



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, March 1, 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.

The meeting will be open to the public and the presiding official will be physically present at the above stated location. The meeting will also be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_rHJ7_7t2TGCKbiaA0hnWBg

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

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

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

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

The Meeting ID is: 820 9307 8995

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 February 15, 2022, Regular Meeting.
2. Consider approval of the following bids:
 - a. 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. **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. **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. **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. **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. 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. 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. 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. 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. 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. 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. TMPA Ben Davis Substation 345kV Breaker Replacement** **Bid No. 0299-22**
- | | |
|-----------------------------|-------------------------|
| 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. 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. 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. 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. 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. Zoning File No. Z 21-60, Realty Capital Management (District 1)**

Consider an ordinance 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. **Consider a resolution 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. **Consider a resolution 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. **Consider a resolution 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. **Consider approving Downtown revitalization by providing future tenants with additional real estate and possible patio space.**

This request is for the approval of the 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. **Consider approving the updated Lease Agreement with the City of Dallas for the management and operation of Friendship Park for a period of 20 years and authorize the Mayor to execute the necessary documents.**

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

9. **Consider approval of 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. Consider by minute action the approval of 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. Consider an ordinance 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 is requested to accept the Certification of Unopposed Candidates and approve 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. Garland Housing Finance Corporation Disbursement Agreement**

At the February 14, 2022 Work Session, Council considered accepting 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. Consider a resolution of the City Council of the City of Garland, Texas adopting the Greenbelt Parkway Plan; and providing an effective date.**

Consider 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.

- 14. Hold public hearings on:**

- a. 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)

- b. 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. 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)

- d. **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. **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)

- f. **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.

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.

16. 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: 03/01/2022

Item Title: Minutes February 15

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Attachments

Minutes February 15



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, February 15, 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
Deputy Mayor Pro Tem B. J. Williams
Council Member Jeff Bass
Council Member Deborah Morris
Council Member Ed Moore
Council Member Rich Aubin
Council Member Robert Vera
Council Member Robert John Smith

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

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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 Deputy Mayor Pro Tem Williams to approve the Consent Agenda as presented, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the February 1, 2022, Regular Meeting
2. Consider approval of the following bids:
 - a. **APPROVED** Shelf-Ready Audiovisual Library Materials Bid No. 0250-22
Midwest Tape, LLC \$220,000.00

This request is to support the Library's selection and purchase of audiovisual materials to meet customer needs.
 - b. **APPROVED** Ablon Park Drainage Infrastructure and Bid No. 0170-22
Fishing Pier Construction
J.B. and Co. LLC \$592,845.00

This request is to construct two new drainage structures and one new fishing pier at the pond in Ablon Park.

c. APPROVED GP&L Elm Grove Substation Expansion Steel Structures Bid No. 0286-22

Grid Structures	\$293,433.00
Optional Contingency	<u>29,343.00</u>
TOTAL:	\$322,776.00

This request is for the purchase of steel structures for the Elm Grove Substation expansion. An Optional Contingency is included for any additional materials that may be required.

d. APPROVED GP&L Olinger to Ben Davis 138kV Transmission Line Rebuild Engineering Service Bid No. 4693-14

R-Delta Engineers	\$281,000.00
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This request is to approve a Change Order for additional engineering services associated with the rebuild of the GP&L Olinger to Ben Davis 138kV Transmission Line. R-Delta Engineers will provide additional engineering services to accommodate project delays, residential development and infrastructure changes in the project area.

e. APPROVED GP&L Elm Grove Substation Construction Materials Bid No. 0285-22

Techline, Inc.	\$111,823.45
Optional Contingency	<u>11,182.00</u>
TOTAL:	\$123,005.45

This request is for the purchase of construction materials for the Elm Grove Substation expansion. An Optional Contingency is included for any additional materials that may be required.

f. APPROVED Scale House Remodel Bid No. 0999-21

Tegrity Contractors, Inc.	\$150,000.00
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This request is to approve a Change Order for the CM Hinton Landfill scale house remodel due to unforeseen structural faults encountered during the demolition stage.

g. APPROVED Backhoe Loader Bid No. 0417-22

Caterpillar, Inc.	\$138,945.00
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This request is for the replacement purchase of a new Backhoe Loader Tractor to be utilized by the Duck Creek Wastewater Treatment Plant.

- h. **APPROVED Asbestos Abatement & Demolition of Las Brisas Retirement Community** **Bid No. 0435-22**
- | | |
|------------------------------|---------------------|
| Intercon Environmental, Inc. | \$219,771.24 |
| Optional Contingency | <u>20,000.00</u> |
| TOTAL: | \$239,771.24 |

This request is for the asbestos abatement and demolition of the recently-acquired Las Brisas Retirement Community in preparation for redevelopment.

- i. **APPROVED Traffic Signal Installation and Modernization** **Bid No. 0261-21**
- | | |
|--------------------|--------------|
| Mel's Electric, LP | \$286,478.25 |
|--------------------|--------------|

This request is to approve a Change Order for Traffic Signal Installation and Modernization Services.

- j. **APPROVED Shade Structures at Various Parks** **Bid No. 0430-22**
- | | |
|-------------------------------|--------------|
| USA Shade & Fabric Structures | \$740,346.07 |
|-------------------------------|--------------|

This request is to fabricate and install shade structures at Central Park, Bradfield Park, Holford Park, Norman Groves Park and Carter Softball Complex.

- k. **APPROVED Rick Oden Park Playground Equipment** **Bid No. 0434-22**
- | | |
|----------------------|--------------|
| Whirlix Design, Inc. | \$490,649.00 |
|----------------------|--------------|

This request is for the purchase of playground equipment at Rick Oden Park.

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

- a. **APPROVED Zoning File No. Z 21-44, Amro Issa – Crown Castle (District 5)**

Ordinance No. 7291 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Antenna, Commercial Use on a 1.94-acre tract of land located at 3209 South Shiloh 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.

b. APPROVED Zoning File No. Z 21-58, Summit Designs (District 3)

Ordinance No. 7292 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District on a 0.9962-acre tract of land located at 5809 Lyons 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. APPROVED Zoning File No. Z 21-61, Via Bayou, Inc. (District 3)

Ordinance No. 7293 amending the Garland Development Code of the City of Garland, Texas, by approving a 1) an amendment to Planned Development (PD) District 20-13 to allow Cabins And Recreational Vehicles in a portion of Phase 2 and 2) a Detail Plan for Cabins And Recreational Vehicles on a 1.0165-acre tract of land located at 3926 Zion Road providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Minute action approving the appointment of Dr. Terrance Joseph Wickman for three years to the Civil Service Commission.

At the January 31, 2022 Work Session, Council considered approving the City Manager's appointment Dr. Terrance Joseph Wickman.

5. APPROVED Resolution No. 10258 authorized the City Manager to execute an Election Services Contract with Dallas County by and through the Dallas County Elections Administrator, and a Joint General and Special Election Services Contract with Collin County by and through the Collin County Elections Administrator; adopting certain designated voting systems for use in the 2022 Garland General Election; and providing an effective date.

Council approved a contract with Dallas and Collin County Elections to secure election services for all Garland registered voters for the May 7, 2022, General Election.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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6. **APPROVED Resolution No. 10259** of the City Council of the City of Garland, Texas opposing a proposed development to be funded with Texas Department of Housing and Community Affairs 2022 Competitive 9% Housing Tax Credits; opposing a reduction of certain fees; authorizing the certification of this resolution to the Texas Department of Housing and Community Affairs; and providing an effective date.

At the January 31, 2022 and February 14, 2022 Work Sessions, Council considered resolutions for proposed Texas Department of Housing and Community Affairs Low Income Housing 9% Tax Credit Program proposed multifamily developments.

Motion was made by Deputy Mayor Pro Tem Williams to oppose the application for District 4, seconded by Council Member Smith. Motion carried:

Vote: 9 ayes, 0 nays

Motion was made by Mayor Pro Tem Hedrick to oppose the application in District 7, seconded by Council Member Smith. Motion carried:

Vote: 9 ayes, 0 nays

7. **APPROVED Ordinance No. 7293** ordering a General Election for the City of Garland, Texas to be held on the 7th day of May, 2022, for the purpose of electing Council Members to Districts 1, 2, 4 and 5; providing a date for a run-off election; providing for a process to determine position of names on ballots; providing for locations of polling places; providing for early voting dates, providing for authorization for the City Manager and City Secretary to enter into Election Agreements with Dallas and Collin County Elections Departments; providing for notice, publication and posting of this order; and providing an effective date.

Council approved an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 7th day of May 2022.

Motion was made by Deputy Mayor Pro Tem Williams to approve the ordinance ordering the May 7 General Election, seconded by Mayor Pro Tem Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

8. **PUBLIC HEARING HELD: Hold a Public Hearing on the 2022 Proposed Capital Improvement Program**

A public hearing will be held on the 2022 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed CIP Program. The 2022 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 19, 2022.

Mayor LeMay opened the public hearing at 7:11 p.m. There were no speakers on this item.

9. APPROVED Ordinance No. 7294 Adopting the 2022 Capital Improvement Program

An ordinance reflecting the 2022 CIP for the City of Garland, as proposed by the City Manager and as amended by the City Council, was prepared based on direction received at the Monday, February 14, 2022, City Council Work Session.

Motion was made by Deputy Mayor Pro Tem Williams to approve the 2022 Capital Improvement Program as presented, seconded by Council Member Moore.

Motion to amend the Capital Improvement Program, replacing roundabouts with traditional intersections at: Holford Road, Segment B Project and the Brand Road State Highway 190 to Muirfield Project and granting the City Manager authority to approve additional expenditures, if any, necessary to accomplish the intent of this amendment, seconded by Deputy Mayor Pro Tem Williams.

There was discussion by the Council and City Manager Bradford explained there would be opportunities to address design changes at future Work Session.

Council Member Aubin explained his decision to oppose the amendment.

Council Member Smith withdrew his amendment with the understanding there would be future opportunity to influence the design at a later stage.

A vote was cast on the main motion. Motion carried:

Vote: 9 ayes, 0 nays

10. APPROVED Resolution No. 10260 of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located along Naaman School Road, from Brand Road to State Highway 78, in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council approved a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has been able to negotiate with whole take property owners and with some strips and clips property owners in the project area to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with one strips and clips property owner. The owner is named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion. Council was briefed on requirements for land acquisition on the Naaman School Road project on February 1, 2021 and April 5, 2021 in Executive Session.

Motion was made by Council Member Smith that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire the following property located within the City of Garland, Dallas County, Texas, for the reconstruction of Naaman School Road, a public thoroughfare, and being more particularly described as: 4129 Naaman School, a tract of land located in the City of Garland, Dallas County, Texas, commonly known as 4129 Naaman School Road and situated in the Onofre Alvarado Survey, Abstract No. 2, Dallas County, and being that certain tract of land described as 2.008 acres with 0.445 contained in 40' roadway, leaving 1.563 net acres, in General Warranty Deed from Jerry W. McNiel to Vuong Tran, as recorded in County Clerk File No. 202100377080, of the Official Public Records of Dallas County, Texas; My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

11. **APPROVED** Consider a resolution of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located along Naaman School Road, from Brand Road to State Highway 78, in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. This item is scheduled for formal consideration at the February 15, 2022 Regular Meeting.

This item was a duplicate posting for Item #10, with no action required.

12. **Hold public hearings on:**

- a. **APPROVED** Consider a Specific Use Provision (SUP) request by 7LC, LLC, for a tea/coffee shop with a drive-through. This property is located at 519 North Jupiter Road in District 6.

Consideration of the application of Z 21-25 7LC, LLC, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) 89-30 District. This property is located at 519 North Jupiter Road (File Z 21-25, District 6)

The staff report was presented by William Guerin, Director of Planning. Danny Bowie, applicant, was the speaker on this item.

The applicant answered a question about traffic flow from Deputy Mayor Pro Tem Williams.

Motion was made by Council Member Vera to approve the Specific Use Provision (SUP, 12a) and the Site Plan (12b) with one motion, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

- b. APPROVED Consider a Site Plan request by 7LC, LLC for a tea/coffee shop with a drive-through. This property is located at 519 North Jupiter Road in District 6.**

Consideration of the application of Z 21-25 7LC, LLC, requesting a Plan for a Restaurant, Drive-Through Use. This property is located at 519 North Jupiter Road. (File Z 21-25, District 6)

- c. APPROVED Consider a Zoning Change request by Realty Capital Management, to revise the zoning boundary lines of Planned Development (PD) District 15-40 for Multi-Family Use to incorporate two (2) additional acres. There are no improvements proposed at this time. The property is located at 4425 Bunker Hill Road in District 1.**

Consideration of the application of Z 21-60 Realty Capital Management, requesting approval of 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. This property is located at 4425 Bunker Hill Road. (File Z 21-60, District 1)

The staff report was presented by William Guerin, Director of Planning. Mason Orradre, applicant, was the speaker on this item.

There were inquiries and discussion by the Council.

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

Vote: 9 ayes, 0 nays

- 13. Citizen comments.:** Tim Rezakhani and Raymond Johnson

- 14. Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:47 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 03/01/2022

Item Title: Weekend Litter Control and Contract Mowing

Submitted By: Matthew Grubisich, Parks Director

Bid Number: 0682-20

Purchase Justification:

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

Evaluation:

Carruthers Landscape Management was awarded the original BL 8094 with four (4) optional renewals in the amount of \$158,400 at the June 16, 2020, City Council meeting. A subsequent Change Order in the amount of \$44,000 was approved at the June 8, 2021, City Council meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Carruthers Landscape Management	All	\$80,313.84
TOTAL: -----		\$80,313.84

Basis for Award: Change Order

Purchase Requisition #: 46365

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$80,314
Proposed Balance: N/A
Account #: 100-2431-711111
Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 138

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 03/01/2022

Item Title: Repair of Benshaw Low and Medium Voltage Solid State Reduced Voltage Starter:

Submitted By: Wes Kucera, Managing Director

Bid Number: 0475-22

Purchase Justification:

This request is for the repair of Benshaw Low and Medium Voltage Solid State Reduced Voltage Starters. Duck Creek Wastewater Treatment Plant has Benshaw starters for various pumps and motors throughout the plant. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

Five Star Electric Motors, Inc., is the Sole Source authorized service provider for Benshaw in the state of Texas.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Five Star Electric Motors, Inc.	All	\$100,000.00
TOTAL:		\$100,000.00

Basis for Award: Sole Source

Purchase Requisition #: 46642

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$100,000
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: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/18/2022

D. C. Carrero

Five Star Electric Motors Inc

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 03/01/2022

Item Title: Forest Lane and Country Club Water & Wastewater Mains Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0252-22

Purchase Justification:

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.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids with alternates were received and evaluated with Camino Construction, LP, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Camino Construction, LP	All	\$521,609.00
Optional Contingency		45,000.00
TOTAL:		\$566,609.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46508

Fiscal Impact

Total Project/Account:	\$8,640,553
Expended/Encumbered to Date:	5,306,694
Balance:	\$3,333,859
This Item:	566,609
Proposed Balance:	\$2,767,250
Account #:	220-4049-3020700-9129 & 230-4149-3212400-9305

Fund/Dept/Project – Description and Comments:

Water CIP / Upgrade Undersized Water Mains	\$196,612
Wastewater CIP / Infiltration Correction - Various	369,997
Total	\$566,609

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Proposed, Pages 249 & 263

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/15/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 03/01/2022

Item Title: Water Meter Testing

Submitted By: Wes Kucera, Managing Director

Bid Number: 1169-19

Purchase Justification:

This request is to approve a Change Order for water meter testing services. Due to an increase in the Operating Budget for meter testing, the number of meters tested this year will increase from 248 to 1,037. The Water Department is requesting to increase this renewal and the remaining two (2) optional renewals from \$60,000 to \$85,000.

Evaluation:

UWS was awarded the original BL 7724 in the amount of \$60,000 on August 13, 2019.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
UWS		All	\$25,000.00
TOTAL:			\$25,000.00

Basis for Award: Change Order

Purchase Requisition #: 46795

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$25,000
Proposed Balance: N/A
Account #: 221-4033-7101
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Water Distribution & Transmission accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 242

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/17/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/15/2022

BUYER: D. Gamero

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 03/01/2022

Item Title: Peripheral Equipment for Police Patrol Vehicles

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0444-22

Purchase Justification:

This request is to upfit the new Police Department Tahoes with the safety and technology equipment necessary to make them fully-functioning patrol vehicles. The majority of the existing peripheral equipment will not transfer to the new vehicles due to vehicle design changes.

Evaluation:

The equipment is being provided by the following vendors: GT Distributors, Inc., through the BuyBoard Cooperative Purchasing Contract 603-20; Plastix Plus, LLC, through the BuyBoard Cooperative Purchasing Contract 629-20; Stop Stick, Ltd., through the General Services Administration (GSA) Cooperative Purchasing Contract 47QSWA19D0035; and Kustom Signals, Inc., through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Contract EF04-21.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GT Distributors, Inc.	1	\$479,610.59
Plastix Plus, LLC	2	154,605.00
Stop Stick, Ltd.	3	11,361.25
Kustom Signals, Inc.	4	35,928.60
TOTAL:		\$681,505.44

Basis for Award: Cooperative Purchase

Purchase Requisition #: Various

Fiscal Impact

Total Project/Account: \$4,052,371

Expended/Encumbered to Date: 3,370,866

Balance: \$681,505
This Item: 681,505
Proposed Balance: \$0
Account #: 444-1245-9007
Fund/Dept/Project – Description and Comments:
Equipment Replacement Fund / Police Department

Peripheral equipment for replacement Chevrolet Tahoe Police Pursuit vehicles.

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2021-22
Document Location: Page 279

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 02/17/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 02/15/2022

CITY OF GARLAND - BID RECAP SHEET OPENED: 02/09/2022 REQ. NO. Various BID NO. 0444-22 PAGE: 1 of 1 BUYER: Casee Sanders				GT Distributors, Inc.		Plastix Plus, LLC		Stop Stick, Ltd.		Kustom Signals, Inc..	
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt	Whelen, WCX Legacy 54", Whelen Tacer 5 Lamp Housing Trio, Ion t-Series Duo Red Blue and Other Equipment.		\$479,610.59						
2	1	Lt	Drawer Level,Consoles, Arm Rest Pad and Other Equipment				\$154,605.00				
3	1	Lt	Stop Stick Rack Kit - Red						\$11,361.25		
4	1	Lt	Antenna Cables, Cable External Power and Other Equipment								\$35,928.60
			TOTAL GROSS PRICE		\$479,610.59		\$154,605.00		\$11,361.25		\$35,928.60
			CASH DISCOUNT								
			TOTAL NET PRICE		\$479,610.59		\$154,605.00		\$11,361.25		\$35,928.60
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								
NEXT LOW:				N/A # IonWave Notifications		All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.					
	LOW:		\$0.00	N/A # IonWave HUBS							
	SAVINGS:		\$0.00	N/A # Direct Contact HUBS							
				N/A # HUBS Responded							



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 03/01/2022

Item Title: Additional Services for Tuckerville Park Development

Submitted By: Andy Hesser, Managing Director

Bid Number: 0697-21

Purchase Justification:

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. The Tuckerville Park Development project is funded through 2004 Bond funds and ARPA funding.

Evaluation:

MHS Planning and Design was awarded the original PO 31672 in the amount of \$641,250 at the April 20, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MHS Planning and Design	All	\$793,440.00
TOTAL:		\$793,440.00

Basis for Award: Change Order

Purchase Requisition #: 46808

Fiscal Impact

Total Project/Account: \$3,074,000
Expended/Encumbered to Date: 794,490
Balance: \$2,279,510
This Item: 793,440
Proposed Balance: \$1,486,070
Account #: 614-2499-1832904-7101
Fund/Dept/Project – Description and Comments:

Parks CIP / Tuckverville Park Development

This contract will be funded with 2004 Bond Funds.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Proposed, Page 63

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/15/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 03/01/2022

Item Title: 2022 Miscellaneous Concrete Repair Program

Submitted By: Tye Tingey, Sr. Civil Engineer

Bid Number: 0284-22

Purchase Justification:

This request is to approve the 2022 Miscellaneous Concrete Repair Program. This project consists of isolated concrete panel repair/replacement on residential streets throughout Garland. This program will reduce the number of locations where the Street Department has to make multiple asphalt repairs on the same pavement failure. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Ten (10) bids were received and evaluated with Tri-Con Services, Inc., submitting the Straight Low Bid.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Tri-Con Services, Inc.	All	\$2,000,000.00
		TOTAL:	\$2,000,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46561

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$2,000,000
Proposed Balance: N/A
Account #: 831-4693-7111
Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Construction

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

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 216

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 03/01/2022

Item Title: Erosion Mitigations

Submitted By: Michael Polocek, Engineering Director

Bid Number: 1256-21

Purchase Justification:

This request is to provide on-call Erosion Mitigations to repair existing creek and channel erosion throughout the city of Garland. The installation of erosion mitigation is requested by residential and commercial property owners in accordance with the City's Drainage Participation Program. This approval is for a Term Agreement with two (2) optional renewals.

Evaluation:

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

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Knight Erosion Control, Inc.	All	\$450,000.00
	TOTAL:	\$450,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46835

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$450,000
Proposed Balance: N/A
Account #: 692-1409-1423101-9011
Fund/Dept/Project – Description and Comments:

Drainage / Drainage Participation Program

Term Contract sets price but does not commit funds. Expenses will be charged to the program account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 139

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 03/01/2022

Item Title: Police Ammunition

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 0452-22

Purchase Justification:

This request is to purchase ammunition for the training of Garland Police Officers in the use of firearms to perform their duties. The Firearms Proficiency Test is mandated by the Texas Commission on Law Enforcement (TCOLE), a regulatory agency for the State of Texas.

Evaluation:

The ammunition is available from Precision Delta Corporation and GT Distributors, Inc., through the BuyBoard Cooperative Purchasing Contract 603-20.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Precision Delta Corporation	1	\$158,355.15
GT Distributors, Inc.	2	40,182.45
TOTAL:		\$198,537.60

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46823 & 46826

Fiscal Impact

Total Project/Account: \$2,157,844
Expended/Encumbered to Date: 838,461
Balance: \$1,319,383
This Item: 198,538
Proposed Balance: \$1,120,845
Account #: 100-1271-6077; 922-9212-6077
Fund/Dept/Project – Description and Comments:

Police - General Fund	\$163,538
Narcotic Seizure Fund - State	35,000
Total	\$198,538

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Pages 72 & 193

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/17/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/15/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 03/01/2022

Item Title: Gatewood Pavilion Restroom Building

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0463-22

Purchase Justification:

This request is to fabricate and install a restroom building at Gatewood Pavilion. This scope of work will occur in conjunction with a separate contract to prepare the site for the new building. The additional scope will include the foundation of the building as well as the utility connections for the new facility. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

The fabrication and installation services will be provided by the Public Restroom Company through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Public Restroom Company	All	\$192,119.00
TOTAL:		\$192,119.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46846

Fiscal Impact

Total Project/Account: \$775,000
Expended/Encumbered to Date: 69,905
Balance: \$705,095
This Item: 192,119
Proposed Balance: \$512,976
Account #: 614-2499-1833504-9002
Fund/Dept/Project – Description and Comments:

Park CIP / Gatewood Picnic Pavilion

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Proposed CIP, Page 66

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 03/01/2022

Item Title: Street Department Facility Additional Design Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 1187-20

Purchase Justification:

This request is to approve a Change Order for design services for the new Street Department Building. During the design phase, it was determined that placing the new building on the site of the existing Animal Shelter would be more cost-effective and efficient. Additional design services are required to redesign the building for the new site. This project was approved as part of the 2019 Bond Referendum and approved in the 2022 CIP.

Evaluation:

MPI Architects was awarded the original PO 30795 in the amount of \$214,665 at the August 18, 2020, City Council Meeting.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MPI Architects		All	\$186,340.00
TOTAL:			\$186,340.00

Basis for Award: Change Order

Purchase Requisition #: 46852

Fiscal Impact

Total Project/Account: \$2,467,000
Expended/Encumbered to Date: 314,332
Balance: \$2,152,668
This Item: 186,340
Proposed Balance: \$1,966,328
Account #: 692-1429-1610519-710120
Fund/Dept/Project – Description and Comments:

Municipal Facilities & Misc. Tax Supported CIP / Street Department Facility

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Proposed CIP, Page 198

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 03/01/2022

Item Title: TMPA Ben Davis Substation 345kV Breaker Replacement

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0299-22

Purchase Justification:

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. This is part of the approved TMPA Ben Davis Substation 345kV Breaker Replacement CIP project and will be reimbursed at 100%.

Evaluation:

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

Award Recommendation:

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

Basis for Award: Best Value

Purchase Requisition #: 46562

Fiscal Impact

Total Project/Account:	\$4,290,000
Expended/Encumbered to Date:	1,472,034
Balance:	\$2,817,966
This Item:	215,903
Proposed Balance:	\$2,602,063
Account #:	215-3542-3127301-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 288

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 03/01/2022

Item Title: Embree Park Additional Design Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 1047-21

Purchase Justification:

This request is to approve a Change Order for design services for Embree Park. The scope for the project was increased to include a restroom building, resulting in the need for additional design services. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

MHS Planning & Design was awarded the original PO 31941 in the amount of \$48,980 on July 7, 2021.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MHS Planning & Design	All	\$30,090.00
TOTAL:		\$30,090.00

Basis for Award: Change Order

Purchase Requisition #: 46849

Fiscal Impact

Total Project/Account: \$564,000

Expended/Encumbered to Date: 62,009

Balance: \$501,991

This Item: 30,090

Proposed Balance: \$471,901

Account #: 654-1429-1837419-710120

Fund/Dept/Project – Description and Comments:

Park CIP / Aquatics Program - Splash Pads / Embree Park Splash Pad

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 82

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. n.

Meeting Date: 03/01/2022

Item Title: Lon Wynne Park Additional Design Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0633-21

Purchase Justification:

This request is to approve a Change Order for design services for Lon Wynne Park. The scope of the project was increased to include a restroom building, resulting in the need for additional design services. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

MHS Planning & Design was awarded the original PO 31594 in the amount of \$115,620 at the April 6, 2021, City Council meeting.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
MHS Planning & Design	All	\$76,900.00
TOTAL:		\$76,900.00

Basis for Award: Change Order

Purchase Requisition #: 46850

Fiscal Impact

Total Project/Account: \$864,000

Expended/Encumbered to Date: 115,737

Balance: \$748,263

This Item: 76,900

Proposed Balance: \$671,363

Account #: 654-1429-1837319-710120

Fund/Dept/Project – Description and Comments:

Park CIP / Aquatics Program - Splash Pads / Lon Wynne Park Splash Pad

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 82

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. o.

Meeting Date: 03/01/2022

Item Title: Watson Park Additional Design Services

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0632-21

Purchase Justification:

This request is to approve a Change Order for design services for Watson Park. The scope of the project was increased to include a restroom and other park amenities, resulting in the need for additional design services. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

MHS Planning & Design was awarded the original PO 31671 in the amount of \$193,800 at the April 20, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MHS Planning & Design	All	\$78,650.00
TOTAL:		\$78,650.00

Basis for Award: Change Order

Purchase Requisition #: 46851

Fiscal Impact

Total Project/Account: \$515,000
Expended/Encumbered to Date: 189,876
Balance: \$325,124
This Item: 78,650
Proposed Balance: \$246,474
Account #: 692-1429-1843600-710120
Fund/Dept/Project – Description and Comments:

Park CIP / Watson Park - Sports Field Park Renovation Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 88

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. p.

Meeting Date: 03/01/2022

Item Title: Existing Animal Shelter Demolition

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Bid Number: 0468-22

Purchase Justification:

This request is for the abatement and demolition of the existing Animal Shelter located at 600 Tower Street. This shelter is being demolished in preparation for the future construction of the new Street Department Building.

Evaluation:

Intercon Environmental, Inc., will be providing the abatement and demolition services through the TIPS Cooperative Purchasing Contract RCSP 200201.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Intercon Environmental, Inc.	All	\$204,798.35
TOTAL:		\$204,798.35

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46848

Fiscal Impact

Total Project/Account: \$2,467,000
Expended/Encumbered to Date: 500,672
Balance: \$1,966,328
This Item: 204,798
Proposed Balance: \$1,761,530
Account #: 692-1429-1610519-711165

Fund/Dept/Project – Description and Comments:

Municipal Facilities & Misc. Tax Supported CIP / Street Department Facility

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 198

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/18/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/17/2022

[illegible]



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 03/01/2022

Item Title: Z 21-60 Realty Capital Management (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-60 Realty Capital Management

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-60 Ordinance

Z 21-60 Exhibit A

Z 21-60 Exhibit B

Z 21-60 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE 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.

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 Change of Zoning from Planned Development (PD) District 15-40 and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family Uses by **Realty Capital Management**; 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 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 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 21-60

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 21-60

BEING a 13.255-acre tract of land situated in the D. Crist Survey, A-226, within the City of Garland, Dallas County, Texas, and being a portion of a called 135.89 acre Tract 1, described in a deed to RCM Firewheel, LLC, a Texas Limited Liability Company, recorded in Document No. 2012-00379857, Dallas County Official Public Records, (DCOPR), said 13.255 acre tract being more particularly described by metes and bounds as follows, and as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 211003,
(Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING

BEGINNING at a ½ inch iron rod with plastic cap stamped "DAA", Found for the north corner of said 135.89 acre tract on the south
right of way of Bunker Hill Road, same being the east corner of a called 16.003 acre Tract 1, described in a deed to Liberty Bankers
Life Insurance Company, recorded in Document No. 2018-00311256, (DCOPR), from which a found ½ inch iron rod bears N 45° 45' 45" W, a distance of 656.05 feet;

THENCE

ZONING FILE NUMBER Z 21-60

THENCE S 45° 46' 04" E, with the south right of way of said Bunker Hill Road, 431.83 feet to a point for the northernmost east corner of this tract, from which a found ½ inch iron rod with plastic cap stamped "Geonav" bears S 45° 46' 04" E, 474.67 feet;

THENCE

THENCE over and across said 135.89 acre Tract 1 the following courses and distances;

1) S 44° 14' 25" W, a distance of 715.00 feet to a point for corner;

2) S 13° 27' 32" W, a distance of 153.81 feet to a point for corner;

3) with a curve turning to the left with an arc length of 354.08 feet, with a radius of 290.00 feet, with a chord bearing of

S 21° 31' 13" E, and a chord length of 332.49 feet, to a point for corner;

4) N 64° 49' 29" W, a distance of 146.37 feet, to a point for corner;

5) N 48° 23' 42" W, a distance of 178.02 feet, to a point for corner;

6) N 65° 44' 07" W, a distance of 112.72 feet, to a point for corner;

7) N 82° 00' 24" W, a distance of 182.25 feet, to a point for corner;

8) S 78° 24' 39" W, a distance of 265.07 feet, to a point for corner;

9) S 87° 24' 06" W, a distance of 57.91 feet, to a point for corner;

EXHIBIT A

ZONING FILE NUMBER Z 21-60

10) N 44° 37' 17" W, a distance of 49.99 feet, to a point for corner, on the northwest line of said 135.89 acre Tract 1, same

being on the southeast line of said 16.003 acre Tract 1, from which a 5/8 inch iron rod with plastic cap stamped "R.P.L.S.

1890" found for the south corner of said 16.003 acre Tract 1, bears S 43° 59' 48" W, a distance of 498.02 feet;

THENCE

THENCE N 43° 59' 48" E, with the common line between said 135.89 acre Tract 1 and said 16.003 acre Tract 1, 1446.43 feet to the

PLACE OF BEGINNING

PLACE OF BEGINNING and containing 13.255 acres of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-60

4425 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development is to revise the zoning boundary lines for Planned Development (PD) District 15-40.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 15-40 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: New development shall be required to obtain a Detail Plan approval through the public hearing process.
- V. Specific Conditions:**
- A. Permitted Uses:** Land Uses are only permitted as in Planned Development (PD) District 15-40.

- Found Monument (Size and Type as Noted)
- Set 1/2" iron rod with a plastic cap stamped MTX Surveying
- Point For Corner
- PK Nail Set W/Metal Washer stamped MTX Surveying

- Telephone Junc. Box
- Covered Concrete
- Power Pole

- Fence (Type as Noted)
- Gas Pipeline
- Overhead Electric Line
- Fiber Optic Line

- PC - Plastic Cap
- PFC-Point For Corner
- IPF - Iron Pipe Found
- IPFC - Iron Pipe W/Crimped Top Found
- IRF - Iron Rod Found
- IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"

- D.C.O.P.R. - Dallas County Official Public Records
- D.C.D.R. - Dallas County Deed Records
- D.C.C.F. - Dallas County Clerks File
- D.C.P.R. - Dallas County Plat Records

D. CRIST SURVEY, A-226

DALLAS COUNTY, TEXAS



EXHIBIT C

Liberty Bankers Life Insurance Company,
an Oklahoma Life Insurance Company
Called 26.54 Acres
"Tract 2"
Document No. 2018-00311256
D.C.O.P.R.

Liberty Bankers Life Insurance Company,
an Oklahoma Life Insurance Company
Called 16.003 Acres
"Tract 1"
Document No. 2018-00311256
D.C.O.P.R.

Notes

This is NOT a boundary survey. This should only be used for planning and zoning purposes.

All bearings are based upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) North Central Zone as derived from GPS observations.

According to Texas Local Government code, Chapter 212.004 and 212.005, dividing any tract or lot into two or more parts without benefit of a subdivision plat approved and recorded with the county clerk, is a violation of city ordinance and/or state law, subjecting the violator to fines and/or the withholding of utilities and building permits.

This plot is prepared for the parties involved in this transaction only. MTX Surveying will not be liable for any copies made after 90 days of the date shown or alterations made without the expressed written authorization of MTX Surveying



4901 E End Blvd
South, Marshall, Tx
75672
www.mtxsurveying.com
903.471.8391
TBPELS Firm No.
10194253

PLANNING AND ZONING DISTRICT BOUNDARY
SURVEY OF 13.255 ACRES OF LAND BEING PART
OF A CALLED 135.89 ACRE TRACT, DESCRIBED
IN DEED TO RCM FIREWHEEL, LLC, A TEXAS
LIMITED LIABILITY COMPANY, RECORDED IN
DOCUMENT NUMBER 2012-00379857, D.C.O.P.R.,
AND LOCATED WITHIN THE D. CRIST SURVEY,
A-226, DALLAS COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS
FINAL SURVEY DOCUMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	290.00'	354.08'	332.49'	S 21°31'13" E	69°57'24"

LINE	BEARING	DISTANCE
L1	S 13°27'32" W	153.81'
L2	N 64°49'29" W	146.37'
L3	N 48°23'42" W	178.02'
L4	N 65°44'07" W	112.72'
L5	N 82°00'24" W	182.25'
L6	S 78°24'39" W	265.07'
L7	S 87°24'06" W	57.91'
L8	N 44°37'17" W	49.99'
L9	N 45°45'45" W	656.05'



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 03/01/2022

Item Title: Sale of Property - 328 Oaks Trail

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the February 14, 2022 Work Session, Council was briefed on the potential sale of property located at 328 Oaks Trail. The City of Garland has received an unsolicited offer from OM Estate Development, LLC related to the purchase of City-owned property obtained through a 2006 Sheriff's Sale. OM Estate Development, LLC has presented an offer of \$150,000 for the property. The City of Garland will receive \$55,653.93 from the proceeds of this sale.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to OM Estate Development, LLC. This property has been held by the City of Garland since 2006 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

Resolution 328 Oaks Trail

Offer - 328 Oaks Trail

Deed 328 Oaks Trail

Map and Picture 328 Oaks Trail

Dallas County Consent of Sale

GISD Consent of Sale

RESOLUTION NO. _____

A RESOLUTION 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.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 298th Judicial District Court of Dallas County, Texas in cause number TX05-41917, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

The City does hereby consent to the sale by public sale 328 Oaks Trail, situated in the City of Garland, Count of Dallas, State of Texas, to wit:

BEING LOT 3A, BLOCK 2, FAULKNER CIRCLE FIRST REPLAT ADDITION, AKA 328 OAKS TRAIL, CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 92251, PAGE 6039 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 640, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcmlaw.com

January 7, 2022

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from OM Estate Development, LLC to purchase
328 Oaks Trail, Garland, Texas

Dear Mr. Worsham:

OM Estate Development, LLC has offered to purchase 328 Oaks Trail, Garland, Texas (BEING LOT 3A, BLOCK 2, FAULKNER CIRCLE FIRST REPLAT ADDITION, AKA 328 OAKS TRAIL, CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 92251, PAGE 6039 OF THE DALLAS COUNTY DEED RECORDS) for \$150,000.00. In addition to that amount, all post-judgment taxes for the years 2006 will be paid at closing. The total amount of post-judgment taxes will be approximately \$42,870.11 of which the City of Garland will receive approximately \$10,722.83.

This property was sold at a Sheriff's Sale on December 5, 2006 pursuant to delinquent tax collection suit number TX05-41917. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$493,740.00. The property was struck off for the total judgment amount, \$183,205.32, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$10,811.96. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$183,205.32, or the market value as stated in the judgment, \$493,740.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Douglas Burnside', with a long, sweeping horizontal line extending to the right.

J. Douglas Burnside

Enclosure

Exhibit A
Re-sale Disbursement Worksheet

CAD Acct #:	261787400203
Property address:	328 Oaks Trail
Cause No.:	TX05-41917
Offer Amount:	\$150,000.00
DCAD Value:	\$493,740.00
Judgment Date:	June 14, 2006
Sheriff's Sale Date:	December 5, 2006
Judgment amount:	GISD 1997-2005 taxes \$67,690.40 (44.7%)
	City 1992-2005 taxes \$47,240.04 (31.2%)
	County 1992-2005 taxes \$36,464.50 (24.1%)
Total Judgment for Taxes:	\$151,394.94
City Abatement Liens:	\$13,089.03
Court costs:	\$6,243.53
Sheriff's fees for sale:	\$2,788.93
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$279.50
Total Costs:	\$9,311.96

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$6,243.53
2.	Dallas County Sheriff	\$2,788.93
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$279.50
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$43,431.10
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$62,232.56
7.	Dallas County (Pro-rata Judgment tax year distribution)	\$33,524.38
	TOTAL Judgment Distribution	\$150,000.00

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$10,722.83
9.	Garland ISD (Post Judgment tax year distribution)	\$23,394.40
10.	Dallas County (Post Judgment tax year distribution)	\$8,752.88
	TOTAL Post Judgment Distribution	\$42,870.11

	TOTAL Distribution	\$192,870.11
--	---------------------------	---------------------

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **OM Estate Development, LLC, 4017 Bordeaux Circle, Flower Mound, TX 75022** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **328 Oaks Trail**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING LOT 3A, BLOCK 2, FAULKNER CIRCLE FIRST REPLAT ADDITION, AKA 328 OAKS TRAIL, CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 92251, PAGE 6039 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX05-41917 in the 298th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 202_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

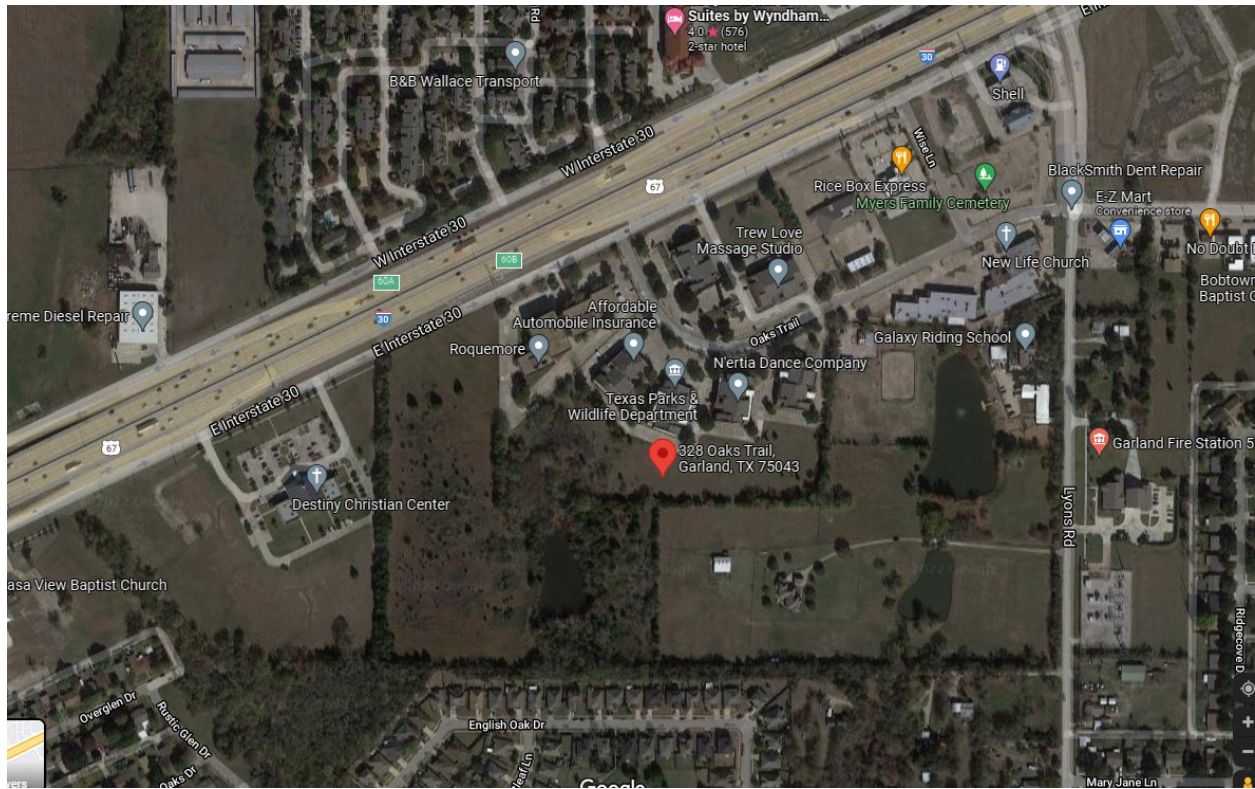
The foregoing instrument was acknowledged before me on the _____ day of _____, 202_, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

328 Oaks Trail





COURT ORDER 2022-0040

Request to Consent to Sale of Tax Foreclosed Property Struck off to the City of Garland, Trustee, on December 5, 2006, for Property located at 328 Oaks Trail, Garland, TX

On a motion made by Commissioner John Wiley Price, and seconded by Commissioner Dr. Elba Garcia, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: January 11, 2022

FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby Consents to the City of Garland, as Trustee for Dallas County in its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund, to the sale of 328 Oaks Trail, Garland, said parcel of land described in Exhibit "A", attached hereto and made a part hereof, in compliance with Section 34.05(i) of the Property Tax Code, subject to the previous owner's remaining right of redemption, if any, and to the purchaser's obligation to pay post judgment taxes, if any, and the pro rata property taxes for the remaining part of the current year.

Done in open Court January 11, 2022 by the following vote:

IN FAVOR:	County Judge Clay Jenkins, Commissioner Dr. Theresa Daniel, Commissioner JJ Koch, Commissioner John Wiley Price, and Commissioner Dr. Elba Garcia
OPPOSED:	None
ABSTAINED:	None
ABSENT:	None

Recommended by: Alberta Blair

Originating Department: Public Works



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 640, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcmlaw.com

November 30, 2021

Ms. Molita Powell
Dallas County Public Works
411 Elm Street, Suite 300
Dallas, Texas 75202

Via electronic-mail

Re: Offer by OM Estate Development, LLC to purchase 328 Oaks Trail, Garland, Texas

Dear Ms. Powell:

The above referenced property was struck off to the City of Garland on December 5, 2006 at a Sheriff's Sale pursuant to delinquent tax suit No. TX05-41917, City of Garland v. Rick Wilson, Inc., et al.. The City of Garland is requesting that Dallas County, on its on behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund (collectively "Dallas County") to:

- (1) consent to the sale of the tax-foreclosed property located at 328 Oaks Trail, Garland, Texas, and described as BEING LOT 3A, BLOCK 2, FAULKNER CIRCLE FIRST REPLAT ADDITION, AKA 328 OAKS TRAIL, CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 92251, PAGE 6039 OF THE DALLAS COUNTY DEED RECORDS; and
- (2) consent to the execution by the City of Garland of a Deed without Warranty for such property conveying the right, title and interest acquired or held by Dallas County in said property to such purchaser.

The sale of the tax-foreclosed property as further described in Exhibit "A" shall be pursuant to Texas Property Tax Code §34.05(i).

Please advise me whether Dallas County agrees to the sale of this lot. If they elect to do so, please send me a copy of the Order approving the sale.

If you have any questions or need additional information, please contact me.

Yours truly,

J. Douglas Burnside
Attorney at Law

Exhibit A
Re-sale Disbursement Worksheet

CAD Acct #:	261787400203
Property address:	328 Oaks Trail
Cause No.:	TX05-41917
Offer Amount:	\$150,000.00
DCAD Value:	\$493,740.00
Judgment Date:	June 14, 2006
Sheriff's Sale Date:	December 5, 2006
Judgment amount:	GISD 1997-2005 taxes \$67,690.40 (44.7%)
	City 1992-2005 taxes \$47,240.04 (31.2%)
	County 1992-2005 taxes \$36,464.50 (24.1%)
Total Judgment for Taxes:	\$151,394.94
City Abatement Liens:	\$13,089.03
Court costs:	\$6,243.53
Sheriff's fees for sale:	\$2,788.93
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$279.50
Total Costs:	\$9,311.96

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$6,243.53
2.	Dallas County Sheriff	\$2,788.93
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$279.50
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$43,431.10
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$62,232.56
7.	Dallas County (Pro-rata Judgment tax year distribution)	\$33,524.38
	TOTAL Judgment Distribution	\$150,000.00

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$10,722.83
9.	Garland ISD (Post Judgment tax year distribution)	\$23,394.40
10.	Dallas County (Post Judgment tax year distribution)	\$8,752.88
	TOTAL Post Judgment Distribution	\$42,870.11

	TOTAL Distribution	\$192,870.11
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RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 328 OAKS TRAIL, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 328 Oaks Trail, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code to OM Estate Development, LLC for \$50,000.00, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 328 Oaks Trail, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 328 Oaks Trail, Garland, Texas, to OM Estate Development, LLC for \$50,000.00 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 16th day of November, 2021, by the
Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: 

President, Board of Trustees

ATTEST:



Secretary, Board of Trustees
Garland Independent School District

EXHIBIT A

BEING LOT 3A, BLOCK 2, FAULKNER CIRCLE FIRST REPLAT ADDITION, AKA 328 OAKS TRAIL, CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 92251, PAGE 6039 OF THE DALLAS COUNTY DEED RECORDS



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 03/01/2022

Item Title: Consider Approval of a Resolution Authorizing Publication of a Notice of Intent to Issue Certificates of Obligation

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

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.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

Attachments

Notice of Intent Resolution

**THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND**

1. The City Council of the City (the "City Council") convened in REGULAR MEETING ON THE 1ST DAY OF MARCH, 2022, at the designated meeting place, and the roll was called of the duly constituted officers and members of the City Council, to wit:

Eloyce René Dowl, City Secretary

RESOLUTION DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO
ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND; AND
PROVIDING FOR AN EFFECTIVE DATE

AYES: All members of the City Council shown present above voted "Aye," except as shown below:

ABSTAIN: _____

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of the City (or the Mayor Pro-tem in the absence of the Mayor) has approved and hereby approves the aforesaid Resolution; and that the Mayor (or the Mayor Pro-tem in the absence of the Mayor) and the City Secretary of the City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of the Resolution for all purposes.

SIGNED AND SEALED the 1st day of March, 2022.

City Secretary

Mayor

(SEAL)

RESOLUTION NO. _____

A RESOLUTION
DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND;
AND PROVIDING FOR AN EFFECTIVE DATE

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

WHEREAS, it is deemed necessary and advisable that the Notice of Intention to Issue Certificates of Obligation be given as hereinafter provided; NOW, THEREFORE,

BE IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS THAT:

SECTION 1. Attached hereto is a form of "NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND", the form and substance of which are hereby adopted and approved and made a part of this Resolution for all purposes.

SECTION 2. The City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be published once a week for two consecutive weeks in a newspaper of general circulation in the City, with the date of the first publication to be at least forty-six (46) days before the date tentatively set for the passage of the Resolution authorizing the issuance of such Certificates of Obligation. And further that the City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be posted continuously on the City's Internet website for at least 45 days before the date tentatively set for the passage of the Resolution authorizing the issuance of the Certificates of Obligation.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

'
'
'

NOTICE OF INTENTION
TO ISSUE CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND

THE CITY OF GARLAND, in the Counties of Dallas, Collin and Rockwall, Texas, hereby gives notice of its intention to issue CITY OF GARLAND CERTIFICATES OF OBLIGATION, in accordance with the Certificate of Obligation Act of 1971, as amended and codified, and other applicable laws, in the maximum principal amount of \$32,000,000 for the purpose of paying all or a portion of the City's contractual obligations incurred pursuant to contracts for the purchase, construction, renovation and acquisition of certain real and personal property, to wit: (a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements; (b) constructing and equipping municipal drainage improvements, including flood control and flood mitigation improvements; (c) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (d) acquisition of vehicles and equipment for the fire, police, emergency medical technicians, streets and traffic control, facilities management, drainage, stormwater management, and parks and recreation departments and programs; (e) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments, street department and Justice Complex; (f) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and improvements for the City's sanitation department, including the landfill and transfer station and the acquisition of land and interests in land related thereto; (g) constructing, equipping and improving information management services systems; (h) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement, upgrade, roof replacement and safety upgrades; and (i) for the purpose of paying all or a portion of the City's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects and said Certificates of Obligation. The City proposes to provide for the payment of such Certificates of Obligation from the levy and collection of ad valorem taxes in the City as provided by law, and a limited pledge of the net revenues derived by the City from the ownership and operation of the City's Water and Sewer System). The City Council of the City tentatively proposes to authorize the issuance of such Certificates of Obligation, in one or more series, at a meeting commencing at 7:00 p.m. on May 3, 2022, in the City Council room at the Garland City Hall, 200 N. Fifth Street, Garland, Texas. In the event that the City Council will be unable to meet at the Garland City Hall on May 3, 2022, the City will post on its website, www.garlandtx.gov, information for persons to attend the meeting by telephone, teleconference or other electronic means.

The maximum interest rate for such Certificates of Obligation will not exceed the maximum legal interest rate, the maximum maturity date for such Certificates of Obligation is February 15, 2042, and the estimated combined principal and interest required to pay such Certificates of Obligation to be authorized on time and in full is \$44,017,636.

The City currently has outstanding debt obligations secured by and payable from ad valorem taxes equal to \$255,600,000 in principal amount and \$314,977,802 in combined principal and interest required to pay such outstanding debt obligations on time and in full.

CITY OF GARLAND, TEXAS

By: Eloyce René Dowl, City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 03/01/2022

Item Title: Acceptance of Recycling and Waste Minimization Technical Study

Submitted By: Uriel Villalpando, Sanitation Services Director

Summary of Request/Problem

Consider acceptance of a Recycling and Waste Minimization Technical Study in order to comply with North Central Texas Council of Governments grant requirements.

This item was discussed at the February 14, 2022 Council Work Session.

Recommendation/Action Requested and Justification

Accept the Recycling and Waste Minimization Technical Study as presented.

Attachments

Recycling and Waste Minimization Technical Study Acceptance Resolution

RESOLUTION NO. ____

A RESOLUTION 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.

WHEREAS, on January 14, 2020, the City Council considered and approved the submission of an application to the North Central Texas Council of Governments' solid waste implementation grant program to conduct a technical study that focused on approaches to maximize recycling, reduce recycling contamination, minimize waste, improve operational efficiency, and other actions that would ensure the long-term financial viability of the recycling program;

WHEREAS, the Recycling and Waste Minimization Technical Study was conducted and completed in April of 2021 by Burns and McDonnell, and given to the City for review; and

WHEREAS, on November 10, 2021, the City of Garland Sanitation Department presented the Recycling and Waste Minimization Technical Study to the North Central Texas Council of Governments and it was accepted by the Resource Conservation Committee.

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

Section 1

The City Council of Garland, Texas accepts the Recycling and Waste Minimization Technical Study.

Section 2

This Resolution shall become effective immediately upon its passage.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 03/01/2022

Item Title: Possible Lease Agreement for the Property Adjacent to 500 Main St.

Submitted By: Letecia McNatt, Downtown Coordinator

Summary of Request/Problem

This request is for the approval of the 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.

Recommendation/Action Requested and Justification

Requesting Council approval to further encourage Downtown revitalization by providing future tenants with additional real estate and possible patio space.

Attachments

Property Adjacent to 500 Main St,
Signed Lease Agreement

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 500 MAIN STREET, in the City of GARLAND, Texas.

ALTA/NSPS SURVEY



BEING out of Block 9 of the Town of Embree (now the City of Garland), being the same land described in deed to Kerry W. Peavey and Nancy Peavey, recorded in Instrument No. 201300137739, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for in the South line of Main Street, at the Northeast corner of a tract of land described in deed to Garland Construction Co., recorded in Instrument No. 201800018074 (D.R.D.C.T.) and at the Northwest corner of said Peavey tract;

THENCE North 89 degrees 50 minutes 35 seconds East, a distance of 65.65 feet to an "X" set at the intersection of the said South line of Main Street and in the West line of S. 5th Street;

THENCE South 00 degrees 40 minutes 36 seconds East, with the said West line of S. 5th Street, a distance of 102.25 feet to a in the Northwest line of Lot 1, Block 1 of Fifth Street Addition No. 2, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002203, Page 31, Plat Records, Dallas County, Texas (P.R.D.C.T.);

THENCE South 30 degrees 20 minutes 35 seconds West, a distance of 0.99 feet to a 1/2 inch yellow capped iron set for corner in said Lot 1;

THENCE South 89 degrees 50 minutes 35 seconds West, a distance of 12.14 feet 1/2 inch yellow capped iron rod set for corner;

THENCE South 00 degrees 40 minutes 36 seconds East, a distance of 20.62 feet to a building corner found;

THENCE South 30 degrees 20 minutes 35 seconds West, a distance of 1.48 feet to a 1/2 inch yellow capped iron rod set for corner in the North line of a 20 foot alley, at the Southwest corner of said Lot 1;

THENCE South 89 degrees 50 minutes 35 seconds West, with the said North line of a 20 foot alley, a distance of 52.24 feet to a 1/2 inch yellow capped iron rod set at the Southeast corner of said Garland Construction Co. tract;

THENCE North 00 degrees 40 minutes 36 seconds West, a distance of 125.00 feet to the PLACE OF BEGINNING and containing 7,929 square feet or 0.18 of an acre of land.

NOTES:

The following items are from Schedule B, Chicago Title, G.F. No. 1002-343072-RTT, issued September 8, 2021.

SURVEYOR'S CERTIFICATION

To: Candace Rubin

This is to certify that this map or plat and the survey on which it is based were made substantially in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The fieldwork was completed on September 08, 2021.

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY REPUBLIC TITLE COMPANY
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 09/08/2021

G. F. No.: 1002-343072-RTT

Job no.: 202109185

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CANDICE RUBIN

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	CONTRROLLING INSTRUMENT
MWD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET "X"	
FOUND "X"	
5/8" IRON ROD FOUND	
BUILDING CORNER FOUND	
C - CABLE	E - ELECTRIC
Q - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	V - WATER VALVE
(UNLESS OTHERWISE NOTED)	



PLACE OF BEGINNING

MAIN STREET

7,929 SQUARE FEET
0.18 OF AN ACRE

RAMP
(TYP.)

TRAFFIC
SIGNAL

S. 5TH STREET

ONE STORY
BRICK AND FRAME
(500)

LOT 1, BLOCK A
FIFTH STREET ADDITION NO. 2
VOL. 2002203, PG. 31

YELLOW PAINT
STRIPE (TYP.)

20' ALLEY

FLOOD NOTE:

According to my interpretations of Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0220L, dated 07/07/2014, the subject property lies within flood Zone "X", and is shown to not be within a Special Flood Hazard Area With Reduced Flood Risk Due To Levee. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and heights may be increased by man-made or natural causes. This statement shall not create liability on the part of surveyor.

BEARINGS ARE BASED ON NAD
83 DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM. NORTH
CENTRAL ZONE





GARLAND

TEXAS MADE HERE

LEASE AGREEMENT

This Lease Agreement ("Lease") is made and entered between the City of Garland, Texas, a Texas home-rule municipality ("Lessor"), and Lessee as identified in the Terms and Conditions ("Terms") for the times and dates indicated therein, which is attached hereto as **Exhibit "A"** and incorporated herein by reference. In the event of an express conflict between this Lease and the Terms, the provisions of the Terms shall control.

W I T N E S E T H

1. **Agreement to Lease.** Subject to the terms and conditions of this Lease, Lessor hereby grants, demises and lets to Lessee, and Lessee hereby hires and takes as tenant of Lessor, the premises located in Garland, Dallas County, Texas, and being more particularly described in **Exhibit "B"** ("Premises").

2. **Term.** The term of this Lease shall commence 3 days after the execution of this Agreement ("Effective Date"), and shall end at midnight on the same date ten (10) years thereafter ("Termination Date" or "Initial Term"), unless sooner terminated as provided herein. The Initial Term shall automatically extend for an additional 10 years, under the same terms and conditions of the Initial Term, unless the Lessor sends written notice of termination to Lessee prior to the 90th day preceding the Termination Date.

3. **Use.** The Premises leased are to be used and occupied by Lessee as a non-profit for the times and purposes indicated in the Terms. Lessor shall make the Premises available to the Lessee at the times specified in the Terms for any set-up required prior to the event. Lessee shall not use or permit the use of the Premises, or any part thereof, for any purpose other than as stipulated without the written consent of Lessor.

4. **Rent; Deposit.** Lessee shall pay Lessor an amount under the terms and conditions indicated within the Terms. User shall pay Licensor the deposit amount indicated within the Terms.

5. **As Is Condition.** After execution of this Agreement, but prior to the Effective Date, Lessee shall have the right to enter onto the Premises and to have full access to the Premises for the purpose of conducting such inspections, investigations, studies and tests as Lessee may deem fit. In the event that Lessee determines, in its sole discretion, based upon its inspections, investigations, studies or tests, that the Premises is not satisfactory for Lessee's purposes or is not suitable for Lessee's intended use, then Lessee shall deliver written notice of such determination to Lessor on or before the Effective Date. Lessee, by entry of the Premises under this Lease, accepts the Premises "**AS IS - WHERE IS, WITH ALL FAULTS**" in the present state of repair. Lessee has been given the opportunity to perform, such inspections, investigations, studies, and tests as Lessee has deemed appropriate and Lessee has satisfied itself, without any representation or warranty on the part of Lessor or anyone acting on Lessor's behalf, that the Premises are fit and satisfactory in all respects for Lessee's purposes.

LESSEE ACKNOWLEDGES THAT LESSOR EXPRESSLY DISCLAIMS AND LESSEE EXPRESSLY WAIVES, ANY WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, USEABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PREMISES, AND LESSEE FURTHER ACKNOWLEDGES THAT LESSOR HAS NOT MADE ANY OTHER REPRESENTATIONS TO LESSEE AS TO WHETHER OR NOT THE PREMISES ARE FIT AND SATISFACTORY FOR THE USE INTENDED BY LESSEE. LESSOR DISCLAIMS RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS OF ANY INFORMATION RELATING TO THE PREMISES, WHETHER PROVIDED BY LESSOR OR OTHERWISE. WITHOUT LIMITING THE FOREGOING, LESSOR MAKES NO REPRESENTATIONS OF ANY NATURE REGARDING THE PREMISES AND SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, EXPRESS OR IMPLIED, PAST, PRESENT, OR FUTURE, CONCERNING: (I) THE NATURE AND CONDITION OF THE PREMISES, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND THE PREMISES FOR ANY AND ALL ACTIVITIES AND USES WHICH LESSEE MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL SUBSTANCES, HAZARDS OR CONDITIONS OR PRESENCE OF ANY ENDANGERED OR PROTECTED SPECIES THEREON OR COMPLIANCE WITH ALL APPLICABLE LAWS, RULES OR REGULATIONS; (II) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION,

CONDITION OR OTHERWISE; (III) THE COMPLIANCE OF THE LAND OR ITS OPERATION WITH ANY LAW, ORDINANCE OR REGULATION OF ANY FEDERAL, STATE, OR LOCAL GOVERNMENTAL AUTHORITY; AND (IV) WHETHER OR NOT THE PROPERTY CAN BE DEVELOPED OR UTILIZED FOR ANY PURPOSE. FOR PURPOSES HEREOF, "ENVIRONMENTAL SUBSTANCES" MEANS THE FOLLOWING: (A) ANY "HAZARDOUS SUBSTANCE" UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, 42 U.S.C.A. SECTION 9601 ET.SEQ., AS AMENDED, (B) ANY "HAZARDOUS SUBSTANCE" UNDER THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, TEX. WATER CODE, SECTION 26.261, ET. SEQ., AS AMENDED, (C) PETROLEUM OR PETROLEUM-BASED PRODUCTS (OR ANY DERIVATIVE OR HAZARDOUS CONSTITUENTS THEREOF OR ADDITIVES THERETO), INCLUDING WITHOUT LIMITATION, FUEL AND LUBRICATION OILS, (D) ANY "HAZARDOUS CHEMICALS" OR "TOXIC CHEMICALS" UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT, 29 U.S.C.A. SECTION 651 ET. SEQ., AS AMENDED, (E) ANY "HAZARDOUS WASTE" UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT, 42 U.S.C.A. SECTION 6901 ET. SEQ., AS AMENDED, (F) ASBESTOS, (G) POLYCHLORINATED BIPHENYLS, (H) UNDERGROUND STORAGE TANKS AND WELLS, WHETHER EMPTY, ABANDONED, CAPPED, UNCAPPED, FILLED, OR PARTIALLY FILLED WITH ANY SUBSTANCE, (I) ANY SUBSTANCE, THE PRESENCE OF WHICH IS PROHIBITED BY FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS, AND (J) ANY OTHER SUBSTANCE WHICH BY FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS REQUIRES SPECIAL HANDLING OR NOTIFICATION OF GOVERNMENTAL AUTHORITIES IN ITS COLLECTION, STORAGE, TREATMENT OR DISPOSAL. REFERENCES TO PARTICULAR ACTS OR CODIFICATIONS IN THIS DEFINITION INCLUDE ALL PAST AND FUTURE AMENDMENTS THERETO, AS WELL AS APPLICABLE RULES AND REGULATIONS AS NOW OR HEREAFTER PROMULGATED THEREUNDER.

TO THE FULLEST EXTENT OF THE LAW, LESSEE WAIVES AND DISCLAIMS ANY CAUSE OF ACTION THAT LESSEE MAY NOW OR HEREAFTER HAVE OR OBTAIN AGAINST LESSOR, ITS AGENTS, EMPLOYEES OR SERVANTS ARISING FROM THE USE, OCCUPATION OR CONDITION OF THE PREMISES OR THE EXISTENCE OF THIS LEASE.

LESSEE FURTHER AGREES TO INDEMNIFY AND HOLD LESSOR AND ALL OF ITS PRESENT, FUTURE AND FORMER AGENTS, EMPLOYEES, OFFICIALS AND REPRESENTATIVES HARMLESS IN THEIR OFFICIAL, INDIVIDUAL AND REPRESENTATIVE CAPACITIES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, JUDGMENTS, LIENS AND EXPENSES (INCLUDING ATTORNEY'S FEES), COSTS AND DAMAGES (WHETHER COMMON LAW OR STATUTORY, AND WHETHER CHARACTERIZED AS ACTUAL, PUNITIVE, CONSEQUENTIAL, INCIDENTAL OR BASED ON

STRICT LIABILITY AND EXPRESSLY INCLUDING THOSE CAUSED BY THE NEGLIGENCE OR OTHER FAULT OF ANY PARTY INDEMNIFIED HEREIN), OF ANY CONCEIVABLE CHARACTER, DUE TO OR ARISING FROM INJURIES TO PERSONS (INCLUDING DEATH) OR TO PROPERTY (BOTH REAL AND PERSONAL) CREATED BY, ARISING FROM OR IN ANY MANNER RELATING TO THE USE, OCCUPATION OR CONDITION OF THE PREMISES OR THE EXISTENCE OF THIS LEASE.

6. Fixtures, Improvements, and Liability for Loss or Damage to Property. Prior to constructing any improvements or attachments on the Premises, Lessee must first obtain written authorization from the City. As of the Execution Date, Lessee is authorized to construct and attach to the Premises the improvements detailed in the site plan, which is attached hereto as **Exhibit "C"** and incorporated herein by reference for all purposes. During the term of this Lease, Lessee shall have a duty to maintain all fixtures and improvements in accordance with the provisions of below Sections 7 and 8. Title to any fixtures and improvements constructed by Lessee and attached to the Premises shall transfer to the City of Garland upon termination of this Lease, unless otherwise agreed upon in writing by both Parties. Personal property and chattel placed in or on the Premises shall be at the sole risk of Lessee or the owner of such property.

7. No Waste or Contamination. Lessee shall commit no waste of the Premises, including but not limited to any fixtures or improvements, and shall be responsible for any damages to the Premises, including but not limited to fixtures and improvements, caused by the activities of Lessee. Lessee shall, on the Termination Date or any earlier termination of this Lease, surrender the Premises clean, free of debris, and in substantially the same condition as received, except for normal wear and tear. Lessee may not discharge any waste or hazardous materials on the Premises. Any use of fertilizers, herbicides, pesticides or other similar chemicals by Lessee shall be done in strict accordance with all applicable federal, state and local laws. Lessee shall, upon request, provide Lessor with copies of all chemical constituents and MSDS sheets prior to the application of any fertilizer, herbicide, pesticide or other chemicals to the Premises.

8. Maintenance. Subject to the provisions of paragraph 7, Lessee must maintain, including performing any necessary repairs to conduct the approved use on the Premises, in

accordance with the Terms. Lessee shall maintain the Premises in a neat and orderly fashion and in compliance with all applicable laws including, but not limited to, mowing, weed control, and trash and litter removal.

9. **Loss or Destruction of Property Leased.** If the Premises become, as a practical matter, totally untenable after a casualty loss such as fire, storm, explosion, earthquake, or other casualty, and if the casualty loss is not due to the negligence or fault of the Lessee or the Lessee's employees, guests or invitees, either Lessor or Lessee may terminate the Lease at any time by giving written notice to the other.

10. **Lessee to Provide Insurance.** Lessee agrees to carry, during the term of this Lease, comprehensive general liability insurance insuring against bodily injury - including death - and property damage with a company or companies qualified to do business and to write insurance in the State of Texas. The policy or policies shall provide coverage of at least \$500,000.00 for bodily injury or death, per occurrence, and \$250,000.00 for property damage, per occurrence. The cost of premiums for all such policies shall be paid by Lessee and the policy or policies shall bear an endorsement providing at least ten (10) days written notice to Lessor of cancellation or material alteration. Lessee shall provide the Lessor with a copy of the insurance policy reflecting the required minimum coverage amounts herein at the time of executing this Lease. Also, Lessee shall provide the Lessor with a copy of the insurance policy on an annual basis throughout the term of the lease beginning on the 1st anniversary of the Effective Date and continuing on the same date throughout the term of this Lease.

11. **Assignment or Sublease.** Lessee shall not assign this Lease or sublet the Premises, or any part thereof, without the prior written consent of the Lessor, which may be denied for any reason or no reason at all.

12. **Triple Net.** Except as otherwise provided herein, all Rent (as that term is defined under above Section 4) shall be absolutely net to Lessee so that this Lease shall yield net to Lessor the Rent to be paid each month during the Term of this Lease. Accordingly, and except as otherwise provided in this Lease, all costs, expenses, and obligations of every kind or nature whatsoever relating to

the Premises which may arise or become due during the Term of this Lease including, without limitation, all costs and expenses of maintenance and repairs, insurance and taxes, shall be paid by Lessee. Nothing herein contained shall be deemed to require Lessee to pay or discharge any liens or mortgages of any character whatsoever which may exist or hereafter be placed upon the Premises by an affirmative act or omission of Lessor.

13. **Right to Audit; Inspections.** Lessee grants Lessor the right to enter into and upon the Premises to conduct routine inspections of the Premises and to the extent necessary to determine Lessee is in compliance with the material terms of this Lease, to conduct compliance audits of Lessee's business records. In the event Lessor elects to do a compliance audit to confirm Lessee is maintaining the minimum insurance requirements, is operating its business as described in above Section 4, and is in conformance with all material provisions of this Lease, Lessor shall give Lessee written notice three business days in advance of entering the Premises to conduct a compliance audit.

14. **Termination.** This Lease may be terminated by Lessor, for cause, upon thirty (30) days written notice to Lessee. "Cause" shall be deemed to be any of the following, separately or in any combination:

(A) Failure to maintain insurance coverage on the Premises or provide Lessor proof thereof upon demand;

(B) Failure to maintain the Premises in accordance with the provisions of paragraph 8 or applicable laws, rules or regulations;

(C) Use of the Premises in violation of paragraph 3;
or

(D) Failure to comply with any material provision of this Lease.

15. **Severability.** If any term or provision of this Lease is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Lease shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to

this Lease a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

16. **Waiver.** Either Lessor or Lessee shall have the right to waive any requirement contained in this Lease which is intended for the waiving party's benefit but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended.

17. **Governing Law.** This Lease and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Lease are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Lease shall be in Dallas County, Texas.

18. **Paragraph Headings; Construction.** The paragraph headings contained in this Lease are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Lease and this Lease shall not be construed either more or less strongly against or for either party.

19. **Complete Agreement.** This Lease contains the entire agreement between Lessor and Lessee with respect to the Premises and, except as set forth herein and in written instruments executed in connection herewith, neither Lessor nor Lessee has made any agreements, covenants, warranties or representations of any kind or character, express or implied, oral or written, with respect to the Premises including, without limitation, any warranties of habitability, merchantability, workmanship, income to be derived from the Premises, expenses to be incurred in connection with the Premises or with respect to any other conditions, facts or requirements relating or pertaining to the Premises.

20. **Binding Effect.** Except as limited herein, the terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

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

22. **Counterparts**. This Lease has been executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

23. **Exhibits**. All exhibits to this Lease are incorporated herein by reference for all purposes wherever reference is made to the same.

24. **Dispute Resolution**. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

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

26. **Relationship of Parties**. Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal

and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Lease nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of Lessor and Lessee as those terms are understood herein.

27. **Non-Discrimination.** Lessee promises and warrants that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 be excluded from participation in, be denied access or benefits of, or be otherwise subjected to discrimination under any program, activity, or transaction on the Premises.

28. **Signature Authority.** Both Parties represent, warrant, and agree that they have the full right and authority to enter into this Lease, and that the person executing this Lease on behalf of the respective Party has the full right and authority to enter into this Lease and bind the Party to each and every obligation contained herein. Lessee understands and acknowledges that Lessor cannot be lawfully held responsible for any obligation contained herein and this Lease cannot be amended, without the authorization of the City Council of the City of Garland and executed by the Mayor of the City of Garland.

EXECUTED as of the ____ day of _____, 2021.

LESSOR: CITY OF GARLAND, TEXAS

By: _____
Name: Scott LeMay
Title: Mayor
Date: _____

LESSEE: ANDOR PROPERTIES, LLC

By: Candace Rubin
Name: Candace Rubin
Title: Managing Member
Date: 12/27/2021

LESSEE: SHIRLEE MAE, LLC

By: [Signature]
Name: Tom de Nolf
Title: Manager
Date: 12/28/21

Address:

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

Address:

25 Highland Park Village
Suite 100-312
Dallas, Texas 75205

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF DALLAS

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This instrument was acknowledged before me on the 28th day of December, 2021, by Scott LeMay, Mayor of the City of Garland, Texas, on behalf of the City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public in and for the
State of Texas

ACKNOWLEDGMENT

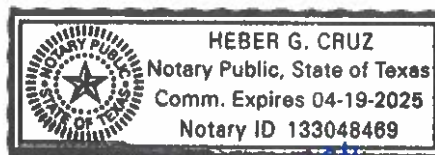
STATE OF TEXAS

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COUNTY OF DALLAS

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This instrument was acknowledged before me on the 28th day of December, 2021, by Tom Denolf, as MANAGER acting on behalf of **Andor Properties, LLC.**

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of December, 2021.



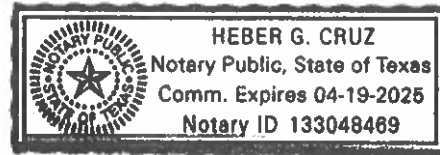
Notary Public in and for the
State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

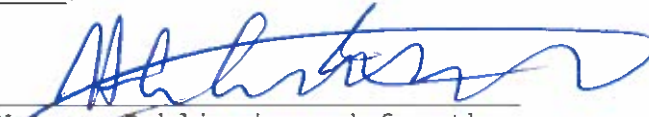
COUNTY OF DALLAS

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This instrument was acknowledged before me on the 28th day of December, 2021, by **Candace Rubin**, as manager acting on behalf of **Shirlee Mae, LLC**.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of December, 2021.



Notary Public in and for the
State of Texas

Exhibit A
(Attach Terms & Conditions)

Exhibit B
(Premises Description)

**Exhibit C
(Site Plan)**



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 03/01/2022

Item Title: Friendship Park Lease Agreement

Submitted By: Matthew Grubisich, Parks Director

Summary of Request/Problem

Friendship Park is located at 575 Forest Ridge Dr. and is shared with the City of Dallas. Garland owns 5.0 acres and Dallas owns 5.8 acres. In 1986 Garland entered into a 20-year lease agreement with the City of Dallas for the management and operation of the entire 10.8 acres of Friendship Park. Both Cities have been operating under the existing lease agreement since it expired in 2006.

In 2021 Parks and the City Attorney's office began conversations with the City of Dallas to update the agreement for an additional 20 years. Attached is the updated lease agreement for your review. As in the original agreement, Dallas is responsible for the total cost of the operations and maintenance of the entire site, as well as any future improvements. Any improvements made on the Garland portion would require approval by the City of Garland prior.

At their January 5, 2022, meeting the Parks and Recreation Board reviewed the updated lease agreement and made a recommendation to City Council to approve the lease agreement with the City of Dallas for Friendship Park.

This item was presented as a written briefing at January 31, 2022, Work Session with no comment.

Recommendation/Action Requested and Justification

Move to approve the updated Lease Agreement with the City of Dallas for the management and operation of Friendship Park for a period of 20 years, and authorize the Mayor to execute the necessary documents.

Attachments

Friendship Park Lease Agreement

Friendship Park Survey

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

FRIENDSHIP PARK
LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as “Lease” or “Agreement”) is made and entered into by and between the CITY OF DALLAS, a Texas municipal corporation, (“Dallas”), acting by and through its Park and Recreation Board, and the CITY OF GARLAND, a Texas home-rule municipality, (“Garland”) and evidences the following:

W I T N E S S E T H

Dallas and Garland each acknowledge and agree that the following recitals are true and correct and that the same are a material part of this Agreement:

WHEREAS, Dallas is the owner of approximately 5.82 acres near the Dallas/Garland city limits line and otherwise known as Friendship park (“Dallas tract”); and

WHEREAS, Garland is the owner of a tract of property (“Garland tract” or “Leased Grounds”) of approximately the same size, which is contiguous to the Dallas park property, but within the Dallas city limits; and

WHEREAS, the said contiguous Dallas tract and Garland tract together comprise the park known as “Friendship Park” or “park”, as shown on Exhibit A, attached hereto; and

WHEREAS, Dallas and Garland have throughout the past cooperated closely in the planning and development of said contiguous tracts, but have heretofore managed said properties separately, in accordance with the separate ownership thereof; and

WHEREAS, on April 16, 1986, pursuant to City Council Resolution No. 5833, Dallas and Garland entered into lease arrangement whereby Dallas, through its Park and Recreation Department, maintained and operated Friendship Park, allowing for joint review and cooperation in the planning and development of Friendship Park for better service to the surrounding community on an equal bases to the residents of both Dallas and Garland; and

WHEREAS, the 1986 lease agreement expired in 2006 and Dallas has exercised its hold-over over the Garland tract on a month-to month basis; and

WHEREAS, the Park and Recreation Board of the City of Dallas and the City of Garland agree to enter into a more formal lease agreement and that said properties should continue to be operated as a single unit, so that Friendship Park may best serve the citizens of both cities.

NOW, THEREFORE, Dallas and Garland, in consideration of their mutual covenants and agreements contained herein, hereby agree as follows:

1.0: LEASE AND TERM.

In consideration of \$1.00 and other good and sufficient consideration, receipt of which is hereby acknowledged, Garland does by these presents grant, demise and let, unto Dallas, for a period of **twenty years** beginning with date of execution hereof, the Leased Grounds including any improvements thereon, commonly known as Friendship Park, located within the city limits of the City of Dallas, as depicted on the map attached hereto and identified as Exhibit "A."

1.1: HOLDING OVER.

Should Dallas hold over the Leased Grounds, or any part thereof, after the expiration of the term of this Lease, unless otherwise agreed in writing, such holding over shall constitute and be construed as tenancy from month-to-month only.

2.0: SUBLEASE.

No part of the Leased Grounds shall be subleased (except on a daily rental basis) by Dallas without prior written consent and approval of the City of Garland or its authorized representative.

3.0: REVENUES.

It is understood that Dallas may accumulate funds resulting from the usual rental fees and concession revenues, and it is agreed that such funds shall be used for the maintenance or improvement of Friendship Park as a unified park, without regard to the respective ownership interests of the two cities.

4.0: PUBLIC ACCESS AND ADMISSION FEES.

It is expressly understood and agreed by and between the parties hereto that all grounds, improvements and equipment shall be kept open and accessible to the public free of charge at all reasonable times, except that reservation fees and similar charges may be imposed at Friendship Park on the same basis as other Dallas parks provided that Garland approves the amount of such fees. It is the intent of the two cities that Friendship Park be operated by Dallas for the mutual benefit of both cities and their residents. To this end, no distinction shall be made between the citizens of Dallas and Garland with respect to access to and use of the combined property being operated as a single, unified park.

5.0: OWNER RIGHT OF ENTRY.

Garland shall have access at all times to every part of the Leased Grounds for general inspection, and also for the purpose of the performance of the duties authorized or required by the Charter and Ordinances of the City of Garland, and the laws of the State of Texas. Dallas may appoint, direct, control and remove all persons employed within Friendship Park and in and about the care of the land and improvements thereon.

6.0: USE BY THE CITY OF DALLAS.

Notwithstanding the other terms hereof, Dallas shall have the right, authority, and power to use and occupy the Leased Grounds and/or to cause or permit others to use and occupy the Leased Grounds, for such periods and at such times as are necessary and appropriate to the joint purposes of the two cities.

7.0: AUTOMATIC IRRIGATION SYSTEM.

As determined and needed by Dallas, an automatic irrigation system shall be installed to service the entire park. If prohibited by code or ordinance, separate systems shall be installed for each parcel. If the irrigation system serves the entire park, and this agreement is terminated, and one irrigation system services the entire park, Garland shall have no claim to require Dallas to continue to serve the Garland parcel irrigation needs. Termination of the Lease may include negotiation to preserve the one system with Garland paying a portion of the cost, or as otherwise negotiated, but not required by Dallas.

8.0: TERMINATION.

TERMINATION

Either party may terminate this Agreement, with or without cause, upon ninety (90) days advance written notice.

In the event Garland exercises its right to terminate Dallas has the right to remove any improvements installed by Dallas and shall return the site to its existing condition less normal wear and tear, Provided however to the extent the parties agree to have the connectivity of Friendship Park, Garland will reimburse for the unamortized value of any improvements installed by Dallas to create the connectivity between the two parcels, concurrently operate the entire Friendship Park and to maintain the connectivity between the two parcels, Garland shall agree to reimburse City for that portion of improvements to maintain the connectivity. Effective immediately upon termination, Garland will assume all maintenance responsibility for the portion of Friendship Park owned by Garland (the Leased Grounds).

9.0: ALTERATIONS, ADDITIONS, AND IMPROVEMENTS.

Dallas shall not make any structural changes, additions, or alterations to the equipment or grounds leased herein without the written consent and approval of the Park and Recreation Board of the City of Garland, and then only after the approval of detailed plans for such work by the Garland Park and Recreation Board or authorized representative. Dallas may construct these new additional facilities or renovate existing facilities on the Leased Grounds at Dallas sole cost and expense, provided however it is understood Dallas shall not be required to expend any bond money on the Leased Grounds.

9.1: CONFLICT OF INTEREST.

- A. Garland and its employees, agents or associates are required to make regular, timely, continual and full disclosures to the Director of all significant outside interests and responsibilities that may give rise to a direct or indirect conflict of interest, including, but not limited to, any and all significant outside interests and responsibilities that could reasonably be expected to impair independence of judgment in Garland's performance of all of the services under this Contract. Such disclosures must be made no later than ten (10) days following the event giving rise to the potential or actual conflict of interest for the duration of the Contract term. A potential or actual conflict of interest exists when commitments and obligations to the City or widely recognized professional norms are likely to be compromised in Garland's performance of its duties under this Contract by the existence of Garland's other professional relationships, contracts, obligations, or commitments. Failure to disclose such a conflict of interest may result in the City's immediate termination of this Contract by the City Manager.
- B. The following section of the Charter of the City of Dallas shall be one of the conditions, and a part of, the consideration of this Agreement, to wit:

“CHAPTER XXII. Sec. 11. FINANCIAL INTEREST OF EMPLOYEE OR OFFICER PROHIBITED.

- (a) No City official or employee shall have any financial interest, direct or indirect, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies or services, except on behalf of the City as a City official or employee. Any violation of this section shall constitute malfeasance in office, and any City official or employee guilty thereof shall thereby forfeit the city official's or employee's office or position with the City. Any violation of this section, with knowledge, express or implied, of the person or corporation contracting with the City shall render the contract involved voidable by the City Manager or the City Council.
- (b) The alleged violations of this section shall be matters to be determined either by the trial board in the case of employees who have the right to appeal to the trial board, and by the City Council in the case of other employees.
- (c) The prohibitions of this section shall not apply to the participation by City employees in federally-funded housing programs, to the extent permitted by applicable federal or state law.
- (d) This section does not apply to an ownership interest in a mutual or common investment fund that holds securities or other assets unless the person owns more than 10 percent of the value of the fund.
- (e) This section does not apply to non-negotiated, form contracts for general City services or benefits if the City services or benefits are made available to the City official or employee on the same terms that they are made available to the general public.
- (f) This section does not apply to a nominee or member of a City board or commission, including a city appointee to the Dallas Area Rapid Transit Board. A nominee or member of a City board or commission, including a City appointee to the Dallas Area Rapid Transit Board, must comply with any applicable conflict of interest or ethics provisions in the state law and the Dallas City Code. (Amend. of 8-12-89, Prop. No. 1; Amend. of 8-12-89, Prop. No. 15; Amend. of 11-4-14, Prop. Nos. 2 and 9)”.

9.2: GIFT TO PUBLIC SERVANT.

- A. City may terminate this Agreement immediately if Garland has offered or agreed to confer any benefit upon a City employee or official that the City employee or official is prohibited by law from accepting.
- B. For purposes of this section, “benefit” means anything reasonably regarded as pecuniary gain or pecuniary advantage, including benefit to any other person in whose welfare the beneficiary has a direct or substantial interest, but does not include a contribution or expenditure made and reported in accordance with law.
- C. Notwithstanding any other legal remedies, City may require Garland to remove any employee of Garland from the Project who has violated the restrictions of this section or any similar state or federal law, and obtain reimbursement for any expenditures made as a result of the improper offer, agreement to confer, or conferring of a benefit to a City employee or official.

9.3: NOTICE OF CONTRACT CLAIM.

This Agreement is subject to the provisions of Section 2-86 of the Dallas City Code, as amended, relating to requirements for filing a notice of a breach of contract claim against the City. Section 2-86 of the Dallas City Code, as amended, is expressly incorporated by reference and made a part of this Agreement as if written word for word in this Agreement. Garland, its employees, contractors, and agents shall comply with the requirements of this ordinance as a precondition of any claim relating to this Agreement, in addition to all other requirements in this Agreement related to claims and notice of claims.

10.0: DEFAULT

10.1: The following events shall be deemed to be events of default by Dallas under this Lease:

10.1.2: If Dallas fails to comply with any term, condition, or covenant of this Lease and does not correct such failure within ninety (90) days after written notice thereof from Garland, or if such failure cannot reasonably be corrected within ninety (90) days and Dallas has not commenced to correct such failure within ninety (90) days and has not thereafter with reasonable diligence and good faith proceeded to correct such failure, such conduct shall constitute default.

10.1.3: In the event of default hereunder, the City of Garland shall direct in writing that such violations be corrected or abated, which order shall be obeyed by Dallas within the time specified therein, except that Dallas may have a hearing before the Garland Park and Recreation Board if it files a prompt request therefor with the Garland Director of Park and Recreation. From any order of the Garland Park and Recreation Board issued after a hearing, but not otherwise, Dallas may, within a reasonable time, ask the Garland City Council to review the subject matter of the controversy and the Garland City Council in its discretion may pass on the matter or grant a hearing thereon. The decision of the Garland City Council shall be final and binding. Wrongful failure or refusal of Dallas to comply with any such order of the City of Garland, if the same is not reversed by the Garland City Council, shall authorize the Garland Park and Recreation Board to cancel this Agreement and assume full control of the Garland property subject to this Lease.

10.1.4: Upon the occurrence of any such events of default, Garland shall have the option to pursue any one or more of the following remedies without notice or demand whatsoever.

10.1.4.1: Garland may terminate this Lease, in which event Dallas shall immediately surrender the Leased Grounds to Garland. If Dallas fails so to do, Garland may, without prejudice to any other remedy which it may have for possession, enter upon and take possession of the Leased Grounds and expel or remove Dallas and any other person who may be occupying Leased Grounds or any part thereof, without being liable for prosecution or any claim of damages therefor.

10.1.4.2: Garland may pursue any remedies herein provided or any other remedies provided by law.

10.1.4.3: If Garland fails to comply with any term, condition, or covenant of this Lease and does not correct such failure within ninety (90) days after written notice thereof from Dallas, or if such failure cannot reasonably be corrected within ninety (90) days and Garland has not commenced to correct such failure within ninety (90) days and has not thereafter with reasonable diligence and good faith proceeded to correct such failure, such conduct shall constitute default and Dallas may terminate this Lease without any liability to Dallas.

10.1.4.4: Dallas may pursue any remedies herein provided or any other remedies provided by law.

11.0: REPRESENTATIVES.

All rights, powers, privileges, immunities, and duties of Garland under this Lease, including, but not limited to, any notices required or permitted to be delivered by Garland to Dallas hereunder, may, at Garland's option, be exercised or performed by Garland's agent or attorney. As to all matters where consent of Garland is required herein, Dallas shall be entitled to rely upon consent given by the Garland Director of the Park and Recreation Department as may be directed by the Garland City Council. The Park and Recreation Board of Dallas has authorized its Director to act on behalf of Dallas in all matters regarding this Lease, and unless notified in writing to the contrary, Garland may rely upon actions by such Director as having been fully authorized by the Dallas Park and Recreation Board.

12.0: RESPONSIBILITIES OF DALLAS: [INTENTIONALLY LEFT BLANK]

12.1: ACCEPTANCE OF LEASED GROUNDS.

Dallas acknowledges that it has fully inspected the Leased Grounds and hereby accepts the Leased Grounds, and the improvements situated thereon, as suitable in their present condition for the purposes for which the same are leased.

12.2: PERSONNEL AND EQUIPMENT.

Dallas shall provide the total cost of all personnel incidental to the operation and maintenance of the grounds and all facilities, both existing and future improvements, and the cost of all utilities, supplies, tools, materials and equipment necessary for the maintenance and operation of Friendship Park as a combined, unified Park.

12.3: MAINTENANCE AND UPKEEP.

Dallas shall be responsible for the maintenance and upkeep of Friendship Park.

12.4: UTILITY SERVICES.

Dallas shall pay the cost of all telephone, electric, gas and water utility service, if any, to the property leased to Dallas hereunder.

12.5: USE OF LEASED GROUNDS.

Dallas may transfer to and place and arrange upon the Leased Grounds such playground equipment, picnic tables, or similar park facilities as Dallas may deem appropriate for the operation of Friendship Park.

12.6: COMPLIANCE WITH LAWS.

The parties agree that in the performance of its undertakings under this Agreement it will strictly observe and abide by the ordinances of the City of Dallas, the laws of the State of Texas and of the United States of America as the same now exist or as the same may be amended or any new ordinances or laws which may be enacted and will observe and abide by the highest principles of civic responsibility to the end that neither public funds nor public property shall be used in any manner which is inimical to public confidence in the administration of the City of Garland and its Park and Recreation Systems.

12.7: NON-DISCRIMINATION.

As a condition of this Lease, the parties agree that they will take all necessary actions to insure that, in connection with any operations under this Lease, Lessee, its officers, employees and subcontractors, will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, age, color, ancestry, national origin, place of birth, religion, sex, sexual orientation, gender identity and expression, military or veteran status, genetic characteristics, or disability unrelated to job performance, either directly, indirectly or through contractual or other arrangements. The parties agree that no person shall be denied membership in, admission to or use of the public access areas of Friendship Park or any related facilities or programs because of race, color, sex, age, sexual orientation, religion, national origin, physical handicap, or disability. Lessee shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended.

12.8: ABATEMENT OF NUISANCES.

Dallas shall promptly comply with all governmental orders and directives for the correction, prevention, and abatement of nuisances as caused by Dallas, its activities, its officers, agents, or employees, in or upon or connected with the Leased Grounds, and shall pay for the costs of compliance.

