEP INSTALL OVER TWO LAYERS OF SOIL SAVING SLOPE TOP OF DECOMPOSED GRANITE TO DRAIN OVER TOP OF CURB. STABILIZE SURFACE WITH SOD ROLLER. STEEL EDGING ON ALL SOD SIDES.	

DESIGNED BY:
MR. KELLY GOMEZ
1510 S. CENTRAL EXP., SUITE 200
MCKINNEY, TEXAS 75072
PH: 469.219.3137

CASE NO. 210518-1

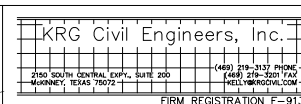
1	10.28.21	PER CITY COMMENTS FOR ZONING		
NO.	DATE	REVISION / DESCRIPTION		
DESIGN	DRAWN	DATE	SCALE	NOTES
THP	THP	1-31-2022	AS SHOWN	-

PROJECT INFORMATION
2.27 ACRE TRACT
2313 NAAMAN SCHOOL ROAD
GARLAND, TEXAS 75040
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY

OWNER
PASTOR SOLA OKAYINKA
RCCG GRACE COVENANT CENTER
9205 SKILLMAN ST. #103
DALLAS, TEXAS 75243
PH: 972.598.5676

LANDSCAPE ARCHITECT
T. H. PRITCHETT ASSOCIATES
1218 CAMINO LAGO
IRVING, TEXAS 75039
MR. TOM PRITCHETT, RLX TX#2115
TOM@THPRITCHETT.ASSOCIATES

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
T. H. PRITCHETT, R.L.A.
NO. 2118 ON 01/31/2022



LANDSCAPE PLAN
RCCG GRACE COVENANT CENTER
2313 NAAMAN SCHOOL ROAD
LOT 2, BLOCK 1, LYONS ADDITION
DALLAS COUNTY, TEXAS

SHEET
NO.
LA.01



DESIGNER:
NuPlan
7978 Yellowstone Drive
Frisco, Texas 75033
Phone: 469-223-8340
Fax: 214-618-0779

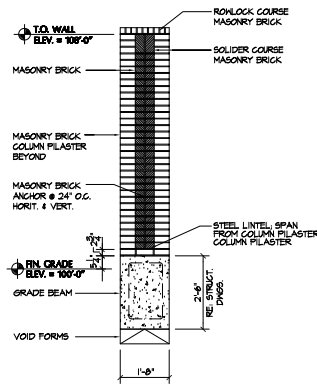
STRUCTURAL ENGINEER:
SKAGGS ENGINEERING
9078 Meadow Green Ct.
Princeton, Texas 75407
Phone: 972-369-2194

MFP ENGINEER:
LONE STAR ENGINEERING
6512 Reservoir Drive
Frisco, Texas 75033
Phone: 469-430-0970

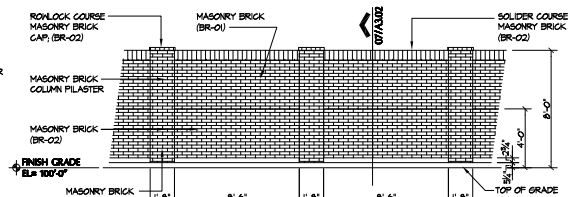
OWNER:
KCCG Grace Covenant Ctr.
9205 Stillman Street
Suite 103
Dallas, Texas 75243

EXHIBIT E

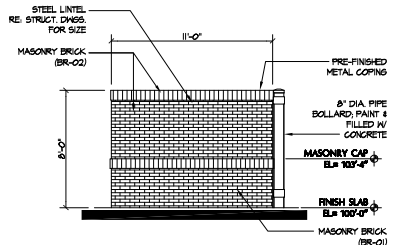
GRACE COVENANT CENTER
REDEEMED CHRISTIAN CHURCH OF GOD
2313 Naaman School Road
Garland, Texas



