

Council Chambers at City Hall
Tuesday, February 6, 2024
7 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities 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.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above identified location. Members of the public that desire to make a public comment must attend the meeting in person.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion 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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the January 23, 2024, Regular Meeting
2. Approve the following bids:

- a. ROWLETT CREEK 48" INTERCEPTOR MAIN
REHABILITATION PHASE 10

Bid No. 0445-24

Insituform Technologies, LLC

\$ 2,346,210.00

This request is for Phase 10 of the Rowlett Creek 48" Wastewater Interceptor Rehabilitation Project. This phase will consist of relining approximately 3.645 feet of 48" wastewater interceptor main from near Ben Davis Road north to State Highway 78 along Rowlett Creek. An owner's contingency is included for any

additional work that may be required.

- b. **2022 Paving, Water, Wastewater, & Drainage Improvement G-1 (Change Order 1, Prescott)** Bid No. 0372-23

Tri-Con Services, Inc. \$ 270,339.20

This request is for Change Order No. 1 to the 2022 Paving, Water, and Drainage Improvements (Bid 0372-23) project in the amount of \$270,339.20 for utility improvements on Prescott Drive from Fifth Street to Kingsley Road.

- c. **Replacement of Public Safety Subscriber Radios** Bid No. 0399-24

Motorola Solutions, Inc. \$ 1,089,520.05

This request is to provide the third year replacement of Motorola subscriber radios, as the current ones have reached the end of their support lifecycle with the vendor. The new radios will ensure continued compatibility with the existing infrastructure, crucial for our mission-critical Public Safety communications.

- d. **Police Detention Center Renovations - Construction Services** Bid No. 0354-24

CORE Construction \$ 725,181

This request is for construction services to renovate the Police Detention Center located at 1900 W. State Street.

- e. **Crist Road Widening** Bid No. 0002-24

Tri-Con Services, Inc. \$ 1,078,510.00

This request is for the construction of Crist Road Widening project from Foster Road to Naaman School Road. This project consists of the demolition and disposal of specific portions of the existing concrete pavement and storm drain pipe. This project also includes construction of approximately 3,325 square yards of concrete paving and approximately 780 linear feet of storm drain pipe, including related traffic loop detection, sidewalks and water improvements. An owner's contingency is included for any additional work that may be required.

- f. **Lavon Pump Station Backup Generator** Bid No. 1084-23

Texan Municipal and Industrial, LLC. \$ 2,499,169.00

The request is to provide construction services for the installation of the Generator and ATO Switchboard, including all Electrical, structural, HVAC mechanical, and instrumentation and controls as described and shown on the Drawings and Specifications at Lavon Pump Station located at 440 Gautney Road. An owner's contingency is included for any additional work or materials that may be required.

- g. **Duck Creek Lighting Project** Bid No. 0005-24

Dalworth Lighting & Electrical \$ 346,125.00

This request is to provide an upgrade to the lighting at the Duck Creek W.W.T.P. to LED lighting to save on energy cost. An owner's contingency is included for any additional work that may be required.

- h. **GP&L Oakland Substation Steel** Bid No. 0209-24

DIS-TRAN Steel, LLC. \$ 424,073.00

The purpose of this bid is for the purchase of steel structures and associated materials for the rebuild of the Oakland Substation. This is part of the approved GP&L Oakland Substation Upgrade CIP project. Due to the complex nature of the materials, an owner's contingency is included for any additional material that may be required.

i. **GP&L Pruitt 138kV Switch Station Terminal Addition
Engineering Services**

Bid No. 0460-24

Burns & McDonnell

\$ 1,443,500.00

The purpose of this bid award is to obtain engineering and design services to support the addition of a new terminal at the TMPA Pruitt 138kV Switch Station. Services also include project management, construction phase field engineering, and engineering completion and close-out services. This is part of the TMPA Pruitt 138kV Terminal Addition CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional work that may be required.

j. **GP&L Girvin to Greasewood II 345kV Transmission Line
Construction**

Bid No. 0261-24

NorthStar Energy Solutions

\$ 2,121,232.37

The purpose of this bid award is to obtain construction services for the GP&L Girvin to Greasewood II 345kV Transmission Line. This is part of the approved Girvin to Greasewood II 345kV Transmission Line CIP project. An owner's contingency is included for any additional work that may be required.

k. **Development Agreement - 215 Southwood**

Approve a 380 Development Agreement with Rebuilding the Fort, CDC, including the transfer of title of the property located at 215 Southwood, for redevelopment as single family affordable housing and authorize the City Manager to execute such documents necessary to complete the transaction as presented at the January 22, 2024, Work Session.

l. **Advance Funding Agreement with TxDOT for Shiloh Road from Miller to Forest Lane**

Consideration of a Resolution authorizing the City Manager to enter into and execute an Advance Funding Agreement (AFA) with Texas Department of Transportation (TxDOT) for the design and construction to widen Shiloh Road from Miller Road to Forest Lane in Garland, Texas.

m. **Optional Redemption of Tax Notes**

Council is requested to consider a resolution for the redemption of the outstanding Tax Notes, Series 2023

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

3. **Consider an ordinance ordering a General Election for the City of Garland, Texas to be held on the 4th day of May 2024, for the purpose of electing one Council Member 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 is requested to approve an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 4th day of May 2024.

4. **Consider an ordinance ordering a Special Election on proposed amendments to the Home Rule City Charter for the City of Garland, Texas to be held on the 4th day of May 2024, providing for the publication and posting of notice proposing amendments to the Home Rule Charter for the City of Garland, Texas; providing for authorization for the City Manager and City Secretary to enter into election agreements with Dallas and Collin County election departments; providing for early voting by personal appearance; providing for deadline for application for absentee ballot; providing for severability; and providing an effective date.**

Council is requested to approve an ordinance ordering and providing notice of a Special Election for the purpose of amendments to the Home Rule Charter of the City of Garland to be held on the 4th day of May 2024.

5. **Hold public hearing(s) on the following item(s):**

- a. **Hold a public hearing and consider approval of an ordinance adopting the 2024 Capital Improvement Program**

Hold a public hearing and consider approval of an ordinance adopting the 2024 Capital Improvement Program (CIP). The 2024 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 9, 2024.

6. **Hold public hearing(s) on the following Zoning Case(s):**

- a. **Consider a request by Cross Engineering Consultants, Inc., proposing to construct a Senior Independent Living complex with 204 dwelling units. The site is located at 1600 Edgefield Drive in District 2.**

Consider and take appropriate action on the application of Cross Engineering Consultants, Inc., requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41)

- b. **Consider a request by Ofi Chito to construct a restaurant with a drive-through [McDonald's]. The site is located at 4680 North Shiloh Road in District 7.**

Consider and take appropriate action on the application of Ofi Chito, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Detail Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44)

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

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NOTICE: *The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:*

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]



Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses these goals to guide operational priorities, decision-making and resource allocation.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

1.

Meeting Date: 02/06/2024

Minutes January 23, 2024

Submitted By: Tracy Allmendinger, Deputy City Secretary

Issue/Summary

Approve the minutes of the January 23, 2024, Regular Meeting

Background

Consideration / Recommendation

Attachments

January 23, 2024 DRAFT Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 23, 2024, 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 Jeff Bass
Deputy Mayor Pro Tem Ed Moore
Council Member Deborah Morris
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Dylan Hedrick
Council Member Chris Ott
Council Member Carissa Dutton

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phillip Urrutia
City Attorney Brian England
Deputy City Secretary Tracy Allmendinger

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Mayor LeMay introduced Staci Anaya who presented Kimberly Numi, Heritage Crossing Manager, the Texas Downtown Association President's Award (TRAPS) honoring the City of Garland's exhibit for Garland and Beyond.

Mayor LeMay announced the City of Garland Downtown Development Office's recognition for winning the Texas Downtown 2023 President's Award for Best Promotion of an event for a Population of more than 50,000. Winners of this award are announced in Nacodoches, Texas in conjunction with the Texas Downtown Annual Conference.

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 or his designee to execute each item. The Mayor will announce the

consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

The motion was made by Council Member Morris to approve the consent Agenda as presented, seconded by Deputy Mayor Pro Tem Moore. Motion carried:

Vote: 9 - 0

1. **APPROVED** Approve the minutes of the January 9, 2024, Regular Meeting

2. **Approve the following bids:**

a. **APPROVED** Change order to existing contract BL# 9364 **Bid No. 0485-19**

Qualicare Landscape Services **\$40,220.00**

This request is to provide downtown and plaza landscape maintenance.

b. **APPROVED** 2023 "Where The Heart Is" Sidewalk Replacement **Bid No. 0106-24**

Tri-Con Services, Inc. **\$468,605.00**

This request is for the 2023 "Where the Heart Is" Sidewalk Replacement Program for the reconstruction of portions of concrete sidewalks in the following subdivisions: Williams Estates (District 6), The Oaks Estates (District 3), and Orchard Hills Estates (District 5). This project is funded with American Rescue Plan Act (ARPA) funding.

c. **APPROVED** 2023 Alley Paving & Wastewater Improvement Design **Bid No. 0338-24**

Grantham & Associates, Inc. **\$361,438.00**

This request is to award a professional services contract to Grantham & Associates, Inc. in the amount of \$361,438.00 for the design of the 2023 Alley Improvement Project. This project includes pavement reconstruction for 19 alleys and 2,000 linear feet of sewer line replacement.

3. **A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:**

a. **APPROVED** Z 23-45 708 Studios, LLC / Clara M. Carlisle (District 5)

Consider and take action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District on a 1.159-acre tract of land located at 2930 Broadway Boulevard 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.

Ordinance No. 7498 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District on a 1.159-acre tract of land located at 2930 Broadway Boulevard 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.

Vote: 9 - 0

b. APPROVED Z 23-33 Jacobs Telecommunications / Christine Johnson (District 3)

Consider and take action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses and 2) a Detail Plan for an Antenna, Commercial use on a 0.0112-acre tract of land located at 4535 Bass Pro Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

Ordinance No. 7499 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses and 2) a Detail Plan for an Antenna, Commercial use on a 0.0112-acre tract of land located at 4535 Bass Pro Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

Vote: 9 - 0

c. APPROVED Z 23-36 Realty Investments C/o Maxwell Fisher (District 3)

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-family-2 (MF-2) and Live/Work uses and 2) a Detail Plan for a Multi-family and Live/Work development on a 9.8649-acre tract of land located at 630 East Interstate 30 Freeway and 5305 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.

Ordinance No. 7500 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-family-2 (MF-2) and Live/Work uses and 2) a Detail Plan for a Multi-family and Live/Work development on a 9.8649-acre tract of land located at 630 East Interstate 30 Freeway and 5305 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.

Vote: 9 - 0

d. APPROVED Z 23-42 Matt Drahos (District 2)

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Automobile Sales, New or Used on a 1.585-acre tract of land located at 421 East Walnut Street, 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.

Ordinance No. 7501 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Automobile Sales, New or Used on a 1.585-acre tract of land located at 421 East Walnut Street, 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.

Vote: 9 - 0

4. APPROVED Appointment of Municipal Judges

Approve an ordinance appointing John Sholden and Natalie Banuelos as municipal judges for a term of 2 years, as set by state law.

5. APPROVED Appointment of Associate Municipal Judges

Approve an ordinance appointing Sonja Galbraith, Rick Schimmel, and Donna Winfield as contract associate judges of the Municipal Court of the City of Garland.

ITEMS FOR INDIVIDUAL CONSIDERATION

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6. Hold public hearing(s) on:

a. APPROVED 2024 Proposed Capital Improvement Program

Proposed Capital Improvement Program (CIP). The 2024 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 9, 2024.

Mayor LeMay opened the public hearing at 7:20 p.m. there were no speakers on this item and the public hearing was closed at 7:21p.m.

b. WITHDRAWN Consider a Variance request by C&C Consulting and Licensing to allow the continuation of a convenience store to sell beer and wine closer than 300 feet to an existing church. The site is located at 2445 Goldfinch Lane in District 6.

Consider and take appropriate action on the application of C&C Consulting and Licensing, requesting approval of a Variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a church. This property is located at 2445 Goldfinch Lane. (File BW 23-02, District 6)

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

7. APPROVED Mayor Scott LeMay

- Charles Leonard - Community Multicultural Commission

Motion was made by Mayor Pro Tem Jeff Bass, and seconded by Council Member B.J. Williams. Motion carried:

Vote: 9 - 0

8. APPROVED Council Member Chris Ott

- Richard Valle - Parks and Recreation Board

Motion was made by Council Member Chris Ott, and seconded by Council Member Margaret

Lucht. Motion carried:

Vote: 9 - 0

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

There were no speakers for this item.

ADJOURN

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There being no further business to come before the City Council, Mayor LeMay, adjourned the meeting at 7:22 p.m.

Submitted By:

Scott LeMay, Mayor

Tracy Allmendinger, Deputy City Secretary



GARLAND
PURCHASING REPORT

City Council Regular Session

2. a.

Meeting Date: 02/06/2024

Item Title: Rowlett Creek 48" Interceptor Main Rehabilitation Phase 10

Submitted By: Michael Brinkmann, Managing Director

Bid Number: 0445-24

Purchase Justification:

This request is for Phase 10 of the Rowlett Creek 48" Wastewater Interceptor Rehabilitation Project. This phase will consist of relining approximately 3,645 feet of 48" wastewater interceptor main from near Ben Davis Road north to State Highway 78 along Rowlett Creek. An owner's contingency is included for any additional work that may be required.

Evaluation:

Phase 10 of the Rowlett Creek 48" Interceptor Rehabilitation Project is available from Insituform Technologies, LLC through the BuyBoard Cooperative Purchasing Contract 635-21. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Insituform Technologies, LLC	All	\$2,146,210.00
Owner's Contingency		200,000.00
	TOTAL:	\$2,346,210.00

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

50776

Fiscal Impact

Total Project/Account: \$9,533,825

Expended/Encumbered to Date (Including this Item): \$9,771,056

Proposed Balance: \$(237,231) *

Account #: 230-4149-3218400-7111

Fund/Dept/Project Description and Comments:

Wastewater CIP / Rowlett Interceptor Rehab

* The Department has prepared a CIP Budget Transfer to reallocate \$271,910 from the Cured-In-Place Pipe Main & Lateral Rehab project (Proposed CIP page 243) to the Rowlett Interceptor Rehab project for the completion of the project in 2024.

Attachments

Fiscal Impact Report

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Proposed CIP - Page 248

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

01/29/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/25/2024

Fiscal Impact Report - CIP Project Appropriation by Fund and Project Number

		<u>Total</u> <u>Appropriation</u>	<u>Actual &</u> <u>Emcumbered to</u> <u>Date</u>	<u>Available Budget</u>
FUND	230			
<u>PROJECT #</u>	0032184	8,259,734.00	9,731,743.29	-1,472,009.29

If a PR has NOT been entered into Cayenta prior to calculating the Fiscal Impact, subtract the amount of the PR from the Available Remaining Balance to get an accurate balance for the Fiscal Impact on the Agenda Item.

If the PR is encumbering a different amount from the Final Amount Awarded, subtract the difference of the Final Amount Awarded and the PR that is entered into Cayenta from the Available Remaining Budget to get an accurate balance for the Fiscal Impact on the Agenda Item.

Contact the Budget & Research Department at Budget@garlandtx.gov or Your Department's Assigned Budget Analyst for Questions about this Report AND if the Report Yields a Negative Available Remaining Budget Amount.



GARLAND



GARLAND
PURCHASING REPORT

City Council Regular Session

2. b.

Meeting Date: 02/06/2024

Item Title: Change Order No. 1 to the 2022 Paving, Water, and Wastewater Improvements Group 1 Project

Submitted By: Tye Tingey, Sr. Civil Engineer

Bid Number: 0372-23

Purchase Justification:

This is for Change Order No. 1 to the 2022 Paving, Water, and Drainage Improvements (Bid 0372-23) project in the amount of \$270,339.20 for utility improvements on Prescott Drive from Fifth Street to Kingsley Road.

Evaluation:

Tri-Con Services, Inc. was awarded the original PO 34636 in the amount of \$2,152,121.10 at the April 4, 2023 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Tri-Con Services, Inc.	All	\$270,339.20
	TOTAL:	----- \$270,339.20

Basis for Award:

Change Order

Purchase Requisition #:

50753

Fiscal Impact

Total Project/Account: \$20,339,163
Expended/Encumbered to Date (Including this Item): \$18,072,306
Proposed Balance: \$2,266,857
Account #: 220-4049-3019200-9214

Fund/Dept/Project Description and Comments:

Water CIP / Relocation of Mains Prior to Paving

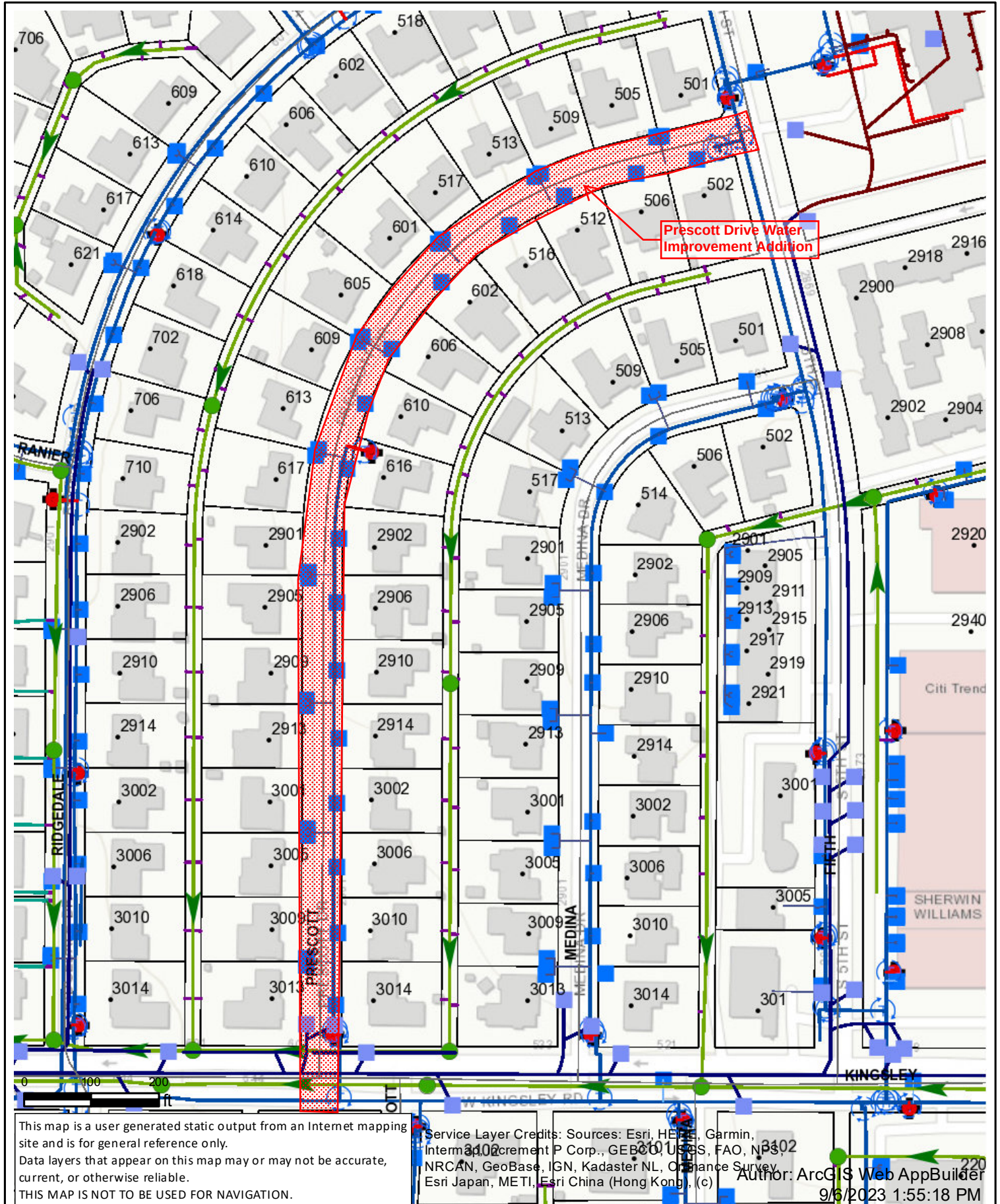
Attachments

Prescott-exhibit

Budget Type: CIP
Fiscal Year: 2024
Document Location: Proposed CIP - Page 220

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	01/26/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	01/26/2024

Prescott Dr Water Improvement





GARLAND
PURCHASING REPORT

City Council Regular Session

2. c.

Meeting Date: 02/06/2024

Item Title: Replacement of Public Safety Subscriber Radios

Submitted By: Mike Betz, Interim Managing Director

Bid Number: 0399-24

Purchase Justification:

This request is to provide the third year replacement of Motorola subscriber radios, as the current ones have reached the end of their support lifecycle with the vendor. The new radios will ensure continued compatibility with the existing infrastructure, crucial for our mission-critical Public Safety communications.

Evaluation:

The subscriber radios are available from Motorola Solutions, Inc. through the Houston Galveston Area Council Cooperative Purchasing Contract RA05-21. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Motorola Solutions, Inc.		\$1,089,520.05
	TOTAL:	----- \$1,089,520.05

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

50688

Fiscal Impact

Total Project/Account: \$6,014,000 *
Expended/Encumbered to Date (Including this Item): \$5,586,477
Proposed Balance: \$427,523
Account #: 416-4599-2305300-9029

Fund/Dept/Project Description and Comments:

Miscellaneous Revenue-Supported and Internal Service CIP / IT / Motorola Radio Subscriber Replacement

* 2024 Proposed CIP includes additional funding of \$1,514,000 from 2024 certificates of obligation for the final phase of the City's radio replacements in 2024.

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Proposed CIP - Page 199

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

01/26/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/26/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. d.

Meeting Date: 02/06/2024

Item Title: Police Detention Center Renovations - Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0354-24

Purchase Justification:

This request is for construction services to renovate the Police Detention Center located at 1900 W. State Street. The facility is over 21 years old with 24/7 operations and in need of maintenance and modernization. The proposed repairs are both exterior and interior to the facility, including drainage repairs, adding an eye wash station, properly equipping the intake hallway and inspections areas, adding electrical outlets, and repurposing storage rooms to dress out rooms. Millwork and countertops will be replaced in the control room, intake area and breakroom, along with flooring replacement and repainting walls. This will be accomplished through a Job Order Contracting construction delivery method. This project was approved in the 2023 CIP with additional funding requested in the 2024 CIP. An owner's contingency is included for any additional work that may be required.

Evaluation:

The Police Detention Center renovation is available from CORE Construction through the Equalis Cooperative Purchasing Contract EQ-101519-02A. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
CORE Construction	All	\$665,181.00
Owner's Contingency		60,000.00
	TOTAL:	\$725,181.00

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

50765

Fiscal Impact

Total Project/Account: \$1,100,000 *
Expended/Encumbered to Date (Including this Item): \$783,193
Proposed Balance: \$316,807
Account #: 691-1429-1303400-9002
Fund/Dept/Project Description and Comments:
Public Safety CIP / Police Detention Center Renovations

* This project will continue into 2024; \$500,000 of 2024 Certificates of Obligation funding is included in the 2024 CIP for the continuation and completion of the project.

Budget Type: CIP
Fiscal Year: 2024
Document Location: Proposed CIP - Page 140

Budget Director Approval: Allyson Bell Steadman **Approval Date:** 01/26/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/25/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. e.

Meeting Date: 02/06/2024

Item Title: Crist Road Widening

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0002-24

Purchase Justification:

This request is for the construction of Crist Road Widening project from Foster Road to Naaman School Road. This project consists of the demolition and disposal of specific portions of the existing concrete pavement and storm drain pipe. This project also includes construction of approximately 3,325 square yards of concrete paving and approximately 780 linear feet of storm drain pipe, including related traffic loop detection, sidewalks and water improvements. An owner's contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Tri-Con Services, Inc. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Tri-Con Services, Inc.	All	\$980,510.00
Owner's Contingency		98,000.00
	TOTAL:	\$1,078,510.00

Basis for Award:

Straight Low Bid

Purchase Requisition #:

50405

Fiscal Impact

Total Project/Account: \$1,455,000 *
Expended/Encumbered to Date (Including this Item): \$1,452,260
Proposed Balance: \$2,740
Account #: 691-1409-1426700-9011
Fund/Dept/Project Description and Comments:
Street/Transportation CIP / Crist Road Widening

* This project will continue in 2024. The 2024 Proposed CIP includes \$389,000 of additional Impact Fee funding for the continuation of the project.