12.9: REPORTS AND PROPOSED OPERATING BUDGETS.

Dallas shall submit annually to the Garland Director of Parks and Recreation a proposed budget, which shall be assembled in the format required by Garland, and which shall reflect the income and expenditures for the past fiscal year and proposed expenditures for the next fiscal year at Friendship Park. The proposed budget shall be submitted in complete and final form not later than the annual date set by the Garland Park and Recreation Department.

12.10: Dallas shall provide the Garland Park and Recreation Department with such reports as it may request from time to time concerning the operation of Friendship Park. Dallas and Garland agree to conduct a joint inventory of property and facilities situated on the Leased Grounds within 30 days—after execution of this lease. Dallas agrees to maintain such inventory during the term of this lease and any extensions hereof, and to make such periodic entries to said inventory, reflecting additions and deletion thereto, as may be necessary to maintain the accuracy thereof, and to provide Garland a current copy of same at least annually.

13.0: INSURANCE AND INDEMNIFICATION.

13.1: PUBLIC LIABILITY INSURANCE.

Dallas from the date of this Lease and continuing until the expiration or termination of this Lease or any renewal hereof, shall cause Dallas to be insured, or may self-insure, against the claims of any and all persons for bodily injuries (including death) and property damages arising out of the use or the occupancy of the Leased Grounds by Dallas, its officers, employees or agents and/or guests, patrons, or invitees. The policy limit amounts of such public liability insurance or self-insurance shall be consistent with the amounts maintained by Dallas on other public parks of similar size, configuration, and risk. Any notice of claim or demand made against Garland pursuant to the provisions of the Charter and ordinances of the City of Garland shall at the direction of Garland be investigated, reviewed and handled by Dallas the same as if such claim or demand had been made against Dallas, it being the intent hereof that Dallas shall assume administrative responsibilities relating to claims arising from the use, occupancy and operation of the park.

13.2: WORKER'S COMPENSATION.

Dallas may obtain, maintain, and pay for Worker's Compensation insurance as required by law, or be self-insured.

13.3: WAIVER OF SUBROGATION.

Each party hereto waives any and every claim which arises or may arise in its favor and against the other party hereto during the term of this Lease or any renewal or extension thereof for any and all loss of, or damage to, any of its property located within or upon, or constituting a

part of, the Leased Grounds to Dallas hereunder, which loss or damage is covered by valid and collectible fire and extended coverage insurance policies, to the extent that such loss or damage is recoverable under said insurance policies. Said mutual waivers shall be in addition to, and not in limitation or derogation of, any other waiver or release contained in this lease with respect to any loss of, or damage to, property of the parties hereto. In as much as the above mutual waivers will preclude the assignment of any aforesaid claim by way of subrogation (or otherwise) to an insurance company (or any other person), each party hereto hereby agrees immediately to give to each insurance company which has issued to it policies of fire and extended coverage insurance, written notice of the terms of said mutual waivers, and to have said insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverages by reason of said waivers.

14.0: PROVISIONS OF LAW.

It is not the intention of either party to cause, impose, or restrict unreasonable burdens upon the other by this Agreement. It is the intention and understanding of the parties hereto that all provisions of law required to be inserted herein shall be and are inserted herein. However, if by mistake or otherwise, some such provision is not inserted herein, or is not in proper form, then upon application of either party this Agreement shall be amended to comply with the law and without prejudice to the rights of either party hereunder

[Remainder of this page left intentionally blank. Signatures appear on the following page.]

EXECUTED this the _____ day of _____ 2022, by the CITY, signing by and through its City Manager, duly authorized to execute same by Resolution No. _____, approved on _____, 2022 and executed this _____ day of _____, 2022, by City of Garland, acting through its duly authorized officials.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO
City Attorney

CITY OF DALLAS
T. C. BROADNAX
City Manager

BY _____
Assistant City Attorney

BY _____
Assistant City Manager

ATTEST:

PARK AND RECREATION BOARD

BY: _____
Secretary

BY: _____
President

LESSOR:
CITY OF GARLAND
a Texas home-rule municipality

BY: _____

TITLE: Mayor

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

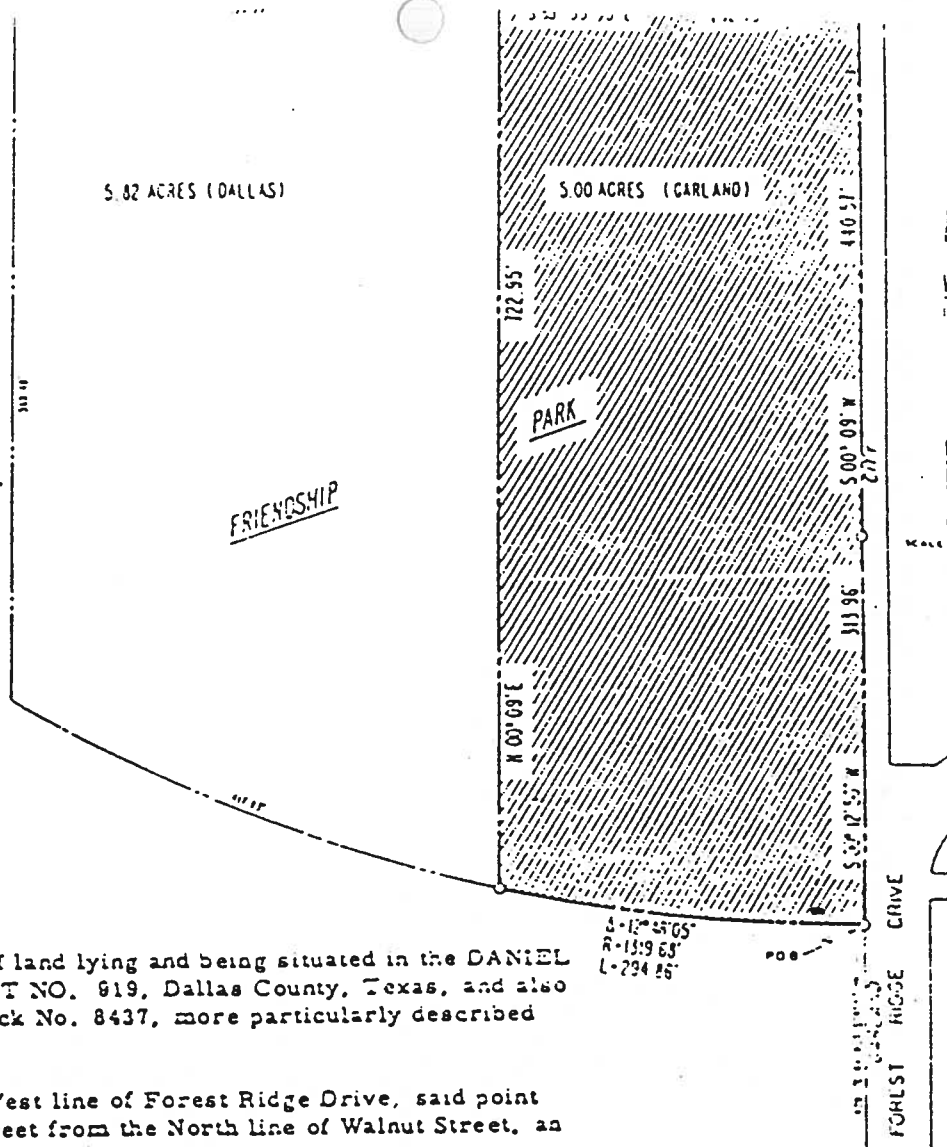
COUNTY OF DALLAS

§

This instrument was acknowledged before me on the ____ day of _____, 2021, by Scott LeMay, Mayor of the City of Garland, Texas, on behalf of the City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021.

Notary Public in and for the State of Texas



BEING a lot, tract or parcel of land lying and being situated in the DANIEL MURRAY SURVEY, ABSTRACT NO. 919, Dallas County, Texas, and also being a part of Dallas City Block No. 8437, more particularly described as follows:

BEGINNING at a point in the West line of Forest Ridge Drive, said point being N 0° 12' 50" E, 420.00 feet from the North line of Walnut Street, an iron stake for corner;

THENCE Northwesterly along a curve to the right, said curve having a beginning tangent bearing of N 29° 47' 10" W, said curve having a radius of 318.90 feet, an arc distance of 294.86 feet to an iron stake for corner;

THENCE N 0° 09' E, 722.86 feet to an iron stake for corner;

THENCE S 89° 33' 35" E, 292.73 feet to an iron stake for corner;

THENCE S 0° 09' W, along a hedge row, 440.57 feet to an iron stake for corner;

THENCE S 0° 12' 50" W, along a hedge row, 313.86 feet to the place of beginning and containing 5.000 acres of land.

This conveyance is expressly made subject to the following:

The property shall not be wholly or partly converted to other than public outdoor recreation uses without the approval of the Director of the Bureau of Outdoor Recreation, Department of the Interior.

Friendship Park
EXHIBIT A



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 03/01/2022

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

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

City Council is asked to consider authorizing the City Manager to execute a change order to an existing contract with Transcend STEM in the amount of \$217,013. This item was brought before the City Council during the February 14, 2022, Work Session meeting. Staff is seeking formal approval from the Council to redistribute \$217,013 in Emergency Solutions Grant - CARES Act - Rapid Rehousing funding to the Transcend STEM Program. The Transcend STEM Program will distribute funding for emergency rental assistance to qualified clients in Garland. This redistribution of funding will ensure compliance in meeting the September 30, 2022, deadline and avoid recapture of funding by HUD.

Recommendation/Action Requested and Justification

Staff recommends approval of 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.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10.

Meeting Date: 03/01/2022

Item Title: Naaman School Road - Right of Way Acquisition

Submitted By: Laura Dunn, Strategic Projects and Capital Portfolio Manager

Summary of Request/Problem

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.

Recommendation/Action Requested and Justification

Council is requested to consider by minute action the approval of one (1) purchase agreement negotiated to date with the property owner in the amount of \$164,182.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

11.

Meeting Date: 03/01/2022

Item Title: Canceling the Election for Unopposed Candidates in Districts 1 and 5

Summary of Request/Problem

Consider an ordinance 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 is requested to accept the Certification of Unopposed Candidates and approve 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.

Recommendation/Action Requested and Justification

Consider an ordinance 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 is requested to accept the Certification of Unopposed Candidates and approve 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.

Attachments

Cancelling the Election for Unopposed Candidates

ORDINANCE NO.

AN ORDINANCE CANCELING THE ELECTION TO BE HELD MAY 7, 2022 FOR UNOPPOSED CANDIDATES FOR COUNCILMEMBERS FOR DISTRICTS 1 AND 4; DECLARING EACH OF THE UNOPPOSED CANDIDATES FOR COUNCILMEMBERS 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.

WHEREAS, on February 14, 2022, the City Council ordered an election to be held on May 7, 2022, to elect Councilmembers for Districts 1, 2, 4, and 5;

WHEREAS, the election is for officers of the City in which write-in votes may be counted only for names appearing on a list of write-in candidates and in which each candidate whose name is to appear on the ballot is unopposed, and no proposition is to appear on the ballot;

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy have passed;

WHEREAS, the Mayor and the City Council have received the City Secretary's written certification that each of the candidates for Councilmember for Districts 1 and 4 is unopposed, a copy of which certification is attached hereto;

WHEREAS, in these circumstances, Chapter 2, Subchapter C of the Texas Election Code authorizes a governing body to declare each unopposed candidate elected to office and to cancel the election, thereby avoiding unnecessary expense; and

WHEREAS, Article XII, Section 1 of the Garland City Charter mandates that elections in such circumstances must be canceled;

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

Section 1

That the general election to elect Councilmembers for Districts 1 and 4 is hereby canceled.

Section 2

That the following candidates, who are unopposed for the May 7, 2022, general election are hereby declared elected to the respective office described below, subject to their taking the oath of office for the position and for the term to which they are hereby declared to be elected:

Councilmember, District 1: Jeff Bass

Councilmember, District 4: B.J. Williams

Section 3

That the City Secretary shall post a copy of this Ordinance at City Hall and at each polling place that would have been used in the election.

Section 4

That this Ordinance shall be and become effective upon its passage 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

12.

Meeting Date: 03/01/2022

Item Title: Garland Housing Finance Corporation Disbursement Agreement

Submitted By: Becky King, Managing Director

Summary of Request/Problem

At the February 14, 2022 Work Session, Council considered accepting 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.

Recommendation/Action Requested and Justification

Consider accepting a \$350,000 grant from the Garland Housing Finance Corporation to continue the GHFC Addressing Garland Partnership Program which benefits low-income, senior and veteran residents with property improvements.

Attachments

GHFC 2022 Grant Agreement

**GARLAND HOUSING FINANCE CORPORATION
ADDRESSING GARLAND PARTNERSHIP PROGRAM
DISBURSEMENT AGREEMENT**

THIS AGREEMENT is made and entered into on this the ____ day of _____, 2022, by and between the Garland Housing Finance Corporation (the “GHFC”), a Texas public instrumentality and nonprofit corporation, and the City of Garland, Texas (“City”), a Texas home-rule municipality (collectively, the “Parties”).

WITNESSETH:

WHEREAS, the Garland Housing Finance Corporation is a Texas public instrumentality and nonprofit corporation organized and operating pursuant to the Texas Housing Finance Corporations Act, Tex., Loc. Gov’t Code §§ 394.001 et seq.; and

WHEREAS, the GHFC was created to provide quality affordable housing for the residents of Garland, Texas; and

WHEREAS, the GHFC’s mission is to provide affordable housing in Garland through down payment and closing cost assistance, neighborhood awards, affordable senior & multifamily housing, issuance of bonds, and direct ownership opportunities; and

WHEREAS, the GHFC also administers grant programs designed to enhance the quality of life for residents of Garland; and

WHEREAS, the GHFC desires to partner with the City to fund the GHFC Addressing Garland Partnership Program (“Program”); and

WHEREAS, the Program will help eligible low-income persons, elderly, veteran, or disabled homeowners in Garland or to homeowners residing in a low-income area by providing funds for emergency and other repairs to homes; and

WHEREAS, the GHFC agrees to periodically fund the Program and monitor its application in Garland; and

WHEREAS, the City agrees to administer the Program and perform certain activities in connection with the Program.

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the Parties hereto, to be by them kept and performed as hereafter set forth, the Parties do agree as follows:

AGREEMENT

Article I. Definitions

Unless context clearly suggests a different meaning, the words and phrases set forth in this Article I shall have the following meanings:

1.01 Business Day. Any day other than a Saturday, Sunday, or official City holiday in which Garland's City Hall offices are closed for business.

1.02 Disabled Homeowner. For the purposes of this Agreement, a homeowner who receives monthly disability insurance payments from the United States Social Security Administration and who owns their primary residence.

1.03 Elderly Homeowner. For the purpose of this Agreement, a homeowner who is at or above the age of 62 and owns their primary residence.

1.04 Family Income. The self-reported income for a Participant's household as determined by 24 C.F.R. § 5.609.

1.05 Low Income Homeowner. A homeowner whose self-reported monthly income meets the definition of low income as specified by then current United States Department of Housing & Urban Development regulations. This definition is subject to change.

1.06 Participant. An eligible homeowner receiving funds administered by this Agreement for making repairs to the homeowner's primary residence.

1.07 Participant Data. Documents and data reflecting a Participant's eligibility for services funded by a Partnership Program, including, but not limited to, the participant's name, address, age, sex, ethnic background, size of household, income level or other basis for determining eligibility, and description of the services funded by a Partnership Program.

1.08 Partnership Program. One of the two Partnership Programs funded by the GHFC and administered by the City pursuant to this Agreement.

1.09 Veteran Homeowner. A homeowner who has served in and was honorably discharged by any branch of the United States military.

Article II. Partnership Programs

2.01 The two categories of Partnership Programs governed by this Agreement are:

(a) The GHFC Repair Partnership Program. This Partnership Program shall provide the Program money to help Participants with home repairs. Repairs shall be classified as

either Minor Repairs or Substantial Repairs.

1. Minor Repairs: The Partnership Program may provide Participants repair services of up to \$5,000 per property. If a minor repair requires more than \$5,000, the City must obtain the GHFC's approval.

2. Substantial Repairs: The Partnership Program may provide Participants funding of up to \$25,000 per property. If a repair requires more than \$25,000, the City must obtain the GHFC's approval.

(b) The GHFC Exterior Repair Partnership Program. This Partnership Program shall provide the Program money to help Participants with minor exterior home repairs, particularly those conditions that violate City ordinances. Examples of qualifying repairs include painting, fence repairs, or minor property modifications necessary to bring the home in compliance with City ordinances. The Program may obtain funding of up to \$5,000 per property. If an exterior repair requires more than \$5,000, the City must obtain the GHFC's approval.

2.02 Funding under any of the Partnership Programs may be combined federal grant funding accessible to the City, if eligible. In cases of combined funding sources for a single property, the City shall maintain separate contracts and invoices to prevent commingling of funds.

2.03 Partnership Program funds are to be used primarily to help low to moderate income homeowners within the city limits of Garland, Texas. The City shall give preference to applicants who are low income; the City shall give additional preference to low income Disabled Homeowners, Elderly Homeowners, and Veteran Homeowners. The City shall have the discretion to allow applicants who are not Participants in the Partnership Program(s).

Article III. City's Duties

3.01 The City shall administer each Partnership Program. The City's duties shall include

- (a) Client application intake and processing;
- (b) Project management of all construction activities;
- (c) Approval and payment of invoices for approved projects;
- (d) Case file management; and
- (e) Quarterly reporting the grant status to the GHFC.

3.02 The City shall maintain all records required by the GHFC that are pertinent to the projects to be funded under this Agreement. City shall establish, maintain and submit to the GHFC records

acceptable to the GHFC showing the use of Partnership Program expenditures to benefit Participants. These records shall include, but are not limited to

- (a) Documents providing a full description of each project funded;
- (b) Documents necessary to determine a project's eligibility for Partnership Program funds;
- (c) Documents necessary to establish a Participant's eligibility for Partnership Program funds (applicants shall self-report income and certify that information on the application is true and correct);
- (d) Documents necessary to reflect any improvement to real property funded by Partnership Program funds;
- (e) Participant Data; and
- (f) All other documents necessary to reflect compliance with the Partnership Program.

3.03 The City shall retain all records pertinent to expenditures incurred pursuant to this Agreement for five (5) years after the termination of all activities funded under this Agreement, or after the resolution of all audit findings, whichever is later. Records relating to any Participant must be kept for five (5) years after he or she has received final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records, the City must retain the records until all issues and actions are resolved, or the expiration of the five-year period, whichever occurs later.

3.04 The City shall make Participant Data available to the GHFC or its designee upon written request.

3.05 Audit.

- (a) All City records with respect to any matters covered by this agreement shall, upon reasonable written notice to the City, be made available to the GHFC, the grantor agency, their designees or the United States government, at any time during normal business hours, as often as the GHFC deems necessary, to audit, examine and make excerpts or transcripts of all relevant data. Any deficiencies noted in the audit reports must be fully cleared by the City within 30 days after receipt by the City. Failure to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments or termination.
- (b) The agency or entity requesting the audit shall bear the costs of any audit activities.

3.06 Confidentiality of Participant Data. City acknowledges that Participant information collected pursuant to this contract is private and the use or disclosure of such information, when not directly connected with the administration of the City's responsibilities with respect to services

provided under this contract, is prohibited unless the City obtains written consent from the Participant or the Participant's parent/guardian if the Participant is unable to consent.

3.07 Progress Reports. The City shall submit written quarterly progress reports to the GHFC in the form and content required by the GHFC. The report shall consist of the following information:

- (a) A spreadsheet identifying the homeowners assisted in the preceding quarter that includes name, address, household income level, family size, whether the homeowner is a veteran, elderly or disabled, and the amount of Program funds awarded; and
- (b) A spreadsheet identifying all administrative expenses.

The GHFC may require additional relevant information, which the City shall also provide.

3.08 Equal Opportunity and Affirmative Action. City agrees that in performing under this Agreement, it shall not discriminate against any worker, employee or applicant for employment, on the basis of race, color, creed, religion, age, sex, national origin, disability status nor otherwise commit an unfair employment practice.

3.09 Nondiscrimination Clause. The City shall administer the Partnership Programs without regard to an applicant's race, color, creed, religion, age, sex, national origin or disability status.

3.10 The City may use ten percent (10%) of the funds expended for administrative purposes related to program operations. The City may earmark ten percent of the GHFC funds for administrative purposes; however, at the end of the Term, the Parties shall reconcile the amount of earmarked funds against ten percent of sum of GHFC money actually expended plus any monies necessary to fund any Project approved but not yet funded. Any positive difference shall be refunded to the GHFC in accordance with Section 5.05 of this Agreement.

Article IV The GHFC's Duties

4.01 In consideration for the City's duties, the GHFC agrees to disburse up to \$350,000 during the Term of this Agreement for the Partnership Programs.

4.02 The GHFC shall disburse funds for the Partnership Programs as follows:

- a. The GHFC shall disburse \$150,000 to the City within ten (10) days of final execution of this Agreement.
- b. The GHFC shall distribute the remaining \$200,000 in two additional installments of \$100,000, payable on June 1, 2022, and September 1, 2022. These disbursements shall take place regardless of whether the Partnership Program projects have exhausted funds for any or all of the Partnership Programs.

4.03 The GHFC shall cooperate with the City in providing any information the City requires to obtain additional funding from any other source to help Partnership Program Participants.

Article V Partnership Program budgets

5.01 Each Partnership Program's initial annual budget is as follows:

- a. the GHFC Repair Partnership Program\$250,000
- b. the GHFC Exterior Repair Partnership Program\$100,000

5.02 The GHFC reserves the right to adjust budget categories as necessary. Any such adjustment must be presented as an Addendum to this Agreement, and must be both in writing and executed by both Parties. The Parties may not reduce Partnership Program's budget below the amount of funds already disbursed or earmarked for existing projects at the time of the adjustment.

5.03 The City may use funds allocated to the GHFC Repair Partnership Program for either Minor Repairs or Substantial Repairs at the City's discretion, within the limits set forth herein above.

5.04 Any Partnership Program funds allocated by the GHFC pursuant to this Agreement which the City has not awarded by the end of the Term shall revert back to the GHFC.

5.05 Upon the termination or expiration of this Agreement, City shall transfer to the GHFC any GHFC Program funds then on hand, less any monies necessary to fund any Project approved but not yet funded, and any accounts receivable attributable to the use of the GHFC Program funds. In addition, the City shall refund to the GHFC any administrative funds due and owing after the reconciliation process set forth in Section 3.10 of this Agreement.

5.06 The sole source of funds for this Agreement is the GHFC Addressing Garland Partnership Program. This Agreement shall not obligate or encumber any other funds of the GHFC.

5.07 Any Partnership Program funds the City has not awarded by the end of a given quarter shall be carried over to the next quarter.

Article VI Term; Quarter

6.01 The Term of Agreement shall begin upon execution by both parties and shall run until the 31st day of December, 2022.

6.02 A Quarter begins on the first day of January, April, July, and October.

Article VII Nonperformance, Suspension, and Termination

7.01 Termination for nonperformance. This Agreement may be terminated by either party if it determines the other party has not met the obligations imposed by this Agreement. The party seeking termination must provide written notice of termination stating what obligations have not been met. The nonperforming party shall have thirty (30) days to perform the duties described in the notice. If it fails to do so, this Agreement is terminated.

7.02 Termination for convenience. Either party may terminate this contract at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. In the event of any termination for convenience, all finished or unfinished documents, data, reports or other material prepared by the City under this agreement shall, at the option of the GHFC, become the property of the GHFC, and the City shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

Article VIII Miscellaneous Provisions

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

8.02 Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

8.03 Waiver. Either the GHFC or City shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended.

8.04 Governing Law. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. Exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

8.05 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

8.06 Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

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

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

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

8.10 Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

8.11 Amendments. The Parties may amend this Agreement at any time provided the amendment is made in writing and signed by both Parties.

8.12 Relationship of Parties. Nothing contained in this Contract shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Contract nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Contract.

8.13 Notices. Communications and details concerning this contract shall be directed to the following contact representatives:

City of Garland:

Ms. Mona Woodard
City of Garland
Department of Housing and Community Services
800 Main Street
Garland, TX 75040

Garland Housing Finance Corporation:

Mr. David W. Gibbons
Garland Housing Finance Corporation
1675 West Campbell Rd.
Garland, TX 75044

EXECUTED this ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

By:

Bryan Bradford
City Manager

Approved as to form:

Stephen M. Hines
Sr. Asst. City Attorney

EXECUTED this ____ day of _____, 2022.

**GARLAND HOUSING
FINANCE CORPORATION**

By:

David W. Gibbons
Executive Director



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

13.

Meeting Date: 03/01/2022

Item Title: I-30/Greenbelt Parkway Area Plan

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The study area includes the vacant land near I-30 and Greenbelt Parkway (west of the Wal-Mart) and the adjacent Lake Ray Hubbard DART bus transfer station. 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. Staff and Kimley-Horn briefed the City Council during their January 31, 2022 work session, and briefed the Plan Commission during their February 21, 2022 meeting. The Plan Commission recommended approval unanimously; notes are attached.

The final report is attached for review.

Recommendation/Action Requested and Justification

Consider adoption of the attached resolution for the Greenbelt Parkway Plan.

Attachments

Resolution - Greenbelt Parkway Plan

Greenbelt Parkway Report

Plan Commission comments

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS
ADOPTING THE GREENBELT PARKWAY PLAN; AND PROVIDING AN EFFECTIVE
DATE.**

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

WHEREAS, the City of Garland, Texas has engaged in the process of preparing the Greenbelt Parkway Plan for the purpose of identifying potential development opportunities based on a market assessment and an analysis of physical and economic conditions within the planning area; and

WHEREAS, the creation of a cohesive redevelopment strategy, in partnership with Dallas Area Rapid Transit and community stakeholders, to advance goals for development identified within the Envision Garland 2030 Comprehensive Plan and the I-30 Corridor Catalyst Area Plan; and

WHEREAS, input opportunities included a series of meetings held between October 2021 and January 2022 with area stakeholders, including representatives from Dallas Area Rapid Transit; a committee of area stakeholders and property owners; and the Plan Commission;

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

Section 1

That it is found in the public interest to adopt the Greenbelt Parkway Plan as proposed, said document being attached hereto and incorporated herein as Exhibit A.

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 _____, 2022.

CITY OF GARLAND, TEXAS

By: _____ Mayor

ATTEST: _____ City Secretary

GREENBELT PARKWAY PROPERTY

SPECIAL AREA STUDY

A Comprehensive Study of the Greenbelt Parkway Property



ADOPTED FEBRUARY XX, 2022



GARLAND

TEXAS MADE HERE

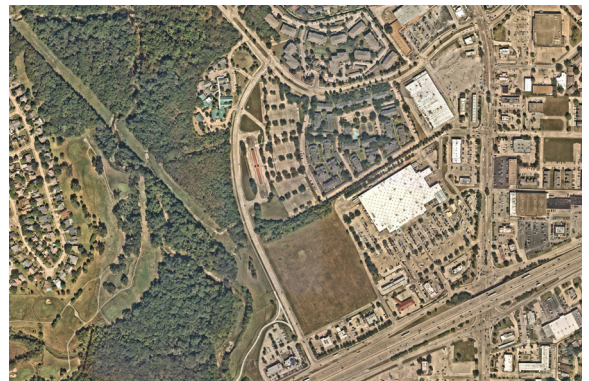


TABLE OF CONTENTS

1

INTRODUCTION

PAGE 4

NOTE FROM DISTRICT 4 COUNCILMAN - B.J. WILLIAMS
PLAN APPROACH

2

PLAN FOUNDATION

PAGE 6

STUDY AREA
PRIOR PLANS & STUDIES

3

COMMUNITY PROFILE

PAGE 11

EXISTING CONDITIONS PUBLIC ENGAGEMENT
ECONOMIC ANALYSIS
PSYCHOGRAPHICS

4

COMMUNITY VISION

PAGE 20

DEVELOPING CONSENSUS
STRATEGIC PRIORITY GOALS
SCENARIO ANALYSIS

5

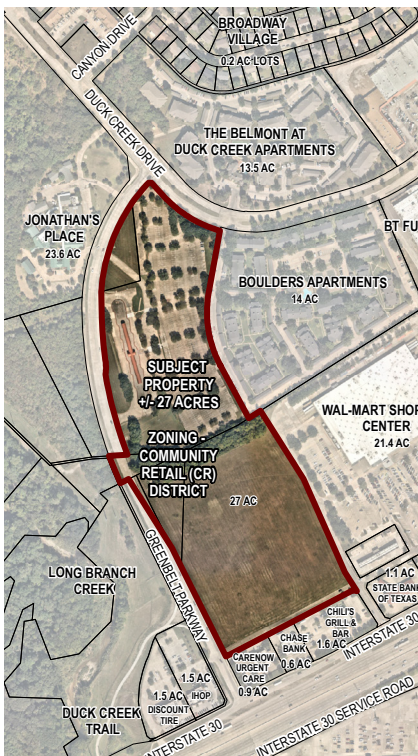
DEVELOPMENT FRAMEWORK

PAGE 30

PREFERRED SCENARIO

8 IMPLEMENTATION**PAGE 44**INTRODUCTION
ACTION ITEMS

APPENDICES

Existing Conditions
Maps in Appendix A

A: EXISTING CONDITIONS MAPS	PAGE 48
B: MARKET ANALYSIS	PAGE 58
C: PSYCHOGRAPHICS	PAGE 74
D: ONLINE SURVEY RESULTS	PAGE 88
E: STAKEHOLDER INTERVIEWS	PAGE 106
F: TOWN HALL AND CHARRETTE WORKSHOP RESULTS	PAGE 114
G: DEVELOPMENT SCENARIO ANALYSIS MEETING NOTES	PAGE 126
H: SCENARIOS OVERVIEW	PAGE 134



I. INTRODUCTION

PLAN APPROACH



GARLAND
TEXAS MADE HERE

The City of Garland
initiated this project in
October of 2021.

In 2021, the City of Garland and DART signed an MOU to work jointly to bring development around the transit centers located in the city. As a compliment of that effort,

the City of Garland initiated a project to study potential redevelopment strategies and solutions to several parcels located in District 4 of the City. The site location is west of Broadway Boulevard and I-30, located between Wal-Mart and Greenbelt Parkway. The site includes five parcels in total and features one large undeveloped lot and the Dallas Area Rapid Transit (DART) Lake Ray Hubbard Transit Center. Site location maps and a study area map can be found on page 7.

Through the planning process, the City collaborated with key stakeholders including Wal-Mart, DART, adjacent property owners, Garland public officials, developers, and more to create a unified community vision for the future of this area. This document will summarize the planning process, including the market analysis, the public engagement methods used, and the strategic priorities that were set for the vision of the area.

DISTRICT 4

NOTE FROM COUNCILMAN B.J. WILLIAMS

A special thanks to District 4 neighbors and constituents, other key stakeholders (Wal-mart, DART, and Jonathan's Place) for your participation in the Greenbelt Parkway project. As our City grows, it is important to establish a unified and economically viable vision for future development of this area. Community input continues to be a crucial component in achieving this goal.

Therefore, we sought to create a vibrant space for the community to connect and play an integral part in creating this plan. I would like to thank all those who participated in stakeholder interviews, came out to City Hall and the two-day charrette at Audubon Park Recreation Center. Your voices were heard, and your feedback helped shape the concept plans for this area. Your ideas were heard and the results were synthesized into three concept plan options. After careful review and consideration of the three options reflective of your feedback, I preferred and selected Option 2, and presented to the full Council. The three options are included within this report, and for further information you may contact the City of Garland Planning Department at (972)-205-2445 or visit the City of Garland website.

Again, thanks to everyone for your interest and active participation. I look forward to working with our community and other major stakeholders as we take the next steps for the future quality development of this Greenbelt Parkway project.

Sincerely,

Signature

Councilman B.J. Williams
District 4
Garland City Council



II. PLAN FOUNDATIONS

STUDY AREA

The Greenbelt Parkway Property is conveniently located east of the I-635 and I-30 interchange in the southern part of the City of Garland. However, the study area does not have direct frontage access to the I-30 service roads. The study area encompasses approximately 27 acres of land, which consists of a large tract that is currently undeveloped, and the existing DART Lake Ray Hubbard Transit Center. The property is also adjacent to the Duck Creek Trail to the west of Greenbelt Parkway. The undeveloped property is owned by Wal-Mart and the transit center to the north is owned by DART. Targeted collaboration between the City of Garland, Wal-Mart, and DART was conducted to ensure the redevelopment vision for the study area was aligned with stakeholder and community goals.

In effort to establish a base understanding of the study area, a mapping exercise was conducted that captured the existing conditions of the site. Detailed information was gathered from several available resources including the Dallas County Appraisal District, the Federal Emergency Management Agency (FEMA), the Texas Department of Transportation (TX-DOT) and the City of Garland's current zoning map, parks and trails, and thoroughfare plan. This information was then utilized as a basis for future discussions, workshops, and presentations. The full set

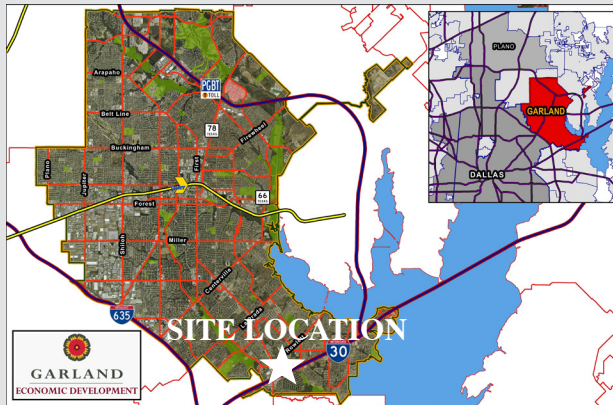
of existing conditions maps can be found in **Appendix A**.

The current zoning of the study area is Community Retail (CR) and is designated as a **Transit-Oriented Center** in the Garland Future Land Use Plan. The study area features existing storm, water, and wastewater infrastructure in the DART property, but no infrastructure exists throughout the vacant parcel. However, the entire west border of the study area does feature a six-foot sidewalk. In addition, the site is bisected east to west by a drainage channel that creates a barrier between the north and south properties.

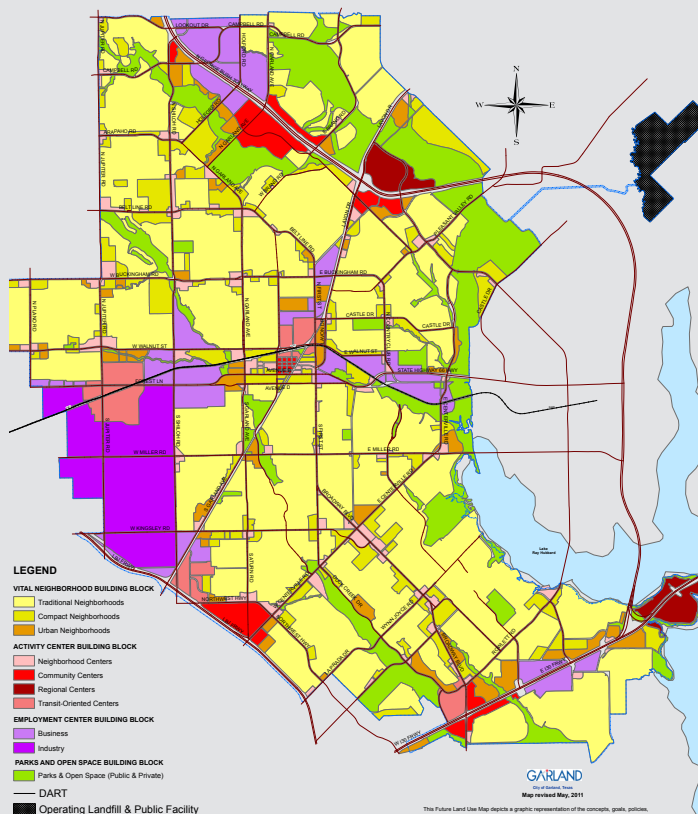
Greenbelt Parkway, which borders the west side of the study area, is a three-lane roadway facility with two travel lanes and one two-way left turn lane. Duck Creek Drive, which borders the study area on the north, is a four-lane divided facility with large medians. The property's southern border is an internal street that backs several businesses, including CareNow Urgent Care, Chase Bank, and Chilli's Grill & Bar. Wal-Mart is located to the east of the property, with the study area bordering Wal-Mart's parking lot. Special considerations should be made for I-30 frontage visibility, as well as connectivity to Wal-Mart, the Duck Creek Trail, and the surrounding businesses.

SITE LOCATION

SURROUNDING AREA MAPS



GARLAND FUTURE LAND USE PLAN



THE GREENBELT PARKWAY PROPERTY IS DESIGNATED AS A TRANSIT-ORIENTED CENTER ON THE GARLAND FUTURE LAND USE PLAN.

“Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within 1/4 to 1/2 mile of transit centers and/or rail station and provide pedestrian and bicycle friendly access.”

- Garland Comprehensive Plan

SITE LOCATION STUDY AREA MAP

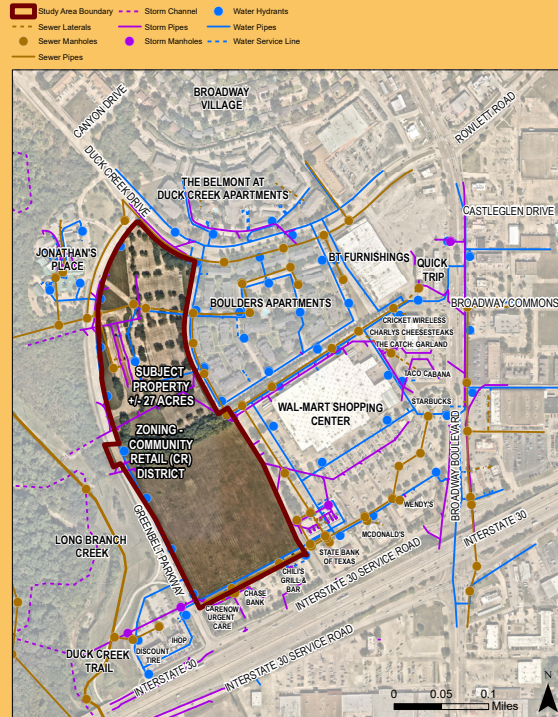
-  Study Area Boundary
-  Parcels



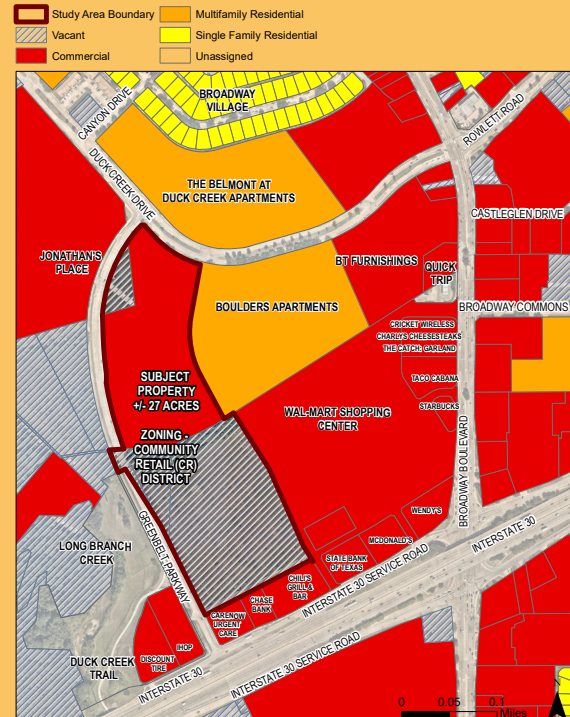
EXISTING CONDITIONS SNAPSHOT

The full library of existing conditions maps can be found in Appendix A.

Greenbelt Parkway Property Existing Utility Infrastructure



Greenbelt Parkway Property Existing Land Use



Greenbelt Parkway Property Existing Tree Coverage



Greenbelt Parkway Property Existing Transportation Systems



I-30 CORRIDOR CATALYST AREA PLAN

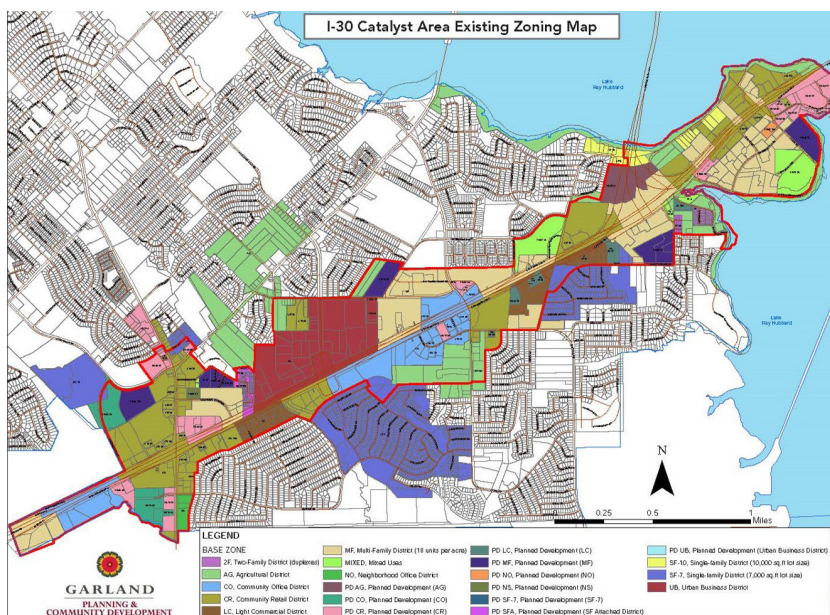
Published July 2017



Investment Challenges for the "Broadway TIA" area

- Large upfront capital investment is needed to drive immediate redevelopment.
- Lower incremental tax revenue, given existing properties are already income producing.
- Little incentive for property owners to invest in properties.

PRIOR PLANS & STUDIES



Several previous plans and studies were reviewed to further understand the context of the Greenbelt Parkway area. The City of Garland created an I-30 Catalyst Area Plan in 2017 that discussed this area in detail, calling it the "Broadway TIA" area. This plan called for the area to be mixed-use in nature in alignment with the Comprehensive Plan. Other plans that were reviewed included a site plan that was created by Wal-Mart, and proposed TxDOT improvements to the I-30 frontage road.

"Broadway TIA" Development Strategies

From the I-30 Corridor Catalyst Area Plan

- Promote revitalization of existing commercial stock through the use of retail revitalization strategies.
- Introduce new **townhomes and restaurants** in vacant areas.
- Implement new development **design regulations**.
- Make aesthetic roadway improvements to Broadway Boulevard and I-30 to help create a regional identity.

III. COMMUNITY PROFILE

ECONOMIC ANALYSIS

A market and economic analysis was conducted on the site to understand the existing needs for housing and retail. The market analysis helped to understand the real estate dynamics for a variety of geographies, including the Greenbelt Parkway study area, Dallas County, and the Dallas-Fort Worth Metroplex. The study area considers drive-times and is defined by natural and man-made barriers that directly influence real estate potential at the Greenbelt Parkway site. The larger areas are then used to illustrate growth trends that could impact the study area.

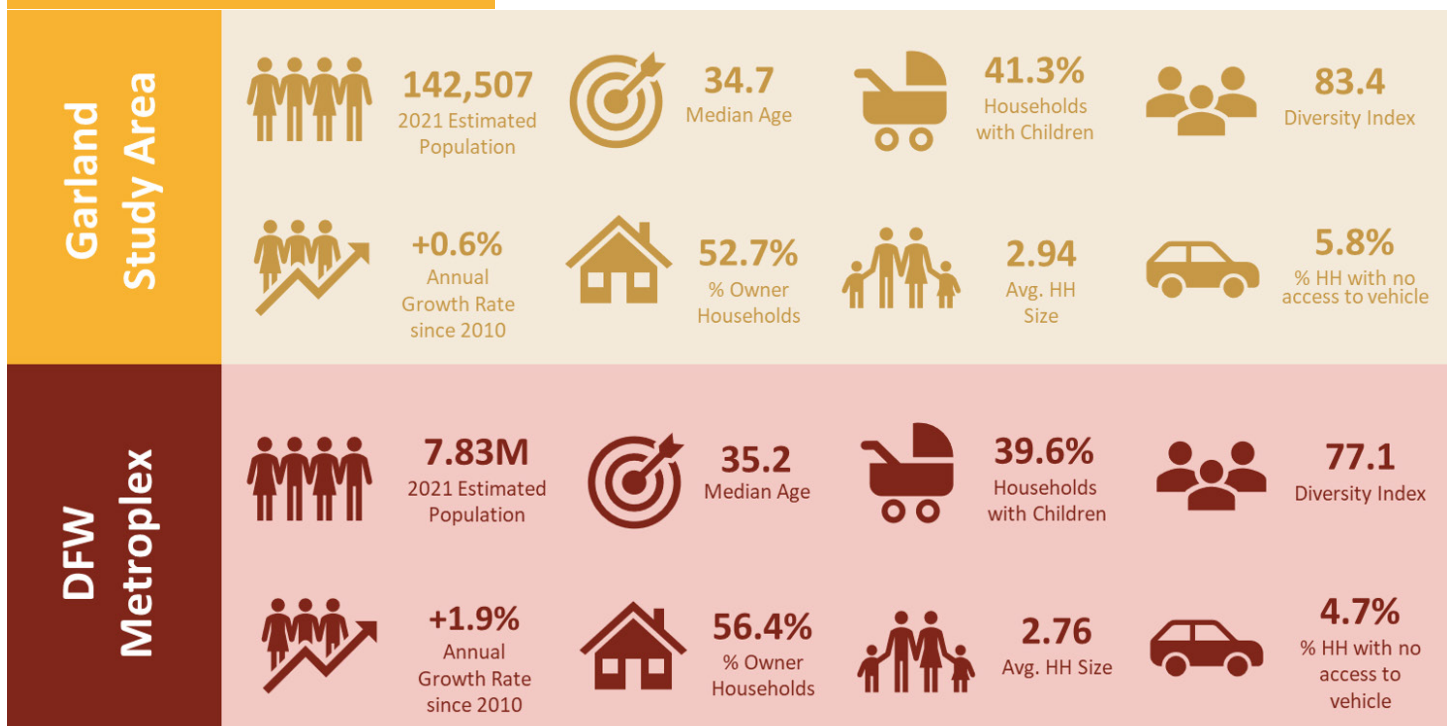
Below is a community snapshot that displays key metrics for the study area and for the DFW Metroplex for comparison. The median age and home ownership rates are lower in the study area

than the region, but the number of households with children is higher. The area is also more diverse than the metroplex. There are also more people that do not have access to a vehicle, so access to transportation such as the DART Lake Ray Hubbard Transit Center is vital to this small area plan.

Desired housing, retail, and office products were also examined during the market analysis. The infographic on the next page displays the products that are in high demand along with market considerations for each category.

The full market analysis performed for this report can be found in **Appendix B**.

Garland Population Snapshot



GREENBELT PARKWAY PROPERTY MARKET CONSIDERATIONS

HOUSING



RETAIL



OFFICE



DESIRED PRODUCTS

- Townhouses
- Missing Middle Housing
- Rental Multifamily
- Ground-Level/Mixed-Use
- Neighborhood Serving
- Restaurants and Dining
- Service Office
- Flexible Workspaces
- Medical Office

DEMAND TIMEFRAME

- Short-term
- Short-to mid-term
- Long-term
- Limited

MARKET CONSIDERATIONS

- Demand is exceeding supply
- Higher density housing maximizes property
- Townhouses and Missing Middle would increase for-sale housing options for residents
- Despite increased supply MF rental is performing well
- Focus on families will drive product types
- Retail is in a state of flux due to pandemic
- Market considerations are an important component of mixed-use projects
- There is a role for services beyond traditional retail
- Dining and entertainment options have rebounded from pandemic; supports new housing
- Continued recovery from pandemic
- Excess vacancy will need to be leased to attract investment
- Smaller-scale neighborhood-services

PSYCHOGRAPHICS

The Environmental Systems Research Institute (ESRI), a nationally recognized information and data system software company, identifies different demographic categories for communities across the country, or “psychographic” groups. These categories reflect the median age, household size, income, shopping habits, and other common traits of people in similar economic and demographic groups. These characteristics are utilized by developers and retailers to understand the character and lifestyle habits of communities. The neighborhoods surrounding the study area were analyzed and the top three psychographic groups are summarized below.

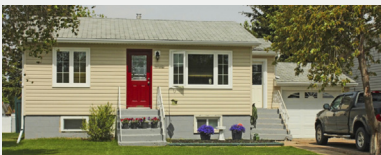
ESRI TAPESTRY

Tapestry Segmentation classifies US neighborhoods into 67 unique segments, based on demographics and socioeconomic characteristics.

The full psychographic reports for the study area can be found in **Appendix C**.

URBAN EDGE FAMILIES

30.2% of area households



- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities

HOME IMPROVEMENT

24.7% of area households



- Married couple families in single-family homes
- Cautious consumers who carefully research purchases
- Spend heavily on eating out and on car maintenance due to long commutes
- Weekends consumed with home improvement projects

FORGING OPPORTUNITY

12.5% of area households



- Young families with children or single-parent with multiple generations living in one house
- More than one in four households in poverty
- Spending focused on necessities and few residents have investments
- Employment concentrated in skilled trades
- Primary focus is on family

PUBLIC OUTREACH STRATEGY

In order to reach as many groups and people as possible, an outreach strategy was implemented that was diverse, multifaceted and included the following engagement opportunities:

- Website
- Advertisement (website and flyer)
- Survey
- In person Workshops
- Interviews
- Newsletter
- Public Hearings



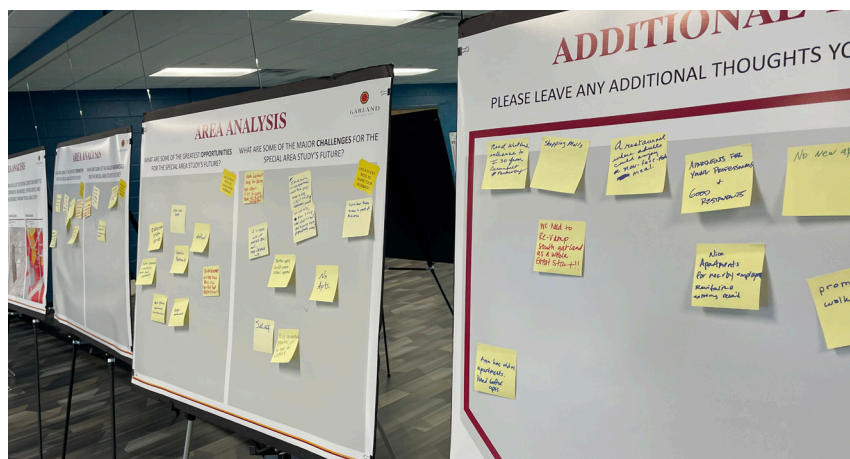
TOWN HALL AND CHARRETTE MEETING PICTURED ABOVE

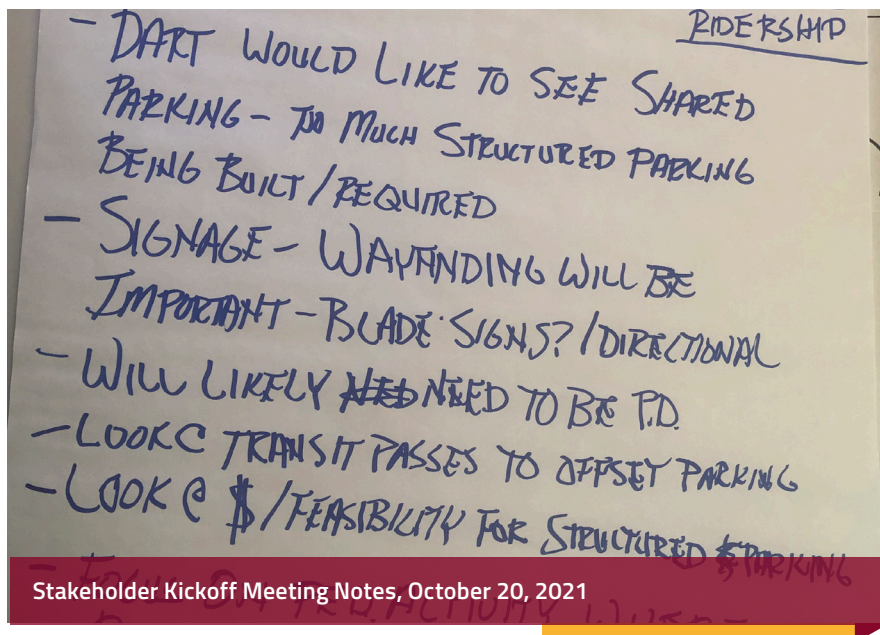


Town Hall and Charrette - Audubon Recreation Center, November 18, 2021

PUBLIC ENGAGEMENT

From the very beginning of the planning process, it was understood that in order for this plan to become well established as a guiding tool for future development and growth within the community, public outreach and community engagement would be a foundational piece of the overall effort. The input of key stakeholders including residents, business owners, community leaders, and city staff was vital in building consensus towards a collective and implementable vision. For this reason, there were multiple opportunities provided for public engagement throughout the project to gain the highest level of insight and feedback.





STAKEHOLDER KICKOFF MEETING

OCTOBER 20, 2021

In order to gain valuable insight about the property, a kickoff meeting was held on October 20, 2021 at Garland City Hall with city staff, Councilman Williams, and the property owners (including DART and Wal-Mart). In the kickoff meeting an in-depth SWOT analysis was conducted for the study

area that examined the strengths (S), weaknesses (W), opportunities (O), and threats (T) from the perspective of the group. Through that process, valuable information was gained that helped establish a base understanding of what challenges and opportunities exist.

PROJECT WEBSITE

From the onset, a project webpage was created on the City's website that detailed the project and provided periodic updates of events and engagement opportunities as they occurred. The goal was to reach a wide-ranging audience that had the capability to engage virtually.

GREENBELT PARKWAY PROJECT

[Nov. 18, 2021 Town Hall Presentation](#)

[Town Hall Meeting Notes](#)



Please take the [GREENBELT PARKWAY SURVEY!](#)



Engagement Strategy

The project's public engagement approach has actively engaged stakeholders so they become partners with the City in carrying out the plan after its adoption.

ONLINE SURVEY

ONGOING THROUGHOUT THE PROJECT



As part of online engagement efforts, a virtual survey was conducted in SurveyMonkey that was advertised online, at design workshops, and through flyers posted at the South Garland Branch Library and City Hall, which provided participants the opportunity to weigh in on key issues as they relate to the site. Topics ranging from overall desired future character of the area

to key pedestrian connections and open space were covered and respondents were able to comment on any other information as they deemed necessary. In total 12 participants weighed in and provided valuable information as summarized in **Appendix D**.

STAKEHOLDER INTERVIEWS

ONGOING THROUGHOUT THE PROJECT

Early in the process, individuals and entities were identified who represented an interest or stake in the study area as property or business owners or their representatives. These stakeholders were then asked to interview with the consultant team, discuss future development of the study area, and detail what impacts they would anticipate.

There were four stakeholder interviews in total, and included individuals representing local HOAs, developers, and nearby property owners. The interviews took place via telephone and lasted approximately 30 minutes each. The stakeholders generally supported destination-type development including restaurants and entertainment venues. Additionally, multifamily projects such as townhomes and senior housing were largely supported.

Notes from the stakeholder interviews are documented in **Appendix E** of this report.

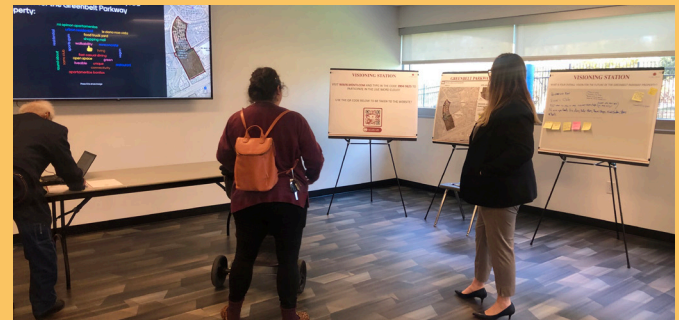
TOWN HALL AND CHARRETTE WORKSHOP

NOVEMBER 18 AND NOVEMBER 19, 2021

A design charrette and workshop was held on November 18, 2021 at the Audubon Recreation Center in Garland, and on November 19 as well at the same location. The charrette was split into two days, with the first session occurring in the evening at the regularly scheduled District 4 Town Hall meeting, and during the next morning as well. The events gathered over 40 people over the two

day period. The charrette featured four stations that gathered insight on resident's opinions for the future development of the area.

The stations and results are highlighted on the following page. Full workshop results and photos can be found in **Appendix F**.



TOWN HALL AND CHARRETTE WORKSHOP

STATION RESULTS HIGHLIGHTS

1

Station 1: Strengths, Weaknesses, Opportunities, and Threats/Challenges (SWOT) Analysis

Participants were asked to leave their opinions for the Greenbelt Parkway property in the form of strengths, weaknesses, opportunities, and threats or challenges. Participants left sticky note feedback on the boards, and the results are summarized below.

STRENGTHS

- Proximity to greenbelt and existing trail
- Proximity to retail

WEAKNESSES

- Lack of dining - only fast food options currently available
- Aging buildings
- No I-30 frontage road access

OPPORTUNITIES

- Sit-down restaurants
- Entertainment destinations
- Housing

CHALLENGES

- South Garland's image of being run-down
- Fear that the area will become standard strip-center retail

2

Station 2: Visioning

The Visioning station asked participants to share their big, bold ideas for the property. A visioning board allowed participants to write their ideas, and the station also featured a live word cloud that allowed participants to add their ideas for the property in real time. The results of the station are summarized below.

- High-quality multifamily housing such as townhomes
- Sit-down restaurants (no new fast food)
- Urban residential connecting to existing trail
- Entertainment and destinations
- Unique shopping experience

Use one word to describe the future you'd like to see for the Greenbelt Parkway Property:

mi opinion apartamentos
apartamentos bonitos
connectivity
unique vegan
fast casual dining
living green
walkability
open space
food truck yard
urban residential
le daria mas vista

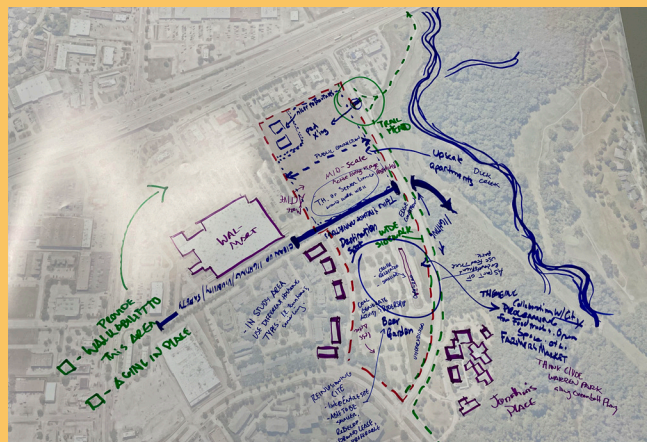
residential pinstack
liveable
sports gym
shopping mall
sams club
nonconcrete
round about
entertainment
restaurant

Live Word Cloud Results



STATION RESULTS HIGHLIGHTS

This station allowed charrette participants to directly work with members of the project team to map out future layouts for the property. Participants laid out potential future roadway and trail alignments, building footprints, and potential land uses with a project team member.



This station allowed participants to vote on images of buildings (split into residential and destination building types) based on their visual preference. If participants liked the look of the images, then they could vote on those images. The results of this station are summarized below.

MULTIFAMILY MID DENSITY



14 votes

TOWNHOMES



14 votes

ASSISTED/SENIOR LIVING



13 votes

RESTAURANTS



28 votes

PUBLIC PLAZA OR GATHERING SPACE



28 votes

MEDICAL OR HEALTH SERVICES



28 votes

DEVELOPMENT SCENARIO ANALYSIS MEETINGS

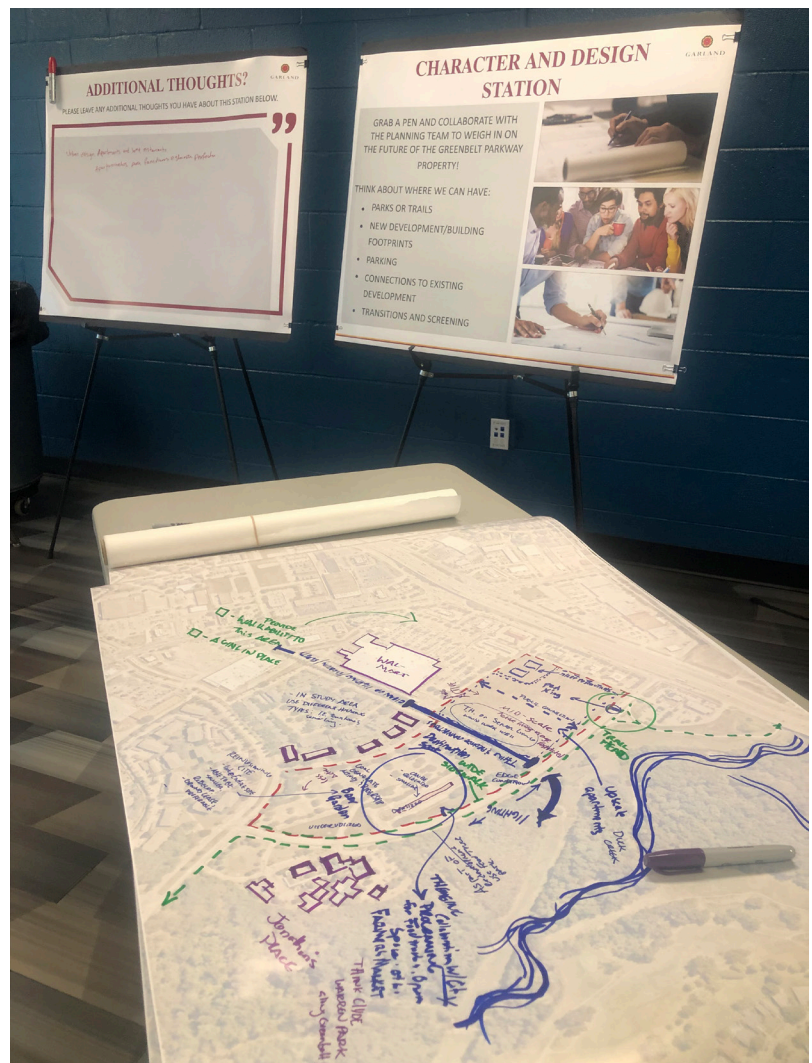
December 22, 2021
January 13, 2022

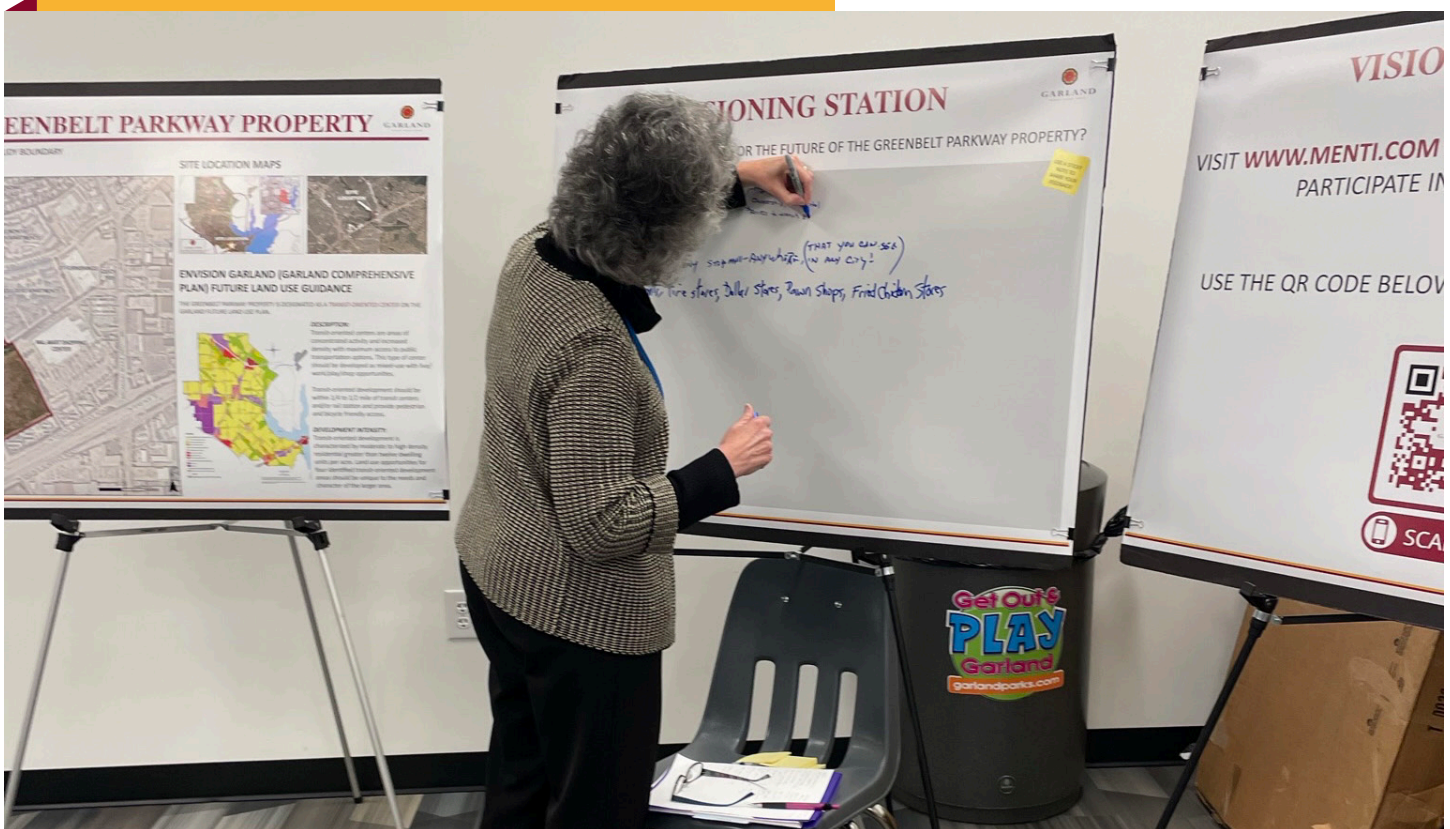
Upon developing concepts for the future build out of the study area based the feedback gained through the planning process, a development scenario analysis was conducted with the current property owners, Councilman Williams, city staff and the consultant team to evaluate and further align with the priorities and objectives of the community. These additional meetings were critical in providing touch points to ensure consensus is established between these groups. As a result, a preferred scenario began to emerge, as is detailed further in the report. The meeting notes from this workshop can be found in **Appendix G**.

MEETINGS WITH CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION

Multiple Meetings

A City Council Work Session was held on January 31, 2022 to discuss the results of the planning process and to propose the preferred scenario. The plan was then presented at the Planning and Zoning Commission and City Council for approval and adoption.





IV. COMMUNITY VISION

DEVELOPING CONSENSUS

The quantity and quality of feedback obtained through the public engagement process was substantial and provided a clear direction and consensus on which to build. From this effort development scenarios were developed and tested to achieve a variety of desirable and complementary outcomes that would provide the community with an implementable vision. The statement to the right represents a shared vision for this study area:

2040 VISION

"In 2040, the Greenbelt Parkway Property is a walkable, interconnected, urban, mixed-use neighborhood that offers convenient living, dining, transit and recreation options for the community."

STRATEGIC PRIORITY GOALS



Throughout the planning process, several strategic priority goals emerged that emphasize critical components of consideration for future growth. As they relate to the plan, these elements are vital for the implementation of the plan and should be well established for continued success. Below list the six strategic priority goals that were identified throughout the duration of the project. Each goal has an identified policy that will act as guiding principles when implementing the particular goal.



GOAL 1 **MOBILITY & CONNECTIVITY**

*A WALKABLE AND
INTERCONNECTED
MULTIMODAL NETWORK
OF STREETS, TRAILS, AND
SIDEWALKS*

Primary Policy Action

Resolve existing pedestrian and vehicular connectivity challenges by ensuring roadway and sidewalk network is extensive and interconnected throughout a pedestrian scaled block structure that ensures linkages to adjacent properties.



GOAL 2 **LAND USE**

*A DIVERSE, MIXED-USE AND
MULTI-PHASED DISTRICT*

Primary Policy Action

Maximize the usability and development potential of the site by providing a diverse and flexible range of uses, driven by market demand and balanced as a multi-phased, transit-oriented district with appropriately scaled residential, restaurant, and hospitality users.



GOAL 3 **NEIGHBORHOOD CHARACTER & PLACEMAKING**

*A TRANSIT-ORIENTED URBAN
DISTRICT, PROVIDING FOR
THE LIVABILITY, ACCESS, AND
EQUITY OF A DIVERSE RANGE
OF NEEDS*

Primary Policy Action

Through placemaking and urban design practices, create an interconnected, transit-oriented, mixed-use neighborhood environment that is focused on providing for accessibility, aging in place, walkability, and is amenitized with and connected to neighborhood scale parks, trails, and open spaces.

STRATEGIC PRIORITY GOALS CONTINUED



GOAL 4 VISIBILITY

THE OPTIMAL POSITIONING AND SITING OF WAYFINDING ELEMENTS, SITE AMENITIES, AND KEY DISTRICT ANCHORS IN A TRANSIT-ORIENTED DISTRICT

Primary Policy Action

Preserve and accentuate viewsheds to the site to enhance wayfinding and placemaking opportunities when positioning buildings, open spaces, entry sequences and when establishing scale and transitions.



GOAL 5 PARKING

AN OPTIMIZED PARKING STRATEGY THAT UTILIZES A DIVERSE RANGE OF PARKING TYPES TO ENHANCE AND SUPPORT A WALKABLE URBAN DISTRICT

Primary Policy Action

Through each development phase, require a range of diverse parking facilities to encourage walkability and preserve neighborhood scale including with on-street parking, surface parking, shared lots and parking garages within the site.



GOAL 6 PARTNERSHIPS

A COLLECTIVE VISION REALIZED BY THE COLLABORATIVE WORK OF PUBLIC AND PRIVATE PARTNERSHIPS

Primary Policy Action

Pursue and secure partnerships to position development for the optimal utilization and obtainment of resources to deliver the shared vision of the plan.

SCENARIO ANALYSIS

As themes emerged throughout the planning process, development scenarios were crafted to address and be representative of the vision, goals, and strategic priorities established via community engagement. These scenarios provide a diverse framework of elements that allow flexibility for future development while maintaining the objectives of the guiding principles. While each scenario is different, they all provide potential development outcomes that present various opportunities and unique challenges. The pages have a brief discussion of each scenario as it relates to its respective set of goals and details priorities and objectives for the proposed condition.

SCENARIO OVERVIEW

SCENARIOS DETAILED ON THE FOLLOWING PAGES

Full page view of each scenario can be found in **Appendix H**.

SCENARIO 1 SCENARIO 2 SCENARIO 3

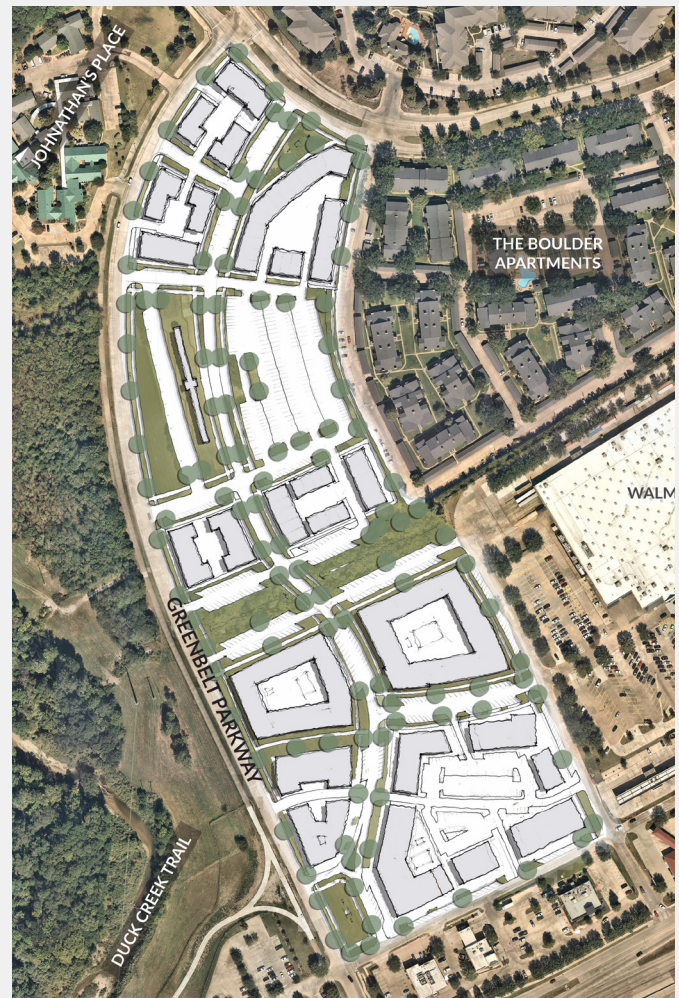
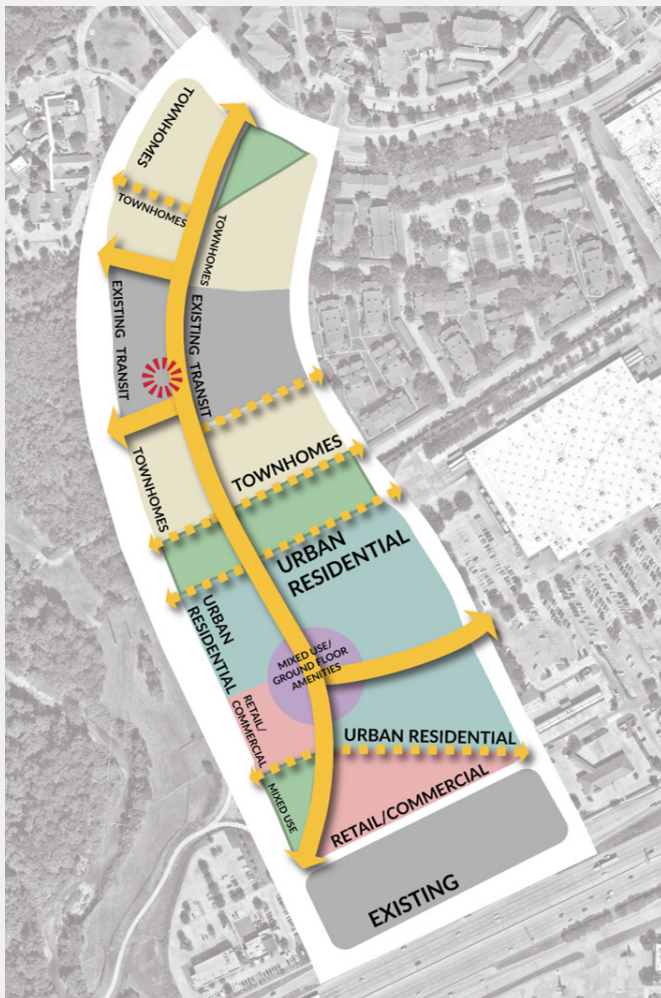


SCENARIO 1

The first scenario looks at an overall block framework or “parti” that is pedestrian scaled has a central spine traversing through the site. Critical and primary connections are made to Greenbelt Parkway, Duck Creek Drive and to the Wal-Mart property. Open spaces are disbursed throughout the site in the form of small neighborhood scale areas and a trailhead is linked on the south. The DART property on the north is redeveloped to incorporate mid density residential on the north and south but leaves the existing structure and parking lot (in the middle) in place. The drainage channel bisecting the site is utilized as an open space amenity where buildings front along that space. The property to the south of the drainage channel is redeveloped as a mixed-use development where urban residential to the north transitions to mixed-use and retail/commercial and restaurants on the south.

MAJOR CONSIDERATIONS

- Ensuring pedestrian connectivity from the north to the south because of the expansive parking lot and station.
- Fronting along the Wal-Mart site on the east creates concerns with regard to having primary access and entries along that property line, while maintaining a service corridor. Wide setbacks and sidewalks would be recommended.



SCENARIO 1 PRIORITIES AND OBJECTIVES



GOAL 1 MOBILITY & CONNECTIVITY

- Interconnected network of streets and sidewalks
- Trail network throughout the site
- Primary connections to Greenbelt Parkway, Duck Creek Drive, and Wal-Mart
- Outward facing site on all sides fronting adjacent properties and streets



GOAL 2 LAND USE

- Mix of uses from medium scale residential density on the north to retail and restaurants on the south
- At key intersection of primary roadway, vertical mixed use is incorporated where the ground floor is retail or facility amenities at grade



GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

- Redevelop a portion of the DART station to incorporate mid-density urban residential
- Provide walkable, urban blocks that are pedestrian scaled
- Transition from restaurant and retail activity on the south to residential neighborhood on the north
- Provide for open spaces and amenities of the residents



GOAL 4 VISIBILITY

- Accentuated entry sequence along Greenbelt Parkway with an open space and entry sequence to draw people in
- At the key intersection of the primary spine roads mixed-use is utilized as ground floor restaurants/retail/amenities at grade



GOAL 5 PARKING

- Parking lot dominance mitigated along streetscape and relegated to midblock where possible
- Existing DART parking lot reduced in size
- A diversity of parking types provided throughout the site including on-street parking, parking lots, mid-block lots, and tuck under spaces



GOAL 6 PARTNERSHIPS

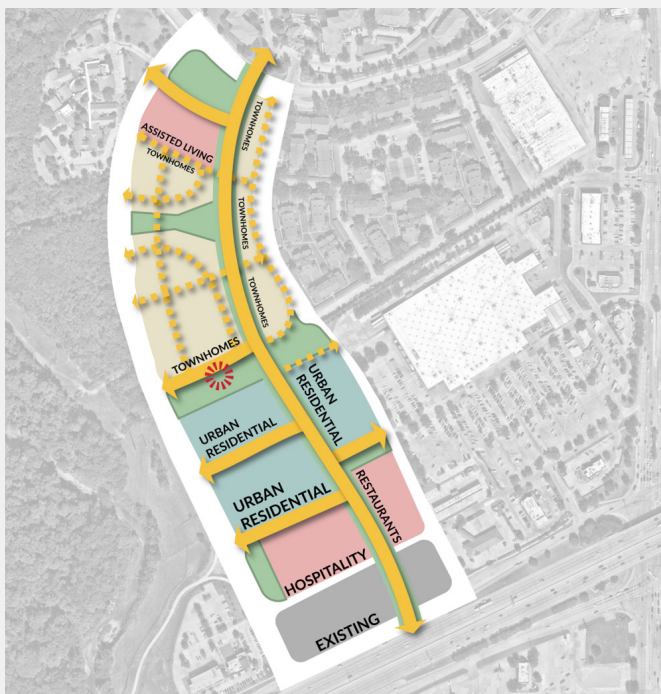
- Major public and private contributors and stakeholders that have impact on this site and potential partners for development activity are DART, Wal-Mart, TxDOT, Jonathan's Place, and the City of Garland

SCENARIO 2

The second scenario similarly proposes a block structure that has a primary spine roadway that flows north to south through the site. A secondary roadway network helps to break up the site into blocks that are appropriately scaled for a walkable, urban, pedestrian-friendly neighborhood. Open spaces occur at regular intervals at key block locations and are linked by pedestrian paths or trails. Lots are situated as such that they back to adjacent properties to the east and face internal to the site. In this scenario, the DART Lake Ray Hubbard Transit Center is relocated to the center of the study area and strategically located along the drainage channel (proposed as the anchor to this public open space amenity). This configuration allows DART the most flexibility when redeveloping the site to the north as it removes physical constraints from allowing a single, contiguous, development to occur. The station itself is rebuilt with a smaller facility and parking is primarily buried in the middle of the block with the ability for shared parking scenarios. The drainage channel that once bisected the site is utilized as an open space amenity and now links the area together. The property to the south of the drainage channel is developed as a mixed-use neighborhood, where urban residential to the north transitions to hospitality and restaurants on the south. The scale of density for the site is focused on the center and transitions to lower scale, urban residential the north.

MAJOR CONSIDERATIONS

- Ensure permanent public connectivity through streets and sidewalks throughout the development.
- Ensure direct public access across the site to the Wal-Mart property, as a long term solution to the block network. This may be accomplished through a phased approach by temporarily limiting connections with bollards, paving treatments, and as a fire or pedestrian access only.
- Improve the drainage channel by clearing underbrush, incorporating sidewalks and trails around the perimeter, ensure adequate parking on-street, and require frontage along the open space.



SCENARIO 2 PRIORITIES AND OBJECTIVES



GOAL 1 MOBILITY & CONNECTIVITY

- Interconnected network of streets and sidewalks
- Trail network throughout the site
- Primary connections to Greenbelt Parkway, Duck Creek Drive, and Wal-Mart
- Outward facing site on north, west, and south, while backing to properties along the east



GOAL 2 LAND USE

- Mix of uses from medium scale residential density on the north to higher urban residential in the center, to hospitality and restaurants on the south
- DART Lake Ray Hubbard Transit Center is relocated to the center of the site



GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

- DART Lake Ray Hubbard Transit Center shares mid-block parking amenities with the urban residential block to the north
- Provide walkable, urban blocks that are pedestrian scaled
- Transition from restaurant and retail activity on the south to residential neighborhood on the north
- Provide for open spaces and amenities



GOAL 4 VISIBILITY

- Improve placement and visibility of the DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space
- Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations



GOAL 5 PARKING

- Parking lot dominance mitigated along streetscape and relegated to midblock where possible
- Parking for the DART Lake Ray Hubbard Transit Center is incorporated within the block and surface parking is mitigated
- A diversity of parking types provided throughout the site (on-street parking, parking lots, mid-block lots, and tuck under spaces).



GOAL 6 PARTNERSHIPS

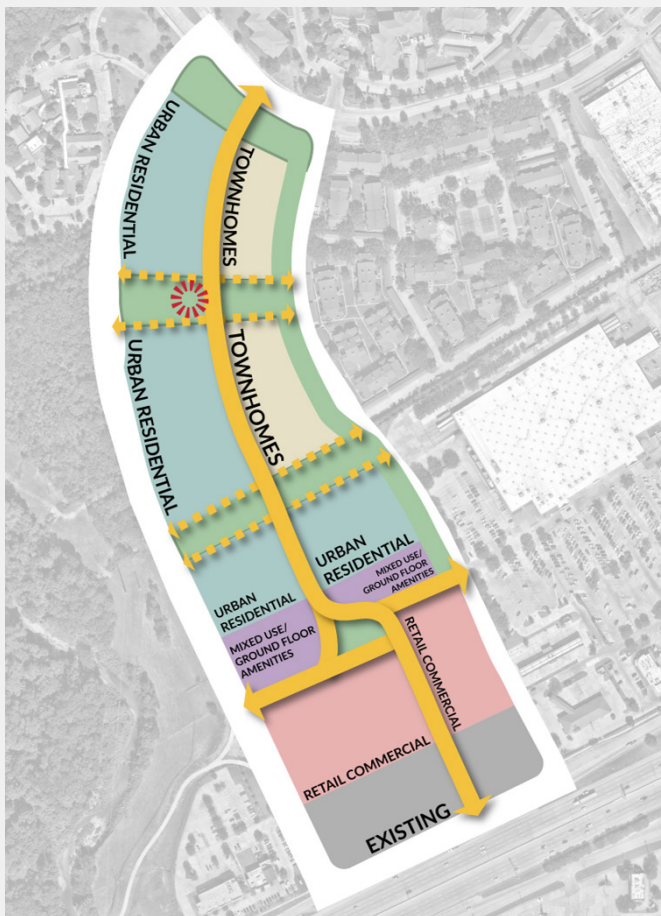
- Major public and private contributors and stakeholders that have impact on this site and potential partners for development activity are DART, Wal-Mart, TXDOT, Jonathan's Place, and the City of Garland

SCENARIO 3

The third scenario proposes a block structure that follows a similar objective for a walkable, urban, pedestrian-scaled neighborhood. A primary road network flows north to south through the site and links across from Greenbelt Parkway to the adjacent Wal-Mart shopping center. The center of activity helps to draw people through the site at the intersection of primary roadways. The DART Lake Ray Hubbard Transit Center is redeveloped with a smaller footprint, in the same general location, but reoriented, and integrated within a medium density urban residential neighborhood. Open spaces occur at regular intervals and serve as neighborhood centers of activity. A secondary network of trails links the open spaces together along the eastern boundary. In this scenario, the drainage channel is utilized as an open space amenity linking neighborhoods together. The property to the south of the drainage channel is developed as a mixed-use neighborhood, where urban residential to the north transitions to ground floor retail/amenities (at the intersection of primary roadways) to retail and restaurants on the south.

MAJOR CONSIDERATIONS

- Sensitivity to bus station loading, queuing, and drop-off being fully integrated into block road network.
- Treatment of boundary in conjunction with trail being appropriately landscaped, well lit, and screened from adjacent property.
- Ground floor retail at grade or building facility amenities at node where primary road network intersects.



SCENARIO 3 PRIORITIES AND OBJECTIVES



GOAL 1 MOBILITY & CONNECTIVITY

- Interconnected network of streets and sidewalks
- Trail network linking to the trail along Greenbelt Parkway and looping around on the east property line
- Primary connections to Greenbelt Parkway, Duck Creek Drive, and Wal-Mart
- Outward facing site on west, north, and east, while backing to properties along the south



GOAL 2 LAND USE

- Mix of uses from medium scale residential density on the northeast to higher urban residential in the west and center, transitioning to retail/commercial and restaurants on the south
- DART Lake Ray Hubbard Transit Center is redeveloped and integrated within an urban residential neighborhood



GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

- DART Lake Ray Hubbard Transit Center shares mid-block parking amenities with the urban residential blocks around them
- Walkable, urban, pedestrian scaled blocks
- Transition from restaurant and retail activity on the south to residential neighborhood on the north
- Provide for open spaces and amenities



GOAL 4 VISIBILITY

- Improve placement and visibility of DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space
- Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations
- Link open spaces to each other through trail system



GOAL 5 PARKING

- Parking lot dominance mitigated along streetscape and relegated to midblock where possible
- Parking for the DART Lake Ray Hubbard Transit Center is incorporated within the block and surface parking is mitigated
- A diversity of parking types provided throughout the site (on-street parking, parking lots, mid-block lots, and tuck under spaces)



GOAL 6 PARTNERSHIPS

- Major public and private contributors and stakeholders that have impact on this site and potential partners for development activity are DART, Wal-Mart, TXDOT, Jonathan's Place, and the City of Garland

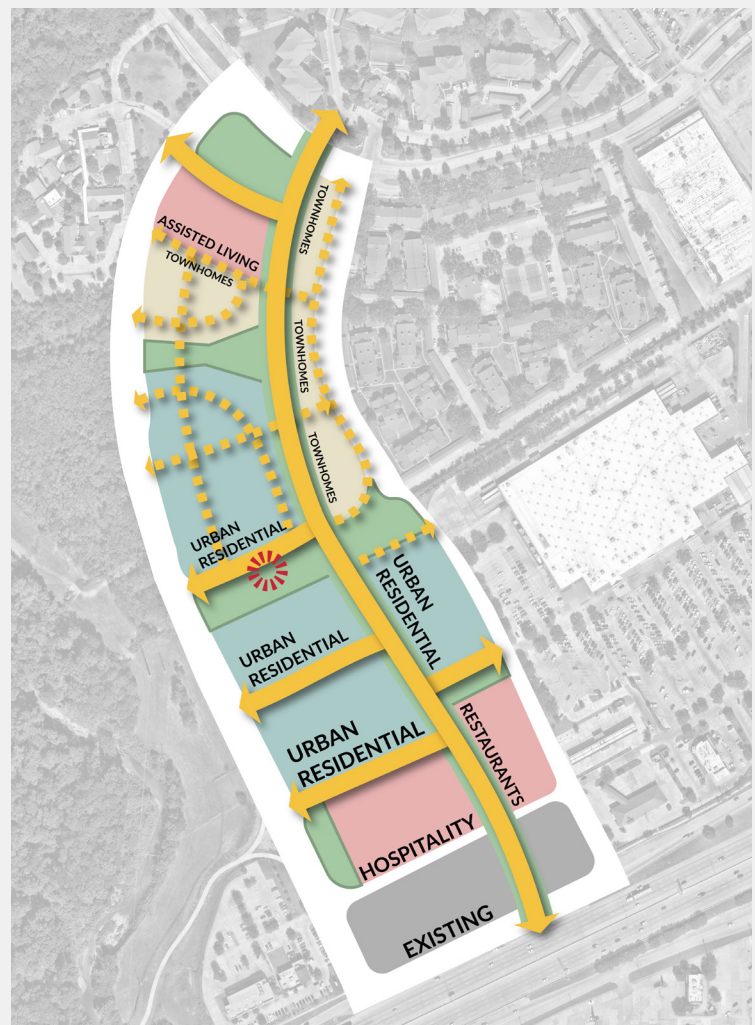
V. DEVELOPMENT FRAMEWORK

PREFERRED SCENARIO

The preferred scenario was organically developed through collaboration between City Staff and the stakeholders. After reviewing the three scenarios, it was decided that portions of Scenario 2 and Scenario 3 were going to be combined to create an overall Preferred Scenario for the Greenbelt Parkway Property.

The Preferred Scenario closely follows the design of Scenario 2, especially in terms of street network layout. A central north/south roadway dissects the property that connects many internal east/west streets. The unique characteristics about the Preferred Scenario is that the DART, Lake Ray Hubbard Transit Center is now surrounded by urban residential. The logic behind this is to place the highest density adjacent to the bus station, where walkability is improved and the ability to share parking resources is optimized.