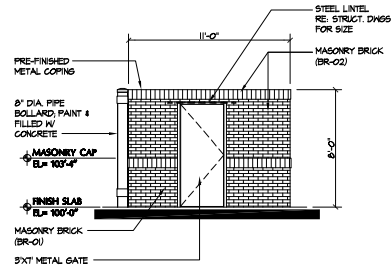
07 BRICK SCREENING WALL
SCALE 1/2\" = 1'-0\"
(ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT)



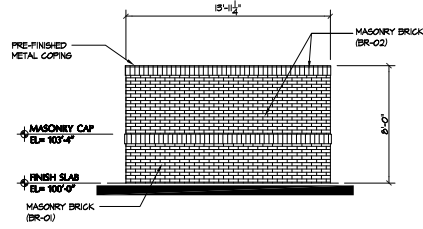
NOTE: MASONRY BRICK SCREENING WALL TO MATCH BUILDING MASONRY BRICK.
06 BRICK SCREENING WALL
SCALE 1/4\" = 1'-0\"
(ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT)



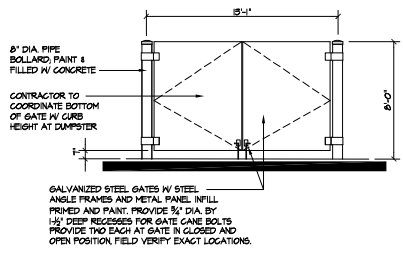
05 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4\" = 1'-0\"



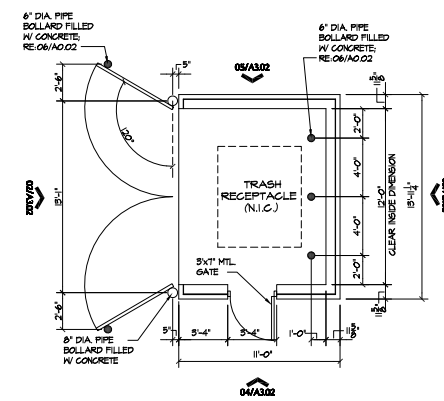
04 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4\" = 1'-0\"



03 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4\" = 1'-0\"



02 DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4\" = 1'-0\"



01 DUMPSTER ENCLOSURE PLAN
SCALE 1/4\" = 1'-0\"

Job Number: 2021-06
Architect:

CONSTRUCTION DRAWINGS
REV. DATE: September 30, 2021

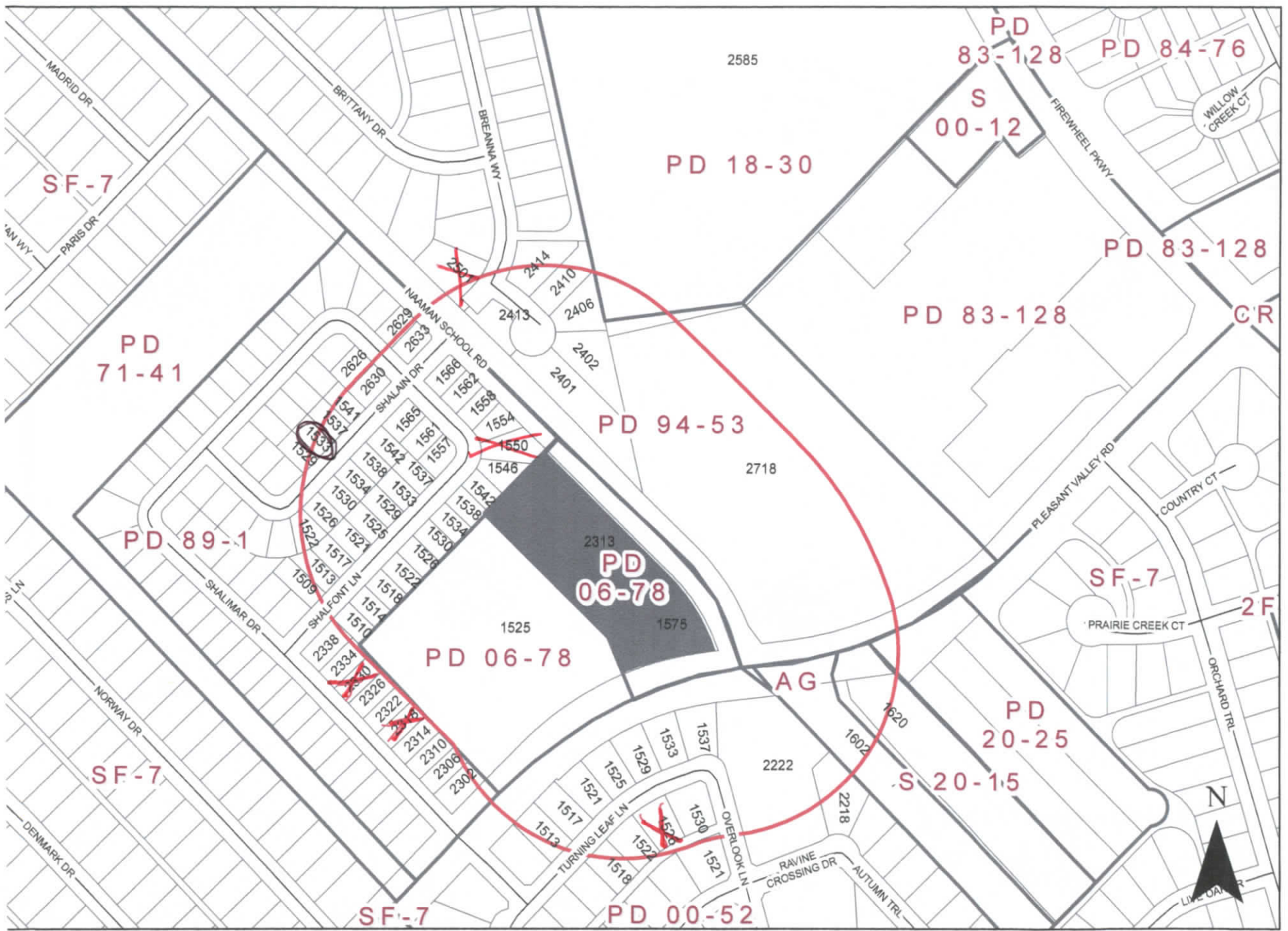
Drawn By: SAA
Checked By: SAA
Date: September 30, 2021
Title: DUMPSTER & SCREENING WALL DETAILS
Sheet No: A3.02
Copyright © 2021 NuPlan Group, LLC, 2021

REPORT & MINUTES

P.C. Meeting, February 21, 2021

Consideration of the application of **KRG Civil Engineers, Inc.**, requesting approval of a Detail Plan for a Church Use. This property is located at 2313 Naaman School Road. (District 1)
(File Z 21-37 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**



180 360 Feet

1 inch = 276 feet

ZONING MAP Z 21-37

2313 Naaman School Road

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghĩ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

KEVIN M. JERNEY, PROPERTY OWNER

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

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

1533 NAAMAN DR

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u 0hính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-37

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

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

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

I'M FINE WITH A CHURCH BEING BUILT THERE. IT STAND BE A GOOD NEIGHBOR
FOR OUR NEIGHBORHOOD AND THE METRO CITY CENTER NEXT DOOR.

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghỉ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

George E. Pluebell, Jr. Property Owner

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

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

2330 Shalimar Drive

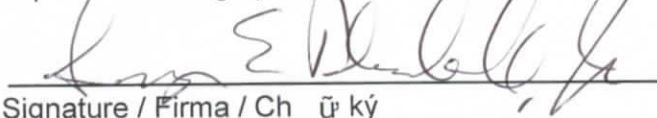
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040-4373

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

14 Feb 2022

Date / Fecha / Ngày

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

Case Z 21-37

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

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

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

keep the old peran trees
and green grass, please.

There is already a church in
walking distance from my home.