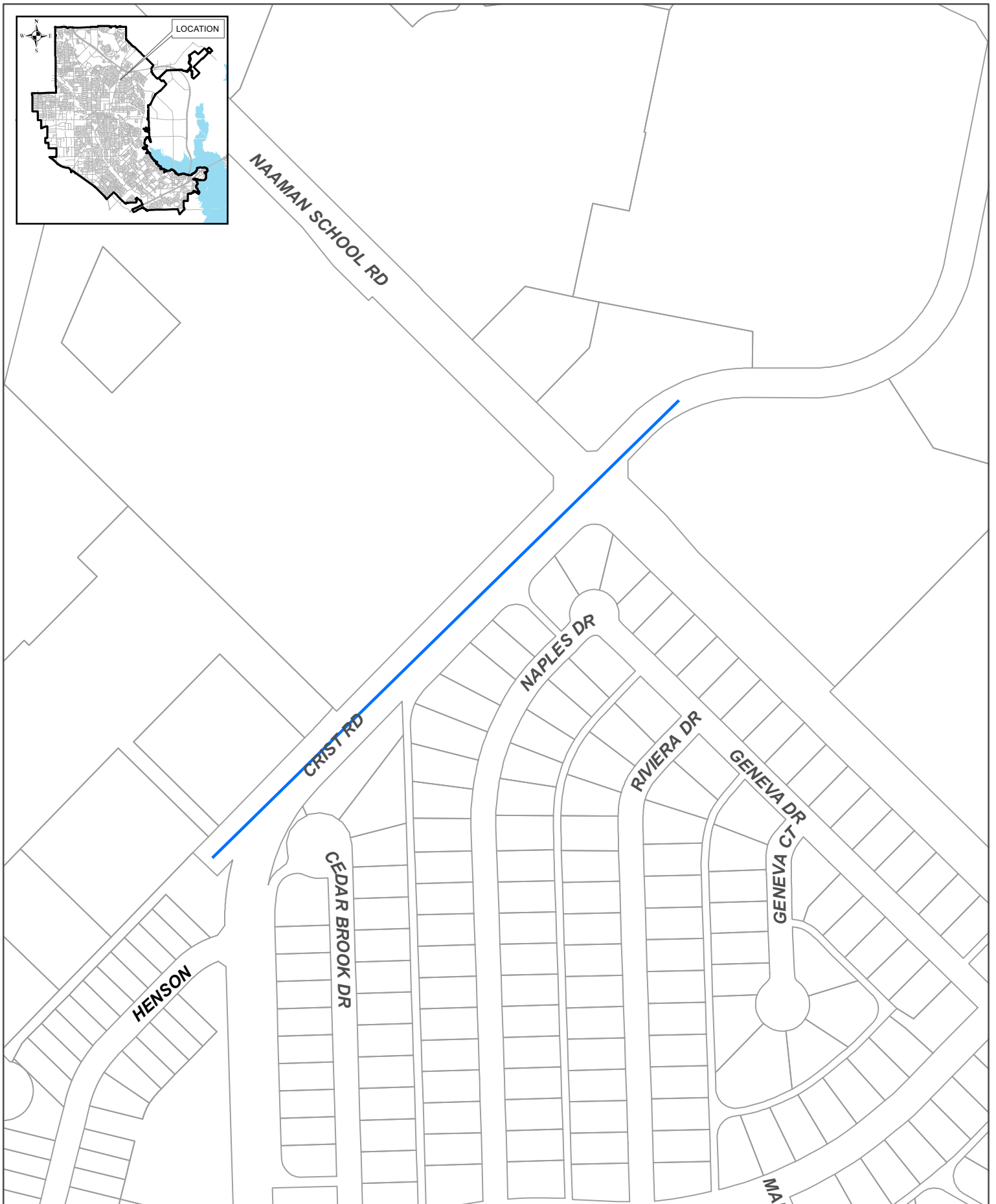
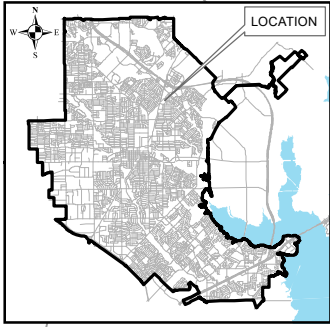
Attachments

Bid Recap

Location Map

Budget Type: CIP
Fiscal Year: 2024
Document Location: Proposed CIP - Page 87

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	01/26/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	01/25/2024





GARLAND
PURCHASING REPORT

City Council Regular Session

2. f.

Meeting Date: 02/06/2024

Item Title: Lavon Pump Station Backup Generator

Submitted By: Michael Brinkmann, Managing Director

Bid Number: 1084-23

Purchase Justification:

The purpose of this request is to provide construction services for the installation of the Generator and ATO Switchboard, including all Electrical, structural, HVAC mechanical, and instrumentation and controls as described and shown on the Drawings and Specifications at Lavon Pump Station located at 440 Gautney Road. An owner contingency is included for any additional work or materials that may be required.

Evaluation:

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

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Texan Municipal and Industrial, LLC.	All	\$2,299,169.00
Owner's Contingency		200,000.00
	TOTAL:	\$2,499,169.00

Basis for Award:

Best Value

Purchase Requisition #:

50440

Fiscal Impact

Total Project/Account: \$11,630,300

Expended/Encumbered to Date (Including this Item): \$8,819,944

Proposed Balance: \$2,810,356

Account #: Various

Fund/Dept/Project Description and Comments:

Water CIP / Water Pump Station Emergency Generators

Account #: 220-4049-3023700-9007 and 225-4049-3023700-9007

Attachments

Bid Recap

Bid Recap

Fiscal Impact Report

Fiscal Impact Report 2

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Proposed CIP Page 228

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

01/25/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/25/2024

Lavon Pump Station Standby Generator				Texan Municipal		C. F. McDonald		Clark Electric	
ITEM_NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	UNIT TOTAL	UNIT PRICE	UNIT TOTAL	UNIT PRICE	UNIT TOTAL
100.0100	For providing Project mobilization, bonds, and insurance, etc. for the overall Project for the sum of	LS	1	\$65,169.00	\$65,169.00	\$100,000.00	\$100,000.00	\$40,000.00	\$40,000.00
100.0200	For providing Project demobilization, cleanup, etc. for the overall Project for the sum of	LS	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
100.0300	For providing Project Operations & Maintenance (O&M) Manuals for the overall Project. No partial payment for this item until all O&Ms have been submitted and approved for the sum of	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
100.0400	Owner's Allowance for unanticipated Work required at the Owner's direction only, shall be measured by the lump sum and paid for at the lump sum of	LS	1	\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00
100.0500	Owner's Allowance for temporary electrical service, at the Owner's direction only, shall be measured by the lump sum and paid for at the lump sum of	LS	1	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
200.0100	Furnish new 900kW Min., 480V Tier II Standby Generator and associated equipment for the sum of	EA	1	\$600,000.00	\$600,000.00	\$400,000.00	\$400,000.00	\$640,000.00	\$640,000.00
200.0200	Furnish new 480V, 2,500A Automatic Throw-Over Distribuiton Switchboard and associated equipment for the sum of	EA	1	\$390,000.00	\$390,000.00	\$300,000.00	\$300,000.00	\$340,000.00	\$340,000.00
200.0400	Furnish and install all materials and labor for the installation of underground electrical ductbank and associated underground electrical work for the sum of	LS	1	\$185,400.00	\$185,400.00	\$200,000.00	\$200,000.00	\$295,200.00	\$295,200.00
200.0500	Furnish and install all materials and labor for the electrical work not including the Generator, Paralleling Switchgear, or Electrical Powerhouse the sum of	LS	1	\$427,000.00	\$427,000.00	\$449,969.00	\$449,969.00	\$384,000.00	\$384,000.00
200.0600	Furnish and install all materials and labor for the instrumentation and controls work for the sum of	LS	1	\$90,000.00	\$90,000.00	\$20,000.00	\$20,000.00	\$63,000.00	\$63,000.00
300.0100	For construction of new Generator pad structure in accordance with the Drawings and Specifications (Excluding Drilled Concrete Piers), complete in place for the sum of	LS	1	\$75,000.00	\$75,000.00	\$100,000.00	\$100,000.00	\$150,000.00	\$150,000.00
300.0300	For installation of 24-inch diameter drilled concrete piers,including temporary steel casing at the Generator Pad, in accordance with the Drawings and Specifications, complete in place for the UNIT PRICE of	LF	300	\$70.00	\$21,000.00	\$287.00	\$86,100.00	\$167.00	\$50,100.00
300.0400	Allowance for installation of additional length of 24-inch diameter drilled concrete piers , in accordance with the Drawings and Specifications when authorized by Owner. Additional length of piers installed will be paid at unit price established per 300.0300	LS	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
300.0500	Allowance for installation of 24-inch diameter permanent steel casing for drilled concrete piers when required per site conditions and when authorized by the Owner, in accordance with the Drawings and Specifications. complete in place for the UNIT PRICE of	LF	150	\$104.00	\$15,600.00	\$396.00	\$59,400.00	\$80.00	\$12,000.00
300.0600	For demo and modifications of Site Paving, Grading and other Site Civil Work in accordance with the Drawings and specifications, complete in place for the sum of.	LS	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$100,000.00	\$100,000.00
Total Base Bid		\$2,299,169.00				\$2,150,469.00		\$2,484,300.00	

A&B Construction		Parter Electric	
UNIT PRICE	UNIT TOTAL	UNIT PRICE	UNIT TOTAL
\$188,000.00	\$188,000.00	\$100,000.00	\$100,000.00
\$130,000.00	\$130,000.00	\$10,000.00	\$10,000.00
\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00
\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
\$794,000.00	\$794,000.00	\$800,000.00	\$800,000.00
\$471,000.00	\$471,000.00	\$500,000.00	\$500,000.00
\$346,000.00	\$346,000.00	\$300,000.00	\$300,000.00
\$746,000.00	\$746,000.00	\$320,000.00	\$320,000.00
\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00
\$290,000.00	\$290,000.00	\$125,000.00	\$125,000.00
\$600.00	\$180,000.00	\$125.00	\$37,500.00
\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
\$600.00	\$90,000.00	\$165.00	\$24,750.00
\$295,000.00	\$295,000.00	\$325,000.00	\$325,000.00
\$3,980,000.00		\$3,042,250.00	

Fiscal Impact Report - CIP Project Appropriation by Fund and Project Number

		<u>Total Appropriation</u>	<u>Actual & Emcumbered to Date</u>	<u>Available Budget</u>
FUND	220			
<u>PROJECT #</u>	0030237	7,010,000.00	5,199,710.70	1,810,289.30

If a PR has NOT been entered into Cayenta prior to calculating the Fiscal Impact, subtract the amount of the PR from the Available Remaining Balance to get an accurate balance for the Fiscal Impact on the Agenda Item.

If the PR is encumbering a different amount from the Final Amount Awarded, subtract the difference of the Final Amount Awarded and the PR that is entered into Cayenta from the Available Remaining Budget to get an accurate balance for the Fiscal Impact on the Agenda Item.

Contact the Budget & Research Department at Budget@garlandtx.gov or Your Department's Assigned Budget Analyst for Questions about this Report AND if the Report Yields a Negative Available Remaining Budget Amount.



Fiscal Impact Report - CIP Project Appropriation by Fund and Project Number

		<u>Total Appropriation</u>	<u>Actual & Encumbered to Date</u>	<u>Available Budget</u>
FUND	225			
<u>PROJECT #</u>	0030237	4,620,300.00	3,620,232.68	1,000,067.32

If a PR has NOT been entered into Cayenta prior to calculating the Fiscal Impact, subtract the amount of the PR from the Available Remaining Balance to get an accurate balance for the Fiscal Impact on the Agenda Item.

If the PR is encumbering a different amount from the Final Amount Awarded, subtract the difference of the Final Amount Awarded and the PR that is entered into Cayenta from the Available Remaining Budget to get an accurate balance for the Fiscal Impact on the Agenda Item.

Contact the Budget & Research Department at Budget@garlandtx.gov or Your Department's Assigned Budget Analyst for Questions about this Report AND if the Report Yields a Negative Available Remaining Budget Amount.



GARLAND



GARLAND
PURCHASING REPORT

City Council Regular Session

2. g.

Meeting Date: 02/06/2024

Item Title: Duck Creek Lighting Project

Submitted By: Michael Brinkmann, Managing Director

Bid Number: 0005-24

Purchase Justification:

This request is to provide an upgrade to the lighting at the Duck Creek W.W.T.P. to LED lighting to save on energy cost. An owner's contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on published criteria. Dalworth Lighting & Electrical received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Dalworth Lighting & Electrical	All	\$306,550.00
Owner's Contingency		39,575.00
	TOTAL:	----- \$346,125.00

Basis for Award:

Best Value

Purchase Requisition #:

50101

Fiscal Impact

Total Project/Account: \$7,846,724

Expended/Encumbered to Date (Including this Item): \$7,328,526

Proposed Balance: \$518,198

Account #: 230-4239-3402700-9002

Fund/Dept/Project Description and Comments:

Wastewater CIP / Duck Creek WWTP Replacements & Improvements Program

Attachments

Bid Recap

Fiscal Impact Report

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Proposed CIP - Page 255

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

01/24/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/24/2024

Fiscal Impact Report - CIP Project Appropriation by Fund and Project Number

		<u>Total Appropriation</u>	<u>Actual & Encumbered to Date</u>	<u>Available Budget</u>
FUND	230			
<u>PROJECT #</u>	0034027	7,846,724.00	7,328,526.25	518,197.75

If a PR has NOT been entered into Cayenta prior to calculating the Fiscal Impact, subtract the amount of the PR from the Available Remaining Balance to get an accurate balance for the Fiscal Impact on the Agenda Item.

If the PR is encumbering a different amount from the Final Amount Awarded, subtract the difference of the Final Amount Awarded and the PR that is entered into Cayenta from the Available Remaining Budget to get an accurate balance for the Fiscal Impact on the Agenda Item.

Contact the Budget & Research Department at Budget@garlandtx.gov or Your Department's Assigned Budget Analyst for Questions about this Report AND if the Report Yields a Negative Available Remaining Budget Amount.



GARLAND



GARLAND
PURCHASING REPORT

City Council Regular Session

2. h.

Meeting Date: 02/06/2024

Item Title: GP&L Oakland Substation Steel

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0209-24

Purchase Justification:

The purpose of this bid is for the purchase of steel structures and associated materials for the rebuild of the Oakland Substation. This is part of the approved GP&L Oakland Substation Upgrade CIP project. Due to the complex nature of the materials, an owner's contingency is included for any additional material that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated. Texas Electric Cooperatives, Inc. submitted an incomplete bid and is therefore deemed non-responsive. Klute, Inc. Steel Fabrication submitted an unacceptable lead time and is therefore deemed non-responsive. MVA Power, Inc. submitted an unapproved steel manufacturer and is therefore deemed non-responsive. DIS-TRAN Steel, LLC is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
DIS-TRAN Steel, LLC	All	\$385,521.00
Owner's Contingency		38,552.00
	TOTAL:	----- \$424,073.00

Basis for Award:

Lowest Responsible Bid

Purchase Requisition #:

50383

Fiscal Impact

Total Project/Account: \$6,800,000

Expended/Encumbered to Date (Including this Item): \$6,031,712

Proposed Balance: \$768,288

Account #: 210-3799-3179801-6051

Fund/Dept/Project Description and Comments:

GP&L CIP - Substations Program

Attachments

Bid Recap

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Proposed CIP - Page 278

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

01/26/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/25/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. i.

Meeting Date: 02/06/2024

Item Title: GP&L Pruitt 138kV Switch Station Terminal Addition Engineering Services

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0460-24

Purchase Justification:

The purpose of this bid award is to obtain engineering and design services to support the addition of a new terminal at the TMPA Pruitt 138kV Switch Station. Services also include project management, construction phase field engineering, and engineering completion and close-out services. This is part of the TMPA Pruitt 138kV Terminal Addition CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional work that may be required.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from RFQ 0753-19. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Burns & McDonnell	All	\$1,255,500.00
Owner's Contingency		188,000.00
	TOTAL:	\$1,443,500.00

Basis for Award:

Most Qualified

Purchase Requisition #:

50772

Fiscal Impact

Total Project/Account: \$3,700,000

Expended/Encumbered to Date (Including this Item): \$1,443,500

Proposed Balance: \$2,256,500

Account #: 215-3599-3147401-7111

Fund/Dept/Project Description and Comments:

GP&L CIP - TMPA Transmission Program

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Proposed CIP - Page 272

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

01/26/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/26/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. j.

Meeting Date: 02/06/2024

Item Title: GP&L Girvin to Greasewood II 345kV Transmission Line Construction

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0261-24

Purchase Justification:

The purpose of this bid award is to obtain construction services for the GP&L Girvin to Greasewood II 345kV Transmission Line. This is part of the approved Girvin to Greasewood II 345kV Transmission Line CIP project. An owner's contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Ten (10) bids were received and evaluated based on published criteria. Altitude Energy, LLC submitted an incomplete bid and is therefore deemed non-responsive. NorthStar Energy Solutions received the highest evaluated score, offering the best value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
NorthStar Energy Solutions	All	\$1,973,847.61
Owner's Contingency		197,384.76
	TOTAL:	\$2,171,232.37

Basis for Award:

Best Value

Purchase Requisition #:

50454

Fiscal Impact

Total Project/Account: \$6,986,000

Expended/Encumbered to Date (Including this Item): \$5,920,311

Proposed Balance: \$1,065,689

Account #: 210-3599-3145601-7111

Fund/Dept/Project Description and Comments:

GP&L CIP - Transmission CIP Program

Attachments

Bid Recap

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Proposed CIP - Page 272

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

01/26/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

01/26/2024

[illegible]

[illegible]



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

2. k.

Meeting Date: 02/06/2024

Development Agreement - 215 Southwood

Submitted By: Mona Woodard, Neighborhood Services Administrator

Strategic Focus Area: Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

The Community Development Department requests Council approval to engage in a 380 Development Agreement with Rebuilding the Fort, a Community Development Corporation. The purpose is to partner in redeveloping a community meeting space at 215 Southwood into housing while piloting a workforce training program for Garland Veterans. Upon its completion, the renovated property will be available for sale as affordable housing to an income-eligible family.

Background

The property is located at 215 Southwood, formerly known as the Harmony House, is owned by the City, and previously served as a community meeting space for neighborhood residents. On April 18, 2022, the Council approved the return of the property to residential use. The Community Development Department has identified Rebuilding the Fort, a Community Development Corporation (CDC), as a development partner in completing the construction work necessary to convert the property to residential use. As part of the agreement, Rebuilding the Fort, CDC, will use the project as a workforce training program for Garland Veterans desiring to learn construction and real estate skills. CDBG GREAT Homes Program funding will be provided to finance the renovation. Upon completion, the renovated property will be made available for sale as affordable housing to an eligible family.

This item was provided to the Council for review and discussion during the January 22, 2024, City Council work session meeting.

Consideration / Recommendation

Staff recommends the City Council approval by minute action to proceed with the transfer of property located at 215 Southwood to Rebuilding the Fort, CDC, and authorization for the execution of a 380 Development Agreement with Rebuilding the Fort, CDC.

Attachments

Development Agreement for 215 Southwood

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
BETWEEN THE CITY OF GARLAND AND REBUILDING THE FORT, CDC

This **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT** (“Agreement”) is made by and between the **City of Garland**, a Texas home-rule municipality (“City”), and **Rebuilding the Fort, CDC**, a Texas nonprofit corporation (“Developer”), acting by and through their respective authorized officers.

RECITALS:

Developer and the City each acknowledge and agree that the following recitals are true and correct and that the same is a material part of this Agreement:

WHEREAS, the City desires to further the public interest and welfare, to induce the investment of private resources in productive business enterprises located within the City that will increase tax revenue and promote or develop new business enterprises, to develop and diversity the economy, and eliminate unemployment and underemployment through Economic Development Agreements as authorized by Chapter 380 of the Texas Local Government Code;

WHEREAS, the Developer is a Texas nonprofit corporation, organized under Section 501(c)(3) of the Internal Revenue Code;

WHEREAS, Developer and City agree that the Developer shall acquire title to, redevelop, and renovate the property located at 215 Southwood Drive, Garland, Dallas County, Texas to transform the property into an affordable single-family residence of approximately 1,082 square feet (the “Development”);

WHEREAS, the Developer agrees to make a Capital investment of approximately \$250,000.00 into the Development through the City’s Community Development Block Grant (“CDBG”) Fund as well as hire veterans in the City of Garland to vocationally train them in construction and project management through the Department of Veteran Affairs’ Residential Builder Developer Apprenticeship Program;

WHEREAS, the Development will have a direct and positive economic benefit to the City;

WHEREAS, the Developer has advised the City that a contributing factor of inducing the Developer to further improve the land is an agreement by the City to provide an Economic Development grant to the Developer as set forth herein;

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide an economic development program, which may include certain grants of public funds, to stimulate business and commercial activity within the City;

WHEREAS, City hereby finds that this Agreement promotes economic development in the City and, as such, meets the requisites under Article III, Section 52-a of the Texas Constitution

and Chapter 380 of the Texas Local Government Code and qualifies for an Economic Development Program, and further, is in the best interests of the City;

WHEREAS, the City wishes to provide an Economic Development grant to the Developer to assist in the economic development of the City by contributing certain real property and providing CDBG Funds through its standard Development and Participation Agreements for the Development; and

WHEREAS, the City has determined, based on information presented to it by the Developer, that making an Economic Development grant to the Developer as set forth in this Agreement is matching the City's Economic Development goals and will: (i) help accomplish the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City;

NOW, THEREFORE, the Developer and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by both the Developer and the City, and agree as follows:

Section 1. Definitions:

"Building" means the 1,082-square-foot structure currently located on the Property.

"Letter of Completion" means a letter issued by the City to the Developer upon the determination made by the City Building Official that the core and shell of real property improvements on the Property have been completed in compliance with applicable local, state, and federal law and regulations, including, but not limited to plumbing, electrical, mechanical, energy-related components, sidewalks, landscaping, parking lots, drainage, water, sewer, screening walls, fire hydrants, and lanes, and approved by applicable City officials.

"DCAD" means the Dallas Central Appraisal District or its successor.

"Development" has meaning described within the Recitals of this Agreement.

"Incentive" means the City's contribution of certain real property and providing CDBG Funds through its standard Development and Participation Agreements for the Development, which are attached to this Agreement.

"Party" means either the City or the Developer, and "Parties" means, collectively, the City and the Developer.

"Program" means the Economic Development Program for this Development as established by the City according to Texas Local Government Code Chapter 380 and this Agreement to promote local economic development and stimulate business and commercial activity within the City.

"Property" means 7,784 square foot lot located at 215 Southwood Drive, Garland, Dallas County, Texas 75040, more specifically described as Block 5, Lot 21 of the Glenfield Addition of the City

of Garland, Dallas County, Texas, including the building thereon.

“Term” has the meaning given such term in Section 2 of this Agreement.

Section 2. Term. This Agreement shall unless extended or terminated in writing by a mutual agreement executed by both parties or as otherwise provided in this Agreement of the Parties, terminate either upon the complete performance by the Parties of all obligations and conditions within this Agreement or on the date eighteen (18) months from the Effective Date, subject to Section 3(A).

This Agreement shall be effective (“Effective Date”) as of the date of the last Party to execute this Agreement.

Section 3. Developer’s Obligations.

(A) Developer shall execute the Construction Agreement with the City of Garland, Housing and Community Services Department, Home Program (“Construction Agreement”), attached hereto as Exhibit A, and abide by all responsibilities and obligations therein.

(B) Developer shall further execute the CDBG Program Participation Agreement with the City of Garland (“Participation Agreement”), attached hereto as Exhibit B, and abide by all responsibilities and obligations therein.

(C) Developer shall construct the Development on the Property pursuant to the terms of the Construction Agreement and Participation Agreement.

(D) Developer shall renovate the Building on the Property and have received a Certificate of Occupancy for it on or before **eighteen (18) months from the Effective Date of this Agreement, or else this Agreement automatically terminates.**

(E) Reimbursement for the renovation costs shall be pursuant to the Construction Agreement.

(F) The Developer acknowledges the purchase price of the Property from the City shall be Twenty-Seven Thousand Seven Hundred Thirty-Nine Dollars and Zero Cents (\$27,739.00). However, payment of said purchase price to the City shall not be due until January 1, 2026. Developer shall be eligible for a forgiveness of the full amount of the purchase price of the Property if all necessary building permits are received for the Building on the Development are obtained by eighteen (18) months from the Effective Date of this Agreement.

If permitting if the Building is not complete by eighteen (18) months from the Effective Date of this Agreement, the full purchase price of \$27,739.00 shall be due and owing to the City from Developer on January 1, 2026.