The following pages describe in detail how the Preferred Scenario will achieve each identified Strategic Priority, including Mobility and Connectivity, Land Use, Neighborhood Character and Placemaking, Visibility, Parking, and Partnerships. Each Strategic Priority sets several goals and action items to guide staff on how to implement this Preferred Scenario vision. Representative imagery is also provided to help visually perceive the vision for the Garland Greenbelt Parkway Property.



PREFERRED SCENARIO



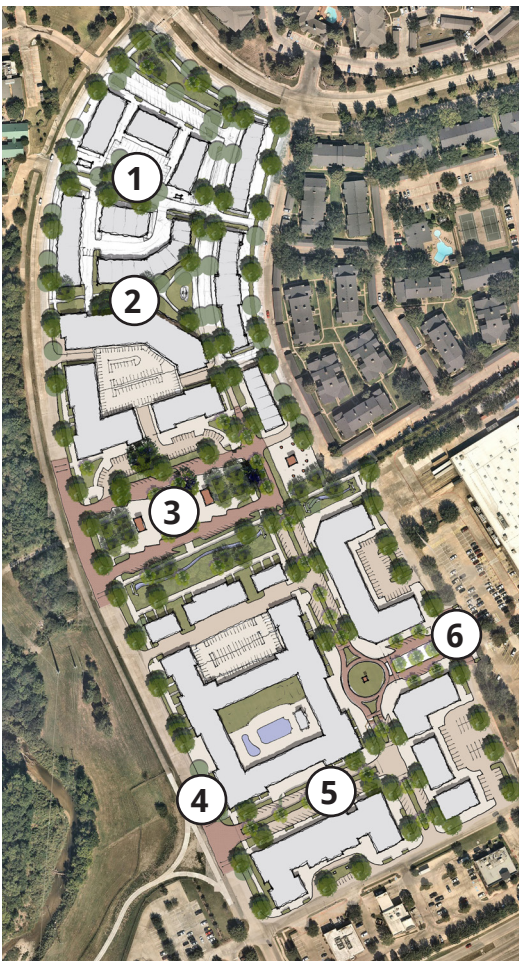
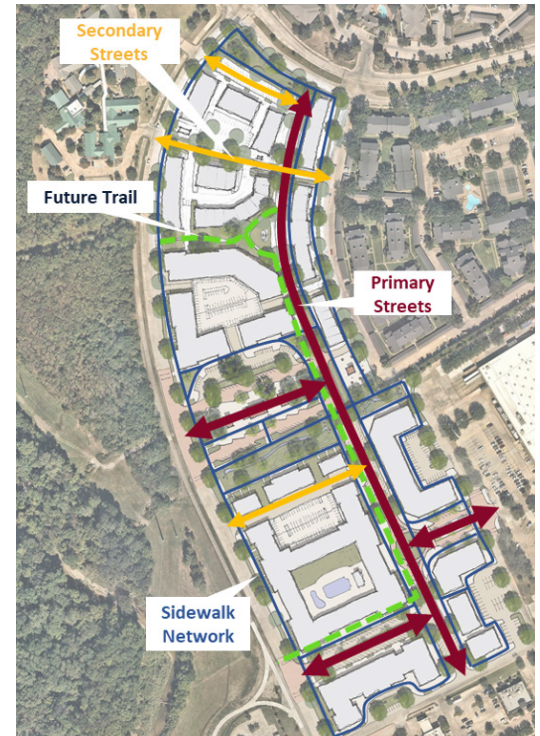


GOAL 1 MOBILITY & CONNECTIVITY

MOBILITY NETWORK

Mobility and Connectivity is a critical component of the Preferred Scenario. It is important to provide sufficient sidewalk and trail connections so that those who live in the area, and those who will be taking the DART Lake Ray Hubbard Transit Center bus, will be able to easily maneuver throughout the site and to adjacent destinations, such as Wal-Mart.

The Mobility Framework is pictured to the right. The site is laid out in a grid format and will be divided into primary and secondary streets and will provide a connected sidewalk and trail network so that pedestrians have access to all points of the site. The site also features wide medians on the primary streets, as well as a “festival street” on the southeast side of the site. This festival street will be limited access, blocked by bollards for fire access only, in order to prevent from intervening with the Wal-Mart loading and delivery route.



- ① **Grid Network.** This scenario aligns the site in a grid network to enhance vehicular and pedestrian connectivity throughout the site.
- ② **Urban Trails.** A recreational trail allows future residents to connect to the site’s open space while also connecting the site’s east and west limits.
- ③ **Transit Access.** The DART Lake Ray Hubbard Transit Center is reconfigured and nestled in the center of the site, providing access to alternative forms of transportation and could reduce the need for single-occupancy vehicle trips.
- ④ **Duck Creek Trail.** It is imperative that a safe, midblock crossing is created to the adjacent Duck Creek Trail.
- ⑤ **Medians.** Dividing the primary streets with wide, landscaped medians can slow traffic while enhancing the aesthetics and pedestrian safety to the site.
- ⑥ **Limited Access.** This internal street will be blocked with bollards due to the proximity to the Wal-Mart freight route. This street can be accessed by pedestrians and can be used for festivals or farmers markets.

MOBILITY & CONNECTIVITY **GOAL 1**

REPRESENTATIVE IMAGERY



1



2



3



4



5



6

POLICY ACTION ITEMS

Policy 1.1. Site Circulation – Establish vehicular and pedestrian circulation throughout the site and to adjacent properties by the provision of publicly accessible right-of-way, spaced at regular block intervals.

Policy 1.2. Site Access – As the site develops, ensure that primary pedestrian and vehicular connectivity to Greenbelt Parkway, Duck Creek Drive, and the Wal-Mart shopping center is established.

Policy 1.3. Multimodal Thoroughfares – Provide an interconnected network of tree-lined streets that accommodate multiple modes of travel and convenience for users (including with roads, sidewalks, trails, bike, and bus lanes as well as accommodating for on-street parking, street trees, lighting, landscaping and furniture).

Policy 1.4. Festival Street – Construct a pedestrian-only (fire-access designed) festival street linking to the Wal-Mart shopping center to ensure a consistent block structure, connectivity, and continued safety is established for the service drive and overall site.

Policy 1.5. Trails – Link to the Duck Creek Trail system and provide an additional trail network loop into the site, connecting the neighborhood open spaces and amenities together.

Policy 1.6. Building Locations - Locate building faces with a minimal setback along the right-of-way and place parking in the rear of buildings to encourage urban accessibility and walkability along the streetscape.

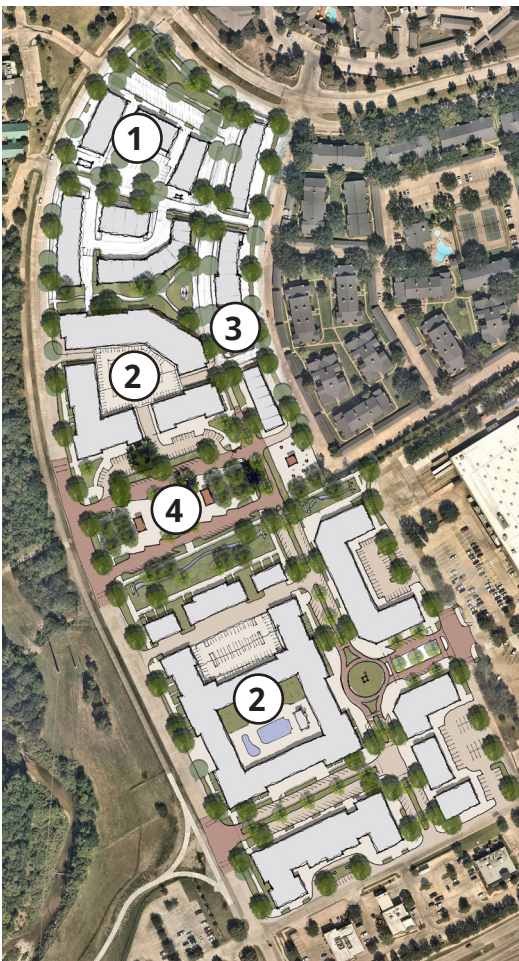
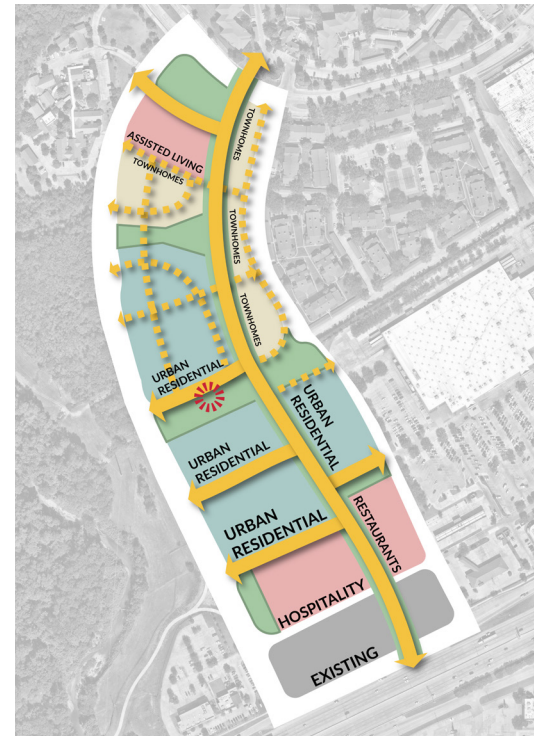


GOAL 2 LAND USE

FUTURE LAND USE

The anticipated future land use for the site features a mix of residential and commercial land uses. There is a diverse range of housing types, including urban residential apartments, townhomes, and an assisted living facility. Towards the front of the site, directly behind the existing commercial development, is anticipated to be restaurants and hospitality uses, such as a hotel. The site also features plenty of green or open space which is intertwined with the urban development.

The DART Lake Ray Hubbard Transit Center will be redesigned to have a smaller footprint that will share parking with the adjacent lots and on-street parking. Next to the transit center is a drainage channel or creek that will be cleared and redeveloped into a unique amenity for residents and visitors to the transit center to enjoy.



- ① **Assisted Living.** There was a general consensus through the public engagement strategy of the need for senior-specific housing. Future residential development should fill this missing housing type by providing assisted living or senior-specific housing units.
- ② **Transit-Oriented Development.** By placing the highest residential density directly adjacent to the revitalized DART Lake Ray Hubbard Transit Center the site can support increased transit ridership without increasing the available parking.
- ③ **Townhomes.** There was also support for townhome and smaller single-family attached dwelling units for this site as well. Providing a variety of housing types and price points will improve the site's diversity, which can help create a vibrant community.
- ④ **DART's Lake Ray Hubbard Transit Center.** The DART Lake Ray Hubbard Transit Center will be reduced in size and reconfigured to a more urban setting by reducing the amount of surface parking lots and reutilizing that land for housing. Ridership could increase due to the nearby urban residential apartment complexes.

LAND USE **GOAL 2** **REPRESENTATIVE IMAGERY****POLICY ACTION ITEMS**

Policy 2.1. Phased Growth – Enable flexibility for incremental growth to occur in accordance with the preferred scenario.

Policy 2.2. Mixed Use District - Ensure a mix of uses from primarily medium scale residential density on the north to higher urban residential in the center in conjunction with the DART Lake Ray Hubbard Transit Center, to hospitality and restaurants on the south.

Policy 2.3. Ground Floor Activity – Where the primary spine roadway intersects with the festival street leading to the Wal-Mart shopping center, activate the ground floor by requiring retail/restaurants or facility amenities to be located at-grade.

Policy 2.4. Open Space – Incorporate neighborhood scale open space in each phase of development to ensure adequate amenities are consistently provided by each development.



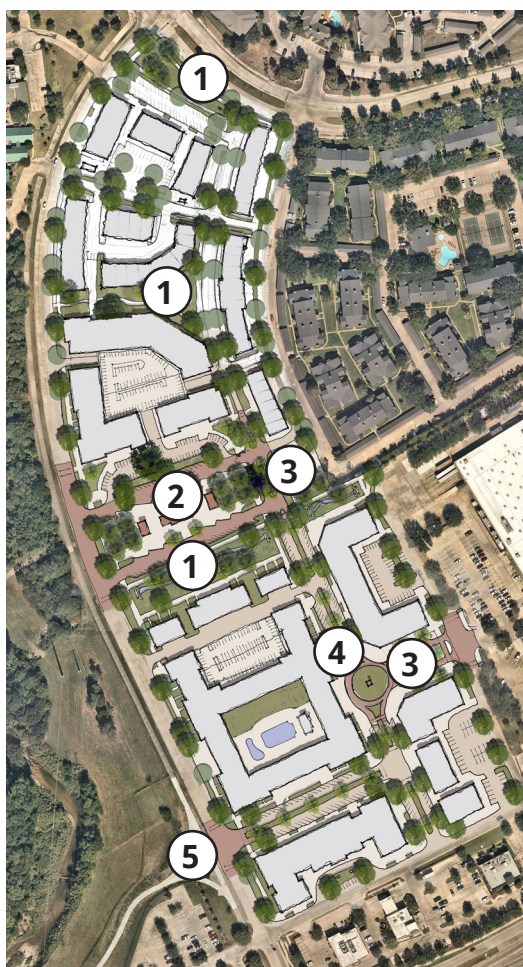
GOAL 3 NEIGHBORHOOD CHARACTER & PLACEMAKING

FUTURE CHARACTER

Character and placemaking are critical aspects for the future development of this site. Placemaking is defined by the Congress of New Urbanism as “the process of creating quality places that people want to live, work, play, and learn in.” The public feedback received indicated that standard strip-center commercial development is not desired for the area. Rather, the public wants special destinations that are uniquely branded to showcase the Greenbelt Parkway Property’s character.

Gateway signage, branding, and wayfinding elements can enhance the site’s sense of place and overall visibility. Areas such as the proposed roundabout create an opportunity to install public art or sculpture projects that can become a representative image of the area as a whole, which in turn can encourage photo opportunities and social media moments, attracting more visitors to the area.

Creating neighborhood character is an essential component to the success of the future development. Careful attention should be made on ways to develop the site in a unified manner, using means such as consistent building material, unified wayfinding signage, consistent landscaping elements, matching street furniture, and a consistent color palette throughout the site.



- ① **Connecting to Nature.** The site features numerous connections to green and open spaces, including a water feature along the creek. There will also be numerous shade trees and trail or sidewalk connections that will seamlessly integrate an urban setting with the outdoors.
- ② **Urban Design.** The future design of the DART Lake Ray Hubbard Transit Center will capitalize on integrating modern design elements and streetscaping components and will capitalize on the future drainage water feature. The redevelopment of this site poses an opportunity for DART to invest in creating a pleasant and special place.
- ③ **Gathering Spaces.** The public plaza and festival street can be used for future farmers markets, artisan markets, or events since it will be limited access. This creates a public space for the community to gather and host events that will draw in additional revenue to the area.
- ④ **Roundabout Placemaking.** The proposed roundabout creates an opportunity to construct a community monument or sculpture that can be utilized for future branding and placemaking for the site.
- ⑤ **Trailhead.** The enhanced crosswalk at the intersection of Duck Creek Trail will create a special sense of place for those walking or driving through the site.

NEIGHBORHOOD CHARACTER & PLACEMAKING

GOAL 3



REPRESENTATIVE IMAGERY



POLICY ACTION ITEMS

Policy 3.1. Transit Oriented Development

- Redevelop the DART Lake Ray Hubbard Transit Center to a pedestrian friendly, Transit Oriented Development integrated within the neighborhood fabric and adjacent to open space.

Policy 3.2. Block Structure – Provide walkable, urban blocks that are pedestrian scaled to enable pedestrian connectivity throughout the site.

Policy 3.3. Community Amenities – Reserve prime locations adjacent to open space for community anchors and neighborhood amenities (such as the DART Lake Ray Hubbard Transit Center, the festival street, which can be used for farmers market, food truck stands, and/or kiosks).

Policy 3.4. Linking North and South –

Transition the drainage channel that bisects the site into a neighborhood amenity by cleaning up the underbrush and providing pedestrian and vehicular access across it in key locations, linking the north and south portions of the site together.

Policy 3.5. Programming – Invest in opportunities to program open spaces for neighborhood events and programs to help reinforce community identity.



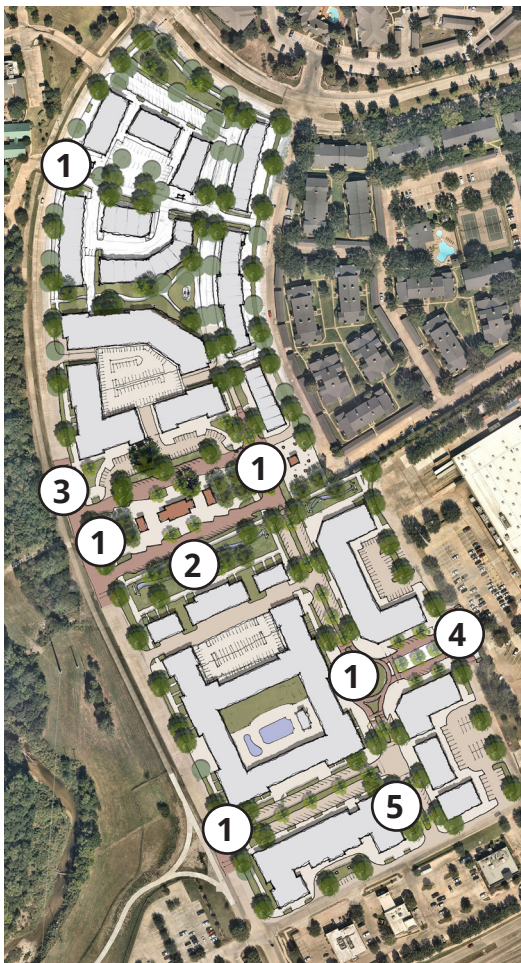
GOAL 4 VISIBILITY

VISIBILITY

The Greenbelt Parkway Property possesses a unique challenge in that the site does not obtain any frontage to the I-30 service roads. This Preferred Scenario helps combat this issue by placing the commercial land uses, including restaurants and hospitality uses, at the front of the site and the residential land uses aligned towards the back.

Wayfinding and branding are also ways to increase site visibility. Gateway signs should be placed at the key intersections along Greenbelt Parkway to attract attention to the site. Additionally, installing painted crosswalks at key intersections, including at the Lake Ray Hubbard Transit Center and the Duck Creek Trail crossing, can instinctively cause drivers to slow down and examine the site.

Future building alignment of proposed development is also a key factor in the visibility component. It is best practice to position building fronts adjacent to open space and streets. Buildings should be constructed near the right-of-way line and should conceal parking on the sides and rear of the building. This can create a visual hierarchy for future buildings, public spaces, and streets which can generate an attractive and walkable environment for those who visit the site.



- ① **Wayfinding and Branding.** The site should be well-equipped with branded wayfinding and gateway signage. Creating gateway features will remind visitors they are entering a special place when coming to the Greenbelt Parkway Property.
- ② **Water Channel Amenity.** Clearing the existing brush around the drainage channel and transforming the space into a landscaped amenity for the site will draw attention and new visitors to the site.
- ③ **Painted Crosswalks.** Painting the crosswalks at key intersections and at the entrance of the DART Lake Ray Hubbard Transit Center can grab the attention of those passing by and increase visibility to the site.
- ④ **Festival Street.** Although this street is limited in access, it will provide great visibility for the site by directing attention to the view corridor and roundabout. All who enter the Wal-Mart parking lot will be able to view the interior of the site.
- ⑤ **Commercial Uses.** The site will feature the hospitality and commercial land uses at the front of the site, directly behind the existing development. This will draw attention from those on the I-30 frontage road.

VISIBILITY **GOAL 4**

REPRESENTATIVE IMAGERY



POLICY ACTION ITEMS

Policy 4.1. Siting of DART Lake Ray Hubbard Transit Center. Improve placement and visibility of the DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space.

Policy 4.2. Highway Visibility. Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations.

Policy 4.3. Intuitive Wayfinding. Link open spaces together with trail network to make it easy to navigate the site and reinforce connected visual cues.

Policy 4.4. Streetscape Frontage. Enable a visual hierarchy of public spaces and streets by placement of building frontages along open spaces and streets.

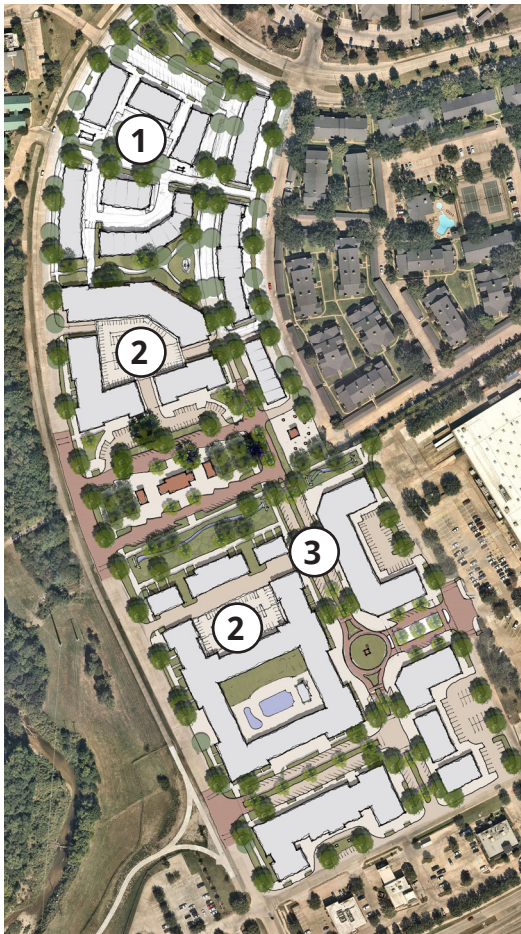
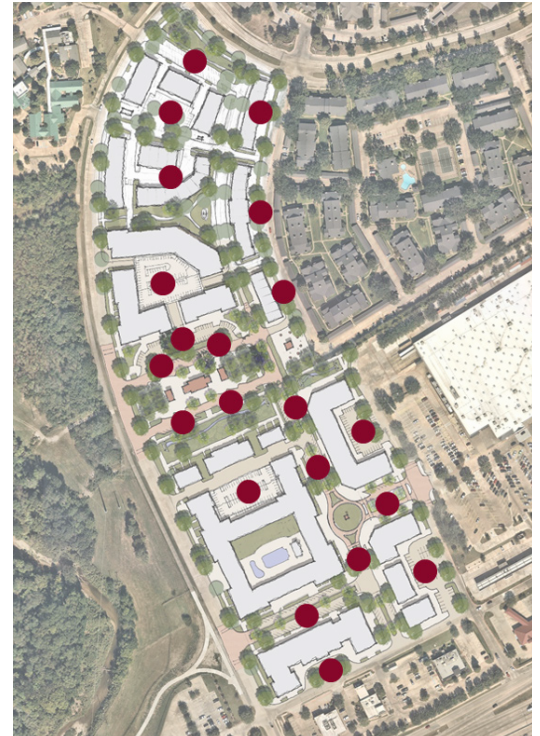
Policy 4.5. Enhanced Pedestrian Crossings. Enhance the pedestrian crossings at Greenbelt Parkway at the Duck Creek Trail intersection and the DART Lake Ray Hubbard Transit Center by painting or re-constructing Greenbelt Parkway with brick. Research and consider adding pedestrian flashing beacons at these intersections or other enhanced safety measures.

GOAL 5 PARKING

FUTURE PARKING NEEDS

Parking will be scattered throughout the entirety of the Greenbelt Parkway Property. The map to the right shows the location of anticipated future parking lots. This map showcases smaller, more frequent parking lots on the site, as opposed to larger surface parking lots. In addition, with the incorporation of parallel and angled on-street parking throughout the site, thoroughfares will provide convenience parking along the right-of way. By creating fewer, smaller parking areas, and diverse types of parking facilities the site will obtain a more urban and walkable environment for those who live and visit the site.

The DART, Lake Ray Hubbard Transit Center's existing development is largely vacant surface parking lots. This Preferred Scenario re-imagines the area to spread the parking locations throughout the entirety of the site, rather than concentrated in one area. On-street parking will also be provided on the site's internal streets.



- ① **Smaller Lots.** The site will feature smaller, more frequent parking lots over large surface lots. Breaking up the parking facilities in this way will create a more walkable, urban form rather than a sea of empty surface parking lots.
- ② **Shared Parking.** The DART Lake Ray Hubbard Transit Center will share parking with the adjacent urban residential complexes. This will reduce the need for unnecessary excess parking spaces. The future realigned transit center itself will feature approximately 80 parking spaces, but it is supported with over 400 parking spaces from the nearby urban residential parking garages and surface lots.
- ③ **On-Street Parking.** On-street parking should be provided on the site's internal streets. The on-street parking can be either angled or parallel parking.

PARKING **GOAL 5**

REPRESENTATIVE IMAGERY



POLICY ACTION ITEMS

Policy 5.1. Midblock Parking – Mitigate parking lot dominance along streetscape by limiting lots to the rear and mid-block where possible.

Policy 5.2. Diversity – Provide a wide array of parking options throughout the district throughout each phase, including parallel and angled parking, on-street parking, surface parking lots, mid-block lots, parking garages, and tuck under spaces.

Policy 5.3. DART Parking – Transition parking facilities from a vehicular based, large surface parking lot model to a more urban, transit-oriented model which includes a shared mid-block parking lot and garage with convenience parking located on street.

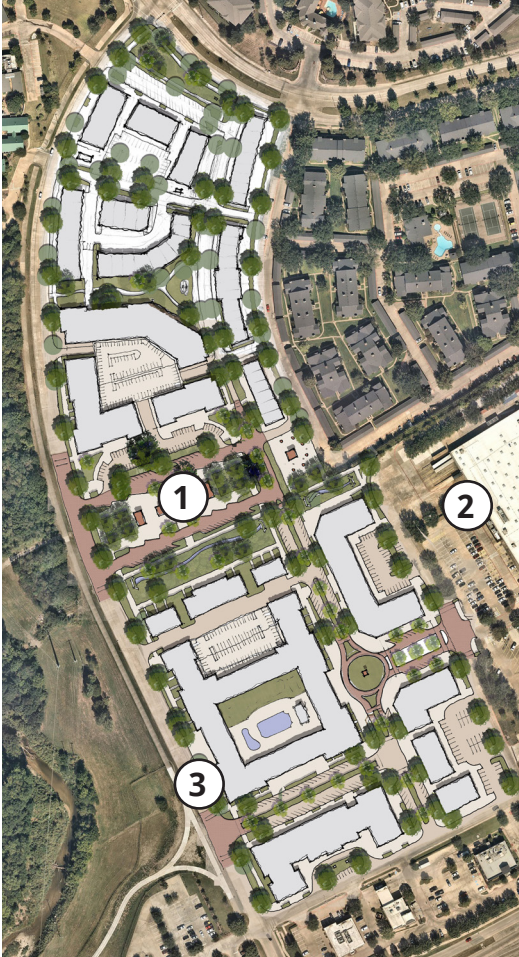


GOAL 6 PARTNERSHIPS

CONTINUED COLLABORATION

Successful development of the Greenbelt Parkway Property requires continued collaboration with key stakeholders, property owners, developers, and the City of Garland. This plan is built on the feedback from the community and numerous meetings with City Staff and stakeholders. Partnerships are important in developing the vision for the site, and these partnerships should continue to ensure that this Greenbelt Parkway Property Special Area Study remains relevant to everyone and is being used. Potential partners for the development of this site include, but are not limited to, DART, Wal-Mart, Jonathan's Place, TxDOT, and the City of Garland.

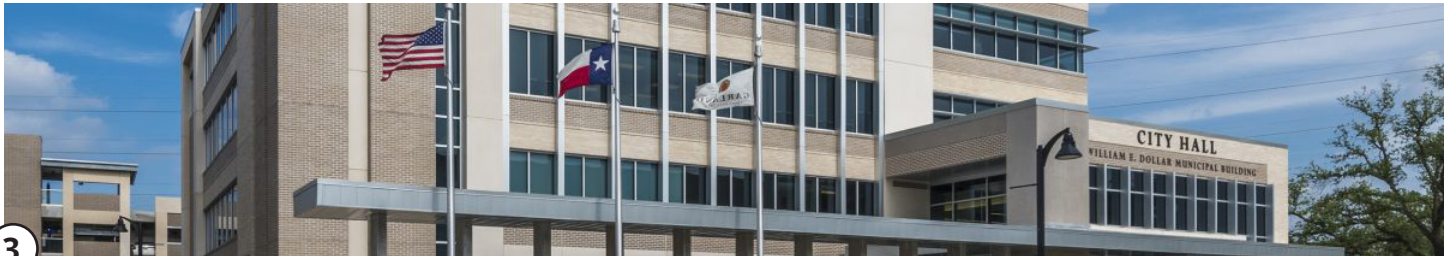
It should be communicated to partners how their group is important to the success of the development of the site and the implementation of the Special Area Study. In addition, partners are often great connections for funding, an important aspect of completing goals in the plan.



- ① **DART.** DART is a huge partner in the redevelopment of this property. Continued collaboration is needed with DART and future developers to ensure future site layouts are in line with DART's vision for the Lake Ray Hubbard Transit Center.
- ② **Wal-Mart.** A partnership with Wal-Mart is needed for the successful development of this property. Information not known to the public, such as the need to limit access to the festival street due to Wal-Mart's freight route, will be crucial to understand and work through as future development comes to the site.
- ③ **City of Garland.** The City of Garland will also be a big partner throughout the development of this site. Street improvements, such as the trailhead development and enhanced crosswalk near the Duck Creek Trail, require partnerships with the City of Garland to implement this vision.

PARTNERSHIPS **GOAL 6**

REPRESENTATIVE IMAGERY

**POLICY ACTION ITEMS**

Policy 6.1. Public – Continue to encourage partnerships with the development community and the City to best leverage resources for completion of the vision.

Policy 6.2. Private – Pursue development partners who specialize in walkable, pedestrian friendly developments and can deliver a high-quality urban environment.

VI. IMPLEMENTATION

INTRODUCTION

The Greenbelt Parkway Property Special Area Plan was created using a highly collaborative process and represents the community's vision for the future. Success in implementing the vision for the plan will require continued coordination with nearby residents, property owners, adjacent businesses, and the identified key partners. In addition, it will require adequate allocation of staff and financial resources to ready the property for future investment, development, and activity.

In order for the policy action items of the plan to be optimally achieved, a strategy for implementation was created to ensure accountability and recognize the amount of time, resources, and effort needed for their completion. With continued adherence and dedication to the recommendations and implementation strategies outlined in this plan, ongoing community support and strong, visionary leadership, the community will be able to achieve its overall vision to transform the Greenbelt Parkway Property into a major destination.

ACTION MATRIX

The following Action Matrix summarizes all of the identified actions proposed in this plan. This action plan can be used as a checklist for City staff, as well as a tool to utilize when reviewing future development plans for this area.

Action Number	Policy Action Item
MOBILITY & CONNECTIVITY	
Primary Policy Action: Resolve existing pedestrian and vehicular connectivity challenges by ensuring roadway and sidewalk network is extensive and interconnected throughout a pedestrian scaled block structure that ensures linkages to adjacent properties.	
1.1	Site Circulation – Establish vehicular and pedestrian circulation throughout the site and to adjacent properties by the provision of publicly accessible right-of-way, spaced at regular block intervals.
1.2	Site Access – As the site develops, ensure that primary pedestrian and vehicular connectivity to Greenbelt Parkway, Duck Creek Drive, and the Wal-Mart shopping center is established.
1.3	Multimodal Thoroughfares – Provide an interconnected network of tree-lined streets that accommodate multiple modes of travel and convenience for users (including with roads, sidewalks, trails, bike and bus lanes as well as accommodating for on-street parking, street trees, lighting, landscaping and furniture).

- 1.4 **Festival Street** – Construct a pedestrian-only (fire-access designed) festival street linking to the Wal-Mart shopping center to ensure a consistent block structure, connectivity, and continued safety is established for the service drive and overall site.
- 1.5 **Trails** – Link to the Duck Creek Trail system and provide an additional trail network loop into the site, connecting the neighborhood open spaces and amenities together.
- 1.6 **Building Locations** - Locate building faces with a minimal setback along the right-of-way and place parking in the rear of buildings to encourage urban accessibility and walkability along the streetscape.

LAND USE

Primary Policy Action: Maximize the usability and development potential of the site by providing a diverse and flexible range of uses, driven by market demand and balanced as a multi-phased, transit-oriented district with appropriately scaled residential, restaurant, and hospitality users.

- 2.1 **Phased Growth** – Enable flexibility for incremental growth to occur in accordance with the preferred scenario.
- 2.2 **Mixed Use District** - Ensure a mix of uses from primarily medium scale residential density on the north to higher urban residential in the center in conjunction with the DART Lake Ray Hubbard Transit Center, to hospitality and restaurants on the south.
- 2.3 **Ground Floor Activity** – Where the primary spine roadway intersects with the festival street leading to the Wal-Mart shopping center, activate the ground floor by requiring retail/restaurants or facility amenities to be located at-grade.
- 2.4 **Open Space** – Incorporate neighborhood scale open space in each phase of development to ensure adequate amenities are consistently provided by each development.

NEIGHBORHOOD CHARACTER & PLACEMAKING

Primary Policy Action: Through placemaking and urban design practices, create an interconnected, transit-oriented, mixed-use neighborhood environment that is focused on providing for accessibility, aging in place, walkability, and is amenitized with and connected to neighborhood scale parks, trails, and open spaces.

- 3.1 **Transit Oriented Development** - Redevelop the DART Lake Ray Hubbard Transit Center to a pedestrian friendly, Transit Oriented Development integrated within the neighborhood fabric and adjacent to open space.
- 3.2 **Block Structure** – Provide walkable, urban blocks that are pedestrian scaled to enable pedestrian connectivity throughout the site.

Action Number	Action Item
3.3	Community Amenities – Reserve prime locations adjacent to open space for community anchors and neighborhood amenities (such as the DART Lake Ray Hubbard Transit Center, the festival street, which can be used for farmers market, food truck stands, and/or kiosks).
3.4	Linking North and South – Transition the drainage channel that bisects the site into a neighborhood amenity by cleaning up the underbrush and providing pedestrian and vehicular access across it in key locations, linking the north and south portions of the site together.
3.5	Programming – Invest in opportunities to program open spaces for neighborhood events and programs to help reinforce community identity.
VISIBILITY	
Primary Policy Action: Preserve and accentuate viewsheds to the site to enhance wayfinding and placemaking opportunities when positioning buildings, open spaces, entry sequences and when establishing scale and transitions.	
4.1	Siting of DART Station. Improve placement and visibility of DART Lake Ray Hubbard Transit Center to be more prominent in the neighborhood and an anchor to open space.
4.2	Highway Visibility. Ensure viewshed from I-30 is preserved by the distribution of uses in their proposed locations.
4.3	Intuitive Wayfinding. Link open spaces together with trail network to make it easy to navigate the site and reinforce connected visual cues.
4.4	Streetscape Frontage. Enable a visual hierarchy of public spaces and streets by placement of building frontages along open spaces and streets.
4.5	Enhanced Pedestrian Crossings. Enhance the pedestrian crossings at Greenbelt Parkway at the Duck Creek Trail intersection and the DART Lake Ray Hubbard Transit Center by painting or re-constructing Greenbelt Parkway with brick. Research and consider adding pedestrian flashing beacons at these intersections or other enhanced safety measures.

**Action
Number****Action Item****PARKING**

Primary Policy Action: Through each development phase, require a range of diverse parking facilities to encourage walkability and preserve neighborhood scale including with on-street parking, surface parking, shared lots and parking garages within the site.

5.1

Midblock Parking – Mitigate parking lot dominance along streetscape by limiting lots to the rear and mid-block where possible.

5.2

Diversity – Provide a wide array of parking options throughout the district throughout each phase, including parallel and angled parking, on-street parking, surface parking lots, mid-block lots, parking garages, and tuck under spaces.

5.3

DART Parking – Transition parking facilities from a vehicular based, large surface parking lot model to a more urban, transit-oriented model which includes a shared mid-block parking lot and garage with convenience parking located on street.

PARTNERSHIPS

Primary Policy Action: Pursue and secure partnerships to position development for the optimal utilization and obtainment of resources to deliver the shared vision of the plan.

6.1

Continue to encourage partnerships with the development community and the City to best leverage resources for completion of the vision.

6.2

Pursue development partners who specialize in walkable, pedestrian friendly developments and can deliver a high-quality urban environment.

APPENDIX A

EXISTING CONDITIONS MAPS

1. STUDY AREA
2. EXISTING FLOODPLAIN
3. PARKS AND TRAILS
4. PARCEL SIZE
5. VACANT PARCELS
6. UTILITY INFRASTRUCTURE
7. EXISTING TREE COVERAGE
8. EXISTING TRANSPORTATION SYSTEMS
9. EXISTING LAND USE

Greenbelt Parkway Property Study Area

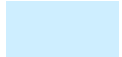
-  Study Area Boundary
-  Parcels



Greenbelt Parkway Property

Existing Floodplain



-  Study Area Boundary
-  100-Year Floodplain



Greenbelt Parkway Property

Existing Parks and Trails



-  Study Area Boundary
-  Duck Creek Greenbelt Trail



Greenbelt Parkway Property

Parcel Size (Acres)

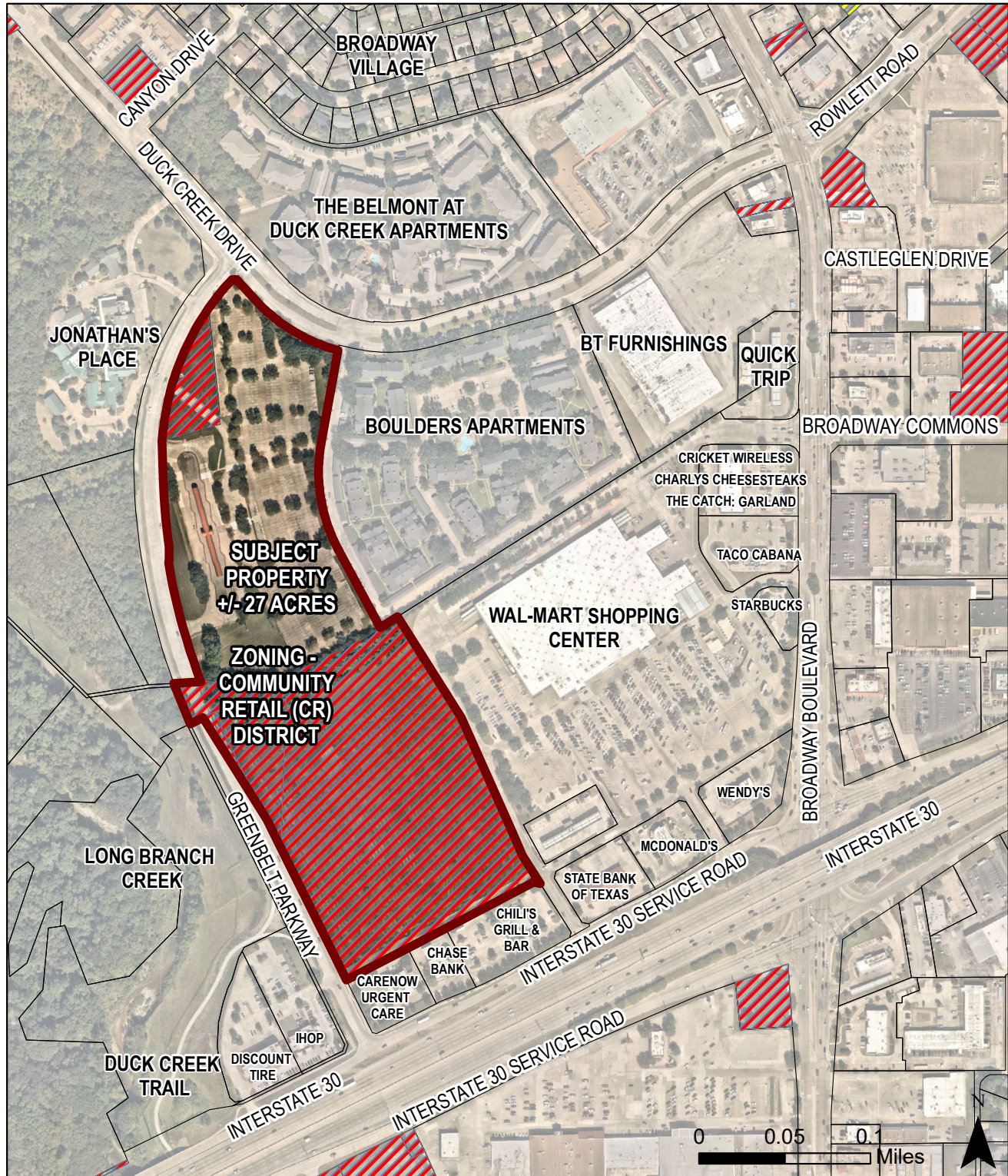


-  Study Area Boundary
-  Parcels



Greenbelt Parkway Property

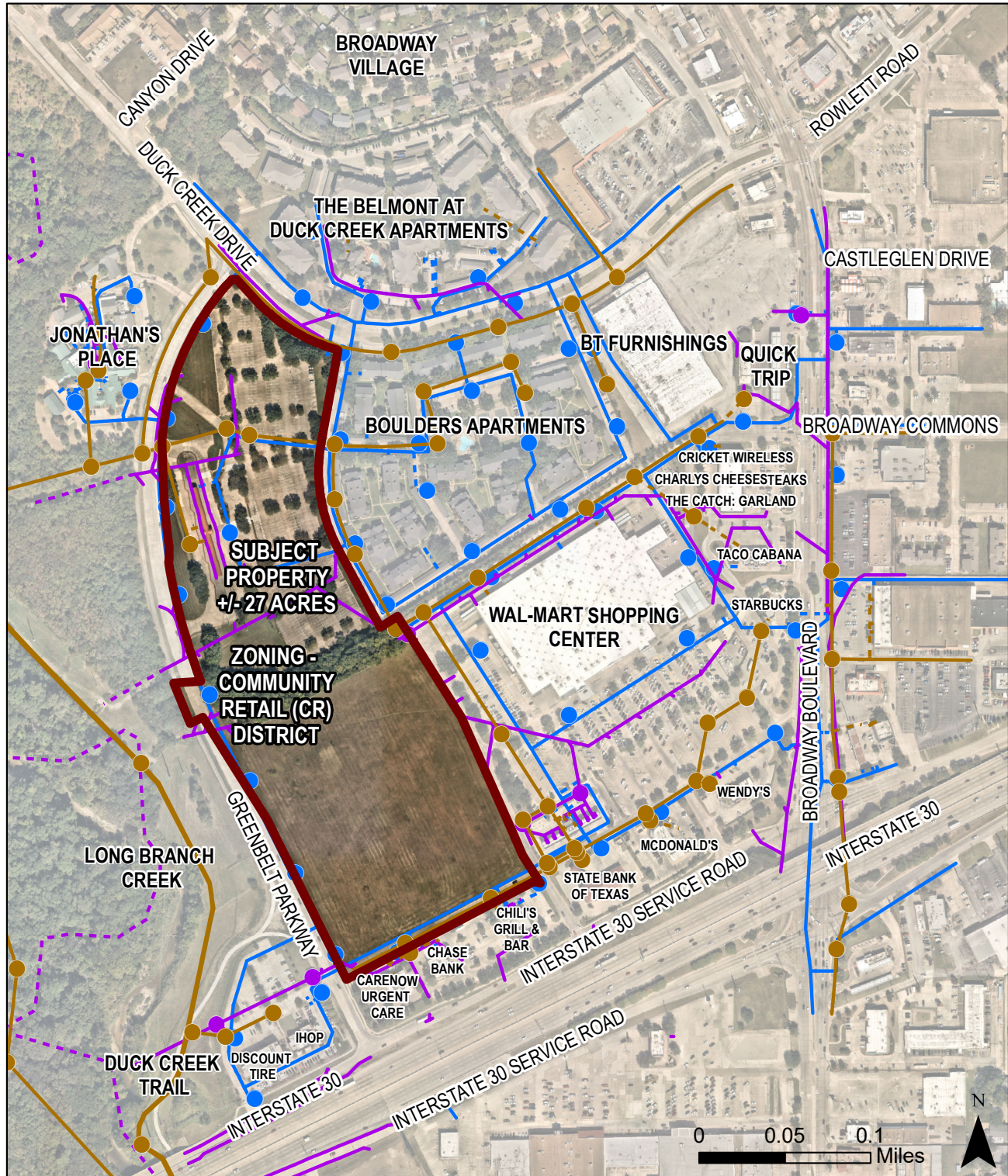
Existing Vacant Parcels



Greenbelt Parkway Property Existing Utility Infrastructure



- Study Area Boundary
- Storm Channel
- Water Hydrants
- Sewer Laterals
- Storm Pipes
- Water Pipes
- Sewer Manholes
- Storm Manholes
- Water Service Line
- Sewer Pipes



Greenbelt Parkway Property

Existing Tree Coverage



-  Study Area Boundary
-  Tree Clusters

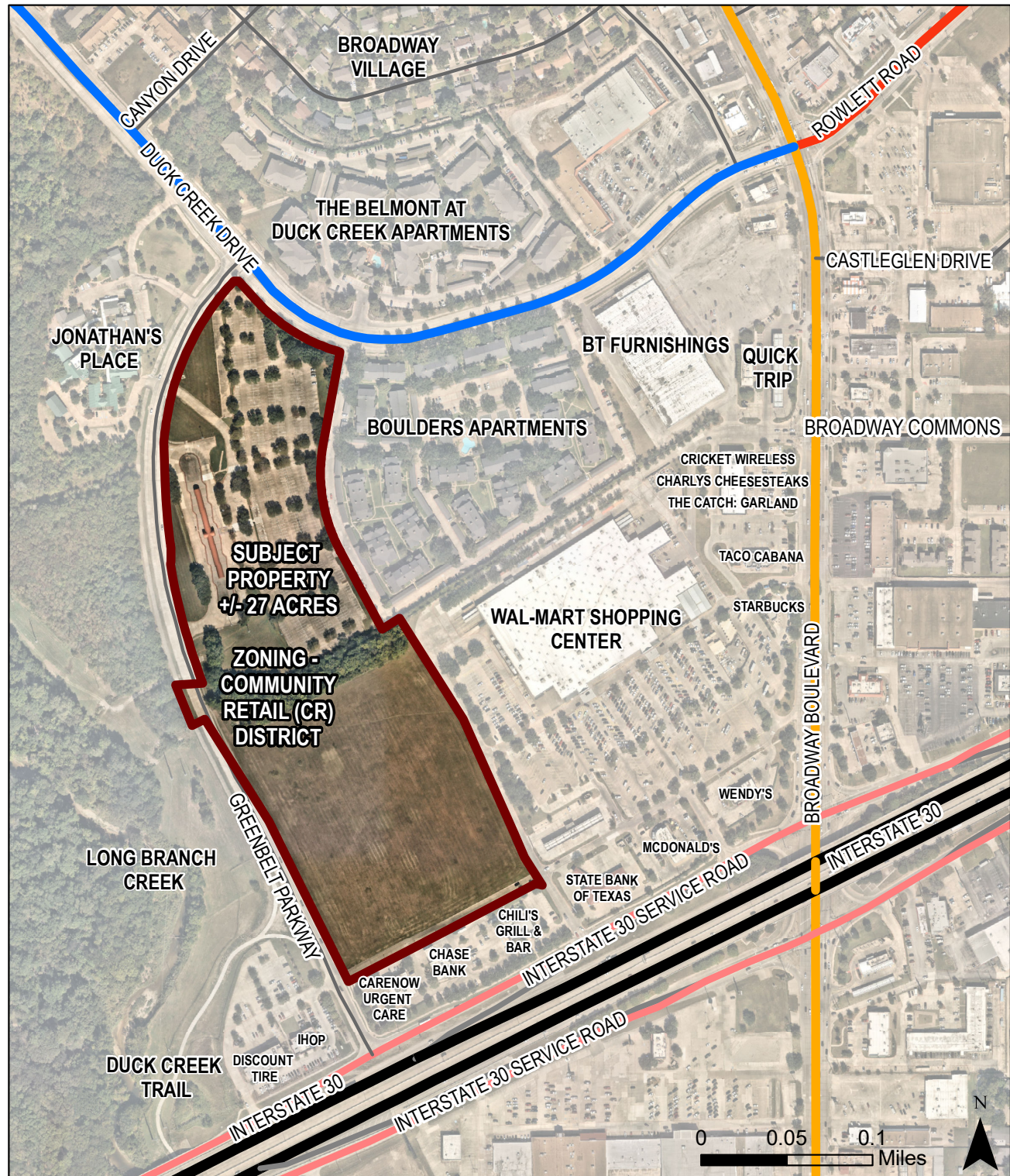


Greenbelt Parkway Property

Existing Transportation Systems

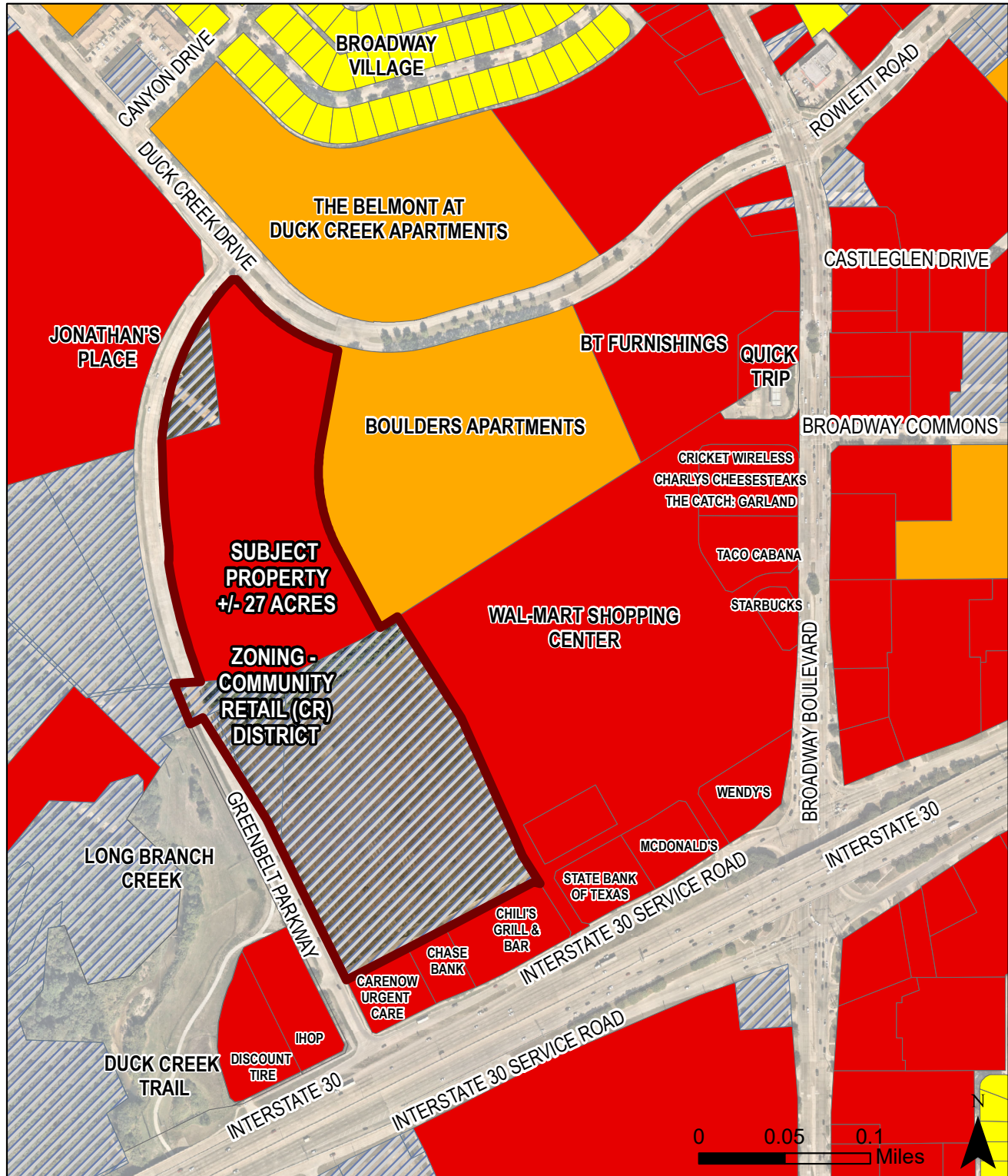
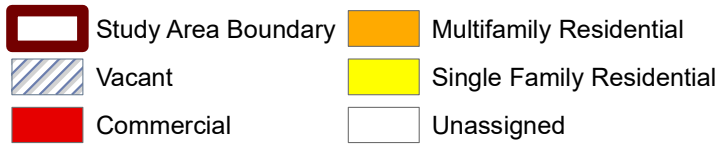


- | | | |
|---|---|--|
|  Study Area Boundary |  A-F - Highway Frontage |  B - 100' 6-Lane Divided |
| Garland Thoroughfare Plan |  A-R - Highway Ramp |  C1 - 100' 4-Lane Divided |
|  A-A - Highway Mainlanes |  A - 120' 6-Lane Divided |  G - 50' Local |



Greenbelt Parkway Property

Existing Land Use



APPENDIX B

MARKET ANALYSIS

1. MARKET ANALYSIS PROCESS OVERVIEW
2. SOCIOECONOMIC PROFILE
3. REAL ESTATE CONSIDERATIONS

GREENBELT PARKWAY PROPERTY

SPECIAL AREA STUDY

CHARETTE WORKSHOPS



GARLAND

November 18-19, 2021

Kimley»Horn

Why do a Market Analysis?

- ▶ Establish a baseline of community-specific information

Where are we today?

- ▶ Identify unique advantages for Garland and understand weaknesses

Where are we going? Where should we be going?

- ▶ Inform near-, mid-, and long-term strategies for the future

How do we get there?

Market Analysis Process Overview



Analysis Geographies

- ▶ Analysis reviews real estate dynamics for a variety of geographies
- ▶ Garland Study Area considers drive-times and is defined by natural and man-made barriers that directly influence real estate potential at the Greenbelt Parkway Site
- ▶ Larger areas are used to illustrate growth trends that could impact the Study Area



Socioeconomic Profile

Garland Study Area



142,507
2021 Estimated
Population



34.7
Median Age



41.3%
Households
with Children



83.4
Diversity Index



+0.6%
Annual
Growth Rate
since 2010



52.7%
% Owner
Households



2.94
Avg. HH
Size



5.8%
% HH with no
access to vehicle

Dallas Metroplex



7.83M
2021 Estimated
Population



35.2
Median Age



39.6%
Households
with Children



77.1
Diversity Index



+1.9%
Annual
Growth Rate
since 2010



56.4%
% Owner
Households



2.76
Avg. HH Size



4.7%
% HH with no
access to
vehicle

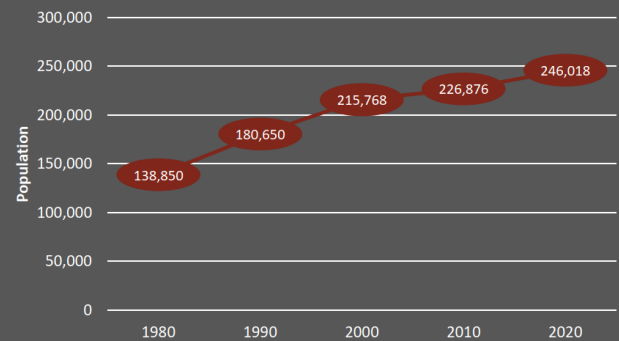
Community Snapshot

Population Trends

- ▶ Population growth in the City of Garland has been steady over the last several decades
- ▶ The more specific Garland Study Area increased by 6.3% since 2010, adding nearly 8,500 people
- ▶ When compared to the Metroplex, the Study Area has slightly higher shares of children and residents aged 35-54 demonstrating attractiveness to families

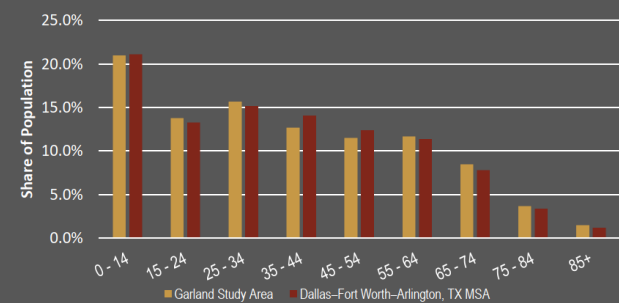
POPULATION TRENDS, CITY OF GARLAND, 1980-2020

Source: US Census



COMPARISON OF SHARE OF POPULATION BY AGE, 2021

Source: ESRI BAO

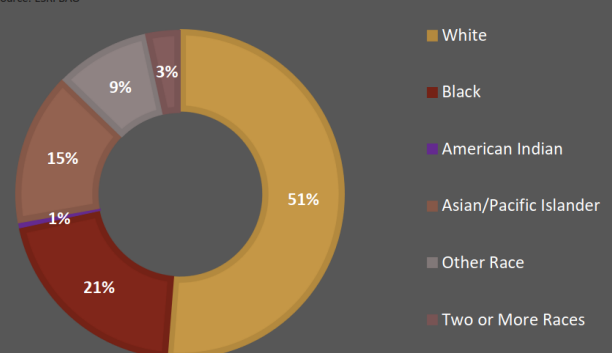


Population Characteristics

- ▶ Approximately 52.9% of Study Area residents identify as White
- ▶ Based on US Census reporting, people of Hispanic origin may identify with any race and may select one or more categories; 41.3% of residents in the Study Area have Hispanic origin
- ▶ Diversity Index provides a score between 0 (all residents belong to one racial/ethnic group) and 100 (many racial/ethnic groups represented)
 - The Study Area has a Diversity Index of 83.4
 - Measure is higher than 77.1 for the MSA

SHARE OF RESIDENTS BY ETHNICITY, GARLAND STUDY AREA, 2021

Source: ESRI BAO

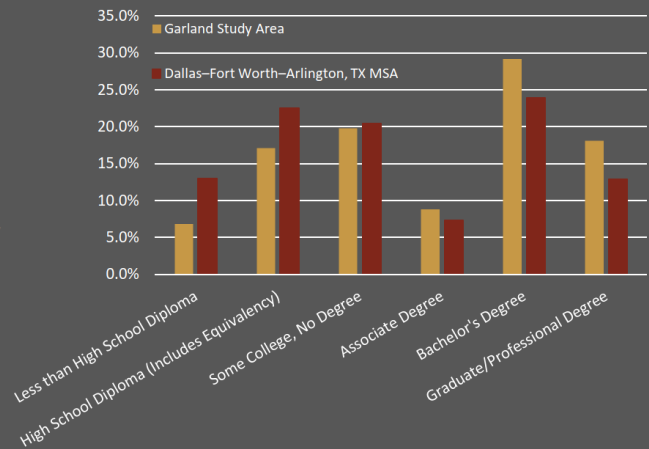


Population Characteristics

- ▶ Educational attainment is for residents 25 years and older
- ▶ Garland Study Area has lower shares of residents holding a Bachelors and Graduate degrees when compared to the region
- ▶ Approximately 23.3% of residents in the Study Area have at least a Bachelor's Degree, compared to 36.8% for the Metroplex

COMPARISON OF SHARE OF EDUCATIONAL ATTAINMENT, 2021

Source: ESRI BAO



Household Characteristics

- ▶ Household sizes are larger than the region
- ▶ Nearly one-half of all households have children living at home
- ▶ Larger households are the most prevalent in the Study Area

AVERAGE HOUSEHOLD SIZE, 2021

Source: ESRI BAO



2.94
Garland
Study Area



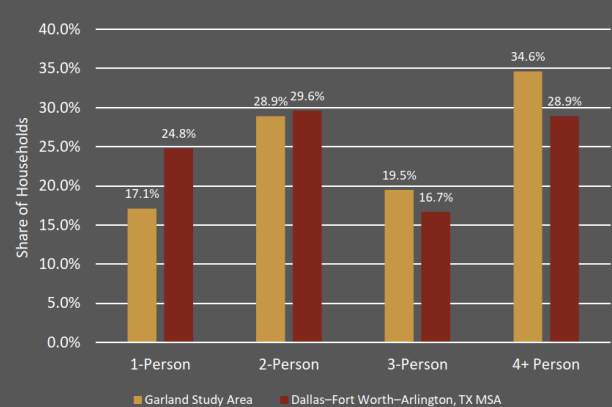
2.75
Dallas
County



2.76
Dallas-Fort Worth
Metroplex

COMPARISON OF SHARE OF HOUSEHOLDS BY SIZE, 2021

Source: ESRI BAO

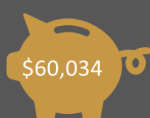


Income Characteristics

- ▶ Median household income in the Study Area is lower than the region
- ▶ Households earning \$50-\$75k represent the largest share in the Study Area

MEDIAN HOUSEHOLD INCOME, 2021

Source: ESRI BAO



Garland Study Area



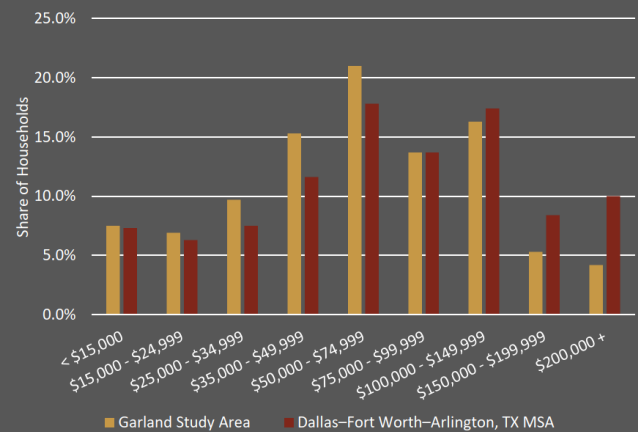
Dallas County



Dallas-Fort Worth Metroplex

COMPARISON OF HOUSEHOLDS BY INCOME, 2021

Source: ESRI BAO

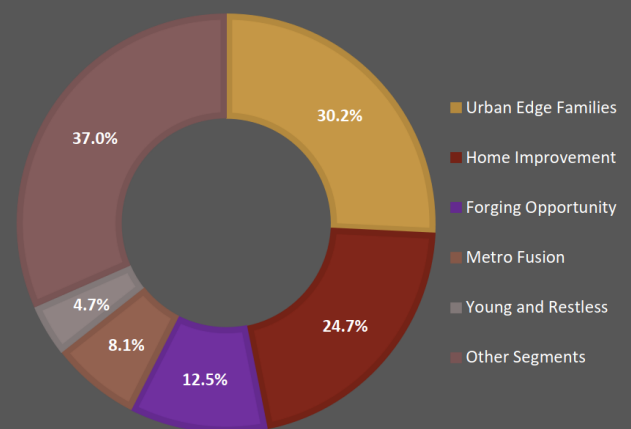


Psychographics

- ▶ Puts a 'face' on the numbers
- ▶ In addition to demographic information, includes preferences on housing, spending, and labor force
- ▶ 67 segments across the US
- ▶ Used by developers and retailers to understand the character of a community

TAPESTRY SEGMENTATION FOR GARLAND STUDY AREA, 2021

Source: ESRI BAO



URBAN EDGE FAMILIES

- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities

HOME IMPROVEMENT

- Married couple families in single-family homes
- Cautious consumers who carefully research purchases
- Spend heavily on eating out and on car maintenance due to long commutes
- Weekends consumed with home improvement projects

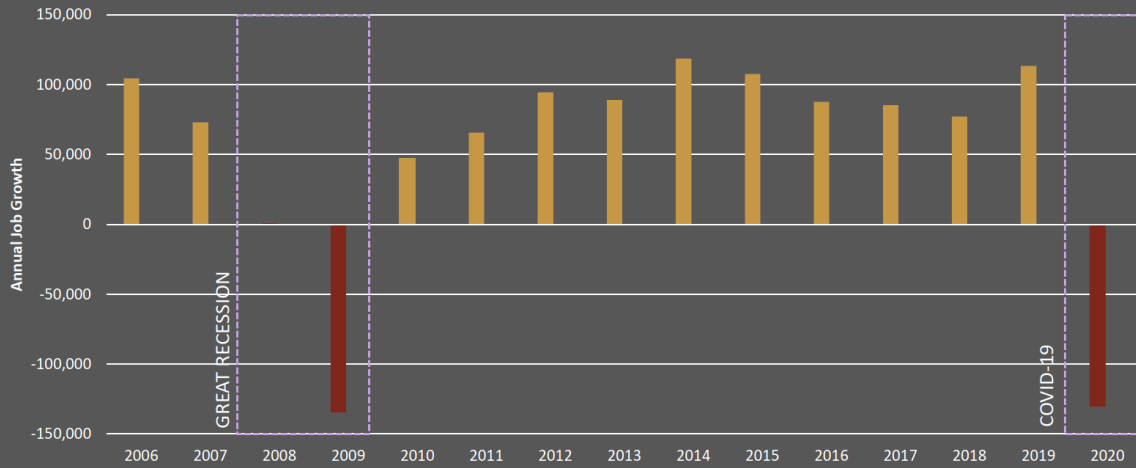
FORGING OPPORTUNITY

- Young families with children or single-parent with multiple generations living in one house
- More than one in four households in poverty
- Spending focused on necessities and few residents have investments
- Employment concentrated in skilled trades
- Primary focus is on family

Psychographics**Garland
Study Area****3,647**
Businesses**18.9%**
Largest
Sector:
Retail Trade**57.3%**
White Collar
Occupation**\$60,034**
Median HH
Income**31,887**
Full-Time Jobs**23.3%**
% Adults with
Bachelor's
Degree +**\$213,613**
Median Home
Value**14.9%**
Percent of
Income for
Mortgage**Dallas
Metroplex****267,339**
Businesses**14.0%**
Largest
Sector:
Healthcare**65.4%**
White Collar
Occupation**\$73,903**
Median HH
Income**3.47M**
Full-Time Jobs**36.8%**
% Adults with
Bachelor's
Degree +**\$266,838**
Median Home
Value**15.2%**
Percent of
Income for
Mortgage**Economic & Prosperity Snapshot**

ANNUAL JOB GROWTH IN DALLAS METROPLEX, 2006-2020

Source: Texas LMI

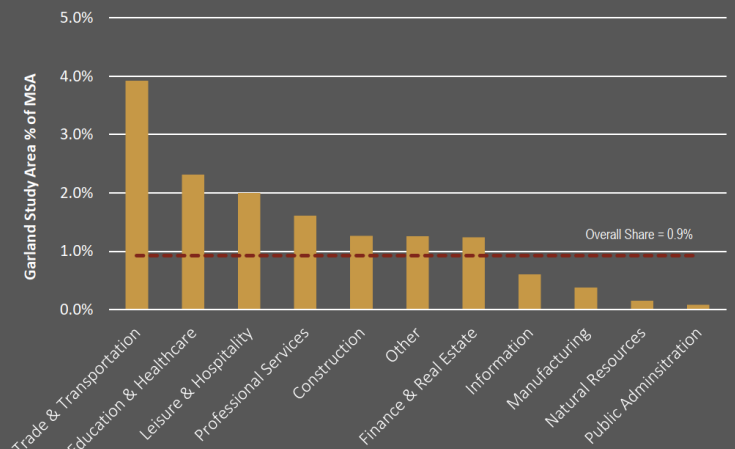
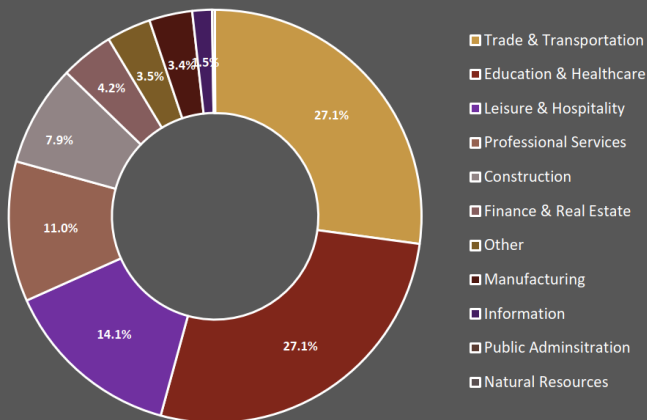


Regional Job Growth

Employment in Garland

SHARE OF GARLAND STUDY AREA JOBS BY INDUSTRY, 2021

Source: US Census LEHD



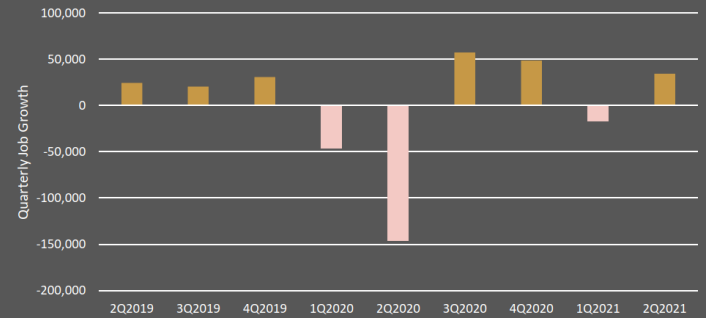
COVID-19 Job Recovery



- COVID-19 pandemic resulted in rapid job losses across the United States
- Drastic reduction in business and personal travel
- Leisure and Hospitality jobs impacted immediately and have had longer-term recovery
- Despite continued recovery, Dallas County still has ~70,000 fewer jobs when compared to the start of the pandemic

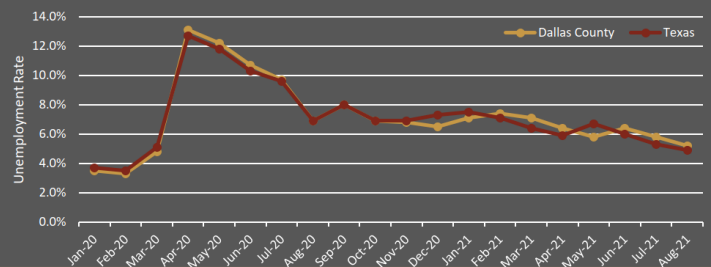
ANNUAL QUARTERLY JOB GROWTH, DALLAS COUNTY, 2019-2021

Source: Texas LMI



UNEMPLOYMENT RATE TRENDS, DALLAS COUNTY, 2020-2021

Source: Texas LMI



Commuting Trends

- ▶ Strong out-commuting driven by employed residents traveling to regional job centers
- ▶ Share of residents out commuting has remained steady the last ten years
- ▶ Travel patterns favor southwestern movement toward Dallas; 41% of residents commute less than 10 miles

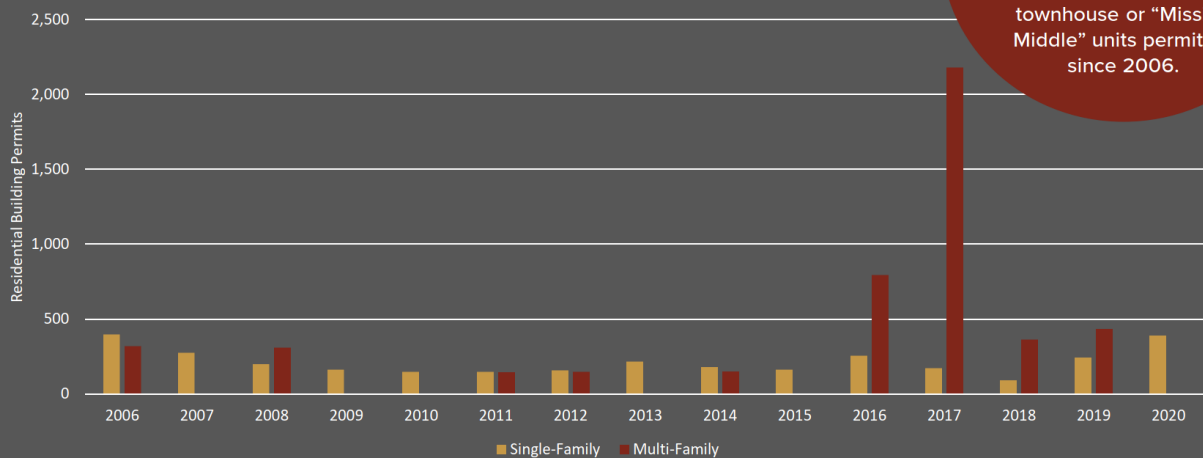


Real Estate Considerations

Residential Permitting Trends

RESIDENTIAL BUILDING PERMIT TRENDS, CITY OF GARLAND, 2006-2020

Source: US Census

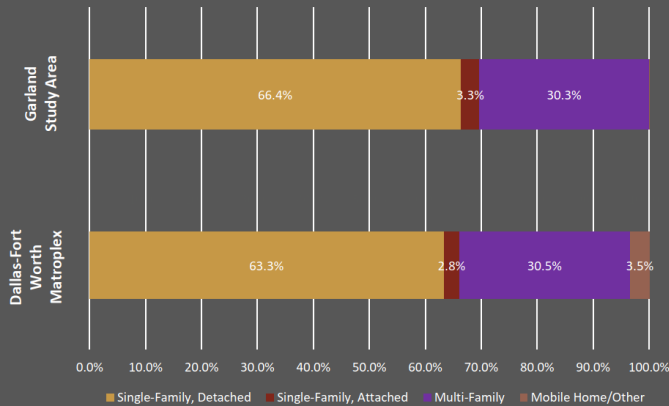


Single-family permits have remained consistent since 2006. Multifamily apartments have increased rapidly in the last five years. There have been no townhouse or "Missing Middle" units permitted since 2006.

Housing Inventory

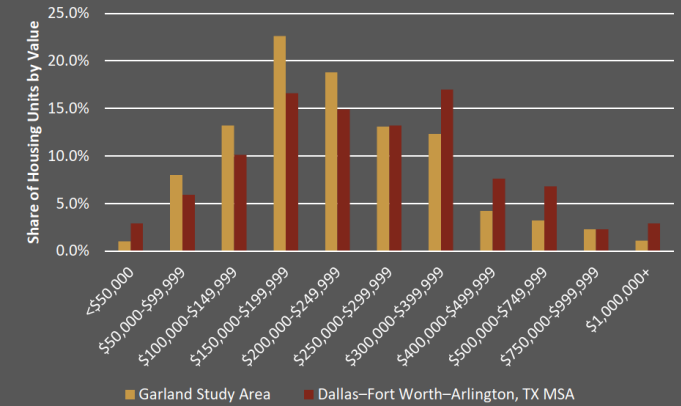
HOUSING UNITS BY TYPE, 2019

Source: ESRI Business Analyst



HOUSING UNITS BY VALUE, 2021

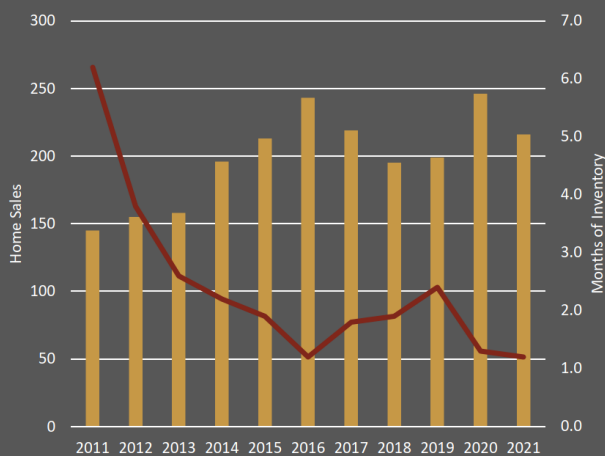
Source: ESRI Business Analyst



For-Sale Housing Trends

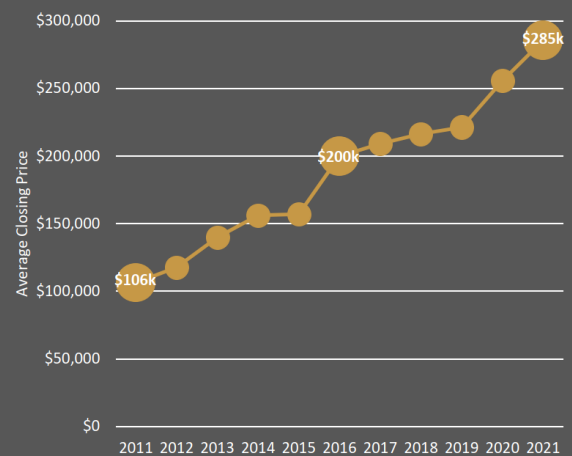
CLOSING TRENDS, CITY OF GARLAND, 2011-2021

Source: Texas A&M Texas Real Estate Research Center



CLOSING PRICE TRENDS, CITY OF GARLAND, 2011-2021

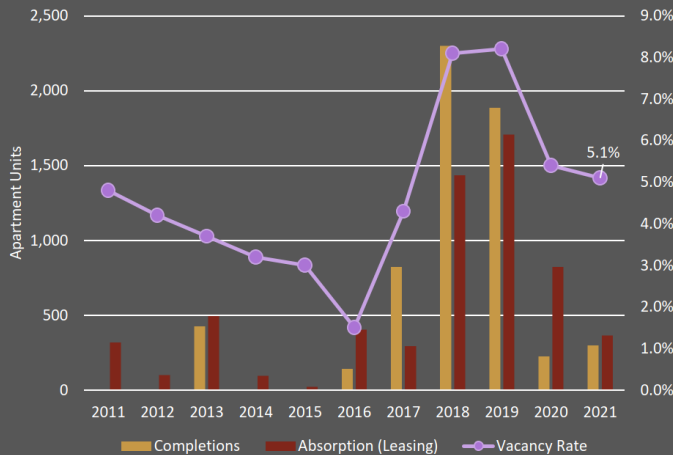
Source: Texas A&M Texas Real Estate Research Center



Rental Multifamily Trends

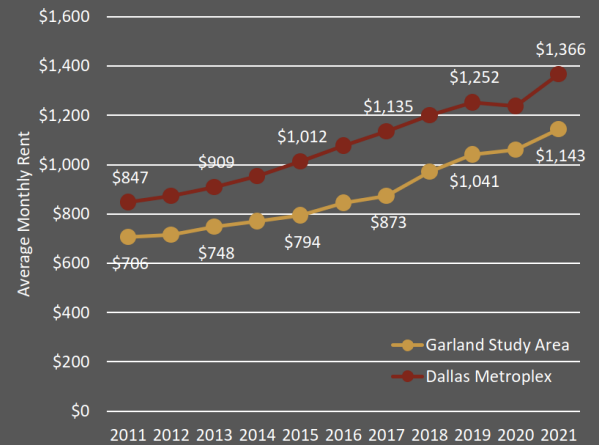
APARTMENT VACANCY, GARLAND STUDY AREA, 2011-2021

Source: REIS, Kimley-Horn



COMPARISON OF LEASE RATE TRENDS, 2011-2021

Source: REIS, Kimley-Horn



Retail Leakage Analysis

- ▶ Retail gap refers to the difference between retail sales and retail purchases by residents within the same area
- ▶ Retail sales in the Study Area surpassed consumer spending, which means more money is coming into the Study Area than is leaving
- ▶ Proximity to major transportation thoroughfares and employment centers bolster sales from non-residents

Garland Study Area



Stores Sold
\$2.1 billion



Consumers Spent
\$1.7 billion

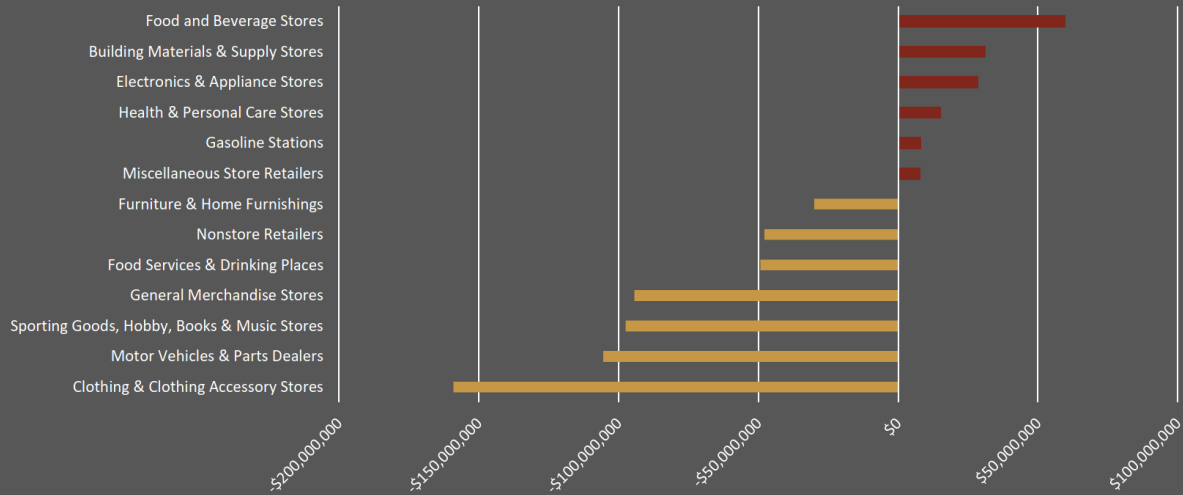


Retail Leakage
-\$434 million

Source: ESRI; Kimley-Horn

STUDY AREA LEAKAGE ANALYSIS, 2021

Source: ESRI Business Analyst

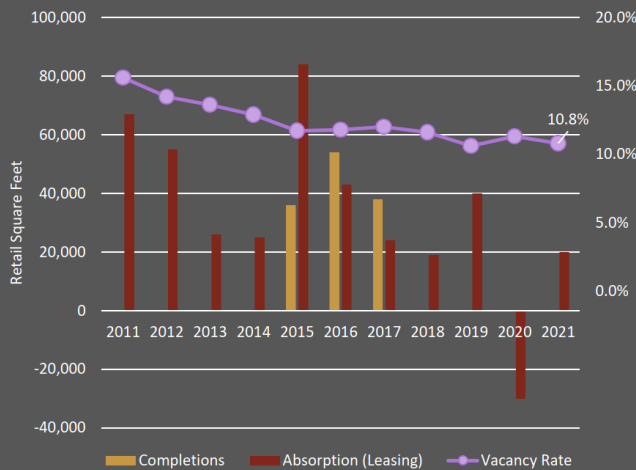


Retail Leakage Analysis

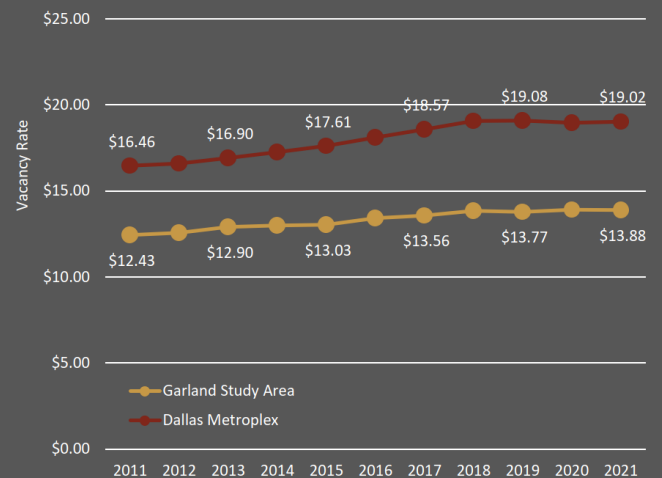
Retail Trends

RETAIL VACANCY, GARLAND STUDY AREA, 2011-2021

Source: REIS, Kimley-Horn

**COMPARISON OF LEASE RATE TRENDS, 2011-2021**

Source: REIS, Kimley-Horn



Office Considerations

- ▶ The Garland Study Area comprises approximately 0.4% of the Metroplex total
- ▶ There has been no new office space completed in the Study Area in more than a decade
- ▶ Office vacancy in the Study Area exceeds 20%; vacant space will need to be leased before new investment is attracted
- ▶ Asking rents average \$18 per square foot; one of the lowest across submarkets in the Dallas Metroplex

Garland Study Area: Five-Year Demand (2021-2026)

			
	HOUSING	RETAIL	OFFICE
Approximate Demand Forecast	1,500-2,000 Units	150,000-175,000 Square Feet	40,000-60,000 Square Feet

Five-Year Study Area Market Demand

Greenbelt Parkway Property Market Considerations



Housing

Products: Townhouse
Missing Middle
Rental Multifamily

Demand Timeframe

Short-Term

Market Considerations

- Demand exceeding supply
- Higher density housing maximizes property
- Townhouses and Missing Middle would increase for-sale housing options for residents
- Despite increased supply MF rental performing well
- Focus on families will drive product types



Retail

Product: Ground-level/mixed-use
Neighborhood Serving
Restaurants & Dining

Demand Timeframe

Short- to mid-term

Market Considerations

- Retail in a state of flux
- Important component of mixed-use projects
- Role for services beyond traditional retail
- Dining and entertainment options have rebounded from pandemic; supports new housing



Office

Product: Service office
Flexible workspaces
Medical office

Demand Timeframe

Long-term/Limited

Market Considerations

- Continued recovery from pandemic
- Excess vacancy will need to be leased to attract investment
- Smaller-scale neighborhood-services

THANK YOU!



GARLAND

Kimley»Horn

APPENDIX C

PSYCHOGRAPHICS

1. URBAN EDGE FAMILIES
2. HOME IMPROVEMENT
3. FORGING OPPORTUNITY

URBAN EDGE FAMILIES



30.2%
of area
households

- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities

HOME IMPROVEMENT



24.7%
of area
households

- Married couple families in single-family homes
- Cautious consumers who carefully research purchases
- Spend heavily on eating out and on car maintenance due to long commutes
- Weekends consumed with home improvement projects

FORGING OPPORTUNITY



12.5%
of area
households

- Young families with children or single-parent with multiple generations living in one house
- More than one in four households in poverty
- Spending focused on necessities and few residents have investments
- Employment concentrated in skilled trades
- Primary focus is on family



LifeMode Group: Sprouting Explorers Urban Edge Families

Households: 1,824,900
Average Household Size: 3.19
Median Age: 32.5
Median Household Income: \$50,900

7C

WHO ARE WE?

Located throughout the South and West, most *Urban Edge Families* residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable. Median household income is slightly below average (Index 91). The majority of households include younger married-couple families with children and, frequently, grandparents. Many residents are foreign born. Spending is focused more on the members of the household than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the Internet.

OUR NEIGHBORHOOD

- *Urban Edge Families* residents are family-centric. Most are married couples with children of all ages or single parents; multi-generational homes are common (Index 201).
- Average household size is higher at 3.19 (Index 123).
- Residents tend to live further out from urban centers—more affordable single-family homes and more elbow room.
- Tenure is slightly above average with 64% owner occupancy; primarily single-family homes with more mortgages (Index 114) and slightly higher monthly costs (Index 115).
- Three quarters of all housing were built 1970 or later.
- Many neighborhoods are located in the urban periphery of the largest metropolitan areas across the South and West.
- Most households have one or two vehicles available and a longer commute to work.

SOCIOECONOMIC TRAITS

- Nearly 17% have earned a college degree, and 63% hold a high school diploma only or have spent some time at a college or university.
- Labor force participation is higher at 66%.
- Most *Urban Edge Families* residents derive income from wages or salaries.
- They tend to spend money carefully and focus more on necessities.
- They are captivated by new technology, particularly feature-rich smartphones.
- Connected: They use the Internet primarily for socializing but also for convenience, like paying bills online.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: Sprouting Explorers

Urban Edge Families

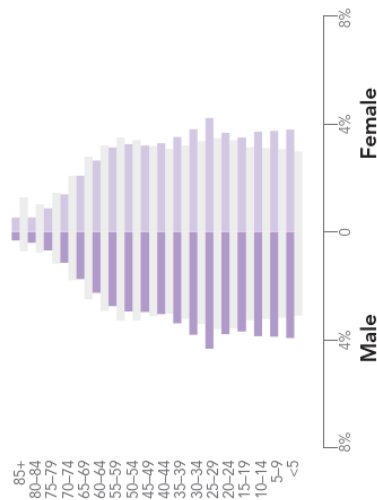
7C



AGE BY SEX (Esri data)

Median Age: 32.5 US: 38.2

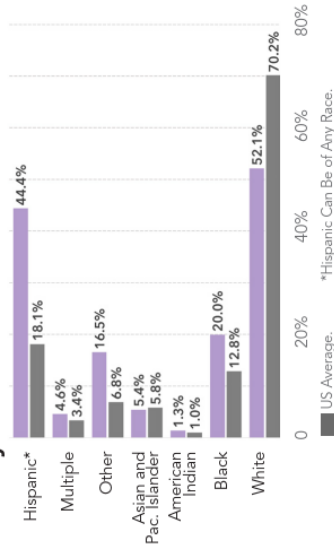
■ Indicates US



RACE AND ETHNICITY (Esri data)

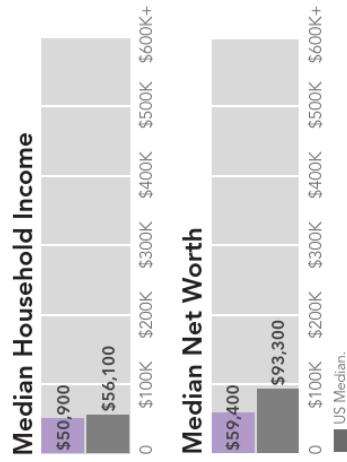
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 84.1 US: 64.0



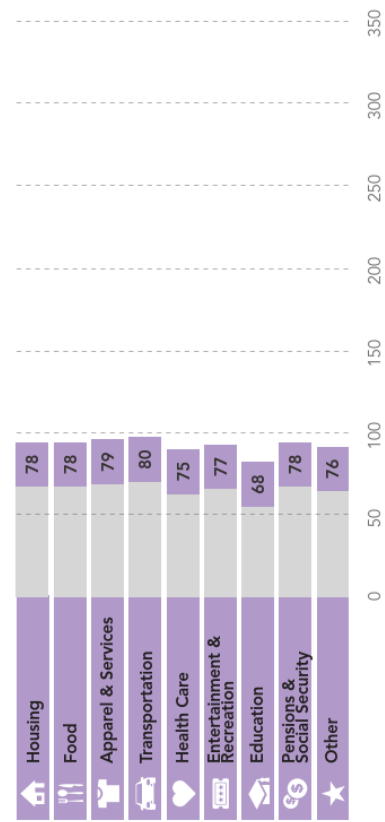
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



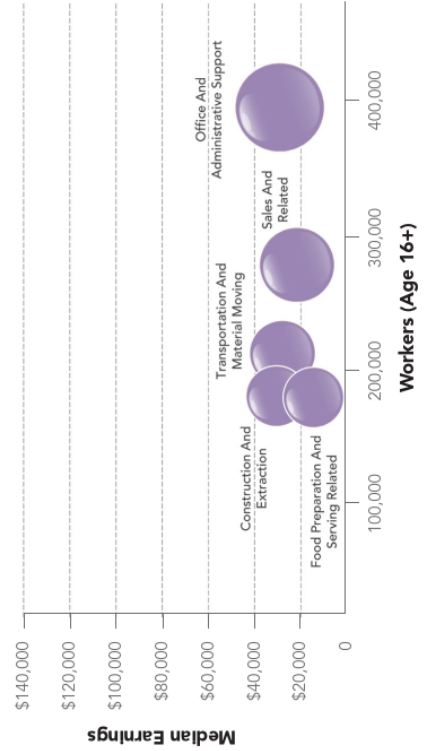
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



LifeMode Group: Sprouting Explorers 7C Urban Edge Families



MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- When dining out, these residents favor fast-food dining places such as Taco Bell or Little Caesar's, as well as family-friendly restaurants like Olive Garden, Denny's, or IHOP.
- Cell phones are preferred over landlines.
- Favorite channels include Animal Planet, MTV, ABC Family Channel, Bravo, and Nick Jr., as well as programming on Spanish TV.
- Residents listen to urban or Hispanic radio.
- During the summer, family outings to theme parks are especially popular.