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghĩ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

OMINO OMOKHODION

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

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

2501 Breanna Way

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

2/26/22

Date / Fecha / Ngày

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

Comment Form

Case Z 21-37

Z 21-37 KRG Civil Engineers. The applicant requests to construct a 15,083 square-foot church. The property is located at 2313 Naaman School Road. (District 1)

Z 21-37 KRG Civil Engineers. El solicitante solicita construir una iglesia de 15,083 pies cuadrados. La propiedad está ubicada en 2313 Naaman School Road. (Distrito 1)

Z 21-37 KRG Civil Engineers. Người nộp đơn yêu cầu xây dựng một nhà thờ rộng 15.083 foot vuông. Nơi nghỉ này tọa lạc tại 2313 Naaman School Road. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Adrianne + Jason Mosley

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

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

1550 Shalfont Lane

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Adrianne Mosley Jason Mosley

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 21-37**

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

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

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

We are OK with the church but request that
the brick wall be extended to the sidewalk as the
back fence of our property and my neighbors fence
are the only fences not protected by the wall.

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Subject: FW: [EXTERNAL] Fwd: Z 21-37 civil engineers
Date: Monday, February 21, 2022 11:49:48 AM

FYI

From: Terri Schwartz <terrissage52@yahoo.com>
Sent: Monday, February 21, 2022 9:54 AM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: [EXTERNAL] Fwd: Z 21-37 civil engineers

Sent from my iPhone

Begin forwarded message:

From: Terri Schwartz <terrissage52@yahoo.com>
Date: February 21, 2022 at 9:25:53 AM CST
To: nahmed@garlandtx.hov
Subject: Z 21-37 civil engineers

City planner Nabiha Ahmed

I am against the zoning of this property. It will be way too congested for this area. This is a bad idea

My property address is
2318 Shalimar dr
Garland
I am within 400 feet of this project

Thank you,
Terri Schwartz

Sent from my iPhone

From: [Mike Snyder](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case Z 21-37 Comment Form
Date: Saturday, February 19, 2022 9:52:42 PM

Hello!

I am Michael Snyder, owner of the property of 1526 Turning Leaf Ln, Garland, TX 75040. I received a Comment Form for Case Z 21-37 from the City of Garland.

Attached is my comment form for the Case Z 21-37 request. In short, I am AGAINST the request.

Thank you for the opportunity to voice my objection! And most importantly, thank you for serving our community.

Very Respectfully,
-Mike Snyder
469-583-1068

 [Case_Z_21-37_Comment_Form.pdf](#)

Z 21-37

The applicant requests to construct a 15,083 square-foot church. This site is located at 2313 Naaman School Road.

[Planned Development and a Detail Plan for a Church on a property zoned Planned Development (PD) 06-78 District.

**City Council Meeting
March 15, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

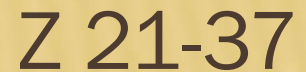
Location: 2313 Naaman School Road

Applicant: KRG Civil Engineers, Inc.