Section 4. City's Obligations.

(A) Within thirty (30) days of the Effective Date of this Agreement, the City shall convey fee simple title to the Property. The purchase price for the conveyance of the Property shall be Twenty-Seven Thousand Seven Hundred Thirty-Nine Dollars and Zero Cents (\$27,739.00) due and payable to the City on January 1, 2026, and subject to the forgiveness provisions of Section 3(F) above.

(B) As specified in Section 3 above, Developer shall construct the Development on the Property pursuant to the terms of the Development Agreement and Participation Agreement

Section 5. Source of Funds. The monetary portion of the Incentive shall be paid only from the CDBG Funds. Notwithstanding any other provision contained herein to the contrary, the City shall not owe Developer any amount or other thing of value in excess of the amounts of CDBG Funds described in the Development Agreement and Participation Agreement. No other source of funds shall be provided for the payment of the Incentive.

Section 6. Valuation Assessment. Developer agrees that by submitting to the City a request for the payment of any of the Incentives under this Agreement, the Developer has (i) fully and finally agreed to the DCAD assessed tax values and the City's tax rate and procedures on which the assessed value of the Development is or will be based without protest or challenge; (ii) will not make any claim for a refund, repayment, or reduction of those taxes from any source, including the City; and (iii) will not claim or accept any exemption from ad valorem taxes, prior to the date of termination of this Agreement.

Section 7. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well-known and generally accepted technical or trade meanings are used herein per such recognized meanings. In addition, the following rules of interpretation shall apply:

(A) References to "Articles," "Sections," or "Exhibits" shall be to articles, sections, or exhibits of this Agreement.

(B) The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.

(C) This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.

(D) Unless expressly provided otherwise in this Agreement, (a) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be

unreasonably withheld, conditioned, or delayed, and (b) wherever the Agreement gives a Party a right to determine, require, specify, or take similar action concerning a matter, such determination, requirement, specification, or similar action shall be reasonable.

(F) Use of the words “include” or “including” or similar words shall be interpreted as “including but not limited to” or “including, without limitation.”

(G) The recitals to this Agreement are incorporated herein.

Section 8. Dispute Resolution and Step Negotiations. The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows:

(A) Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Representatives of each of the Parties shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such representatives, or if no meeting of such representatives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days’ notice of such intention and may also be accompanied by an attorney. All negotiations according to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the Federal Rules of Evidence and State Rules of Evidence. Each Party will bear its own costs for this dispute-resolution phase.

(B) If any dispute arising out of or relating to this Agreement or any of the transactions contemplated hereby is not resolved by the procedures set forth in Section 8 (A), such dispute shall be submitted to non-binding mediation to a person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. If the mediation process has not resolved the dispute within thirty days of the submission of the matter to mediation or within such a longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of court proceedings. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase.

(C) Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely to secure a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm.

Section 9. Jurisdiction and Venue. 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. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action brought in state court and arising out of this Agreement shall be in Dallas County, Texas; if brought in federal court, venue shall be in the United States District Court for the Northern District of Texas, Dallas Division.

Section 10. Accommodation of Financing Parties. To facilitate the Developer's obtaining of financing to construct the Development, City shall make governmentally reasonable efforts to provide such consents to assignments, certifications, representations, information, estoppels, or other documents as may be reasonably requested by the Developer or the Developer's financing parties in connection with the financing of the Development; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information, estoppel, or other documents, or enter into any agreement, that materially adversely affects, or could reasonably be expected to have or result in a material adverse effect on, any of City's rights, benefits, risks, or obligations under this Agreement. Developer shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented out-of-pocket third-party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution, or delivery of any documents requested by Developer or the financing parties.

Section 11. Entire Agreement. This Agreement and its Exhibits constitute the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the Party or Parties sought to be charged or bound by the alteration or amendment.

Section 12. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive payments pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City.

Section 13. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory of each Party.

Section 14. Survival. Developer's obligations in Section 3 of this Agreement shall specifically survive the consummation of the real estate transaction conveying the Property to Developer.

Section 15. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

Section 16. Notices. All notices required to be given under this Agreement shall be in writing and shall be given by either Party or its counsel in person, via express mail service, courier, or receipted facsimile transmission (but only if duplicate notice is also given via express mail service, courier or certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given according to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person or next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, when deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland
200 N. Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504

If to Developer:

Rebuilding the Fort, CDC
5900 Balcones Drive
Suite 100
Austin, Texas 78731
Attn: Andy Williams
Phone: (214) 890-6164

With a required copies to:

City Attorney
200 N. Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002
Phone: (972) 205-2380
Fax: (972) 205-2389

Mona Woodard
Community Development Administrator
800 Main Street
Garland, Texas 75040
Phone: (972) 205-2141

Section 17. Employment of Undocumented Workers. During the Term of this Agreement, the Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the amount of the Incentive paid to and received by Developer from and by the City as of the date of such violation within 120 business days after the date the Developer is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Developer is not liable for a violation of this Section concerning any workers employed by a subsidiary, affiliate, or franchisee of the Developer or by a person with whom the Developer contracts.

Section 18. Non-Collusion. Developer represents and warrants that neither Developer nor any representative of Developer has given, made, promised, or paid, nor offered to give, make, promise, or pay any gift, bonus, commission, money, or other consideration to any employee, agent, representative, or official of the City as an inducement to or to obtain the benefits to be provided by the City under this Agreement.

Section 19. Time of the Essence. Time is of the essence in the performance of this Agreement. If any deadline contained herein ends on a Saturday, Sunday, or a legal holiday generally recognized by banks in the State of Texas, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday, or legal holiday.

Section 20. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

Section 21. No Recording. The Parties agree that neither this Agreement nor any memorandum of this Agreement will be recorded in the real property records of Dallas County, Texas, though any deeds contemplated herein shall be.

Section 22. Verification Developer Does Not Boycott Israel. Pursuant to Section 2271.002, Texas Government Code, to the extent this Agreement is a contract for goods or services, if Developer has ten or more full-time employees and this Agreement is for goods and services valued at or above \$100,000 and is to be paid wholly or partially by public funds, then Developer hereby represents that it does not boycott Israel and will not boycott Israel during the term of this Agreement.

Section 23. Verification Developer Does Not Discriminate Against Firearm and Ammunition Industries. Pursuant to Section 2274.002, Texas Government Code, if Developer has ten or more full-time employees and this Agreement is for goods and services valued at or above \$100,000 and is to be paid wholly or partially by public funds, then Developer hereby represents that it does not boycott firearm entities or firearm trade associations and will not boycott said firearm entities and trade associations during the term of this Agreement.

Section 24. Verification Developer Does Not Boycott Certain Energy Companies. Pursuant to Section 2276.002, Texas Government Code, if Developer has ten or more full-time employees and this Agreement is for goods and services valued at or above \$100,000 and is to be paid wholly or partially by public funds, then Developer hereby represents that it does not boycott those energy companies identified in Section 809.001 of the Texas Government Code and will not boycott said energy companies during the term of this Agreement

EXECUTED and EFFECTIVE as of the ____ day of _____, 2024.

DEVELOPER

**Rebuilding the Fort, CDC,
a Texas nonprofit corporation**

By: _____
Name: _____
Title: _____
Date Executed: _____

CITY

City of Garland, a Texas home-rule municipality

By: _____

Judson Rex

City Manager

Date Executed: _____

EXHIBIT "A"
Development Agreement

EXHIBIT "B"
Participation Agreement



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

2. I.

Meeting Date: 02/06/2024

Advance Funding Agreement with TxDOT for Shiloh Road from Miller to Forest Lane

Submitted By: Michael Polocek, Engineering Director

Strategic Focus Area: Well-Maintained City Infrastructure
Customer-Focused City Services
Sound Governance and Finances

Issue/Summary

Consideration of a Resolution authorizing the City Manager to enter into and execute an Advance Funding Agreement (AFA) with Texas Department of Transportation (TxDOT) for the design and construction to widen Shiloh Road from Miller Road to Forest Lane in Garland, Texas.

Background

1. The City of Garland desires to enter an agreement with the Texas Department of Transportation ("TxDOT") for the design and construction to widen Shiloh Road from 4-lanes to 6-lanes, including sidewalks, from Miller Road to Forest Lane in the City of Garland.
2. The agreement includes Federal funding for design and construction of the project in the amount of Eighteen Million Nine Hundred Fifty-Five Thousand Dollars and no cents (\$18,955,000). In addition, an amount of One Million Eight Hundred Seventy-Five Thousand Dollars and no cents (\$1,875,000) will be credited as Transportation Development Credits (TDC) in lieu of the Local Government participation. The following is a table of the estimated funds for the project by each Agency:

Description	Fiscal Year	Total Estimate Cost	Federal	State	Local Government Contribution
TxDOT Direct Costs Engineering/ Environmental)	2024	\$6,500,000	\$6,500,000	\$0	\$0
TxDOT Direct Costs (Construction)	2027	\$94,775	\$94,775	\$0	\$0
Construction	2027	\$14,755,225	\$12,360,225	\$0	\$2,395,000
Utilities	2026	\$1,650,000	\$0	\$0	\$1,650,000
TxDOT Indirect Cost	2027	\$973,380	\$0	\$973,380	\$0
Total		\$23,973,380	\$18,955,000	\$973,380	\$1,650,000 + \$2,395,000 (\$1,875,000 TDC)

3. Local Government (City of Garland) shall be responsible for 100% of engineering, design and construction remaining costs and costs overruns.

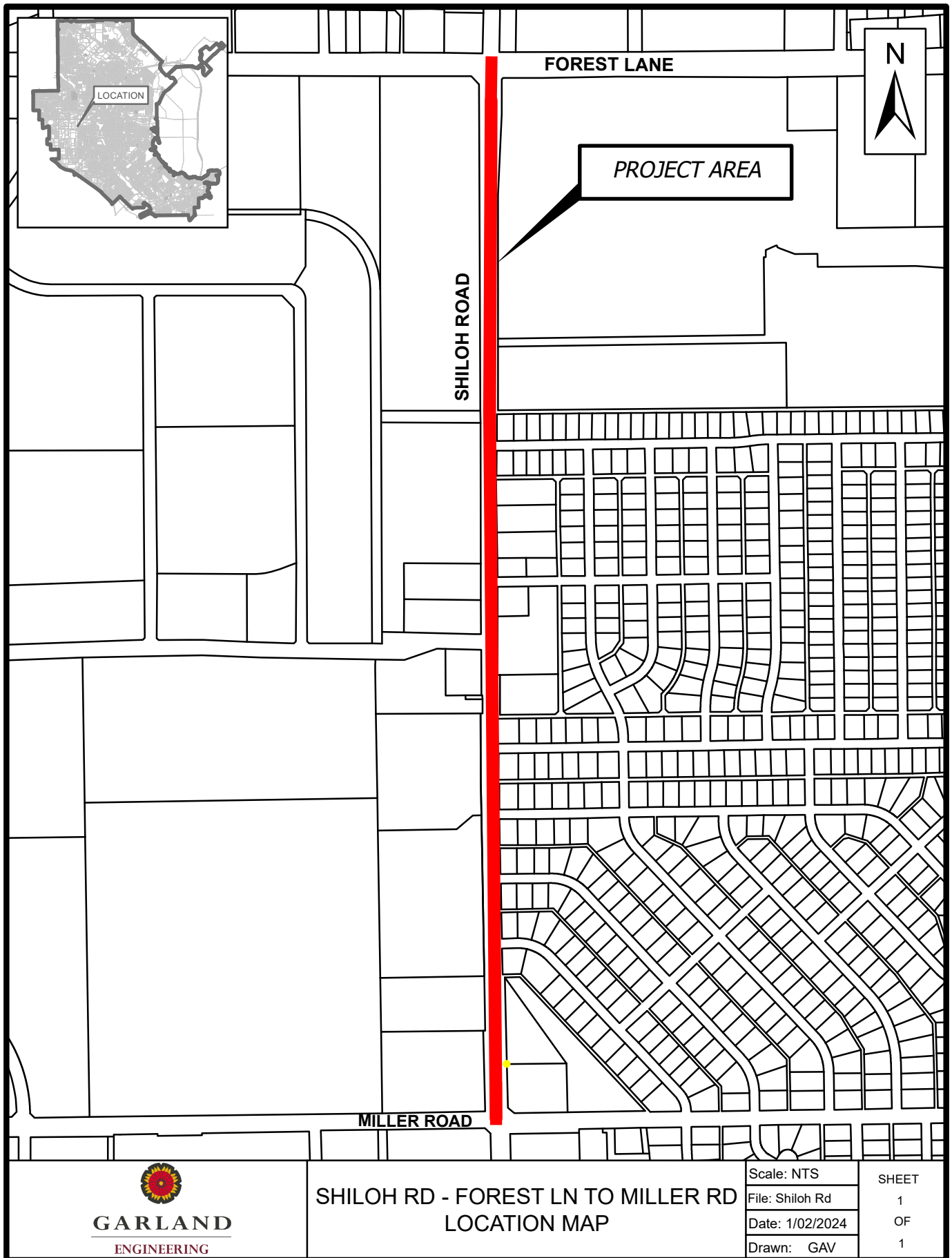
Consideration / Recommendation

Council considered this item on the January 22, 2024 Work Session Agenda.

Approve a resolution authorizing the City Manager to execute an Advance Funding Agreement with TxDOT.

Attachments

Location Map
Resolution



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ADVANCED FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR TXDOT PROJECT CSJ 0918-47-396 AND CSJ 0918-47-397, A SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM PROJECT UTILIZING TRANSPORTATION DEVELOPMENT CREDITS (TDC) OFF-SYSTEM TO WIDEN SHILOH ROAD FROM MILLER ROAD TO FOREST LANE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland desires to enter an agreement with the Texas Department of Transportation ("TXDOT") for the design and construction of widening Shiloh Road from Miller Road to Forest Lane in a project identified as CSJ 0918-47-396 and CSJ 0918-47-397 the "Project");

WHEREAS, the project consists of the design and construction of widening Shiloh Road from 4-lanes to 6-lanes with sidewalks from Miller Road to Forest Lane in the City of Garland.

WHEREAS, TXDOT has authorized the project to proceed;

WHEREAS, the total Project cost, based on this Advanced Funding Agreement, is estimated to be Twenty-Three Million Dollars no cents (\$23,000,000.00);

WHEREAS, Federal funds are available to offset a portion of the costs;

WHEREAS, The Federal funding for design and construction of the project is Eighteen Million Nine Hundred Fifty-Five Thousand Dollars and no cents (\$18,955,000) in addition to an amount of One Million Eight Hundred Seventy-Five Thousand Bucks and no cents (\$1,875,000), which will be credited as Transportation Development Credits (TDC) in lieu of the Local Government participation. The City is responsible for the remaining costs and 100% of the cost overruns;

WHEREAS, the City is the Lead Agency for the Project and will provide the Project Manager;

WHEREAS, a copy of the agreement in its substantially final form is attached hereto as Exhibit "A"; and

WHEREAS, City approval of the advanced funding agreement for the project is necessary to fund and proceed with the project;

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

Section 1

That the City Council hereby authorizes the City Manager to enter into an Advanced Funding Agreement (AFA) with the Texas Department of Transportation for the purpose of obtaining state and federal funds for the design and construction of widening Shiloh Road from 4-lanes to 6-lanes, with sidewalks, from Miller Road to Forest Lane in the City of Garland, Texas, as set out in the agreement attached hereto.

Section 2

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 3

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

PASSED AND APPROVED this the 6th day of February, 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

2. m.

Meeting Date: 02/06/2024

Optional Redemption of Tax Notes

Submitted By: Matt Watson, Chief Financial Officer

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

When Council approved the issuance of \$40.3 million Tax Notes, Series 2023 on September 5, 2023, it was contemplated that the City would exercise the call provision to redeem the notes prior to the scheduled maturity date of November 15, 2024. Staff requested Council consider approving a resolution to redeem the Tax Notes, Series 2023 as contemplated at the January 8th, 2024 Work Session.

Background

The debt service savings generated from the General Obligation Commercial Paper program created additional debt capacity of \$40.3 million in the FY 2023-24 budget. On September 5, 2023 City Council approved the issuance of a Tax Note, Series 2023 in the amount of \$40.3 million to fund additional infrastructure improvements. Tax Note, Series 2023 was issued with the intent of exercising the option to early redeem the tax notes.

Consideration / Recommendation

Approval of this resolution will save the City's Debt Service Fund approximately \$988,000 in interest cost.

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION PROVIDING FOR THE REDEMPTION OF THE
OUTSTANDING CITY OF GARLAND, TEXAS, TAX NOTE, SERIES 2023; AND
RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE
REDEMPTION OF SUCH OBLIGATION

WHEREAS, pursuant to Ordinance No. 7461 (the “Ordinance”) passed and adopted by the City Council (the “Council”) of the City of Garland, Texas (the “City”), the following described obligation was duly authorized to be issued and is currently outstanding, to wit: City of Garland, Texas, Tax Note, Series 2023, dated September 28, 2023, maturing on November 15, 2024, in the principal amount of \$40,255,000; and

WHEREAS, the above identified obligation was authorized, issued, sold and delivered subject to the right and authority of the City to redeem the same prior to maturity, as provided in the Ordinance and in said obligation; and

WHEREAS, the Council hereby finds and determines that the obligation of such series should be redeemed prior to its maturity on the date and in the manner hereinafter provided and in accordance with the requirements prescribed therefor and notice of redemption of such obligation should be approved and authorized to be given at this time by the Council; now, therefore,

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

SECTION 1: The tax note of the series known as “City of Garland, Texas, Tax Note, Series 2023,” dated September 28, 2023, maturing on November 15, 2024, and in the principal amount \$40,255,000, shall be redeemed and the same is hereby called for redemption on February 15, 2024, at the price of par plus accrued interest to the date of redemption. The Mayor and the City Secretary are hereby authorized and directed to file a copy of this Resolution, together with a suggested form of notice of redemption to be sent to the noteholder, with Frost Bank, the current paying agent/registrar for such obligation, in accordance with the redemption provisions applicable to such obligation; such suggested form of notice of redemption being attached hereto as **Exhibit A** and incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 2: The Mayor and the City Secretary of the City are hereby authorized and directed to make all arrangements necessary to notify the holder of such obligation of the City’s decision to redeem such obligation on the date and in the manner herein provided and in accordance with the Ordinance.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

PASSED AND ADOPTED, this February 6, 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

(City Seal)

EXHIBIT A

NOTICE OF REDEMPTION

CITY OF GARLAND, TEXAS TAX NOTE, SERIES 2023

Dated September 28, 2023

NOTICE IS HEREBY GIVEN that the note of the above series maturing on November 15, 2024 and in the principal amount of \$40,255,000, has been called for redemption on February 15, 2024 at the redemption price of par plus accrued interest to the date of redemption.

THE ENTIRE PRINCIPAL AMOUNT OF THE NOTE shall become due and payable on February 15, 2024, and interest thereon shall cease to accrue from and after said redemption date and payment of the redemption price of said obligation shall be paid to the registered owner of the obligation only upon presentation and surrender of such obligation to Frost Bank, 2950 North Harwood, Suite 1100, Dallas, Texas 75201.

REDEMPTION of the note is conditional upon the receipt of moneys sufficient to pay the principal of and interest on the note by the Paying Agent/Registrar on or prior to the date fixed for redemption, and, if sufficient moneys are not received, this notice shall be of no force and effect, the City shall not redeem the note and the Paying Agent/Registrar shall give notice, in the manner in which this notice of redemption was given, to the effect that the note has not been redeemed.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said obligation and pursuant to a resolution by the City Council of the City of Garland, Texas.

Frost Bank
2950 North Harwood, Suite 1100
Dallas, Texas 75201



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

Meeting Date: 02/06/2024

May 4 General Election Ordinance

Submitted By: Tracy Allmendinger, Deputy City Secretary

Issue/Summary

Consider an ordinance ordering a general election for the City of Garland to be held on May 4, 2024, for the purpose of electing one Council Member to respectively represent Districts 1, 2, 4, and 5, providing for a run-off election if needed; and providing for other matters relating to the conduct of the election.

Background

Consideration / Recommendation

Approve an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 4th day of May 2024.

Attachments

2024 General Election Ordinance Attachment

ORDINANCE NO. _____

AN ORDINANCE ORDERING OF A GENERAL ELECTION FOR THE CITY OF GARLAND, TEXAS TO BE HELD ON THE 4TH DAY OF MAY, 2024, FOR THE PURPOSE OF ELECTING COUNCILMEMBERS 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 AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER INTO ELECTION AGREEMENTS WITH DALLAS AND COLLIN COUNTY ELECTION DEPARTMENTS; PROVIDING FOR NOTICE, PUBLICATION, AND POSTING OF THIS ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

ELECTION ORDER FOR JOINT ELECTION AND NOTICE OF ELECTION

There is hereby ordered a general election to be participated in by the qualified voters of the City of Garland, Texas, to be held on Saturday, May 4, 2024, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing one Councilmember each to respectively represent Districts 1, 2, 4, and 5.

Candidates for Districts 1, 2, 4, and 5 must reside in the respective District which that candidate intends to represent. Every qualified voter within Districts 1, 2, 4, and 5 may cast one vote for a candidate for the respective District within which such voter resides.

The candidate for each respective office who shall receive a majority of all votes cast for the office for which that person is a candidate shall be declared elected.

Section 2

JOINT ELECTION AND ELECTION SERVICES AGREEMENT

The election shall be held as a joint election pursuant to the joint election agreements by and between the City of Garland, Dallas County, Collin County, and such other political subdivisions as may be participating in the joint election. Pursuant to the joint election agreements, the Dallas County and Collin County Election Administrators shall serve as election administrators for the election for their respective counties, and shall appoint such election officials as may be required by law, according to the terms of the law and the joint election agreement.

For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this election shall be appointed and designated in accordance with the provisions of the joint election agreements.

The Central Counting Stations for the tabulation and counting of ballots for this election shall be located at the following locations:

For Garland residents residing in Dallas County:

Dallas County Elections Administration
1520 Round Table Drive
Dallas, Texas 75247

For Garland residents residing in Collin County:

Collin County Elections Department
2010 Redbud Blvd.
Suite 102
McKinney, TX 75069

The Manager, Tabulation Supervisor, Presiding Judge, and Alternate Presiding Judge at such Central Counting Stations shall be determined, appointed, and designated in accordance with the joint election agreements. The Manager and Presiding Judge of such Central Counting Stations may appoint clerks to serve at such Central Counting Station, as provided by Texas Election Code, Section 127.006, as amended.

The voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by a personal appearance, by mail, and for election day voting.

Section 3 RUN-OFF ELECTION

In the event any candidate fails to receive a majority of all votes cast for the office for which that person is a candidate, a run-off election shall be held on June 15, 2024, between the hours of 7:00 a.m. and 7:00 p.m. for the purpose of resolving the run-off for each office for which a candidate did not receive a majority of all votes cast at the general election.

Section 4
POSITIONS OF NAMES OF CANDIDATES ON BALLOTS

The positions of the names of the candidates for the general election and, if necessary, for the run-off election, shall be determined by lot in an open meeting to be held at the offices of the City Secretary located at Garland City Hall. The City Secretary shall notify each candidate of the time of the meeting to draw lots and shall preside at the drawing.

Section 5
ELECTION PRECINCTS AND POLLING PLACES

The election precincts and the polling places for the election shall be those established by the Dallas County Elections Administrator for Dallas County residents, and by the Collin County Elections Administrator for Collin County residents, by virtue of the joint election agreements.

Residents may use the below websites to locate the polling places and obtain other election information.

All Garland residents
<https://www.garlandtx.gov/256/Elections>

For Garland residents residing within Dallas County
<https://www.dallascountyvotes.org/elections-office/>

For Garland residents residing within Collin County
<https://www.collincountytx.gov/elections/Pages/default.aspx>

Section 6
EARLY VOTING

For Garland residents residing within Dallas County, the main early voting place is the **George L. Allen, Sr. Courts Building, 600 Commerce Street, Dallas, Texas 75202**, or such other location as may be authorized and established by the Dallas County Elections Administrator.

For Garland residents residing within Collin County, the main early voting place is **2010 Redbud Blvd., Suite 102, McKinney, Texas 75069**, or such other location as may be authorized and established by the Collin County Elections Administrator.

For all Garland residents, early voting by personal appearance within the City of Garland may be conducted locally at **Richland College - Garland Campus, 675 W. Walnut Street, Garland, Texas 75040** or the **South Garland Library, 4845 Broadway Blvd., Garland, Texas 75043**.

An application for ballot by mail or for information on obtaining an application for ballot may be obtained by contacting the voting clerk of the resident's county. The official mailing address and other contact information for each county's clerk is listed here.