HOUSING

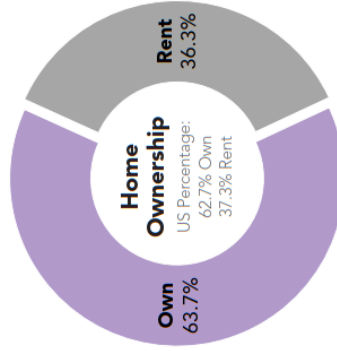
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

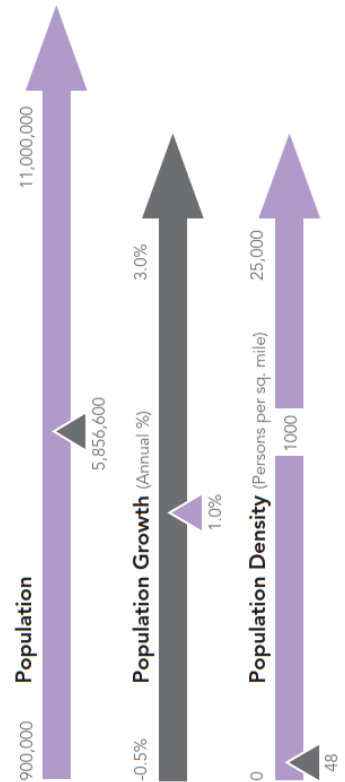
Median Value:
\$145,900

US Median: \$207,300



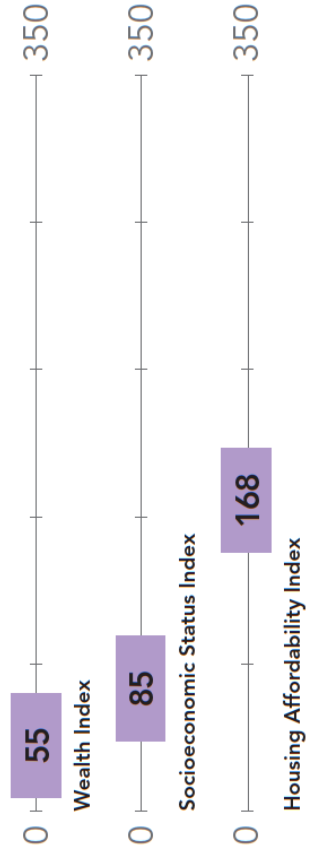
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

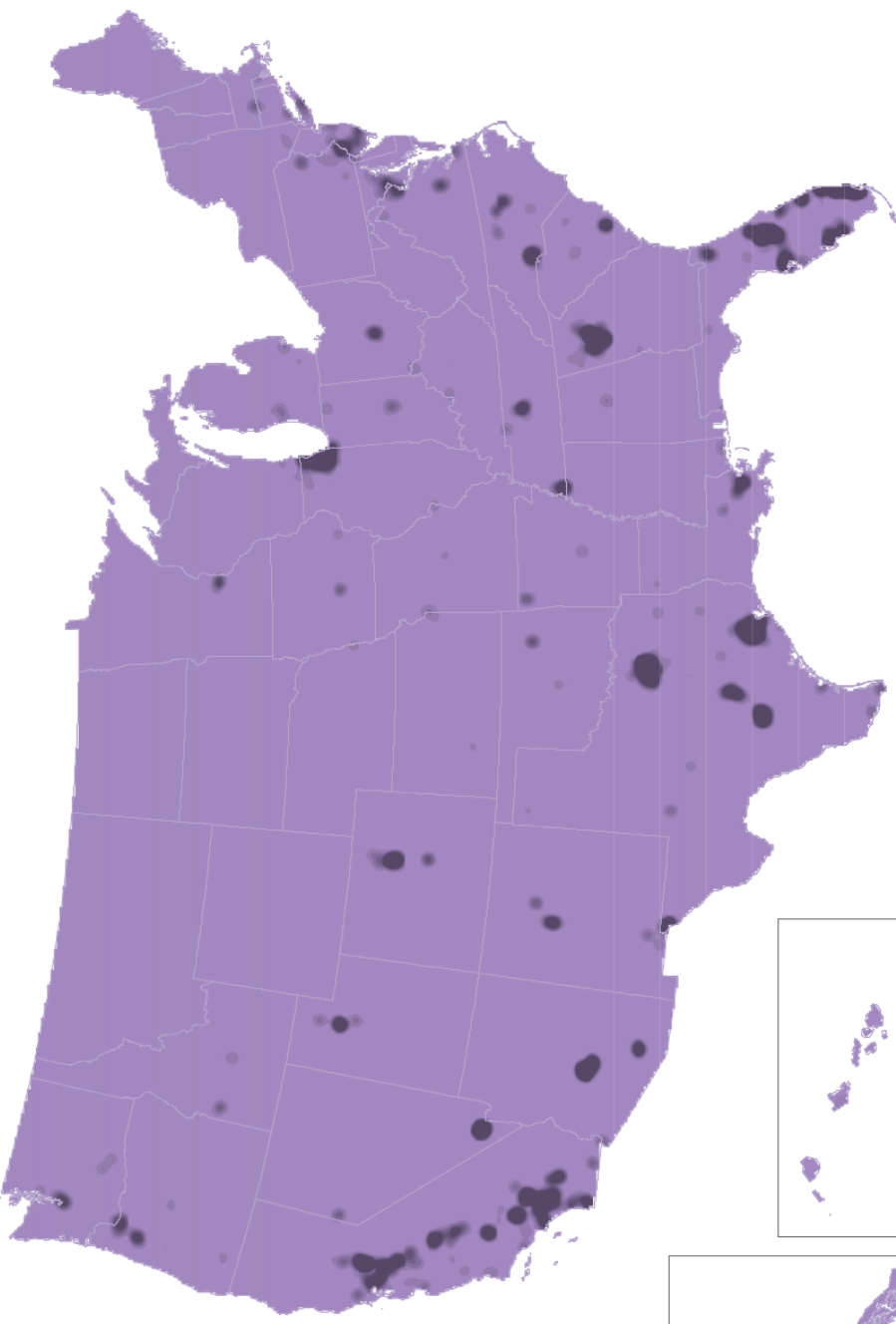
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



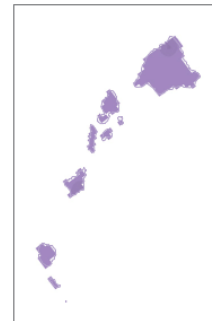
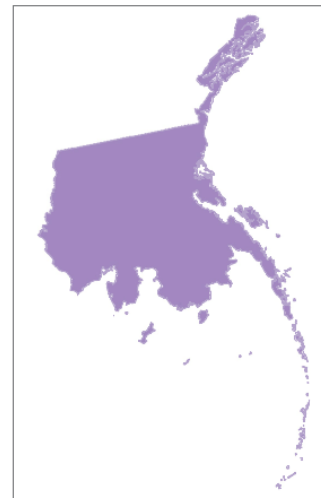
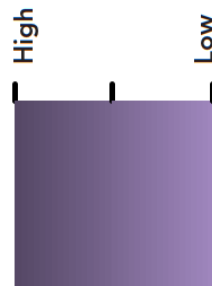
LifeMode Group: Sprouting Explorers
Urban Edge Families



TAPESTRY
SEGMENTATION
esri.com/tapestry



SEGMENT DENSITY
This map illustrates the density and distribution of the *Urban Edge Families* Tapestry Segment by households.



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LifeMode Group: Family Landscapes Home Improvement

4B

Households: 2,114,500
Average Household Size: 2.88
Median Age: 37.7
Median Household Income: \$72,100

WHO ARE WE?

Married-couple families occupy well over half of these suburban households. Most *Home Improvement* residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

OUR NEIGHBORHOOD

- These are low density suburban neighborhoods.
- Eight of every 10 homes are traditional single-family dwellings, owner occupied.
- Majority of the homes were built between 1970 and 2000.
- More than half of the households consist of married-couple families; another 12% include single-parent families.

SOCIOECONOMIC TRAITS

- Higher participation in the labor force; most households have 2+ workers.
- Cautious consumers that do their research before buying, they protect their investments.
- Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and home mortgages.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

LifeMode Group: Family Landscapes

4B Home Improvement

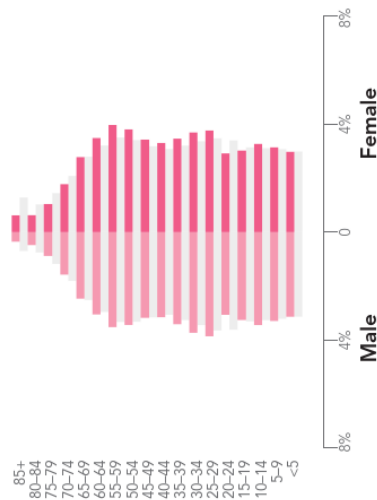


AGE BY SEX

(Esri data)

Median Age: 37.7 US: 38.2

■ Indicates US



RACE AND ETHNICITY

(Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

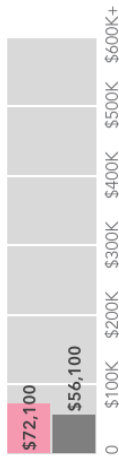
Diversity Index: 65.7 US: 64.0



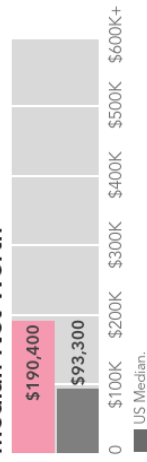
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

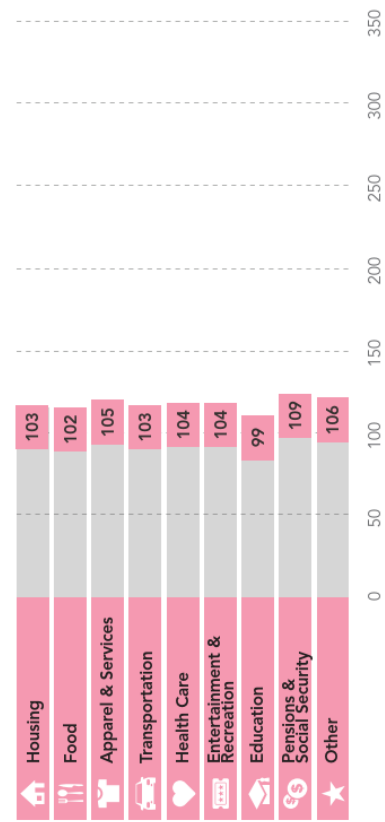


Median Net Worth



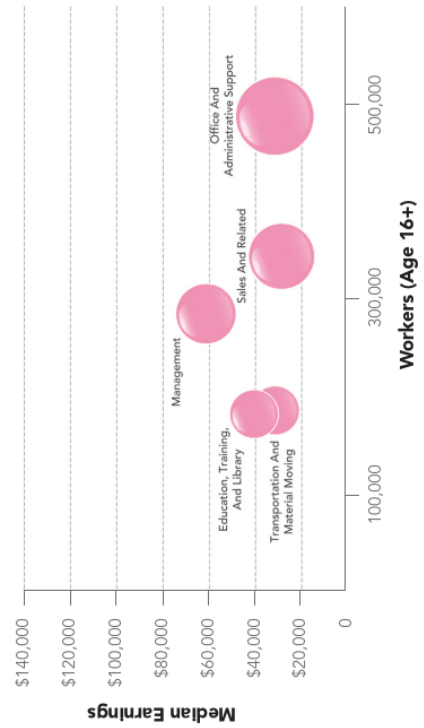
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



LifeMode Group: Family Landscapes 4B Home Improvement



MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

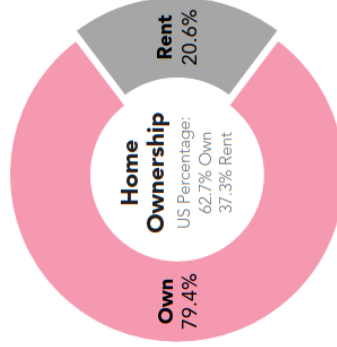
- Enjoy working on home improvement projects and watching DIY networks.
- Make frequent trips to warehouse/club and home improvement stores in their minivan or SUV.
- Own a giant screen TV with fiber-optic connection and premium cable; rent movies from Netflix.
- Very comfortable with new technology; embrace the convenience of completing tasks on a mobile device.
- Enjoy dining at Chili's, Chick-fil-A, and KFC.
- Frequently buy children's clothes and toys.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

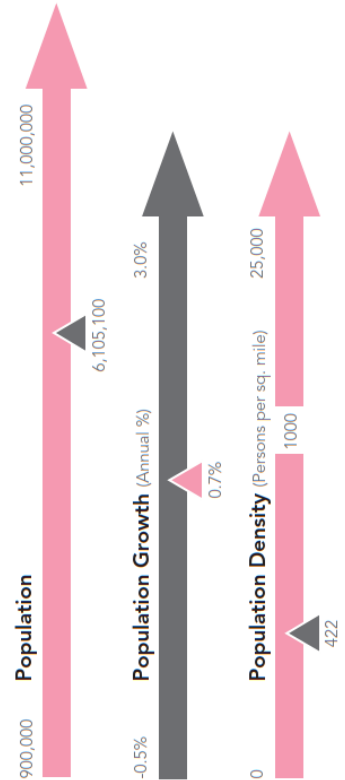


Typical Housing:
Single Family
Median Value:
\$192,600
US Median: \$207,300



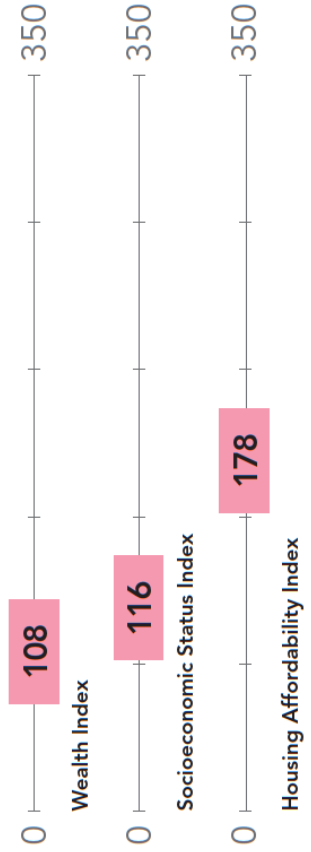
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

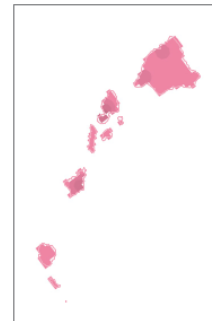
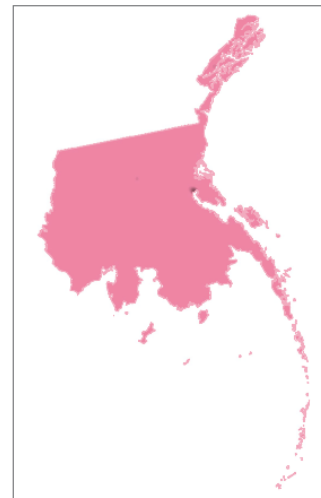
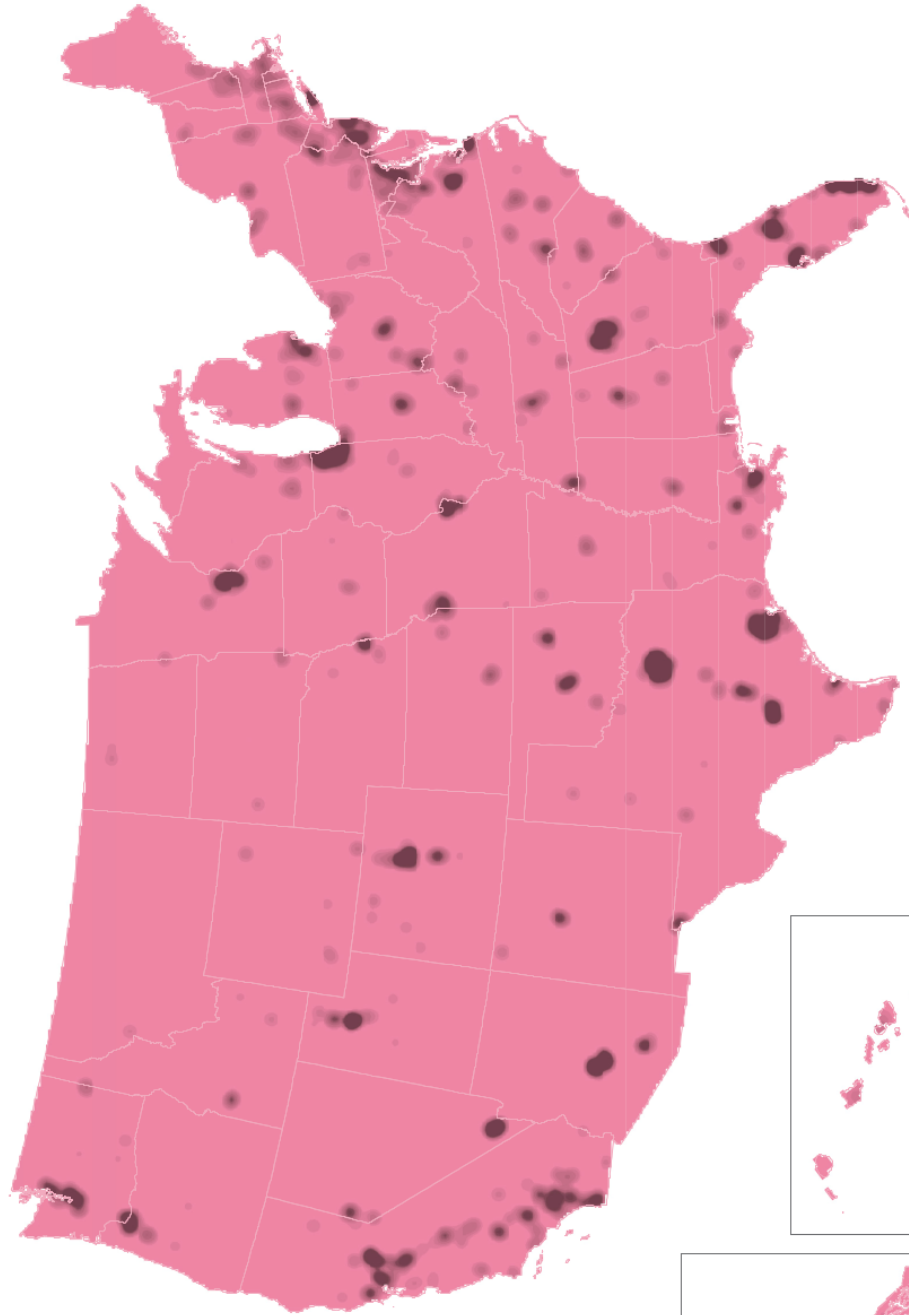
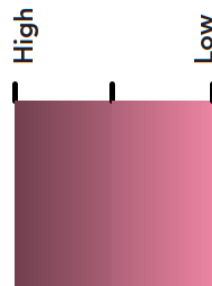


LifeMode Group: Family Landscapes
4B Home Improvement



SEGMENT DENSITY

This map illustrates the density and distribution of the Home Improvement Tapestry Segment by households.



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info@esri.com
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LifeMode Group: Sprouting Explorers Forging Opportunity

Households: 1,289,900
Average Household Size: 3.62
Median Age: 28.9
Median Household Income: \$38,000

7D

WHO ARE WE?

Family is central within these communities, bringing rich traditions to these neighborhoods in the urban outskirts. Dominating this market are younger families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.

OUR NEIGHBORHOOD

- Family market; over a third of all households are married couples with children, with a number of multigenerational households and single-parent families; household size is higher at 3.62.
- While most residents live in single-family homes, almost 10% of householders reside in mobile home parks.
- Homes are owner occupied, with slightly higher monthly costs (Index 103) but fewer mortgages (Index 83).
- Most are older homes, nearly 60% built from 1950 to 1989.
- Most households have one or two vehicles; many commuters car pool or walk to work (Index 145).
- *Forging Opportunity* residents live within the urban periphery of larger metropolitan areas across the South and West.

SOCIOECONOMIC TRAITS

- While a majority finished high school, over 40% have not (Index 321).
- Labor force participation is slightly lower at 61%.
- More than one in four households is below the poverty level (Index 183).
- Residents balance their budgets carefully by spending only on necessities and limiting activities like dining out.
- Many have no financial investments or retirement savings, but they have their homes.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

LifeMode Group: Sprouting Explorers

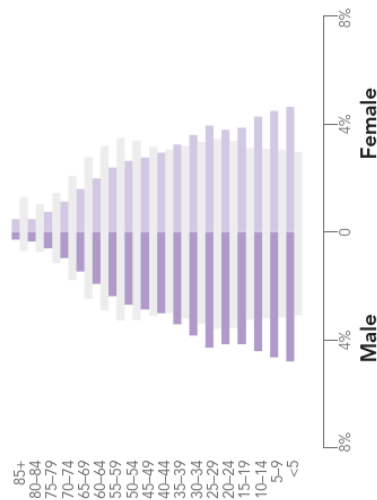
Forging Opportunity



AGE BY SEX (Esri data)

Median Age: 28.9 US: 38.2

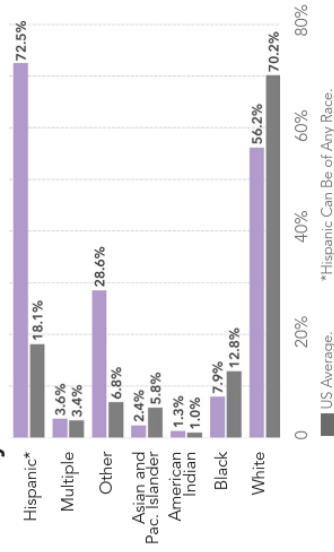
■ Indicates US



RACE AND ETHNICITY (Esri data)

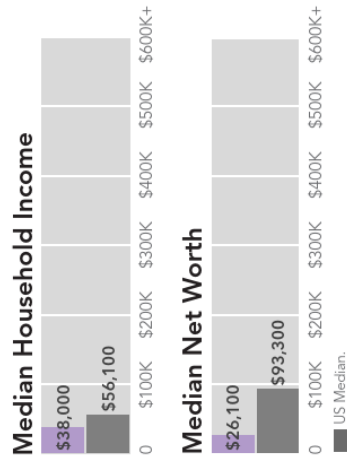
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 80.6 US: 64.0



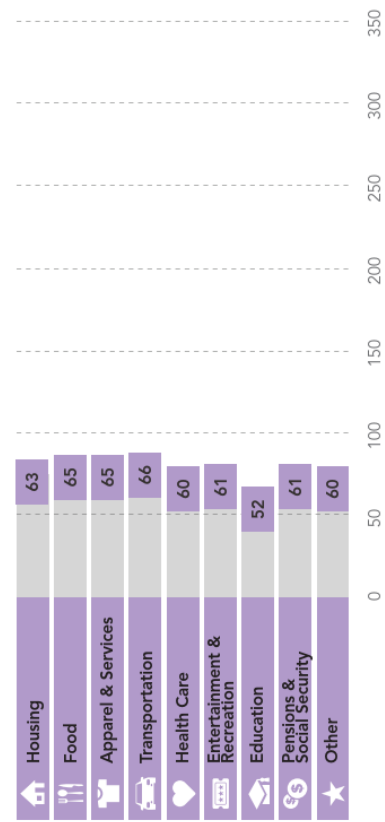
INCOME AND NET WORTH

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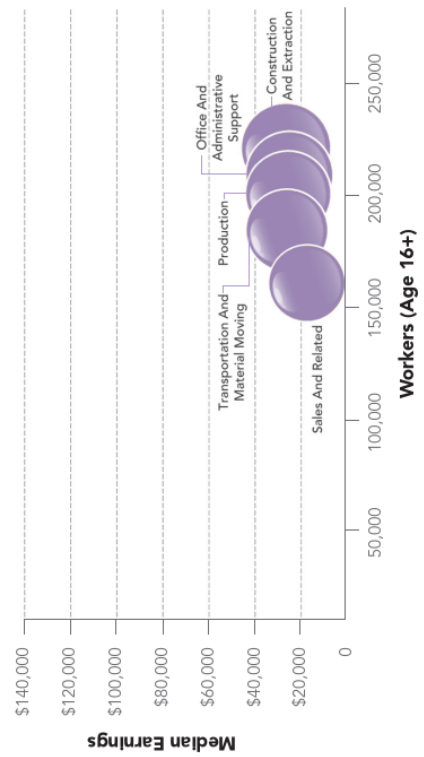
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



LifeMode Group: Sprouting Explorers 7D Forging Opportunity



MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

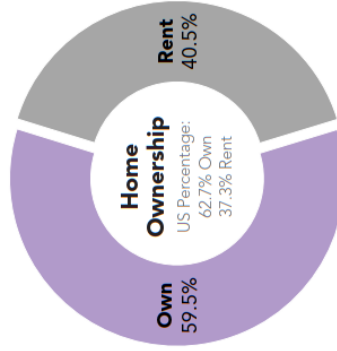
- Residents shop at discount and department stores like Walmart, Dollar General/Family Dollar, and JC Penney for baby and children's products.
- Many households subscribe to satellite television to watch their favorite programs.
- Magazines are extremely popular sources of news and the latest trends, including women's fashion, bridal, and parenthood types of magazines.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

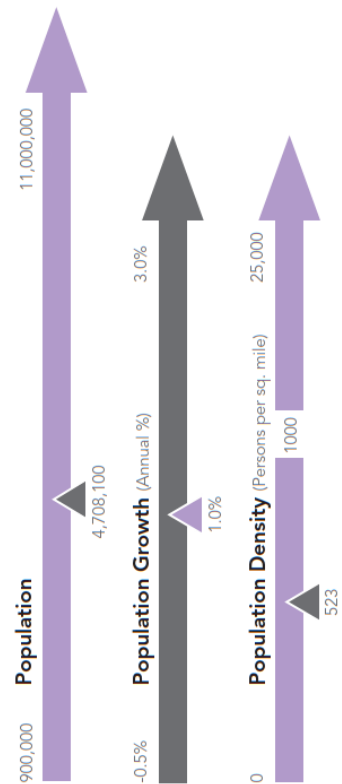


Typical Housing:
Single Family
Median Value:
\$92,200
US Median: \$207,300



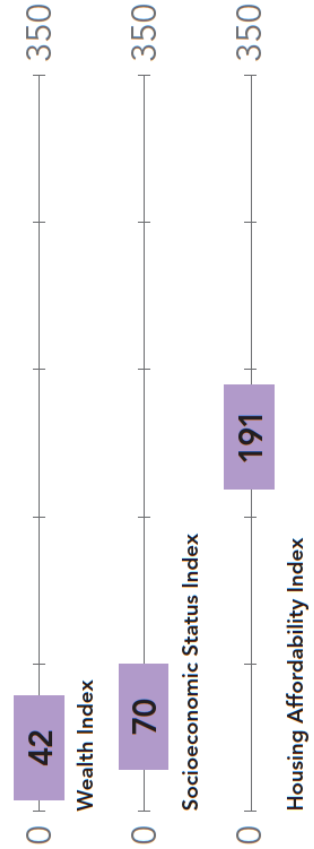
POPULATION CHARACTERISTICS

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ESRI INDEXES

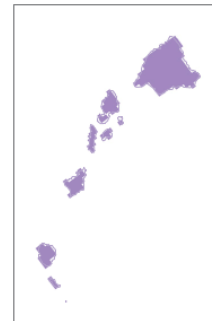
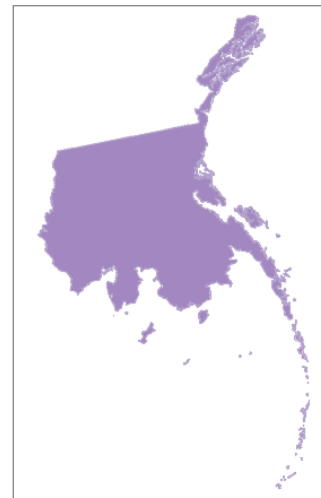
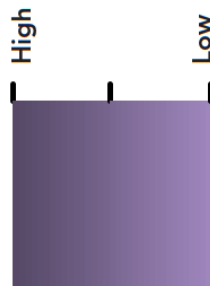
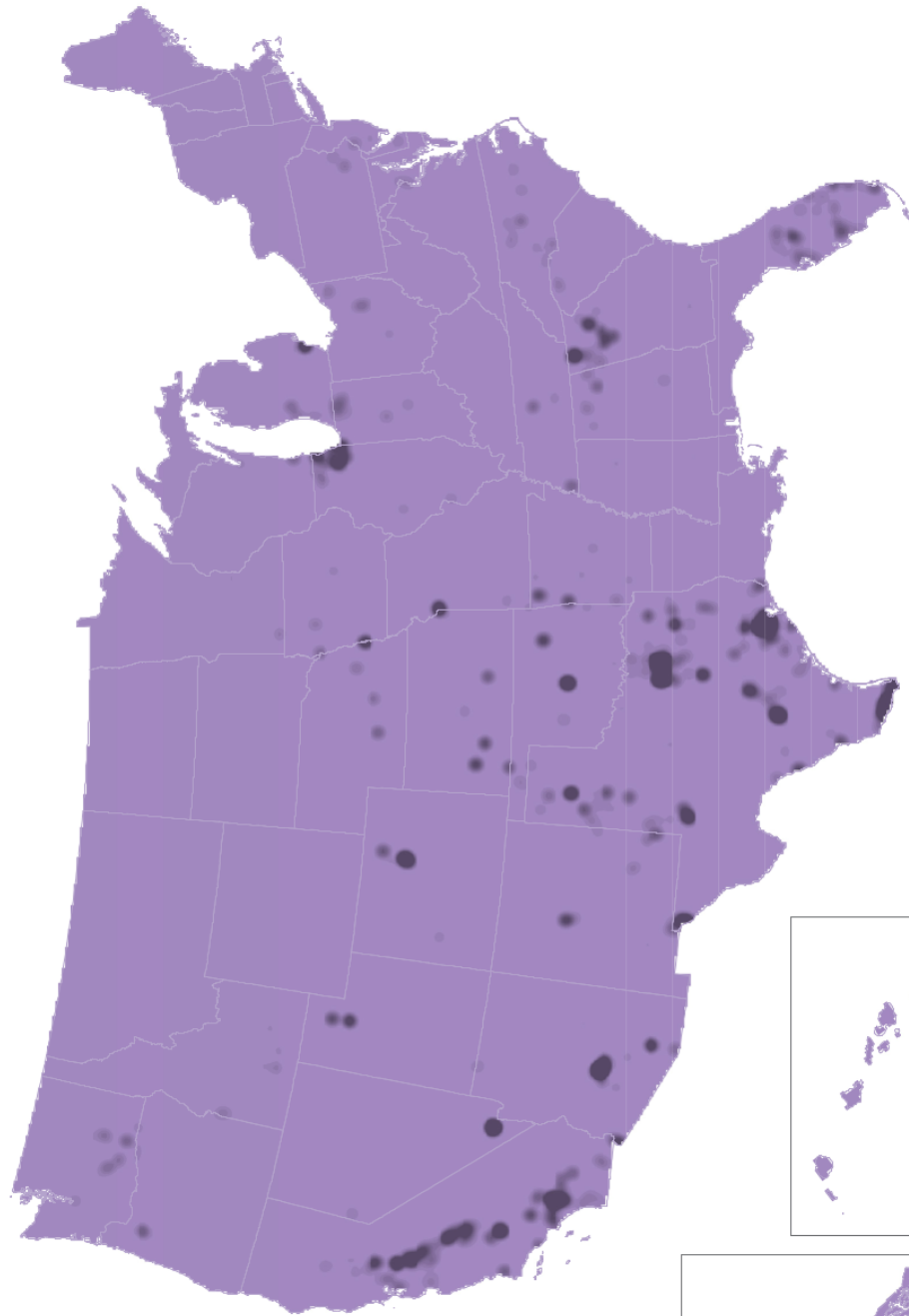
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



LifeMode Group: Sprouting Explorers
Forging Opportunity



SEGMENT DENSITY
This map illustrates the density and distribution of the *Forging Opportunity* Tapestry Segment by households.



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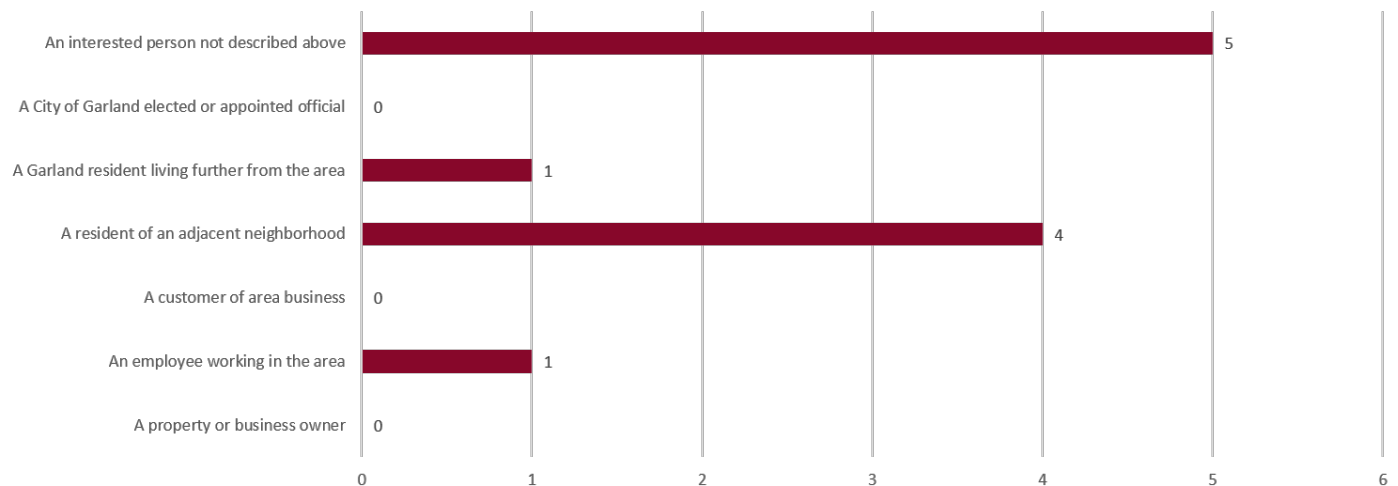
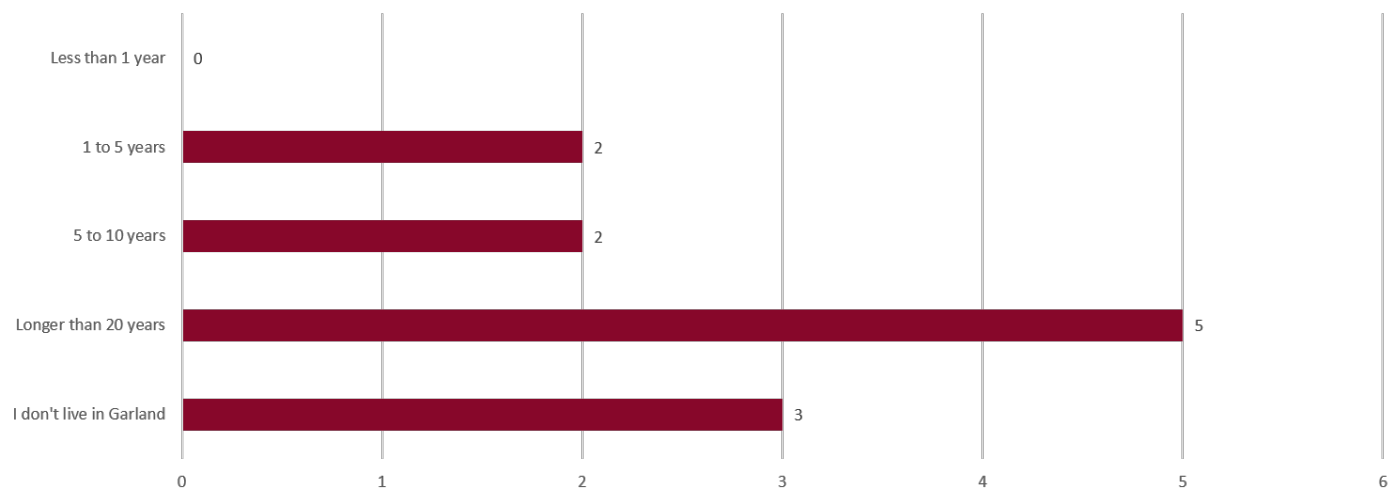
THE
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APPENDIX D

ONLINE SURVEY RESULTS

12 RESPONSES*

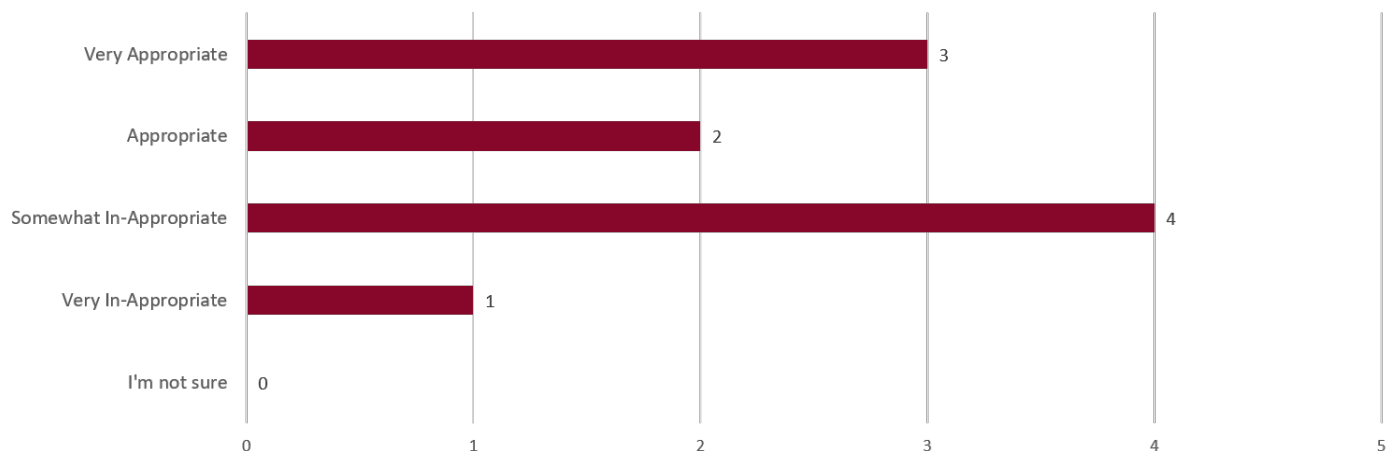
***NOTE: ALL QUESTIONS WERE NOT REQUIRED TO ANSWER. THEREFORE, SOME QUESTIONS MAY HAVE LESS THAN 12 RESPONSES.**

Q1: What is your primary involvement with the Study Area?**Q2: I have lived in Garland****Q3: Which Garland Neighborhood is my Home?**

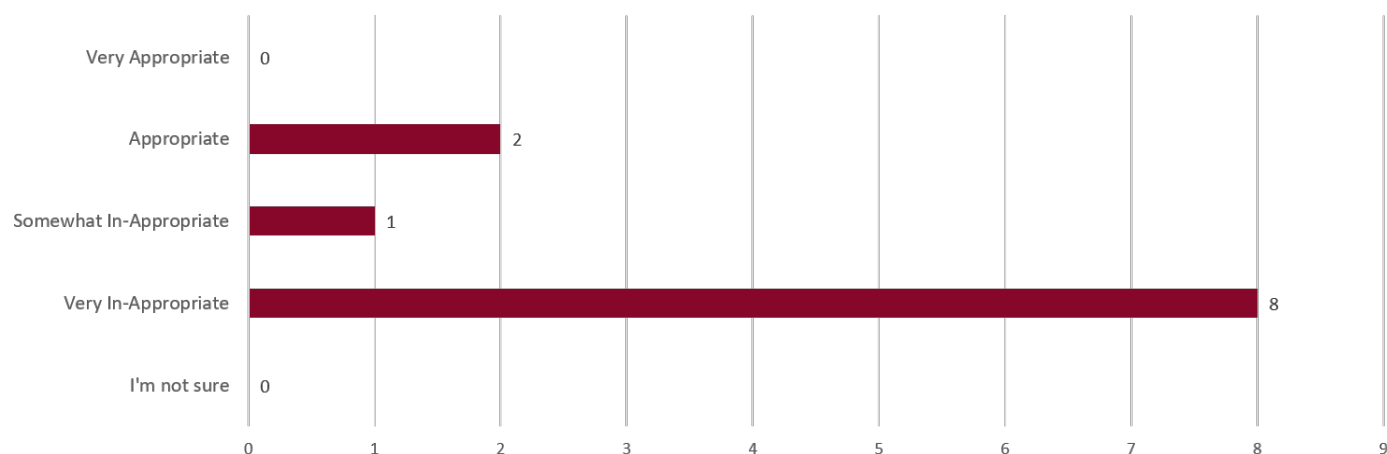
I don't live in Garland.
I live near Plano and Buckingham.
Duck Creek
Middle Glen area
Shores of Eastern Hills
Westcreek Estates in Council District 6.
Duck Creek Dr
Broadway Village
Near Audubon park
Glen Heights

Q4: How would you describe the best possible way for this area to contribute to Garland's future quality of life and economic vitality?
Desirable living area. This area has access to DART, a grocery store, restaurants (limited, but they're there), walking/bike trails and green space, plus easy access to I-30 and LBJ.
Leave it alone. We don't need to use up every bit of land. There are plenty of run down areas that should be redone first.
I would like some retail, entertainment and restaurants similar to what is happening near Firewheel and also the Station in Sachse. I would like more restaurant options that are not fast food. My family typically goes to Rowlett and Rockwall across the lake for retail, restaurants and entertainment. I would love to have more options to spend our money in Garland
Preserve green space. Walking access to DART and retail is rare and valuable for those who want to age in place. Add enough residential and retail to boost tax base.
Appealing residential living/restaurants
A nice sit-down restaurant or a pocket neighborhood of small, truly affordable houses, in the upper 90s-low 100s. I know it is zoned retail and that the minimum square footage for houses is much larger than what I'm suggesting, 900-1200 sq. ft, but there are no new, truly affordable houses anywhere in Garland.
Urban residential and restaurants for nearby employees.
Restaurant row
Horizontal mixed-use to provide better dining options and urban residential for density needed to revitalize existing retail.

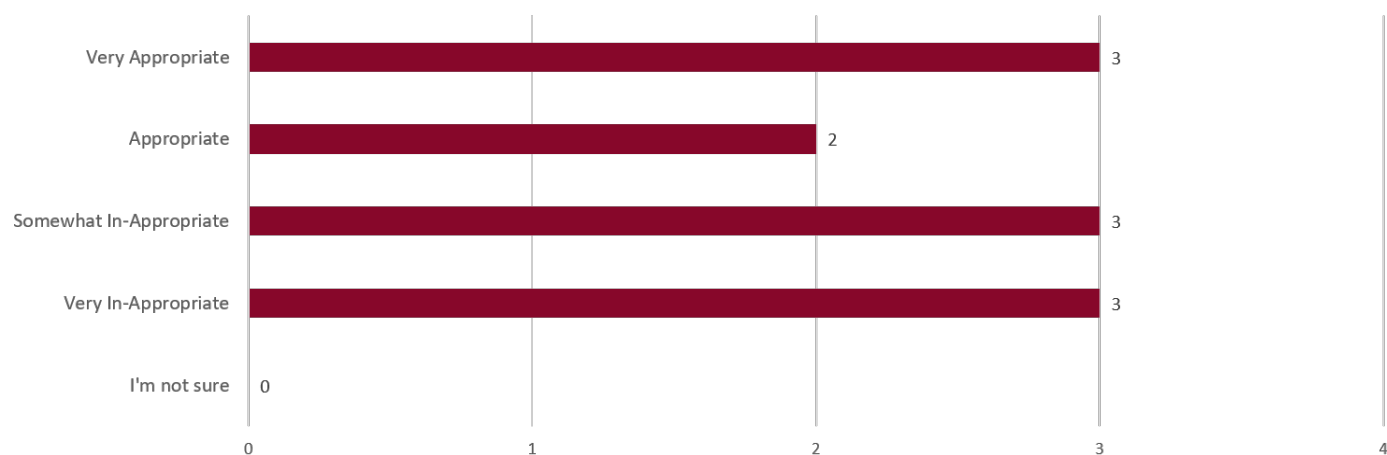
Q5: If this area was re-branded, what words would you use to describe it?
SouthSide!
A home base with easy access to day-to-day necessities (food, bank, car care, highways, and park area). This area could be great for those who drive, who walk, and who bike.
Sad.
South on Broadway
No suggestions.
Green living
I'm not sure I understand the question.
Pedestrian friendly. Livable.
Retail entertainment
Pedestrian

Q6.1: How appropriate are these uses in this area? (please select one per row)
Art and Entertainment Spaces


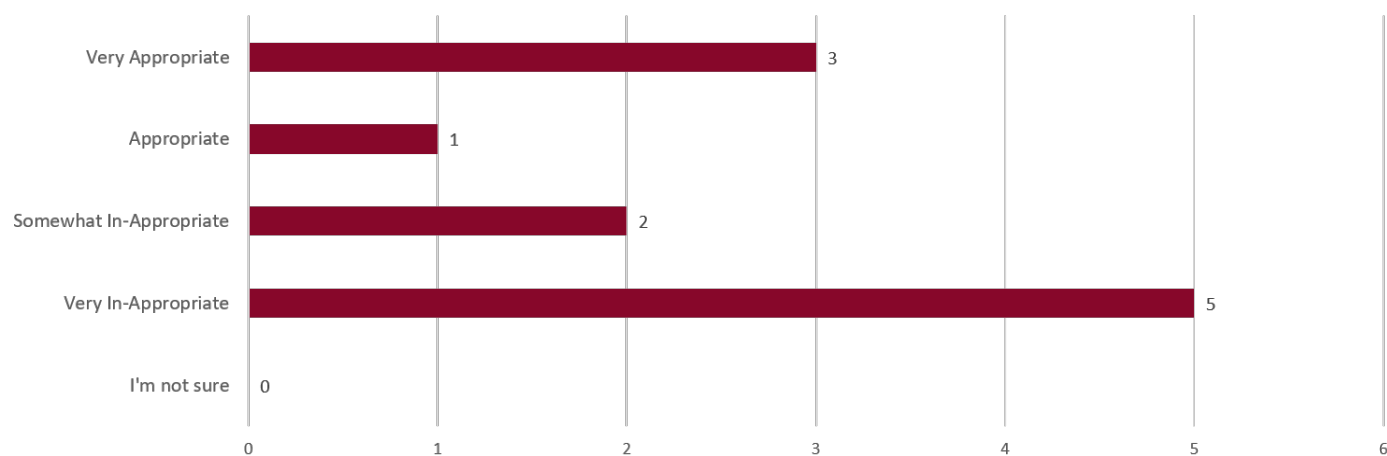
Q6.2: How appropriate are these uses in this area? (please select one per row)
Low Density Homes (Medium to Large Lot Detached Homes)



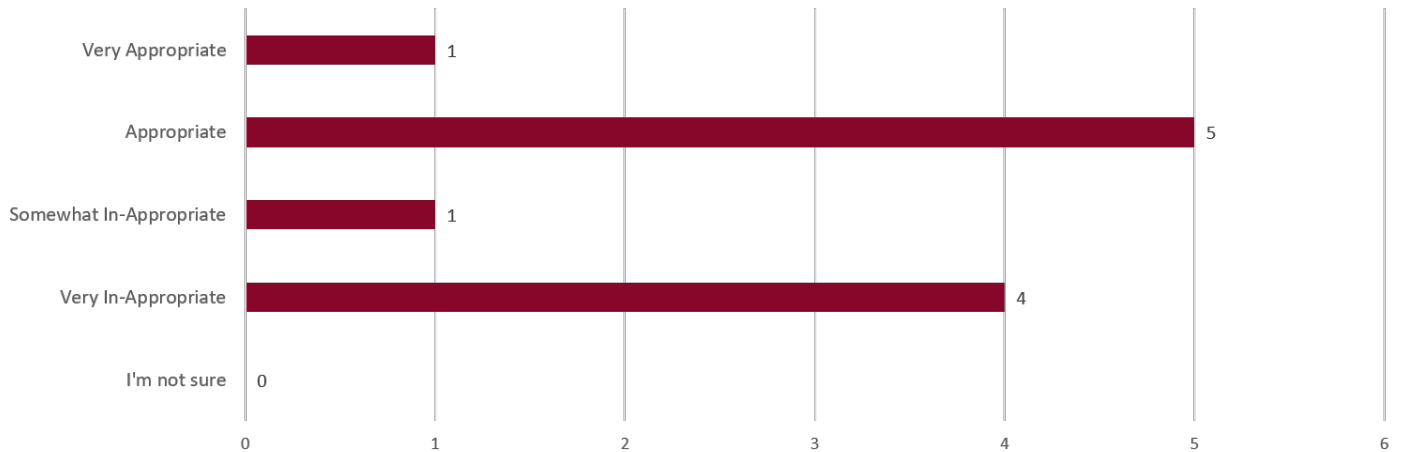
Q6.3: How appropriate are these uses in this area? (please select one per row)
Medium Density Homes (Townhomes or Small Lot Detached Homes)



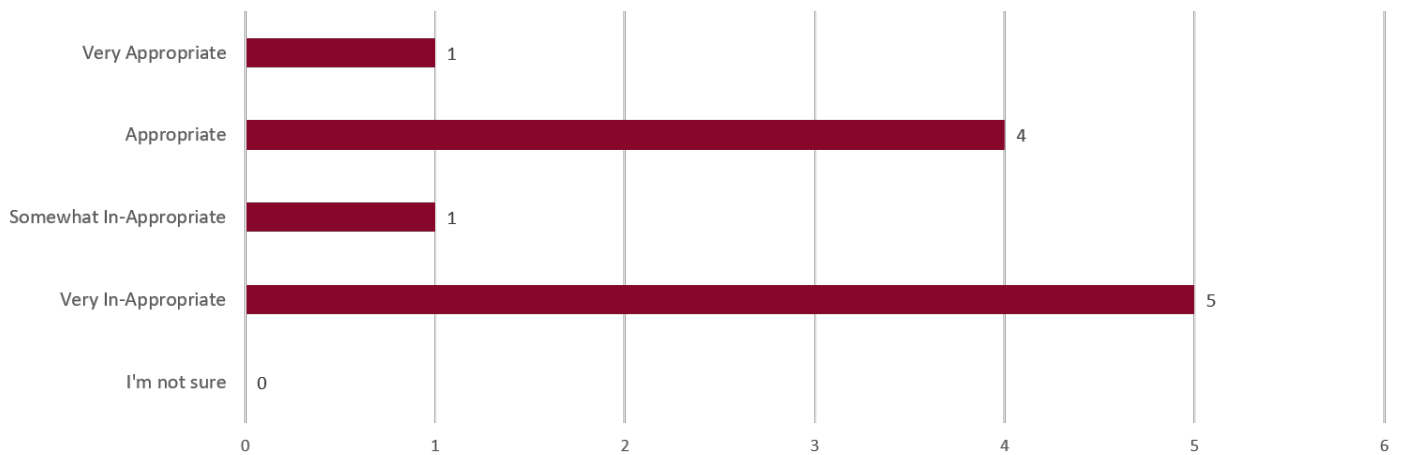
Q6.4: How appropriate are these uses in this area? (please select one per row)
Higher Density Homes (Multifamily or Condos)



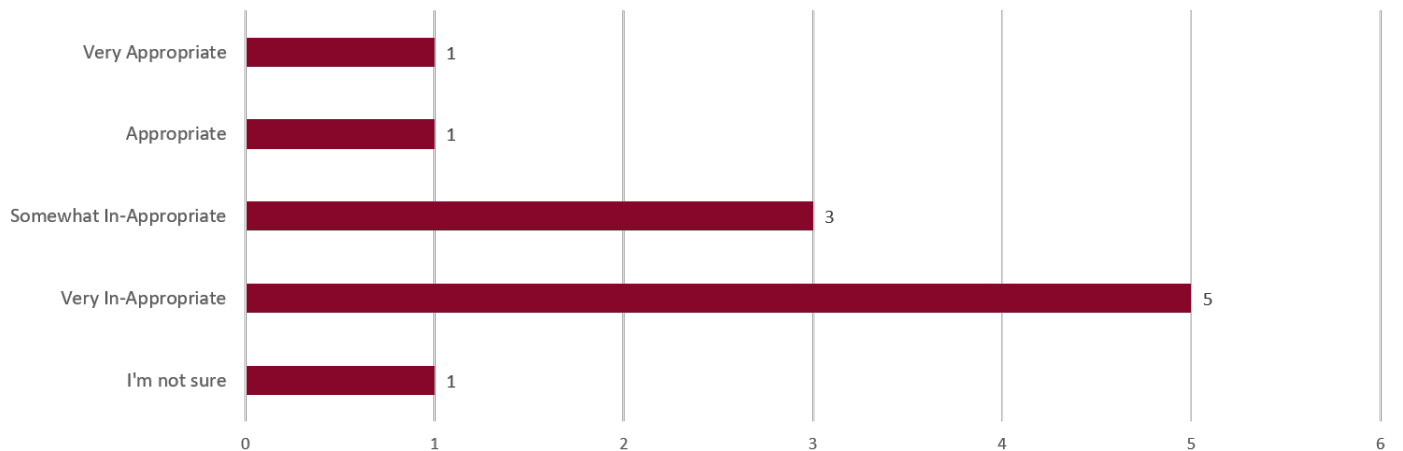
Q6.5: How appropriate are these uses in this area? (please select one per row)
Mixed Use Buildings with Residential and Commercial Uses

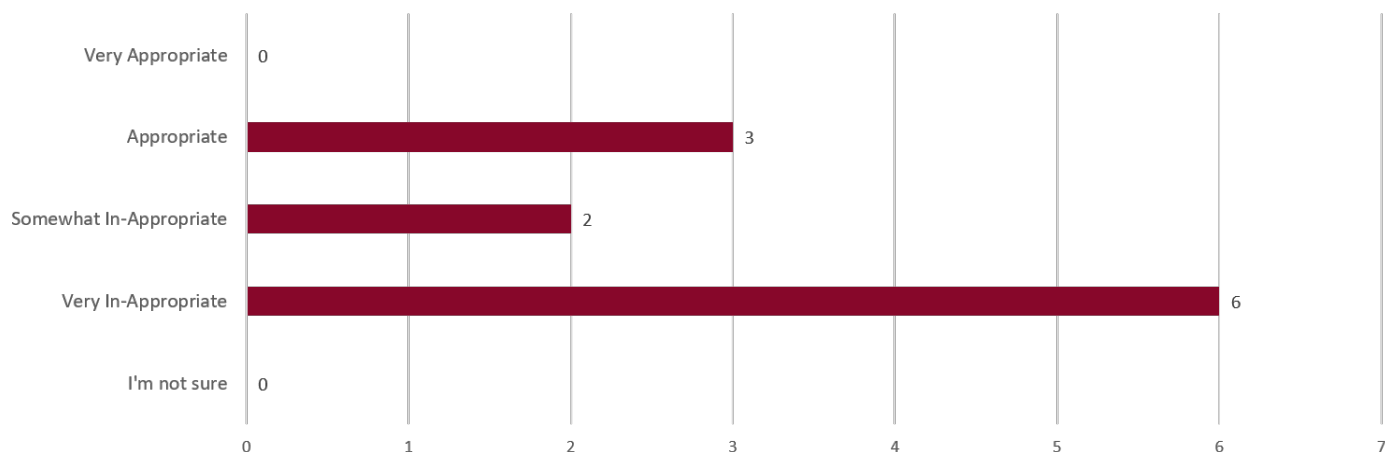
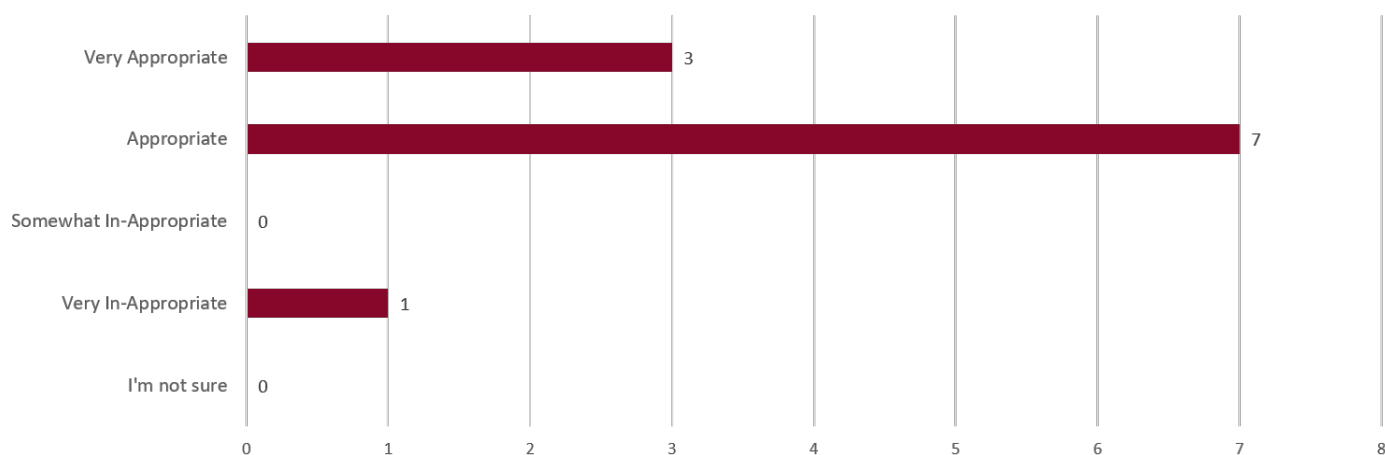
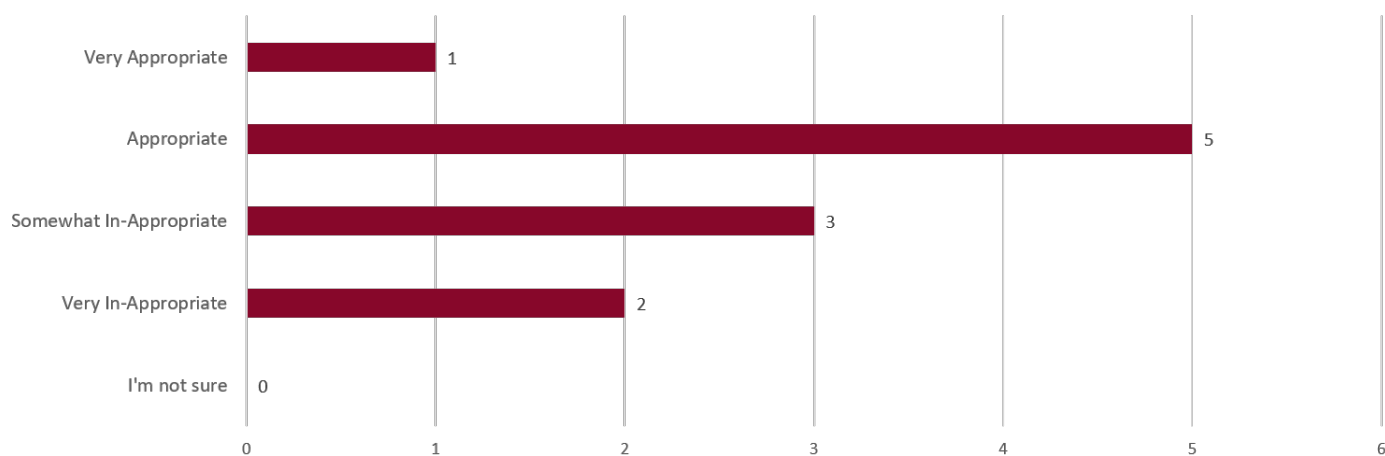


Q6.6: How appropriate are these uses in this area? (please select one per row)
Housing for Active Seniors



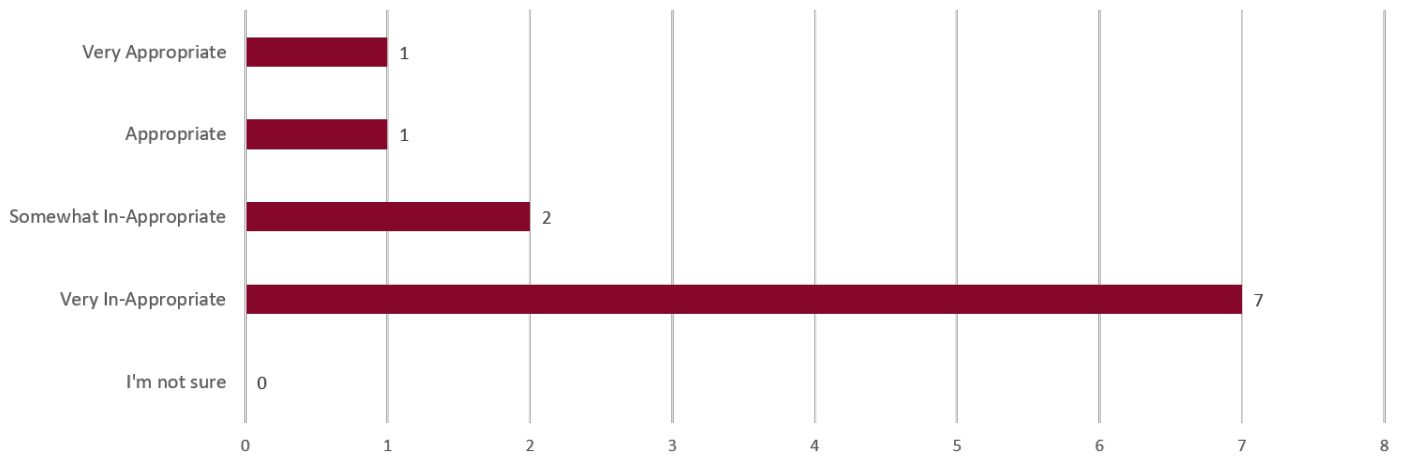
Q6.7: How appropriate are these uses in this area? (please select one per row)
Assisted Living



Q6.8: How appropriate are these uses in this area? (please select one per row)***Office or Employment*****Q6.9: How appropriate are these uses in this area? (please select one per row)*****Restaurants*****Q6.10: How appropriate are these uses in this area? (please select one per row)*****Retail Uses***

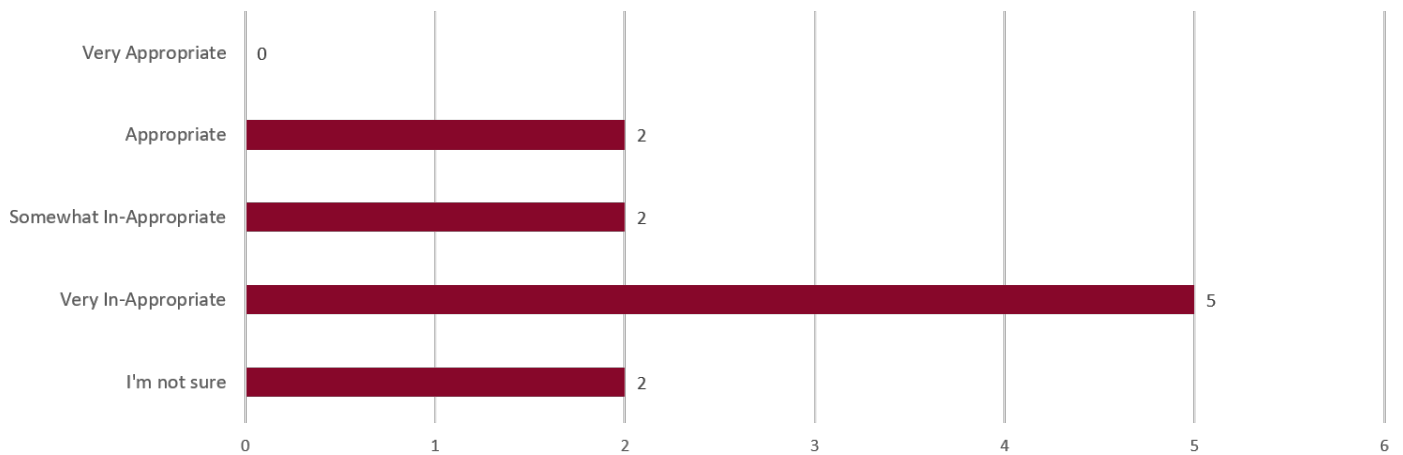
Q6.11: How appropriate are these uses in this area? (please select one per row)

Hotel



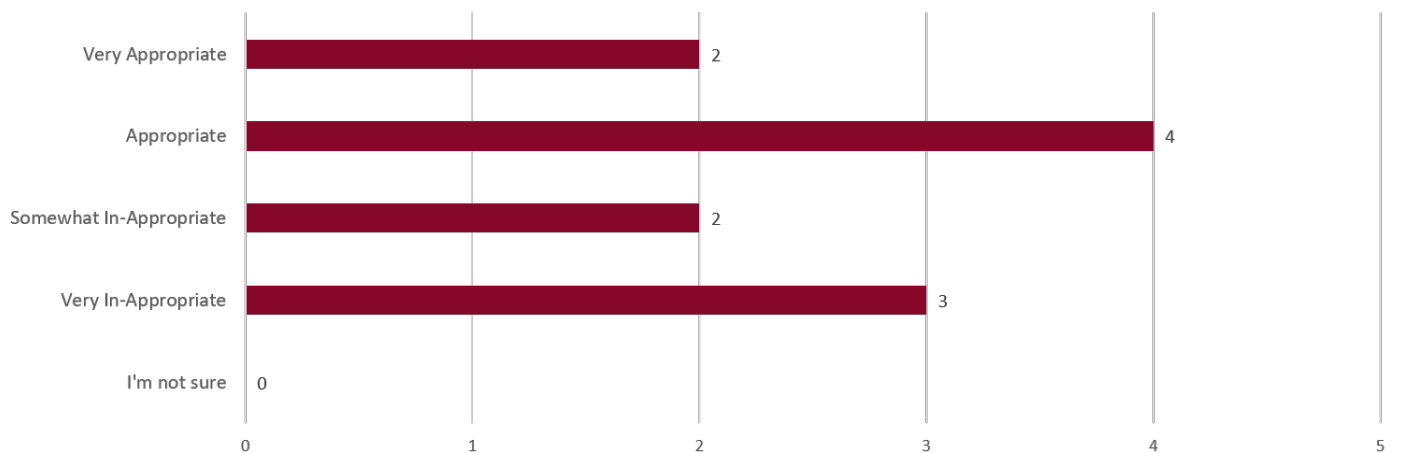
Q6.12: How appropriate are these uses in this area? (please select one per row)

Business Incubator

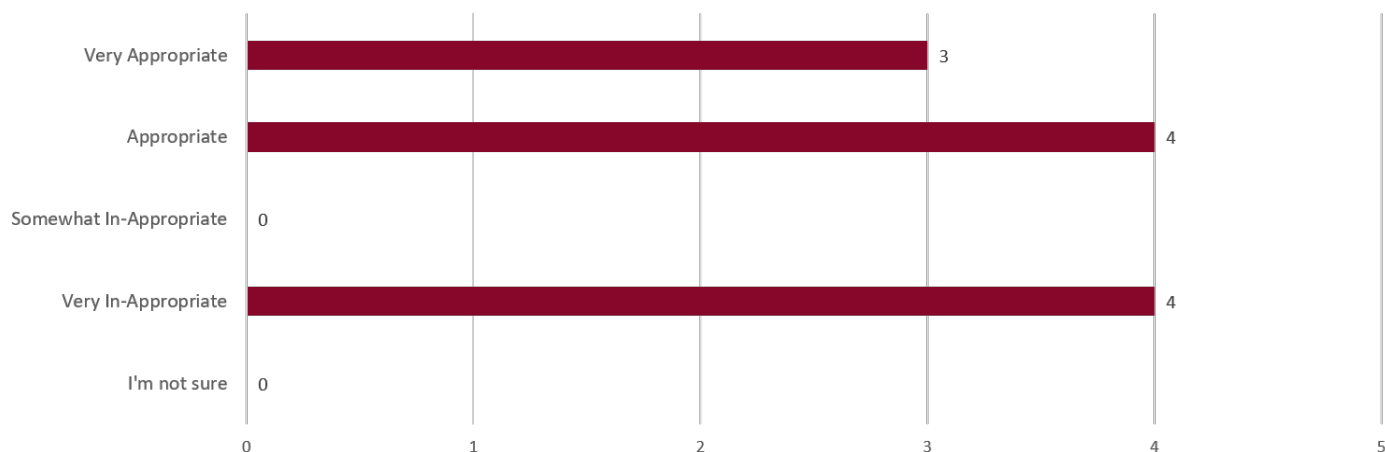


Q6.13: How appropriate are these uses in this area? (please select one per row)

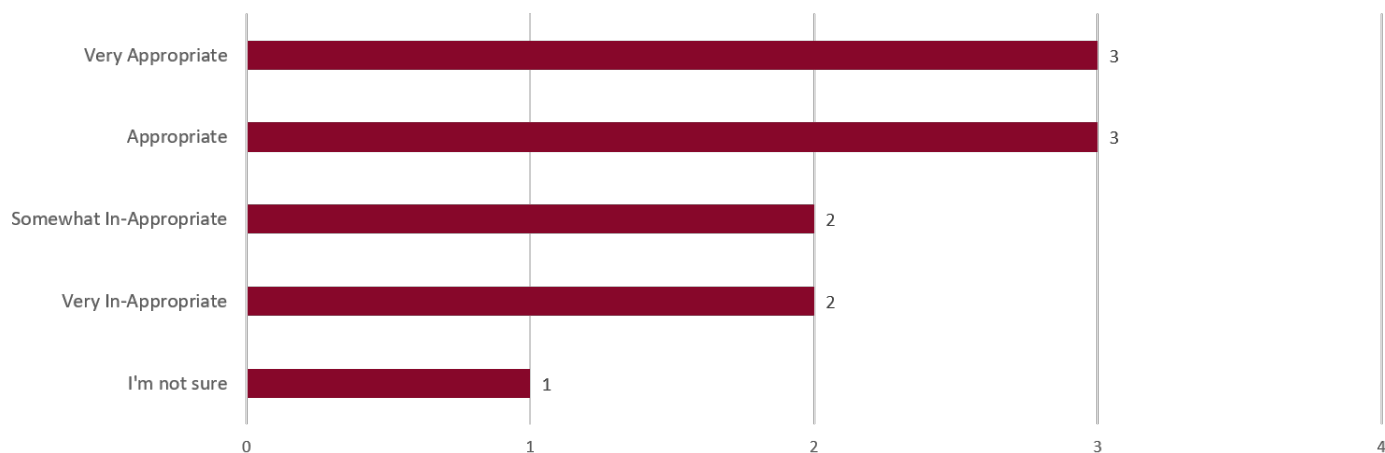
Park



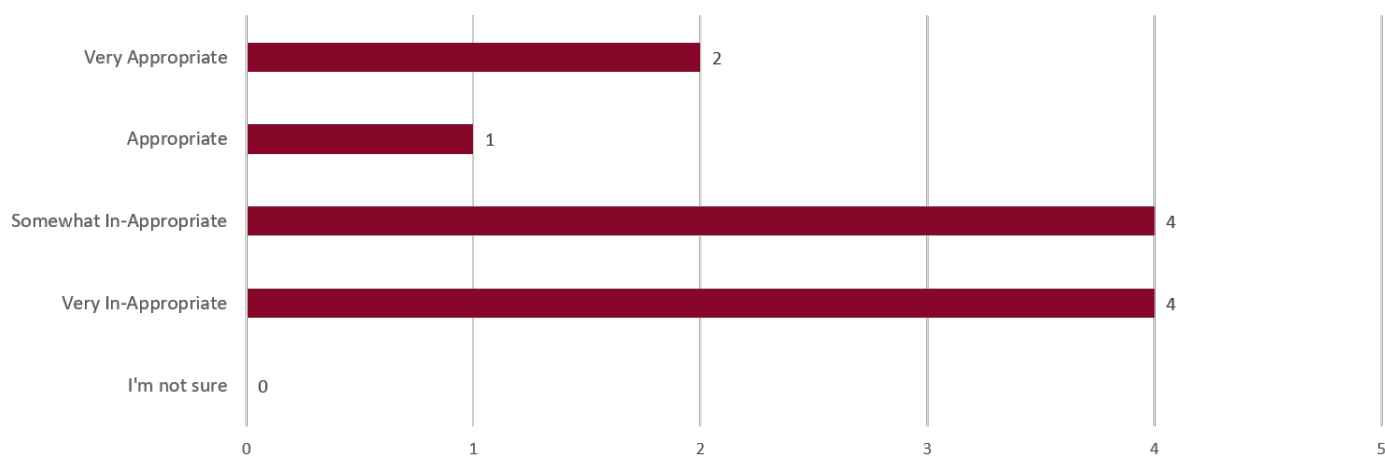
Q6.14: How appropriate are these uses in this area? (please select one per row)
Open Space (Public or Private)



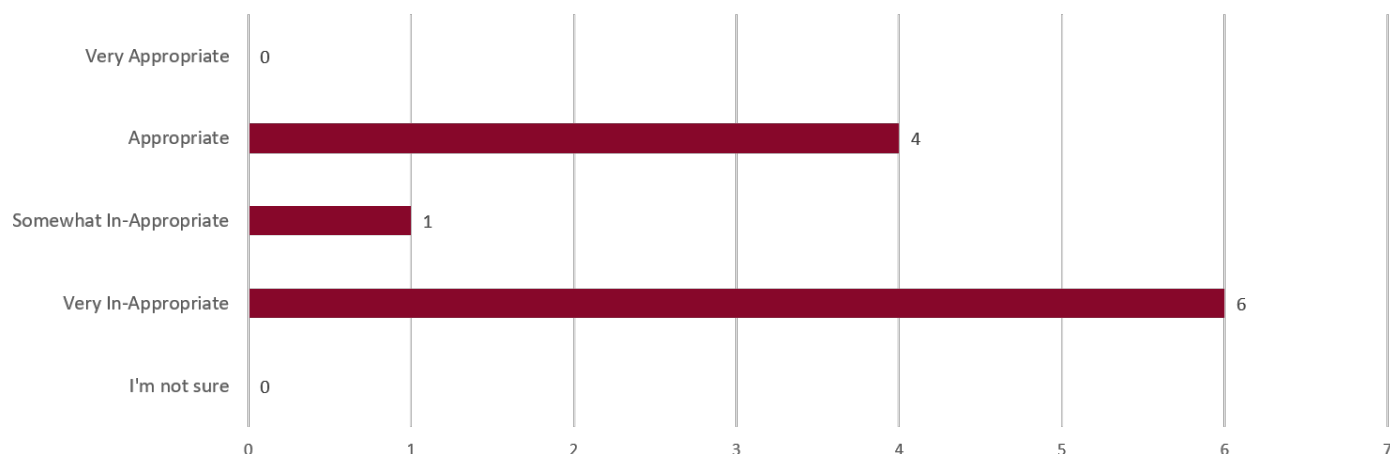
Q6.15: How appropriate are these uses in this area? (please select one per row)
Live-Work Spaces



Q6.16: How appropriate are these uses in this area? (please select one per row)
Medical or Health Services



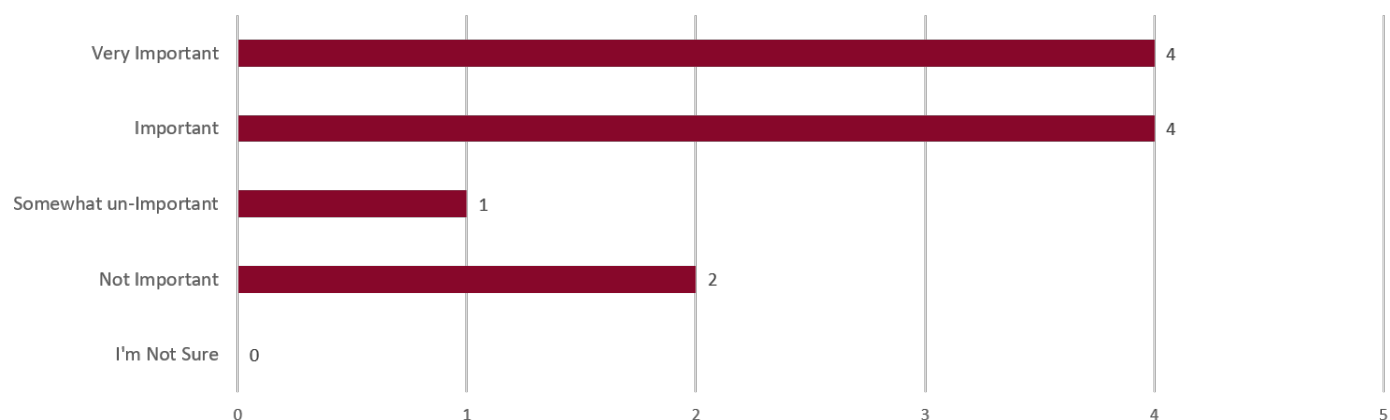
Q6.17: How appropriate are these uses in this area? (please select one per row)
Professional or Personal Services



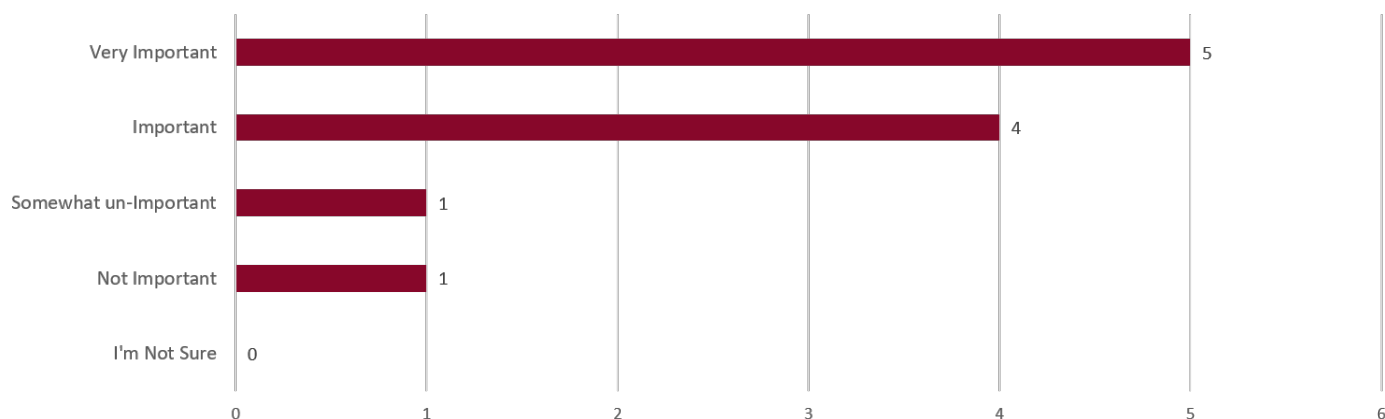
Q7: Are there any additional uses not mentioned that should be noted?

Keep it as is.
No
Best usage depends in part on what else is planned along LBJ. This section should be considered within the larger context.
No
No
No
Industrial, box retail

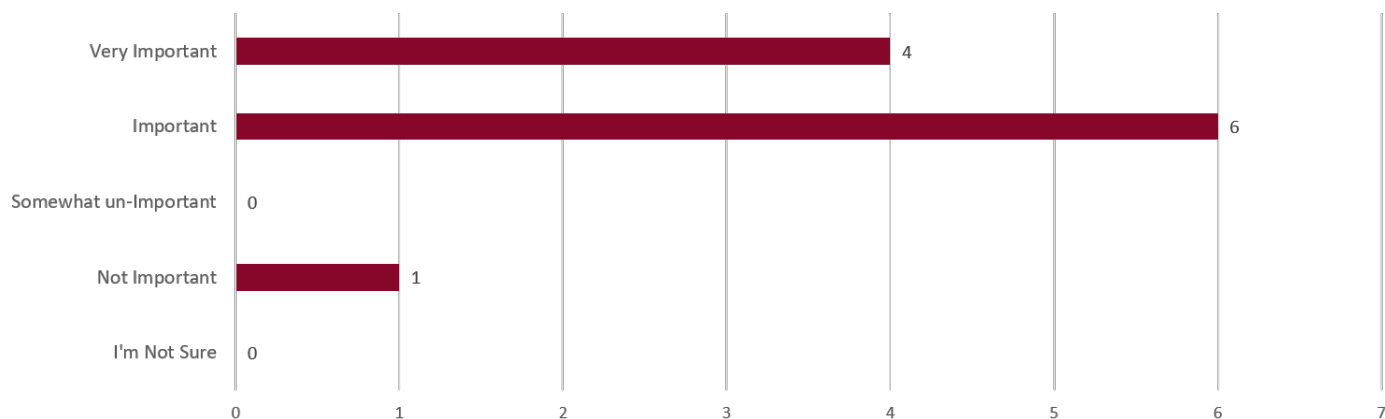
Q8.1: How Important are these ideas about connections to and within the Study Area?
Residents of nearby neighborhoods should be able to walk or bike to shops and restaurants easily and safely.



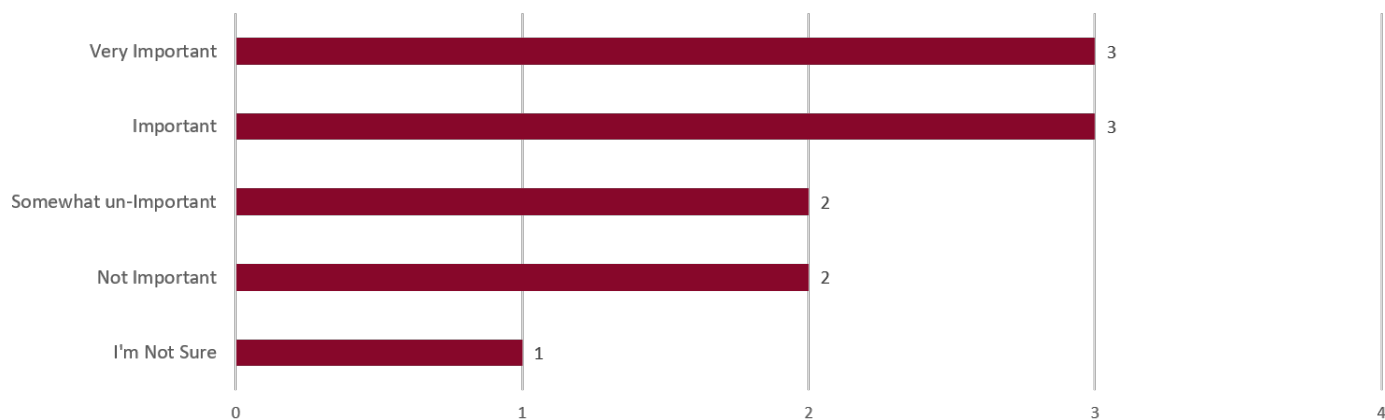
Q8.2: How Important are these ideas about connections to and within the Study Area?
Prioritize safe pedestrian connections from the study area to the trail and other open space amenities.



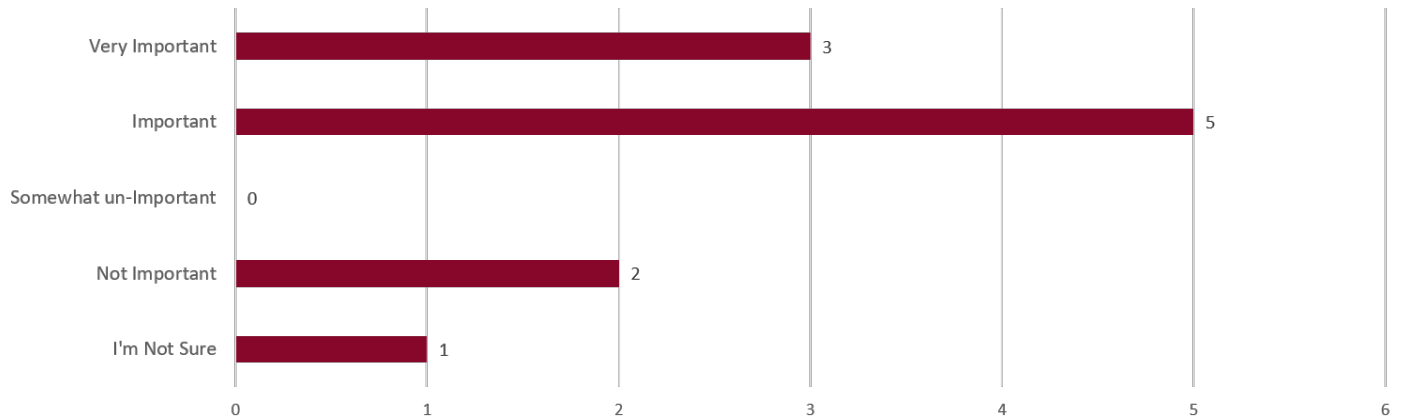
Q8.3: How Important are these ideas about connections to and within the Study Area?
Bike or pedestrian connections between residential and business areas will make this area more appealing to people who live and work in the area.



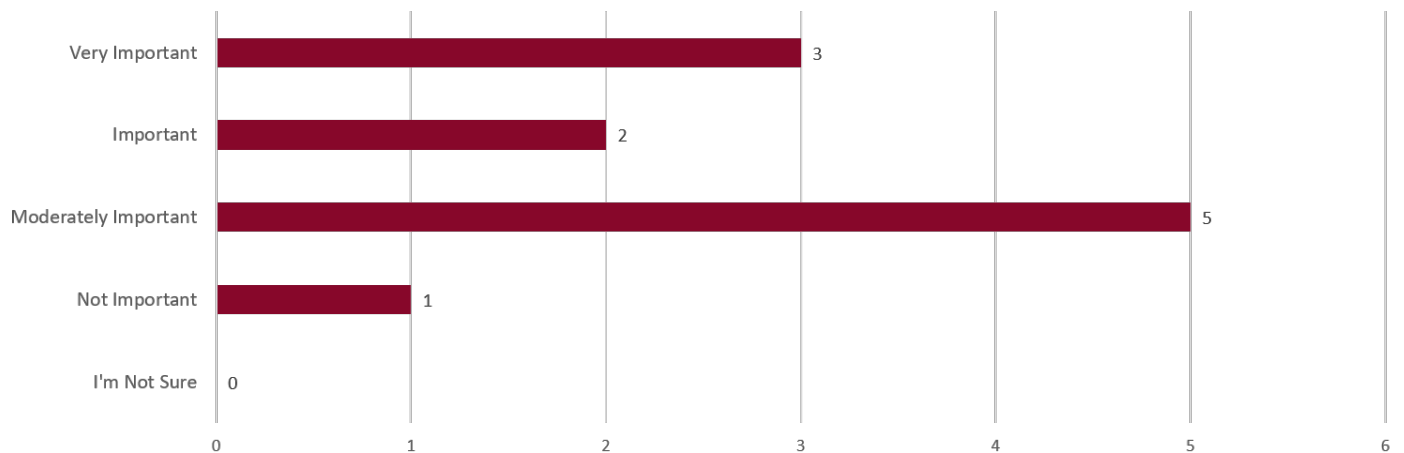
Q8.4: How Important are these ideas about connections to and within the Study Area?
People who work in or near this area should be able to safely reach shops, services or restaurants without driving and parking their cars in the commercial areas.