Owner: RCCG Grace Covenant Center

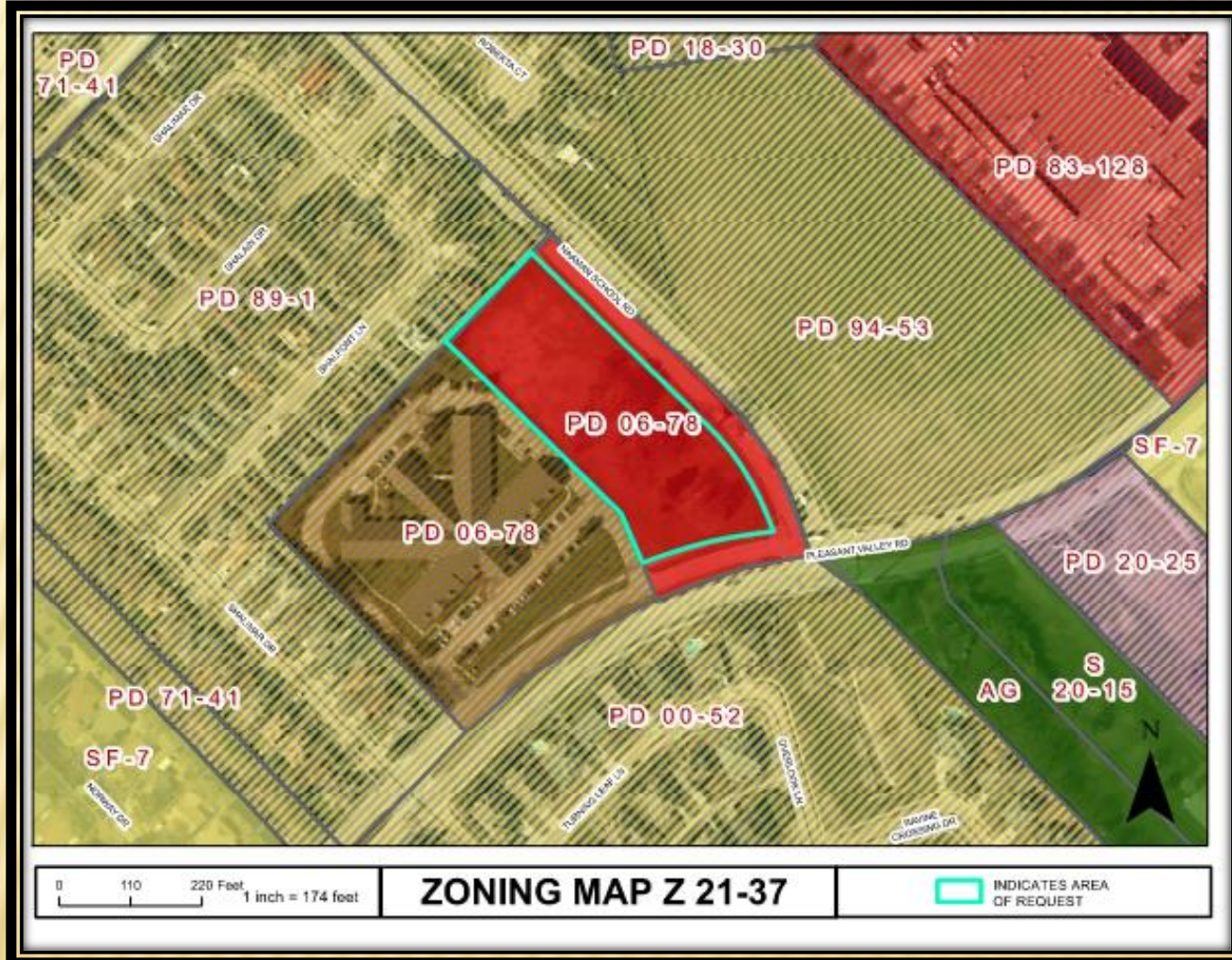
Acreage: 2.27 acres

Zoning: Planned Development (PD) 06-78
District





LOCATION MAP



Z 21-37

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development

This use is supportive to the surrounding area.



PHOTOS



View of the subject property from ~~Naaman~~ School Road



North of the subject property from ~~Naaman~~ School Road



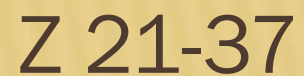
South of the subject property from Pleasant Valley Road



West of the subject property.