For Garland Residents residing within Dallas County:

By writing:

Heider Garcia - Early Voting Clerk
Dallas County Elections
1520 Round Table Dr.
Dallas, TX 75247

By email: earlyvotingmail@dallascounty.org

By telephone: 214-819-6359

By fax: 214-819-6303

For Garland Residents residing within Collin County:

By writing:

Elections Office
Collin County Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, TX 75069

By email: absenteemailballoting@collincountytexas.gov;

By telephone: 972-547-1990

By fax: 972-547-1914

Applications for ballots by mail for the election must be received no later than the close of business on the 11th day before election day.

Section 7
AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER
INTO ELECTION AGREEMENTS

This City Manager and the City Secretary are authorized to execute an agreement for an Election with the Dallas County and Collin County Election Departments and other entities that will provide for all election appointments, early voting by mail, the voting locations within the City of Garland, payments for election officials, necessary election arrangements, and a runoff election (if applicable).

Section 8
NOTICE OF ELECTION; PUBLICATION AND POSTING

This election order shall constitute a notice of election and this notice shall be:

- (1) published at least once, not earlier than the 30th day or later than the 10th day before the general election day, which publication shall include a complete listing of all polling places; and
- (2) posted on the bulletin board used for posting notices of the meetings of the City Council, which copy shall also include a complete listing of all polling places, not later than the 21st day before the general election.

Section 9
EFFECTIVE DATE

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

PASSED AND APPROVED this the ____th day of February 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

Deputy City Secretary

Posted:



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

4.

Meeting Date: 02/06/2024

Consider an Ordinance Calling a Special Election for the Purpose of Submitting Proposed Amendments to the City Charter

Submitted By: Tracy Allmendinger, Deputy City Secretary

Issue/Summary

Consider an ordinance ordering a Special Election on proposed amendments to the Home Rule City Charter for the City of Garland, Texas to be held on the 4th day of May 2024, providing for the publication and posting of notice proposing amendments to the Home Rule Charter for the City of Garland, Texas; providing for authorization for the City Manager and City Secretary to enter into election agreements with Dallas and Collin County election departments; providing for early voting by personal appearance; providing for deadline for application for absentee ballot; providing for severability; and providing an effective date.

Background

Consideration / Recommendation

Staff recommends approval of the item.

Attachments

Ordinance to Call Special Election Draft
Exhibit A

ORDINANCE NO. _____

AN ORDINANCE ORDERING A SPECIAL ELECTION ON PROPOSED AMENDMENTS TO THE HOME RULE CITY CHARTER OF THE CITY OF GARLAND, TEXAS TO BE HELD ON THE 4TH DAY OF MAY, 2024, PROVIDING FOR THE PUBLICATION AND POSTING OF NOTICE PROPOSING AMENDMENTS TO THE HOME RULE CITY CHARTER OF THE CITY OF GARLAND; PROVIDING FOR AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER INTO ELECTION AGREEMENTS WITH DALLAS AND COLLIN COUNTY ELECTION DEPARTMENTS; PROVIDING FOR EARLY VOTING BY PERSONAL APPEARANCE; PROVIDING FOR DEADLINE FOR APPLICATION FOR ABSENTEE BALLOT; PROVIDING FOR SEVERIBILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Article XVII, Section 15 of the Home Rule Charter for the City of Garland, Texas ("Charter") and Section 9.004 of the Texas Local Government Code, the City Council has received a report from the 2023-2024 City of Garland Charter Review Committee ("CRC") recommending to the City Council proposed amendments to the Charter;

WHEREAS, the City Council has reviewed the report from the CRC and the Charter and has determined that certain amendments are in the best interest of the citizens and to comply with state law; and

WHEREAS, the City Council, after due consideration, desires to conduct a special election on proposed amendments to the Charter on the uniform election date of May 4, 2024;

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

Section 1

ELECTION ORDER FOR SPECIAL ELECTION AND NOTICE OF ELECTION

There is hereby ordered a special election to be participated in by the qualified voters of the City of Garland, Texas ("City"), to be held on Saturday, May 4, 2024, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of submitting to the qualified voters of the City the hereinafter proposed amendments to the Charter contained in Exhibit "A," attached hereto and made a part of this Ordinance for all purposes, for their approval or disapproval.

Section 2
JOINT ELECTION AND ELECTION SERVICES AGREEMENT

The election shall be held as a joint election pursuant to the joint election agreements by and between the City of Garland, Dallas County, Collin County, and such other political subdivisions as may be participating in the joint election. Pursuant to the joint election agreements, the Dallas County and Collin County Election Administrators shall serve as election administrators for the election for their respective counties, and shall appoint such election officials as may be required by law, according to the terms of the law and the joint election agreement. For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this election shall be appointed and designated in accordance with the provisions of the joint election agreements.

The Central Counting Stations for the tabulation and counting of ballots for this election shall be located at the following locations:

For Garland residents residing in Dallas County:

Dallas County Elections Administration
1520 Round Table Drive
Dallas, Texas 75247

For Garland residents residing in Collin County:

Collin County Elections Department
2010 Redbud Blvd.
Suite 102
McKinney, TX 75069

The Manager, Tabulation Supervisor, Presiding Judge, and Alternate Presiding Judge at such Central Counting Stations shall be determined, appointed, and designated in accordance with the joint election agreements. The Manager and Presiding Judge of such Central Counting Stations may appoint clerks to serve at such Central Counting Station, as provided by Texas Election Code, Section 127.006, as amended.

The voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by a personal appearance, by mail, and for election day voting.

Section 3 ELECTION PRECINCTS AND POLLING PLACES

The election precincts and the polling places for the election shall be those established by the Dallas County Elections Administrator for Dallas County residents, and by the Collin County Elections Administrator for Collin County residents, by virtue of the joint election agreements.

Residents may use the below websites to locate the polling places and obtain other election information.

All Garland residents
<https://www.garlandtx.gov/256/Elections>

For Garland residents residing within Dallas County
<https://www.dallascountyvotes.org/elections-office/>

For Garland residents residing within Collin County
<https://www.collincountytx.gov/elections/Pages/default.aspx>

Section 4 EARLY VOTING

For Garland residents residing within Dallas County, the main early voting place is the **George L. Allen, Sr. Courts Building, 600 Commerce Street, Dallas, Texas 75202**, or such other location as may be authorized and established by the Dallas County Elections Administrator.

For Garland residents residing within Collin County, the main early voting place is **2010 Redbud Blvd., Suite 102, McKinney, Texas 75069**, or such other location as may be authorized and established by the Collin County Elections Administrator.

For all Garland residents, early voting by personal appearance within the City of Garland may be conducted locally at Richland College - **Garland Campus, 675 W. Walnut Street, Garland, Texas 75040** or the **South Garland Library, 4845 Broadway Blvd., Garland, Texas 75043**.

An application for ballot by mail or for information on obtaining an application for ballot may be obtained by contacting the voting clerk of the resident's county. The official mailing address and other contact information for each county's clerk is listed here.

For Garland Residents residing within Dallas County:

By writing:

Heider Garcia - Early Voting Clerk
Dallas County Elections
1520 Round Table Dr.
Dallas, TX 75247

By email: earlyvotingmail@dallascounty.org

By telephone: 214-819-6359

By fax: 214-819-6303

For Garland Residents residing within Collin County:

By writing:

Elections Office
Collin County Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, TX 75069

By email: absenteeemailballoting@collincountytexas.gov;

By telephone: 972-547-1990

By fax: 972-547-1914

Applications for ballots by mail for the election must be received no later than the close of business on the 11th day before election day.

Section 5

AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER INTO ELECTION AGREEMENTS

This City Manager and the City Secretary are authorized to execute an agreement for an Election with the Dallas County and Collin County Election Departments and other entities that will provide for all election appointments, early voting by mail, the voting locations within the City of Garland, payments for election officials and necessary election arrangements.

Section 6

NOTICE OF ELECTION; PUBLICATION AND POSTING

This election order shall constitute a notice of election and this

notice shall be:

(1) published on the same day in each of two successive weeks, with the first publication occurring no earlier than the thirtieth (30th) day, but before the fourteenth (14th) day before the date of the election, in a newspaper of general circulation in the City and include a substantial copy of the proposed amendments and an estimate of the anticipated fiscal impact to the City if the proposed amendment is approved at the election; and

(2) posted on the bulletin board used for posting notices of the meetings of the City Council, which copy shall also include a substantial copy of the proposed amendments and an estimate of the anticipated fiscal impact to the City if the proposed amendment is approved at the election, not later than the 21st day before the general election.

A copy of the published notice that contains the name of the newspaper and the date of publication shall be retained as a record of such notice, and such person posting the notice shall make a record of the time of posting, starting date, and place of posting.

Section 7 CANVASS

The City Secretary shall present the election returns to the City Council at a City Council meeting for the canvassing of said election in accordance with the Texas Election Code.

Section 8 STATUTORY REQUIREMENTS

For this special election on proposed charter amendments, each amendment must contain only one subject, and the ballot shall be prepared in a manner that the voters may vote "for" or "against" any amendment or amendments without voting "for" or "against" all of said amendments. Each such proposed amendment, if approved by the majority of the qualified voters voting at said election, shall become a part of the Charter of the City of Garland, Texas.

Section 9 PROPOSITIONS

The ballot propositions for the proposed amendments to the Charter are as follows:

Proposition 1

Shall Article III, Section 1(D) of the Home Rule Charter be amended to redefine "term" to mean in excess of annual consecutive statutory election dates?

Proposition 2

Shall Article III, Section 1(F) of the Home Rule Charter be amended to mirror state redistricting law of ten (10) year intervals?

Proposition 3

Shall Article III, Section 1(F) of the Home Rule Charter be amended to add protections against gerrymandering?

Proposition 4

Shall Article III, Section 2 of the Home Rule Charter be amended the qualifications of councilmembers?

Proposition 5

Shall Article III, Section 3 of the Home Rule Charter be amended to increase the compensation for Mayor and Councilmembers?

Proposition 6

Shall Article III, Section 4 of the Home Rule Charter be amended to add gender neutral language consistent with the rest of the charter?

Proposition 7

Shall Article III, Section 4 of the Home Rule Charter be amended to add a reference to the Deputy Mayor Pro Tempore position on council?

Proposition 8

Shall Article III, Section 5(A) of the Home Rule Charter be amended to add a thirty (30) day deadline for the Governor to respond to an election petition from the City before the City Council can fulfill the vacancy by

appointment?

Proposition 9

Shall Article IV, Section 2 of the Home Rule Charter be amended to clarify the council appointed positions to which the removal procedure applies?

Proposition 10

Shall Article IV, Section 3 of the Home Rule Charter be amended to change the enforcement procedure of improper communication with appointments to be pursuant to the City's Code of Ethics?

Proposition 11

Shall Article IV, Section 8(A) of the Home Rule Charter be amended to change the allowed contract of the City Auditor to not exceed five (5) years?

Proposition 12

Shall Article V, Section 2 of the Home Rule Charter be amended to change the allowed contract of the City Manager to not exceed five (5) years?

Proposition 13

Shall Article VI, Section 1 of the Home Rule Charter be amended to change the allowed contract of the City Attorney to not exceed five (5) years?

Proposition 14

Shall Article XI, Section 1(E) of the Home Rule Charter be amended to clarify the circumstances of the Mayor's appointment to a vacancy on the Plan Commission?

Proposition 15

Shall Article XI, Section 4 of the Home Rule Charter be amended to simplify and clarify the Zoning powers of the City to be consistent with City Ordinances and state law?

Proposition 16

Shall Article XI, Section 7 of the Home Rule Charter be amended to add the allowance of delegation of certain plat approval pursuant to recent changes in state law?

Proposition 17

Shall Article XII, Section 1 of the Home Rule Charter be amended to remove the specific reference to May and be consistent with any statutorily designated uniform election date?

**Section 10
SEVERIBILITY**

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance, which shall remain in full force and effect.

**Section 11
EFFECTIVE DATE**

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

PASSED AND APPROVED this the ____th day of February 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Posted: _____

EXHIBIT “A”

Proposition 1:

Article III, Section 1(D):

§ 1 Number, terms, Council districts, etc.

(D) A person may serve as a member of the Council other than Mayor for three (3) consecutive terms but thereafter shall not again be eligible to serve in any district on the Council except Mayor until at least one complete term has elapsed. A person may serve three (3) consecutive terms as Mayor but thereafter shall not again be eligible to serve as Mayor until at least one complete term has elapsed. A person who has served as Mayor may not serve as a member of the City Council until at least one year has elapsed from the end of the term for which that person was elected. A “term” as used in this paragraph, shall include any period of service during a term of office when that period is in excess of the time between the annual statutory uniform election dates as set by the State of Texas of the same calendar month in the applicable consecutive years, and a period of service shall be considered “consecutive” so long as the person affected has served any amount of time within the preceding term.

Proposition 2:

Article III, Section 1(F)

§ 1 Number, terms, Council districts, etc.

(F) Within one year after a decennial federal census as mandated by Article I § 2 of the United States Constitution has been performed and finalized, prior to the calling of the regular City election, the Council shall redivide and readjust by ordinance the boundaries of the eight Council districts of the City for the purpose of keeping such districts as nearly equal in population as is practical.

Proposition 3:

Article III, Section 1(F)

§ 1 Number, terms, Council districts, etc.

(F) Within one year after a decennial federal census as mandated by Article I § 2 of the United States Constitution has been performed and finalized, and each five years thereafter, prior to the calling of the regular City election, the Council shall redivide and readjust by ordinance the boundaries of the eight Council districts of the City for the purpose of keeping such districts as nearly equal in population as is practical. Any redivision or readjustment to the district boundaries performed under this section must be in conformance with the following requirements:

- i. **Equal Population:** All districts shall be reasonably equal in population, allowing for minor deviations as needed to achieve other redistricting goals outlined in this Article.

- ii. **Contiguity:** Each district shall be contiguous, meaning all parts of a district are connected to each other without crossing over another district.
- iii. **Compactness:** Districts shall be drawn to encourage compactness. To the extent practicable, districts shall not have irregularly shaped boundaries or elongated configurations which are indicative of gerrymandering.
- iv. **Respect for Political Subdivisions and Communities:** Redistricting shall, to the extent possible, preserve existing neighborhoods, and communities of interest.
- v. **Non-partisanship:** District boundaries shall not be drawn to favor or discriminate against an incumbent, candidate, or political party.

Proposition 4:

Article III, Section 2

§ 2 Qualifications.

Each member of the Council shall, in addition to the other qualifications prescribed by law, be, at the date of his or her election, a qualified voter of the City and shall not have been previously convicted of a felony or Class A misdemeanor. A member of the Council ceasing to reside in the City or if convicted of a felony or Class A misdemeanor shall immediately forfeit his or her office.

Proposition 5:

Article III, Section 3

§ 3 Compensation.

From and after October 1, 2024, the Mayor shall receive compensation in the base amount of six hundred seventy-five dollars (\$675.00) per month, and each Councilmember shall receive compensation in the base amount of three hundred forty dollars (\$340.00) per month. In addition, all members of the Council shall receive compensation in the amount of eighty-five dollars (\$85.00) for each Council work session attended by the member preceding a regular Council meeting, for each regular Council meeting attended, and for up to four (4) special called meetings or workshops of the Council attended. Compensation shall be limited to a maximum of fifty-two (52) meetings during any calendar year. Each Councilmember shall be entitled to reimbursement of reasonable expenses incurred in the performance of their official duties when approved by the Council.

Proposition 6:

Article III, Section 4

§ 4 Mayor and Mayor Pro Tempore.

The Mayor shall preside at meetings of the Council and shall be recognized as the head of the City government for all ceremonial purposes but shall have no regular administrative duties. He or she shall sign all municipal bonds, deeds of conveyances, vouchers, checks and orders as herein prescribed, and all instruments where the executive head of the City shall be required to act and shall perform all other duties as may be imposed on him or her by law and the ordinances of the City.

The Council shall elect from its members a Mayor Pro Tempore who shall perform the duties of Mayor in case of the absence or disability of the Mayor. In case of the absence or disability of both the Mayor and the Mayor Pro Tempore, the remaining members of the Council shall elect one of the members to act as Mayor.

Proposition 7:

Article III, Section 4

§ 4 Mayor and Mayor Pro Tempore.

The Mayor shall preside at meetings of the Council and shall be recognized as the head of the City government for all ceremonial purposes but shall have no regular administrative duties. He shall sign all municipal bonds, deeds of conveyances, vouchers, checks and orders as herein prescribed, and all instruments where the executive head of the City shall be required to act and shall perform all other duties as may be imposed on him by law and the ordinances of the City.

The Council shall elect from its members a Mayor Pro Tempore who shall perform the duties of Mayor in case of the absence or disability of the Mayor. The Council shall also elect from its members a Deputy Mayor Pro Tempore who shall perform the duties of the Mayor in case of the absence or disability of both the Mayor and the Mayor Pro Tempore. In the event of the absence of the Mayor, Mayor Pro Tempore, and Deputy Mayor Pro Tempore, the remaining members of the Council shall elect one of the members to act as Mayor.

Proposition 8:

Article III, Section 5(A)

§ 5 Vacancies.

(A) In the event a vacancy in the office of Mayor or City Council occurs, the City Council shall call a special election in accordance with state law and the Texas Constitution. However, where (i) the member vacating his or her office is unable or unwilling to hold-over until such time as the vacancy may be filled pursuant to a lawful election, (ii) the Governor of the State of Texas does

not call an election to fill the vacancy within thirty (30) days of being petitioned by the City to do so, and (iii) a special election cannot be called within 120 days, then the remaining members of the Council may by a three-fourths super-majority vote appoint a qualified person to fill the vacancy.

Proposition 9:

Article IV, Section 2

§ 2 Removal of appointive officials.

Except as otherwise provided by law, the Council may, upon the affirmative vote of five (5) members at a posted, public meeting, remove any non-contracted appointed member of any internal or external board, commission, committee, or other body without cause or notice.

Proposition 10:

Article IV, Section 3

§ 3 Council not to interfere with appointments.

Neither the City Council nor any of its members shall direct or request the hiring or removal of any person from an office directed by the City Manager, the City Attorney, the City Auditor, or a Municipal Judge, or by any subordinate of one of the aforementioned Council appointees. However, the Council may consult and advise with a Council appointee, make inquiry regarding the appointments or removals, and may express their opinion in regard thereto. In regard to administrative and executive duties under a Council appointee, the Council and its members shall deal solely through the Council appointee and neither the Council nor any member thereof shall give orders to any subordinates of a Council appointee, either publicly or privately. Willful violation of the foregoing provisions of this Charter by any member of the Council shall constitute a violation of the City's codified Code of Ethics, Article V of the Code of Ordinances, as may be amended, with enforcement provisions detailed therein.

Proposition 11:

Article IV, Section 8(A)

§ 8 Selection of City Auditor.

The City Auditor shall be chosen by Council.

(A) Qualifications and Term.

The City Auditor shall be a person knowledgeable in generally accepted government auditing standards, principles of municipal accounting, and local government policies, operations, and processes.

The City Council may enter into an employment agreement with the City Auditor for a definite term not to exceed five (5) years. The City Council may terminate the employment agreement at

its will and pleasure by a vote of not less than five (5) members of the City Council. The action of the City Council in removing the City Auditor shall be final, it being the intention of this Charter to vest all authority and fix all responsibility for such removal in the City Council.

Proposition 12:

Article V, Section 2

§ 2 Term and salary.

The Council shall appoint a City Manager who shall be the chief administrative officer of the City. The Council may appoint the City Manager for day-to-day without a definite fixed term or may enter into an employment agreement with the City Manager for a term not to exceed five (5) years. In any event, the Council may remove the City Manager at its will and pleasure by a vote of five (5) members of the Council. The action of the Council in removing the City Manager shall be final, it being the intention of this Charter to vest all authority and fix all responsibility for such removal in the Council. Nothing in the employment agreement entered into with the City Manager shall conflict with or supercede this Charter and, in the event of a conflict, the provisions of the Charter shall control.

Proposition 13:

Article VI, Section 1

§ 1 Qualification.

The City Attorney shall be chosen by the City Council on the basis of his or her qualifications as a competent practicing attorney of recognized ability. The City Council may enter into an employment agreement with the City Attorney for a term not to exceed five (5) years. The Council may terminate the employment agreement at its will by a vote of five (5) members of the Council. The action of the City Council in removing the City Attorney shall be final, it being the intention of this Charter to vest all authority and fix all responsibility for such removal in the Council.

Proposition 14:

Article XI, Section 1(E)

§ 1 Plan Commission.

(E) If a vacancy occurs upon the Plan Commission, the Councilmember from the affected district, or the Mayor in the case of the at-large member, shall nominate a commissioner, subject to confirmation by a majority vote of the Council, to fill the unexpired term.

Proposition 15:

Article XI, Section 4

§ 4 Zoning.

The City shall have all authority and power in matters of zoning the City of Garland and to pass any necessary ordinance, rule, or regulation to enforce those powers, including all matters conferred by the statutes of the State of Texas and various legislative acts supplementary to or amendatory thereof. Any regulations of the City passed under this authority, including but not limited to the Garland Development Code, as amended, shall be made in accordance with the authority and powers referenced herein.

Proposition 16:

Article XI, Section 7

§ 7 Platting or subdivision control.

The City Plan Commission shall have control of the platting or subdivision of land within the City and in relation thereto shall have all of the power and authority conferred by the Acts of 1927, 40th Legislature, Chapter 231, as amended by the Acts of 1949, 51st Legislature, Chapter 154 and Article 6626 Revised Statutes of Texas 1925, as amended. The City Council may delegate approval of certain plats to the Planning Director, as allowed within Chapter 212 of the Texas Local Government Code. Any plat conditionally approved or disapproved by the Planning Director would be appealable to the Plan Commission for reconsideration.

Proposition 17:

Article XII, Section 1

§ 1 City election.

Except as otherwise provided by law, there shall be a regular City election each year on a state declared uniform election day to elect candidates for expired terms of office or to fill vacancies due to resignations or removal from office, as needed, provided that the Council shall, if authorized by State law, declare unopposed candidates elected.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

a.

Meeting Date: 02/06/2024

Hold a public hearing and consider approval of an ordinance adopting the 2024 Capital Improvement Program

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

Hold a public hearing and consider approval of an ordinance adopting the 2024 Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed Capital Improvement Program.

Background

The 2024 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 9, 2024. The City Council reviewed and discussed the 2024 Proposed CIP on Saturday, January 20, 2024, Monday, January 22, 2024, and Monday, February 5, 2024. Public Hearings on the 2024 Proposed CIP were held on Tuesday, January 23, 2024, and Tuesday, February 6, 2024, with the adoption of the 2024 CIP scheduled to take place on February 6, 2024.

Consideration / Recommendation

1. Hold a public hearing to obtain comments from interested parties.
2. Approve the Ordinance adopting the 2024 CIP.

Attachments

Ordinance Adopting 2024 CIP

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, APPROVING AND ADOPTING THE CAPITAL IMPROVEMENT PROGRAM FOR 2024; PROVIDING BUDGETARY APPROPRIATIONS FOR THE VARIOUS CAPITAL FUNDS OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 8, 2024, the City Manager submitted a Proposed Capital Improvement Program (CIP) for the City for 2024;

WHEREAS, such CIP includes anticipated receipts and proposed projects and planned expenditures for each of the various capital improvement funds of the City;

WHEREAS, the Proposed CIP was made available for public inspection in the City's public libraries and the City Secretary's Office as well as on the City's website;

WHEREAS, public hearings were held on the Proposed CIP on January 23, 2024, and February 6, 2024, at which time all interested persons were given an opportunity to be heard for or against the estimates or any item therein; and

WHEREAS, upon full consideration of the matter, the City Council made such changes to the Proposed CIP which in their judgment were warranted and in the best interests of the residents of the City of Garland;

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

Section 1

That the Capital Improvement Program (CIP) for 2024, as submitted by the City Manager, containing estimates of resources and proposed expenditures for each planned project, is hereby approved and adopted as follows:

A. Park	\$ 58,696,000
Project Appropriations	
B. Street/Transportation	65,868,000
Project Appropriations	
C. Drainage	13,027,000
Project Appropriations	

D. Library	\$ 24,893,000
Project Appropriations	
E. Public Safety	24,338,000
Project Appropriations	
F. Economic Development	34,059,000
Project Appropriations	
G. Municipal Facilities and Miscellaneous	18,144,000
Project Appropriations	
H. Landfill/Transfer Station	6,612,000
Project Appropriations	
I. Sanitation	6,377,000
Project Appropriations	
J. Stormwater Management	2,110,000
Project Appropriations	
K. Internal Services	2,440,000
Project Appropriations	
L. Water	52,674,000
Project Appropriations	
M. Wastewater	103,233,000
Project Appropriations	
N. Electric	146,838,000
Project Appropriations	

Section 2

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

PASSED AND APPROVED this the 6th day of February, 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

PLANNING REPORT

City Council Regular Session

6. a.