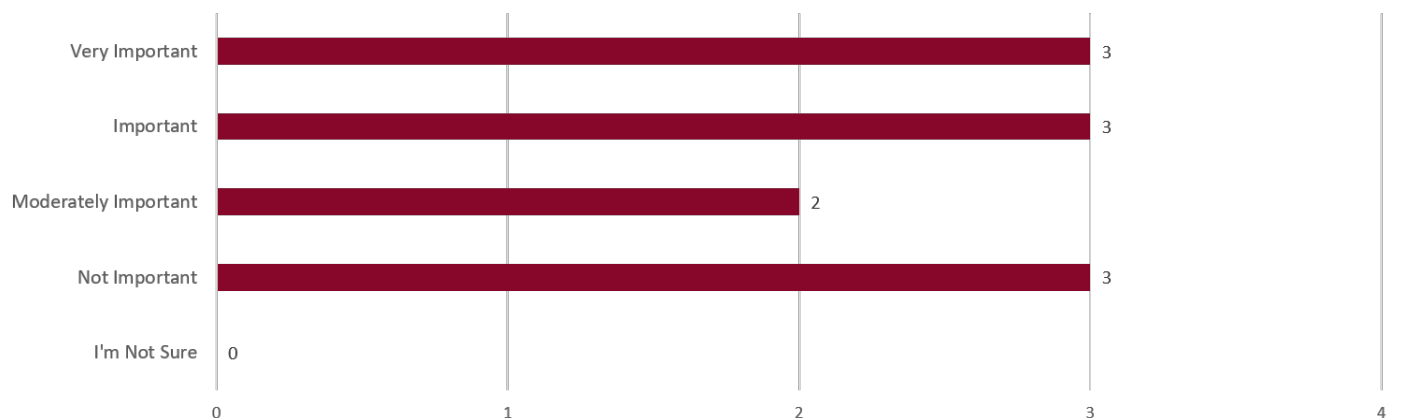
Q8.5: How Important are these ideas about connections to and within the Study Area?
People visiting this area should be able to park once and then walk to various offices, shops and services within the study area.



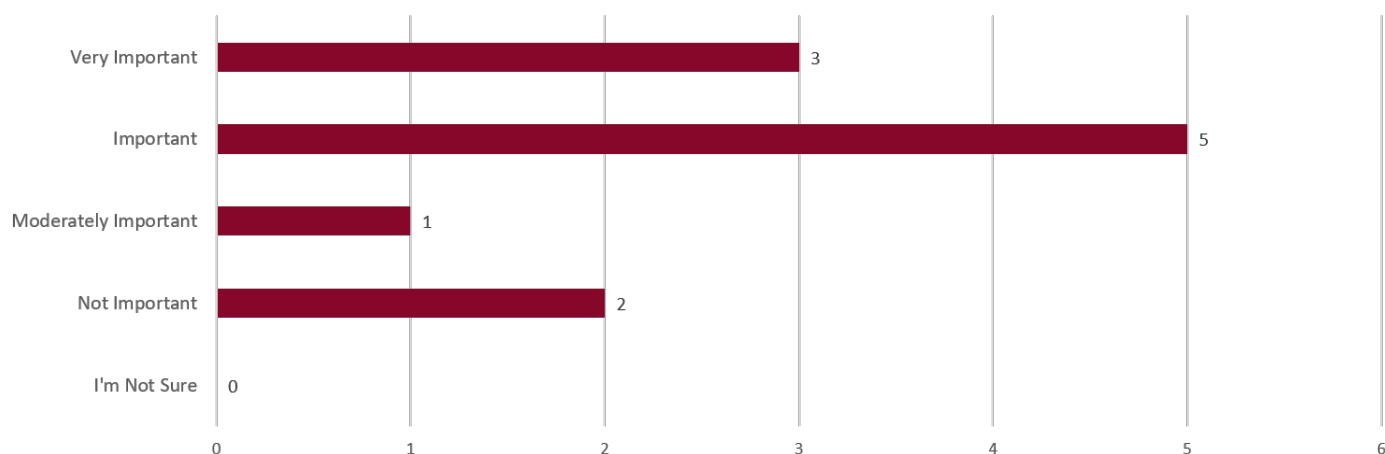
Q9.1: Rate appropriateness of mobility and connection ideas.
New vehicular routes should be pedestrian and bike friendly.



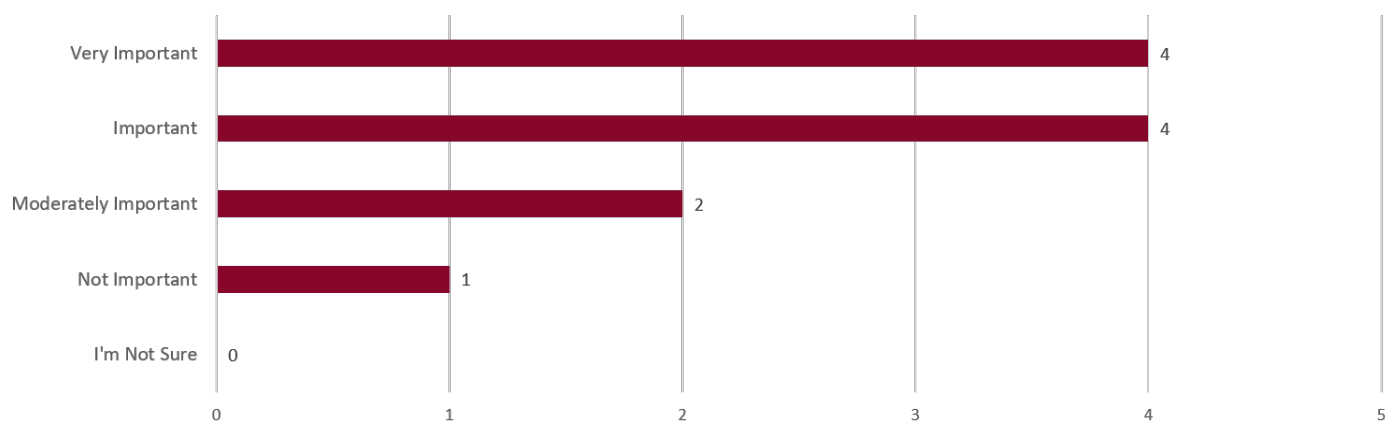
Q9.2: Rate appropriateness of mobility and connection ideas.
Vehicular and pedestrian routes should make it easier to traverse the site, provide cross access, and have key linkages for the community.



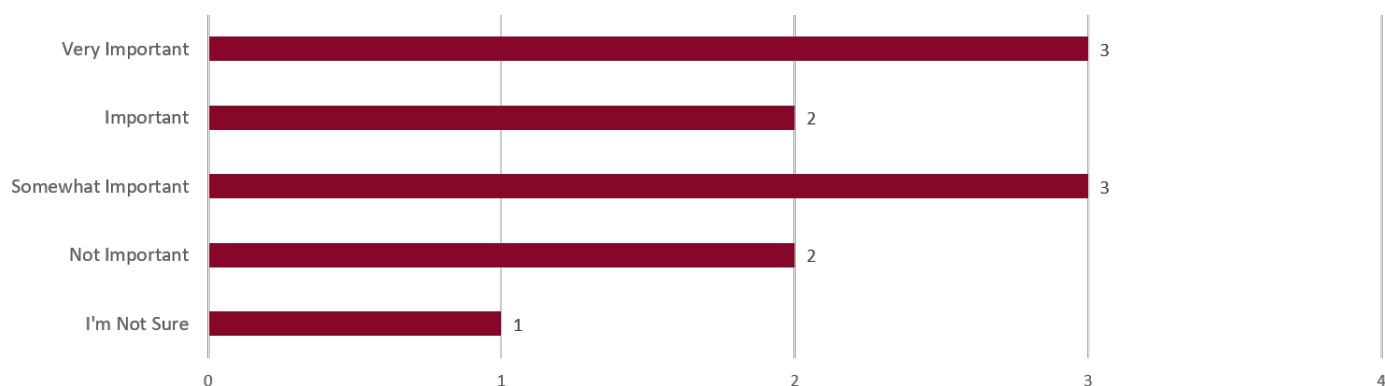
Q9.3: Rate appropriateness of mobility and connection ideas.
Cut-through traffic should be discouraged through the study area.



Q9.4: Rate appropriateness of mobility and connection ideas.
Future development should provide for walkable streetscapes and frontages linking to the overall block network.

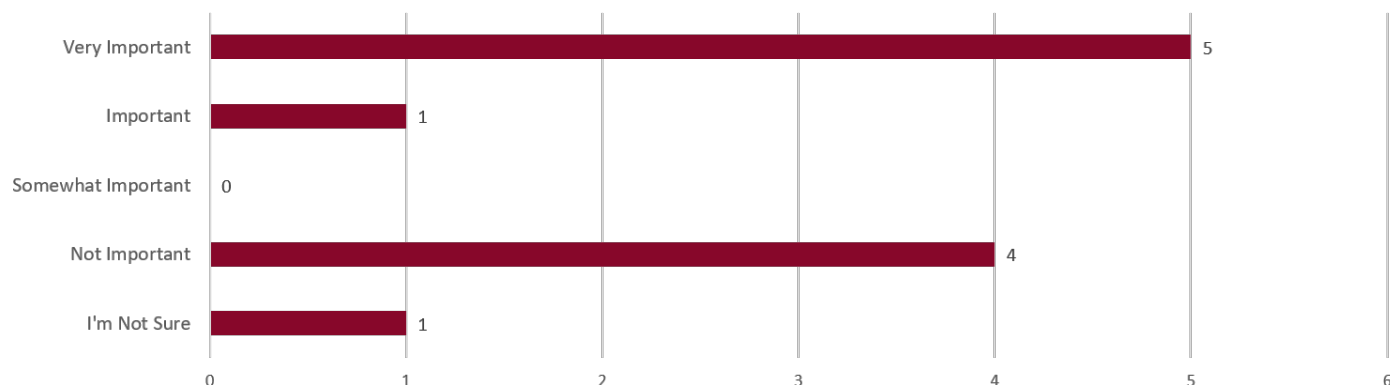


Q10.1: How important are these ideas about transitions and separations between various uses and activities in and around this study area?
Landscaped screening (like trees, shrubs or other vegetation) is important on the edge of the study area adjacent to



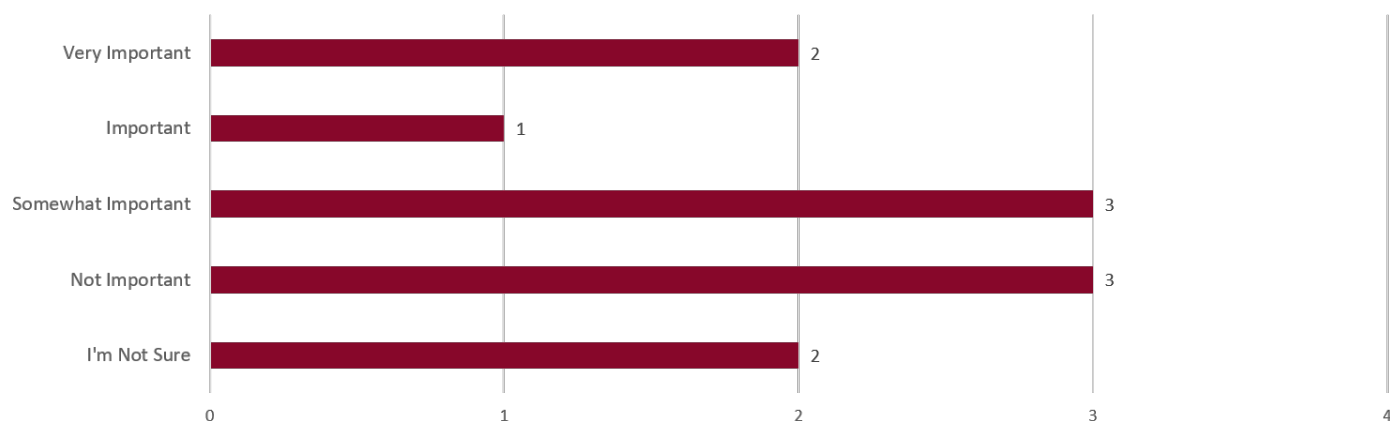
Q10.2: How important are these ideas about transitions and separations between various uses and activities in and around this study area?

Physical barriers like screening walls, fences or other sorts of buffers should separate new development from existin



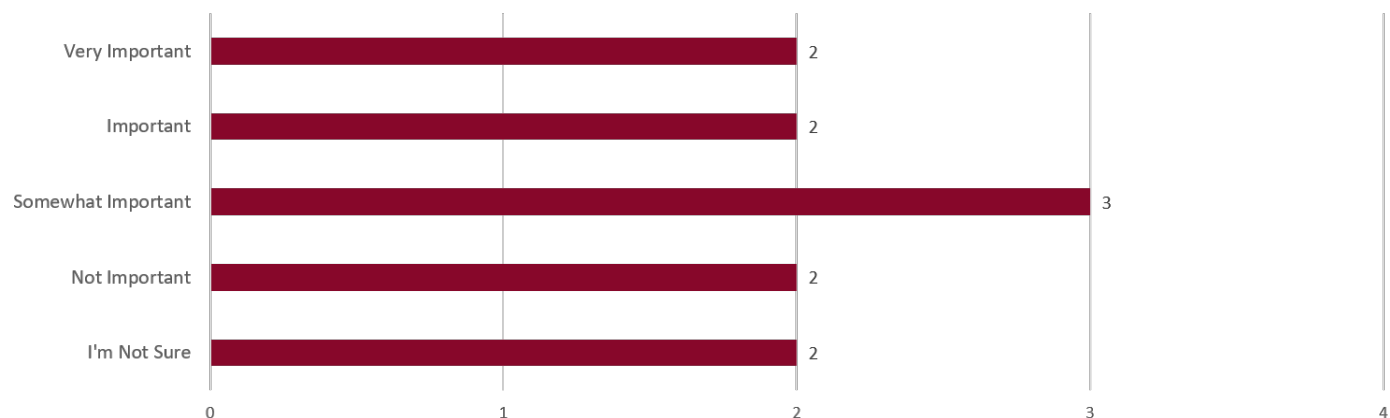
Q10.3: How important are these ideas about transitions and separations between various uses and activities in and around this study area?

Locating less intense uses adjacent to the existing neighborhoods.



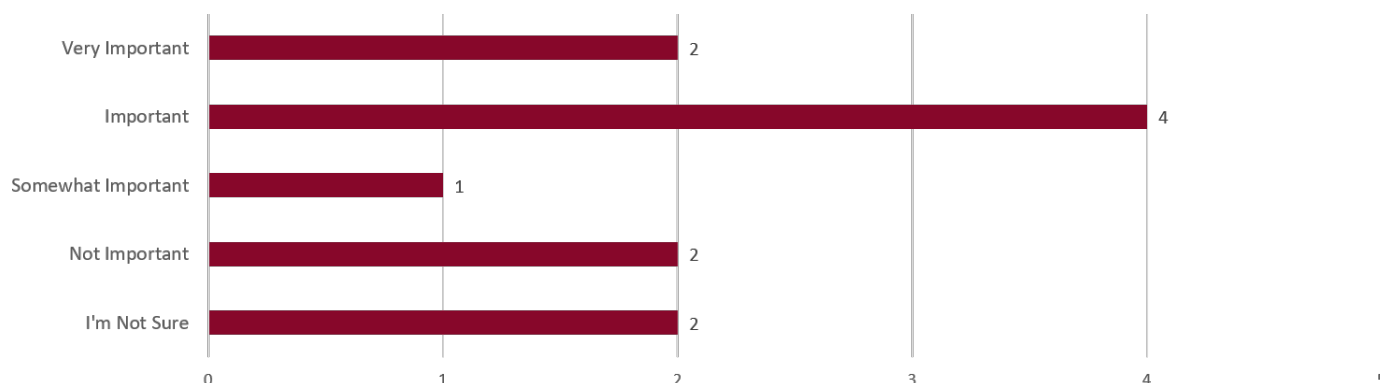
Q10.4: How important are these ideas about transitions and separations between various uses and activities in and around this study area?

Locating more intense uses adjacent to retail and commercial areas.



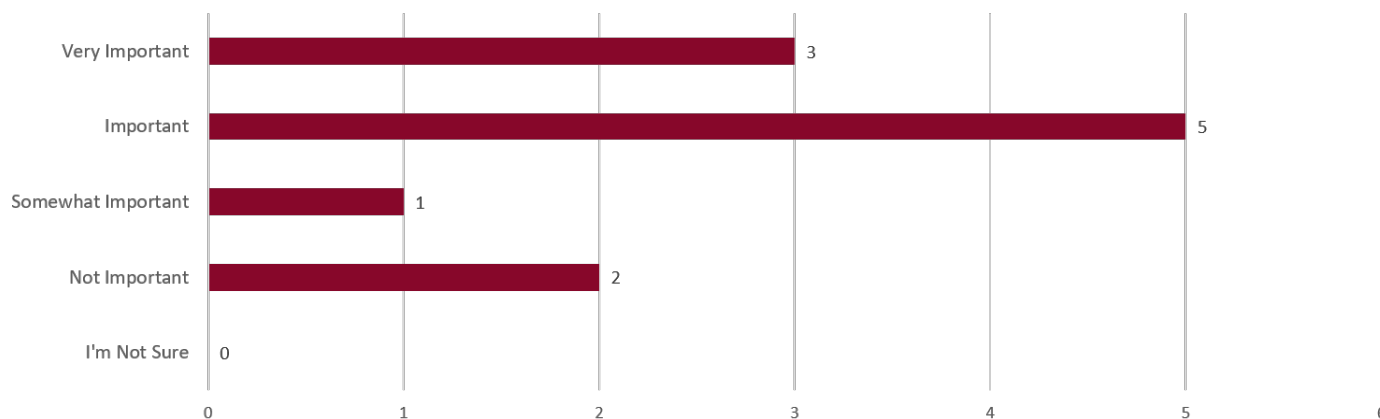
Q10.5: How important are these ideas about transitions and separations between various uses and activities in and around this study area?

The street system should not have vehicular connections between residential and non-residential areas.



Q10.6: How important are these ideas about transitions and separations between various uses and activities in and around this study area?

Pedestrians should be able to move between residential areas and non-residential areas.



Q11: If you have other ideas about connections, transitions, and separations please share them here.

Walkability is important, so there can't be physical barriers between, say, new housing and existing retail.

I know leaving it as is probably isn't an option at this point. If something absolutely had to go there, let it be healthy. I don't eat or go food shopping within Garland because it's all crap food. A Trader Joe's, Central Market, Sprouts, anything with healthier options would be nice.

Safety needs to be a priority. This is not necessary known as a safe area.

None at this time

None

New development should not provide vehicular connection as existing connections are available.

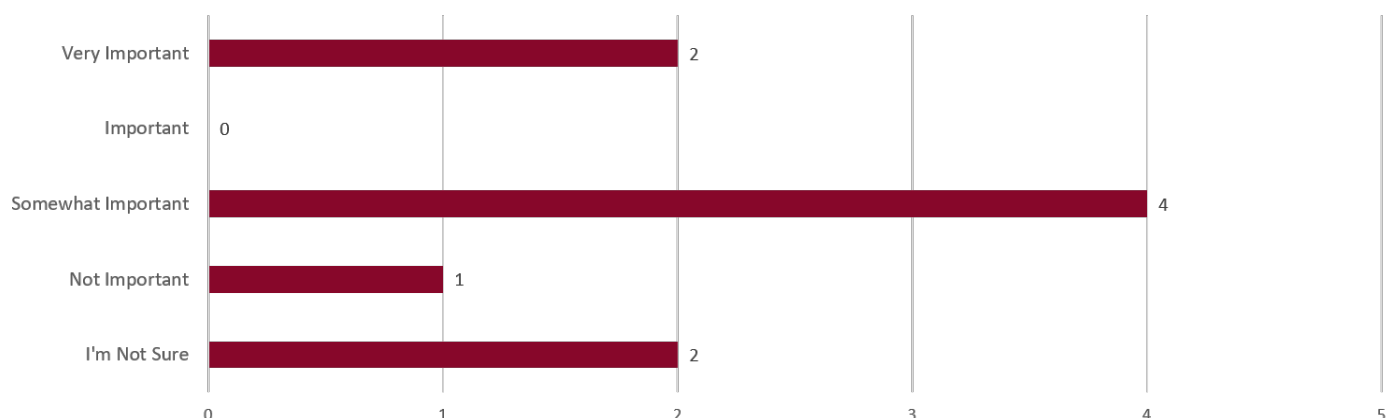
Q12: In relation to the hike/bike trail on the west side of Greenbelt Parkway, what should be considered for the development of the subject property.

I can't think of another area that has access to trails, transit (DART), and nearby retail. This is a desirable combination. It would be nice to tie the trails to whatever is built there. The tie could be something visual (color) or physical (art installations), or something else along those lines.
Nothing.
Safety
Development should include places to lock bikes. Patio dining appeals to cyclists, pedestrians, and area workers.
Residential living and restaurants
I'm not sure what you're asking
Connectivity for new mid-density apartments to be able to use existing trail
Don't know
Connectivity to new development. Market rate urban residential units that can benefit from the adjacent trail.

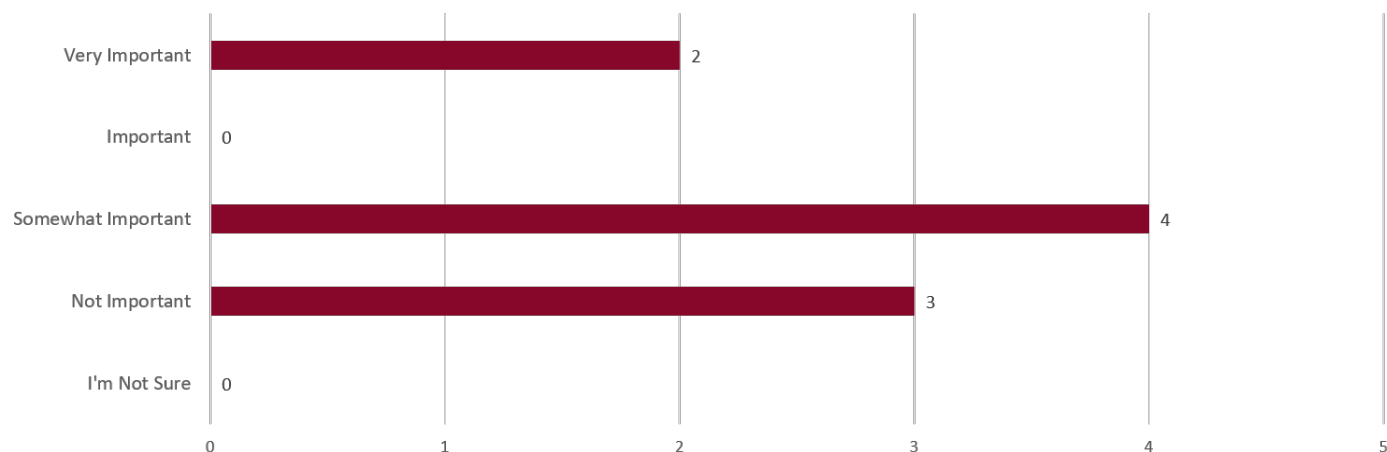
Q13: Do you have suggestions for public art, gathering spaces or other types of amenities that would enhance the planned trails and open spaces in this study area? Please share your ideas here.

Restaurants could have patio seating with views to green space. Retail or residential could have a clear connection to the trails. There is a homeless camp just west of the property that will have to be addressed.
We need more green space without people. Let the animals live somewhere in peace. They have no where to go.
Safety has to be a priority. If the place is known as a safe space then it will open the door for a lot of opportunities. For example, groups using space for yoga and healthy activities.
No suggestions here. The city will need to address the homeless population on the west side of Green belt Pkwy.
Parks, multi-use areas like the Sound in Coppell
No
No need for open public space. Nearby trail already and will be potential crime issue.
No
Do not add financial burden to the City due to art maintenance.

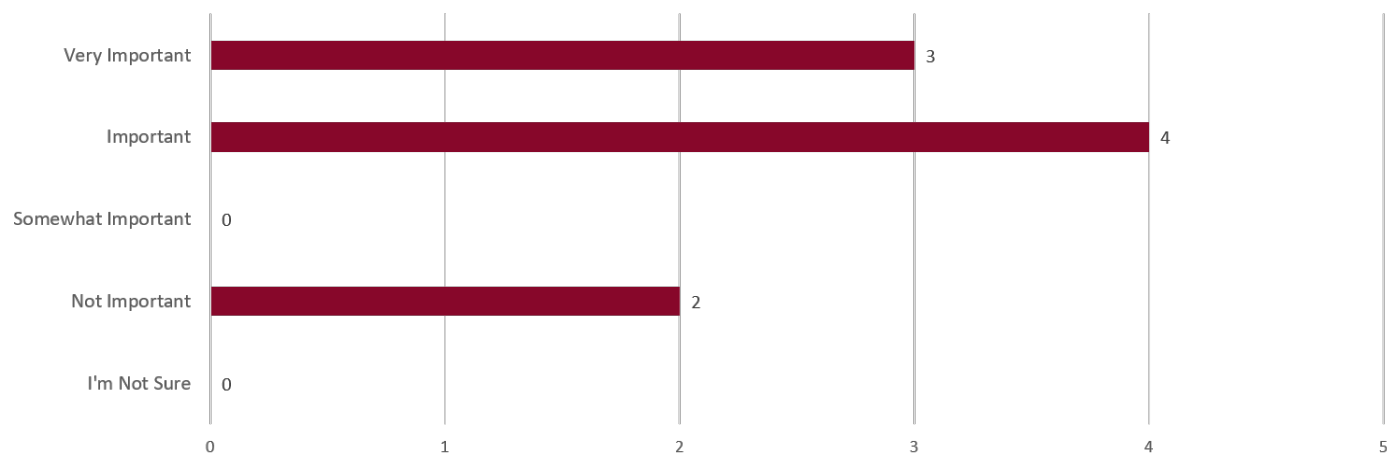
Q14.1: How important are these overall?
Support new development with uses, character and buffering that continues the desirability of surrounding neighborhoods.



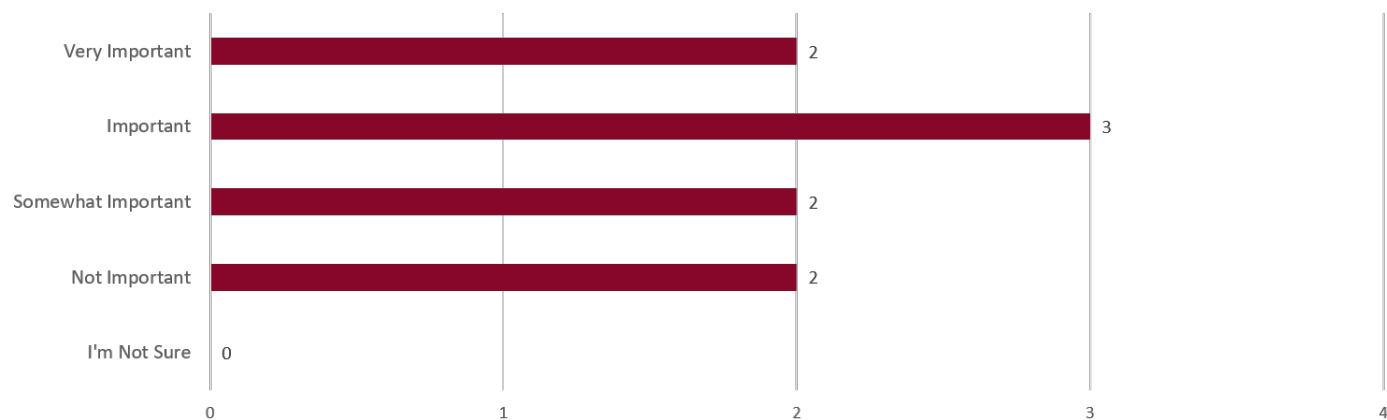
Q14.2: How important are these overall?
Include usable public green space within the study area.



Q14.3: How important are these overall?
Strengthen the area as a distinctive place within the neighborhood and community.

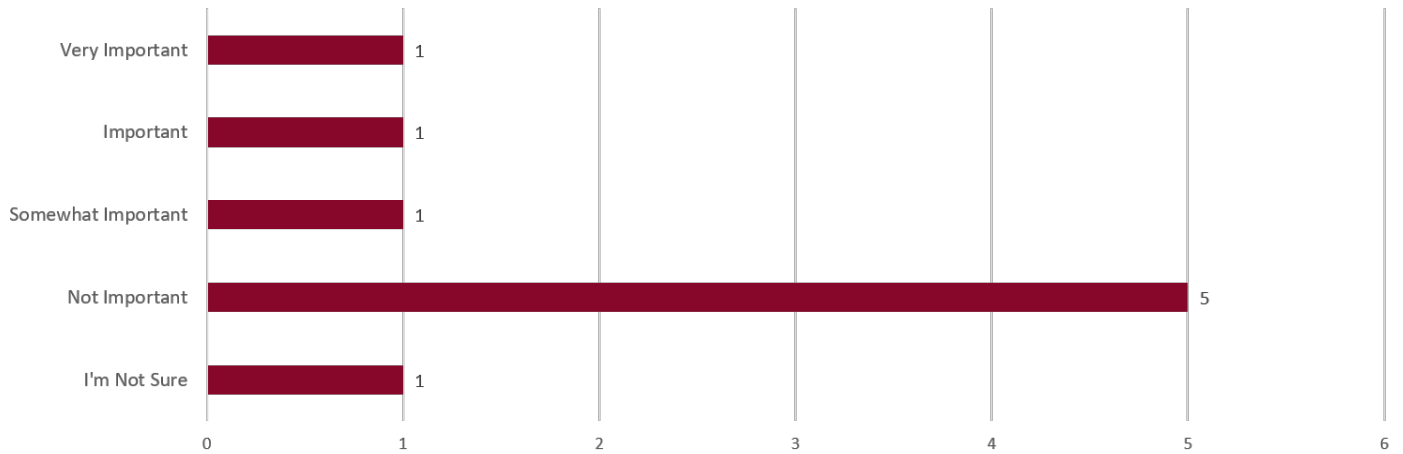


Q14.4: How important are these overall?
Provide opportunities for uses, development patterns and pedestrian connections that supplement the options available in Garland now.



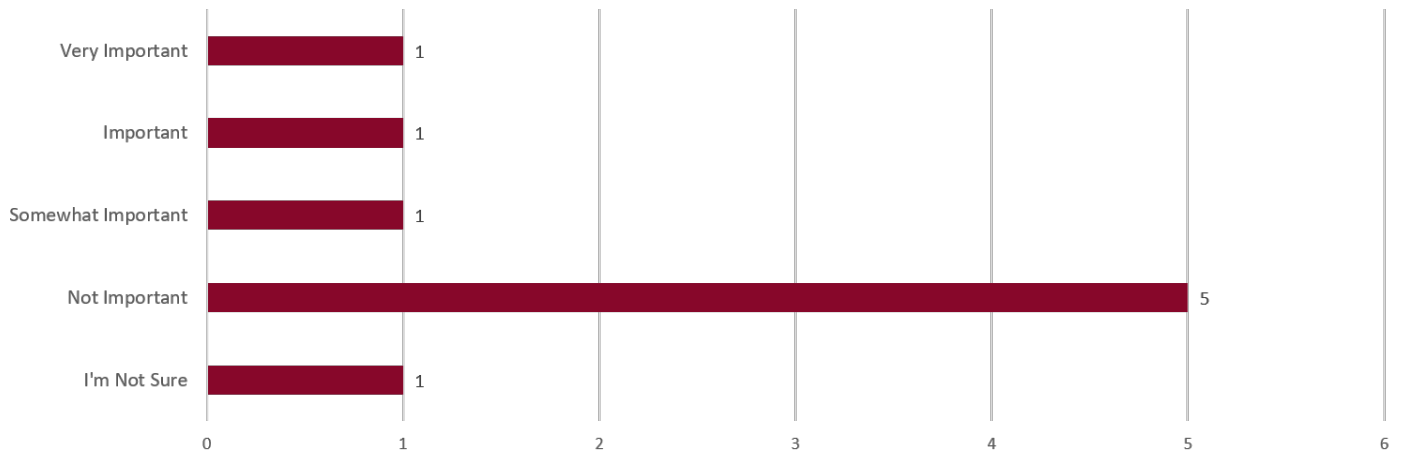
Q14.5: How important are these overall?

Enable development to occur in phases over time, with usable open space in each phase.



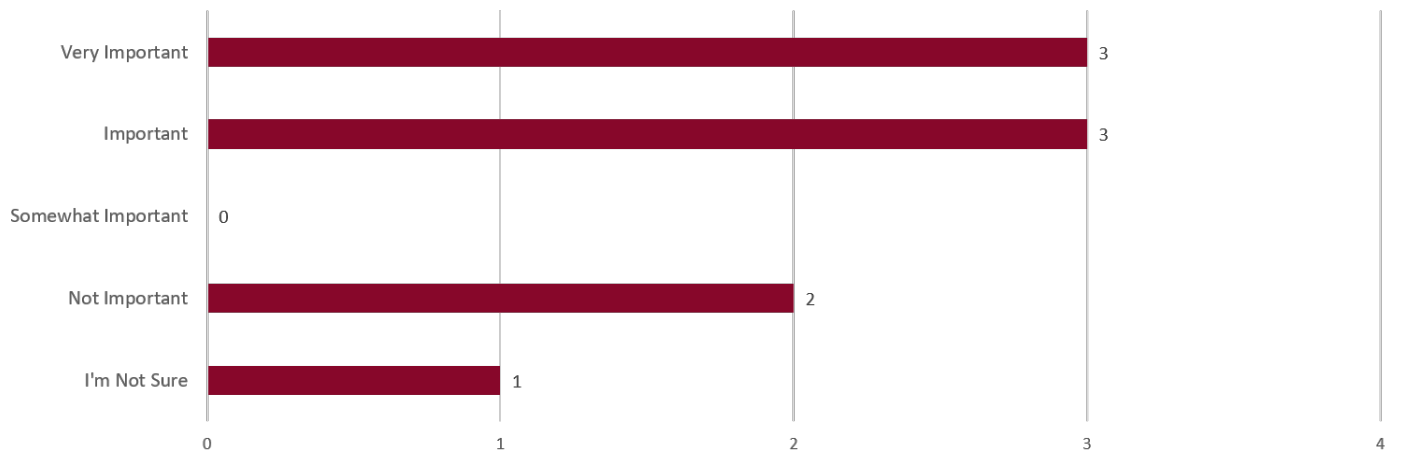
Q14.5: How important are these overall?

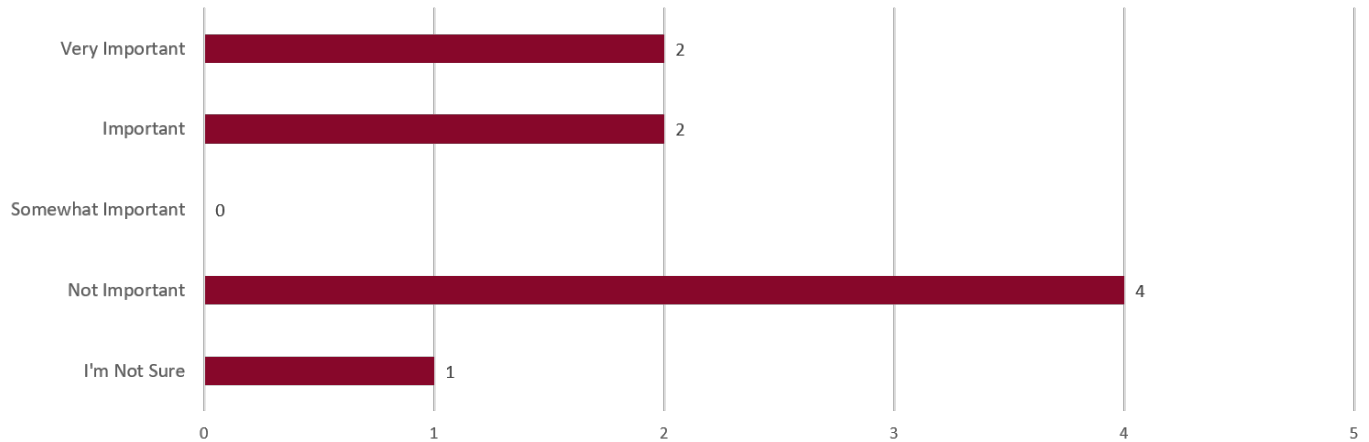
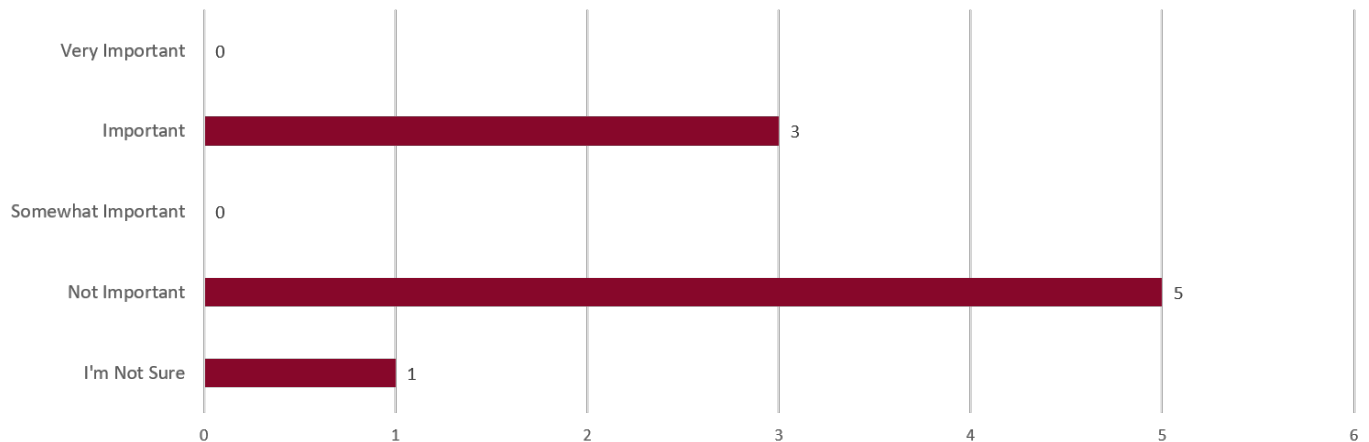
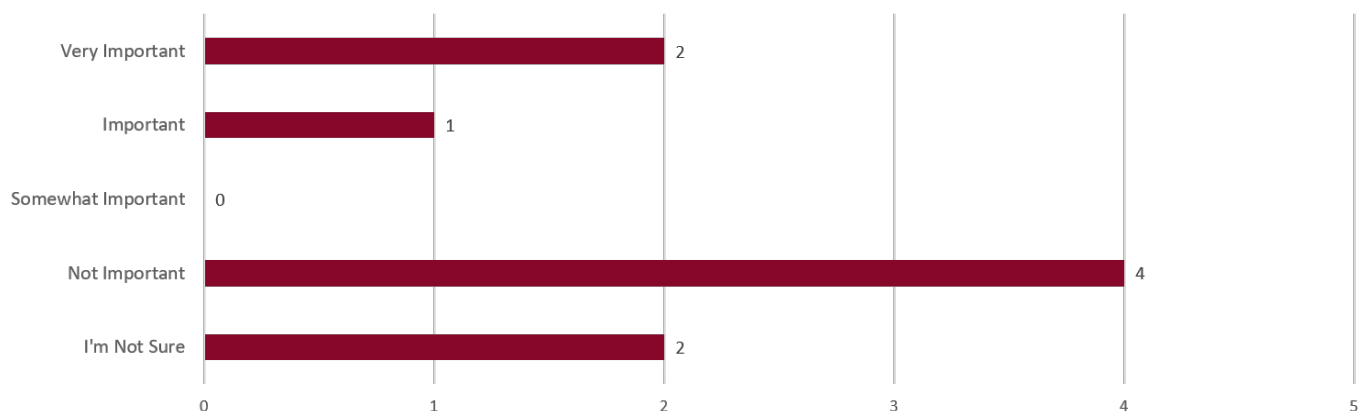
Enable development to occur in phases over time, with usable open space in each phase.



Q14.6: How important are these overall?

Include development options that are feasible under anticipated current market conditions.



Q14.7: How important are these overall?*Include development options that are feasible under anticipated future market conditions.***Q14.8: How important are these overall?***Build in flexibility to adapt to changing market demands.***Q14.9: How important are these overall?***Provide a range of parking types to accommodate visitors including: on-street, parking lot, garage, and compact spaces.***Q15: Provide additional comments on any other topics related to the Study Area.**

No high-density apartments, please. For residential, promote ownership, not rental.

Plant more trees in the space that's there already. Close it off so people can't use it. We don't have to build on every single plot of land.

There are several really nice recent neighborhood developments near this area. The development should provide a place for these residents to spend their money on retail and entertainment without traveling across the lake to spend their money in Rowlett and Rockwall.

Plan to work within current market conditions, not unknown conditions.

Provide development opportunities that work within current market conditions, not anticipated.

APPENDIX E

STAKEHOLDER INTERVIEWS

1. STAKEHOLDER 1
2. STAKEHOLDER 2
3. STAKEHOLDER 3 AND 4

STAKEHOLDER 1

Who you are, what do you do, and what are your interests in the area?

- Neighborhood is located adjacent to the property, off of Broadway
- She is the HOA president
- Uses Greenbelt Parkway a lot to go over to like Chili's and IHOP

From that standpoint, could you talk to what are some of the desires or goals of the community that you're a part of?

- She is involved with a Garland group called GLOWS/GOWS, stands for Garland Overnight Warming Station. They are an outreach group for the Homeless for when temperature gets low.
- Lavon Drive Baptist Church is one location where GOWs brings in homeless people to receive a hot meal in the evening, spend the night, sleep warm and dry, and then go out the next morning after breakfast so.
- There is a huge homeless population in the area. She recently walked that area with a member of the Garland Marshal's police department. About three weeks ago we walked on the. I guess that would be. I guess it's the West side 'cause
- You can walk from Garland into Mesquite through the woods. Garland is shutting down homeless camps, which is causing them to move around. The marshals' have been doing a good job at helping the homeless along with her organization. Now, the homeless population stay on the Mesquite side, where there is less activity. The subject property still has some homeless staying on it, but not as much. Sometimes the homeless will walk into the neighborhood, this is a rare occurrence though.
- Businesses opening on the property should be aware of the homeless activity. The development plans should address this issue.
- She says that the homeless people coming into the neighborhood makes residents feel unsafe, and she is worried that development on the property will push the homeless further into their community.
- Need to incorporate safety features such as lighting
- Downtown Garland's Senior Center is currently being remodeled. People sleep on the sidewalk behind it because the building is structured in a way that provides hiding spaces/protection from the elements. Avoid this design in future development?

So, as they relate to that neighborhood, what types of things would the property be useful for? What could your neighborhood benefit from here? What do you think might be the best vision for that for that property?

- Something that keeps people in Garland, keeps people spending money in Garland rather than going elsewhere.

What are some of the things that the Community might want that's different from what the market is currently providing? From a housing standpoint, what do you think is the most appropriate in that area?

- Not apartments. There are plenty in that area and they start out nice but go downhill over time. The neighborhood doesn't like the aesthetic of the Broadway apartments across the street because it sticks out.

- She'd like for smaller, more affordable, single family housing to be built. It would require the city ordinance involving houses being a certain square footage, to be changed.
- Currently, there is no where in Garland where someone can move into a decent neighborhood for approx. \$1000 a month. Current housing prices, for both apartments and houses, are unreasonable.
- There are some nicer sit-down restaurants opening in the area, which is nice
- Having shopping alternatives for the Walmart would be good, such as a Aldi, Tom Thumb, or Sprouts. Her community has asked the city council about it before but were told the area doesn't have the demographics for other grocery stores.
- Overall, her community would benefit from healthier grocery stores and food options available, more outdoor restaurants, higher scale restaurants, and smaller more affordable housing.

Do you think Mixed-use, where the ground floor is commercial and above is maybe offices or residential, would be appropriate for that area?

- That might be ok. She saw something similar to that in Medical city. In the beginning it looked great, it eventually looked like plain apartments. Same thing in Rowlett, where they're having a hard time leasing out the spaces. Mixed use sounds and looks like a great idea but appears to not be very successful at the moment.

What other uses would be good for this area? What about open space?

- A dedicated open space such as a park connecting to the trail would be good. Or a trail network so people can move from the neighborhoods to the local stores. However, the homeless population lives in the creek bed and behind the Walmart fence so that would need to be considered.
- Currently there is a big park and the Audubon center nearby, unsure if this would help or hurt adding another open space

STAKEHOLDER 2

What types of things would the property be useful for? What could your neighborhood benefit from here? What do you think might be the best vision for that for that property?

- An entertainment venue, such as a main event, that provides bowling or a movie theatre. Family friendly spaces would be best.
- something that utilizes the local trail, park, and nature. Maybe something residential that does this.

What are some of the things that you've heard from developers interested in the land?

- Developers they've spoken to usually recommend multi-family projects, but multi-family wouldn't be good for the community.
- One challenge is that the Developers want to own the property rather than Lease it from DART
- They've also gotten interest in doing commercial retail on the land
- A Truck parking yard or a track yard was also proposed

What other uses would be good for this area that there isn't a market for yet that may develop in 10/20 years down the road?

- A Destination spot, something interesting. Residents would ask for a specialty grocery store
- A residential component that isn't multi-family and is higher end because of the trail, aimed at young professionals, young couples, young families. Townhomes would be great and help to change the demographic of the area.
- This type of residential would help feed the retail and let them bring in some newer, more interesting stores.

What are some strengths of the site that we haven't talked about?

- The visibility and access of the site. Access to George Bush Highway
- The site is close to downtown
- The DART station next to the site
- Walmart owns the property and is potentially a good partner

What do you see in terms of improvement or opportunities from that standpoint? Not just automobile, but what are some opportunities?

- A bike trail or bike lane
- Maximizing the trail that exists, connecting it to other local trails and utilizing those connections. Make them attractive for young professionals and active people.
- **Have you heard anything regarding the apartments adjacent to it? Or from the surrounding community?**
- No, they don't call them for issues. They usually call city council or people in the planning department.

The local HOA president mentioned a challenge could be the homeless population in the area. Were you aware of that or have you heard anything?

- They probably are living in the area but she hasn't heard much. She does know that a different department is working closely with the homeless.

Is there any other information you want to share or thoughts you might have?

- Another interesting use for the site could be a food hall or a food venue, that could be a destination
- An exciting project to bring more attention to the local shopping center and activate the area, like a destination or a gateway

STAKEHOLDER 3 AND 4

From your standpoint, could you describe the best vision for the future, not just as it relates to your site there, but also to the site to the north?

- His stakeholder vision is coming from that of a developer, who is trying to identify the highest and best use for the site and deliver that to the site, while balancing what the city wants, what the neighbors want, and the economics of what's feasible to develop here.
- We should consider mixed use for the site for the density and best use. This would activate existing retail. High end urban residential also provides the density necessary for the local retail.
- New restaurants put in shouldn't be drive through because the area has plenty of that. Restaurants can have a drive up/pickup component, but should be fast-casual or sit down.
- Whether it's the whole parcel or just a piece, high-end, urban, multifamily residential development is necessary to activate nearby uses.
- You'll have to do surface parking in the area, parking structure would be too expensive for the retail and residential to support it.
- 5-6 acres can support 60+ units, you'd need 10 acres for 30-35 units an acre. That would provide you with a large enough developable site for multifamily. The market could support something that big is just if the city really wanted it. The 14 acre site will most likely result in 10 acres of multi, at 3-4 stories. This development would be high end finished with a courtyard style.
- If we were to use 10 acres for residential, the remaining 4 would support higher end/healthier dining such as a chipotle, Salad to go, etc.
- The employees at Jonathan's place requested healthier dining nearby to avoid having to drive to Rowlett, Rockwall or Dallas for it.
- As Stakeholders, their investment is the willingness to purchase the property and invest money
- The DART site should be the second phase because it has limited main street visibility and will ultimately be blocked by whatever is developed on the main site. Uses besides residential will suffer because of the limited main street visibility. It could be used for townhomes with shared management from the Main site's apartments. Industrial would be an eyesore for the local neighborhood plus they don't want the 18 wheelers on Greenbelt.
- Some industrial Offices were opened downtown and the administrators working there need housing.
- Front parcel has great visibility, and 3-4 storied building should be there.
- Tenants in the proposed building would have walking access to Walmart and accessibility to the highway.

What are some Challenges for developing on the site?

- Some hurdles for the site are the deed restrictions on the site related to retail. Few businesses are going to want to compete with Walmart next door, especially not local mom-and-pop type stores.
- Another hurdle for development is the DART property, since DART is leasing the land instead of selling it. Tying the uses of the two properties together will complicate things, but once the first site is developed and proven it's marketability, it'll be easier to develop the DART site.
- One issues the developers have faced is that because the land is so big, the only single use

tenants that could use the entire parcel would be industrial buildings or Truck Parking, neither of which the city wants.

- The deed restrictions limits the retail possibilities, which is why horizontal mixed use works best
- Building Retail and restaurants on the site could be a challenge because there is already a lot of both in this area and the surrounding areas.

When it comes to challenges and looking at the existing zoning what are some of the concerns of the Community regarding multi family?

- The land is currently zoned community-retail which doesn't allow any multi-family on it, so it would need to be rezoned.
- They haven't received much feedback from the local community on the development. Plus there's a multifamily development nearby so doing the same in this area is out of the question
- Building a new multifamily complex with high rents would allow nearby apartments to raise their rents so they'd probably be in favor of it.
- Employees at Johnathan's place were supportive of the idea
- Negative impact on schools usually a worry but their typical renter is either downsizing from a home and entering retirement or is a young professional who isn't buying a house, few renters have kids that go to local schools,
- Another worry is an increase in crime, but the development will be high end, not affordable housing and they won't be looking for tax incentives. Plus they'll have courtesy officers on site. Apartments could potentially improve safety by having more eyes on the street and more lighting.
- Traffic is a concern, but in the DFW area traffic is everywhere. Plus, more people are working from home.

There are lower end apartments in this area, is there something that you could share to dissuade any fears that the project will be another low-end apartment complex? How would you show property values are high and that they'll maintain at that level?

- Their developments are professionally managed and maintained. From a landscape architecture perspective, the construction materials are high quality. The architecture firm that designs the developments has a good reputation. The aesthetic will be urban and match the local environment.
- They develop in a style of garden and urban, by using an urban design with surface parking. Look like other developments in the metroplex.
- Amenities provided will be a pool with a deck and outdoor kitchens, a pet spa, dog parks, fitness centers, professional spaces.
- They'll follow through with this because in order to charge market rents you have to have market amenities, including in unites with hardwood cabinets and stainless-steel appliances. Especially, to stay competitive with other developments.
- Biggest pushback they've had is from the city council member in the district and it's difficult to get approval from city council to rezone the parcel if the district member doesn't approve. May need to show the council member that there is support for the project.

Could you speak on the prospects of doing a vertical mixed-use development in this area?

- Vertical mixed-use development usually polls positively in community surveys, but logistics they are tough to plan and build. Economically, they fail more than they succeed. Their company can run studies to see if vertical mixed use is sustainable in this area, but they don't think it will because there is already a lot of existing retail, restaurants, and mixed-use areas. Adding more here doesn't work economically.
- With previous projects the biggest issue with mixed use is the appearance of failure, although the residential is booming the retail will be failing make it look as if the whole project is failing. The retail eventually converts to residential.
- The retail works better as a destination space like a dentist, but you must consider if that's what the project was built for.
- One potential development is doing an urban design for the apartments at the front of the property that then transitions to more 'residential' looking townhomes at the back to blend in with the local neighborhoods. Or buffer the larger apartments from green belt by putting them in the middle with townhomes surrounding it.
- The developers can offer a diversity of building types.
- Residential will need to be set back from Walmart parking lot due to deliveries, traffic, liabilities, and noise.
- The developers have conducted utilities and traffic impact studies that they can share with KH.

Things to keep in mind about the site?

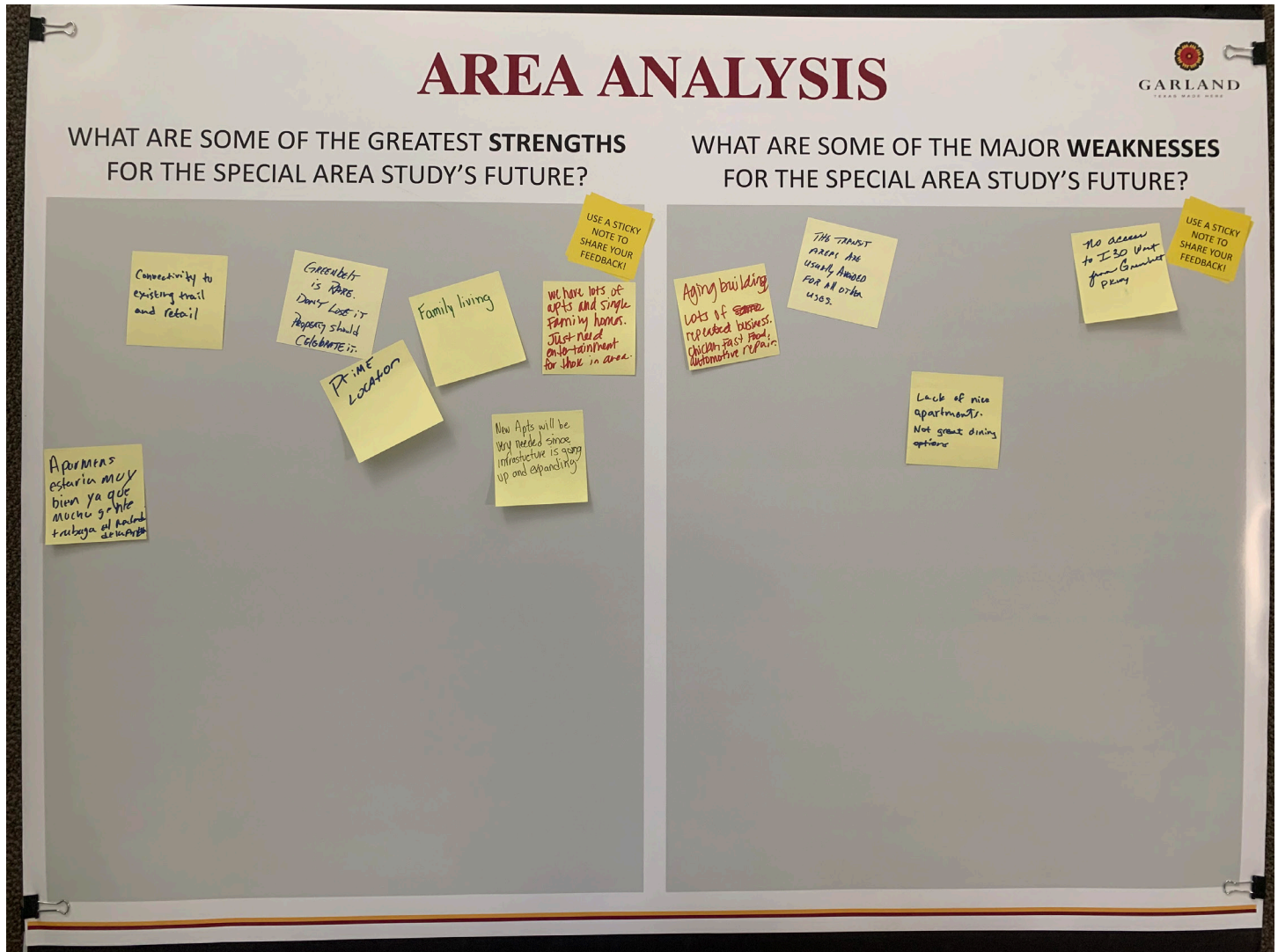
- The biggest things to be aware of is the deed restrictions and the existing retail in the area.
- One site related issue is that 14 acres can host multiple uses due to its size. 2 acres alone is big for a hospitality/retail site.
- Have to consider that post Covid, people aren't using event spaces like laser tag and movie theatres as much.
- A multi-family development results in high tax revenue
- The site doesn't experience much flooding. The drainage on the north side does flood, the park's department requested a box culver be built for a path but it's too expensive.
- The east side of the property is adjacent to Walmart and is where their deliveries and trucks drive through.
- The city doesn't want to add more parks because they don't want more non-income producing properties and having to pay for maintenance. The neighborhood also didn't want a park because they were worried it would increase crime and homeless population
- See the area being more hospitality than retail and commercial

APPENDIX F

TOWN HALL AND CHARRETTE WORKSHOP

1. SWOT ANALYSIS
2. VISIONING STATION
3. CHARACTER AND DESIGN STATION
4. FUTURE LAND USES STATION

SWOT ANALYSIS



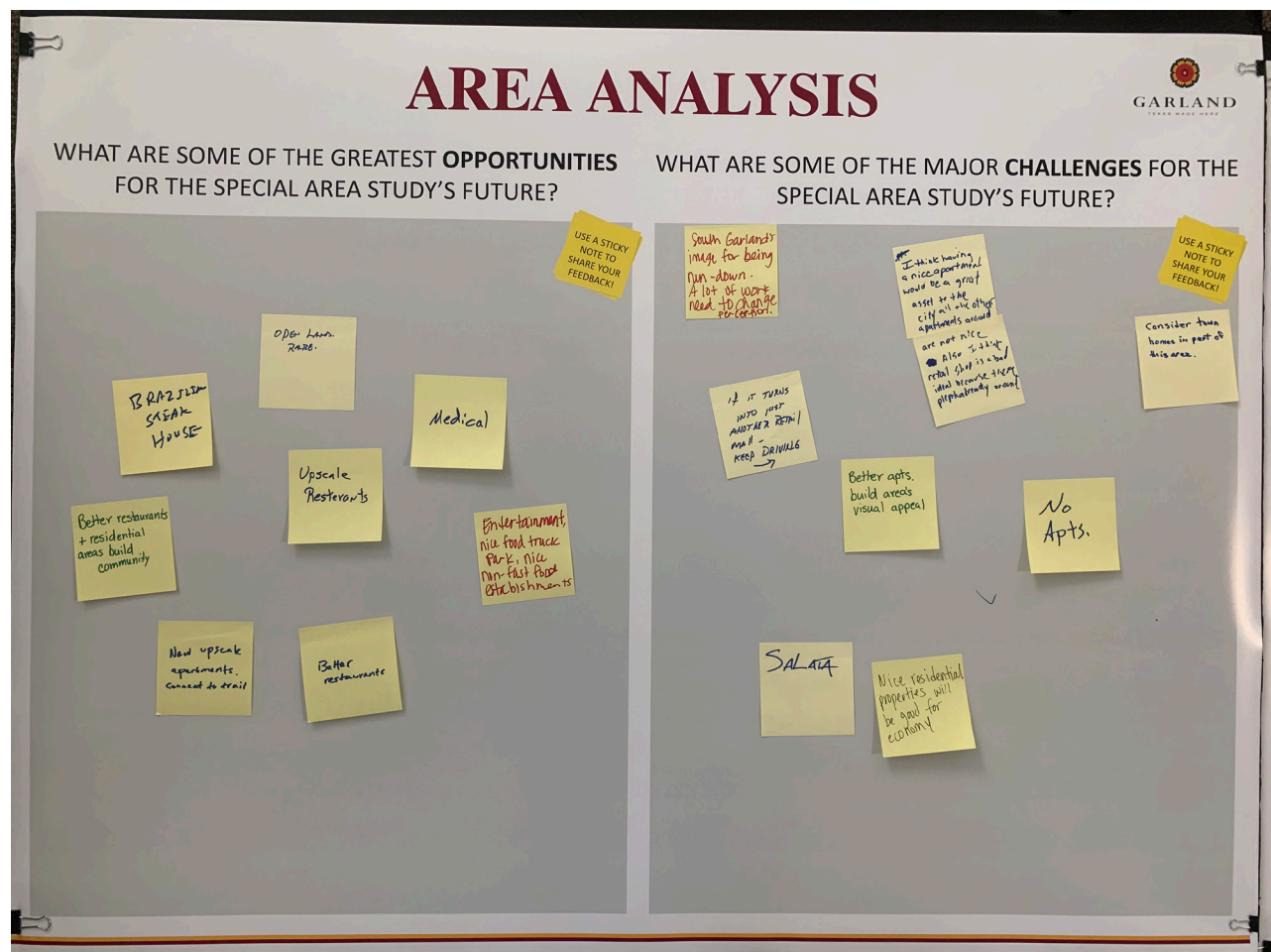
Strengths:

- Prime Location
- Connectivity to existing trail and retail
- Greenbelt is rare. Don't lose it, property should celebrate it
- Family living
- We have lots of apartments and single-family homes, just need entertainment for those in area
- New apartments will be very needed since infrastructure is going up and expanding
- Apartments estaria muy bien ya que mucho gente trabaja alrededor de la area (Spanish) = Apartments would be very good since many people work around the area

Weaknesses:

- Aging building, lots of repeated business. Chicken fast food, automotive repair
- The transit areas are usually avoided for all other uses
- Lack of nice apartments. Not great dining options
- No access to I-30 from Greenbelt parkway

SWOT ANALYSIS



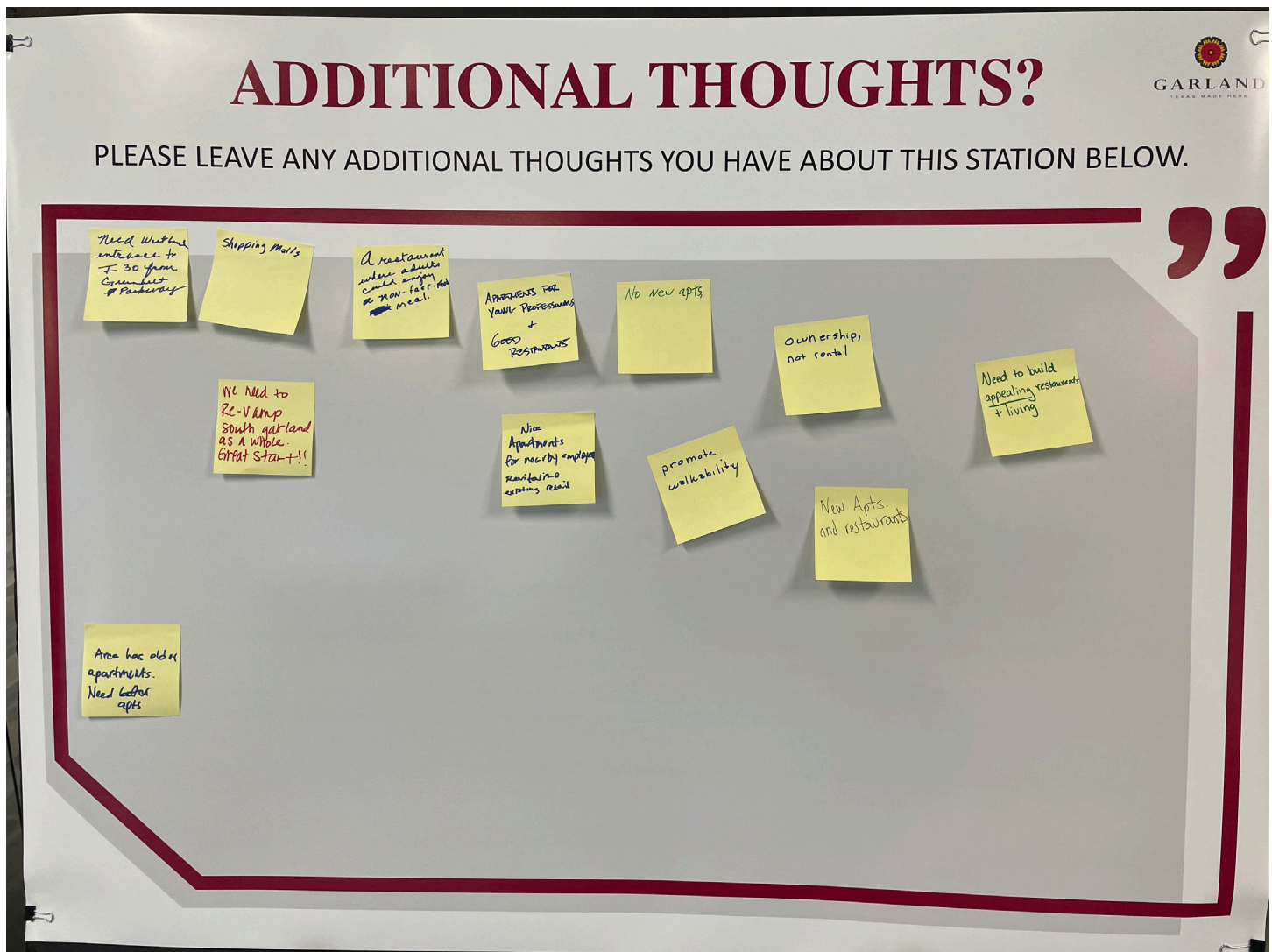
Opportunities:

- Brazilian Steak House
- Medical
- Upscale Restaurants
- Open Land is rare
- Better restaurants and residential areas build community
- Need upscale apartments. Connect to trail
- Better restaurants
- Entertainment, nice food truck park, nice non-fast food establishments

Challenges

- No Apartments
- If it turns into just another retail mall- keep driving
- Salata
- Consider town homes in part of this area
- I think having a nice apartment would be a great asset to the city all the other apartments around are not nice. Also, I think retail shop is a bad idea because there are plenty around already
- South Garland's image for being run-down. A lot of work is needed to change perception
- Nice residential properties will be good for economy

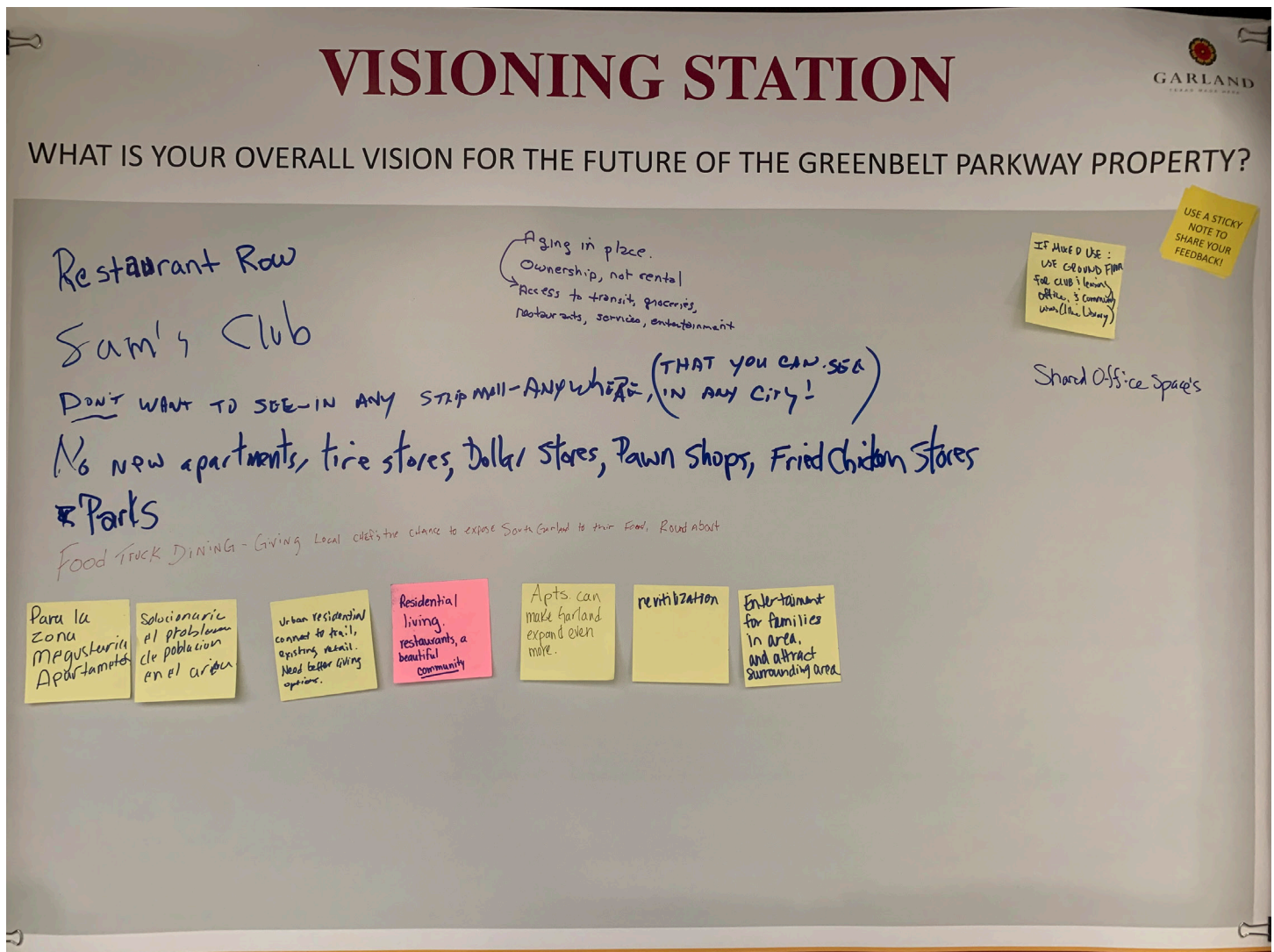
SWOT ANALYSIS



Additional Thoughts

- Shopping Malls
- Need westbound entrance to I-30 from greenbelt parkway
- A restaurant where adults could enjoy a non-fast-food meal
- Apartments for young professionals and good restaurants
- No New apartments
- Ownership, not rental
- Promote walkability
- Area has older apartments. Need better apartments
- We need to revamp south Garland as a whole. Great start!
- Nice apartments for nearby employees. Revitalize existing retail
- New apartments and restaurants
- Need to build appealing restaurants and living

VISIONING STATION



- Restaurant Row
- Sam's Club
- Don't want any strip mall-anywhere (That you can see in any city)
- Aging in place. Ownership, not rental. Access to transit, groceries, restaurants, services, entertainment
- No new apartments, tire stores, dollar stores, pawn shops, fried chicken stores
- Parks
- Food truck dining- giving local chef's the chance to expose south garland to their food. Round about.
- Para la zona me gustaria apartamentos (Spanish) = For the area, I would like apartments
- Solucionar el problema de poblacion en el area (Spanish) = solve the population problem in the area
- Urban residential connect to trail, existing retail. Need better living options
- Residential living. Restaurants, a beautiful community
- Apartments can make garland expand even more.
- Entertainment for families in area and attract surrounding area.

VISIONING STATION

ADDITIONAL THOUGHTS?

PLEASE LEAVE ANY ADDITIONAL THOUGHTS YOU HAVE ABOUT THIS STATION BELOW

- lots of people leave Garland to go to a sit-down eating place.
- No upscale apartments. I have to drive far to my apt cause there's no upscale apts nearby.
- We need to build community with living & eating together as neighbors
- * New Apts can bring more benefits to Garland since it is expanding
- 1. opino básicamente lo mismo

Additional Thoughts

- Lots of people leave Garland to go to a sit-down eating place.
- No upscale apartments, I have to drive far to my apartment cause there's no upscale apartments nearby
- We need to build community with living & eating together as neighbors
- New apartments can bring more benefits to Garland since it is expanding
- Opino basicamento lo mismo (Spanish) = I think basically the same

VISIONING STATION

Use one word to describe the future you'd like to see for the Greenbelt Parkway Property:



- Mi opinon apartamentos
- Apartmentos bonitos
- Connectivity
- Unique
- Vegaqn
- Fast casual dining
- Round about
- Entertainment
- Restaurant
- Living
- Green
- Walkability
- Open Space
- Food truck yard
- Urban residential
- Le Daria mas vista
- Nonconcrete
- Sams club
- Shopping mall
- Pinstack
- Residential
- Liveable
- Sports gym
- Unique

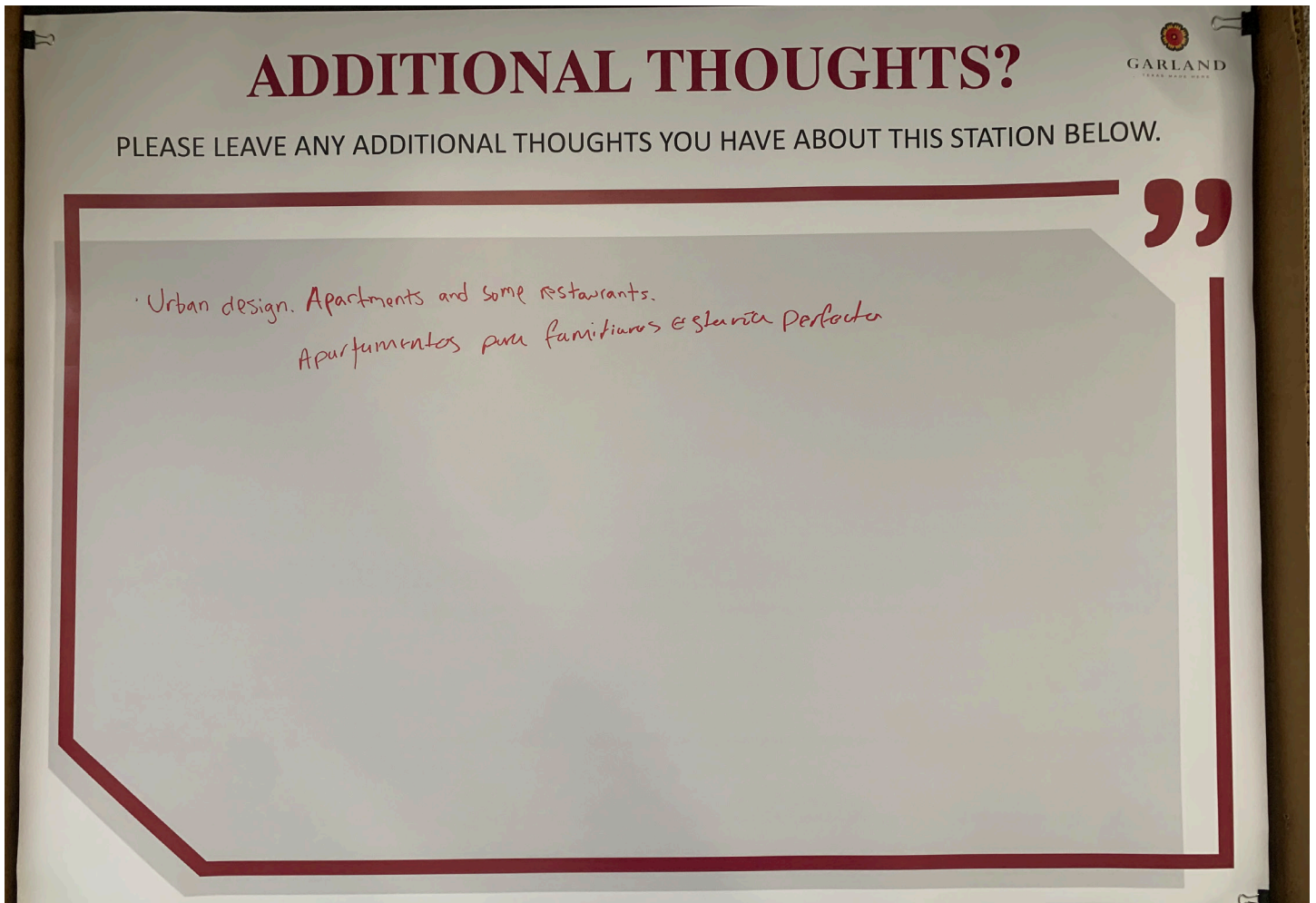
CHARACTER AND DESIGN STATION



Written Comments

- Provide walkability to this area
- Aging in place
- In study area use different housing types
I.E.: townhomes, senior living
- Walmart building is outlined and labelled
- Re-envisioning Site
- Look at entire site
- Able to be smaller, redevelop
- Ground lease, preferable
- Underutilized
- Goal: generate activity and ridership
- Dart Hub can be smaller and relocated
- Wide sidewalk
- Edge condition
- T.H. or senior living would work well
- Nicer restaurants
- Pedestrian crossing
- Mid-scale active living vs age restricted
- Public connection
- Trail head
- Duck Creek outlined and labelled
- Johnathan's Place outlined and labelled
- As part of redevelopment use food truck park
- Upscale apartments
- Destination spot
- Beer garden
- Less active
- Theming: collaboration with city programming for food truck, farmers market, open space, etc.
- Think Klyde warren park along greenbelt parkway

CHARACTER AND DESIGN STATION



ADDITIONAL THOUGHTS?

PLEASE LEAVE ANY ADDITIONAL THOUGHTS YOU HAVE ABOUT THIS STATION BELOW.

Urban design. Apartments and some restaurants.
Apartamentos para familiares estaria perfecto

Additional Thoughts

- Urban Design and some restaurants
- Apartamentos para familiares estaria perfecto (Spanish) = apartments for families would be perfect

FUTURE LAND USE STATION

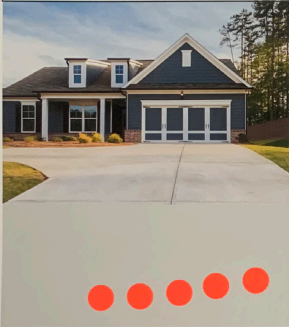
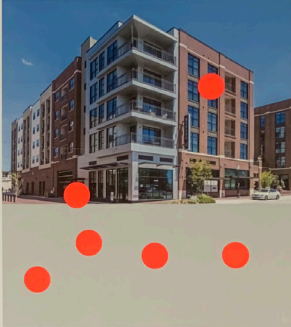


 GARLAND

TEXAS MADE HERE

FUTURE LAND USES

PLACE YOUR FIVE DOTS IN THE CELLS UNDER THE IMAGES OF FUTURE RESIDENTIAL LAND USES THAT ARE THE MOST APPROPRIATE FOR THE STUDY AREA.

	SINGLE-FAMILY DETACHED	TOWNHOMES	MULTI-FAMILY MID DENSITY	MULTI-FAMILY HIGH DENSITY
HOUSING TYPES				
				

Residential land uses

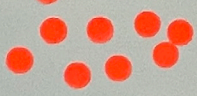
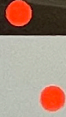
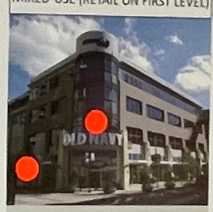
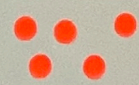
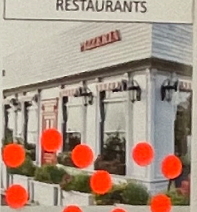
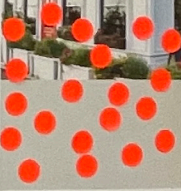
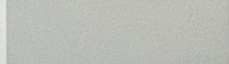
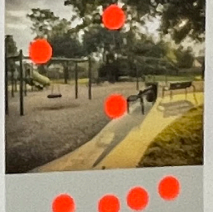
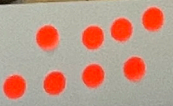
- Single-family detached: 4
- Townhomes: 14
- Multi-family Mid Density: 28
- Multi-family high density: 6
- Live/Work: 5
- Mixed Use: 6
- Assisted Living /Senior Living: 13
- Other: 1

FUTURE LAND USE STATION

FUTURE LAND USES

PLACE YOUR FIVE DOTS IN THE CELLS UNDER THE IMAGES OF FUTURE NON-RESIDENTIAL LAND USES THAT ARE THE MOST APPROPRIATE FOR THE STUDY AREA.

DESTINATIONS

ART OR ENTERTAINMENT SPACES  	OFFICES  	TRADITIONAL RETAIL  	MIXED-USE (RETAIL ON FIRST LEVEL)  	RESTAURANTS  
HOTEL (BOUTIQUE OR SUITE)  	FINANCIAL SERVICES  	MEDICAL OR HEALTH SERVICES  	PARK, TRAILS, OR OPEN SPACE  	PUBLIC PLAZA OR GATHERING SPACE  

Non-residential land uses

- Art or entertainment spaces: 9
- Offices: 2
- Traditional Retail: 6
- Mixed-Use (retail on first level): 7
- Restaurants: 20
- Hotel (boutique or suite): 4
- Financial services: 0
- Medical or health services: 13
- Parks, Trails, or open space: 11
- Public plaza or gathering space: 14

FUTURE LAND USE STATION

GARLAND
TEXAS MADE HERE

ADDITIONAL THOUGHTS?

PLEASE LEAVE ANY ADDITIONAL THOUGHTS YOU HAVE ABOUT THIS STATION BELOW.

- Restaurant Row like mesquite
 - Doctor or dentist, etc. Not another Doc in a box

- Community center, Community can rent out / Big room
 'Rotary Club / Lions Club' Gathering Space

- Upscale restaurants

- quality medical

- Care for seniors

* New Apts & new restaurants would be nice

- no residential, emergency services & gathering space for apartments

No Apts! 2nd that

No Apts

NO drive-thru restaurants

Need upscale apts. Have to commute outside of City to live
 Upscale living & eating as a community

← Agree. Need better dining options.
 I also Agree for that.

Additional Thoughts

- Restaurant row like mesquite
- Doctor, dentist and not another doc in a box
- Community center, space or room that the community can rent out. Provide use to rotary club/ lion's club
- No apartments, with a comment saying "2nd that"
- No apartments
- No drive through restaurants, with 2 comments agreeing
- Need upscale apartments, have to commute outside of city to live
- Upscale living and eating as a community
- Upscale restaurants
- Quality medical
- Care for seniors
- New apartments and new restaurants would be nice
- No residential, emergency services, and gathering space for apartments

APPENDIX G

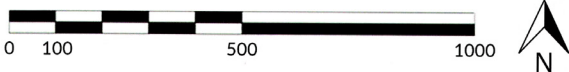
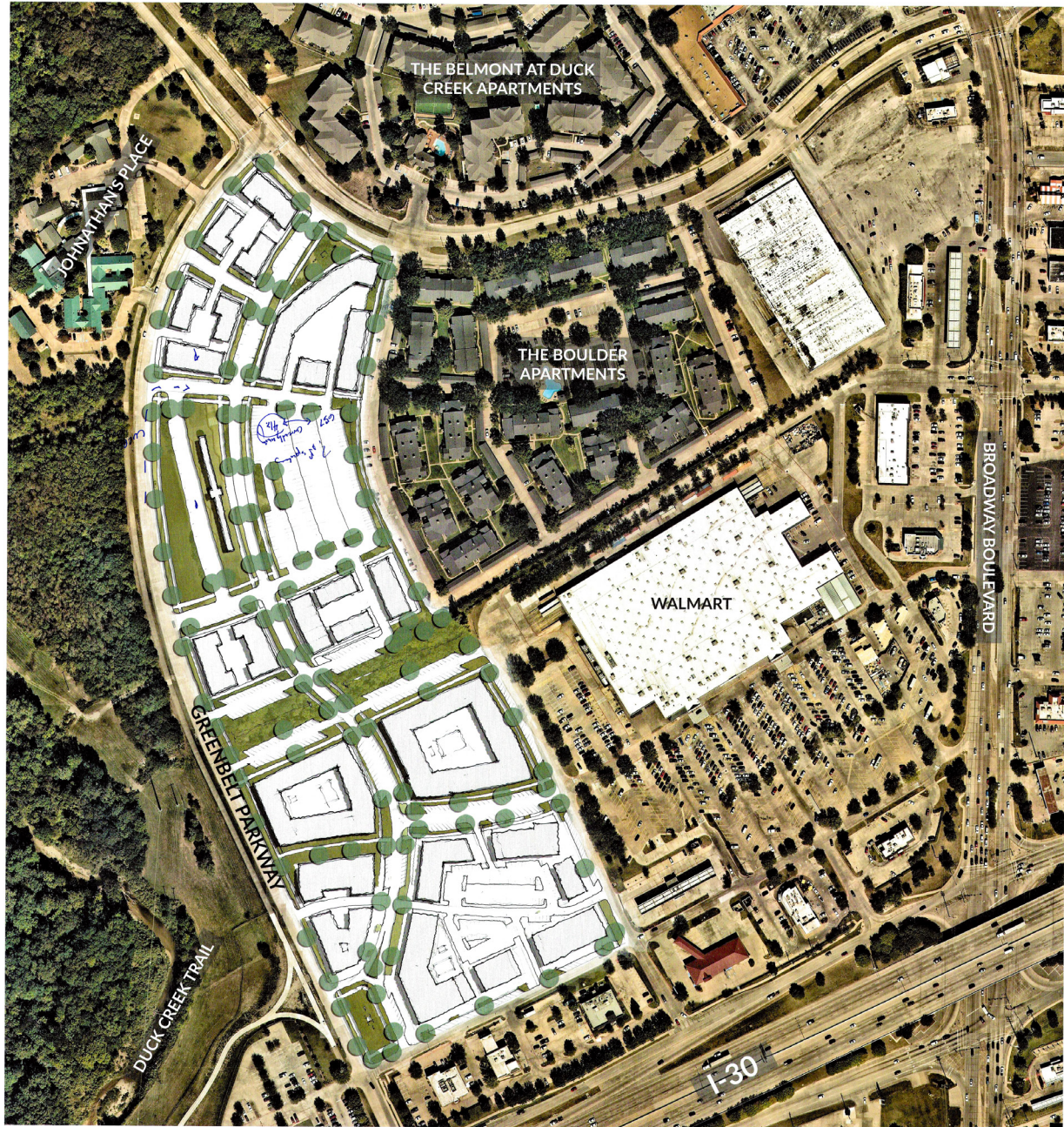
DEVELOPMENT SCENARIO ANALYSIS MEETING NOTES

1. SCENARIO 1
2. SCENARIO 2
3. SCENARIO 3

CONCEPT ONE



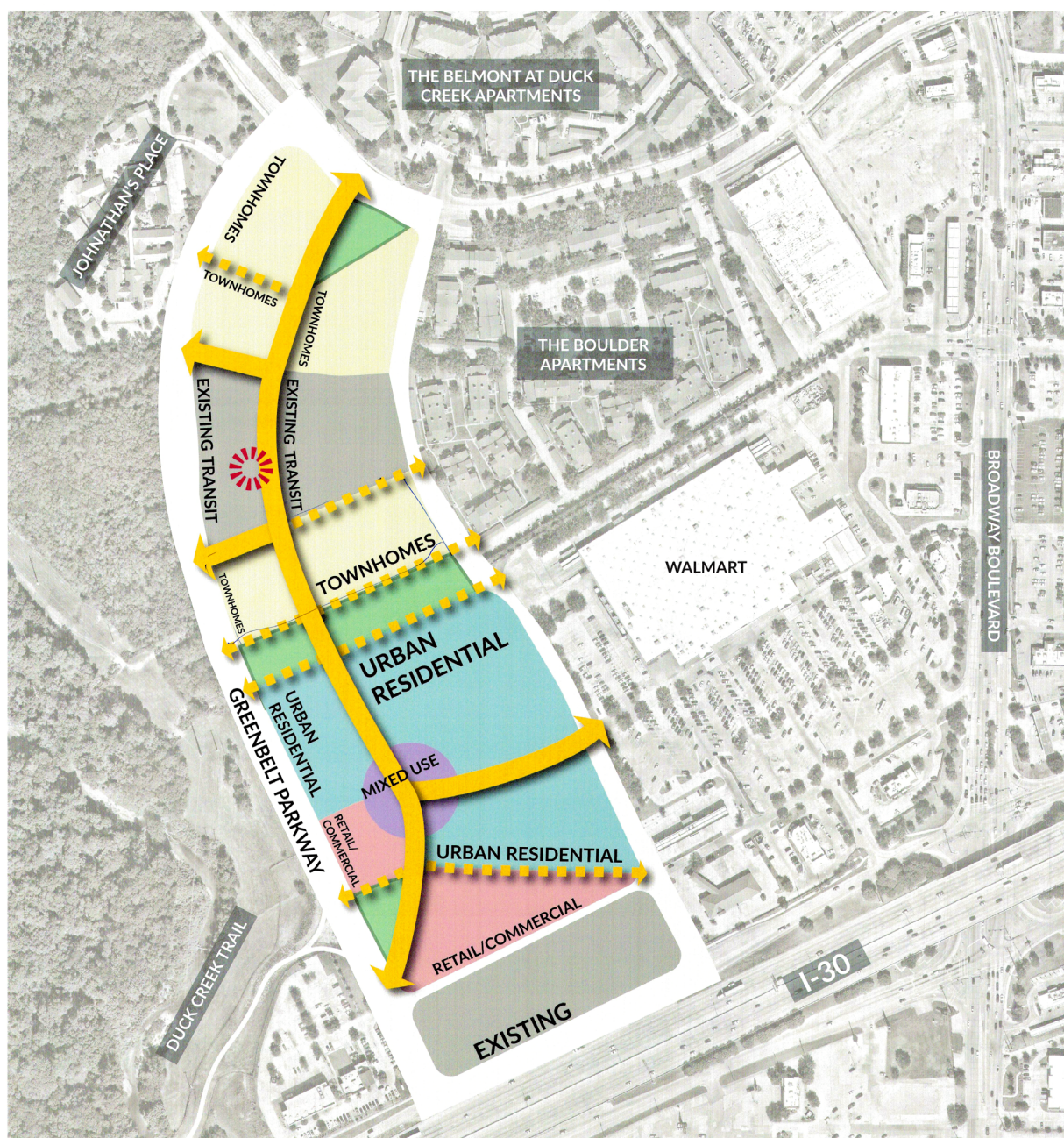
Handwritten notes:
- Show only separate from Concept 2
- Study by City how it will flow from
- Show how road system to accommodate street
- Show how this may be better than Concept 1



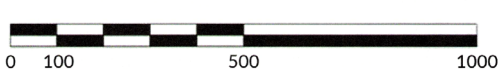
GARLAND

- Reburn - long work
- Connected conduct w/ 45/5TH st. daily Adjunct to station
- Most and my place

DATE



- PAGE 128

 GARLAND

- Preserve Partnership, the door that impacts Economic
 - less conflict from M.T. party lists. Shared party lists vs. H.
 - known then that it was that → grassroots policy
 - Highlight that consistency on Organism.
 What would it look like... as to Direct Treaty
-
- Connecting → Trails → Open space → Ecology →
 Policy → Energy → Partnership → Treaty, Direct,
 → is directly weighing
- Ecil → ESE
 → M.V.
- (natural) / Johnson
 that was done / Johnson
 Pop under control / Place
 • Forest/Bank
 • Electric
- #2
 #1
 #3
- Direct → could specific Questions
 to address concerns by major base of regard to
 M.T. S.F. party. Shared Party.