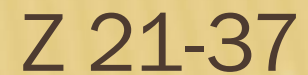


Phase 2



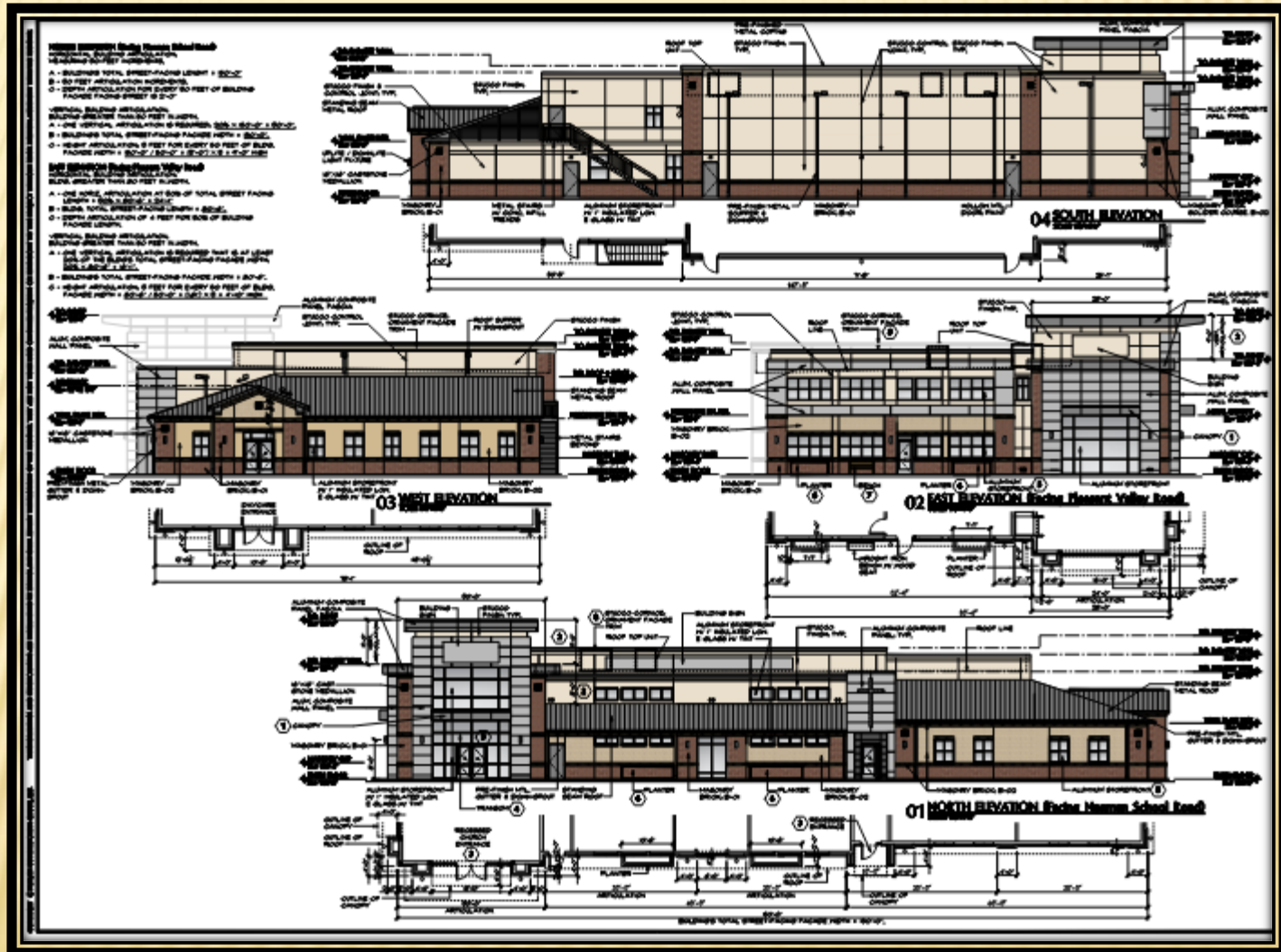


THE FUTURE OF THE FUTURE





BUILDING ELEVATIONS



DEVIATIONS

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Loading space	Loading spaces can't be located within any building setbacks.	The loading space is located within the building setback.	This deviation is needed in order to avoid placement of the loading area near the street side of the building. The applicant contends the deliveries to the church by vendors will be at most once a month because most of the supplies or food items will be provided by the church members. In addition, the loading area will be approximately forty (40) feet from the nearest building edge of the nursing home