Meeting Date: 02/06/2024

Item Title: Z 23-41 Cross Engineering Consultants, Inc. (District 2)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development.

LOCATION

1600 Edgefield Drive

OWNER

Brazos River Glen, LLC.

PLAN COMMISSION RECOMMENDATION

On January 8, 2024 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development.

BACKGROUND

The subject property is currently unimproved. The applicant proposes an Elder Care- Independent Living development with 204 units.

SITE DATA

The subject property contains approximately 5.98 acres and has approximately 805 linear feet of frontage along Edgefield Drive. The property has one access point and an emergency access from Edgefield Drive. The property can also be accessed through a mutual access easement from the existing apartment complex to the south.

CAPTION

Consider a request by Cross Engineering Consultants, Inc., proposing to construct a Senior Independent Living complex with 204 dwelling units. The site is located at 1600 Edgefield Drive in District 2.

Consider and take appropriate action on the application of Cross Engineering Consultants, Inc., requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41)

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Multi-Family-1 (MF-1) District. The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district.

Although the Elder Care- Independent Living Use is allowed in the Multi-Family-1 (MF-1) District, the applicant intends to rezone to Multi-Family-2 (MF-2) District to allow a higher density and some other flexibilities.

CONSIDERATIONS

1. Detail Plan

The applicant proposes 204 dwelling units for an Elder Care- Independent Living facility. The site plan (Exhibit C) reflects two (2) buildings. Building 1 is four stories and Building 2, which is closest to the single-family residential homes, is two stories. The site layout has been strategically designed to cause minimal impact on the adjacent developments.

The GDC defines Elder Care- Independent Living as "a facility in which five or more elderly (over 55 years of age) persons, regardless of legal relationship, live a mostly ambulatory lifestyle but who may need limited assistance with daily living activities."

Additionally, this development will comply with the minimum dwelling unit size.

2. Screening and Landscaping

The GDC requires a minimum of forty (40%) percent of the site to be landscaped. The landscape plan shows 28.5% of the site is landscaped. The applicant contends the buildings have been arranged to create large on-site recreational areas with landscaping. The utilities, access and drainage reduces the ability to meet the minimum forty (40%) that is required. However, the subject property is conveniently located near Central Park and Rick Oden Park to the south.

Per the GDC, one large canopy tree is required per every twenty-five feet along the masonry wall to the east and the south. Based on the calculation, thirty (30) large canopy trees are required to the east, where the proposed development is adjacent to the single-family subdivision. The applicant is requesting some flexibilities on the landscaping along the masonry wall by proposing six (6) large canopy trees and sixty (60) high-level screening shrubs. The southern perimeter requires fifteen (15) large canopy trees and the landscape plan (Exhibit D) reflects thirteen (13) large canopy trees and nine (9) high-level screening shrubs. While meeting the minimum number of required parking spaces, it reduces ability to plant all large canopy trees.

Although not required, the landscape plan (Exhibit D) reflects a proposed eight (8) foot trail along Edgefield Drive that will connect to the City's trail system. Internal connectivity has been taken into consideration throughout this development.

Additionally, the applicant proposes a six (6)-foot ornamental fence with masonry columns and high level screening shrubs and large canopy trees along Edgefield Drive and a six (6)-foot masonry wall with large canopy trees along the eastern and south perimeter of the property.

3. Amenities

Per the applicant's narrative, "We have designed our site plan to create unique amenities to complement the location and environment. Our intention is to maximize the natural amenities in the proximity of the parks and to create unique amenities on site that will complement and create high quality of life for our seniors."

The applicant proposes a 5,450 square-foot clubhouse including a theater/flex room, coffee bar, community room, fitness center, craft room, mail room, laundry facilities, rentable storages, management office and multiple indoor gathering areas, totaling over 12,100 square feet of indoor common areas. Additionally, the landscape plan (Exhibit D) reflects a central courtyard with an outdoor resort-style swimming pool, pickle ball court, garden area with raised beds, picnic area with festoon lighting, shaded structure with a barbeque grill and a dog park, totaling approximately 14,800 square feet in outdoor amenity space.

4. Density:

The applicant proposes the base zoning to be Multi-Family-2 (MF-2) District, which allows a maximum density of thirty-two (32) dwelling units per acre. The applicant proposes the density to be 34.1 dwelling units per acre.

5. Parking

This proposal requires 204 parking spaces and the site plan reflects 215 parking spaces. However, the GDC requires fifty (50%) percent of those parking spaces to be covered for all Elder Care -- Independent Living facilities. The applicant is not proposing any covered parking as they would like to maintain affordability and not charge any residents for parking.

6. Building Design

The building elevations comply with building design requirements per the GDC. Per the applicant's narrative, "we have spent considerable time and effort to create a modern farmhouse aesthetic in our elevation design that includes articulation instead of flat walls, gabled roof lines, board and batten details and farmhouse modern colors. We have intentionally incorporated our clubhouse into the building so that seniors can access indoor amenities without having to leave the building."

Additionally, all buildings will be equipped with elevators.

7. Signage

The applicant has not requested any flexibility standards on signage. However, the applicant has indicated their intent to propose an enhanced monument sign at the Edgefield Drive entry, to give the property a sense of place, as well as an easily identifiable public entry point.

8. Planned Development Standards

The applicant requests a Planned Development (PD) District to accommodate a senior living development. The applicant is requesting the following flexibilities:

- Landscaping/Open Spaces: The applicant proposes 28.5% open where 40% is required. Additionally, large canopy trees are required every 25 feet along the masonry wall. The eastern perimeter requires thirty (30) large canopy trees and (6) large canopy trees and sixty (60) high-level screening shrubs are proposed. The southern perimeter requires fifteen (15) large canopy trees and thirteen (13) large canopy trees and nine (9) high-level screening shrubs are proposed.
- Density: The proposed density is 34.1 dwelling units per acre and the maximum allowed is 32 dwelling units per acre.
- Covered Parking: The GDC requires 50% of the parking spaces to be covered for Elder Care developments including senior independent living. The applicant is not proposing any covered parking.

However, the applicant is providing the following through the Planned Development (PD) District:

- An eight (8) foot widened sidewalk/trail along Edgefield Drive that will connect to the City's trail system.
- A context-sensitive development that respects the adjacent single-family neighborhood by having enhanced perimeter screening, a lower adjacent building height, and residential "farmhouse aesthetic" architectural style.
- Enhanced amenities for its residents including but not limited to a pickleball court, a garden area, dog park, among other outdoor amenities, and various indoor amenities.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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.

The site is currently zoned for multi-family use. The increased density proposed is mitigated through design. This proposal will expand housing options for seniors, and contribute to walkability in the area through trail connections. Therefore, it is a supportive use to the surrounding area.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

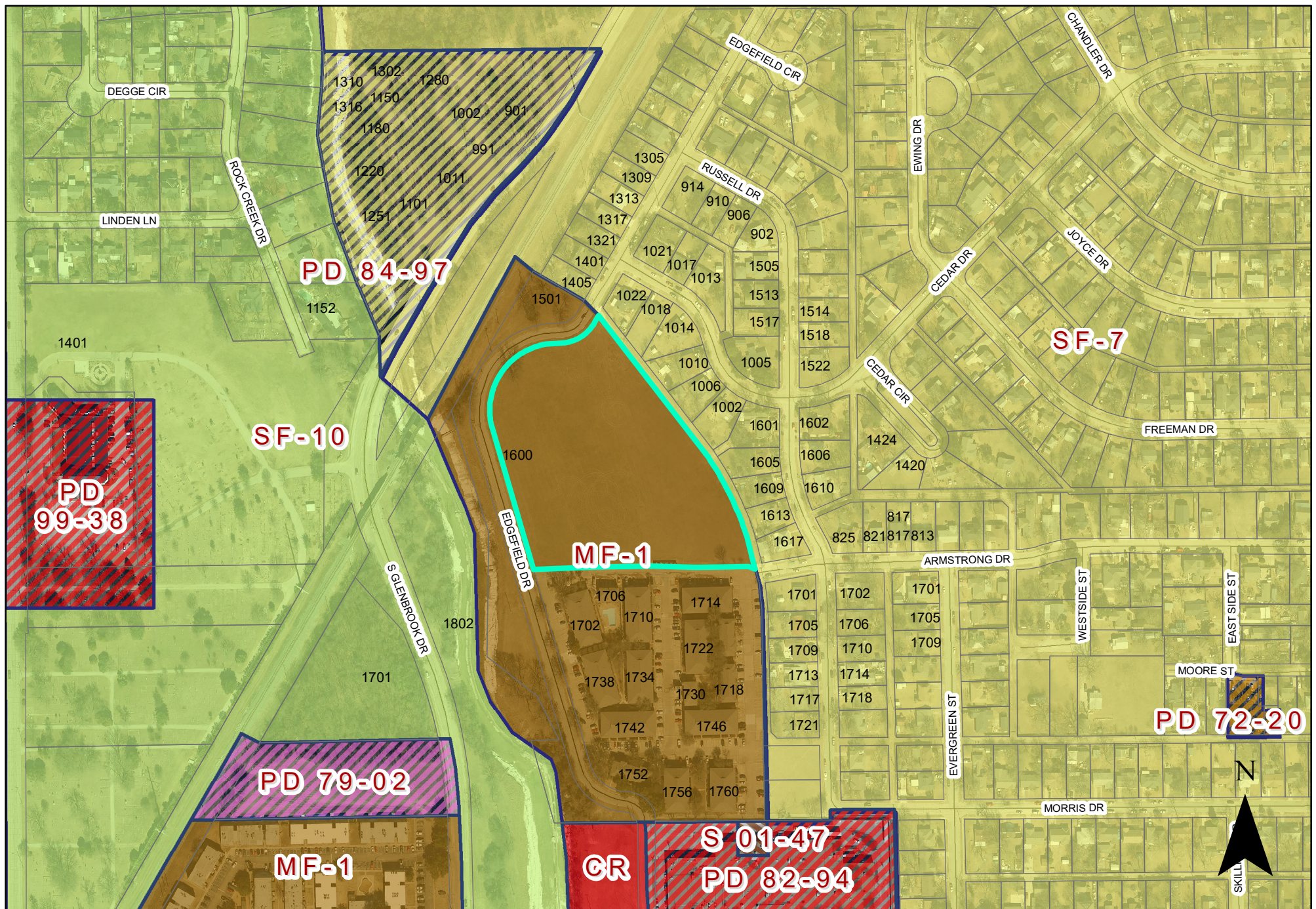
New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The subject property will provide additional housing to the area for seniors.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Edgefield Drive and the railroad, are zoned Planned Development (PD) District 84-97 and Single-Family-7 (SF-7) District; they are developed with a park. The properties to the east are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes. The property to the south is zoned Multi-Family-1 (MF-1) and it is developed with an apartment complex. The property to the west, across Edgefield Drive, is zoned Single-Family-10 (SF-10) District and is currently open space.

Attachments

Z 23-41 Location Map
Z 23-41 PD Conditions
Z 23-41 Exhibits C-E
Z 23-41 R&M
Z 23-41 Responses
Z 23-41 Staff Presentation



0 200 400 Feet
1 inch = 313 feet

ZONING MAP Z 23-41

 INDICATES AREA OF REQUEST

1600 Edgefield Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-41

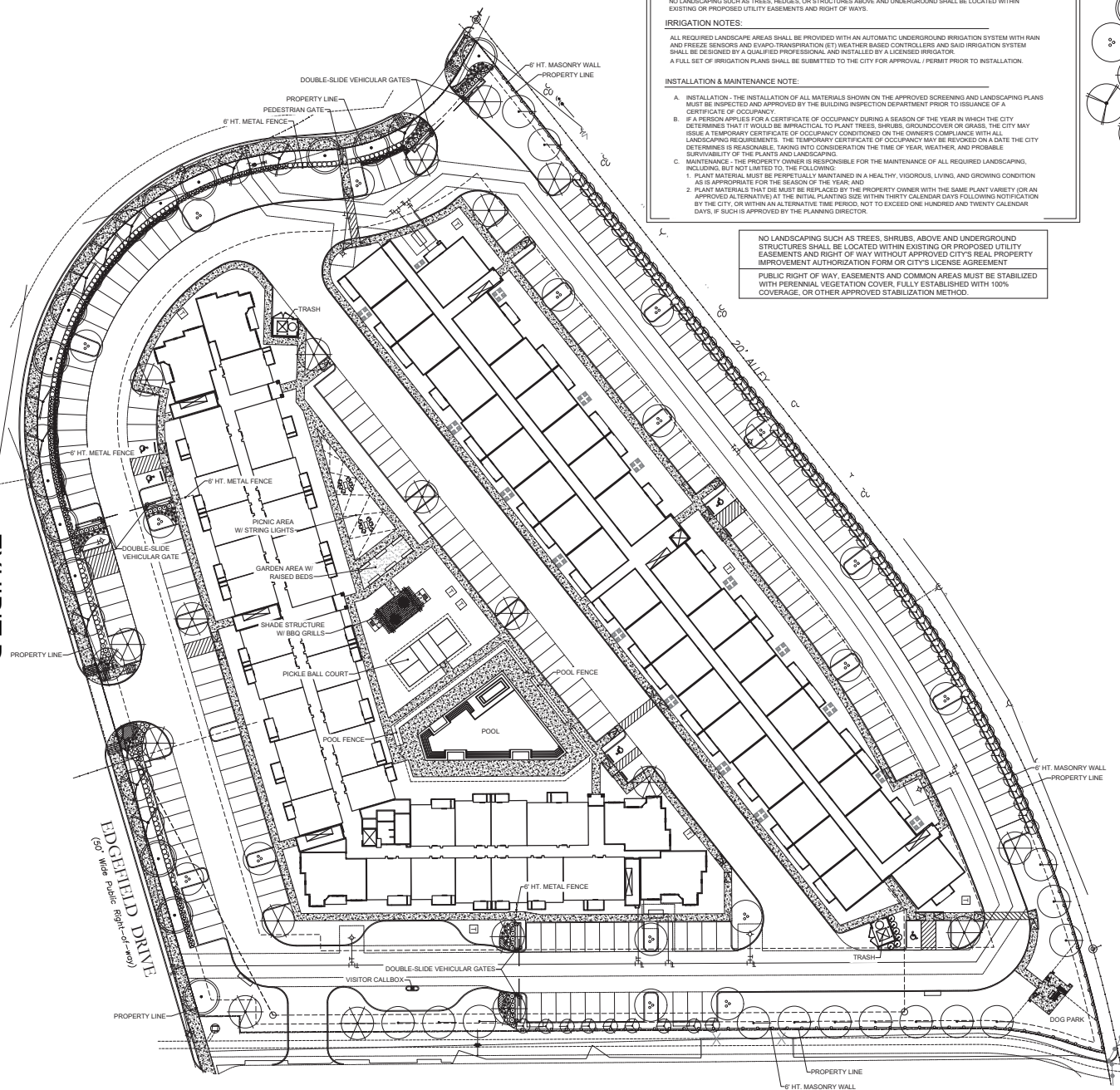
1600 Edgefield Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an Elder Care- Independent Living development.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-2 (MF-2) 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:** Elder Care - Independent Living Use, as defined by the Garland Development Code, only shall be permitted.
- 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 204 dwelling units shall be permitted.
- D. Landscape Plan:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. A minimum of twenty-eight (28%) percent of the site shall be landscaped.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

- F. Trail: An eight (8)-foot trail shall be constructed along Edgefield Drive as reflected in Exhibit C.
- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.



GENERAL NOTE:

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

IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOR-TRANSPARATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

- INSTALLATION - THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE IMPRACTICAL TO PLANT TREES, SHRUBS, GROUND COVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
- MAINTENANCE - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR; AND
 - PLANT MATERIALS THAT ARE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY, OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.

NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

PLANT LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
LARGE CANOPY TREES						
BC		Taxodium distichum	Bald Cypress	13	3" Cal.	12'-14' Ht.
CE		Ulmus crassifolia	Cedar Elm	17	3" Cal.	12'-14' Ht.
LO		Quercus virginia	Live Oak	18	3" Cal.	12'-14' Ht.
RO		Quercus shumardii	Shumard Oak	13	3" Cal.	12'-14' Ht.
BO		Quercus macrocarpa	Bur Oak	15	3" Cal.	12'-14' Ht.
ORNAMENTAL TREES						
YH		Ilex vomitoria	Yaupon Holly	69	1.5" Cal.	8' to 10' Ht., 4' - 5' spread, 30 gal.
HIGH LEVEL SCREENING SHRUBS						
NR		Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	14	7 gal.	4' Ht. min. Full to ground, sheared, uniform
DB		Ilex cornuta 'Burfordii'	Burford Holly	116	5 gal.	24" min. Ht., 18" min. spread, Plant 36" O.C.
WM		Myrica cerifera	Wax Myrtle	70	5 gal.	24" min. Ht., 18" min. spread, Plant 36" O.C.
LOW LEVEL SCREENING SHRUBS						
DT		Ilex vomitoria 'nana'	Dwarf Yaupon Holly	28	3 gal.	15" min. Ht., 12" min. spread
GC		Muhlenbergia capillaris	Gulf Muhly	76	3 gal.	18" min. Ht., 18" min. spread
TS		Leucophyllum frutescens	Texas Sage	58	5 gal.	24" min. Ht., 18" min. spread, Plant 36" O.C.
DI		Rhaphiolepis umbellata	Dwarf Indian Hawthorne	22	3 gal.	15" min. Ht., 12" min. spread
GROUNDCOVERS						
LIR		Liriope muscari	Liriope 'Big Blue'	72	4" pots	12" O.C. Spacing
SC			Seasonal Color	128	4" pots	12" O.C. Spacing
SS		Cynodon spp.	Common Bermuda			Solid sod
RR			Colorado River Rock			

LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: MF-1 DISTRICT
TOTAL LOT AREA: 260,354 S.F. (5.98 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
260,354 S.F. X 40% = 104,142 S.F. LANDSCAPE AREA
PROVIDED: 74,142 S.F. (28.48%) LANDSCAPE AREA

EDGEFIELD DRIVE: 772.5 L.F.

REQUIRED: 10' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET (772.5/30 = 25.75 TREES)

PROVIDED: 10+ WIDE LANDSCAPE BUFFER + (26) CANOPY TREES

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (7,133 S.F. X 75% = 5,350 S.F.)
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (7,133 S.F. X 25% = 1,783 S.F.)

PROVIDED: 4,845 S.F. TURF (65.12%), 2,488 S.F. GROUND COVER & SHRUBS (34.88%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (22 SPACES / 10 = 2.2 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW

EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 9% OF THE PARKING AREA (108,533 X 9% = 9,768 S.F.)

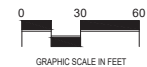
PROVIDED: (23+) SHADE TREES + 5,427+ S.F. LANDSCAPE AREA

LANDSCAPE ARCHITECT

MEKES DESIGN GROUP, INC.
BRANDON BOCHER
1755 NORTH COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

CROSS DEVELOPMENT
4338 MARSH RIDGE ROAD
CARROLLTON, TX 75006
(214) 614-8252



1 OVERALL LANDSCAPE PLAN

SCALE: 1"=30'-0"

ISSUES:

11-17-23 ZONING SUBMITTAL

REVISIONS:

11-27-23 CITY COMMENTS

12-18-23 CITY COMMENTS

12-20-23 CITY COMMENTS

CLIENT:

Cross Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE

GARLAND, TEXAS



MEKES DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7678



ZONING SUBMITTAL

HUNTINGTON PLACE

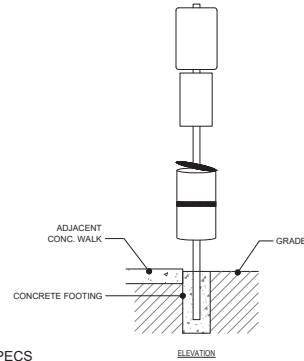
GARLAND, TEXAS

JOB NUMBER: CRD-2328

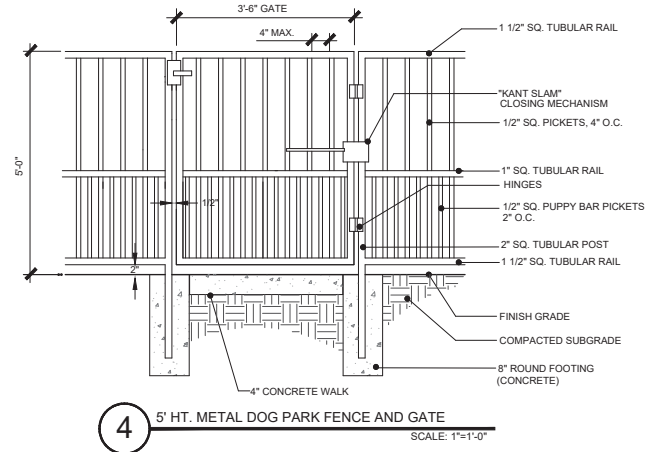
OVERALL LANDSCAPE PLAN

LP0.00

PET WASTE STATION
 MODEL: 10 GAL. CLOSED WASTE BASKET
 P.BARK-490
 COLOR: GREEN
 QUANTITY: (2) *Install per manufacturer's specifications.
 MANUF: BarkPark (Playcove)
 1676 Locust Street
 Red Bud, IL 62278
 800-458-5872

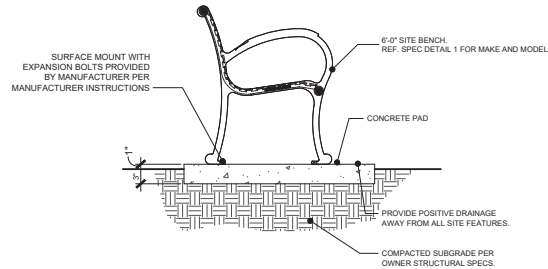


5 DOG PARK SCHEDULE SPECS
 NTS

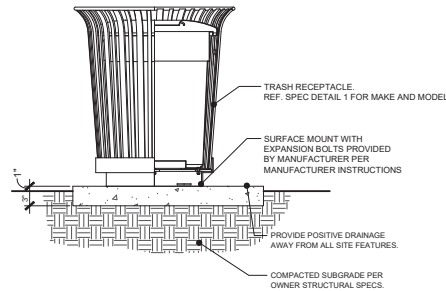


4 5' HT. METAL DOG PARK FENCE AND GATE
 SCALE: 1"=1'-0"

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



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



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

6" BENCH
 MODEL: 160-60
 COLOR: BLACK
 QUANTITY: (2)
TRASH RECEPTACLE
 MODEL: 107-32 BT
 COLOR: BLACK
 QUANTITY: (4)
 *INSTALL PER MANUFACTURER'S SPECIFICATIONS
 MANUF: DUMOR
 MEFLINTOWN, PA 17059
 800-558-4013
 DUMOR.COM

1 FURNITURE SCHEDULE
 NTS

ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-20-23	CITY COMMENTS

CLIENT:
 Crosta Architects
 879 Junction Dr.
 Allen, TX 75013

HUNTINGTON PLACE
 GARLAND, TEXAS

mgc
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1765 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7076



ZONING SUBMITTAL
 HUNTINGTON PLACE
 GARLAND, TEXAS
 JOB NUMBER: CRD-2328
 DETAILS

2 POOL FENCE AND GATE
ENTRY SIDE VIEW SCALE: 1"=1'-0"

1 POOL FENCE AND GATE
POOL SIDE VIEW SCALE: 1"=1'-0"

ISSUES:	
☒	10-17-23 ZONING SUBMITTAL
☐	
☐	
REVISIONS:	
☒	11-27-23 CITY COMMENTS
☒	12-18-23 CITY COMMENTS
☒	12-20-23 CITY COMMENTS
☐	
☐	
☐	
☐	
☐	