CONCEPT TWO



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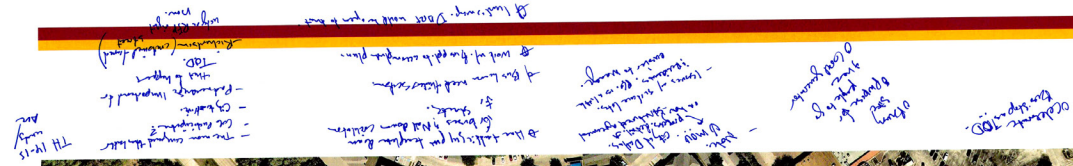
-  Transit Connection
  Green Space
  Urban Residential
  Existing Development
-  Minor Roads
  Commercial
  Townhomes
-  Major Roads

CONCEPT THREE



#3 Highest Density - Density is a key concern.
Reserve throughout the site.

Just make place in good concept
of street would be attractive

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APPENDIX H

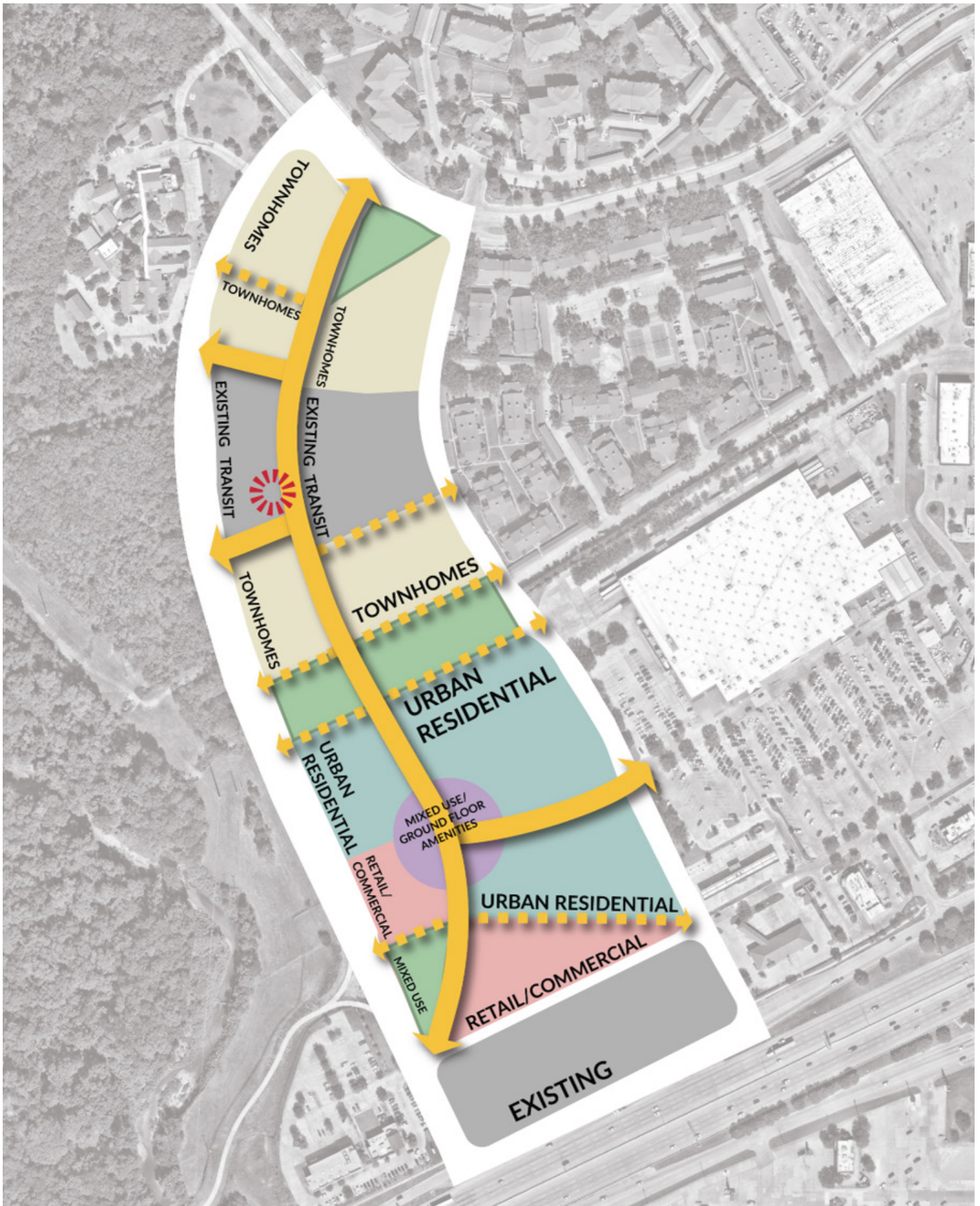
SCENARIO OVERVIEW

1. SCENARIO 1
2. SCENARIO 2
3. SCENARIO 3
4. PREFERRED SCENARIO

OVERVIEW



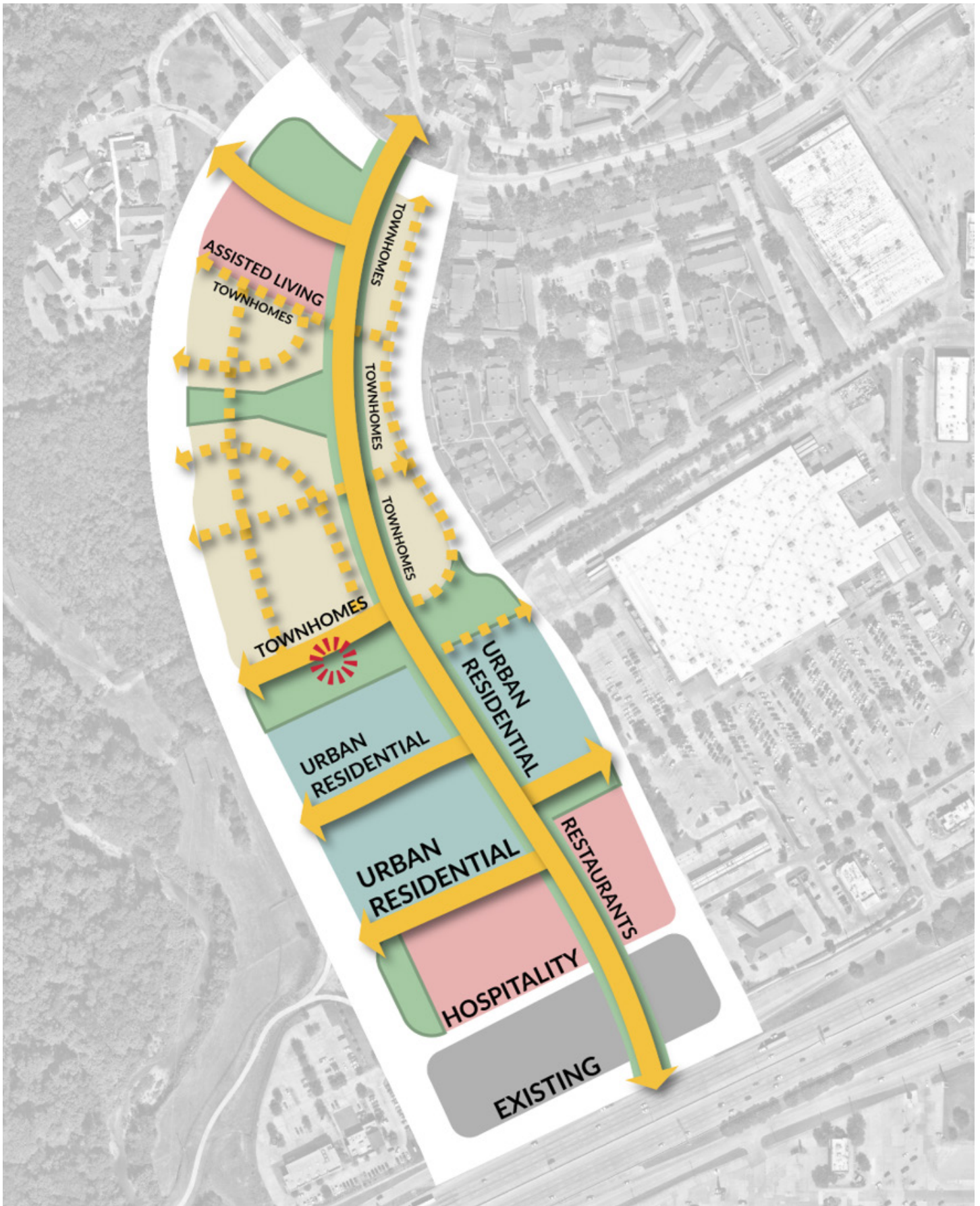
SCENARIO 1



SCENARIO 1



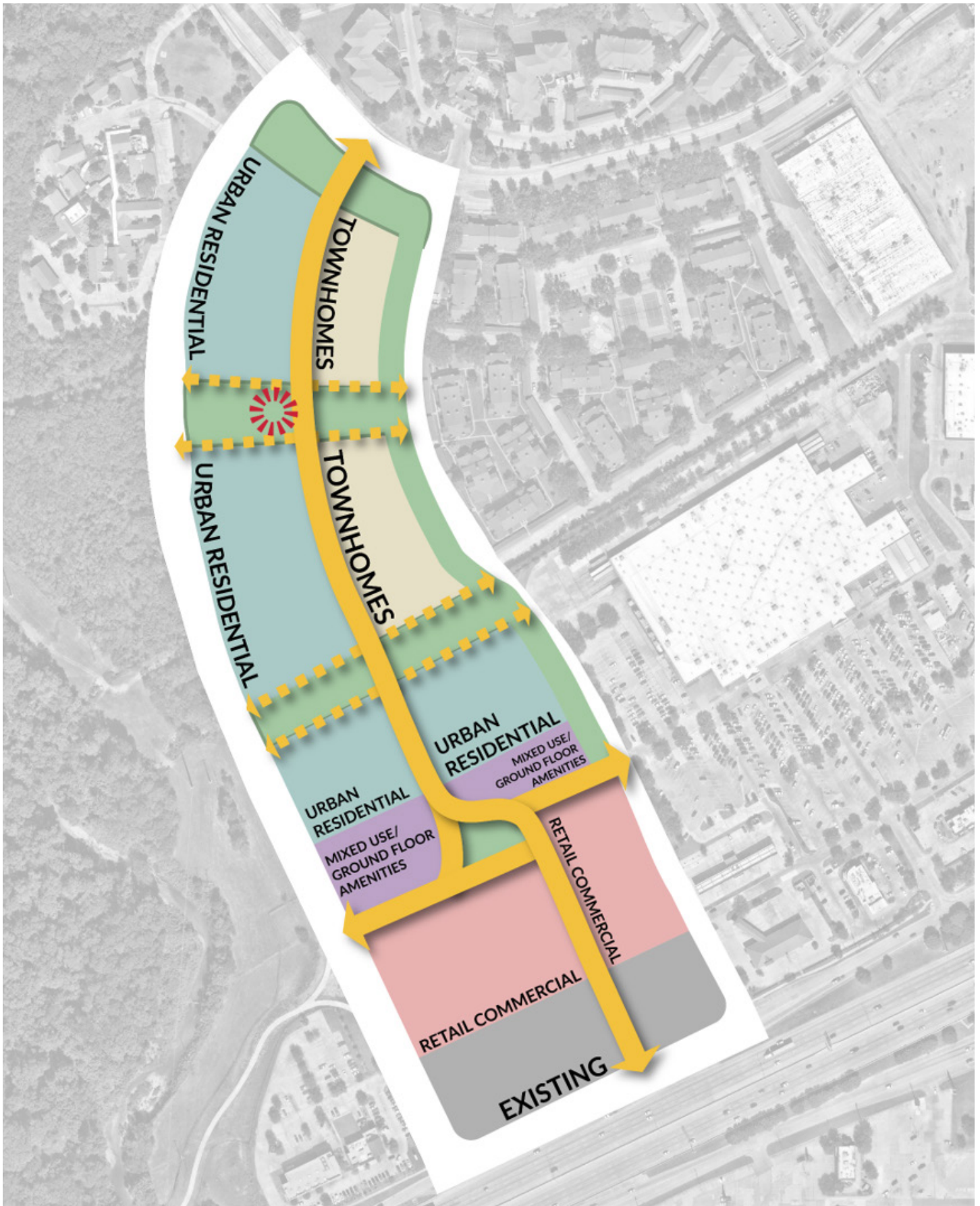
SCENARIO 2



SCENARIO 2



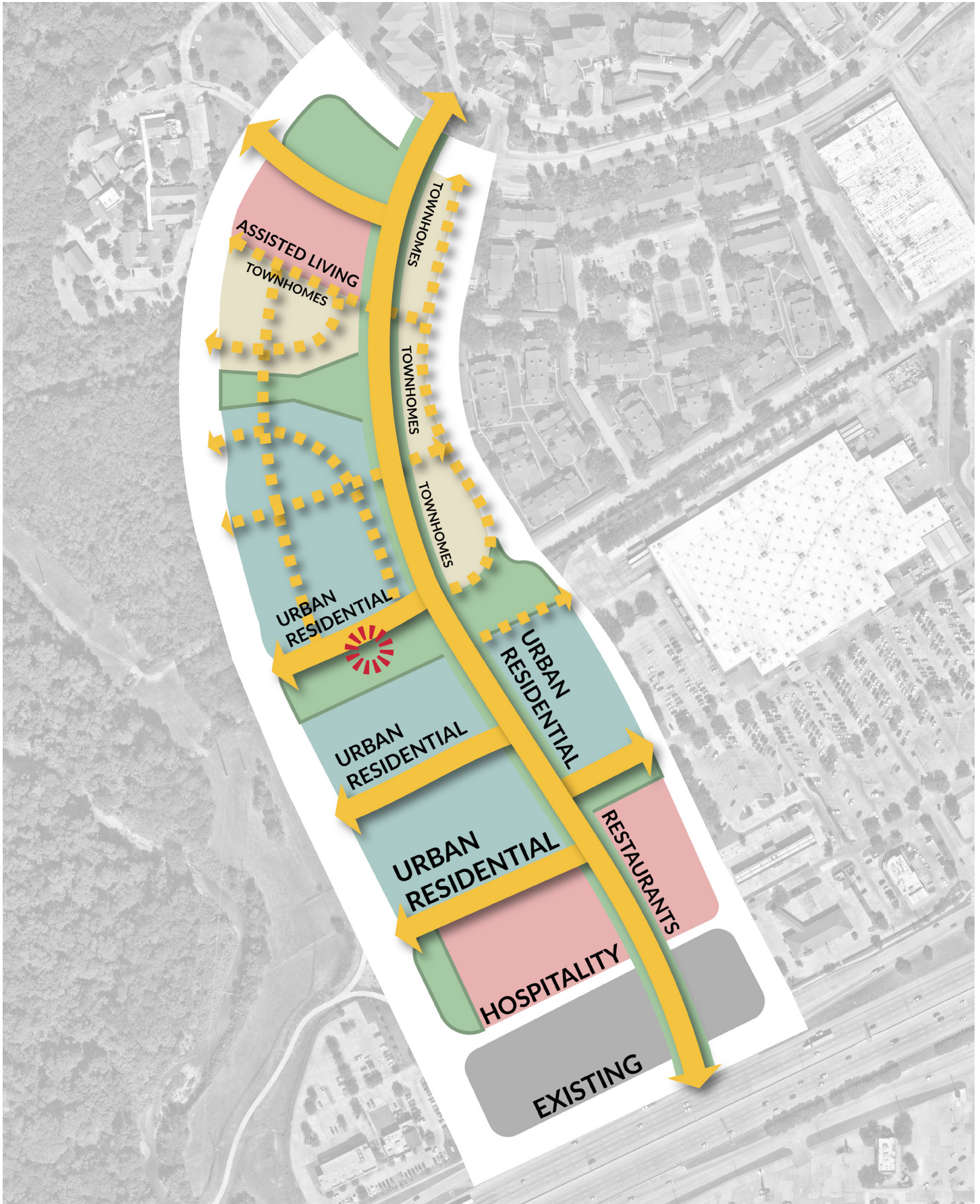
SCENARIO 3



SCENARIO 3



PREFERRED SCENARIO



PREFERRED SCENARIO



No.	Summary Comment/ Question	Speaker	Response
1	Based upon the materials provided, I one, again would urge the City leadership to consider utilizing communications infrastructures like public WI-Fi as a way to integrate the City's long term demands with its current short term market considerations. Additionally this idea would support further investment in the community retail area and support the needs of the stakeholders shown earlier.	Commissioner Jenkins	Comment noted.
2	Is this thought of as more of a self-contained area now? Where they can do everything there?	Commissioner Roberts	Each concept proposes a mixed use development that creates a neighborhood and improves connectivity to the adjacent areas.
3	Is DART not using all of the parking they have now? Will this have reduced parking count?	Commissioner Roberts	Yes. Currently DART uses approximately 1/3 of the existing parking available. The plan provides improved parking options to achieve DART's needs, as well as accommodate the proposed residential area adjacent to the transit facility.
4	Explore options on who pays for structured parking.	Commissioner Roberts	Comment noted.
5	I would change the wording from painted to enhanced paving for crosswalks.	Commissioner Roberts	Comment noted.
6	It might help the commercial if there is a direct path from DART to the commercial. I want to see a strong connection there.	Commissioner Roberts	Comment noted.
7	The plan mentions first floor retail, perhaps that needs to be next to the DART.	Commissioner Roberts	Comment noted.
8	We would want to explore how to guarantee the commercial development.	Commissioner Roberts	Comment noted.
9	How do we control DART parkers going into the residential areas taking those spaces? On street parking for commercial and reserved parking for visitors is a good idea.	Commissioner Roberts	Comment noted.
10	Any thought of doing a development pattern book? Maybe that is worked out with a development partner.	Commissioner Roberts	Comment noted.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

14. a.

Meeting Date: 03/01/2022

Item Title: Z 21-39 Alan Hameed - Zoning (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

LOCATION

3218 Forest Lane

OWNER

Alan Hameed

PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of seven (7) to one (1), recommended approval of 1) an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses by Specific Use Provision, and 2) a Specific Use Provision for a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of seven (7) to one (1), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

The Plan Commission further recommended a Specific Use Provision for a time period of five (5) years; no major automobile repair on site (minor repair only) as defined by the Garland Development Code; and for staff and the applicant to confirm required parking and parking for displays.

STAFF RECOMMENDATION

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

BACKGROUND

In 2003, City Council approved a change in zoning from Multi-Family (MF) District, Community Retail (CR) District, Industrial (IN) District, and Planned Development (PD) District for Light Industrial Uses and Commercial Amusement, Indoor Uses to Planned Development (PD) District 03-47 for Transit Oriented Development with conditions and Specific Use Permits for existing uses within the Planned Development area.

The intent of Planned Development (PD) District 03-47 is to create a higher density, integrated, mixed-use development pattern near the Forest/Jupiter Station that facilitates pedestrian, bicycle and transit travel and reduces automobile dependency.

The applicant requests approval of an amendment to allow an Automobile Sales, New or Used in an existing 2,200 square-foot building. This proposed use does not comply with the existing Planned Development (PD) District 03-47. A previous auto sales business occupied this building from 2004 until a roofing company occupied it beginning in 2018. The building is currently vacant.

SITE DATA

The subject property consists of approximately 0.4183 acres. The site has approximately 150 linear feet of frontage along Forest Lane, which is the main entrance to the site.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 03-47 for transit-oriented land uses with a base zoning of Community Retail (CR) District. 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. Site Plan

The applicant proposes Automobile Sales, New or Used in an existing 2,200 square-foot building.

2. Parking

The subject property meets the GDC parking requirements. Twenty-one (21) spaces may be used for auto sales display when accounting for required parking.

3. Screening and Landscaping

Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.

4. Signage

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

5. Planned Development (PD) District 03-47

Planned Development (PD) District 03-47 granted certain addresses Specific Use Provisions. It states, "The following addresses and uses are hereby granted a Specific Use Permit with the property for the existing use at the referenced locations...". 3218 Forest Lane was not a listed address for an SUP in the PD 03-47 ordinance.

Furthermore, according to the policy report for PD 03-47, the intent of the Plan Commission's recommendation regarding allowing SUPs for certain addresses was that the "...SUPs would be granted with the intent that they would not generally be approved for the establishment of new such uses, but only to accommodate those that exist."

To operate a new automobile sales use at 3218 Forest Lane, an amendment to PD 03-47 is required.

6. Specific Use Provision

The applicant requests the Specific Use Provision time period to be unlimited.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Transit-oriented Centers. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west are zoned Planned Development (PD) District 03-47; they are developed with a church, retail uses, and the Forest/Jupiter DART Station. The property to the south, across the railroad, is zoned Industrial (IN) District and is developed with manufacturing and distribution uses.

Attachments

Z 21-39 Alan Hameed Attachments (Zoning)

Z 21-39 Alan Hameed Responses

Z 21-39 Staff Presentation



0 30 60 Feet

1 inch = 56 feet

Zoning Map 21-39

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-39

3218 Forest Lane

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 03-47 to allow an Automobile Sales, New or Used by Specific Use Provision.
- 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 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 03-47 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 Z 21-39

3218 Forest Lane

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, New or Used.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 03-47, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 03-47 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. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision time period for Automobile Sales, New or Used shall be unlimited.
 - B. Repairs: Any repairs on the subject property shall be restricted to Minor Automobile Repair only, as defined by the Garland Development Code. Major Automobile Repair, as defined by the Garland Development Code, is prohibited on the subject property.

REPORT & MINUTES

P.C. Meeting, February 21, 2022

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. (District 6) (File Z 21-39 - Zoning)

Representing the applicant Tailim Song, 8111 LBJ Freeway, Suite 480, Dallas, Texas, provided an overview of the request and remained available for questions.

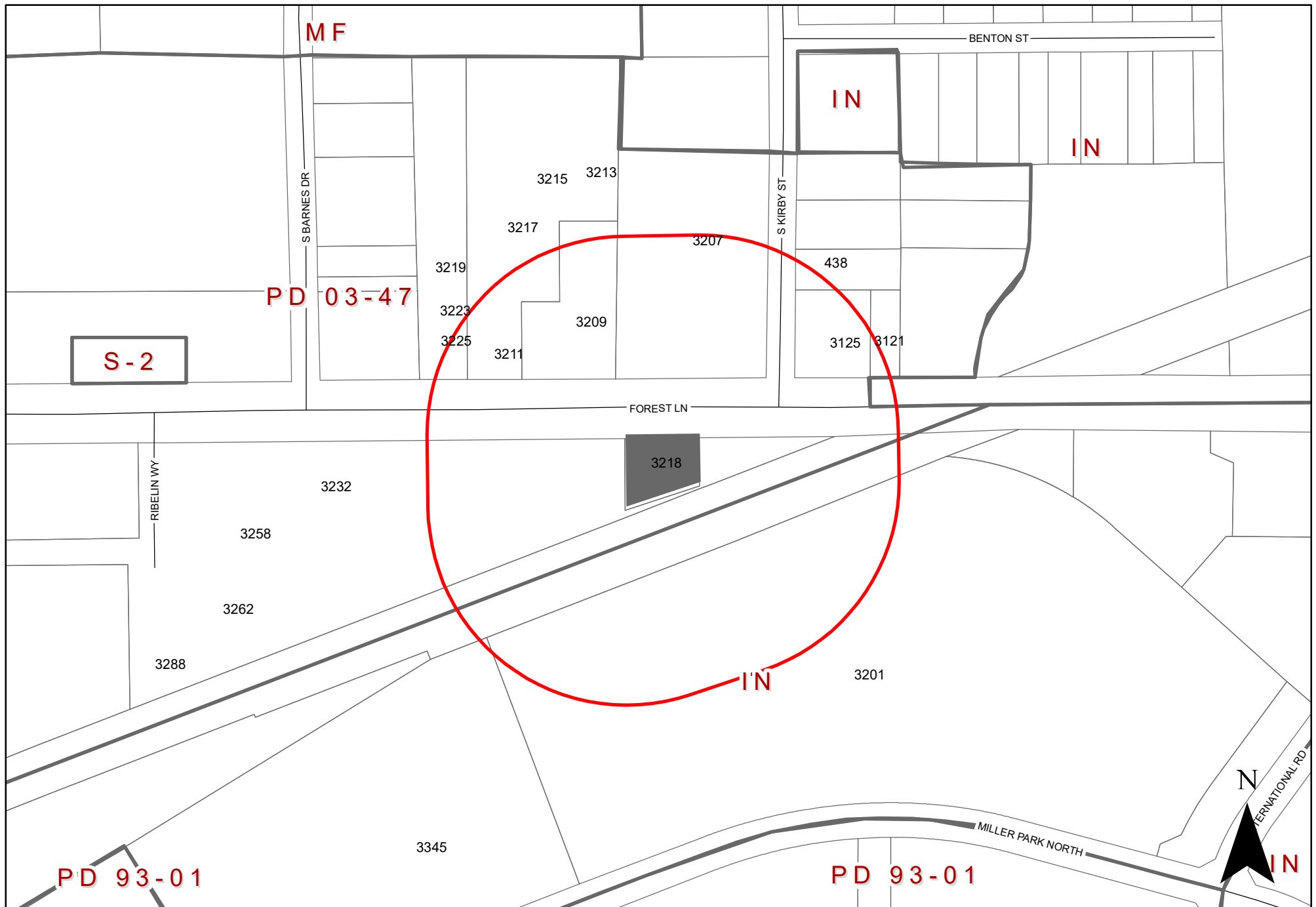
There was a brief discussion between Commissioner Jenkins and the applicant, Alan Hameed, 900 Sunningdale, Richardson, Texas, regarding the proposed use. Mr. Hammed provided a history of the subject property and the provisions made for the original request in 2004.

Motion was made by Commissioner Williams to close the public hearing and open for discussion. Seconded by Commissioner Rose.
Motion carried: 7 Ayes, 1 Nay by Commissioner Baughman.

Members of the Plan Commission spoke against granting an unlimited Specific Use Provision time period but would consider granting a limited Specific Use Provision with Minor Automotive Repair for a set period of time.

Motion was made by Commissioner Williams to deny the request for the Zoning and Detail Plan requests. Motion failed due to lack of a second.

Motion was made by Commissioner Rose to **approve** the request to allow the amendment of Planned Development (PD) District 03-47 to allow Automobile Sales, New or Used by a Specific Use Provision, and a Specific Use Provision to allow Automobile Sales, New or Used for a period of five (5) years, and to only allow Minor Auto Repair on the subject property. Seconded by Commissioner Ott.
Motion carried: 7 Ayes, 1 Nay by Chair Roberts.



0 160 320 Feet
1 inch = 254 feet

Zoning Map 21-39 **3218 Forest Lane**

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.

The applicant proposes automobile sales on the subject property.

[Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for an Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
March 1, 2022**

CASE INFORMATION

Location: 3218 Forest Lane

Applicant: Alan Hameed

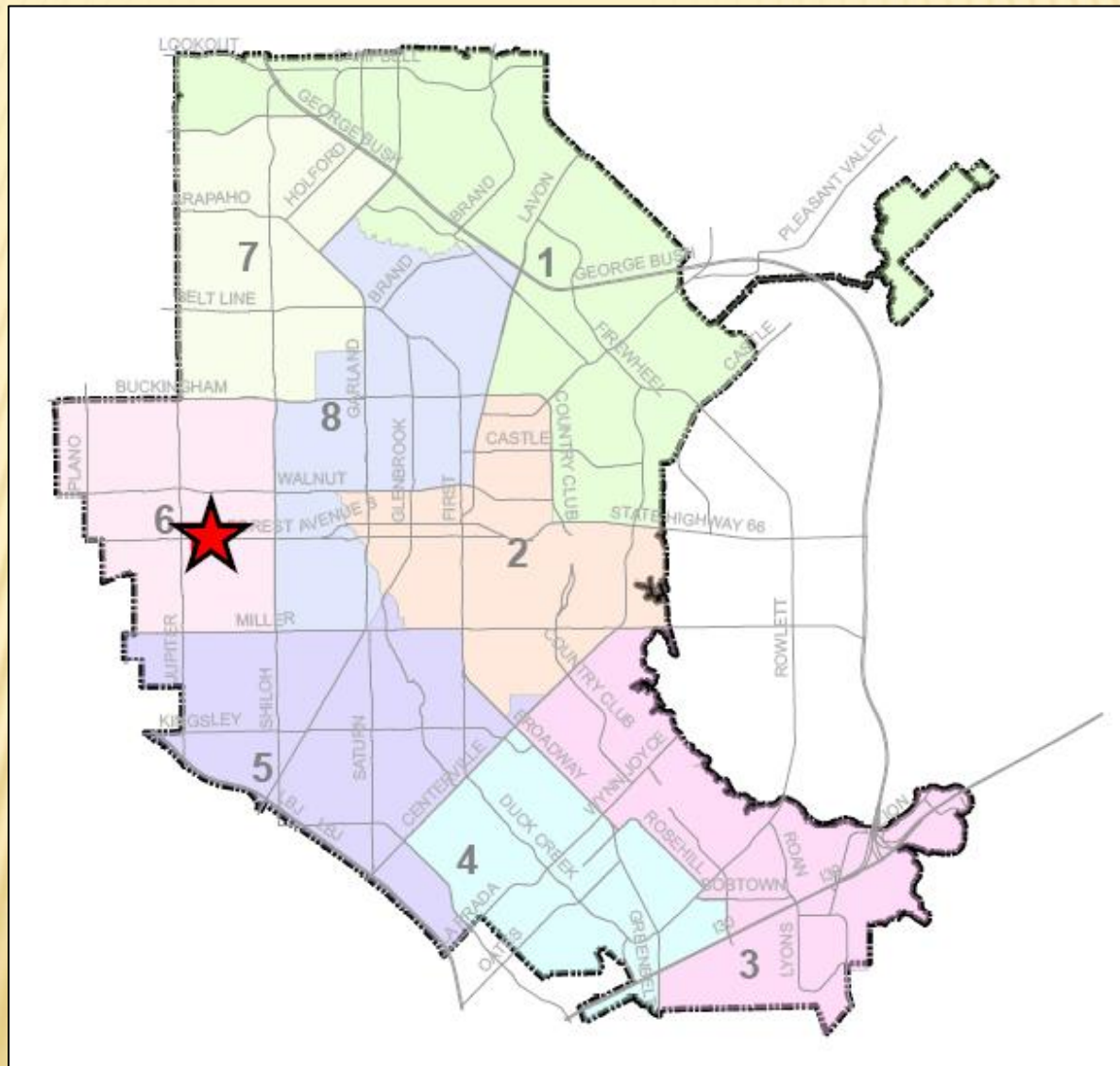
Owner: Alan Hameed

Acreage: 0.4183 acres

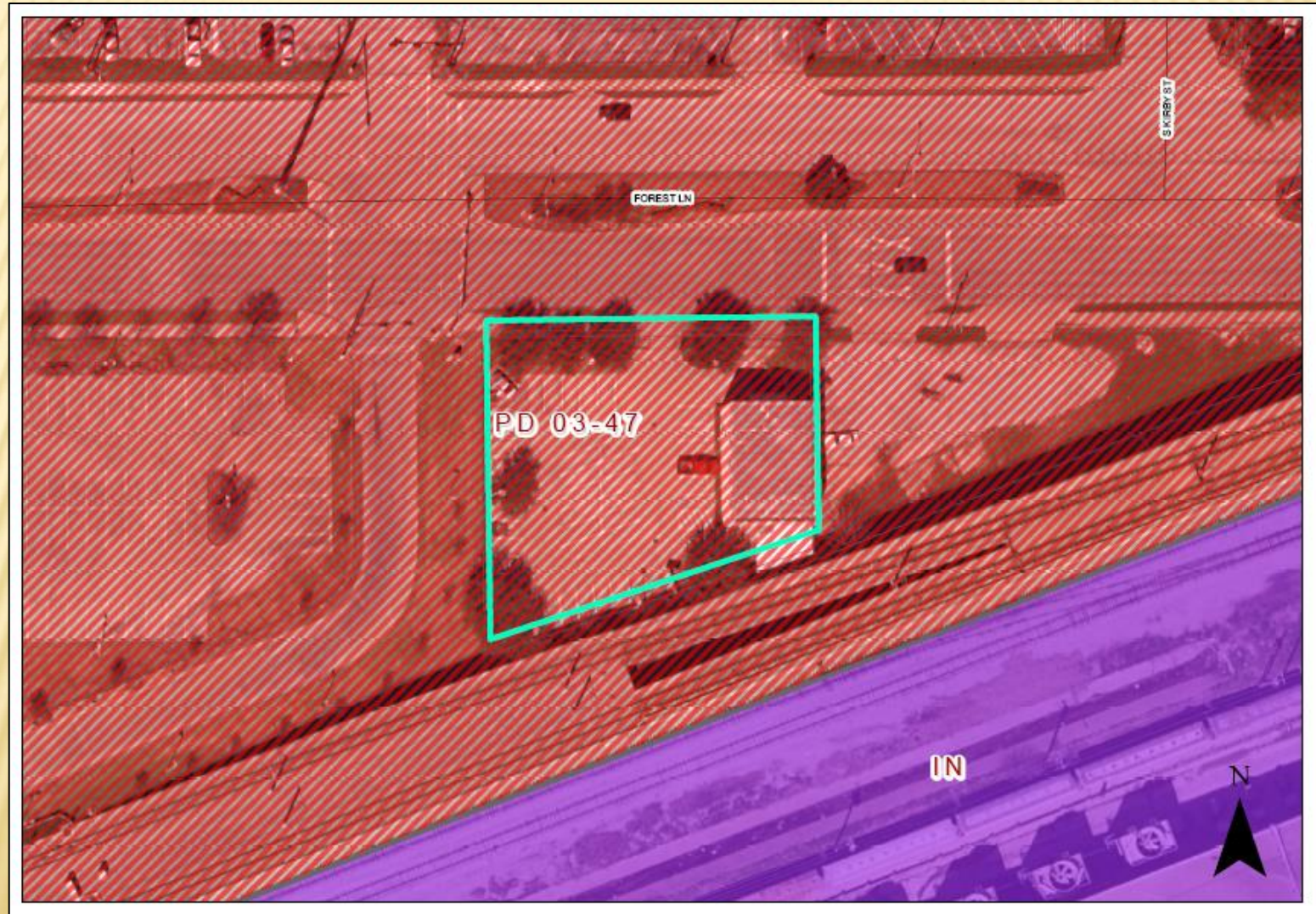
Zoning: Planned Development (PD) 03-47 District

Z 21-39

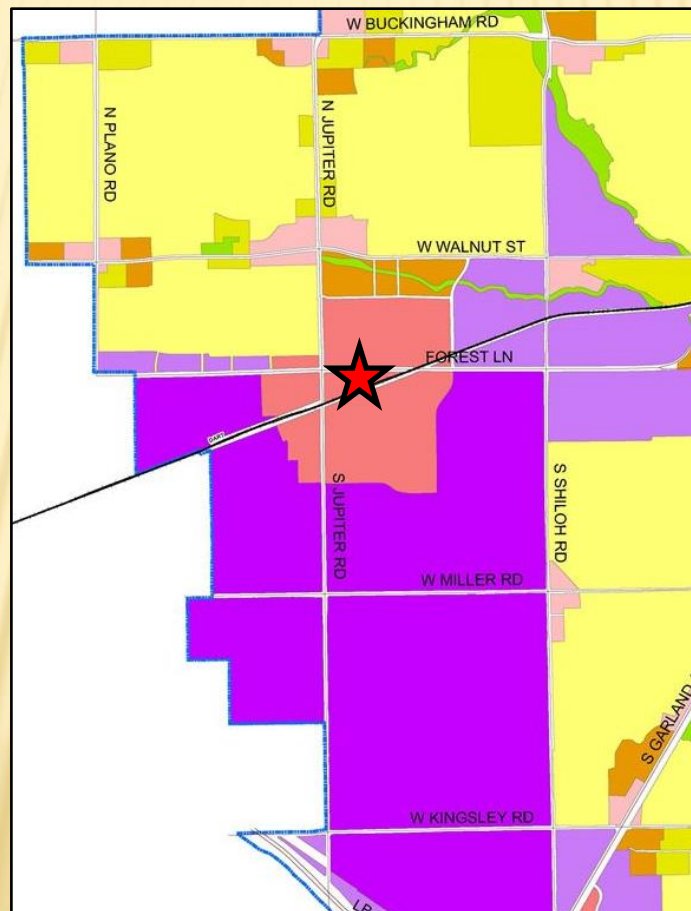
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This use is not compatible with the Comprehensive Plan.



GARLAND
TEXAS MADE HERE

PHOTOS



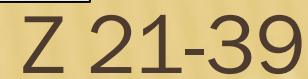
Z 21-39

PHOTOS





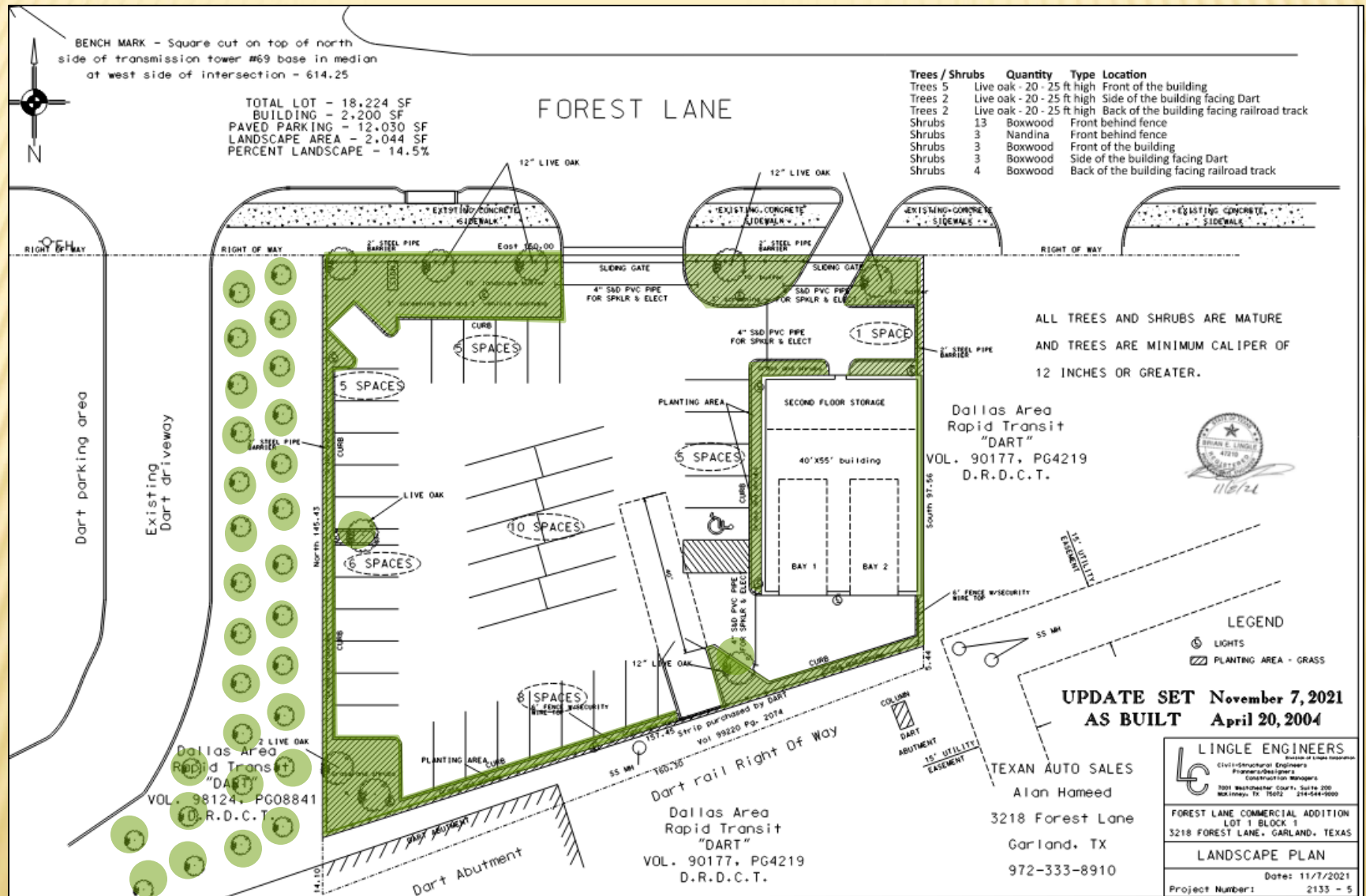
2015 RELEASE UNDER E.O. 14176





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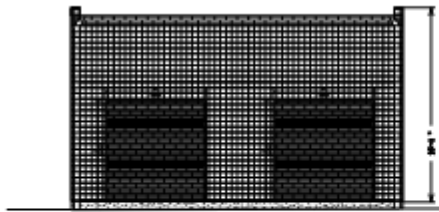
LANDSCAPE PLAN



Z 21-39



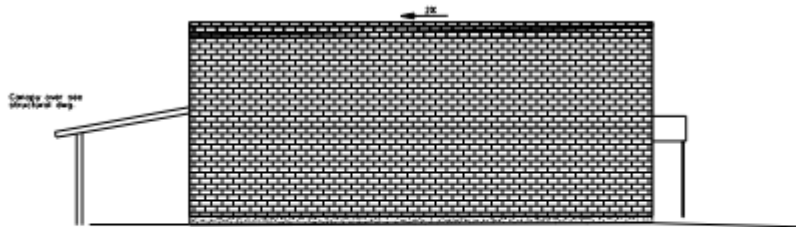
EXISTING BUILDING ELEVATIONS



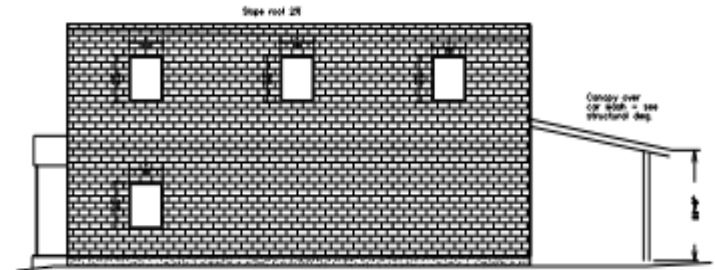
SOUTH ELEVATION
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision time period to be unlimited.

No GDC deviations have been requested by the applicant.

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for an Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

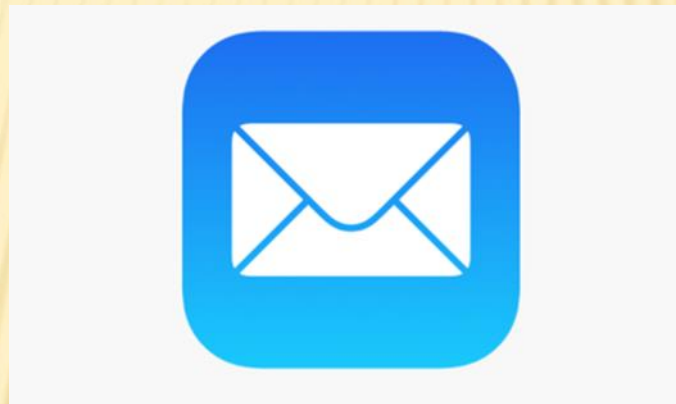


PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of seven (7) to one (1), recommended approval of 1) an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses and 2) a Specific Use Provision for a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of seven (7) to one (1), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

The Plan Commission further recommended, a Specific Use Provision for a time period of five (5) years; no major automobile repair on site (minor repair only) as defined by the Garland Development Code; and for staff and the applicant to confirm required parking and parking for displays.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

14. b.

Meeting Date: 03/01/2022

Item Title: Z 21-39 Alan Hameed - Detail Plan (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

LOCATION

3218 Forest Lane

OWNER

Alan Hameed

PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of seven (7) to one (1), recommended approval of 1) an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses by Specific Use Provision, and 2) a Specific Use Provision for a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of seven (7) to one (1), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

The Plan Commission further recommended a Specific Use Provision for a time period of five (5) years; no major automobile repair on site (minor repair only) as defined by the Garland Development Code; and for staff and the applicant to confirm required parking and parking for displays.

STAFF RECOMMENDATION

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

BACKGROUND

In 2003, City Council approved a change in zoning from Multi-Family (MF) District, Community Retail (CR) District, Industrial (IN) District, and Planned Development (PD) District for Light Industrial Uses and Commercial Amusement, Indoor Uses to Planned Development (PD) District 03-47 for Transit Oriented Development with conditions and Specific Use Permits for existing uses within the Planned Development area.

The intent of Planned Development (PD) District 03-47 is to create a higher density, integrated, mixed-use development pattern near the Forest/Jupiter Station that facilitates pedestrian, bicycle and transit travel and reduces automobile dependency.

The applicant requests approval of an amendment to allow an Automobile Sales, New or Used in an existing 2,200 square-foot building. This proposed use does not comply with the existing Planned Development (PD) District 03-47. A previous auto sales business occupied this building from 2004 until a roofing company occupied it beginning in 2018. The building is currently vacant.

SITE DATA

The subject property consists of approximately 0.4183 acres. The site has approximately 150 linear feet of frontage along Forest Lane, which is the main entrance to the site.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 03-47 for transit-oriented land uses with a base zoning of Community Retail (CR) District. 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. Site Plan

The applicant proposes Automobile Sales, New or Used in an existing 2,200 square-foot building.

2. Parking

The subject property meets the GDC parking requirements. Twenty-one (21) spaces may be used for auto sales display when accounting for required parking.

3. Screening and Landscaping

Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping currently exists on the site.

4. Signage

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

5. Planned Development (PD) District 03-47

Planned Development (PD) District 03-47 granted certain addresses Specific Use Provisions. It states, "The following addresses and uses are hereby granted a Specific Use Permit with the property for the existing use at the referenced locations...". 3218 Forest Lane was not a listed address for an SUP in the PD 03-47 ordinance.

Furthermore, according to the policy report for PD 03-47, the intent of the Plan Commission's recommendation regarding allowing SUPs for certain addresses was that the "...SUPs would be granted with the intent that they would not generally be approved for the establishment of new such uses, but only to accommodate those that exist."

To operate a new automobile sales use at 3218 Forest Lane, an amendment to PD 03-47 is required.

6. Specific Use Provision

The applicant requests the Specific Use Provision time period to be unlimited.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Transit-oriented Centers. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west are zoned Planned Development (PD) District 03-47; they are developed with a church, retail uses, and the Forest/Jupiter DART Station. The property to the south, across the railroad, is zoned Industrial (IN) District and is developed with manufacturing and distribution uses.

Attachments

Z 21-39 Alan Hameed Attachments (Detail Plan)

Z 21-39 Alan Hameed Responses

Z 21-39 Staff Presentation



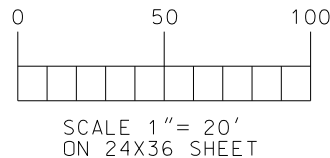
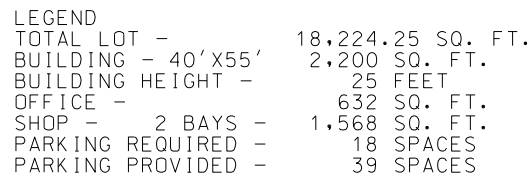
0 30 60 Feet

1 inch = 56 feet

Zoning Map 21-39

 INDICATES AREA OF REQUEST

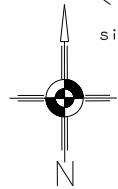
EXHIBIT C



UPDATE SET November 7, 2021
AS BUILT April 20, 2004

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

EXHIBIT D



BENCH MARK - Square cut on top of north side of transmission tower #69 base in median at west side of intersection - 614.25

TOTAL LOT - 18,224 SF
BUILDING - 2,200 SF
PAVED PARKING - 12,030 SF
LANDSCAPE AREA - 2,044 SF
PERCENT LANDSCAPE - 14.5%

FOREST LANE

Trees / Shrubs	Quantity	Type	Location
Trees 5	Live oak - 20 - 25 ft high		Front of the building
Trees 2	Live oak - 20 - 25 ft high		Side of the building facing Dart
Trees 2	Live oak - 20 - 25 ft high		Back of the building facing railroad track
Shrubs 13	Boxwood		Front behind fence
Shrubs 3	Nandina		Front behind fence
Shrubs 3	Boxwood		Front of the building
Shrubs 3	Boxwood		Side of the building facing Dart
Shrubs 4	Boxwood		Back of the building facing railroad track

ALL TREES AND SHRUBS ARE MATURE
AND TREES ARE MINIMUM CALIPER OF
12 INCHES OR GREATER.

Dallas Area
Rapid Transit
"DART"
VOL. 90177, PG4219
D.R.D.C.T.



LEGEND
⊙ LIGHTS
▨ PLANTING AREA - GRASS

**UPDATE SET November 7, 2021
AS BUILT April 20, 2004**

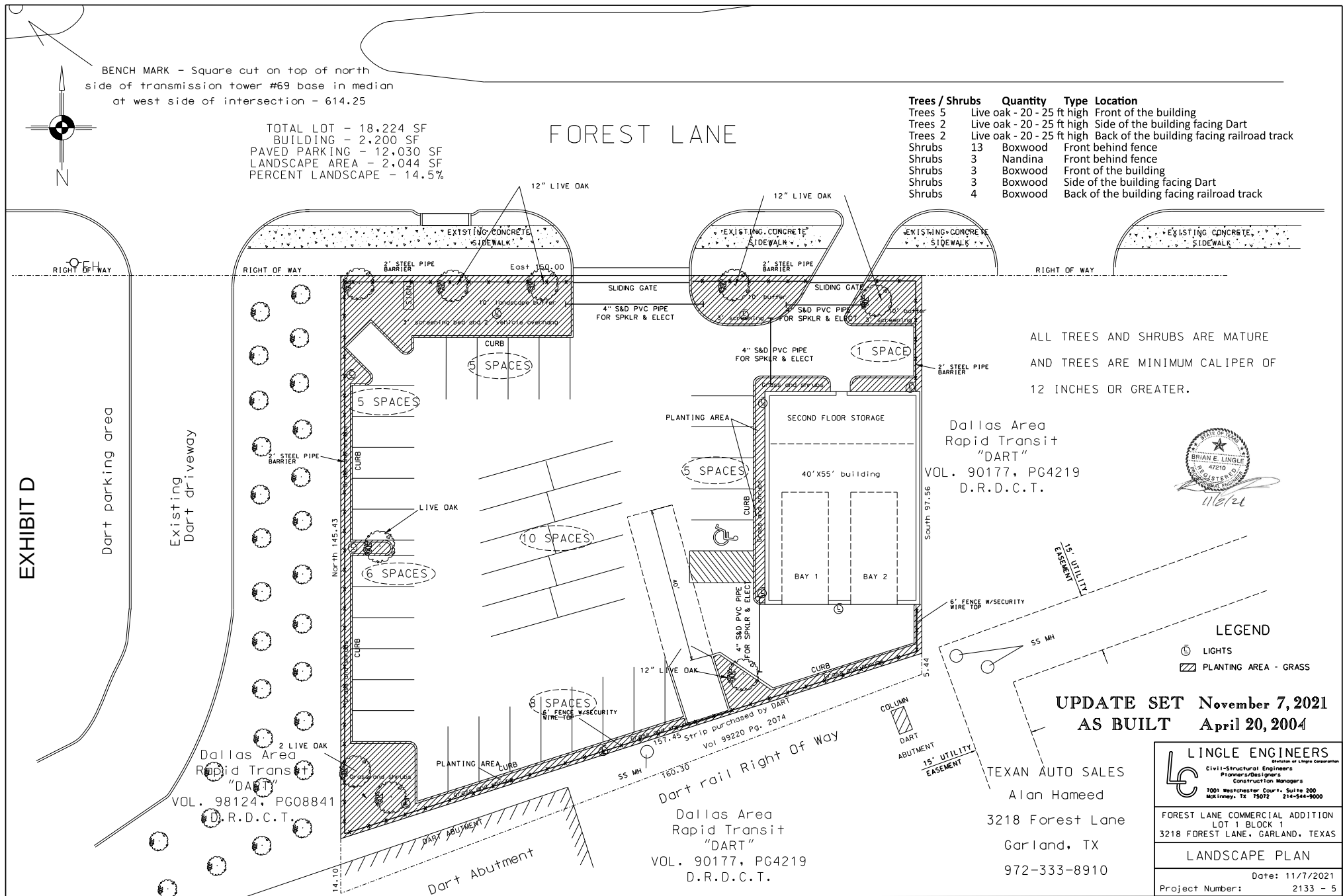
TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

LINGLE ENGINEERS
Civil/Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McAllen, TX 75502 214-544-9000

FOREST LANE COMMERCIAL ADDITION
LOT 1 BLOCK 1
3218 FOREST LANE, GARLAND, TEXAS

LANDSCAPE PLAN

Date: 11/7/2021
Project Number: 2133 - 5



1
N

ARCHITECTURAL ELEMENTS
240 SF CANOPY AT REAR
72 SF CANOPY AT ENTRANCE
11 4'-8" X 4'-0" WINDOWS
1 3'-0" X 7'-0" ENTRANCE DOOR
2 1'-3" X 7'-0" SIDE WINDOWS
2 12'-0" X 12'-0" DRIVE DOORS



EXISTING BUILDING - NO CHANGES TO STRUCTURE
UPDATE PLAN November 7, 2021

Revision 1 10/12/02 Added canopy & stairs

TEXAN AUTO SALES
Alan Hameed
3218 Forest Lane
Garland, TX
972-333-8910

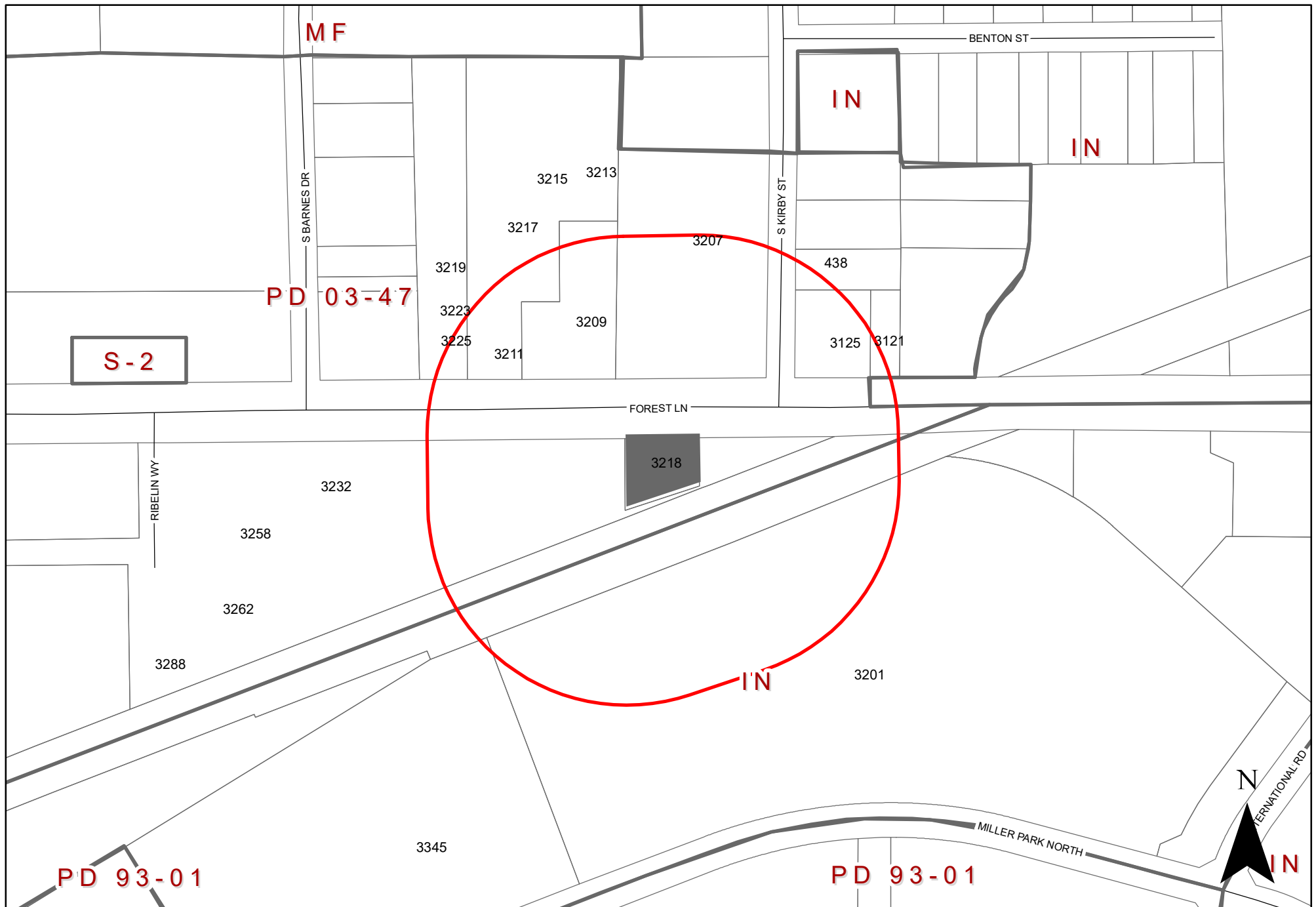
REPORT & MINUTES

P.C. Meeting, February 21, 2022

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. (District 6) (File Z 21-39 – Detail Plan)

There was an additional discussion between the Plan Commission and staff regarding clarification of the number of cars being presented for sale and the required number of parking spaces.

Motion was made by Commissioner Rose to **approve** the request with the consideration the applicant is to meet with staff and clarify the actual number of cars displayed for sale prior to presenting their request to City Council. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay** by Chair Roberts.



0 160 320 Feet
1 inch = 254 feet

Zoning Map 21-39 **3218 Forest Lane**

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.

The applicant proposes automobile sales on the subject property.

[Approval of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Specific Use Provision for an Automobile Sales, New or Used

Approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.]



GARLAND

TEXAS MADE HERE

**City Council Meeting
March 1, 2022**

CASE INFORMATION

Location: 3218 Forest Lane

Applicant: Alan Hameed

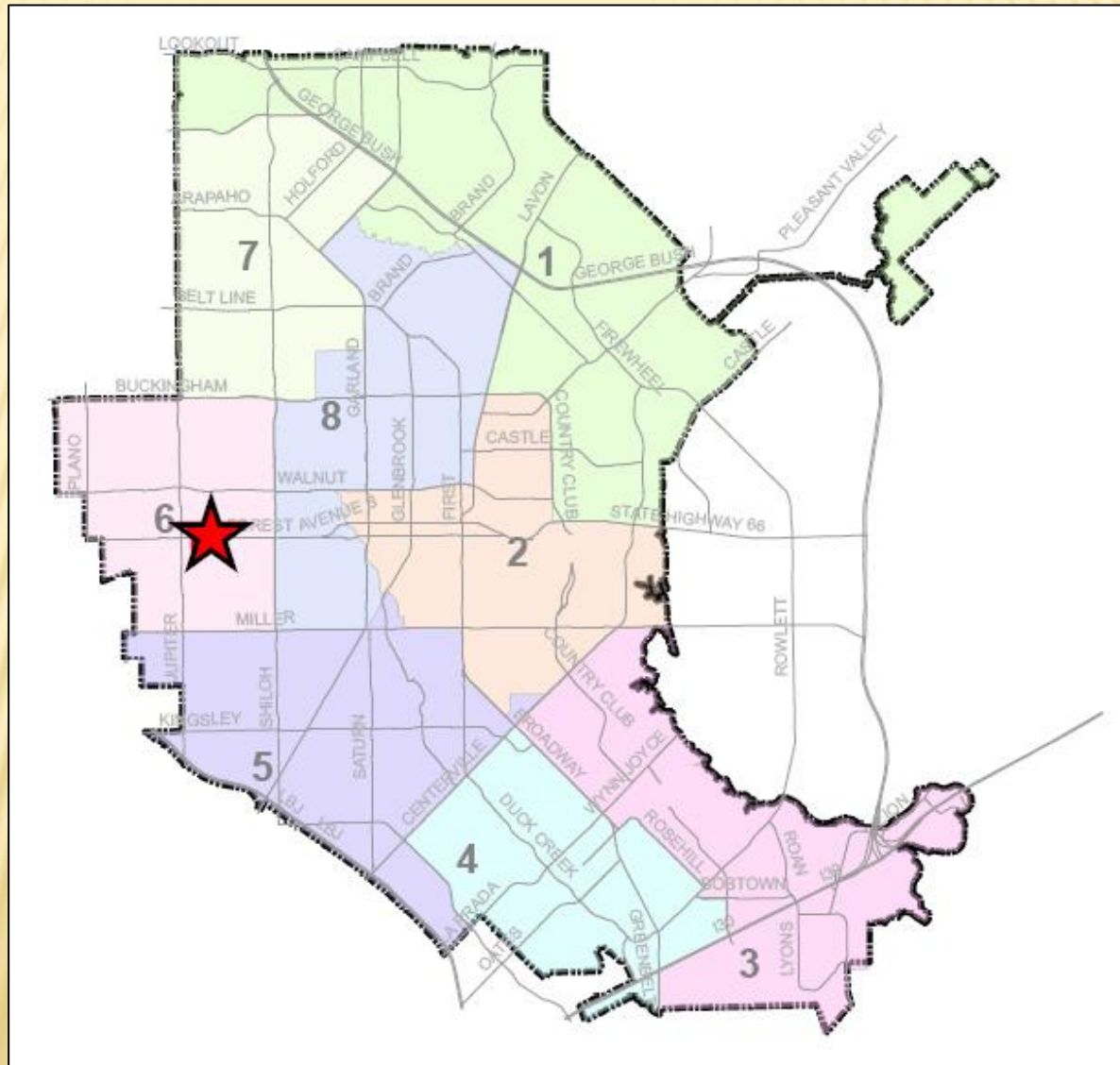
Owner: Alan Hameed

Acreage: 0.4183 acres

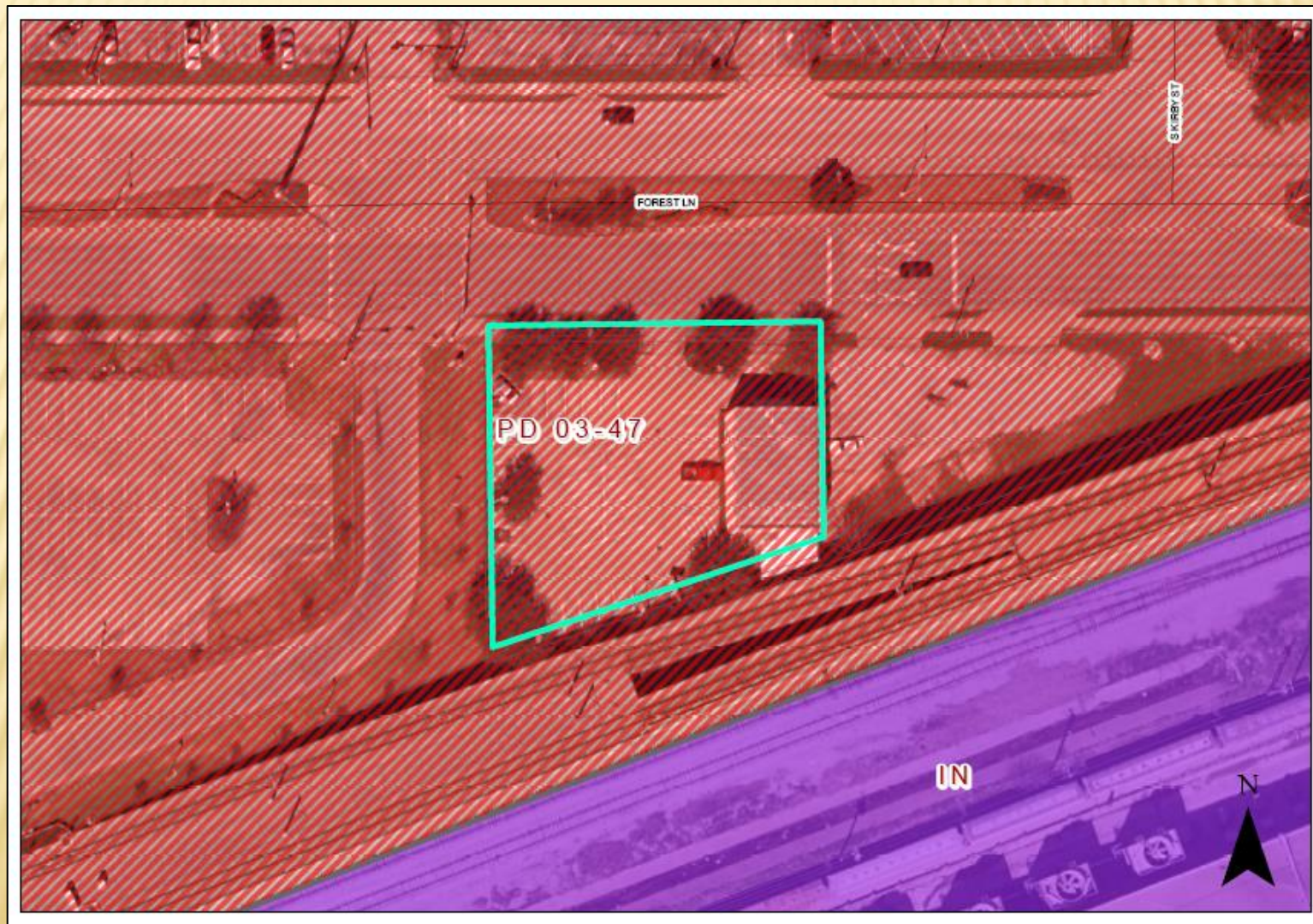
Zoning: Planned Development (PD) 03-47 District

Z 21-39

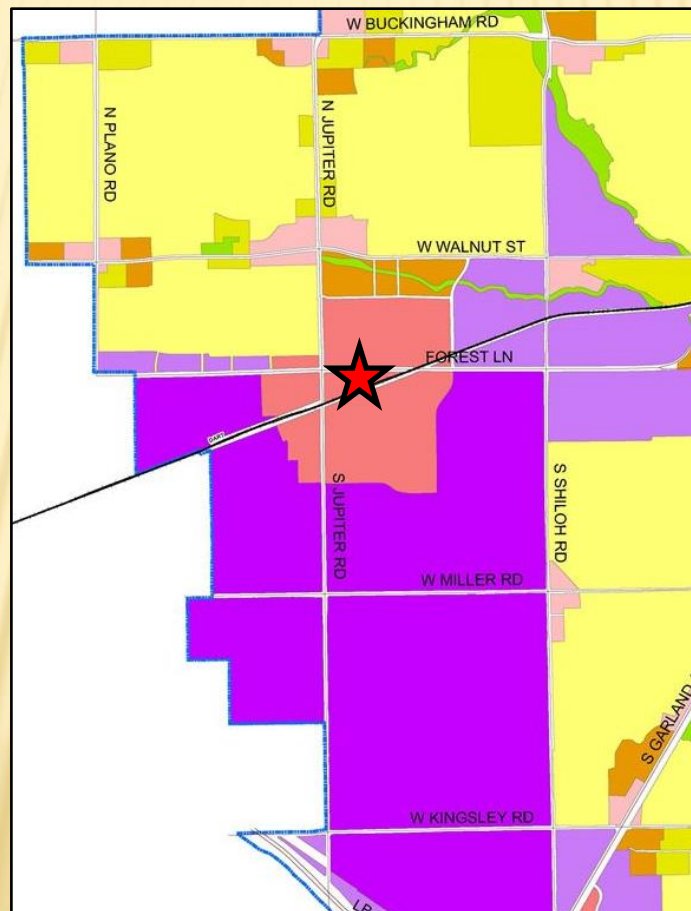
CITYWIDE LOCATION MAP



LOCATION MAP



COMPREHENSIVE PLAN





Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This use is not compatible with the Comprehensive Plan.



GARLAND
TEXAS MADE HERE

PHOTOS



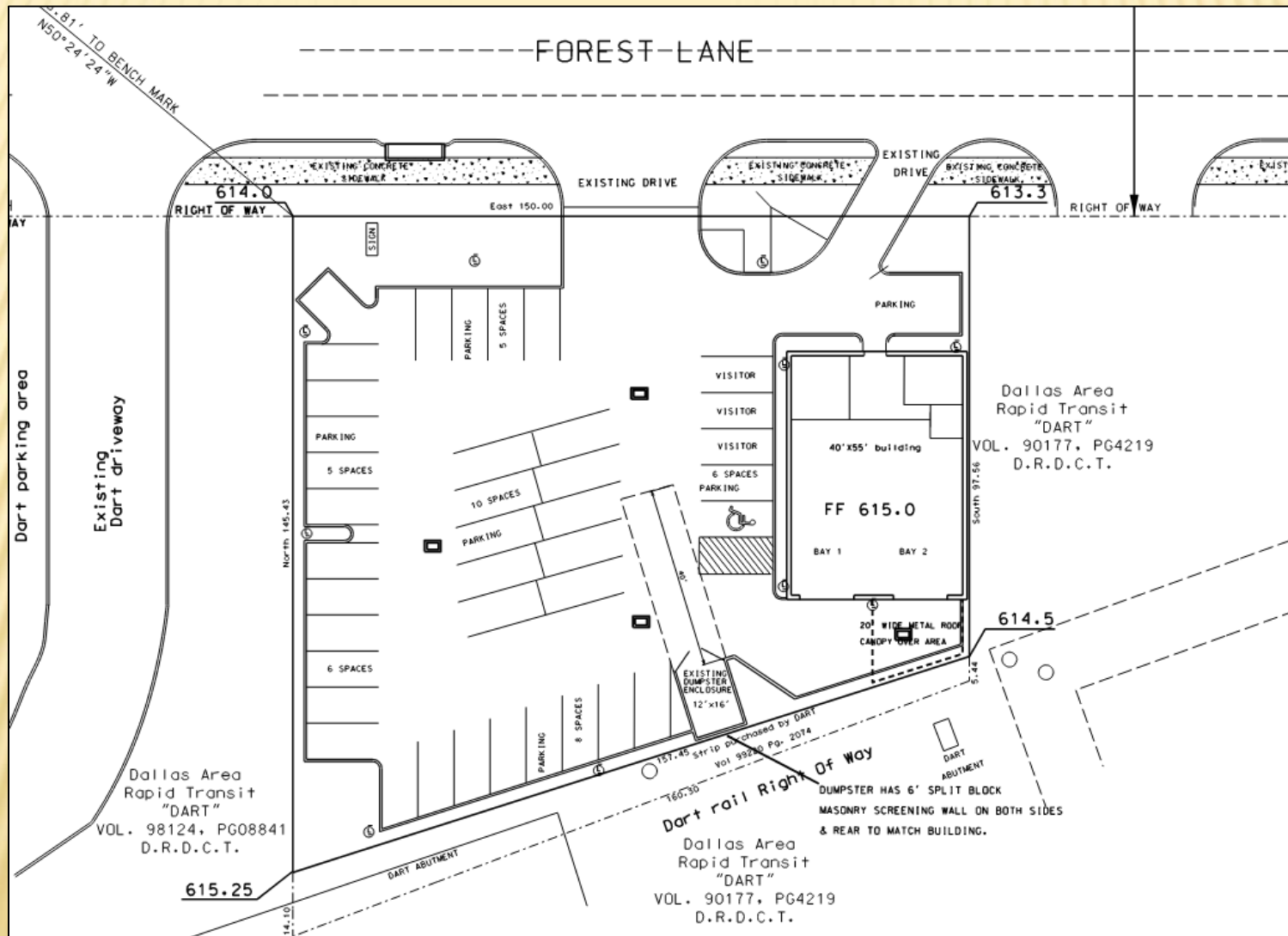
Z 21-39

PHOTOS





SITE PLAN



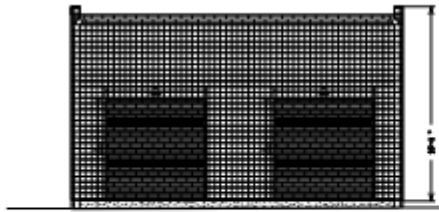


PAINDSCALE 6 PAI





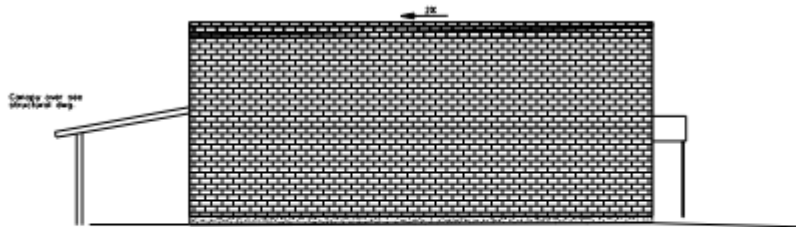
EXISTING BUILDING ELEVATIONS



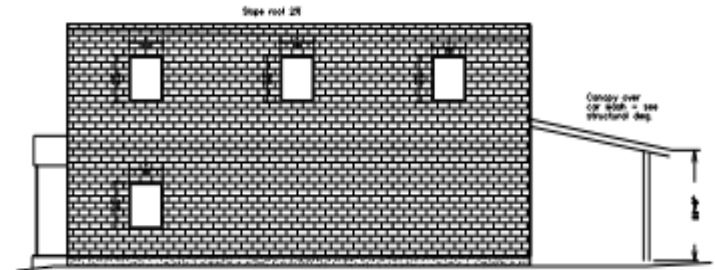
SOUTH ELEVATION
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision time period to be unlimited.

No GDC deviations have been requested by the applicant.

Denial of an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Denial of a Specific Use Provision for an Automobile Sales, New or Used

Denial of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

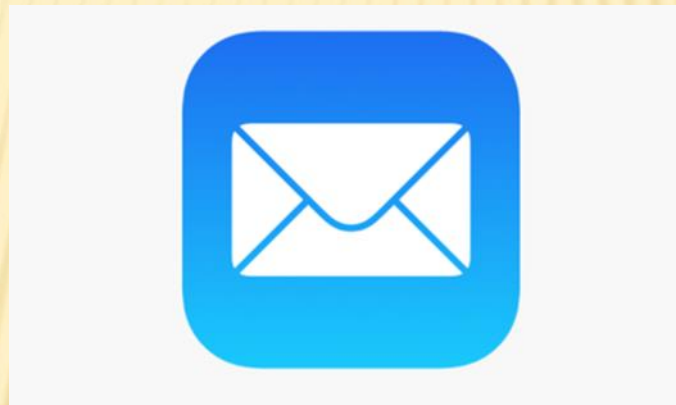


PLAN COMMISSION RECOMMENDATION

On February 21, 2022, the Plan Commission, by a vote of seven (7) to one (1), recommended approval of 1) an Amendment to Planned Development (PD) District 03-47 for Community Retail Uses and 2) a Specific Use Provision for a Specific Use Provision for Automobile Sales, New or Used.

The Plan Commission, by a vote of seven (7) to one (1), also recommended approval of a Detail Plan on a property zoned Planned Development (PD) District 03-47 for Community Retail Uses.

The Plan Commission further recommended, a Specific Use Provision for a time period of five (5) years; no major automobile repair on site (minor repair only) as defined by the Garland Development Code; and for staff and the applicant to confirm required parking and parking for displays.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

14. c.

Meeting Date: 03/01/2022

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

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

LOCATION

3900 Lavon Drive

OWNER

Parcel 6 Partners, Ltd.

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 19-18 for Community Retail Uses.

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

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

BACKGROUND

The subject property is vacant and part of Lot 5 in Planned Development (PD) District 19-18. The applicant proposes a sit-down restaurant of approximately 4,165 square feet.

SITE DATA

The subject property consists of approximately 1.23 acres. The site has approximately 199.75 linear feet of frontage along Lavon Drive. The primary access is from Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 19-18 for Community Retail Use. In addition, Planned Development (PD) District 03-53, which is the overall Planned Development (PD) District for the Firewheel Town Center to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development.

Planned Development (PD) District 19-18 consists of a concept plan for six (6) lots designated for retail, restaurant, parking, and hotel uses. Any new development requires a Detail Plan approval with a public hearing.

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 proposal intends to develop an additional site within the Firewheel Town Center by adding a restaurant in a proposed 4,165 square-foot building.

The site is part of the Firewheel Town Center development, which includes requirements to enhance and create a higher quality of experience and community. The application includes installation of landscaping throughout the site; site lighting; and pedestrian path connection. Additionally, outdoor seating (quarry blocks) and a patio are designated on the plan for the restaurant (Exhibit C). The Town Center development encourages pedestrian activity and areas that are comfortable for pedestrians.

2. Parking

Per the GDC calculation, fifty-one (51) spaces are required. The applicant is providing fifty-six (56) parking spaces shown on the site plan. Therefore, the subject property meets the GDC parking requirements.

3. Screening and Landscaping

The GDC requires a canopy tree located at the end of each parking row. There are three (3) locations that do not have the required canopy trees. On the north side of the building, just west of the amenity area it is desired to keep the area as a turf area. The amenity area is meant to encourage active use and a canopy tree would introduce an obstruction. Shade for the area will still be provided by the canopy tree across the twelve-foot wide entry drive. Secondly, an island at the north end of a single row of parking contains a light pole required for consistent lighting within the parking field. The island is not large enough

for a canopy tree and effective lighting from a light pole. Thirdly, there is an island at the south end of the head-in parking along Lavon Drive. Street trees account for the intent of the canopy area and the applicant contends an additional tree would add a visual obstruction to the Town Center signage immediately south.

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

4. Building Design

The design of the building (Exhibit E) is consistent with the Town Center Planned Development (PD) District's intent and complies with its regulations and 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>
Parking lot landscaping	The GDC requires a canopy tree located at the end of each parking row.	There are three (3) locations that do not have the required canopy trees.	The applicant contends that trees in those specific locations could potentially interfere with the light pole and cause visual obstruction.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional Centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, restaurants, and drive-through restaurants. The property to the east is zoned Planned Development (PD) District 19-19 for an approved hotel development and further east are properties zoned and improved with restaurants. The properties to the north and east are part of the Firewheel Town Center Regional shopping mall and associated uses. The proposed use is complementary and compatible with the surrounding area and will provide more local restaurant and retail opportunities.

Attachments

Z 21-56 DEC Attachments (Zoning)

Z 21-56 DEC Responses

Z 21-56 DEC Staff Presentation



0 150 300 Feet
1 inch = 232 feet

ZONING MAP Z 21-56

 INDICATES AREA OF REQUEST

3900 Lavon Drive

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.

REPORT & MINUTES

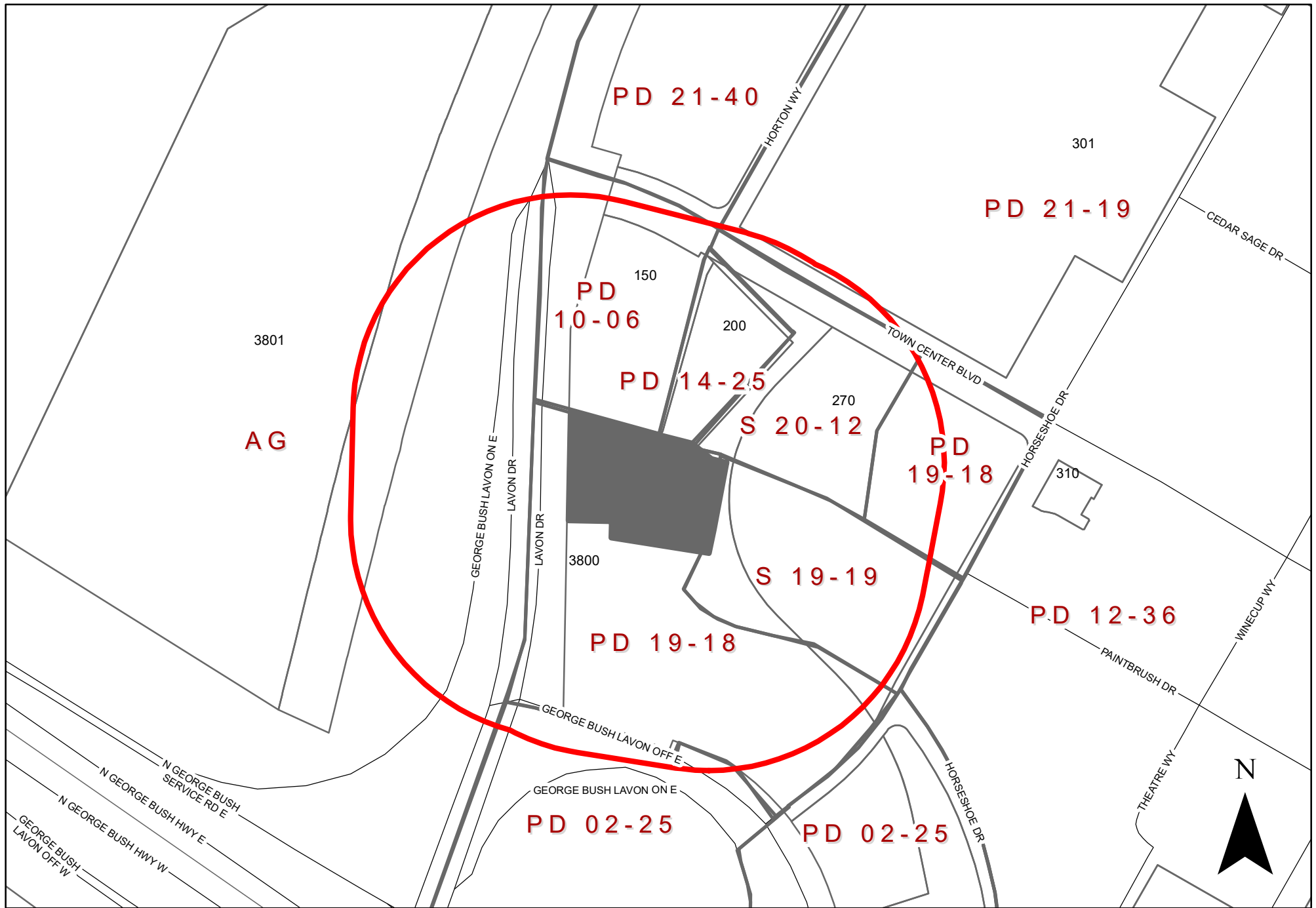
P.C. Meeting, February 21, 2022

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. (District 1) (File Z 21-56 - Zoning)

The applicant, Daniel Stewart, 2591 Dallas Parkway, Suite 300, Frisco, Texas, provided a brief overview of the request and remained available for questions.

There was a brief discussion between the Plan Commission and Mr. Stewart regarding the fire lane, canopy trees, and lighting.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the amendment to Planned Development (PD) District 19-18 with the provision to remove the canopy trees as requested by the applicant. Seconded by Commissioner Williams.
Motion carried: 8 Ayes, 0 Nays.



ZONING MAP Z 21-56

3900 Lavon Drive

To date we have not received any responses for this case.

Z 21-56

The applicant proposes to construct a 4,165 square-foot restaurant. This site is located at 3900 Lavon Drive.

[Planned Development and a Detail Plan for a Restaurant with a Drive-Through on a property zoned Planned Development (PD) 19-18 District.

**City Council Meeting
March 1, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 3900 Lavon Drive

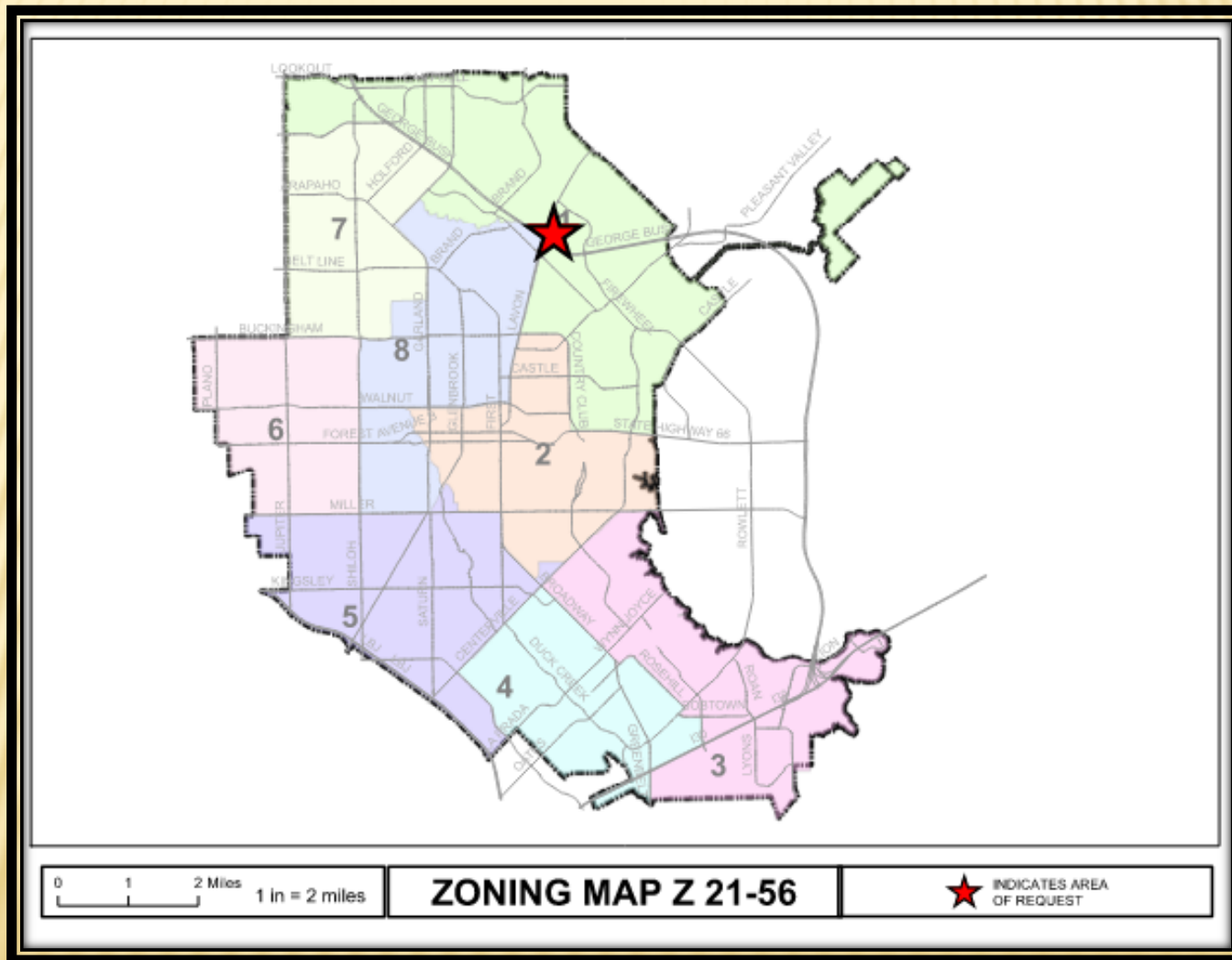
Applicant: DEC

Owner: Parcel 6 Partners, Ltd.