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

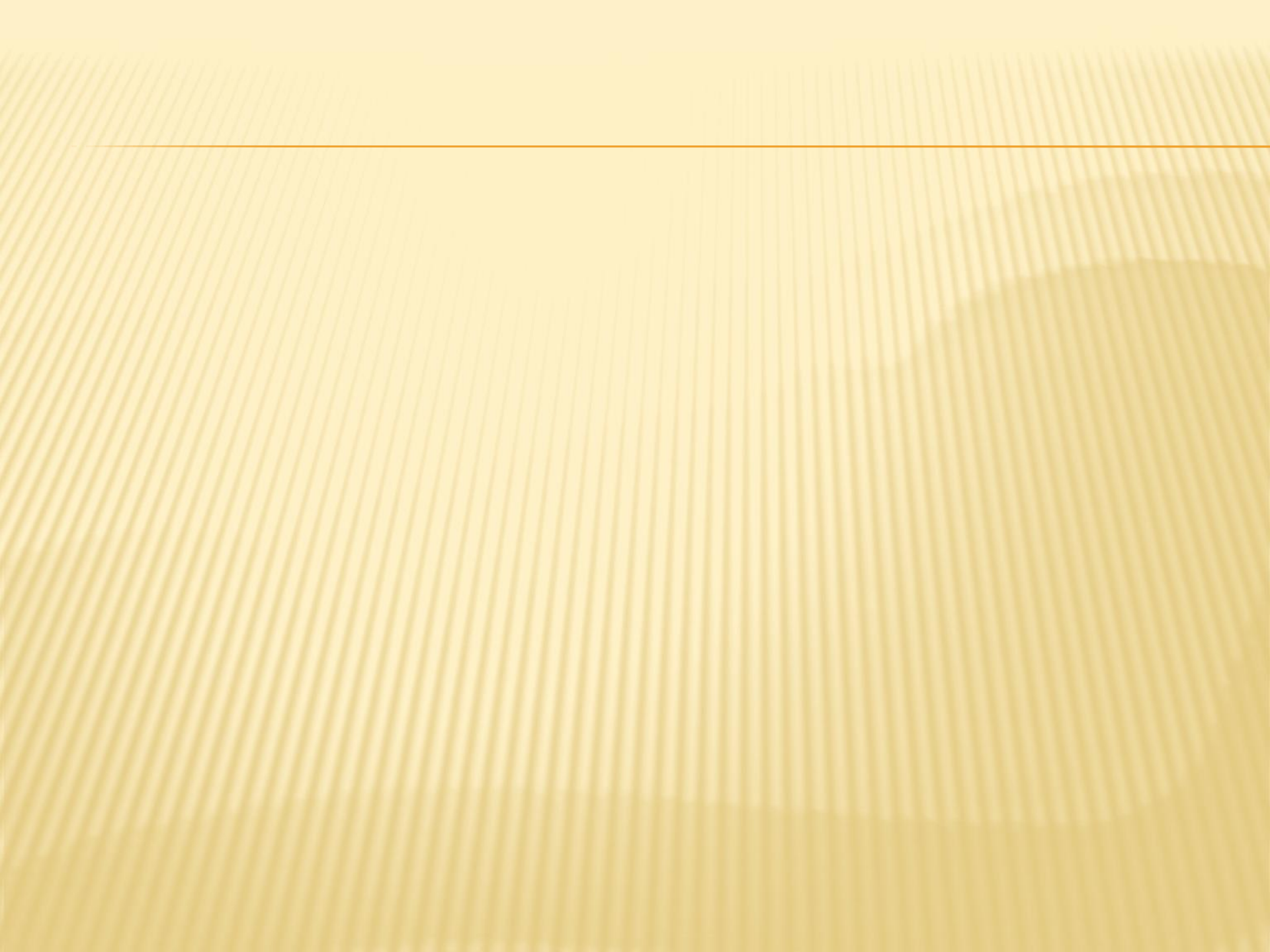
Approval of a Detail Plan for a Church Use.



PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 06-78 for Community Retail Uses.

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





DUMPSTER ELEVATIONS