CLIENT:
Cross Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE

GARLAND, TEXAS



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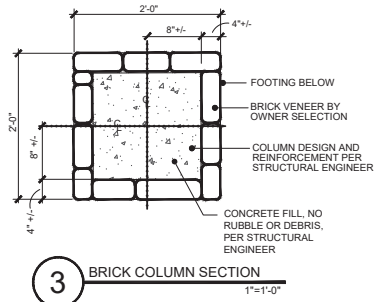
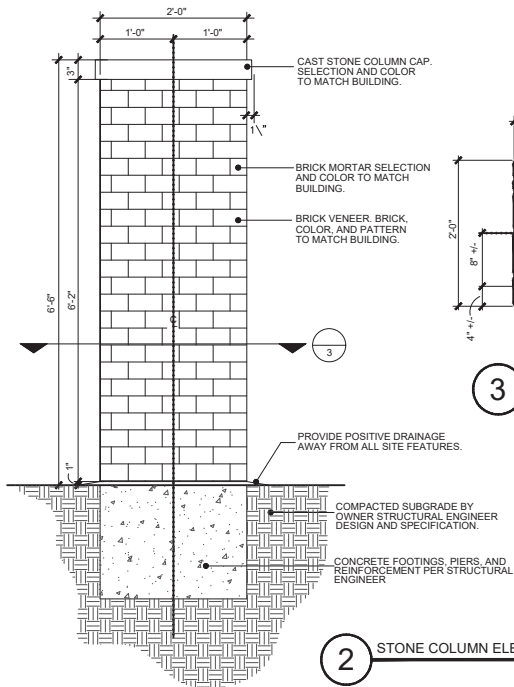
ZONING
SUBMITTAL

HUNTINGTON PLACE

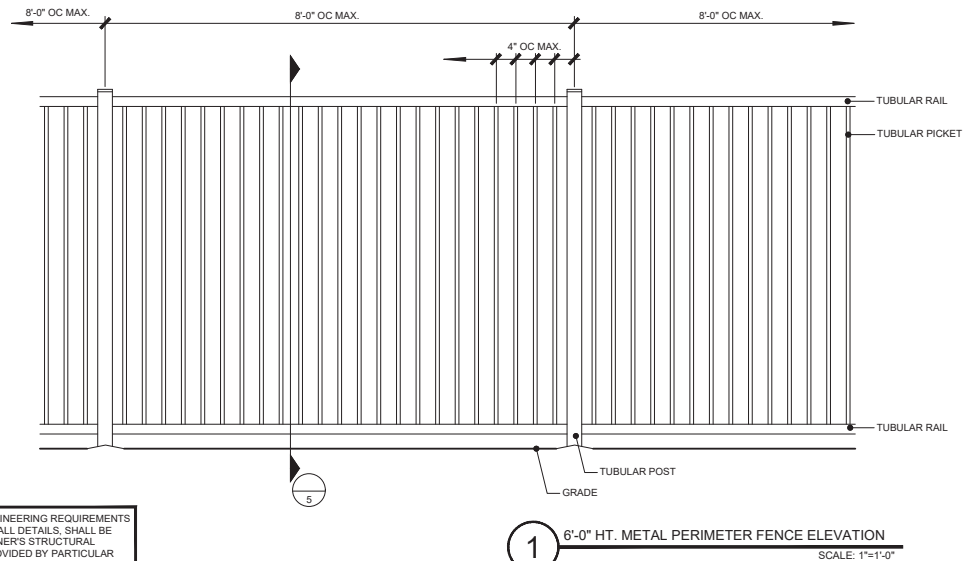
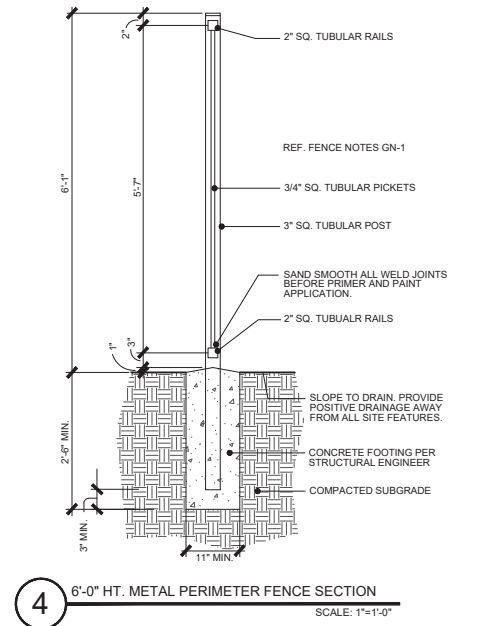
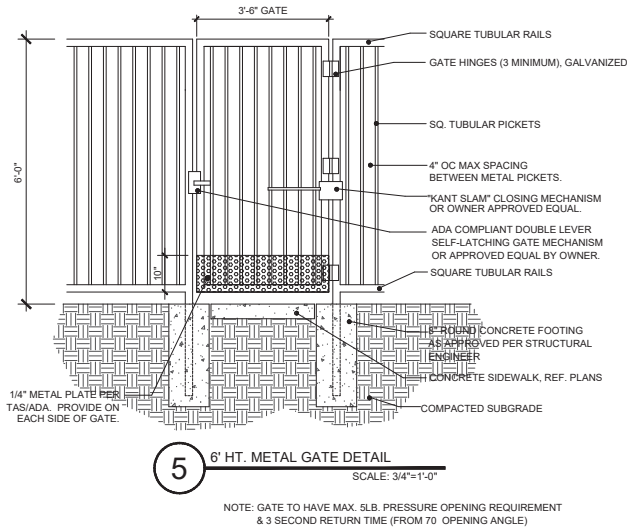
GARLAND, TEXAS

DETAILS

LP0.03



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



ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-20-23	CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE

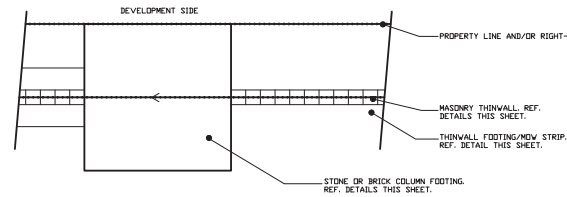
GARLAND, TEXAS

mg
landscape
architects
MEKINS DESIGN GROUP, INC.
1765 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7475

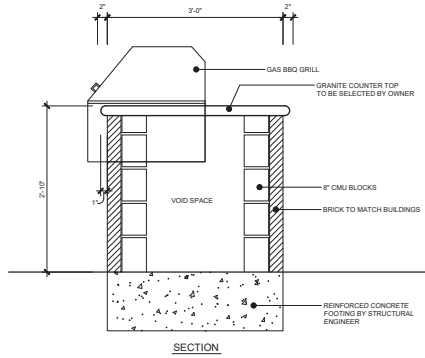


ZONING SUBMITTAL
HUNTINGTON PLACE
GARLAND, TEXAS
JOB NUMBER: CRD-2328

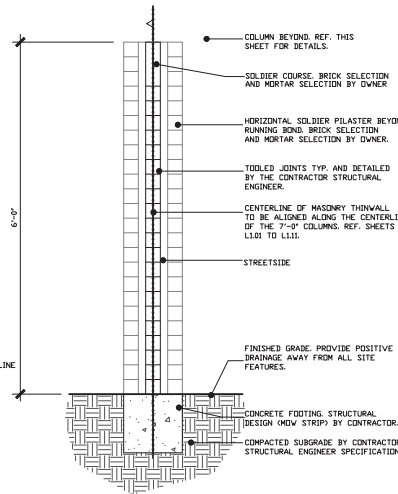
DETAILS
LP0.04



3 COLUMN / THINWALL PLAN
1"=1'-0"

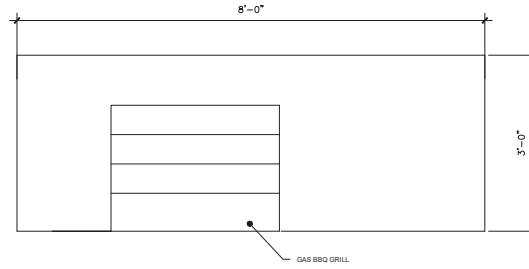


SECTION



NOTE: ON SLOPING TERRAIN, KEEP THE TOP AND BOTTOM BRICK LEVEL. STEP SCREENWALL AS REQUIRED, UP OR DOWN, IN 6" OR 12" MAXIMUM PER STEP.

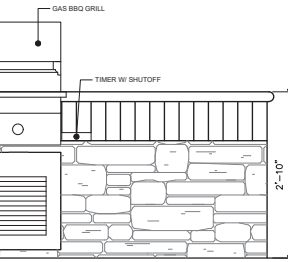
2 6'-0" MASONRY THINWALL SECTION
1"=1'-0"



ELEVATION

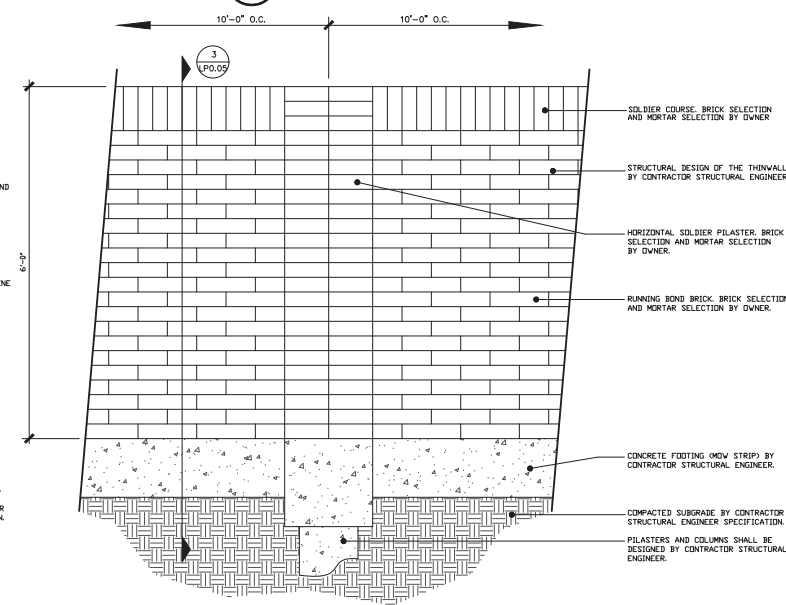
SAFETY TIMER W/ SHUTOFF
MODEL: SKYTECH ESTOP LQH OR OWNER APPROVED EQUAL QUANTITY: (2)
*Mount all equipment per manufacturer's specifications
SKYTECH
WWW.BBQGUYS.COM

GAS BBQ GRILL
MODEL: LONESTAR SELECT QUANTITY: (2)
*Mount all equipment per manufacturer's specifications
BULL BBQ
WWW.BULLBBQ.COM



ELEVATION

4 GRILL STRUCTURE
1"=1'-0"



1 6'-0" MASONRY THINWALL ELEVATION
1"=1'-0"

ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-20-23	CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE
GARLAND, TEXAS

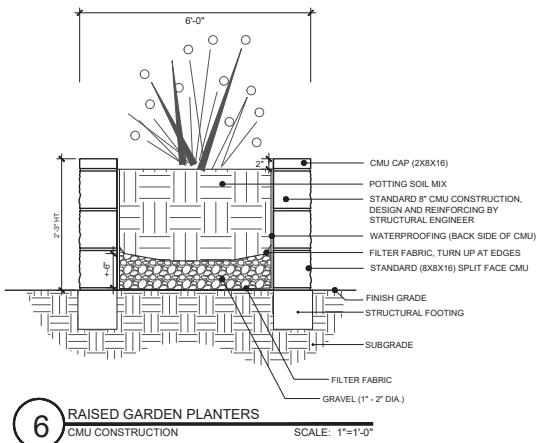
mg
landscape
architects
MEIKS DESIGN GROUP, INC.
1765 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7476



ZONING SUBMITTAL

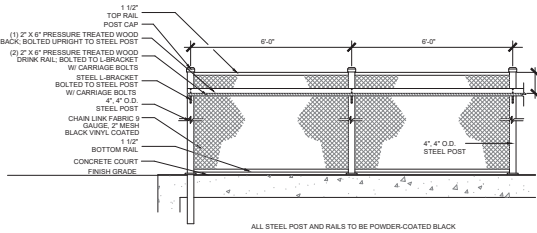
HUNTINGTON PLACE
GARLAND, TEXAS
JOB NUMBER: CRD-2028
DETAILS

LP0.05



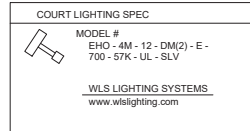
6 RAISED GARDEN PLANTERS
CMU CONSTRUCTION

SCALE: 1"=1'-0"



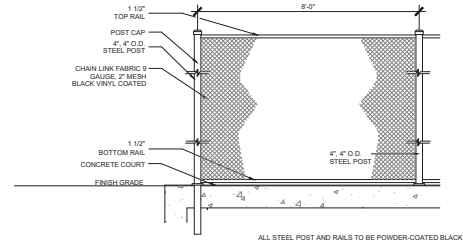
5 4' HT. PICKLEBALL COURT FENCE

NTS



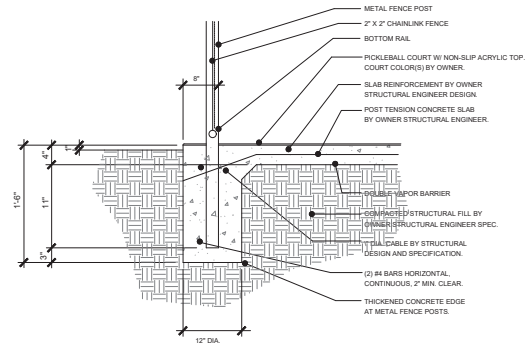
4 COURT LIGHTING

NTS



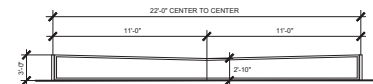
3 6' HT. PICKLEBALL COURT FENCE

NTS



2 PICKLEBALL COURT PAVEMENT EDGE DETAIL

1"=1'-0"



1 TYPICAL PICKLEBALL NET ELEVATION

1"=1'-0"

ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-29-23	CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE

GARLAND, TEXAS

mg
landscape
architects
MEIKO DESIGN GROUP, INC.
1765 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7676



**ZONING
SUBMITTAL**

HUNTINGTON PLACE

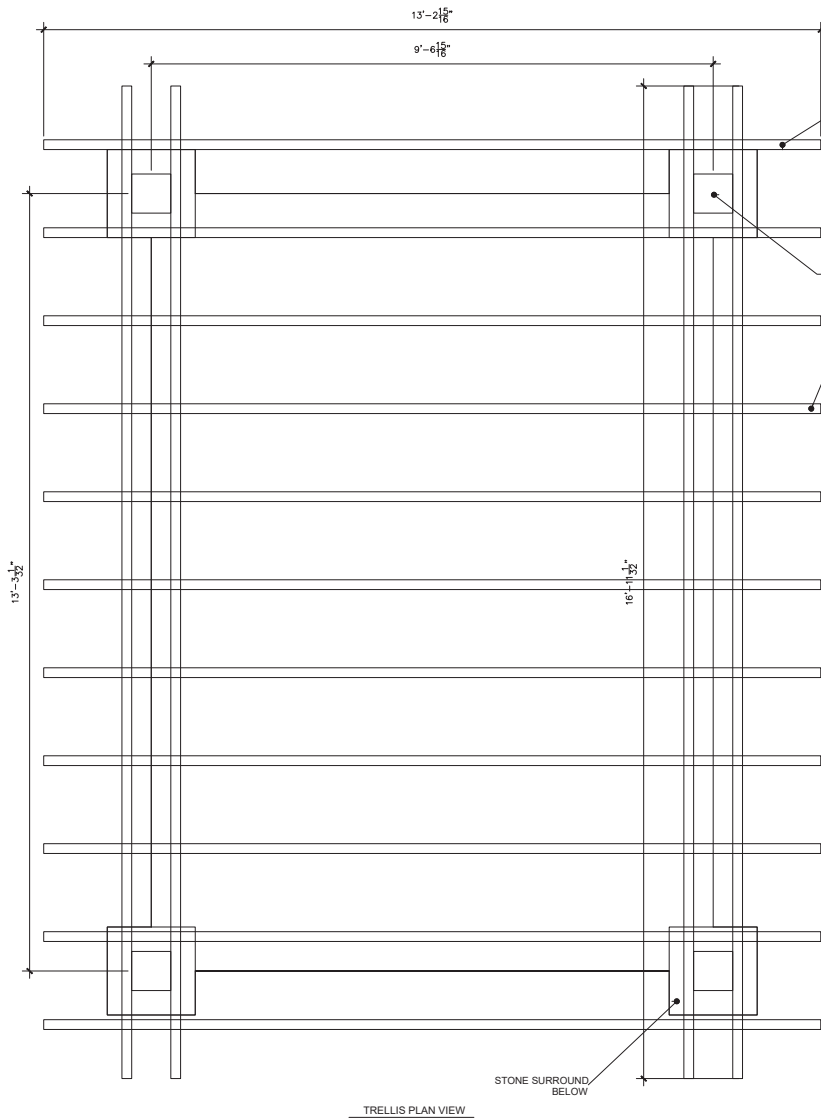
GARLAND, TEXAS

JOB NUMBER: CRD-2328

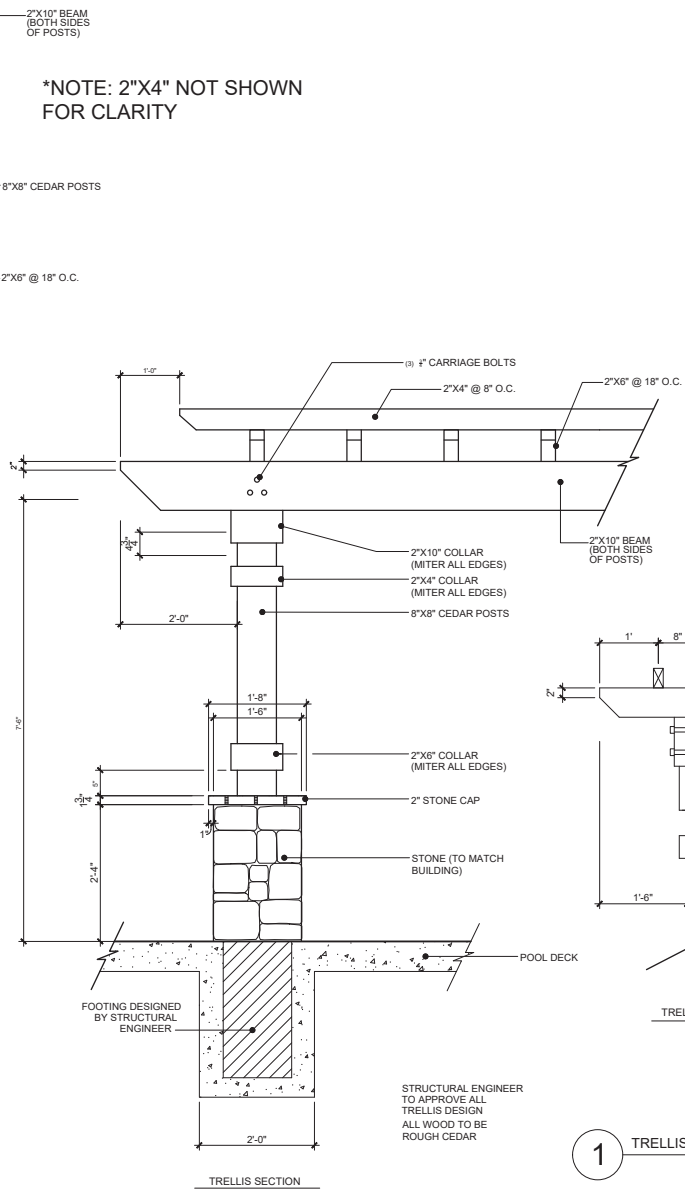
DATE: 10-17-23

LP0.06

EXHIBIT D



TRELLIS PLAN VIEW



*NOTE: 2"X4" NOT SHOWN FOR CLARITY

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

ISSUES:	
10-17-23	ZONING SUBMITTAL
11-27-23	CITY COMMENTS
12-18-23	CITY COMMENTS
12-20-23	CITY COMMENTS

CLIENT:
Crosa Architects
879 Junction Dr.
Allen, TX 75013

HUNTINGTON PLACE
GARLAND, TEXAS

mg
landscape
architects

MEEKS DESIGN GROUP, INC.
1765 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7676

STATE OF TEXAS
10-17-23

ZONING SUBMITTAL

HUNTINGTON PLACE

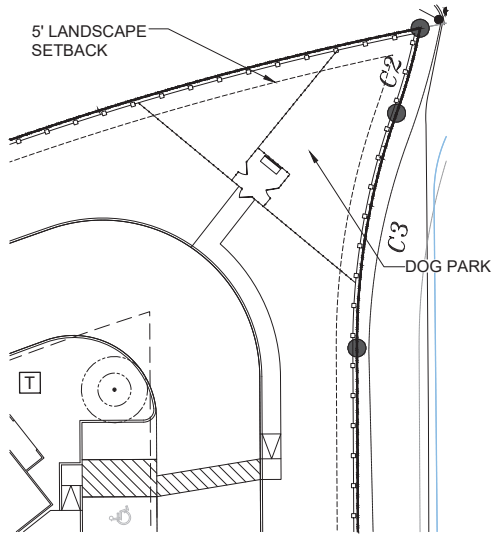
GARLAND, TEXAS

JOB NUMBER: CRD-2328

DATE: 10-17-23

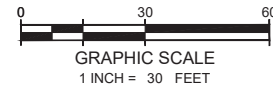
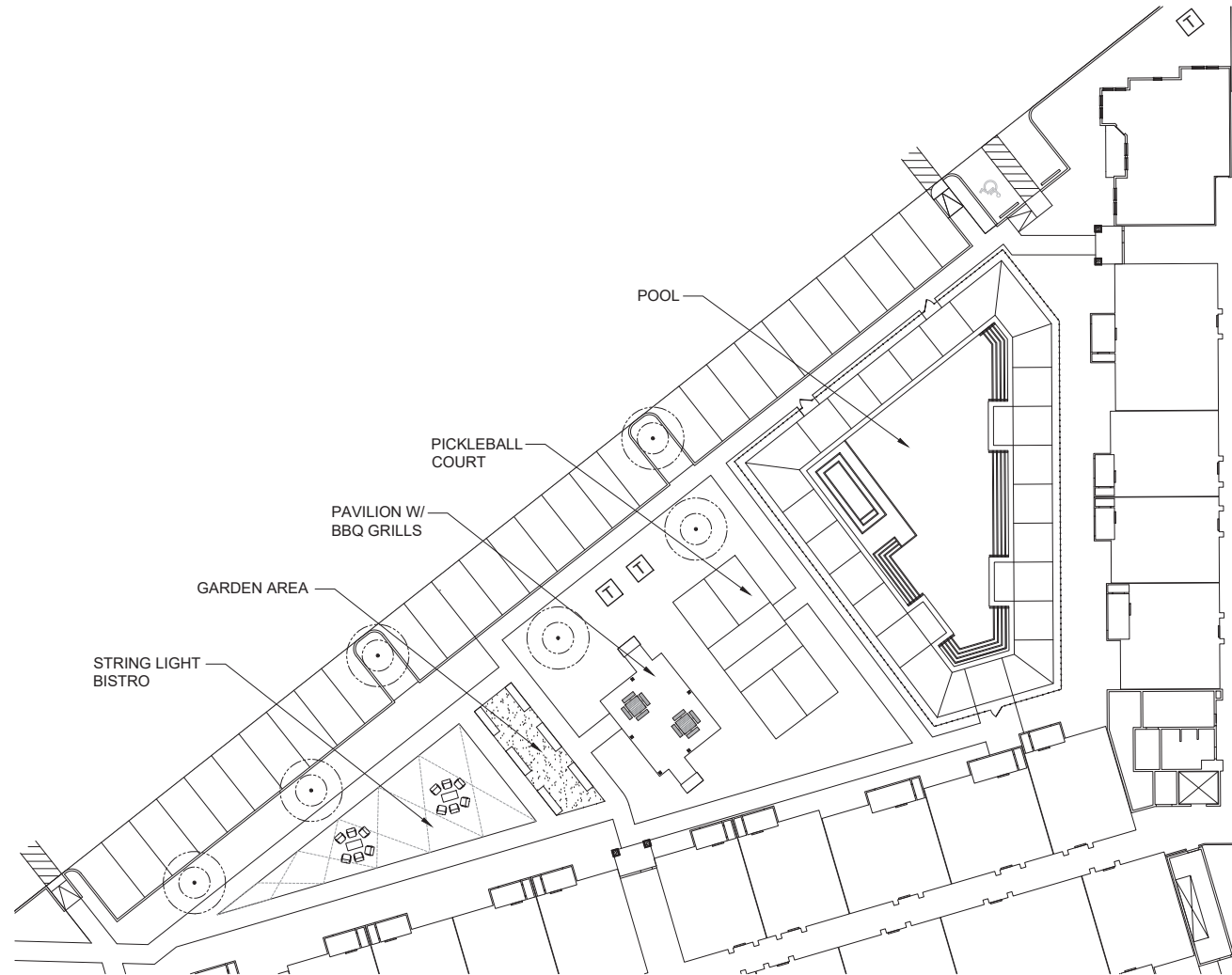
LP0.07

EXHIBIT D



DOG PARK

SCALE 1" = 30' - 0"



COURTYARD

SCALE 1" = 30' - 0"

**HUNTINGTON PLACE SENIOR LIVING
GARLAND, TEXAS**

DATE: 08.21.2023

A1.1
SITE PLAN
Copyright © 2023



PICKLEBALL COURT



RAISED PANTERS



STRING LIGHT BISTRO



BBQ PAVILION

BUILDING 'A' MATERIAL		
BRICK	14%	4,294 S.F.
BOARD AND BATTEN	40%	11,987 S.F.
SIDING	46%	13,718 S.F.