Acreage: 1.23 acres

Zoning: Planned Development (PD) 19-18
District

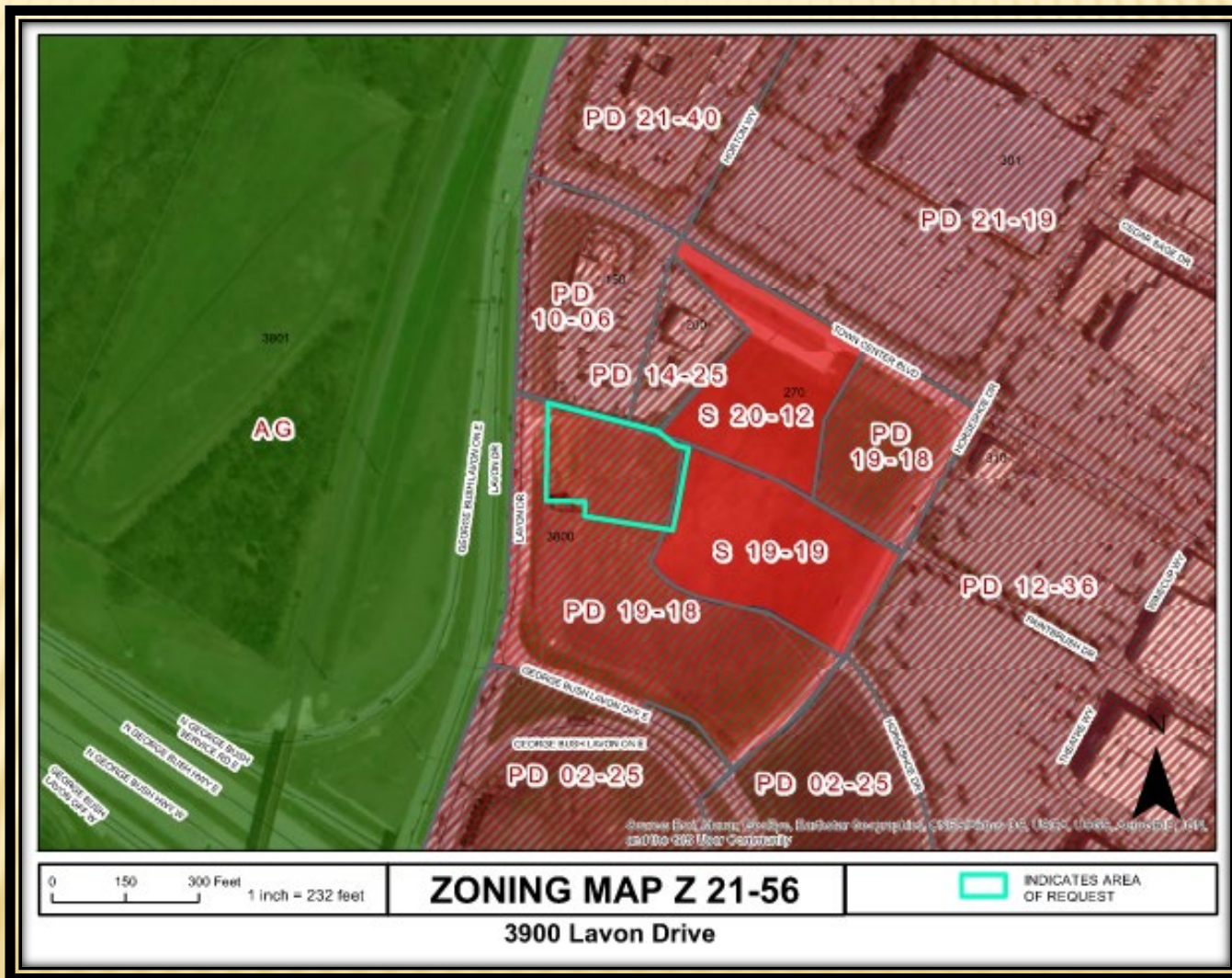
CITYWIDE LOCATION MAP



Z 21-56

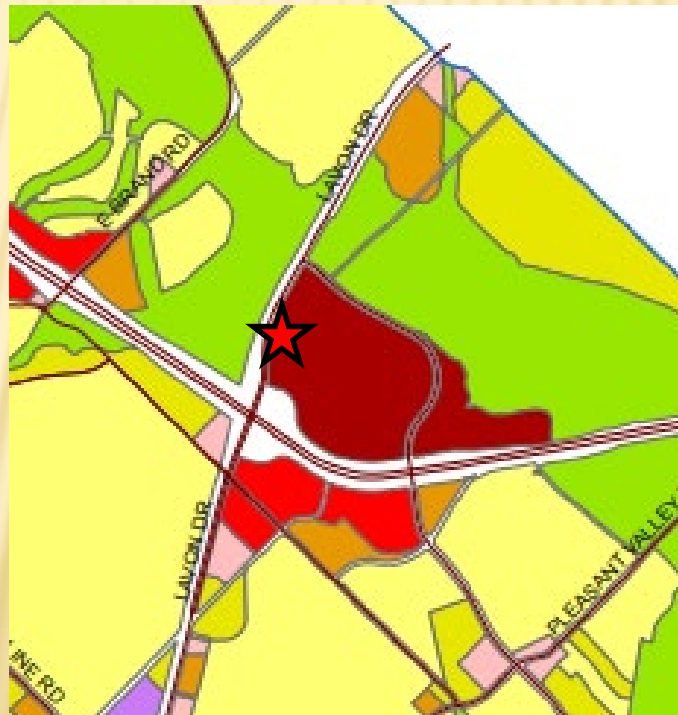


LOCATION MAP



Z 21-56

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.
- Regional Centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.
- This use is supportive to the surrounding area and compatible with the Comprehensive Plan.



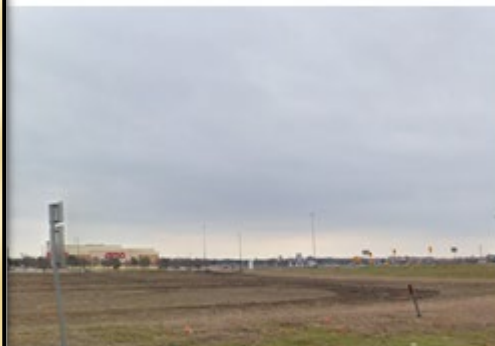
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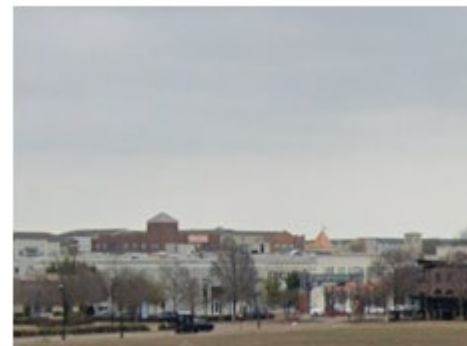
View of the subject property along Lavon Drive



North of the subject property from Lavon Drive



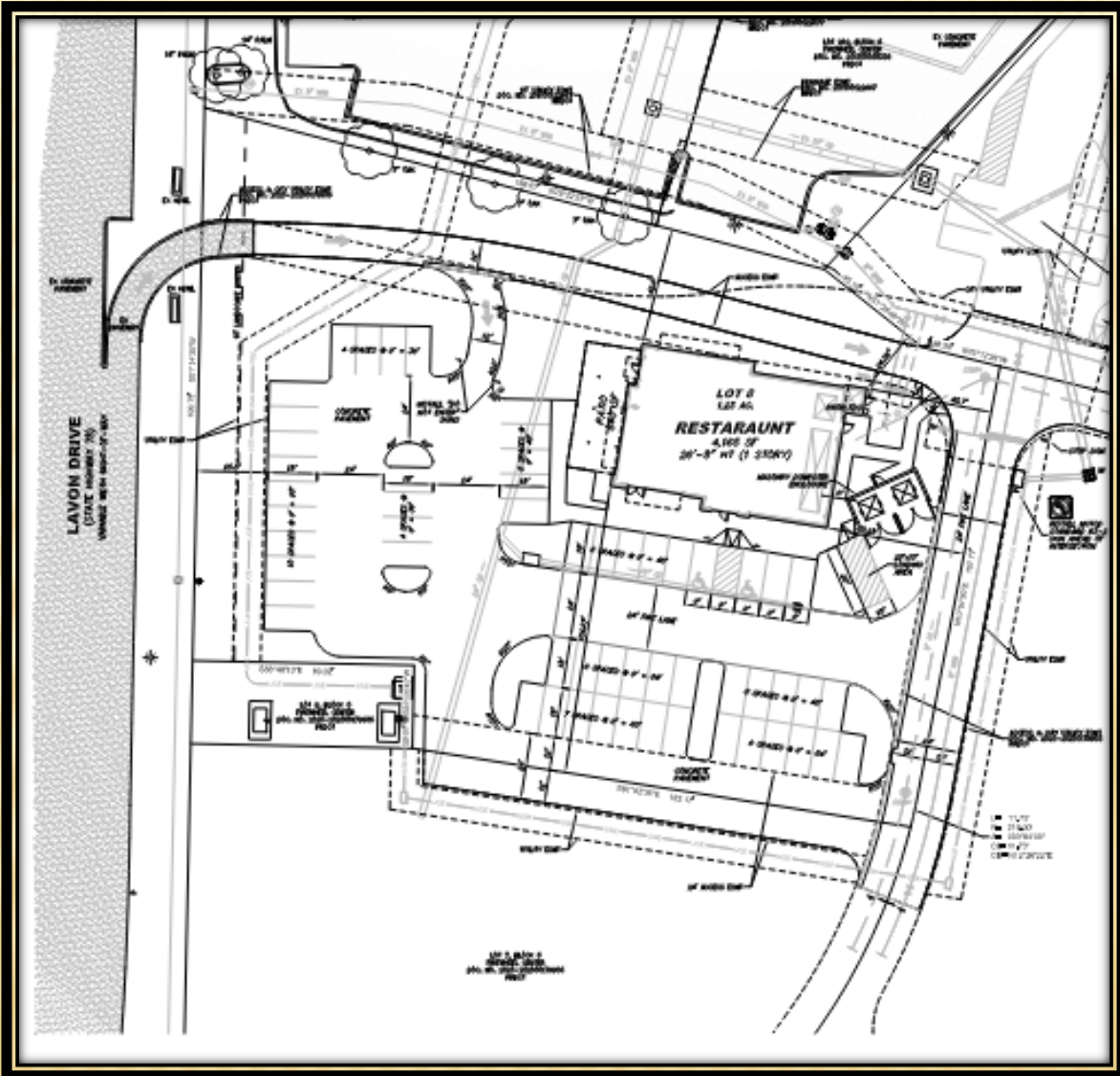
South of the subject property from Lavon Drive



East of the subject property.



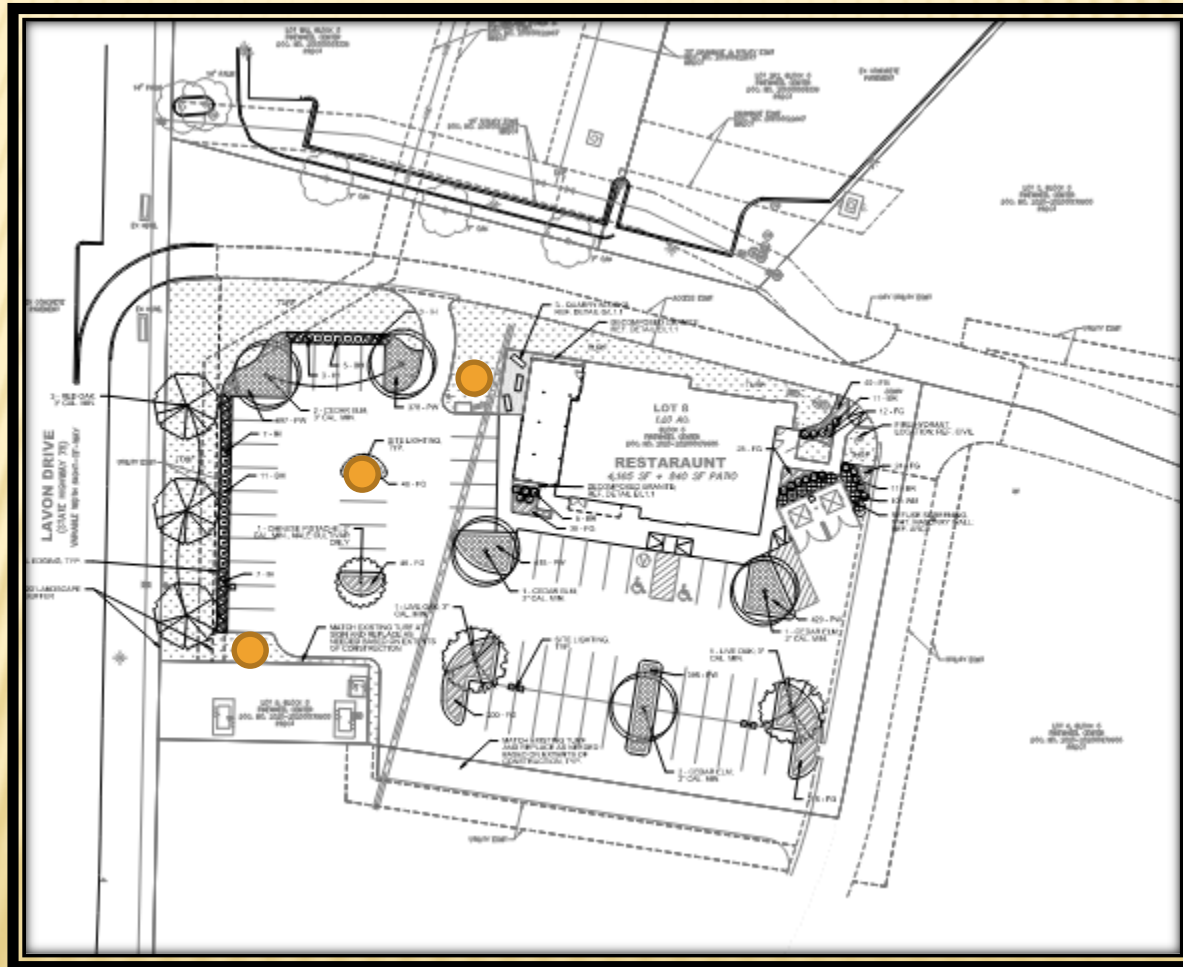
SITE PLAN



Z 21-56

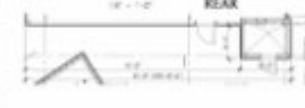
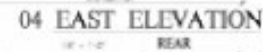


Z 21-56





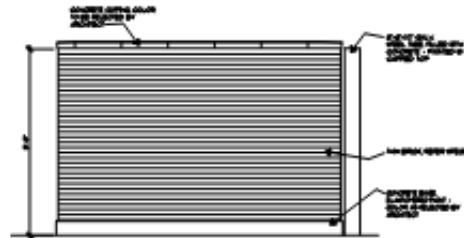
BUILDING ELEVATIONS



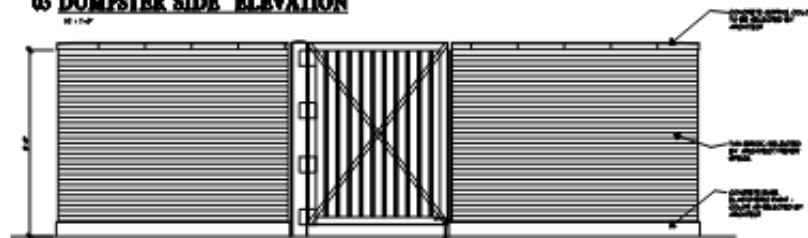


GARLAND
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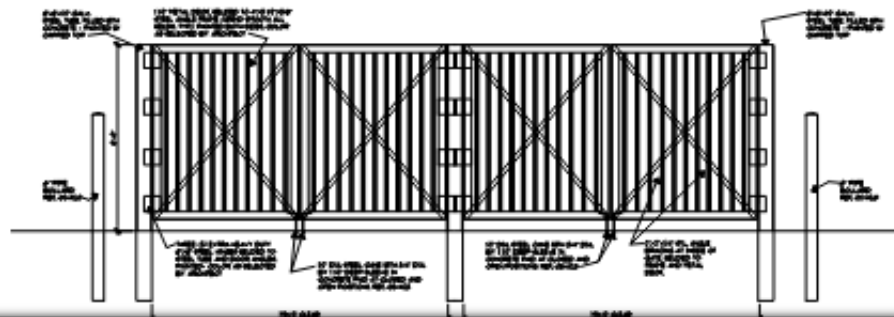
DUMPSTER ELEVATIONS



03 DUMPSTER SIDE ELEVATION
10' H x 4' W



02 DUMPSTER REAR ELEVATION - DOUBLE
10' H x 8' W



DEVIATIONS

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Parking lot landscaping	The GDC requires a canopy tree located at the end of each parking row.	There are three (3) locations that do not have the required canopy trees.	The applicant contends that trees in those specific locations could potentially interfere with the light pole and cause visual obstruction.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.



PLAN COMMISSION RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

14. d.

Meeting Date: 03/01/2022

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

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

LOCATION

3900 Lavon Drive

OWNER

Parcel 6 Partners, Ltd.

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 19-18 for Community Retail Uses.

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

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 19-18 for Community Retail Uses.

Approval of a Detail Plan for a Restaurant Use.

BACKGROUND

The subject property is vacant and part of Lot 5 in Planned Development (PD) District 19-18. The applicant proposes a sit-down restaurant of approximately 4,165 square feet.

SITE DATA

The subject property consists of approximately 1.23 acres. The site has approximately 199.75 linear feet of frontage along Lavon Drive. The primary access is from Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 19-18 for Community Retail Use. In addition, Planned Development (PD) District 03-53, which is the overall Planned Development (PD) District for the Firewheel Town Center to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development.

Planned Development (PD) District 19-18 consists of a concept plan for six (6) lots designated for retail, restaurant, parking, and hotel uses. Any new development requires a Detail Plan approval with a public hearing.

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 proposal intends to develop an additional site within the Firewheel Town Center by adding a restaurant in a proposed 4,165 square-foot building.

The site is part of the Firewheel Town Center development, which includes requirements to enhance and create a higher quality of experience and community. The application includes installation of landscaping throughout the site; site lighting; and pedestrian path connection. Additionally, outdoor seating (quarry blocks) and a patio are designated on the plan for the restaurant (Exhibit C). The Town Center development encourages pedestrian activity and areas that are comfortable for pedestrians.

2. Parking

Per the GDC calculation, fifty-one (51) spaces are required. The applicant is providing fifty-six (56) parking spaces shown on the site plan. Therefore, the subject property meets the GDC parking requirements.

3. Screening and Landscaping

The GDC requires a canopy tree located at the end of each parking row. There are three (3) locations that do not have the required canopy trees. On the north side of the building, just west of the amenity area it is desired to keep the area as a turf area. The amenity area is meant to encourage active use and a canopy tree would introduce an obstruction. Shade for the area will still be provided by the canopy tree across the twelve-foot wide entry drive. Secondly, an island at the north end of a single row of parking contains a light pole required for consistent lighting within the parking field. The island is not large enough

for a canopy tree and effective lighting from a light pole. Thirdly, there is an island at the south end of the head-in parking along Lavon Drive. Street trees account for the intent of the canopy area and the applicant contends an additional tree would add a visual obstruction to the Town Center signage immediately south.

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

4. Building Design

The design of the building (Exhibit E) is consistent with the Town Center Planned Development (PD) District's intent and complies with its regulations and 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>
Parking lot landscaping	The GDC requires a canopy tree located at the end of each parking row.	There are three (3) locations that do not have the required canopy trees.	The applicant contends that trees in those specific locations could potentially interfere with the light pole and cause visual obstruction.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional Centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, restaurants, and drive-through restaurants. The property to the east is zoned Planned Development (PD) District 19-19 for an approved hotel development and further east are properties zoned and improved with restaurants. The properties to the north and east are part of the Firewheel Town Center Regional shopping mall and associated uses. The proposed use is complementary and compatible with the surrounding area and will provide more local restaurant and retail opportunities.

Attachments

Z 21-56 DEC Attachments (Detail Plan)

Z 21-56 DEC Responses

Z 21-56 DEC Staff Presentation



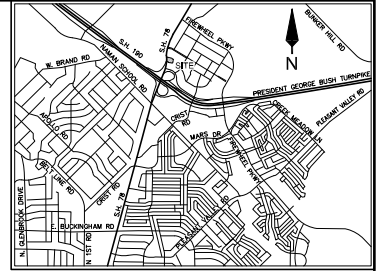
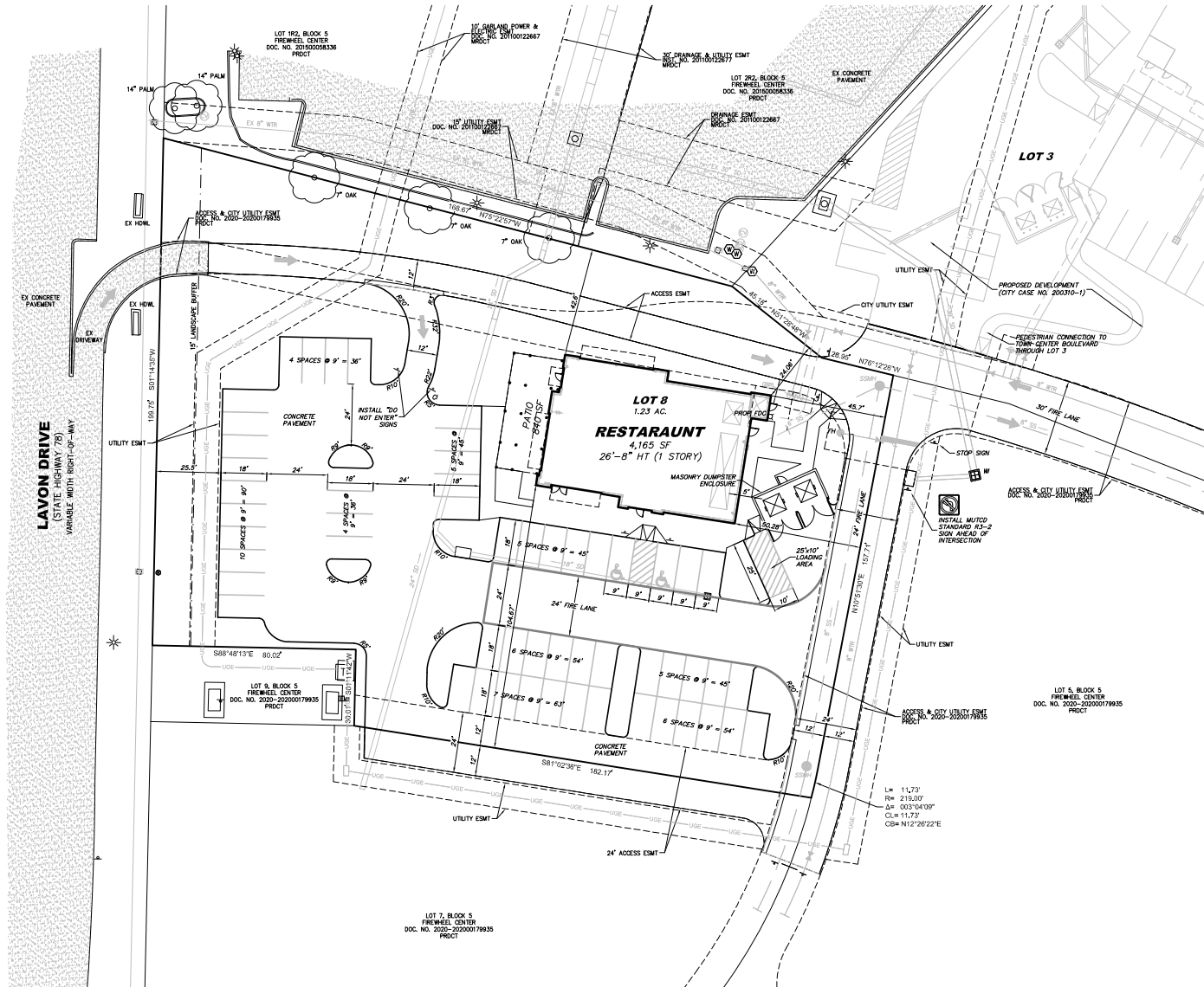
0 150 300 Feet
1 inch = 232 feet

ZONING MAP Z 21-56

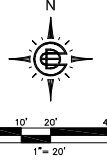
 INDICATES AREA OF REQUEST

3900 Lavon Drive

EXHIBIT C



VICINITY MAP
N.T.S.



SITE DATA

LOT AREA:	1.23 AC (53,765 SF)
ZONING:	PD 15-18
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%
FLOORAREA RATIO:	0.09:1
PARKING REQUIRED:	51 SPACES (1/100)
PARKING PROVIDED:	56 SPACES (1/90)
IMPERVIOUS AREA:	29,109 SF (54.1%)

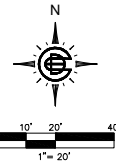
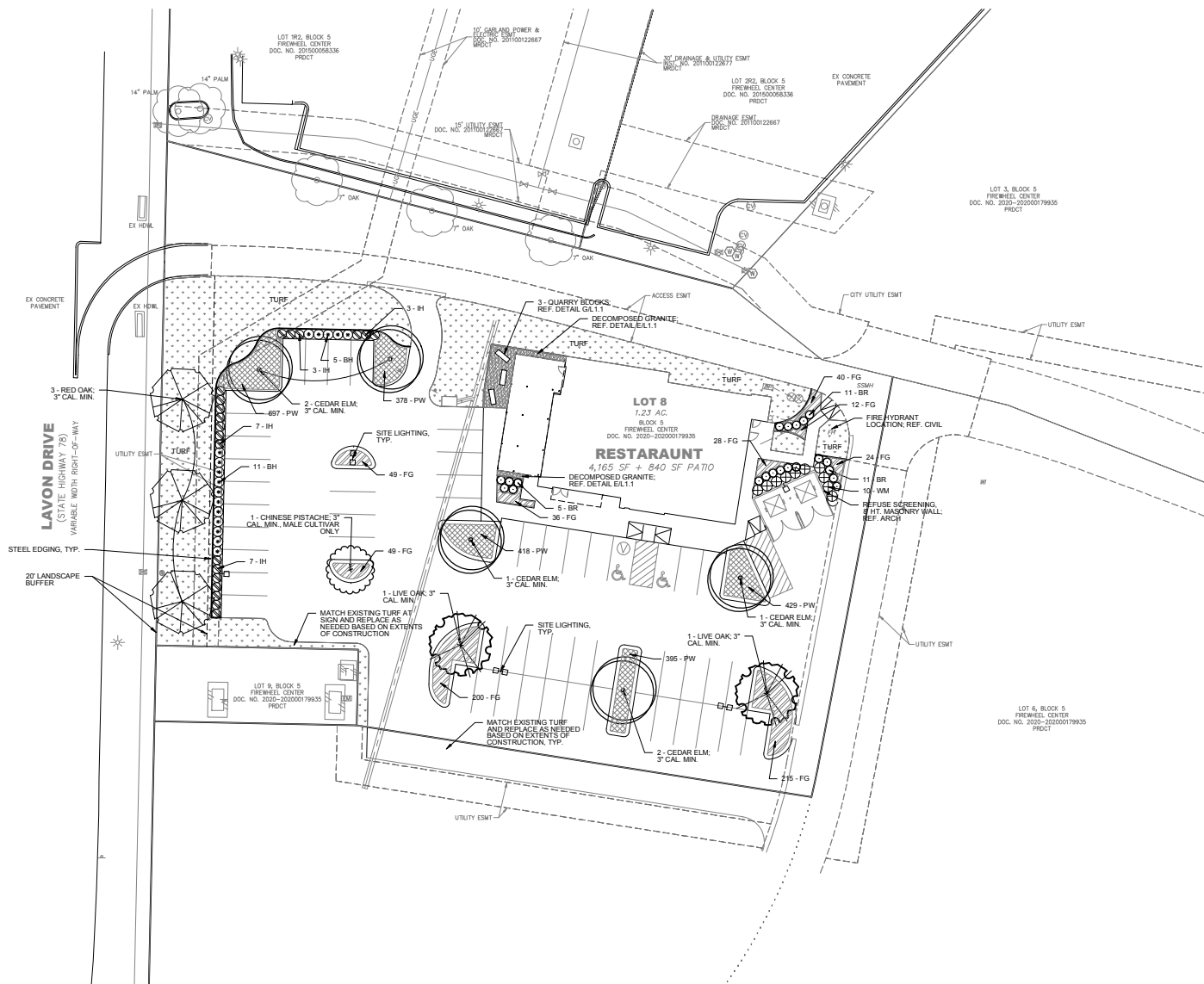
DIMENSION CONTROL GENERAL NOTES

- 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°02'30"E.

CITY CASE NO. 201930-2

SITE PLAN	
TRACT 6 LOT 8	
SWQ OF TOWN CENTER BLVD AND HORSESHOE DR	
CITY OF GARLAND, TEXAS	
OWNER EIPADON REAL ESTATE 108 ENCHINA AVENUE SAN ANTONIO, TEXAS 78209 CITY 78209-1010 CONTACT: BRENT CONLIN	DESIGN  2801 DALLAS PARKWAY, SUITE 300 FRIEDLAND, TEXAS 75044 CITY 75044-3000 CONTACT: DANIEL STEWART, P.E.
APPROVAL CITY ENGINEER CITY OF GARLAND, TEXAS 2021 DALLAS PARKWAY, SUITE 300 FRIEDLAND, TEXAS 75044 (972) 731-4354 CONTACT: DANIEL STEWART, P.E.	ISSUE DATE 01/12/22 DEC FILE NO. 10333 CITY FILE NO. 201930-2 SHEET NO. 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

| TREE PER | 0 SPACES (53 SPACES/|0) = 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:

1. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
2. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS TO NOT OBSTRUCT THE VIEW OF MOTORISTS BETWEEN BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
3. COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
4. CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
5. 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		DESIGN	
1.	CUT ON THE TOP OF A DROP INLET APPROXIMATELY 48 FEET NORTHEAST OF THE SOUTHEAST CORNER OF LOT 292. ELEVATION: 512.35	PRELIMINARY FOR REVIEW ONLY These documents are for Design Reviews and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: Clifton D. Hall LA #2906	ISSUE DATE 01/12/2022 CITY FILE NO. 210930-2 DEC FILE NO. 10333 SHEET NO. L1.0

CROSS TIMBERS
STUDIO

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

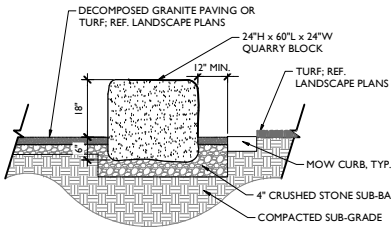
LANDSCAPE SCHEDULE

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>Rhapilepis indica 'Clara'</i>	7 gal., 24" ht. x 10"-12" sp., full
⊖	21 EA	BARBERRY (BR)	<i>Berberis thunbergii 'Crimson Pigmy'</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>	soil, full
■	275 SF	DECOMPOSED GRANITE		4" depth, install in 2-2" lifts compacted

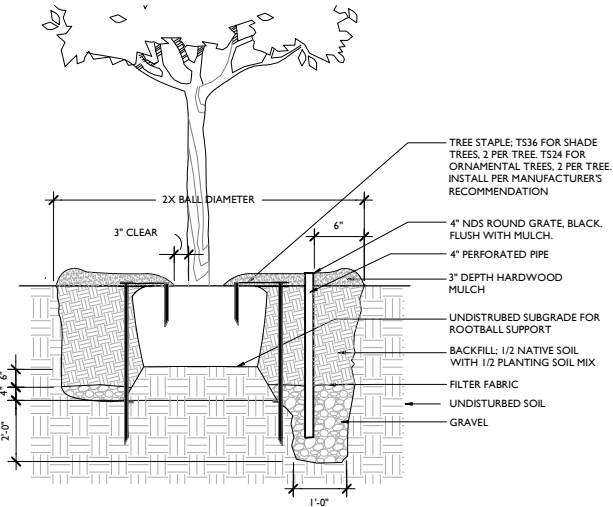
NOTE: QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.

EXHIBIT D

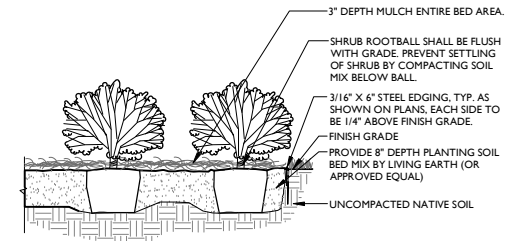
F QUARRY BLOCKS
SECTION NOT TO SCALE



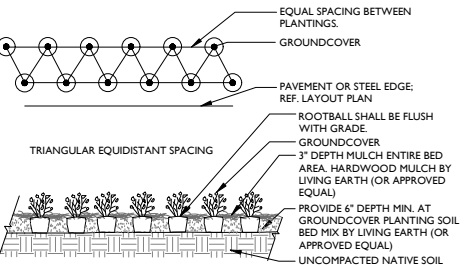
D ORNAMENTAL AND SHADE TREE STAKING
SECTION NOT TO SCALE



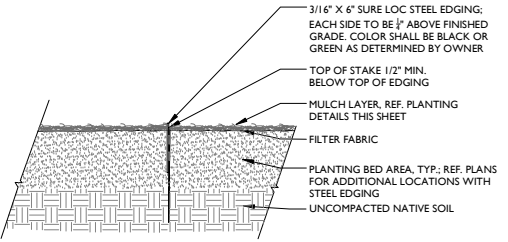
A SHRUB PLANTING AT STEEL EDGING
SECTION NOT TO SCALE



B GROUNDCOVER PLANTING
SECTION NOT TO SCALE



C STEEL EDGING
SECTION NOT TO SCALE



LANDSCAPE SCHEDULE AND DETAILS

TRACT 6, LOT 8

SWC OF HORSESHOE DR AND TOWNCENTER BLVD

CITY OF GARLAND, TEXAS

BENCHMARKS

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

DESIGN

PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Building or Permit Purposes. They were prepared by, or under the supervision of:
Clifton D. Hall
L.A.#2206

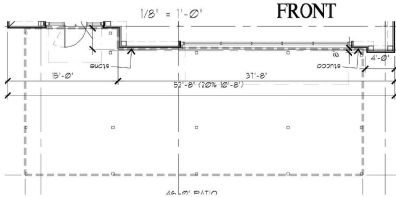
ISSUE DATE
01/12/2022
CITY FILE NO.
210930-2
DEC FILE NO.
10333
SHEET NO.
L.1.1



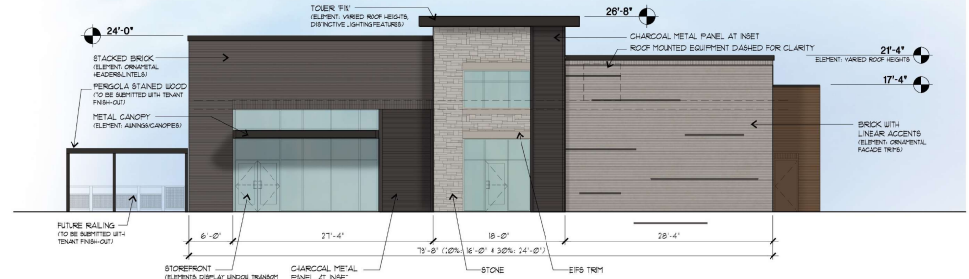
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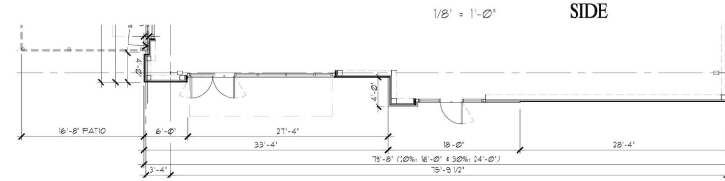
01 WEST ELEVATION



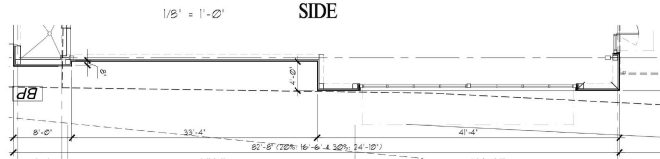
ARCHITECTURAL ELEMENTS:
AWNINGS/CANOPIES
DISPLAY WINDOWS
DIVIDED LIGHT WINDOWS
TRANSOMS
RECESSED ENTRIES
ORNAMENTAL WINDOW HEADERS/INTELS
DISTINCTIVE LIGHTING FEATURES
VARED ROOF HEIGHTS
ORNAMENTAL FACADE TRIMS



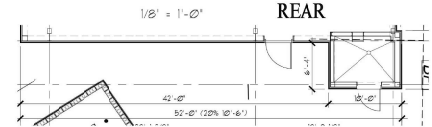
02 SOUTH (ENTRY) ELEVATION



03 NORTH ELEVATION



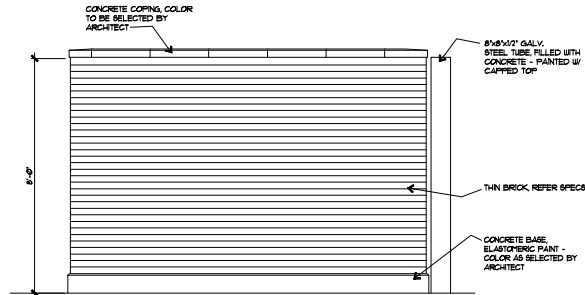
04 EAST ELEVATION



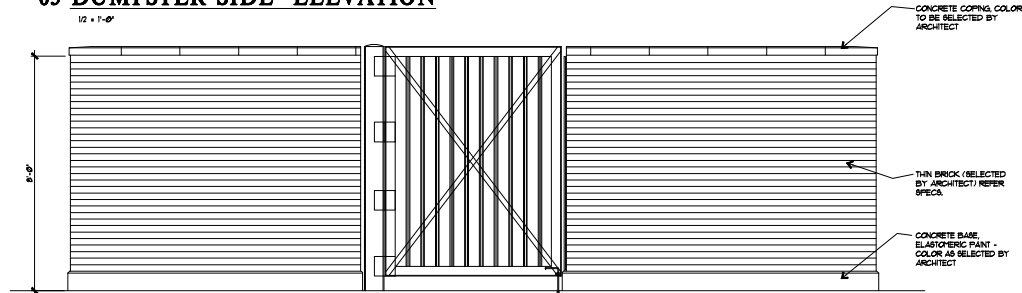
	WEST	SOUTH	NORTH	EAST
TOTAL	1221	1861	1905	1078
WINDOWS & DOORS	436	423	411	28
TOTAL LESS WINDOWS & DOORS	785.0	1438	1494	1050
BRICK	364	48.37	1022	71.07
STONE	24	15.80	164	11.40
STUCCO	255	32.48	0	0.00
PRIMARY MASONRY TOTAL (MIN 80%)	743.0	94.6	1185.0	82.5
METAL PANEL		221	15.37	
EPS	42	5.35	31	2.16
SECONDARY TOTAL (MAX 20%)	42.0	5.4	252.0	17.5
TOTAL	785.0	100	1438.0	100

LOT 8 FREESTANDING RESTAURANT

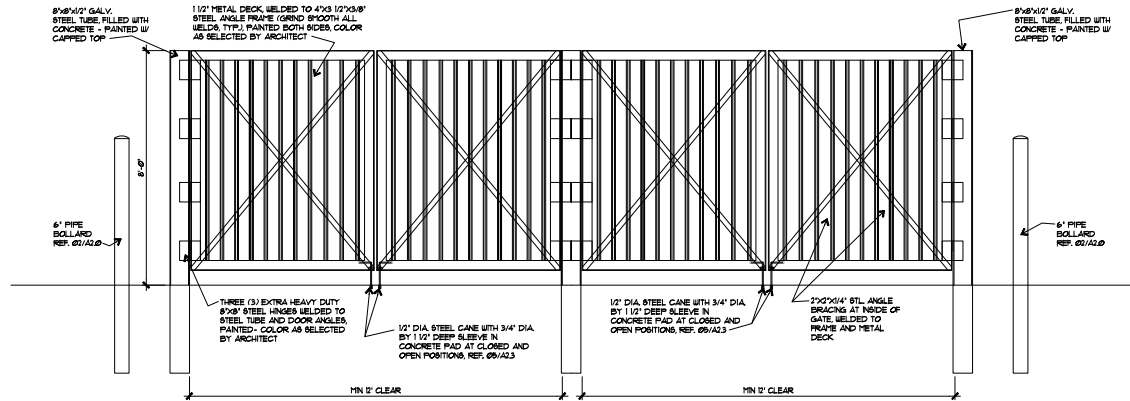
GARLAND, TEXAS



03 DUMPSTER SIDE ELEVATION



02 DUMPSTER REAR ELEVATION - DOUBLE



01 DUMPSTER FRONT ELEVATION - DOUBLE

LOT 8 FREESTANDING RESTAURANT

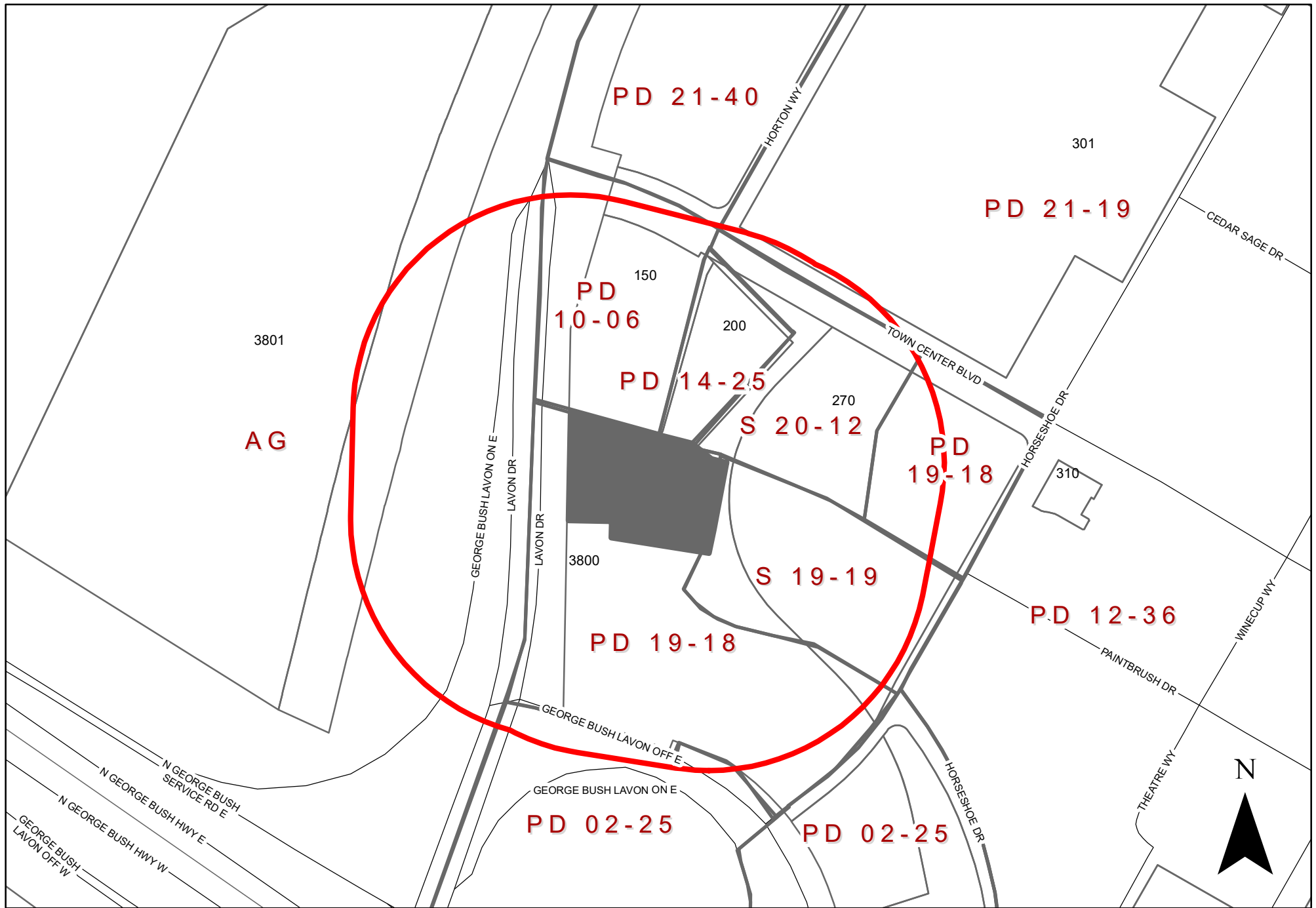
GARLAND, TEXAS

REPORT & MINUTES

P.C. Meeting, February 21, 2022

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. (District 1) (File Z 21-56 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the Detail Plan. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**



ZONING MAP Z 21-56

3900 Lavon Drive

To date we have not received any responses for this case.

Z 21-56

The applicant proposes to construct a 4,165 square-foot restaurant. This site is located at 3900 Lavon Drive.

[Planned Development and a Detail Plan for a Restaurant with a Drive-Through on a property zoned Planned Development (PD) 19-18 District.

**City Council Meeting
March 1, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 3900 Lavon Drive

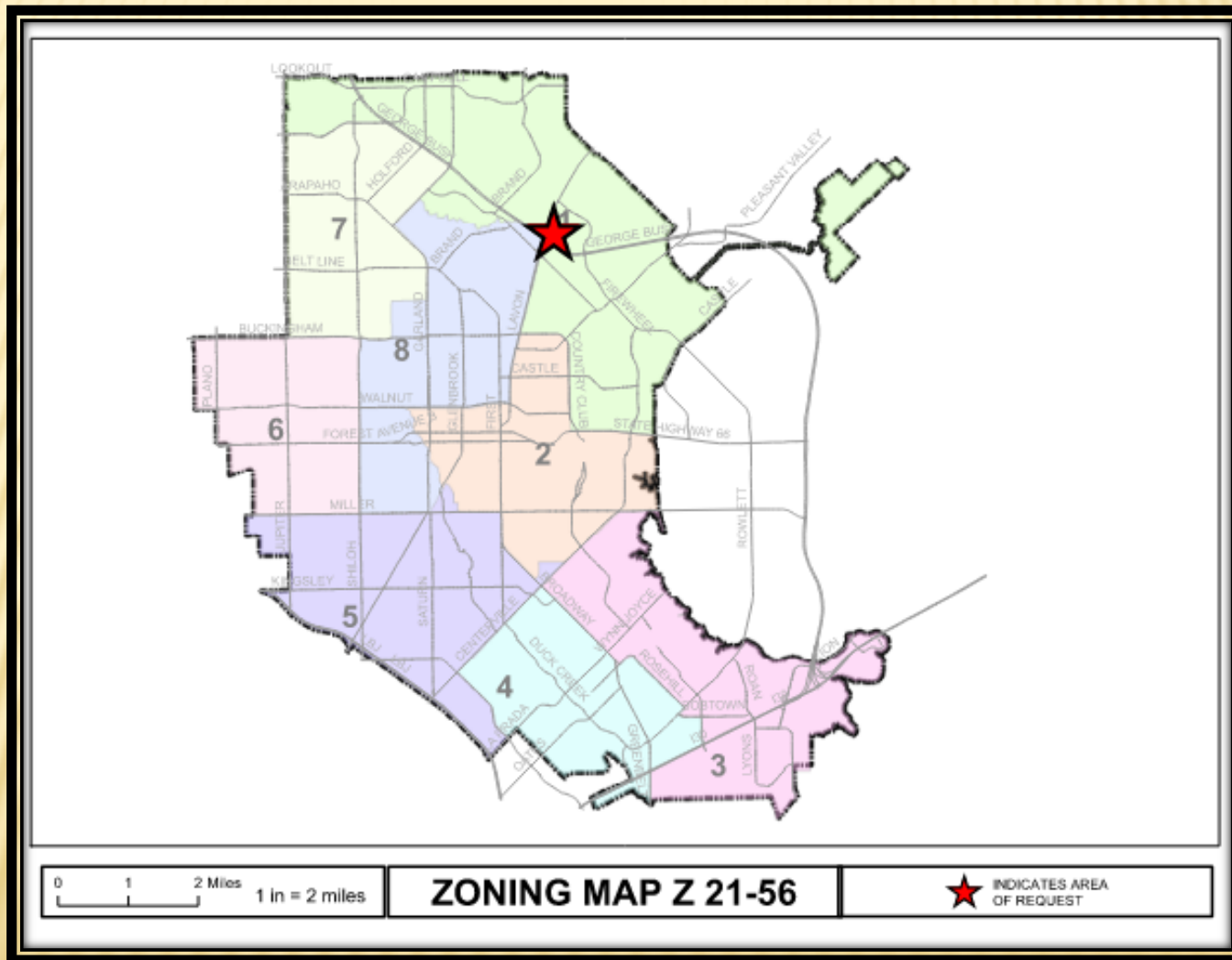
Applicant: DEC

Owner: Parcel 6 Partners, Ltd.

Acreage: 1.23 acres

Zoning: Planned Development (PD) 19-18
District

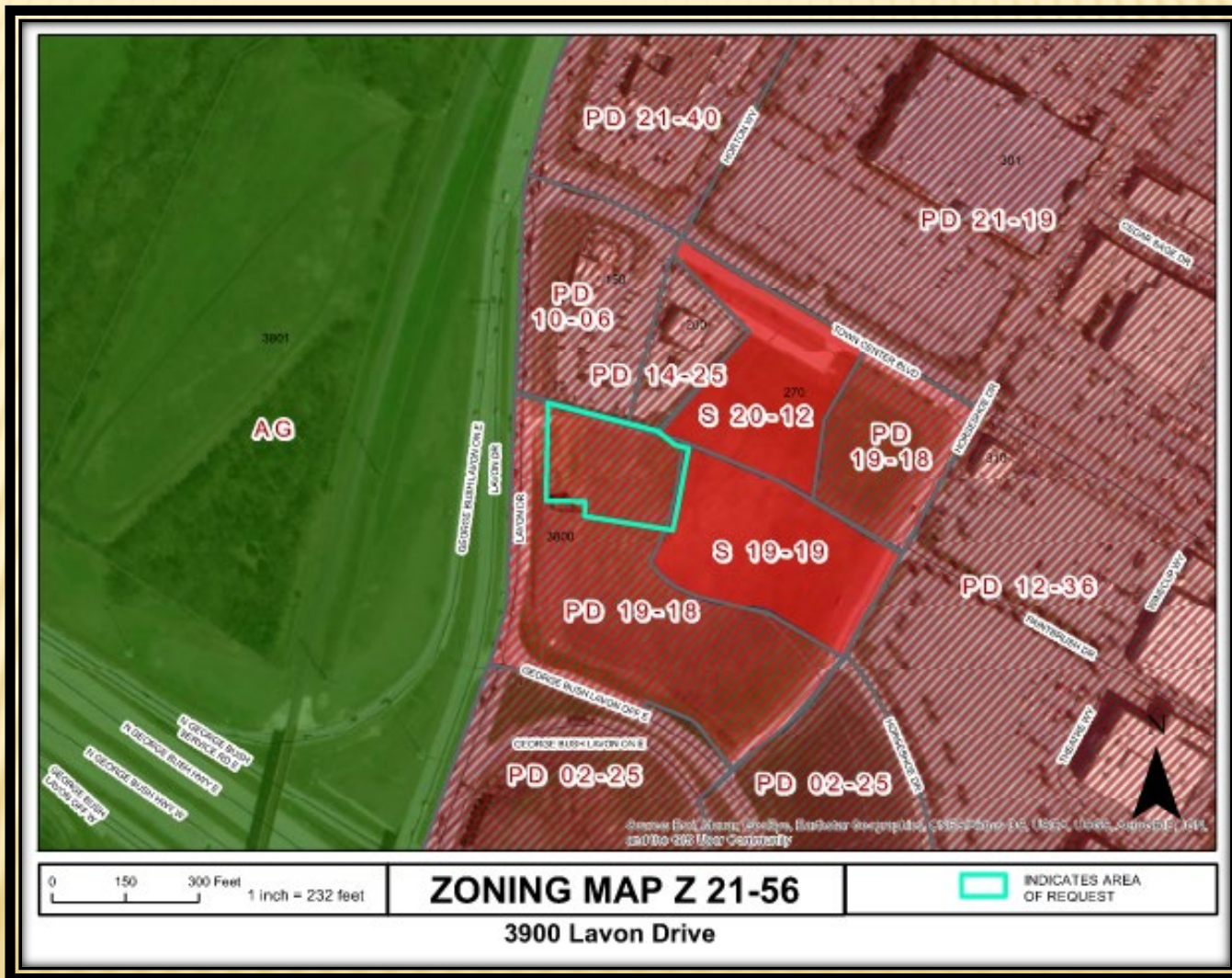
CITYWIDE LOCATION MAP



Z 21-56

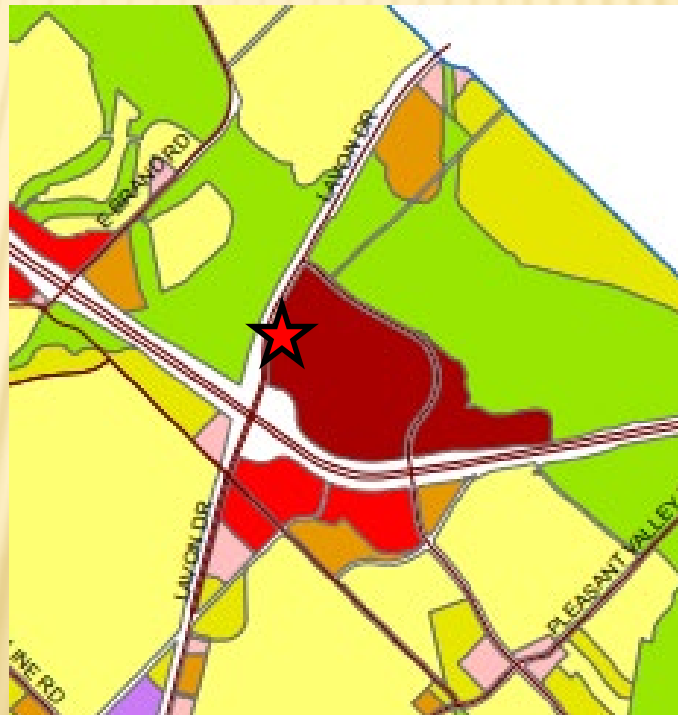


LOCATION MAP



Z 21-56

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

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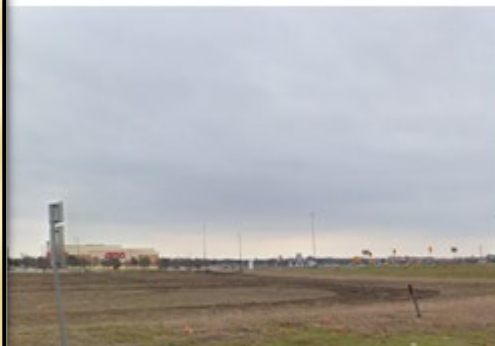
PHOTOS



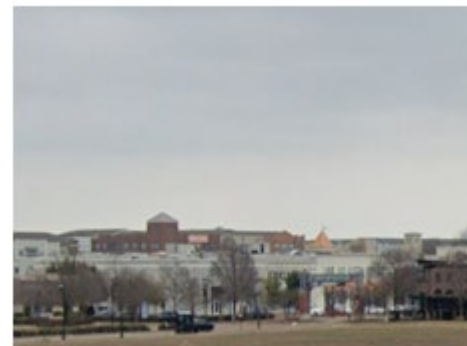
View of the subject property along Lavon Drive



North of the subject property from Lavon Drive



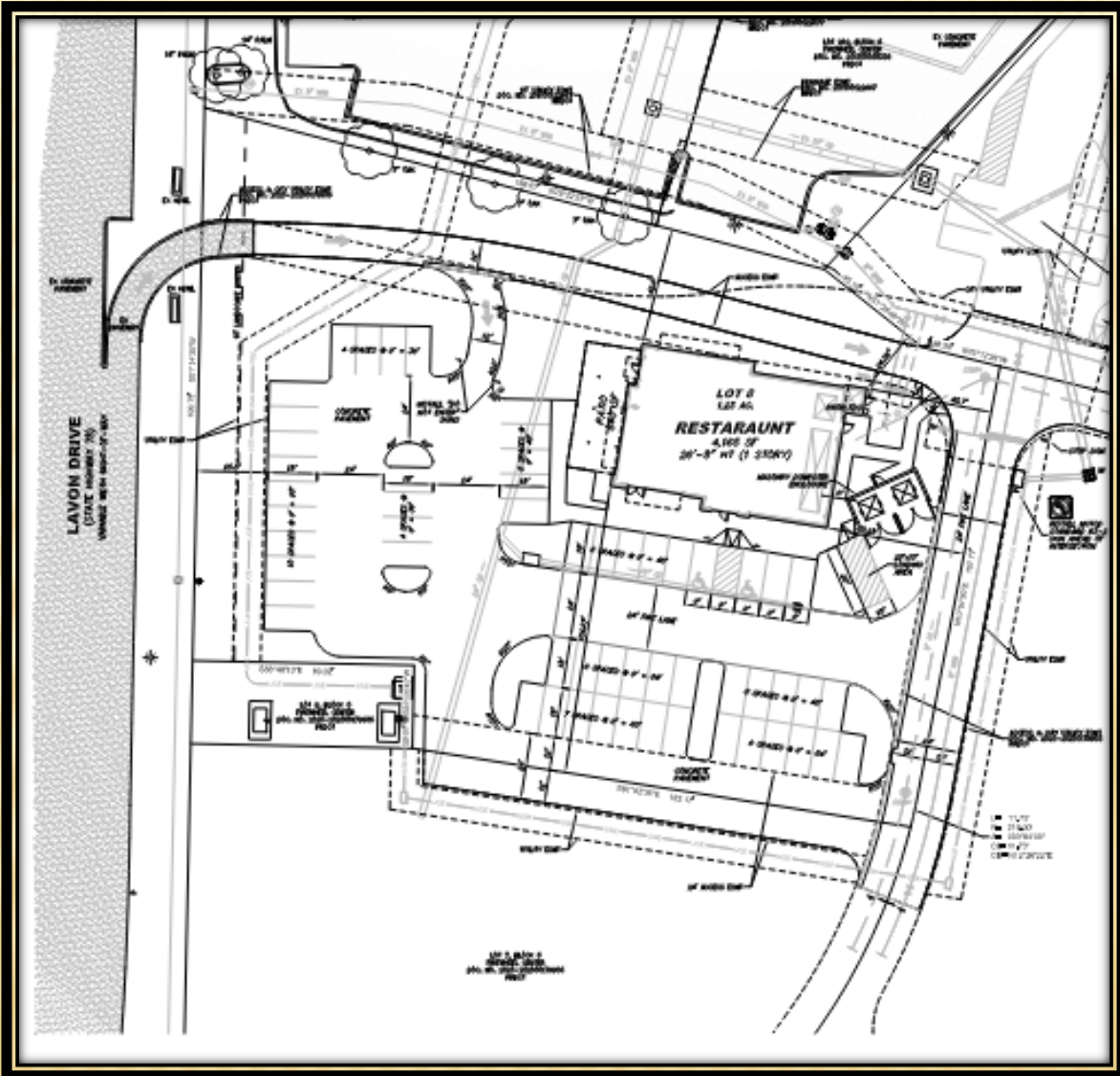
South of the subject property from Lavon Drive



East of the subject property.



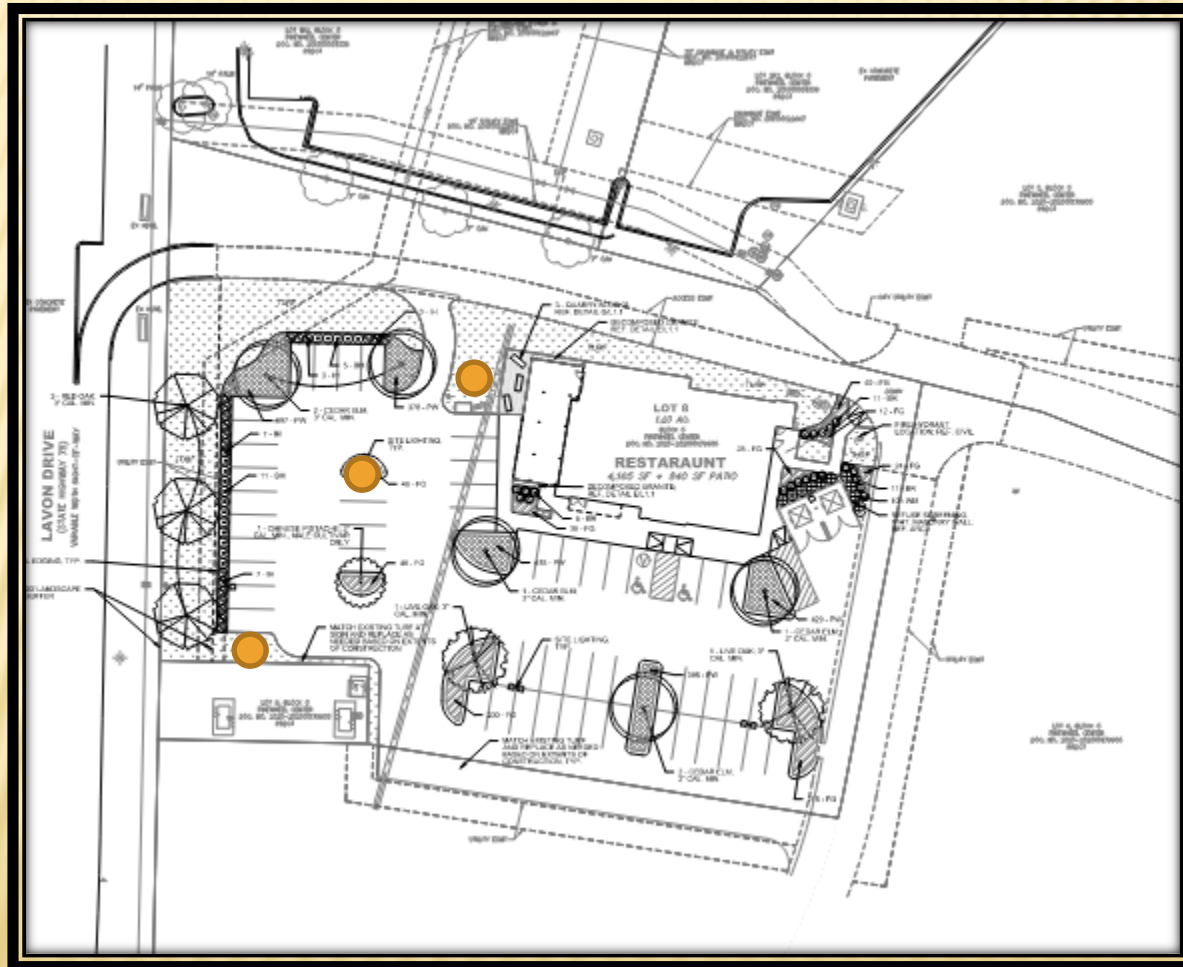
SITE PLAN



Z 21-56

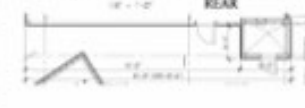
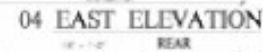


LANDSCAPE PLAN



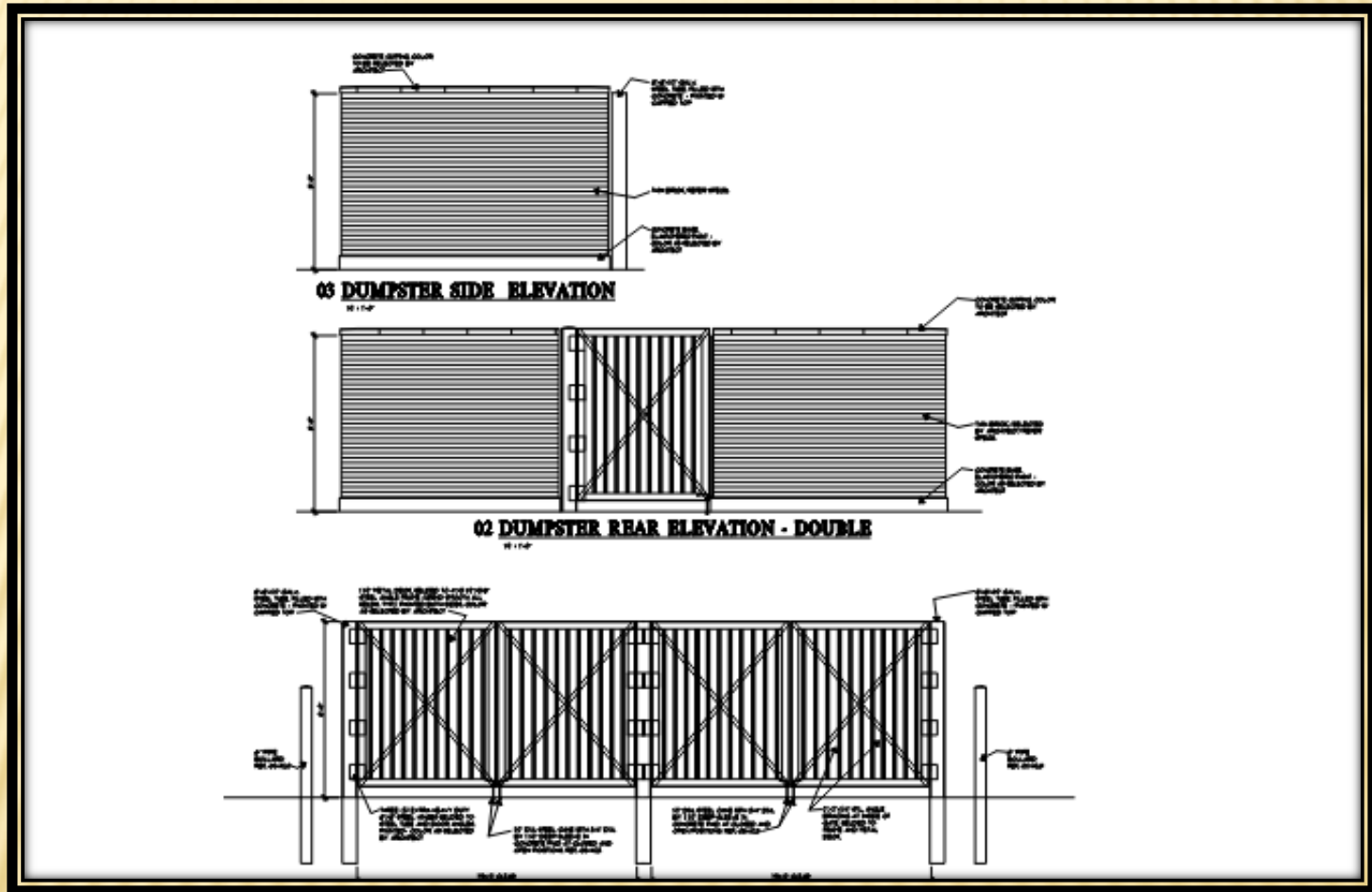


BUILDING ELEVATIONS





DUMPSTER ELEVATIONS



DEVIATIONS

Development Standards	Required	Proposed	Justification
Parking lot landscaping	The GDC requires a canopy tree located at the end of each parking row.	There are three (3) locations that do not have the required canopy trees.	The applicant contends that trees in those specific locations could potentially interfere with the light pole and cause visual obstruction.

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PLAN COMMISSION RECOMMENDATION

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Approval of a Detail Plan for a Restaurant Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

14. e.

Meeting Date: 03/01/2022

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

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4401 Bunker Hill Road

OWNER

RCM Firewheel, LLC

PLAN COMMISSION RECOMMENDATION

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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

BACKGROUND

In November 2015, the City Council approved a Concept Plan for a three-phased multi-family development. The area under consideration for the zoning change was limited to the northern fifty (50) acres contiguous with Bunker Hill Road.

In May 2016, the City Council approved a Detail Plan for the first phase of the multi-family development (Domain at The One Forty). The second phase of the multi-family development (PDG Bunker Hill) was approved in October 2021.

The applicant requests approval for the third phase of the multi-family development.

In addition, Zoning application Z 21-60 was approved by the Council to revise the zoning boundary lines for the fourth phase to the west, without any improvements at this time.

SITE DATA

The overall site consists of approximately 11.5 acres with 475 lineal feet of frontage along Bunker Hill Road. The site plan (Exhibit C) shows two (2) access points from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 15-40 for Multi-Family Use and allows for the proposed use. Where specific standards are not provided within the Planned Development, Garland Development Code standards apply.

CONSIDERATIONS

1. Development and Site Plan

The applicant intends to develop 148 multi-family units in an urban, townhouse style configuration. This development will complement the more traditional, higher density apartment, the Domain at the One Forty (299 units) and the recently approved Phase 2 (356 units); the project will remain urban in character.

In addition, the development will consist of several outdoor leisure areas, a clubhouse and a swimming pool (Exhibit C in the Plan agenda item).

2. Parking

The GDC parking requirements are met with this proposal. Additionally, each unit will have its own 2-car garage space, satisfying the covered parking requirement.

3. Density

The maximum density required per the GDC Multi-Family (MF) District for a multi-family development is eighteen (18) dwelling units per acre, and the maximum density permitted in Planned Development (PD) District 15-40 is forty (40) dwelling units per acre. The applicant requests the maximum density at thirteen (13) dwelling units per acre, which complies with the density and reflects a townhouse-style development.

4. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,994 square-foot clubhouse which the application indicates will include leasing and maintenance offices, a clubroom, a strength and aerobic fitness facility, a co-working suite, and bathrooms servicing the club and pool area.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a resort-style swimming pool with 1,342 square feet of surface water.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a

series of formal courtyards at the center of the project, distributing the community greenspace and providing residents a balanced offering of gathering spaces, both active and passive. In addition, formal lawn will be situated on the lake front with gathering areas, lawn games, and grills.

5. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required two-bedroom: 800 square feet

Proposed: 1,548-1,643 square feet

Number of units: 148

6. Screening and Landscaping

The GDC requires a minimum fifteen (15)-foot wide landscape buffer along Bunker Hill Road. In addition, one (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape buffer. Per the calculation, sixteen (16) large canopy trees and one hundred eleven (111) shrubs are required. The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees and 228 shrubs within the landscape buffer. The applicant contends that sixteen (16) large canopy trees would interfere with the overhead utility lines.

The landscape plan (Exhibit D) complies with all other landscaping requirements.

7. Connectivity:

The site plan (Exhibit C) shows the connection to the Rowlett Creek and Preserve Trail system, utilizing the trail being installed along the lakefront edge of the Phase 2 property to the east. The future Domain Phase 4 site will then connect to and extend the lakeside trail to the west. The developer will continue to coordinate all trail and lake considerations with the City of Garland, the Phase 2 developer, and the owner of Phase 4.

8. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

9. Driveway Approval:

The subject site fronts Bunker Hill Road. Bunker Hill Road is located within, owned, and maintained by the City of Sachse. Accordingly, the applicant must obtain City of Sachse approval regarding transportation design elements such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has reviewed the submitted analysis and provided no objections regarding applicable design elements.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Landscape buffer	One (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape buffer. Per the calculation, sixteen (16) large canopy trees and 111 shrubs are required.	The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees and 228 shrubs within the landscape buffer.	The applicant contends that sixteen (16) large canopy trees would interfere with the overhead utility lines.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

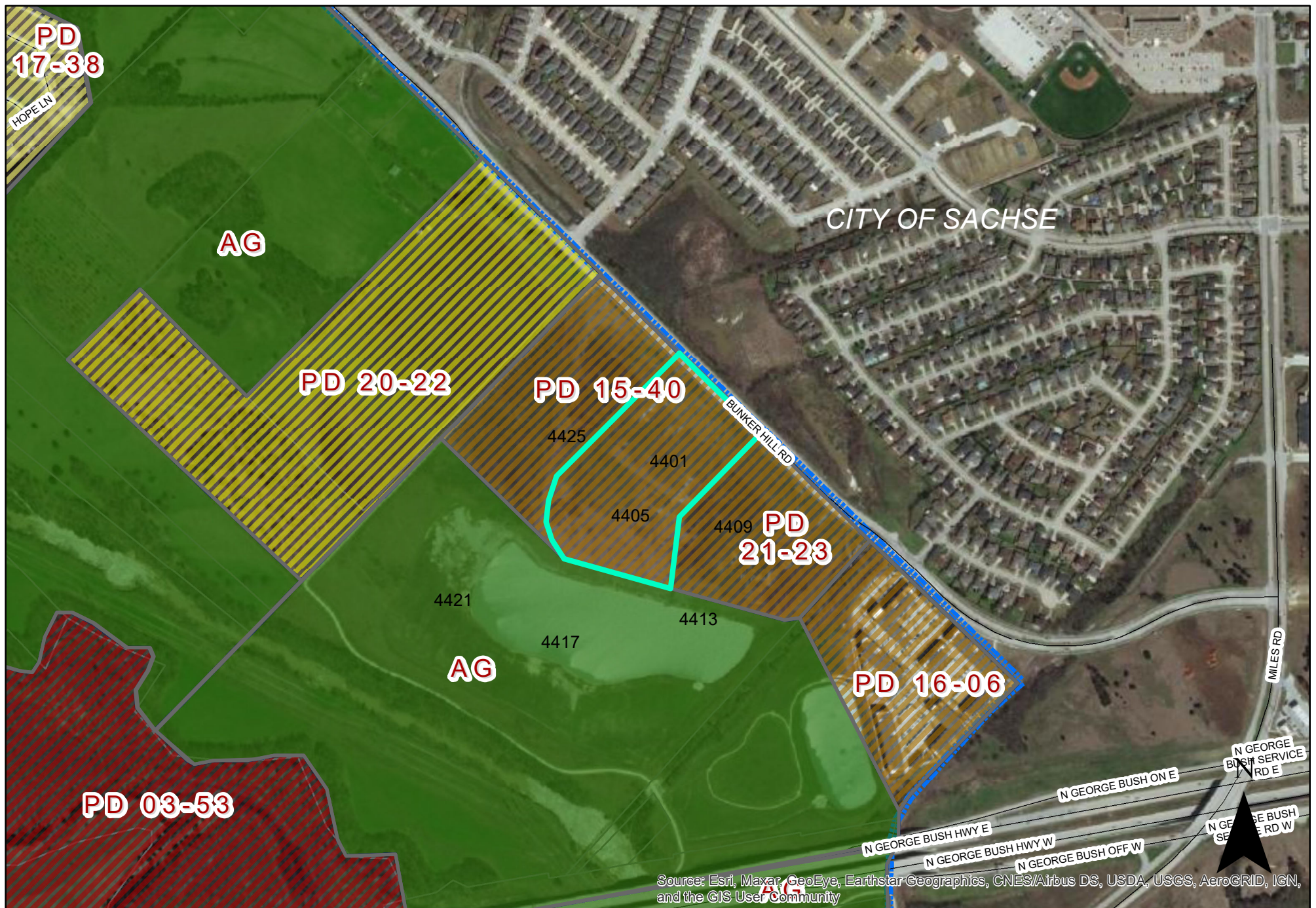
The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 21-23 for a future multi-family development (Phase 2). The property to the south is zoned Agricultural (AG) District; it is currently vacant. The property to the west is currently zoned Planned Development (PD) District 15-40; however, there is an active zoning application [Z 21-60] to revise the zoning boundary lines.

Attachments

Z 21-57 Kimley-Horn Attachments (Zoning)

Z 21-57 Kimley-Horn Responses

Z 21-57 Kimley-Horn Staff Presentation



0 380 760 Feet
1 inch = 579 feet

ZONING MAP Z 21-57

INDICATES AREA
OF REQUEST

4401 Bunker Hill Rd.

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.

REPORT & MINUTES

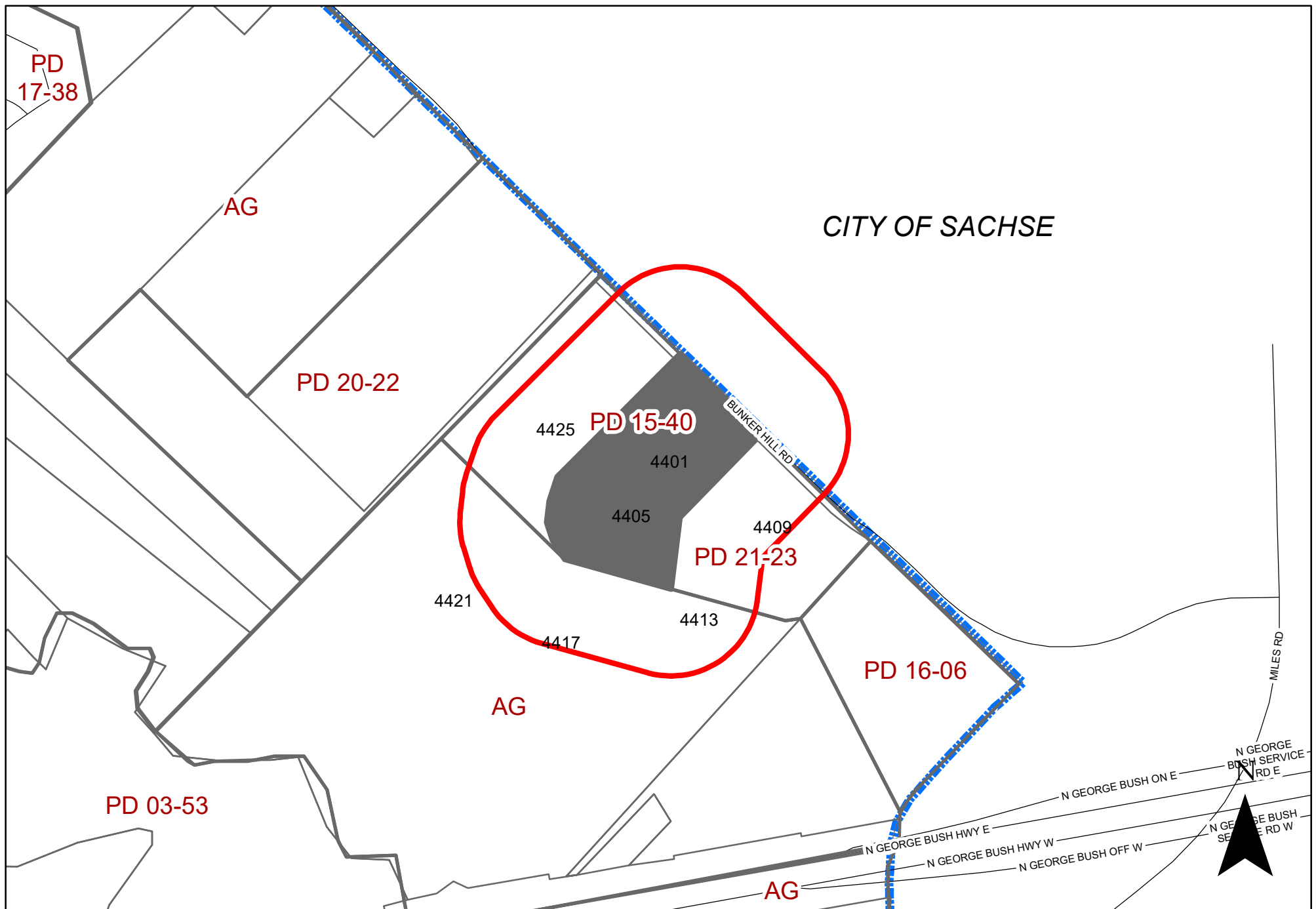
P.C. Meeting, February 21, 2022

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

Representing the applicant Caitlin Flaherty, 7208 Randall Way, Plano, Texas, and the co-developer Doug Hoy, 3201 Saint Johns, Dallas, Texas, presented an overview of the request.

There was a brief discussion between the Plan Commission, staff, and the applicant regarding traffic on Bunker Hill Road, development timeframe, and use of additional trees.

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



0 380 760 Feet
1 inch = 579 feet

ZONING MAP Z 21-57

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

4401 Bunker Hill Rd.

Comment Form

Case Z 21-57

Z 21-57 Kimley-Horn. The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-57 Kimley-Horn. El solicitante propone construir 148 unidades multifamiliares. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-57 Kimley-Horn. Người nộp đơn đề xuất xây dựng 148 đơn vị đa gia đình. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Mason Orradre Development Partner

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

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

4909 Bunker Hill Road

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã B u Qhính



Signature / Firma / Ch ữ ký

2/15/2022

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.)

Comment Form Continued – Case Z 21-57

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

RCM Firewheel is in favor of the proposed improvements
noted in Z21-57

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-57	February 16, 2022	March 1, 2022	Nabiha Ahmed

The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Marlo Walker

Against

Outside of the Notification Area

2/12/2022
3:25:02 AM

3902 Lariat Drive

walkermarlo@yahoo.com

Sachse

Texas

United States

75048

Decrease Home Property Values

Nicole Lamb

Against

Outside of the Notification Area

2/8/2022
4:24:34 AM

2402 Roberta Ct

enw79@yahoo.com

Garland

Texas

United States

75040

This area is becoming overpopulated with apartments. I am against adding more high density dwellings. The traffic on 78 and Miles road is already congested. Sachse is already building a large neighborhood that is going to significantly add to the traffic and crowding. If any of you have kids who go to Sewell, Hudson, or Sachse you have experienced the traffic on these roads and know it is a significant burden in the area.

Z 21-57

The applicant proposes to construct 148 townhouse-style multi-family units.

[Planned Development and Detail Plan for an apartment complex on a property zoned Planned Development (PD) 15-40 for Multi-Family Uses]

**City Council Meeting
March 1, 2022**



GARLAND

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CASE INFORMATION

Location: 4401 Bunker Hill Road

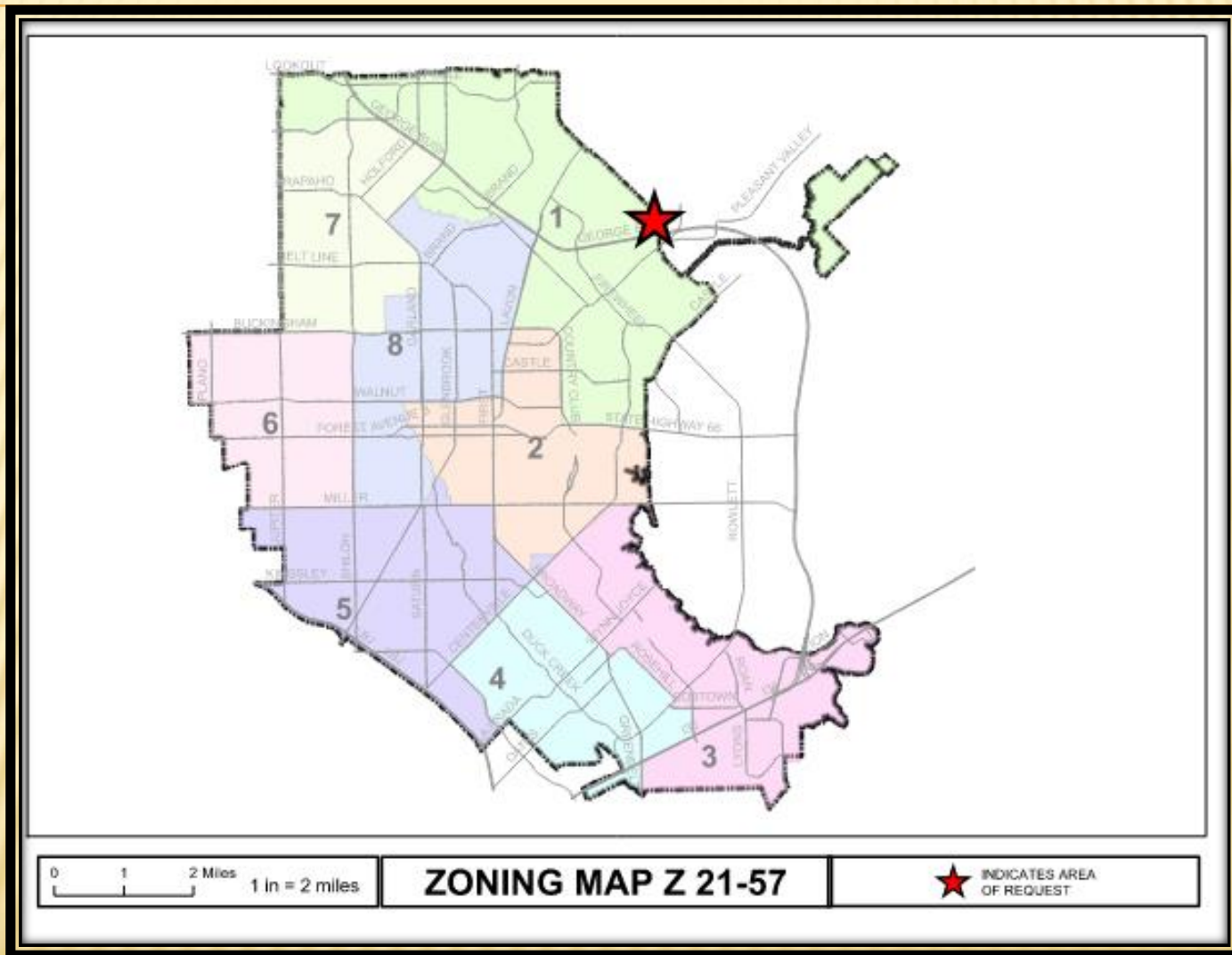
Applicant: Kimley-Horn

Owner: RCM Firewheel, LLC.

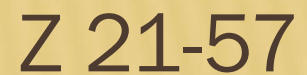
Acreage: 11.5 acres

Zoning: Planned Development (PD) District 15-40

CITYWIDE LOCATION MAP



Z 21-57



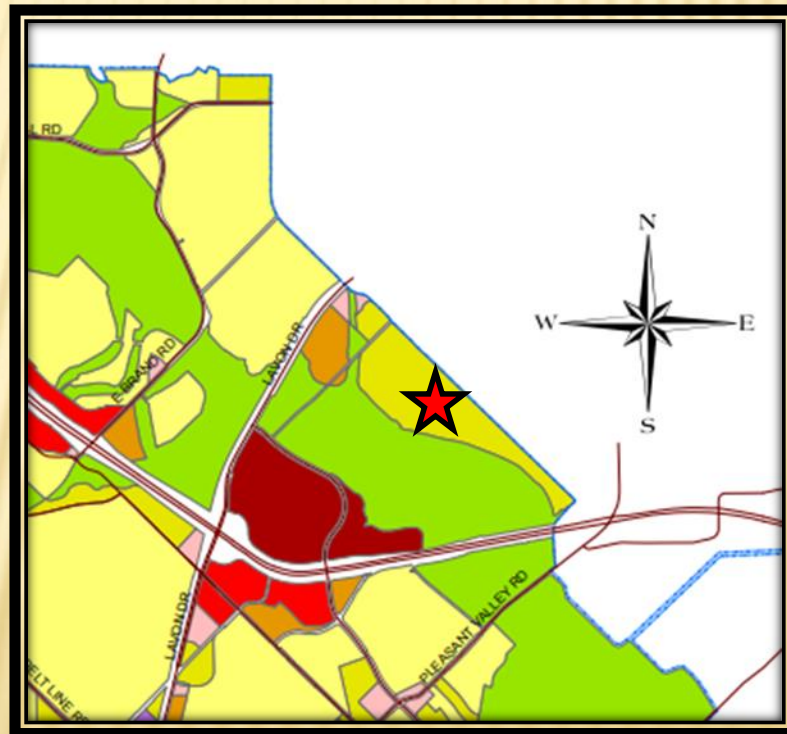
COMPREHENSIVE PLAN



Compact Neighborhoods



Parks & Open Space (Public & Private)



Z 21-57



COMPREHENSIVE PLAN

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



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property from Bunker Hill Road



Looking north of the subject property



Looking east of the subject property

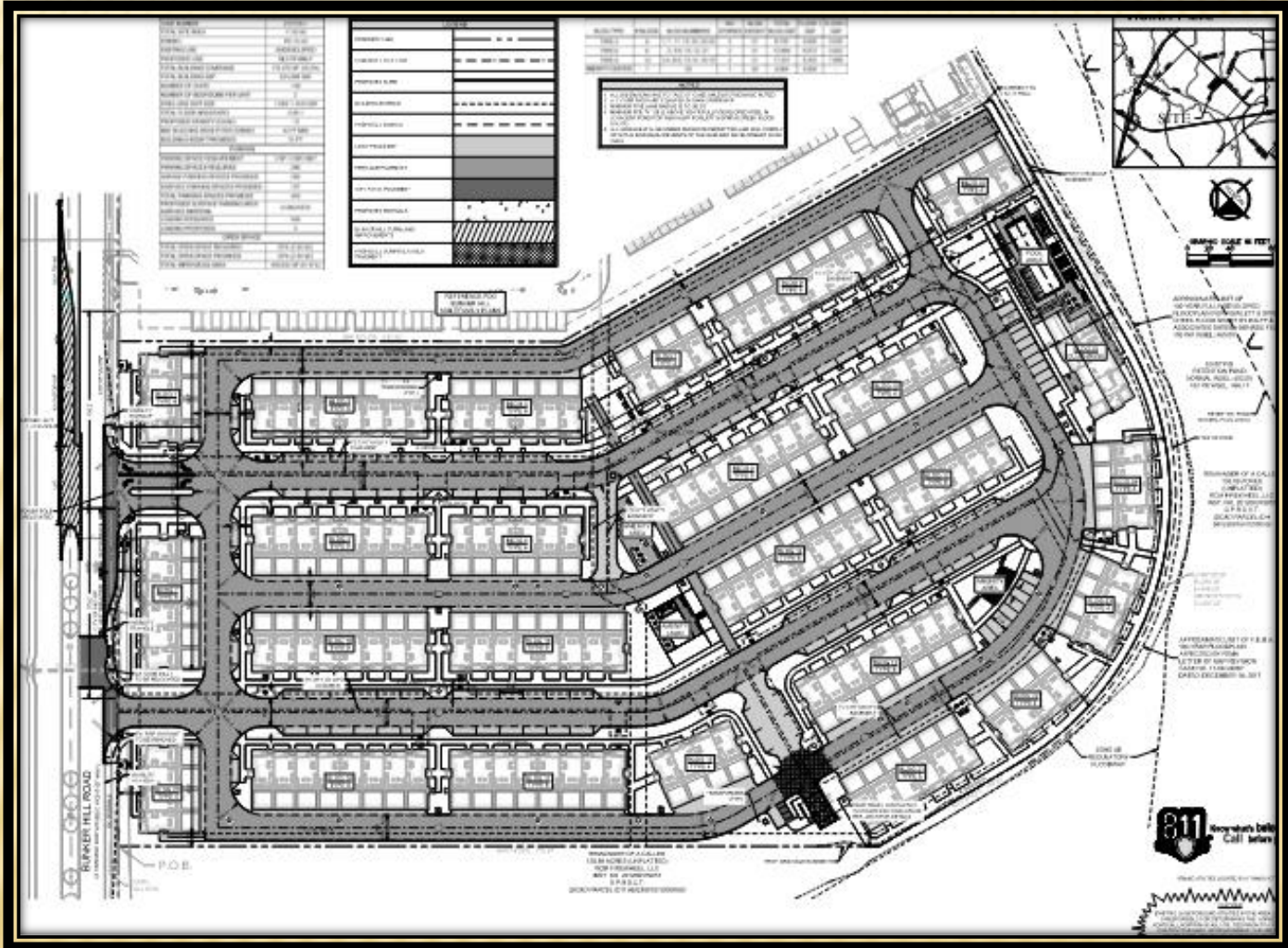


Looking west of the subject property

Z 21-57

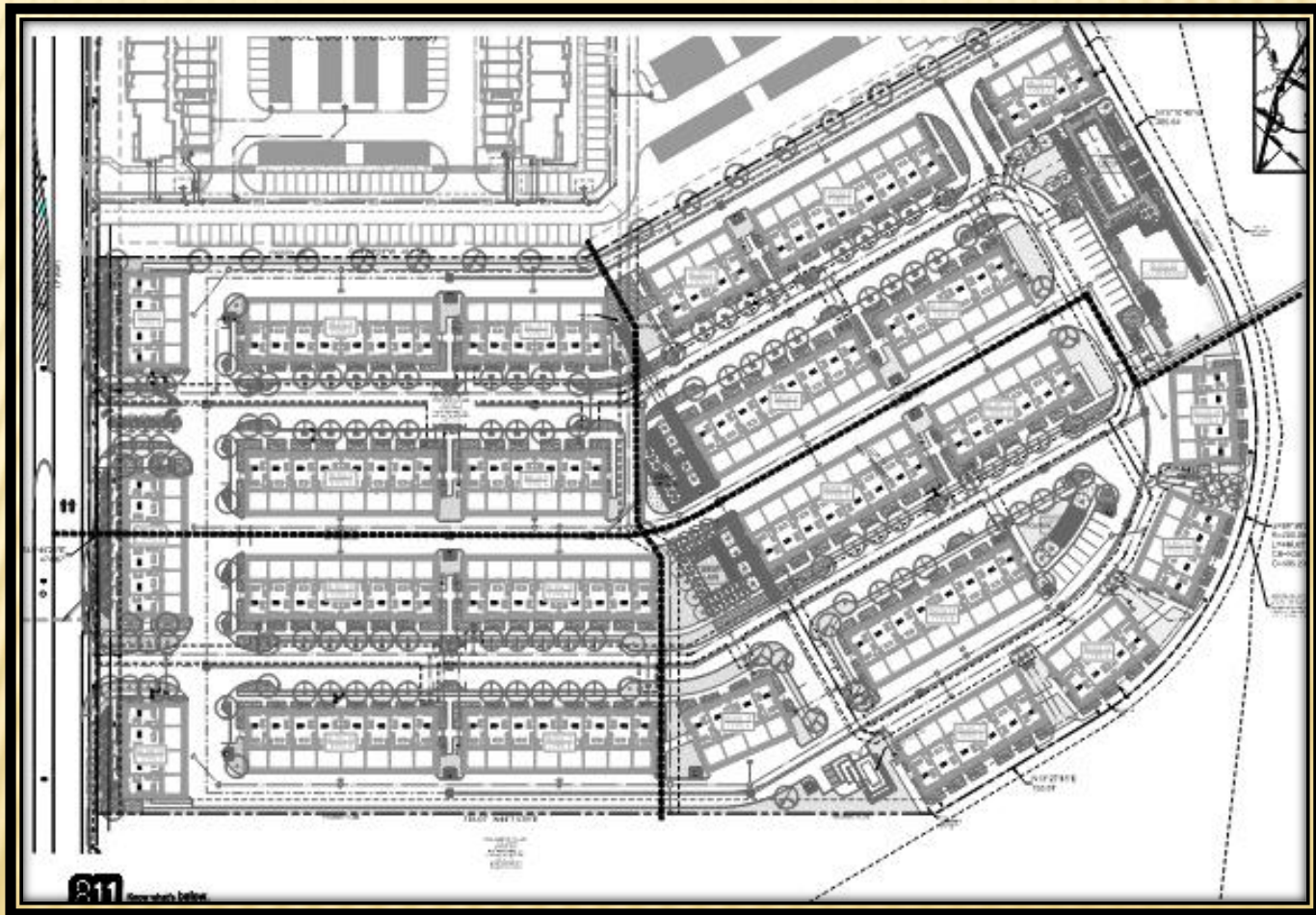


SITE PLAN



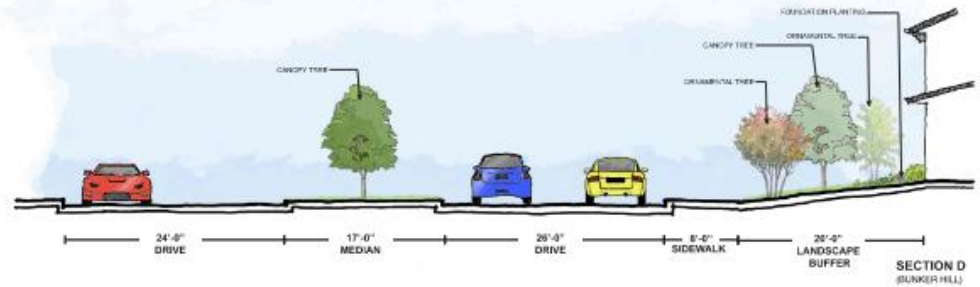
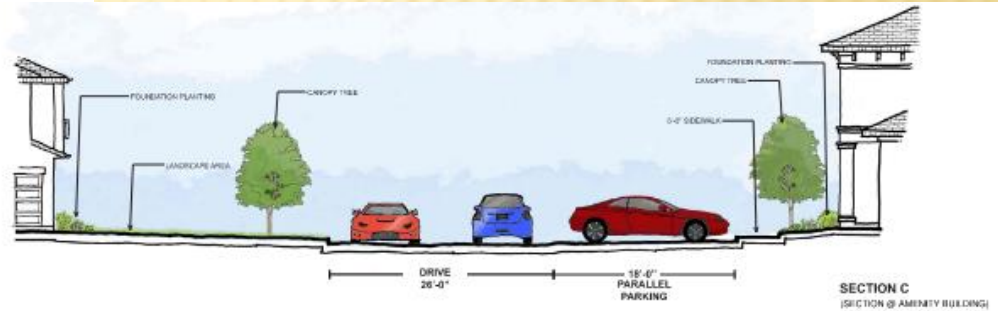
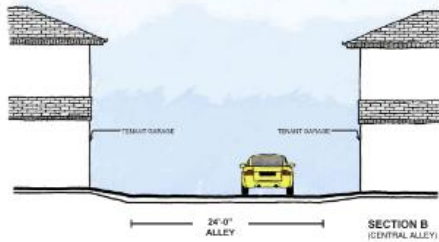
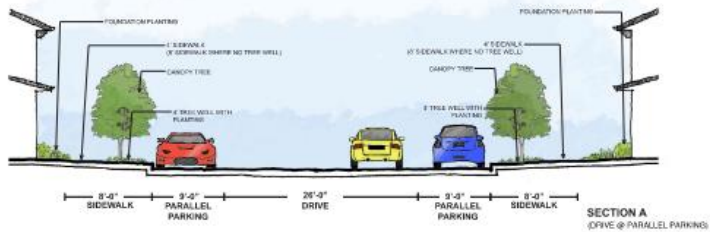
Z 21-57

LANDSCAPE PLAN





CROSS-SECTIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS



SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Landscape buffer	One (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape buffer. Per the calculation, sixteen (16) large canopy trees and 111 shrubs are required.	The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees and 228 shrubs within the landscape buffer.	The sixteen (16) large canopy trees would interfere with the overhead utility lines.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.



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 15-40 for Multi-Family Use.

In addition, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for Multi-Family development.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

14. f.

Meeting Date: 03/01/2022

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

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.

LOCATION

4401 Bunker Hill Road

OWNER

RCM Firewheel, LLC

PLAN COMMISSION RECOMMENDATION

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Approval of a Detail Plan for Multi-Family development.

BACKGROUND

In November 2015, the City Council approved a Concept Plan for a three-phased multi-family development. The area under consideration for the zoning change was limited to the northern fifty (50) acres contiguous with Bunker Hill Road.

In May 2016, the City Council approved a Detail Plan for the first phase of the multi-family development (Domain at The One Forty). The second phase of the multi-family development (PDG Bunker Hill) was approved in October 2021.

The applicant requests approval for the third phase of the multi-family development.

In addition, Zoning application Z 21-60 was approved by the Council to revise the zoning boundary lines for the fourth phase to the west, without any improvements at this time.

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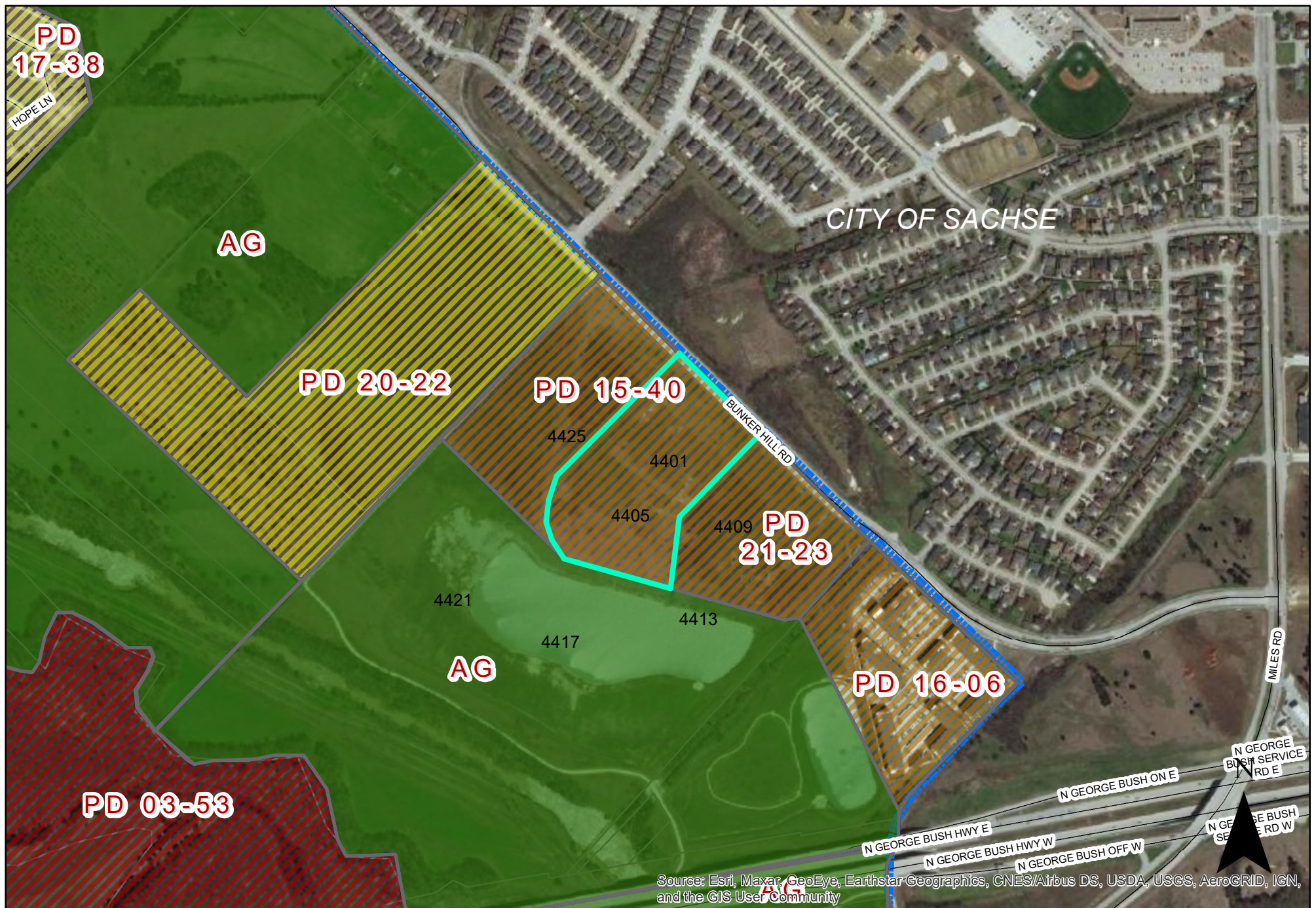
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Attachments

Z 21-57 Kimley-Horn Attachments (Detail Plan)

Z 21-57 Kimley-Horn Responses



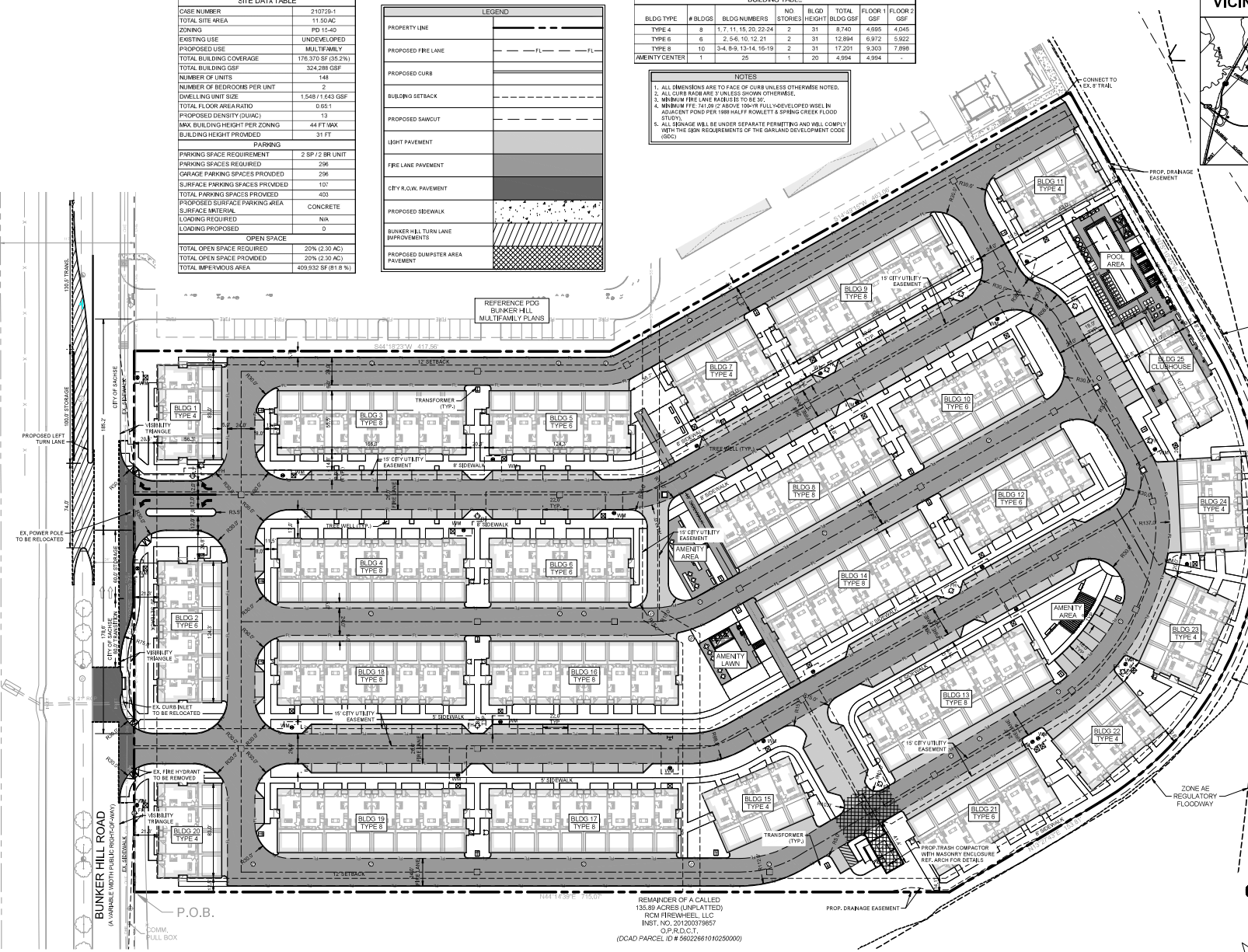
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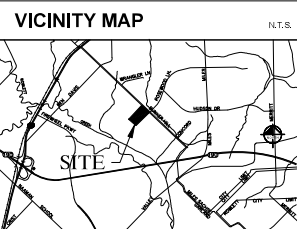
ZONING MAP Z 21-57

INDICATES AREA
OF REQUEST

4401 Bunker Hill Rd.

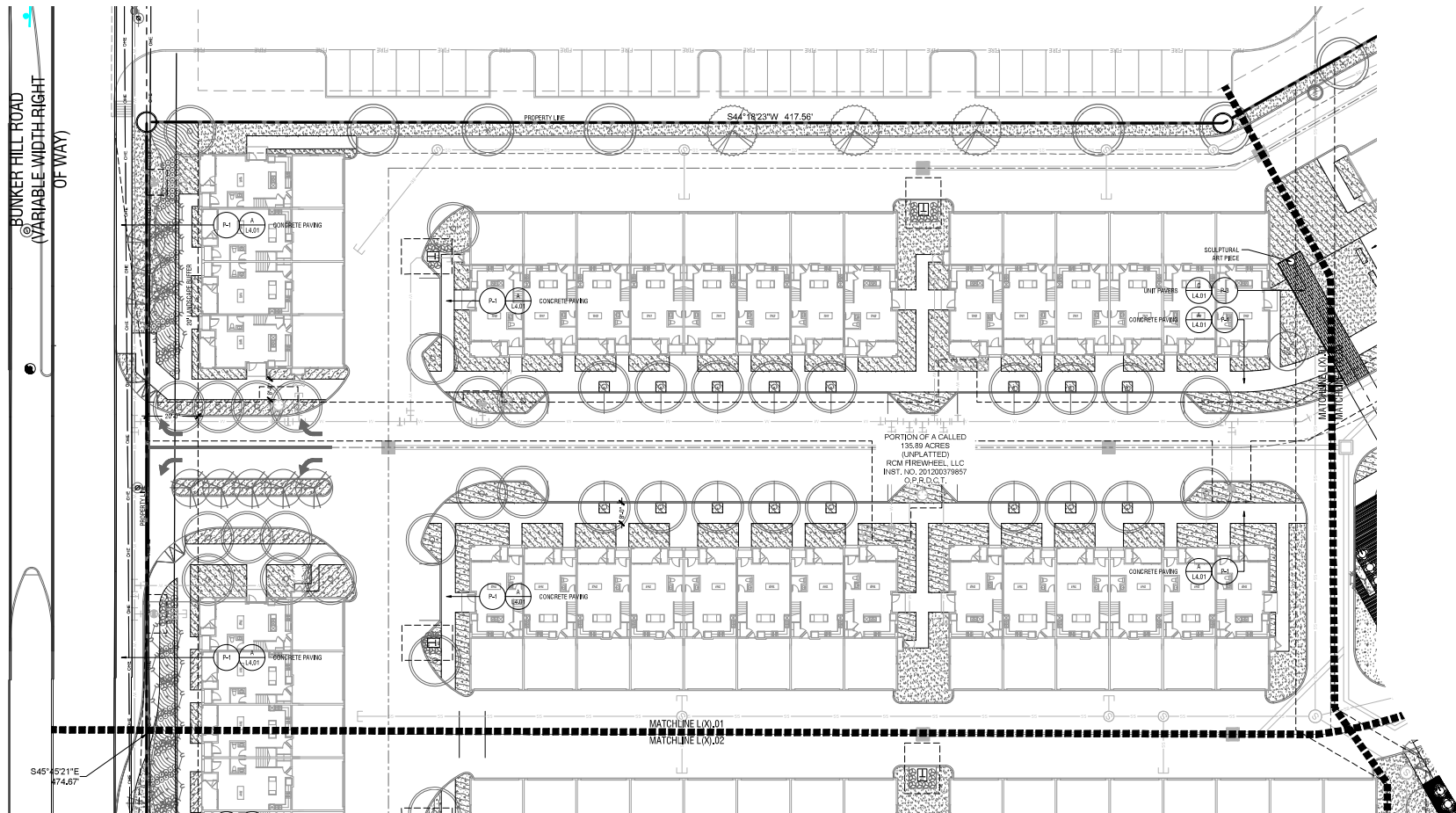
SHEET NUMBER
D-01





ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND CASE NO. 310729-1 TEXAS	RMA PROJECT DATE 01/11/2022 SCALE AS SHOWN DESIGNED BY LRT DRAWN BY LRT CHECKED BY PDP						No. _____ REVISIONS _____ DATE _____ BY _____	
	OVERALL PLAN		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13466 ADEL ROAD, TWO GARDEN OFFICE TOWER, STE 700 PHOENIX, AZ 85028 WWW.KIMLEY-HORN.COM		Kimley»Horn			

EXHIBIT D

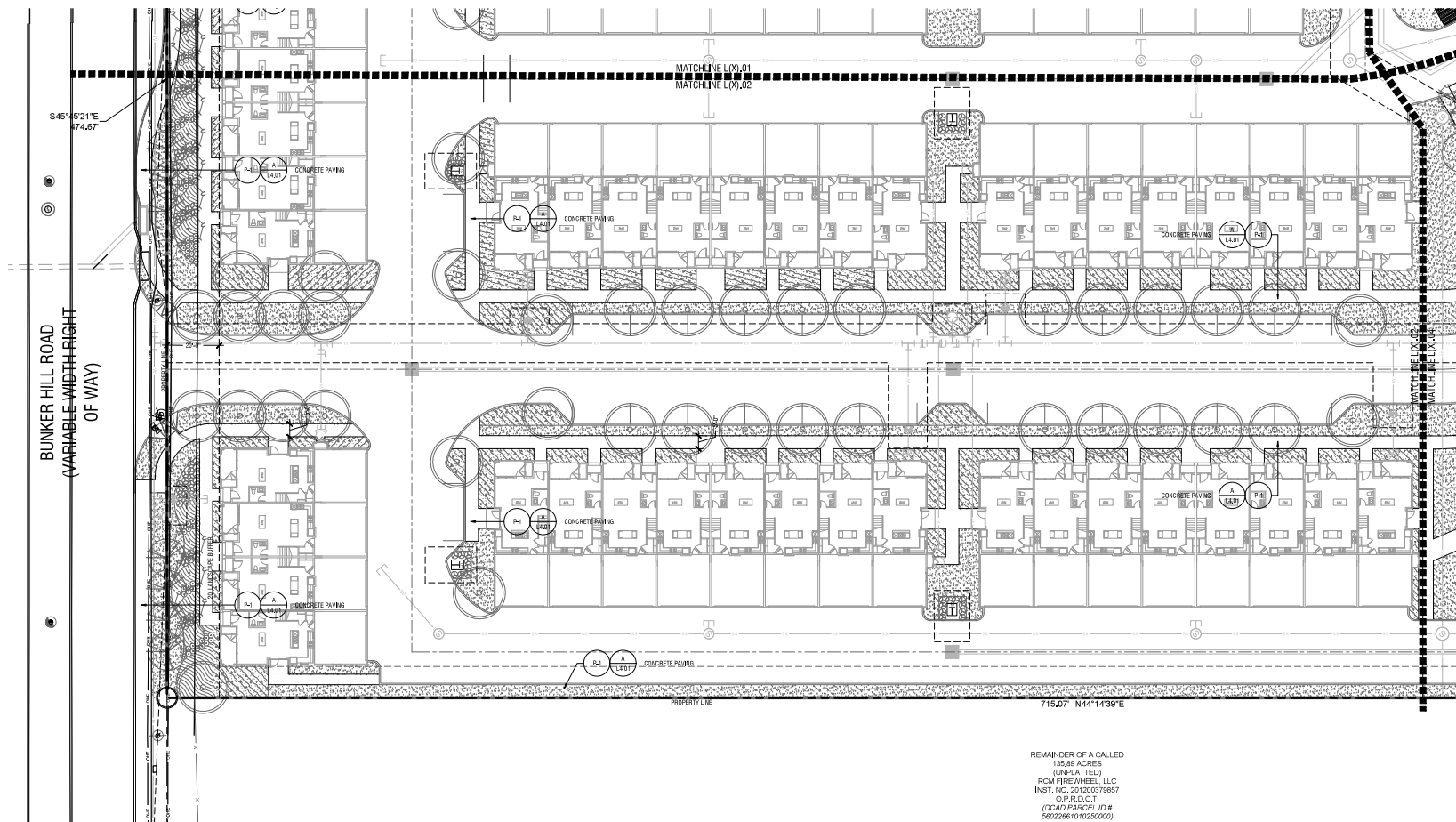


A

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
PHONE: 972-770-1300 FAX: 972-259-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-428

[illegible]

EXHIBIT D



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

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND CASE NO. 210728-1 TEXAS

HARDSCAPE PLAN

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

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes

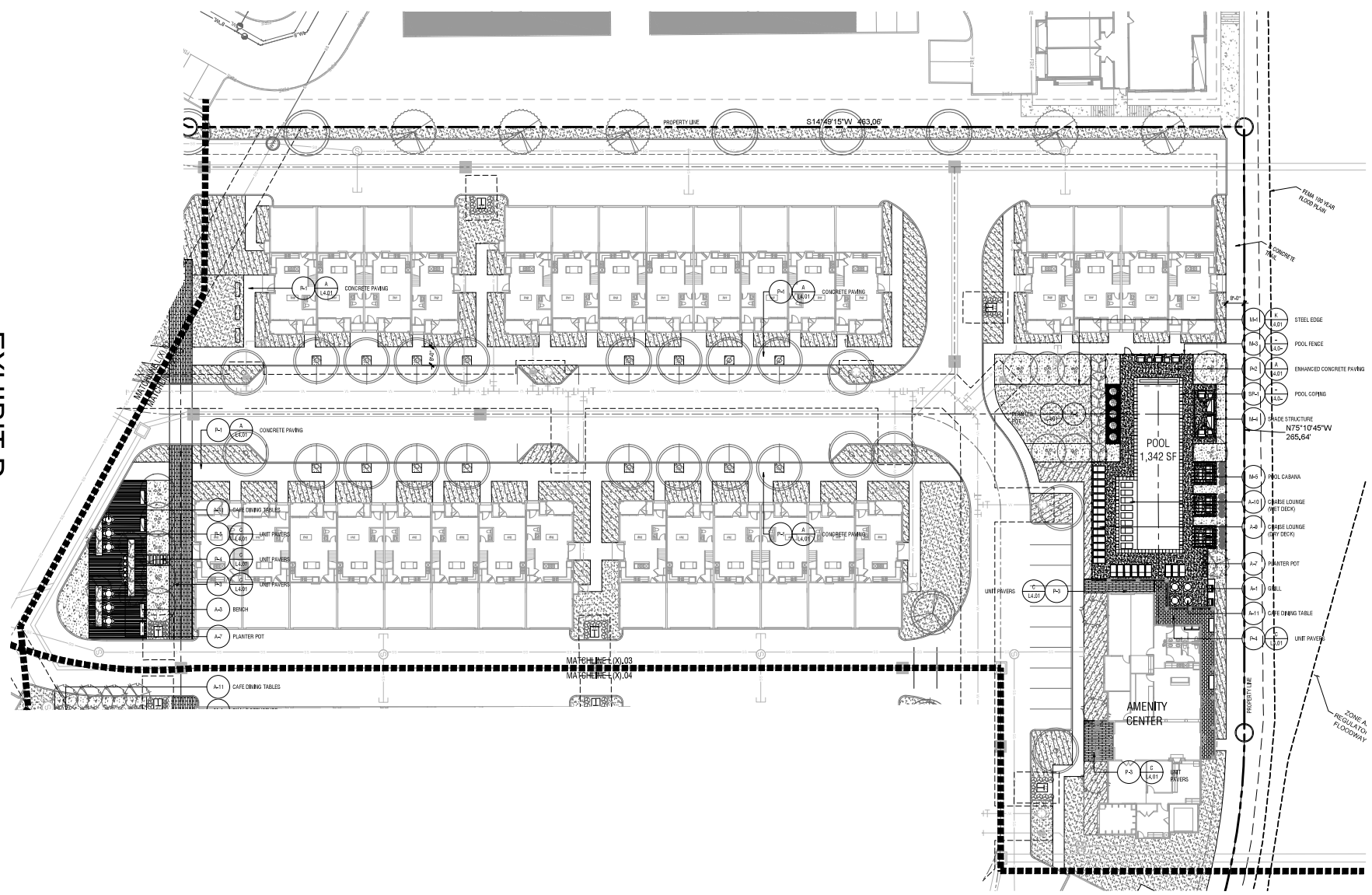
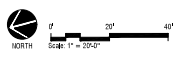
Kinley Horn

P.O. Box 10, Portland, ME 04112
LA No. 2458 Date 01/11/2022

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13455 KOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-428

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EXHIBIT D

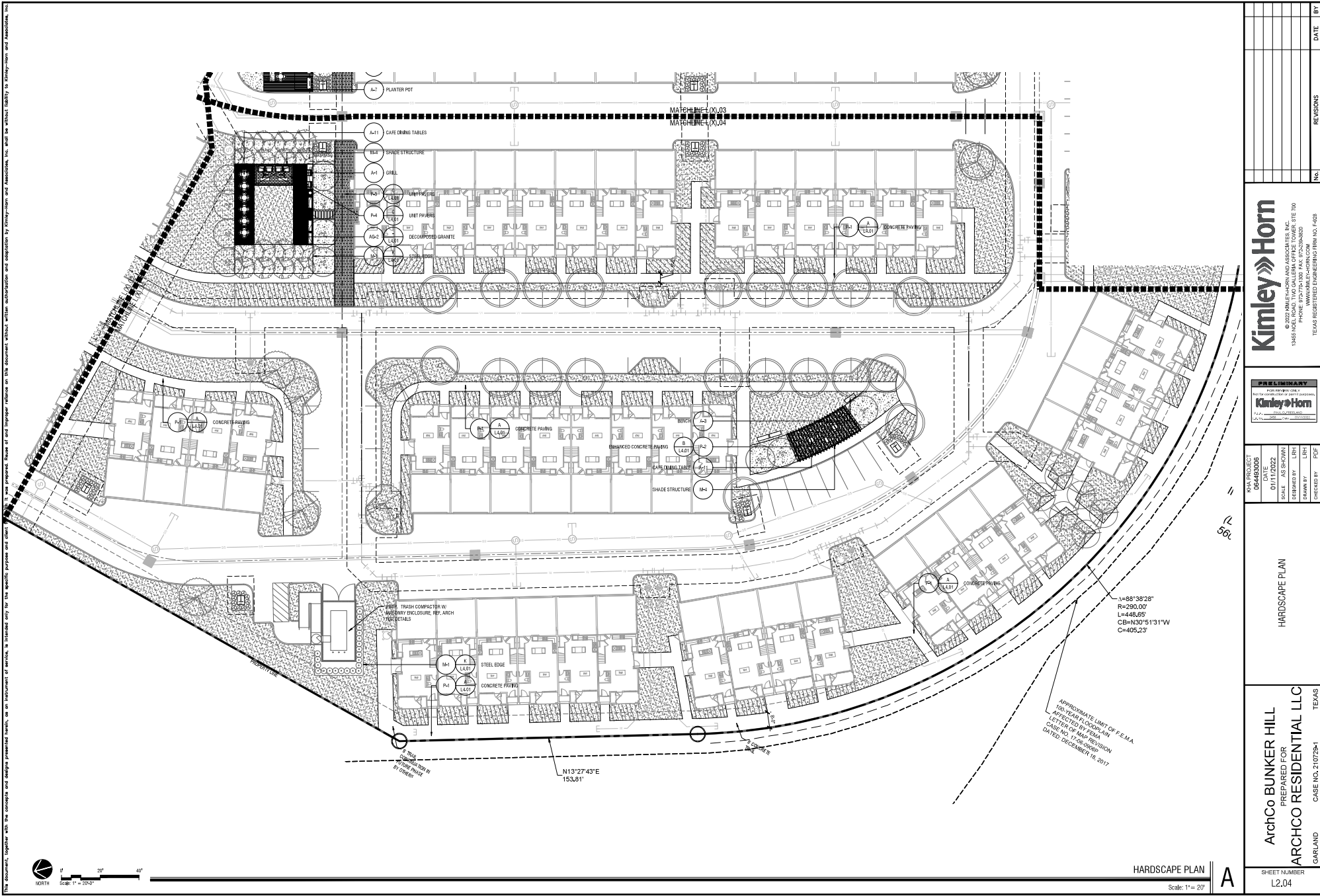


HARDSCAPE PLAN
Scale: 1" = 20'

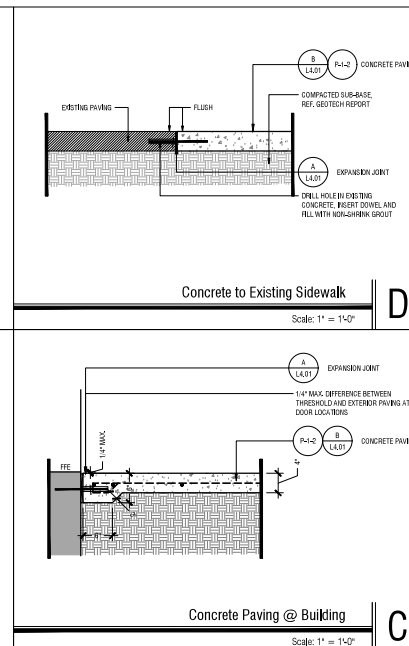
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ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND TEXAS CASE NO. 210729-1		HARDSCAPE PLAN		Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 HOUSTON, TEXAS 77060 PH: 281.416.1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. F-498		REVISIONS		DATE		BY	
PROJECT NO. 210729-1		DATE: 01/11/2022		SCALE: AS SHOWN		DESIGNED BY: LPH		DRAWN BY: LPH		CHECKED BY: LPH	
SHEET NUMBER L2.03											

EXHIBIT D



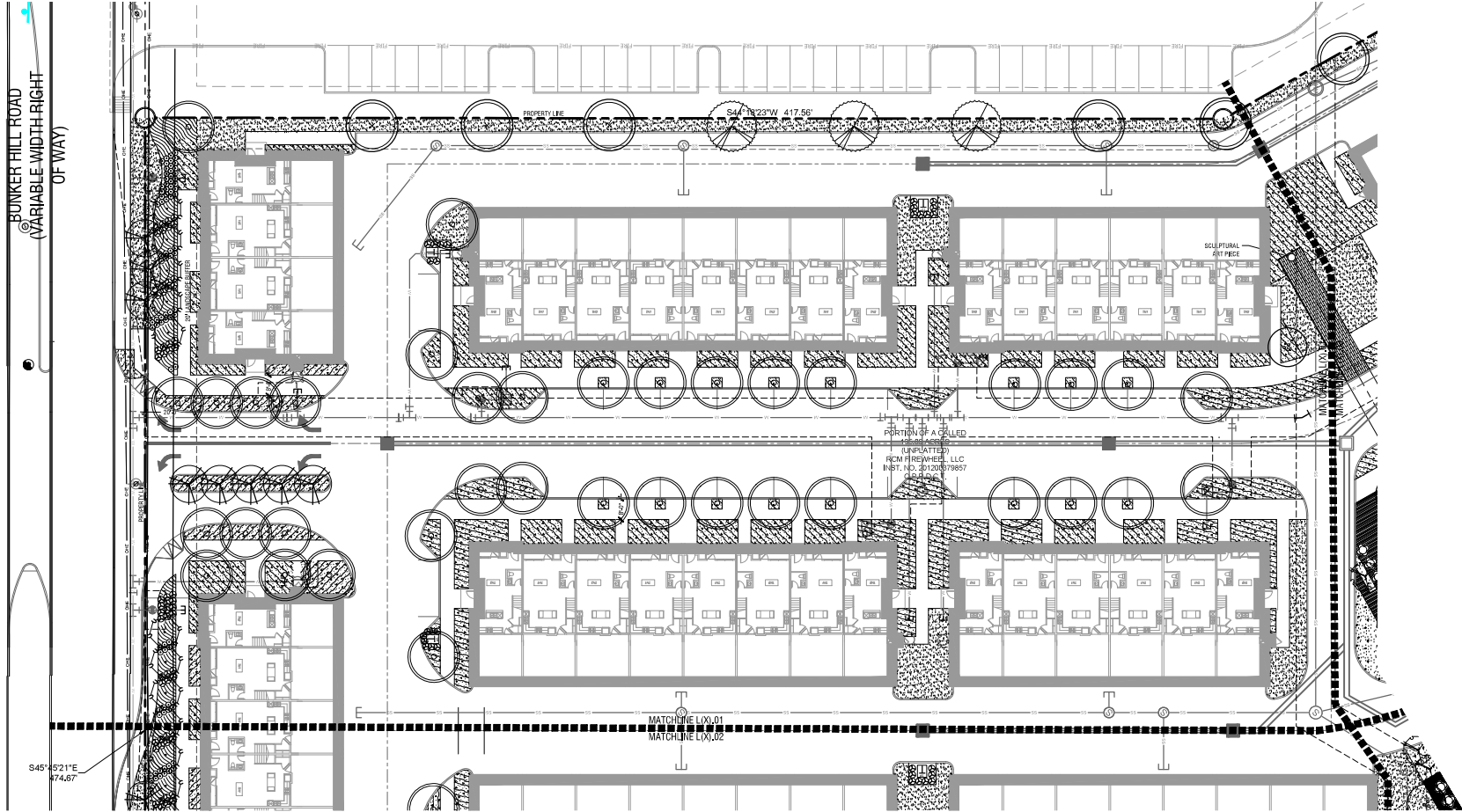
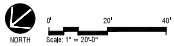
Kimley»Horn	
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TEXAS REGISTERED ENGINEERING FIRM NO. F-498	
PRELIMINARY	
Kimley»Horn	
KHA PROJECT NO. 210729-1	
DATE: 01/11/2022	
SCALE: AS SHOWN	
DESIGNED BY: LRP	
DRAWN BY: LRP	
CHECKED BY: LRP	
HARDSCAPE PLAN	
ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC	
GARLAND CASE NO. 210729-1 TEXAS	
SHEET NUMBER L2.04	
A	



SHEET NUMBER L4.01	ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND CASE NO. 210729-1 TEXAS	HARDSCAPE DETAILS	KHA PROJECT 08493006 01/11/2022 SCALE AS SHOWN DESIGNED BY LRH DRAWN BY LRH CHECKED BY RPF			© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 KAGEL ROAD, TWO GALLERIES OFFICE TOWER, STE 700 PHONE: 817-274-1500 FAX: 817-250-0400 TEXAS REGISTERED ENGINEERING FIRM NO. 7426	Kimley»Horn	No. _____ REVISIONS _____ DATE _____ BY _____

EXHIBIT D

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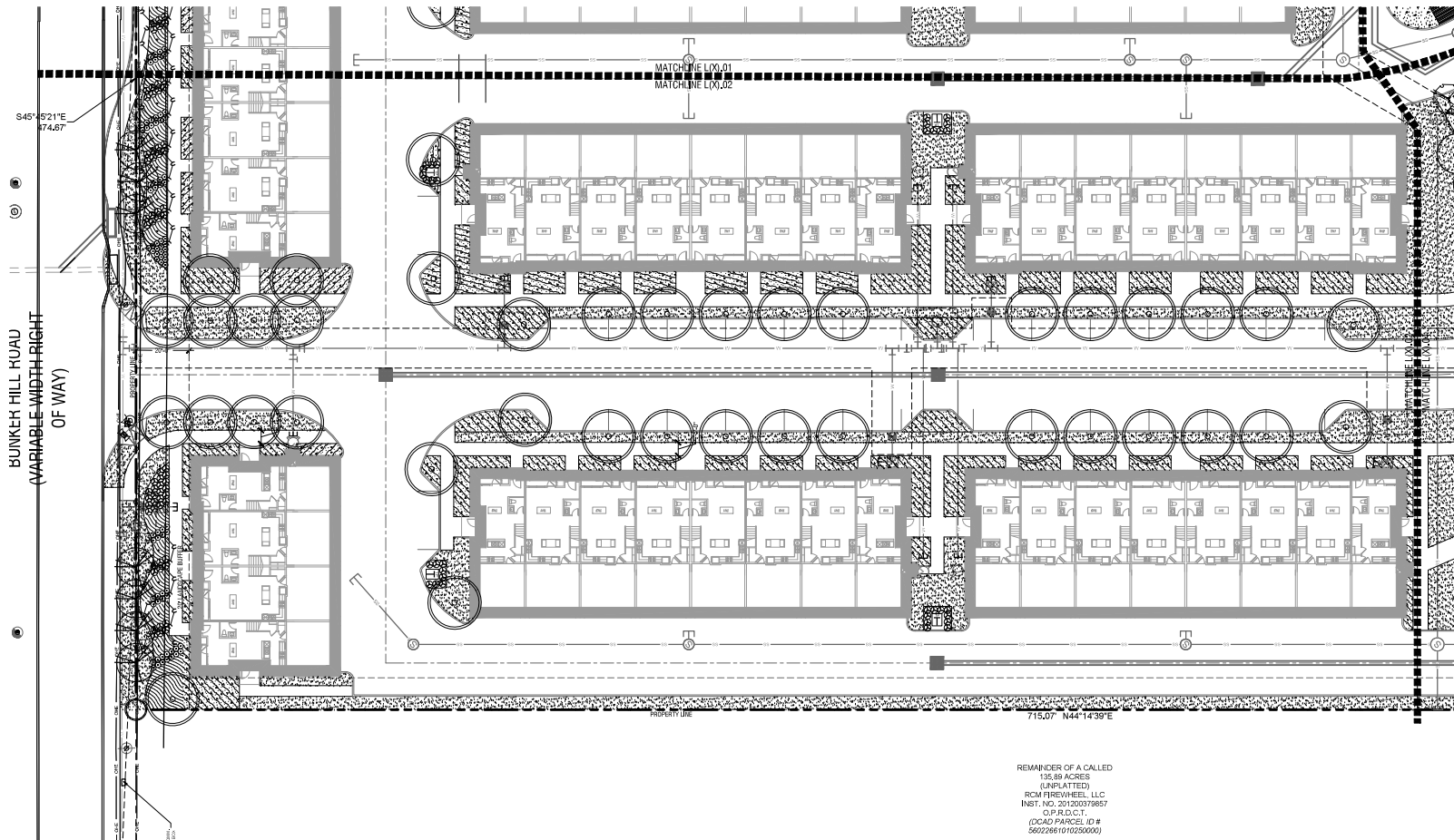


PLANTING PLAN
Scale: 1" = 20'

A

ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND CASE NO. 210729-1 TEXAS	PLANTING PLAN	KIMLEY-HORN PRELIMINARY KIMLEY-HORN KIMLEY-HORN & ASSOCIATES, INC. 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PHOENIX, ARIZONA 85024 WWW.KIMLEY-HORN.COM	Kimley»Horn	REVISIONS		DATE	BY
				No.			

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REMAINDER OF A CALLED
135.89 ACRES
(UNPLATTED)
RCM FIREWHEEL, LLC
INST. NO. 201200379657
O.P.R.D.C.T.
(DCAD PARCEL ID #
56022661010250000)

PLANTING PLAN

Scale: 1" = 20'

A

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND TEXAS
CASE NO. 210729-1

PLANTING PLAN

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes

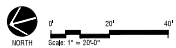
Kinley Horn

P.J. _____ P.O. # 00000000
L.A. # 2456 City 01/11/2022

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
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TEXAS REGISTERED ENGINEERING FIRM NO. 9228

No.	REVISIONS	DATE	BY
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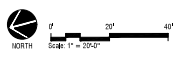
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SHEET NUMBER L5.03	ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC GARLAND CASE NO. 210729-1 TEXAS	PLANTING PLAN	KIM PROJECT 06483006	DATE 01/11/2022		SCALE AS SHOWN		DESIGNED BY LHM		DRAWN BY LHM		CHECKED BY PDF						No. _____		REVISIONS _____		DATE _____		BY _____	
														© 2022 KIMLEY-HORN AND ASSOCIATES INC. 13455 KOOL ROAD, TWO GALLERY OFFICE TOWER, STE 700 PHONE 952-745-1500 FAX 952-504-0420 TEXAS REGISTERED ENGINEERING FIRM NO. F4268											

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This document, together with the schedule and design presented herein, shall be an instrument of service, to be retained only for the specific purpose and object for which it was prepared. Plans of and any other information or data shall be without liability to Kimley-Horn and Associates, Inc.

CITY OF GARLAND LANDSCAPE REQUIREMENTS		
SITE: 11.50 ACRES/ 500,840 SF ZONING: PD-1-40	REQUIRED	PROPOSED
TOTAL LANDSCAPE: 20% MIN. LANDSCAPE	20% / 100,169 SF	20% / 100,276 SF
BUFFER REQUIREMENT: WIDTH: 10 FT 1 TREE PER 30 LF 7 SHRUBS PER 30 LF TURF MAX 75% BUNKER HILL RD - 474.67 LF (47500 - 15,83 TREES) (47500 - 15,83 X 7 = 11043 SHRUBS) INTERNAL ROADS = 4,933 LF (600 LF ALLEY) N/A (PEDESTAL OR MD)	20 FT WIDTH TURF MAX 75% / 4,755 SF 475 LF 16 TREES 111 SHRUBS 4,933 LF N/A	20 FT WIDTH TURF 31% / 1,352 SF (FULL ROW) 475 LF 16 TREES (CANOPY, 8 CANOPY, 8 CROWN) 27 ORNAMENTAL, 31 RATIO) 230 SHRUBS 4,933 LF N/A
PARKING LANDSCAPE REQUIREMENT: 5% OF TOTAL PARKING AREA LANDSCAPE 1 TREE PER ISLAND 1 TREE PER 10 SPACES (112 PARKING SPACES = 11.2 TREES) EVERY PARKING SPACE WITHIN 65 FT OF A TREE, YES PARKING SCREEN, NO @ INSTALL 3 FT WITHIN 5 YEARS	5% / 1,044 SF 11.2 TREES PARKING WITHIN 65 FT OF A TREE, YES PARKING SCREEN, N/A	5% / 1,044 SF 109 TREES PARKING WITHIN 65 FT OF A TREE, YES PARKING SCREEN, N/A

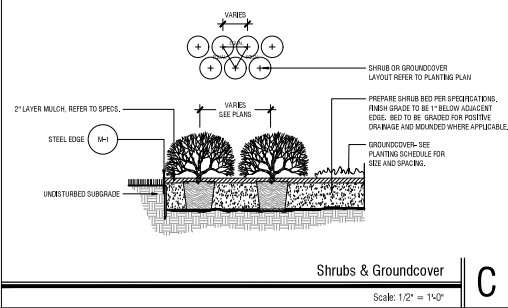
PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Chaste Tree / Vitex agnus-castus	45 gal min	6 -8 ft	As Shown	21	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN),
	Chinese Pistache / Pistacia chinensis	3" cal. min.	12 -14 ft	As Shown	14	B&S, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS, 14" CLEAR AT FIRELANE
	Duraneat River Birch (Multi-Trunk) / Betula nigra 'Duraneat'	65 gal	12 -14 ft	As Shown	24	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3-5 TRUNKS)
	Lacinate Elm / Ulmus parvifolia	3" cal. min.	14 -16 ft	As Shown	9	B&S, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS, 14" CLEAR AT FIRELANE
	Live Oak Tree / Quercus virginiana	3" cal. min.	12 -14 ft	As Shown	119	B&S, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS, 14" CLEAR AT FIRELANE
	Oklahoma Texas Redbud / Cercis canadensis texensis 'Oklahoma'	45 gal min	6 -8 ft	As Shown	21	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, SINGLE LEADER, TREE FORM
	Skyrocket Juniper / Juniperus scopulorum 'Skyrocket'	15 gal	5 -6 ft	2 -3' spread	12	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Texas Red Oak / Quercus texana	3" cal. min.	12 -14 ft	As Shown	2	B&S, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS, 14" CLEAR AT FIRELANE
FLOWERING TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	30 gal	6 -8 ft	As Shown	6	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN), TREE FORM
	Yaupon Holly / Ilex vomitoria	45 Gal.	8 -10'	As Shown	23	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN), TREE FORM
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Dwarf Podocarpus / Podocarpus macrophyllus 'Pringle's'	3 gal	24" h x 12" w	36" OC	140	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Southern Wax Myrtle / Myrica pusilla	5 gal	30" h x 24" w	36" OC	22	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Rose Creek Abutilon / Abutilon x 'Rose Creek'	3 gal	24" h x 12" w	36" OC	254	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Planting Mix B	50% 1 gal, 50% 3 gal.	Varies		5,689 sf	50/50 MIX, CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED,
	Planting Mix A	50% 1 gal, 50% 3 gal.	Varies		37,331 sf	50% Shrubs and Groundcover/ 50% Sod, CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED,
	Bermuda Grass / Cynodon dactylon	sod			43,967 sf	REFER TO SPECIFICATIONS
	Planter Pot Mix / Planter Mix	Varies			66 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED (1) 5 GAL, PER POT WITH GROUND COVER BELOW
	Wintercreeper / Euonymus fortunei	1 gal	8" h x 8" w	12" o.c.	752	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY, IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

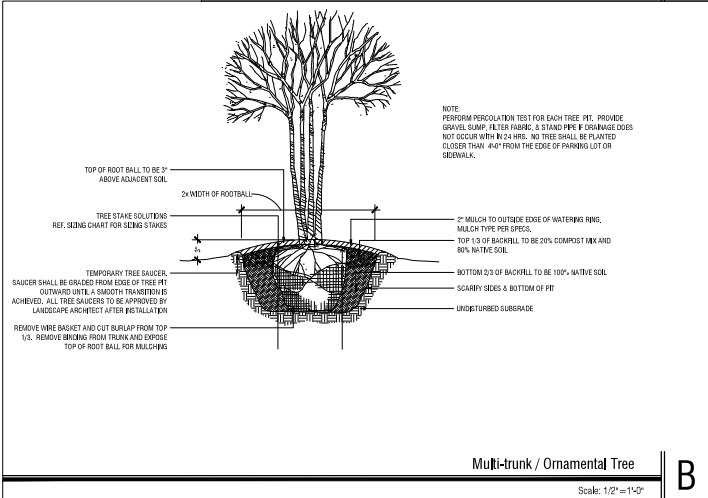
NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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.



Shrubs & Groundcover

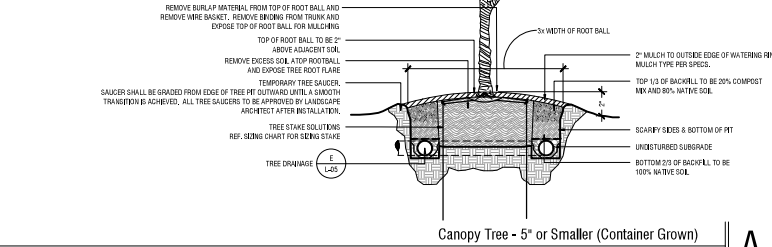
C



Multi-trunk / Ornamental Tree

B

Root	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	15/15 gallon or 12" 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	130 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"



Canopy Tree - 5' or Smaller (Container Grown)

A

PROJECT NO. 210729-1

DATE: 01/11/2022

SCALE: AS SHOWN

DRAWN BY: LPH

CHECKED BY: JPH

PRELIMINARY

Kimley-Horn

Kimley-Horn and Associates, Inc.
13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE. 200
FARMERS BRANCH, TEXAS 75440
WWW.KIMLEY-HORN.COM

Kimley-Horn

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FARMERS BRANCH, TEXAS 75440
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM NO. F-268

PLANTING DETAILS

ArchCo BUNKER HILL
PREPARED FOR
ARCHCO RESIDENTIAL LLC
GARLAND TEXAS
CASE NO. 210729-1

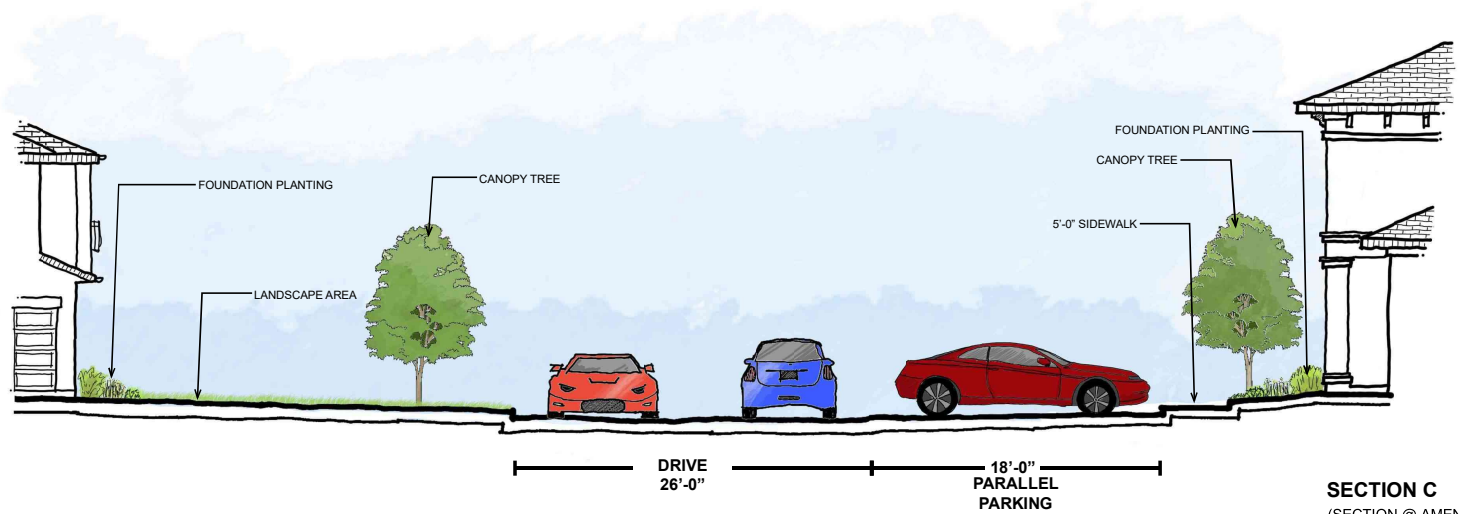
SHEET NUMBER
L5.05



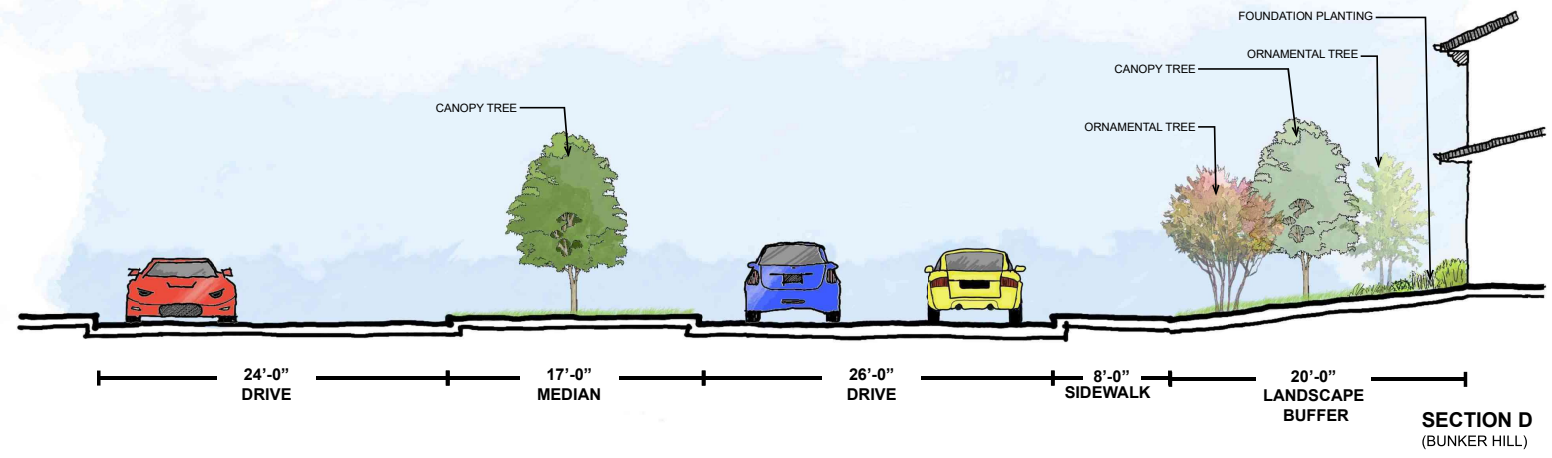
ArchCo BUNKER HILL		ARCHCO RESIDENTIAL LLC		TEXAS	
PREPARED FOR		CASE NO. 201729-1			
SHEET NUMBER		GARLAND			
EX. 1					

EXHIBIT D

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SECTION C
(SECTION @ AMENITY BUILDING)



SECTION D
(BUNKER HILL)

KIMLEY-HORN PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY		PDF	
08/08/2020		12/08/2021		AS SHOWN		LPH		LPH		LPH		LPH	
KIMLEY-HORN PROJECT												TEXAS	
ARCHCO BUNKER HILL												TEXAS	
PREPARED FOR												CASE NO. 210729-1	
ARCHCO RESIDENTIAL LLC													
GARLAND													
SHEET NUMBER												EX. 2	
KIMLEY-HORN PROJECT												REVISIONS	
DATE												BY	

Kimley-Horn

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13465 ANGEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
HOUSTON, TEXAS 77056-3803
PH: 281.414.2200
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM NO. 7-626



SHEET NUMBER		ArchCo BUNKER HILL		KVA PROJECT		DATE		 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 15465 W. 15TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: (303) 750-1500 FAX: (303) 750-1505 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY	
EX. 1		ARCHCO RESIDENTIAL LLC		CASE NO. 210729-1		TEXAS		STREET SECTIONS		 PRELIMINARY Kimley-Horn only Kimley-Horn P.L.L.C. ENGINEERS & ARCHITECTS A U.S. NATIONAL FIRM		SCALE: AS SHOWN		DRAWN BY: LWT		CHECKED BY: PDF	



SHEET NUMBER EX. 2	ArchCo BUNKER HILL PREPARED FOR ARCHCO RESIDENTIAL LLC	GARLAND	CASE NO. 210729-1	TEXAS	STREET SECTIONS	PRELIMINARY  P.L.N. P.E. C.E. L.E. P.L.N. No. 064493006 P.E. No. 064493006 C.E. No. 064493006 L.E. No. 064493006	KHA PROJECT 064493006	DATE 12/09/2021	SCALE AS SHOWN	DISCREPANCY L&N	DRAWN BY L&N	CHECKED BY PDF	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 13455 ADOLE ROAD, TWO GALLERIA OFFICE TOWER, STE 700 PLANO, TEXAS 75075 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. 6426	No.	REVISIONS	DATE	BY



04 TYPE 4 - LEFT (NOM. WEST) ELEVATION
SCALE: 1/8" = 1'-0"



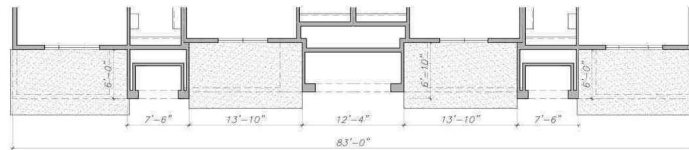
03 TYPE 4 - RIGHT (NOM. EAST) ELEVATION
SCALE: 1/8" = 1'-0"



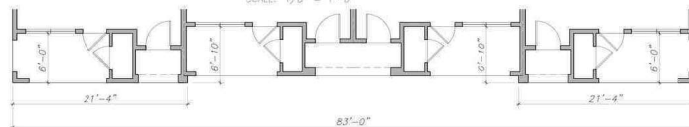
02 TYPE 4 - REAR (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



01 TYPE 4 - FRONT (NOM SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

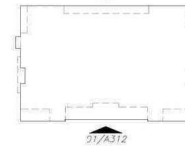


PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: REFER SITE
PLAN FOR QUANTITY
AND ORIENTATON

SIGNAGE BY
SEPARATE PERMIT

ELEVATION KEY PLAN



CORBEL/QUOIN BASIS OF DESIGN
FYRON PRODUCTS
COR 16x10xBS COR 11x13xBS
OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER
SELECTED GC. COLOR FINISH TABS

ARCHITECTURAL FEATURES TABULATION		
Label	Feature Description	Qty
(A)	Decorative Header or Lintel	4
(B)	Multi-lite Window	15
(C)	Decorative Element	2
(D)	Quoin/Corbel	21
(E)	Recessed Entry	3
(F)	Alcove/Ratio	4
(G)	Varied Roof Height	4
(H)	Ornamental Trim Band	2

FACADE VERTICAL ARTICULATION CALCULATIONS	
Building Width	84'
20ft	17'
3' per SD L1	9'
3.83' Vert. Sum	7.66'
Total Vert. Ht.	7.66' > 3'
Total Horiz.	29' > 17'

FACADE HORIZONTAL ARTICULATION CALCULATIONS	
Building Width	84'
30ft	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

Revisions:

Jobs:

Issue date:

Shes info:

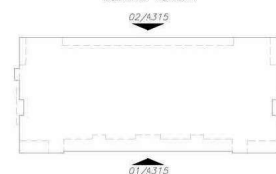
TYPE 4
EXTERIOR ELEVATIONS

Sheet no.

A312



SIGNAGE BY
SEPARATE PERMIT



CORBEL/QUIN BASIS OF DESIGN
FYPON PRODUCTS

COR 16x10x8S COR 11x13x6S



OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER
SPECIFIED GC COLOR FINISH TRS

Label	Feature description	Q
(A)	Decorative Header or Lintel	6
(B)	Multi-lite Window	12
(C)	Decorative Element	
(D)	Quoin/Corbel	25
(E)	Recessed Entry	
(F)	Alcove/Patio	
(G)	Varied Roof Height	
(H)	Ornamental Trim Band	

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

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

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

ARCHCO BUNKER HILL
GARLAND, TEXAS

Revisions:

Job no.:

Issue date:

Sheet info:

THE 6 EXTERIOR ELEVATIONS

Sheet no.

A315



04 TYPE 8 - LEFT (NOM. WEST) ELEVATION
SCALE: 1/8" = 1'-0"

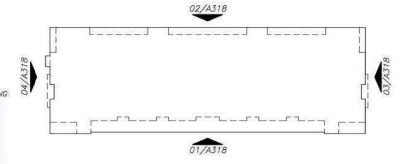


03 TYPE 8 - RIGHT (NOM. EAST) ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATION

SIGNAGE BY SEPARATE PERMIT

ELEVATION KEY PLAN



02 TYPE 8 - REAR (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

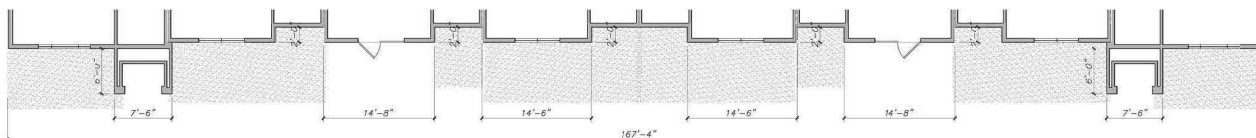


01 TYPE 8 - FRONT (NOM SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

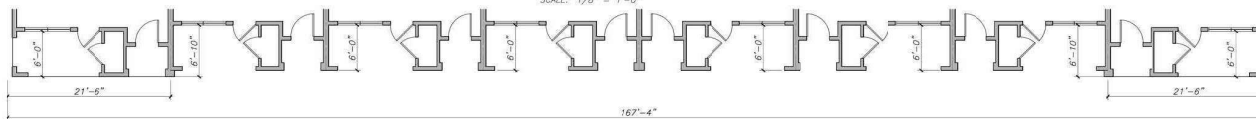
CORBEL/QUOIN BASIS OF DESIGN		
FYRON PRODUCTS		
COR 16x10x8S	COR 11x13x6S	
OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER SELECTED GC, COLOR FINISH TBS		
ARCHITECTURAL FEATURES TABULATION		
Label	Feature/Description	Qty
(A)	Decorative Header or Lintel	10
(B)	Multi-lite Window	14
(C)	Decorative Element	2
(D)	Quoin/Corbel	36
(E)	Recessed Entry	7
(F)	Alcove/Patio	6
(G)	Varied Roof Height	4
(H)	Ornamental Trim Band	2

FACADE VERTICAL ARTICULATION CALCULATIONS	
Building Width	163"
20"	33"
3" per 50 LF	10"
3" Vert. Sum	30"
12" Vert. Sum	29"
Total Vert HT	10' > 10'
Total Height	29' > 33'

FACADE HORIZONTAL ARTICULATION CALCULATIONS	
Building Width	163"
30"	49"
1st Floor	43"
2nd Floor	15"
Total	58" > 49"



PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

ARCHCO BUNKER HILL

GARLAND, TEXAS

Revisions:

Job no.

Issue date:

Sheet info:

TYPE II
EXTERIOR ELEVATIONS

Sheet no.

A318



04 TYPE III - LEFT (NOM. WEST) ELEVATION
SCALE: 1/8" = 1'-0"



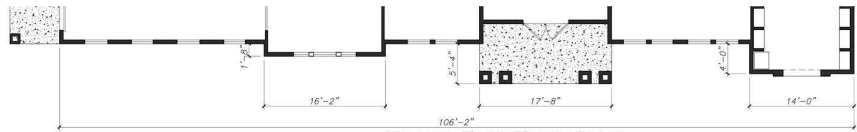
03 TYPE III - RIGHT (NOM. EAST) ELEVATION
SCALE: 1/8" = 1'-0"



02 TYPE III - REAR (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



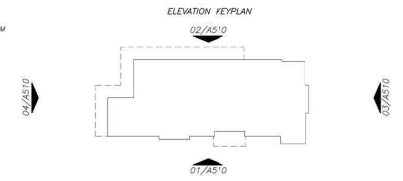
01 CLUBHOUSE - FRONT (NOM NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: REFER SITE PLAN FOR QUANTITY AND ORIENTATON

SIGNAGE BY SEPARATE PERMIT



CORBEL/QUORN BASIS OF DESIGN TYPON PRODUCTS		
COR 16x10x85	COR 11x13x85	
OR EQUAL IN SOLID WOOD OR STUCCO PLASTER PER SELECTED S.C. COLOR FINISH TBS		
ARCHITECTURAL FEATURES TABULATION		
Label	Feature Description	Qty
A	Decorative Header or Lintel	4
B	Multi-lite Window	11
C	Transom Windows	5
D	Quorn/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'	
200'	21'	
3" Ave. Slo. LP	3"	
3" Vert. Sum	27'	
3" Vert. Sum	16'	
10" Vert. Sum	17'	
Total Vert. HT	15' x 2'	
Total Height	60' x 21'	

FACADE HORIZONTAL ARTICULATION CALCULATIONS		
Building Width	106'	
300'	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

ARCHCO BUNKER HILL
GARLAND, TEXAS

Revisions:

Job no.:

Issue date:

Sheet info:
CLUBHOUSE
EXTERIOR ELEVATIONS

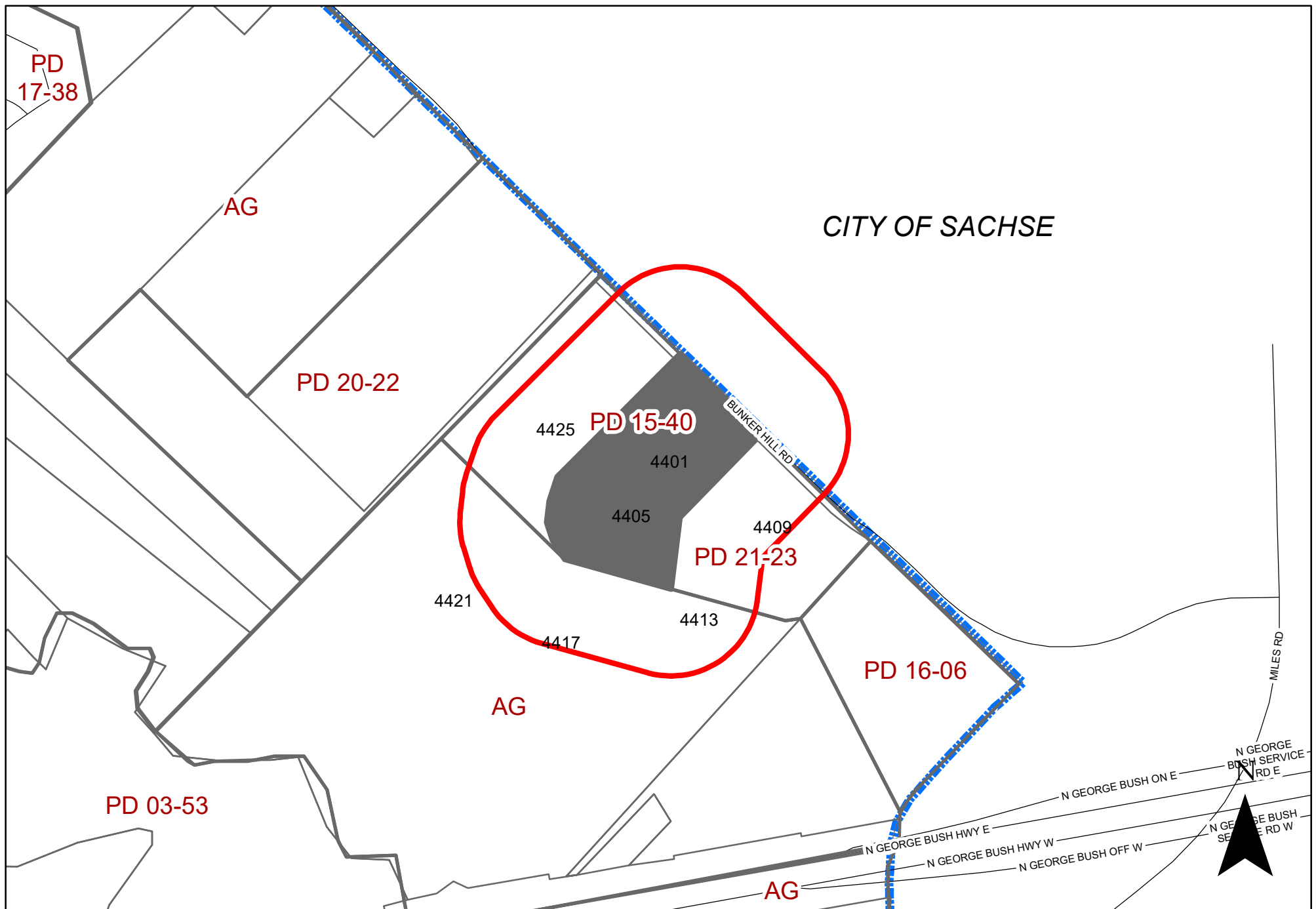
Sheet no.
A502

REPORT & MINUTES

P.C. Meeting, February 21, 2022

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. (District 1) (File Z 21-57 – Detail Plan)

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



Comment Form

Case Z 21-57

Z 21-57 Kimley-Horn. The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Z 21-57 Kimley-Horn. El solicitante propone construir 148 unidades multifamiliares. Este sitio está ubicado en 4401 Bunker Hill Road. (Distrito 1)

Z 21-57 Kimley-Horn. Người nộp đơn đề xuất xây dựng 148 đơn vị đa gia đình. Địa chỉ này nằm ở 4401 Bunker Hill Road. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Mason Orradre Development Partner

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

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

4909 Bunker Hill Road

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75048

Zip Code / Código postal / Mã B u Qhính



Signature / Firma / Ch ữ ký

2/15/2022

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.)

Comment Form Continued – Case Z 21-57

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

RCM Firewheel is in favor of the proposed improvements
noted in Z21-57

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-57	February 16, 2022	March 1, 2022	Nabiha Ahmed

The applicant proposes to construct 148 multi-family units. This site is located at 4401 Bunker Hill Road. (District 1)

Marlo Walker

Against

Outside of the Notification Area

2/12/2022
3:25:02 AM

3902 Lariat Drive

walkermarlo@yahoo.com

Sachse

Texas

United States

75048

Decrease Home Property Values

Nicole Lamb

Against

Outside of the Notification Area

2/8/2022
4:24:34 AM

2402 Roberta Ct

enw79@yahoo.com

Garland

Texas

United States

75040

This area is becoming overpopulated with apartments. I am against adding more high density dwellings. The traffic on 78 and Miles road is already congested. Sachse is already building a large neighborhood that is going to significantly add to the traffic and crowding. If any of you have kids who go to Sewell, Hudson, or Sachse you have experienced the traffic on these roads and know it is a significant burden in the area.

Z 21-57

The applicant proposes to construct 148 townhouse-style multi-family units.

[Planned Development and Detail Plan for an apartment complex on a property zoned Planned Development (PD) 15-40 for Multi-Family Uses]

**City Council Meeting
March 1, 2022**



GARLAND

TEXAS MADE HERE



CASE INFORMATION

Location: 4401 Bunker Hill Road

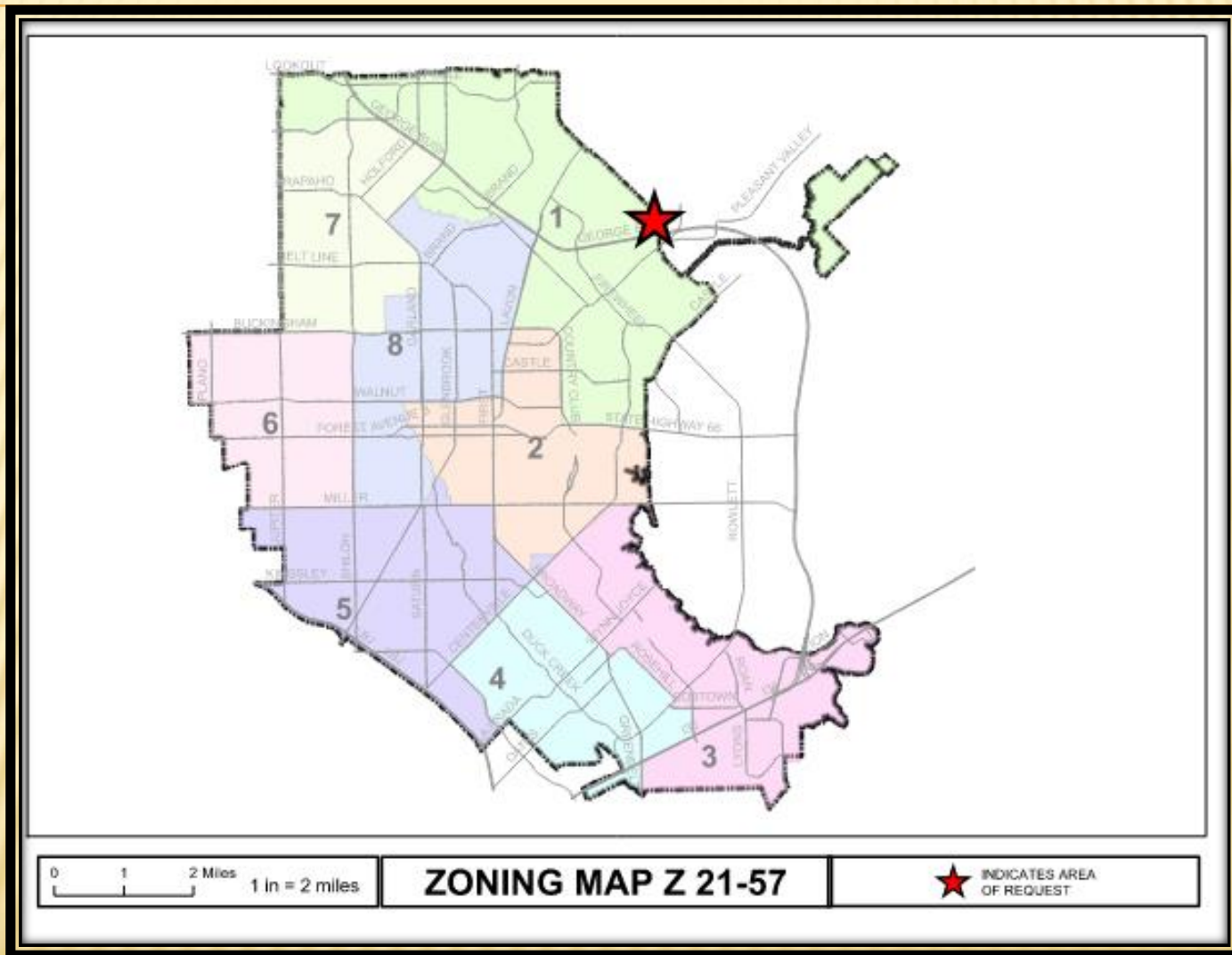
Applicant: Kimley-Horn

Owner: RCM Firewheel, LLC.

Acreage: 11.5 acres

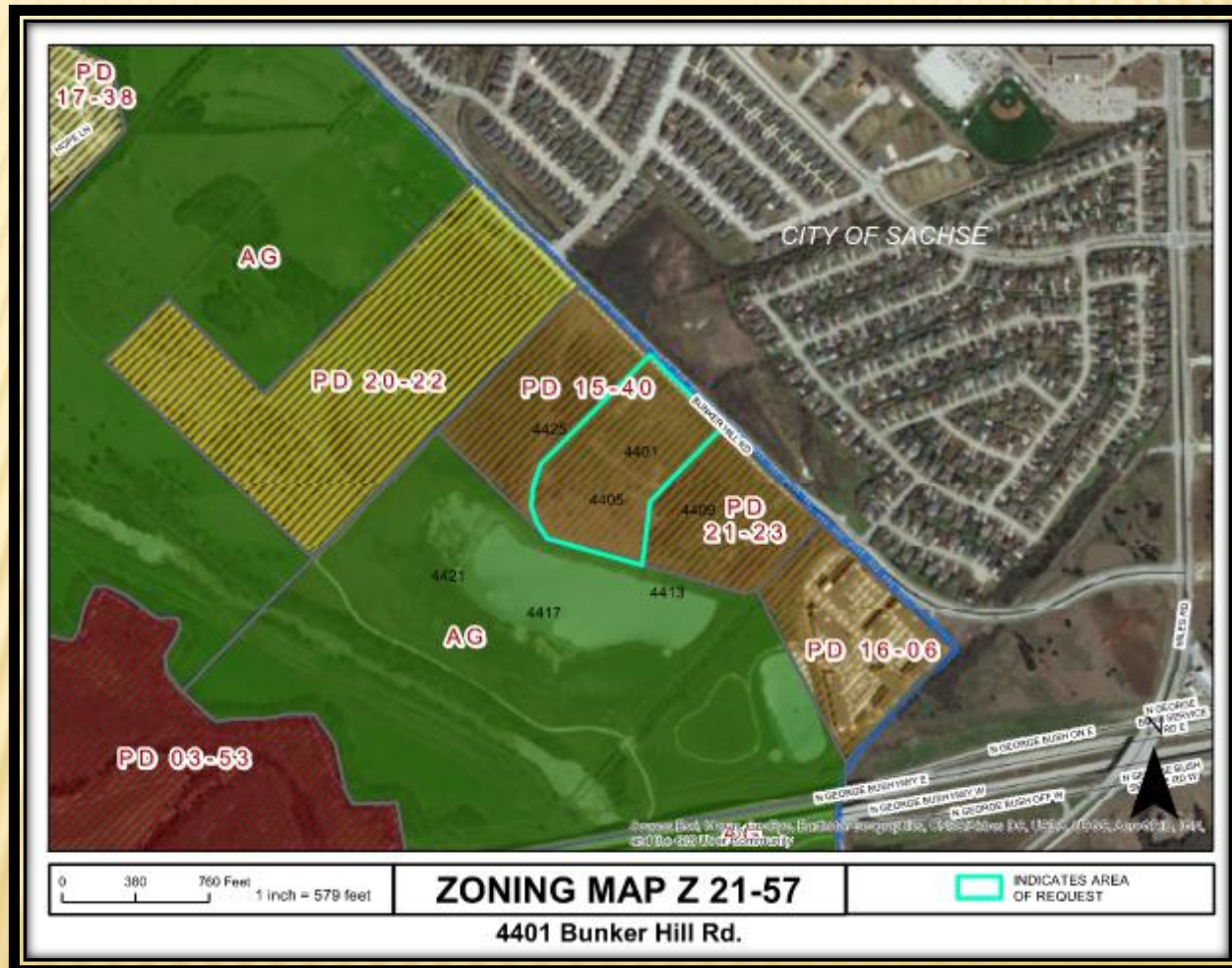
Zoning: Planned Development (PD) District 15-40

CITYWIDE LOCATION MAP



Z 21-57

LOCATION MAP



Z 21-57

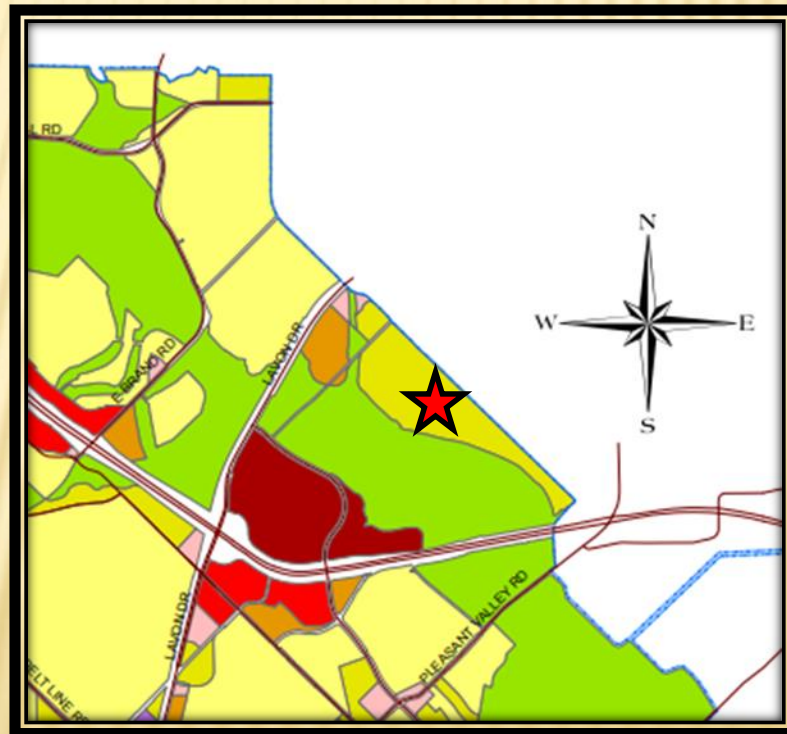
COMPREHENSIVE PLAN



Compact Neighborhoods



Parks & Open Space (Public & Private)



Z 21-57



COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Parks and Open Space and Compact Neighborhoods

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

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



PHOTOS



View of the subject property from Bunker Hill Road



Looking north of the subject property



Looking east of the subject property

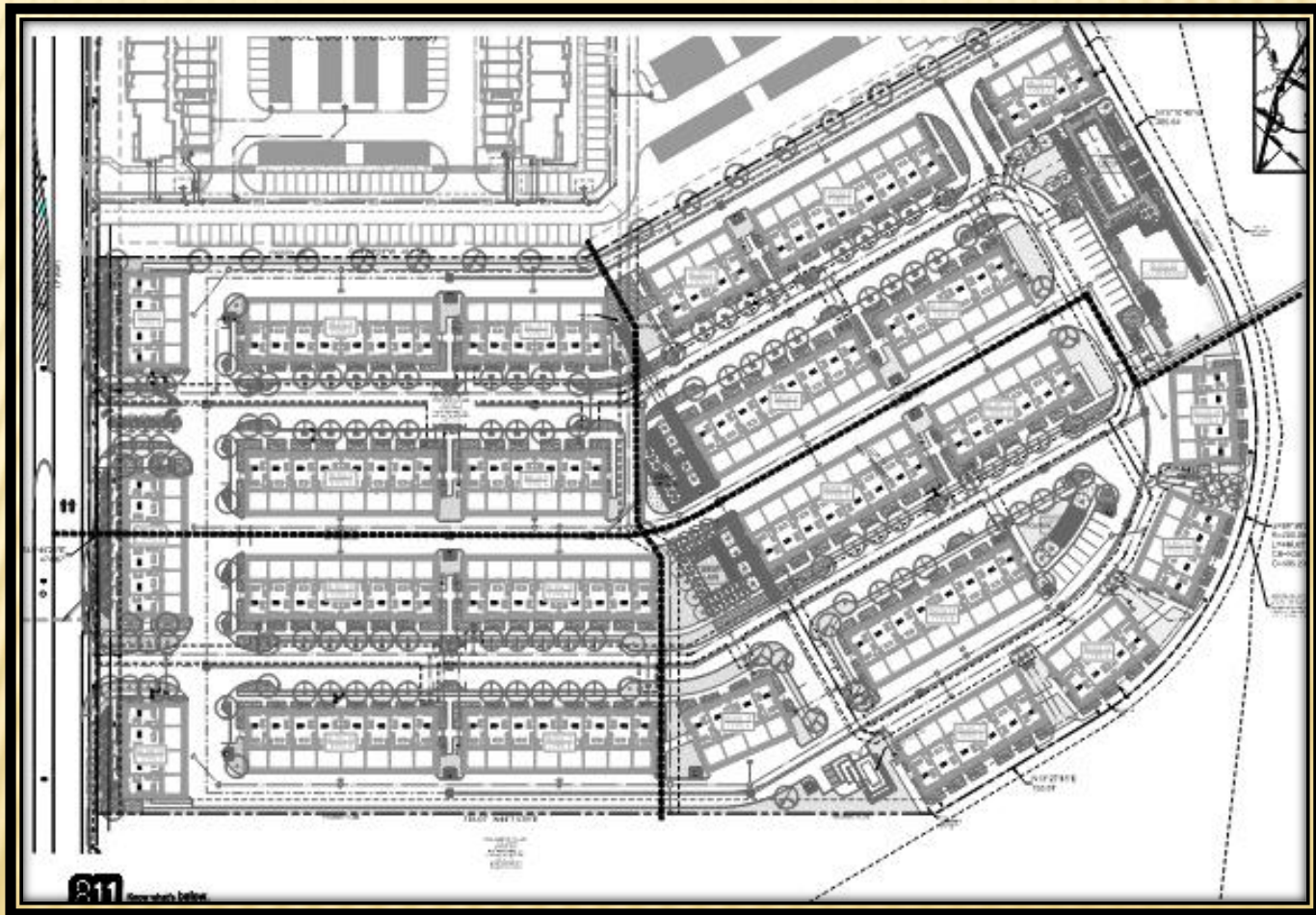


Looking west of the subject property

[illegible]

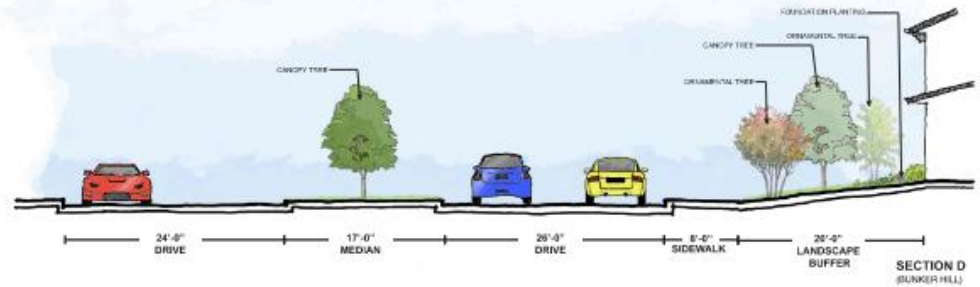
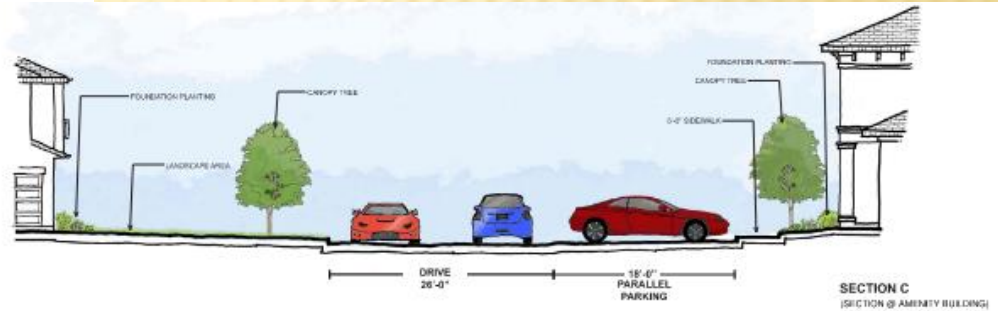
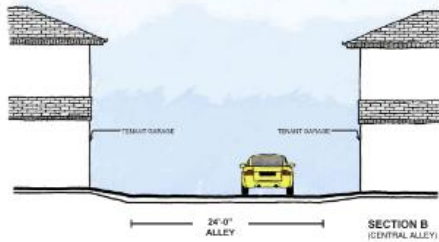
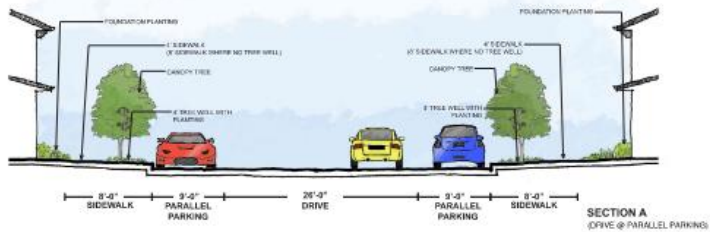
Z 21-57

LANDSCAPE PLAN





CROSS-SECTIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS



SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Landscape buffer	One (1) canopy tree is required per every thirty (30) linear feet along with seven (7) shrubs within the landscape buffer. Per the calculation, sixteen (16) large canopy trees and 111 shrubs are required.	The landscape plan (Exhibit D) reflects a twenty (20)-foot wide landscape buffer along with five (5) large canopy trees, twenty-seven (27) small ornamental trees and 228 shrubs within the landscape buffer.	The sixteen (16) large canopy trees would interfere with the overhead utility lines.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 15-40 for Multi-Family Use.

Approval of a Detail Plan for Multi-Family development.



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 15-40 for Multi-Family Use.

In addition, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for Multi-Family development.