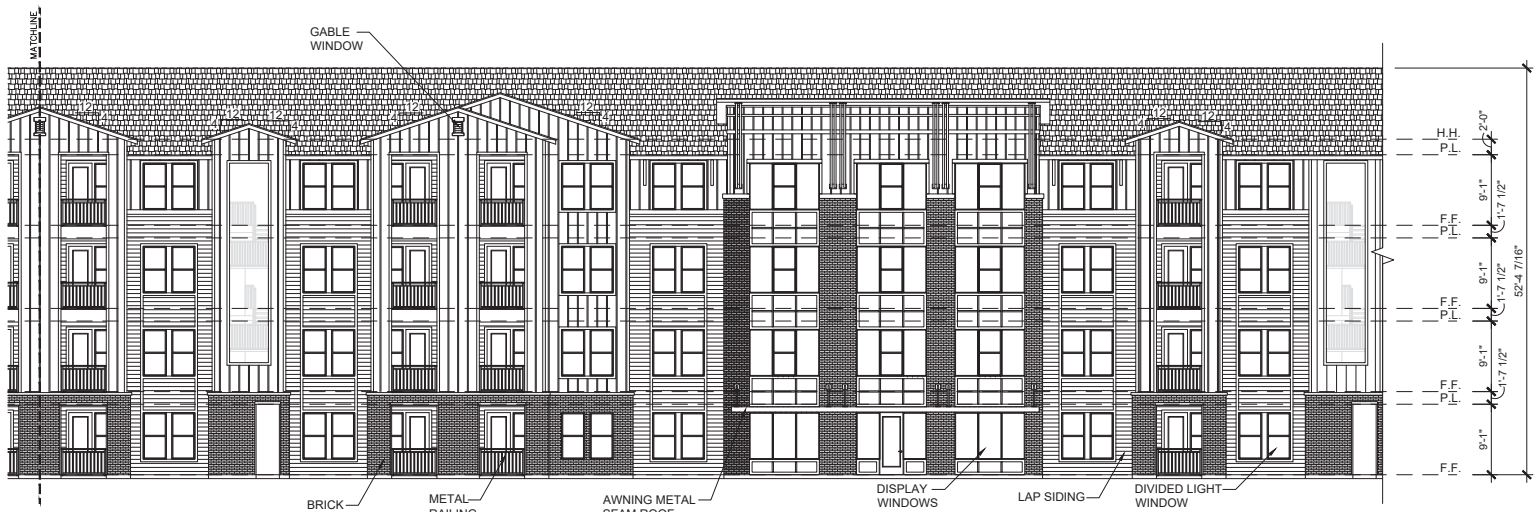
ARCHITECTURAL ELEMENTS	
TYPE	REMARKS
VARIED ROOF HEIGHT	4/12 ROOF PITCH SHINGLE ROOF IN DIFFERENT PLATE HEIGHT
AWNING	METAL AWNING ROOF LOCATED IN THE MAIN ENTRANCE TO LEASING / CLUBHOUSE AND IN ACCESS AREA FROM THE WOODOR TO POOL, REFER TO SHEETS A3.4, A3.7
DIVIDED LIGHT WINDOWS	REFER TO ELEVATION DRAWINGS
PLANTERS	REFER TO LANDSCAPE DRAWINGS, SHEET LP0.00
GABLE WINDOW	REFER TO ELEVATION DRAWINGS, CALLED OUT IN ALL ELEVATIONS.
BENCHES FOR OUTDOOR SEATING	REFER TO LANDSCAPE DRAWINGS, SHEET LP0.02
DISPLAY WINDOWS	LOCATED IN CLUBHOUSE, REFER TO SHEETS A3.4, A3.7



BUILDING 'A' WEST ELEVATION

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

1 REQ. @ BLDG # 1



BUILDING 'A' WEST ELEVATION

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

1 REQ. @ BLDG # 1

SECTION LINE



BUILDING 'A' EAST ELEVATION

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

1 REQ. @ BLDG # 1



BUILDING 'A' SOUTH ELEVATION

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

1 REQ. @ BLDG # 1

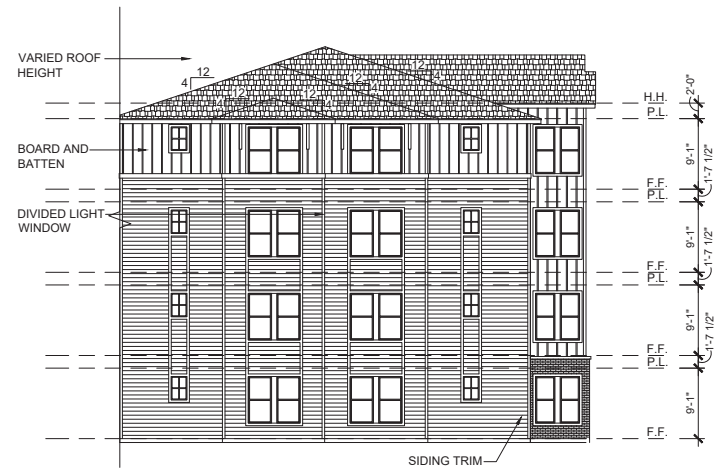
EXHIBIT E



BUILDING 'A' SOUTH ELEVATION

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

1 REQ. @ BLDG # 1



BUILDING 'A' WEST ELEVATION

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

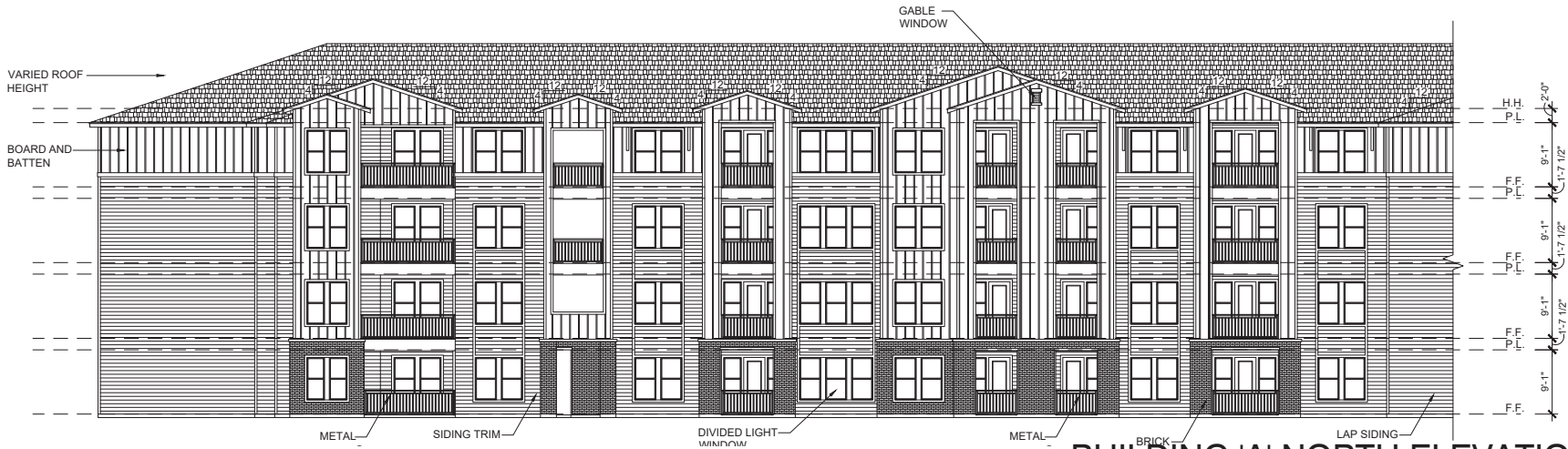
1 REQ. @ BLDG # 1



BUILDING 'A' LEFT NORHT ELEVATION

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

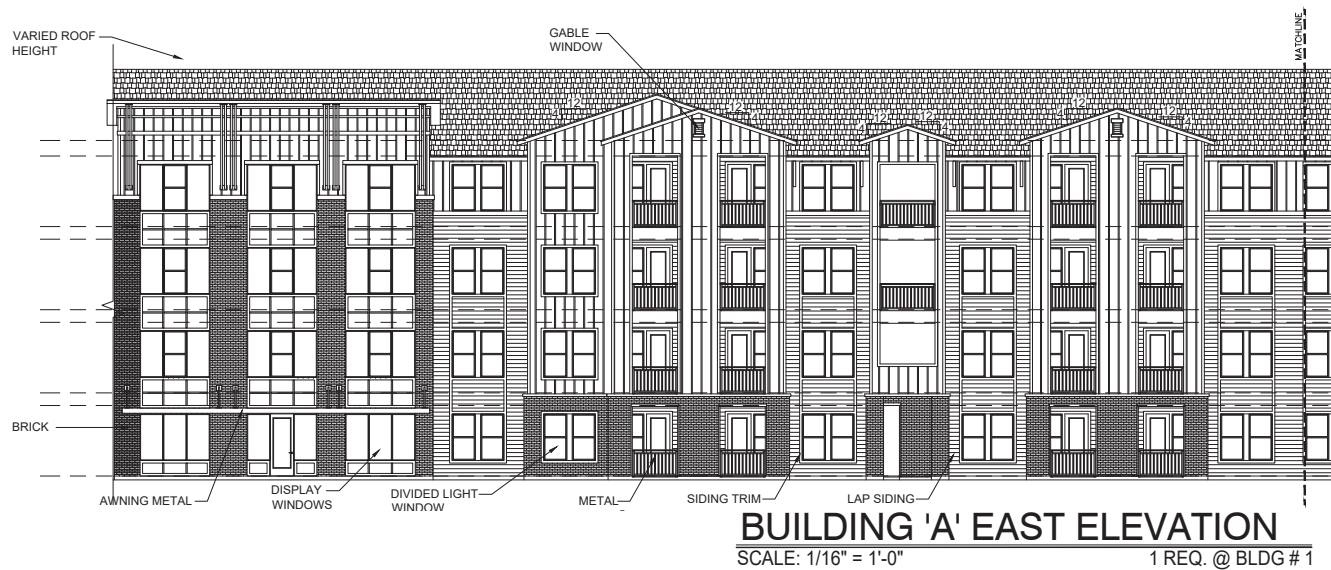
1 REQ. @ BLDG # 1

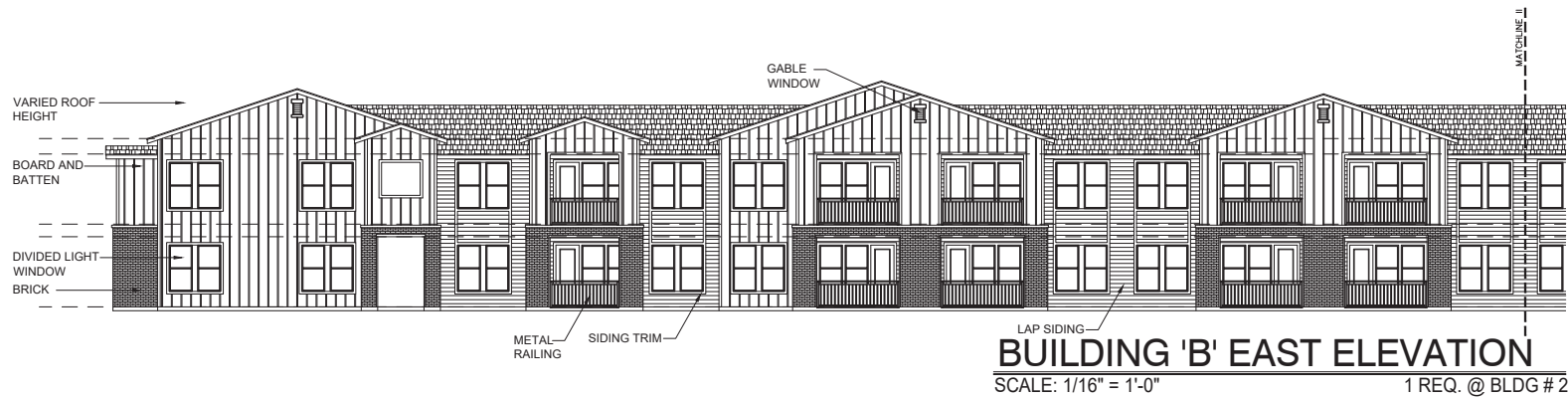


BUILDING 'A' NORTH ELEVATION

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

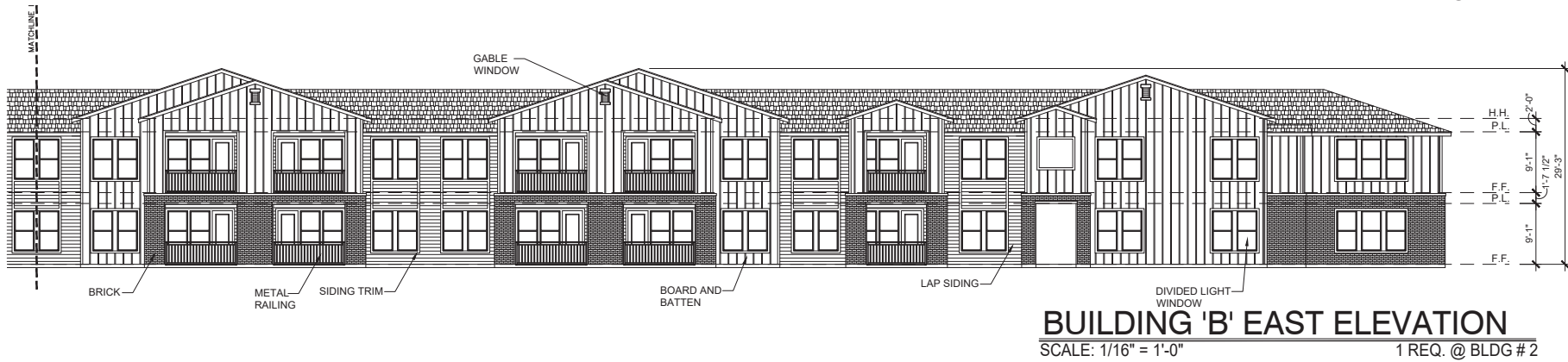
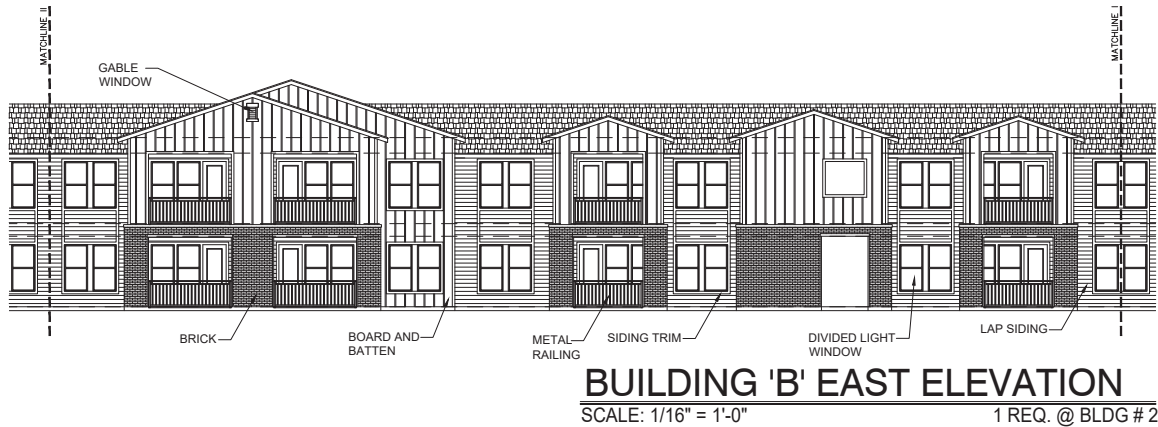
1 REQ. @ BLDG # 1

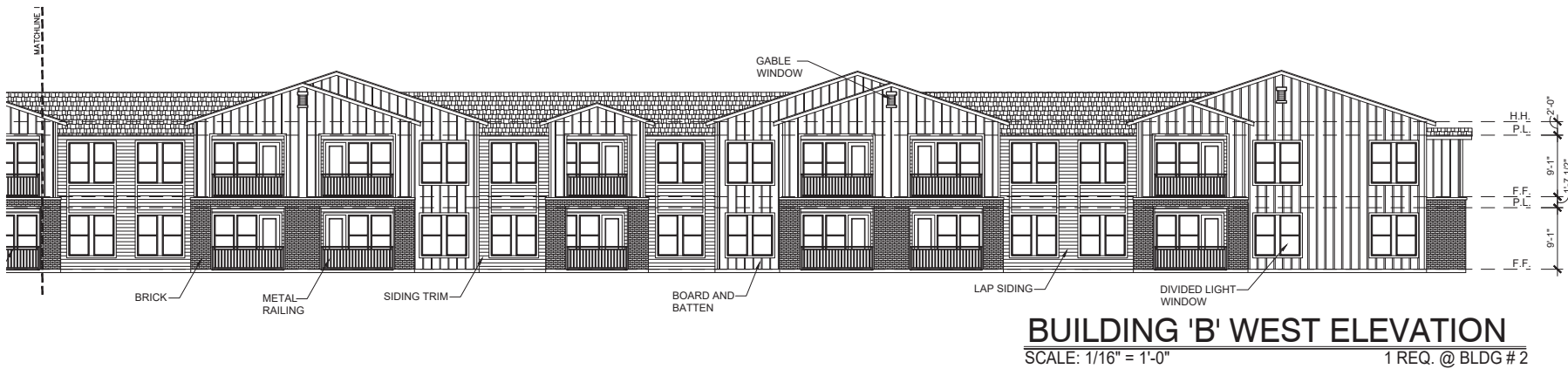
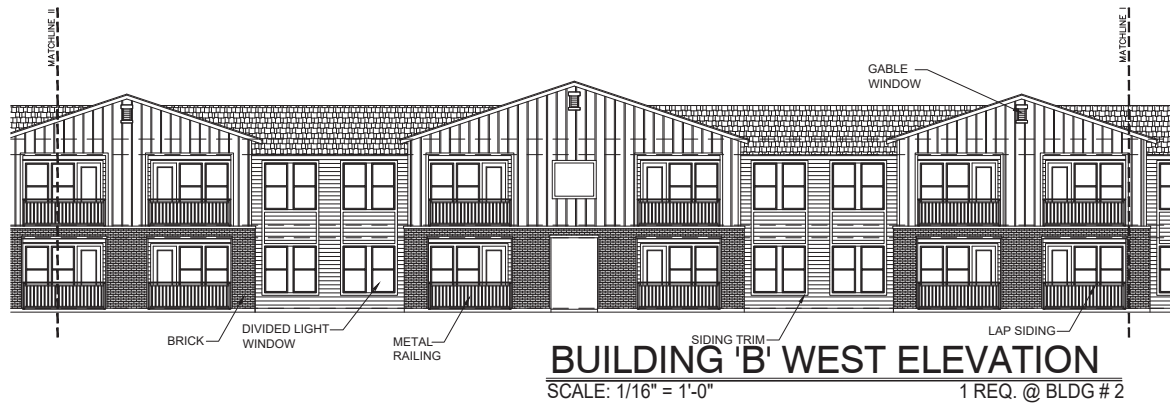
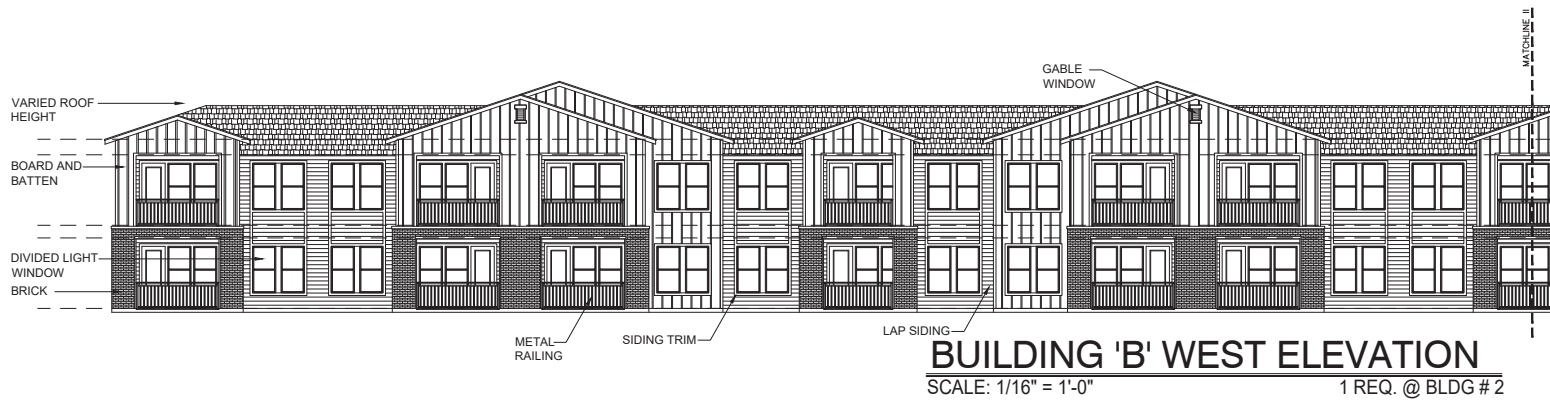


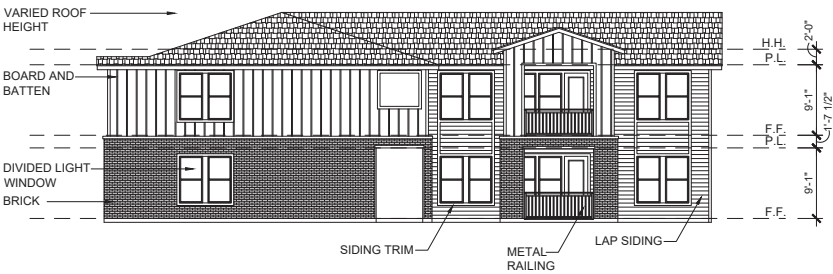


BUILDING 'B' MATERIAL	
BRICK	25% 3,561 S.F.
BOARD AND BATTEN	53% 7,618 S.F.
SIDING	22% 3,281 S.F.

ARCHITECTURAL ELEMENTS	
TYPE	REMARKS
VARIED ROOF HEIGHT	4/12 ROOF PITCH SHINGLE ROOF IN DIFFERENT PLATE HEIGHT
AWNING	METAL AWNING ROOF LOCATED IN THE MAIN ENTRANCE TO LEASING / CLUBHOUSE AND IN ACCESS AREA FROM THE INDOOR TO POOL, REFER TO SHEETS A3.4, A3.7
DIVIDED LIGHT WINDOWS	REFER TO ELEVATION DRAWINGS
PLANTERS	REFER TO LANDSCAPE DRAWINGS, SHEET LP0.00
GABLE WINDOW	REFER TO ELEVATION DRAWINGS, CALLED OUT IN ALL ELEVATIONS.
BENCHES FOR OUTDOOR SEATING	REFER TO LANDSCAPE DRAWINGS, SHEET LP0.02
DISPLAY WINDOWS	LOCATED IN CLUBHOUSE, REFER TO SHEETS A3.4, A3.7



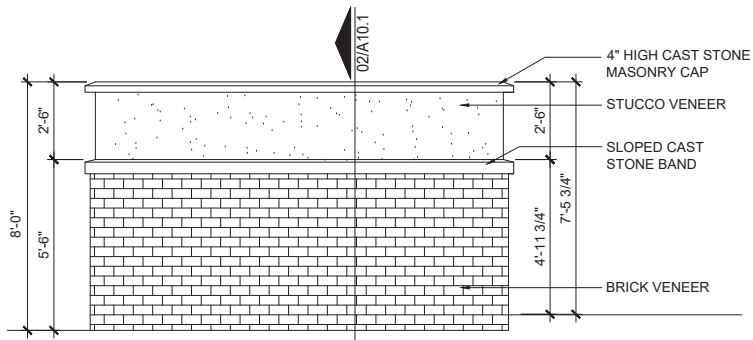




BUILDING 'B' SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG # 2



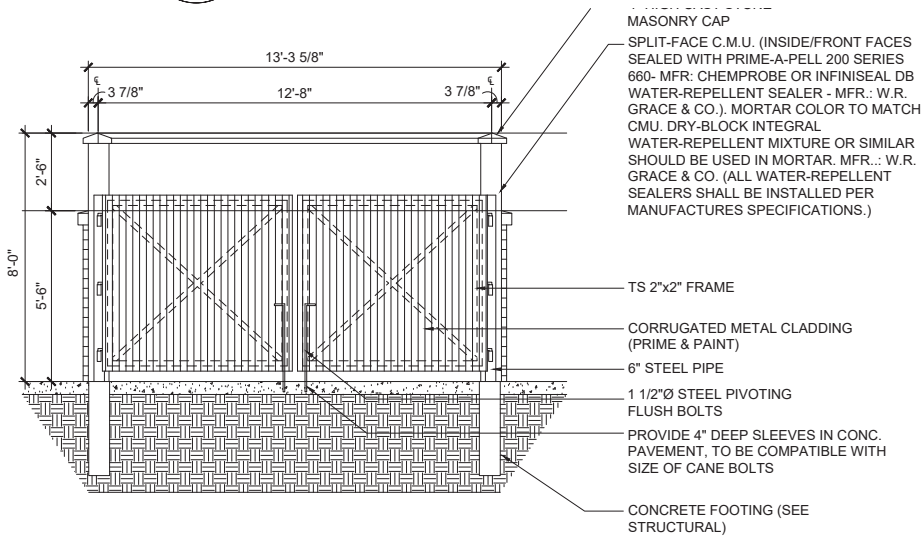
BUILDING 'B' NORTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG # 2



04

TRASH ENCLOSURE- EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



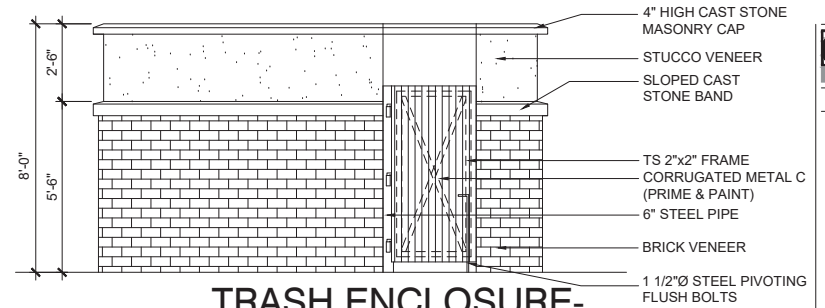
NOTE:
PRIME AND PAINT OR POWDER COAT ALL EXPOSED
METAL ON THE DUMPSTER ENCLOSURE

PROVIDE 4" DEEP SLEEVES IN CONC. PAVEMENT,
TO BE COMPATIBLE WITH SIZE OF CANE BOLTS AT
LOCATIONS TO BE FIELD VERIFIED TO ENABLE
GATES TO BE SECURELY HELD IN AN OPEN
POSITION.

02

TRASH ENCLOSURE- EXTERIOR ELEVATION

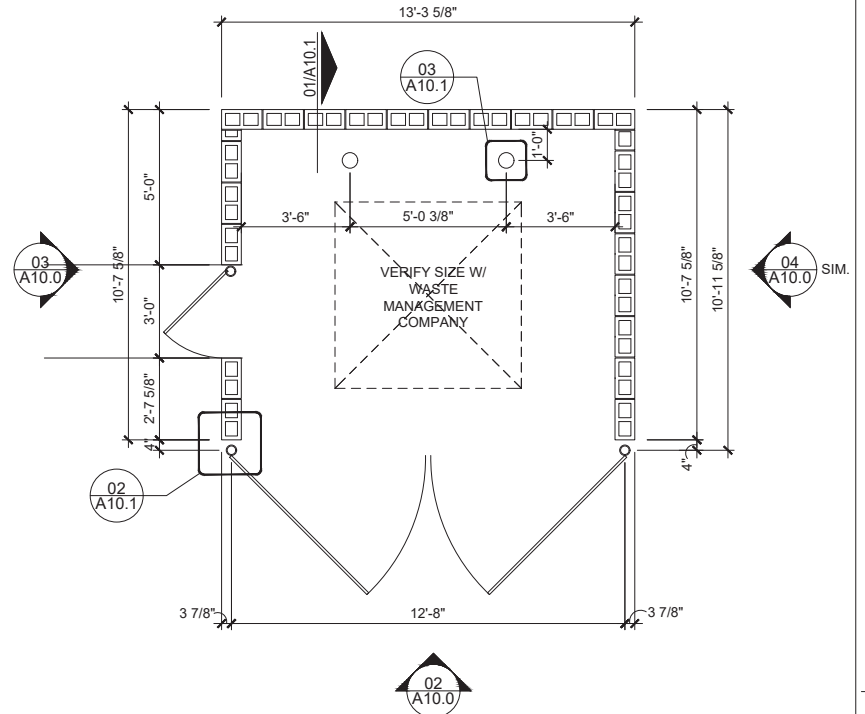
SCALE: 1/4" = 1'-0"



03

TRASH ENCLOSURE- EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



01

TRASH ENCLOSURE - PLAN

SCALE: 1/4" = 1'-0"

REPORT & MINUTES

P.C. Meeting, January 8, 2024

3a. APPROVED Consideration of the application of **Cross Engineering Consultants, Inc.**, requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care – Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41).

The applicant, Ryan Combs, 7619 Kilmichael Lane, Dallas, TX, remained available for questions.

Chair Roberts commented to the applicant that the work they've put in to incorporate staff's recommendations as well as work with the neighbors is visible in the proposed development.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 7** Ayes, **0** Nays.



1600 Edaefield Drive

Comment Form

Case Z 23-41

Z 23-41 Cross Engineering Consultants, Inc. The applicant proposes to construct a Senior Independent Living complex with 204 dwelling units. The site is located at 1600 Edgefield Drive. (District 2)

Z 23-41 Cross Engineering Consultants, Inc. El solicitante propone construir un complejo de vida independiente para personas mayores con 204 unidades de vivienda. El sitio está ubicado en 1600 Edgefield Drive. (Distrito 2)

Z 23-41 Cross Engineering Consultants, Inc. Người nộp đơn đề xuất xây dựng một khu phức hợp Sống độc lập dành cho người cao tuổi với 204 căn hộ. Địa điểm tọa lạc tại 1600 Edgefield Drive. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Pamela Reeder owner of PL Reeder Investments LLC

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

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

1718 Russell Dr

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

Garland Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qính

Pamela Reeder

Signature / Firma / Ch ữ ký

1/4/2023

Date / Fecha / Ngày

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

Comment Form

Case Z 23-41

Z 23-41 Cross Engineering Consultants, Inc. The applicant proposes to construct a Senior Independent Living complex with 204 dwelling units. The site is located at 1600 Edgefield Drive. (District 2)

Z 23-41 Cross Engineering Consultants, Inc. El solicitante propone construir un complejo de vida independiente para personas mayores con 204 unidades de vivienda. El sitio está ubicado en 1600 Edgefield Drive. (Distrito 2)

Z 23-41 Cross Engineering Consultants, Inc. Người nộp đơn đề xuất xây dựng một khu phức hợp Sống độc lập dành cho người cao tuổi với 204 căn hộ. Địa điểm tọa lạc tại 1600 Edgefield Drive. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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Kristen Beard

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.)

1002 Cedar Drive

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Kristen Beard

Signature / Firma / Chữ ký

1/5/24

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 23-41

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

This proposed development is literally outside my back door. This vacant field has been there since prior to my moving into my house in 1990. It has been used for illegal dumping, 4-wheeling, golf practice, and parties (including guest parking). After meeting with the developers, I am for the development. Although it will block my view of the creek, and maybe some sunsets, it will provide improvement to my neighborhood. The 6-8 foot fence and landscaping that will buffer the complex from the neighborhood and the design to put the parking lot at the back address my issues of overlook into my back yard.
Katie Beard 1002 Cedar Dr 75040
214 418 9461 kbeard44@gmail.com

Comment Form

Case Z 23-41

Z 23-41 Cross Engineering Consultants, Inc. The applicant proposes to construct a Senior Independent Living complex with 204 dwelling units. The site is located at 1600 Edgefield Drive. (District 2)

Z 23-41 Cross Engineering Consultants, Inc. El solicitante propone construir un complejo de vida independiente para personas mayores con 204 unidades de vivienda. El sitio está ubicado en 1600 Edgefield Drive. (Distrito 2)

Z 23-41 Cross Engineering Consultants, Inc. Người nộp đơn đề xuất xây dựng một khu phức hợp Sống độc lập dành cho người cao tuổi với 204 căn hộ. Địa điểm tọa lạc tại 1600 Edgefield Drive. (Quận 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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LOBETA ABLES OWNER - SON NORRIS B. ABLES

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.)

1305 Edgefield, GARLAND, TX.

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

GARLAND, TX.

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Lobeta Ables - Norris Ables

1-4-24

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 23-41

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

Traffic & road way

Against, against

Loreta Ables

2701 Hickox Rd.

Rowlett, Tx. 75089



GARLAND
TEXAS MADE HERE

The applicant proposes to construct a Senior Independent Living complex with 204 dwelling units.

City Council Meeting

February 6, 2024

Z 23-41

CASE INFORMATION

Location: 1600 Edgefield Drive

Applicant: Cross Engineering Consultants, Inc.

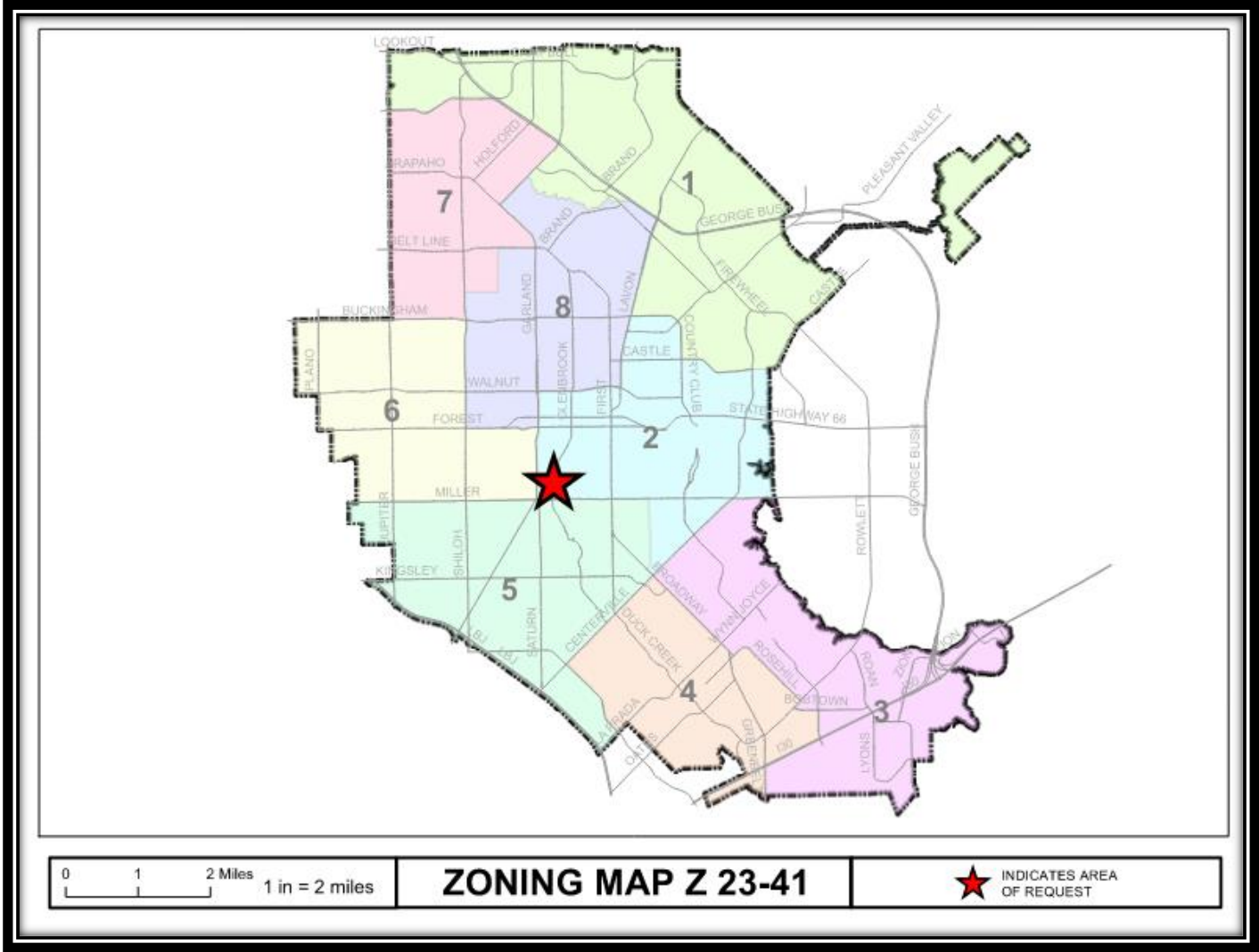
Owner: Brazos River Glen, LLC.

Acreage: 5.98 acres

Zoning: Multi-Family-1 (MF-1) District



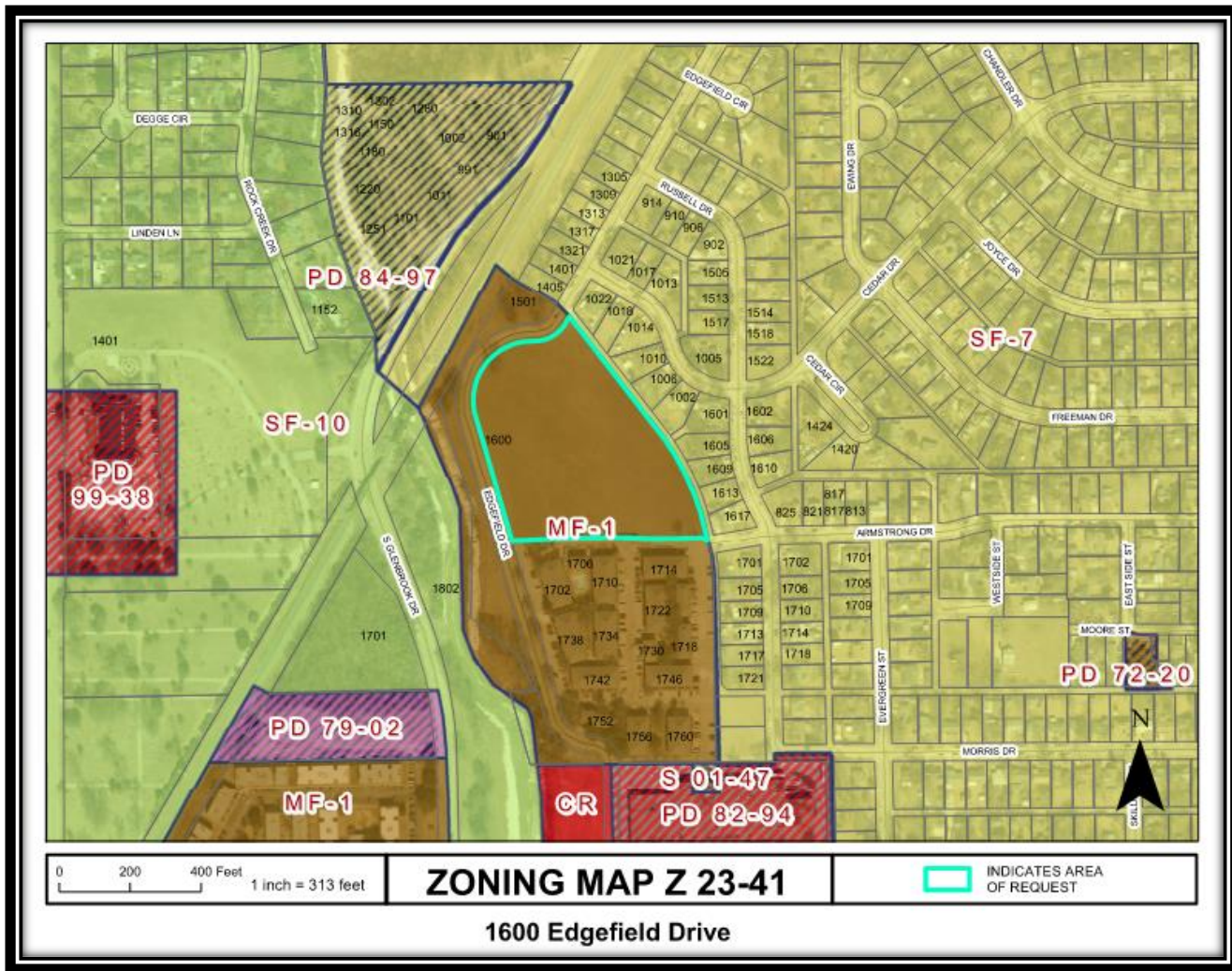
CITYWIDE LOCATION MAP





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LOCATION MAP



Z 23-41



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COMPREHENSIVE PLAN



Compact Neighborhoods



Z 23-41

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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.

The site is currently zoned for multi-family use. The increased density proposed is mitigated through design. This proposal will expand housing options for seniors, and contribute to walkability in the area through trail connections. Therefore, it is a supportive use to the surrounding area.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The subject property will provide additional housing to the area for seniors.



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PHOTOS



View of the subject property



South of the subject property

Z 23-41



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PHOTOS



North of the subject property



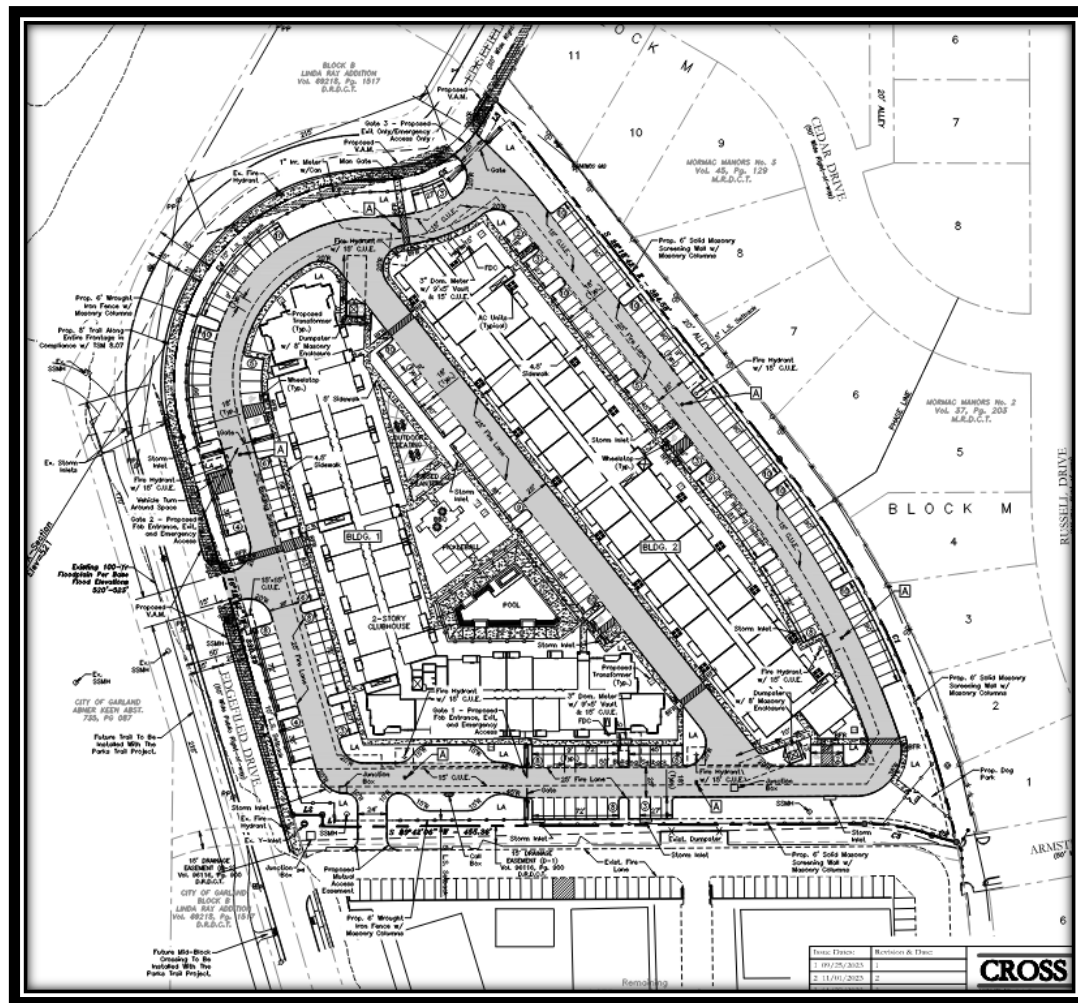
West of the subject property



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SITE PLAN

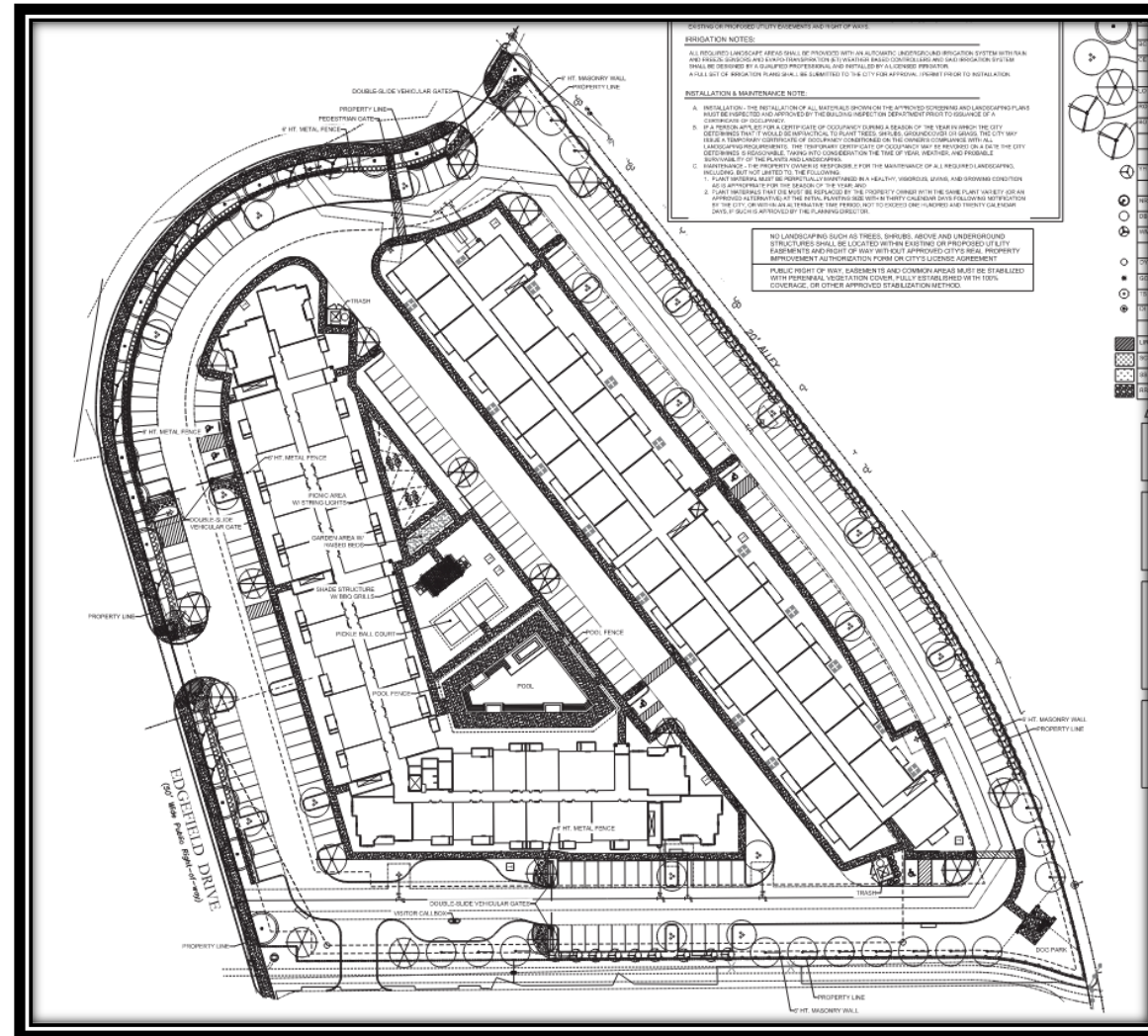


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LANDSCAPE PLAN



Z 23-41



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AMENITIES



PICKLEBALL COURT



RAISED PANTERS



STRING LIGHT BISTRO



BBQ PAVILION

Z 23-41



BUILDING ELEVATIONS





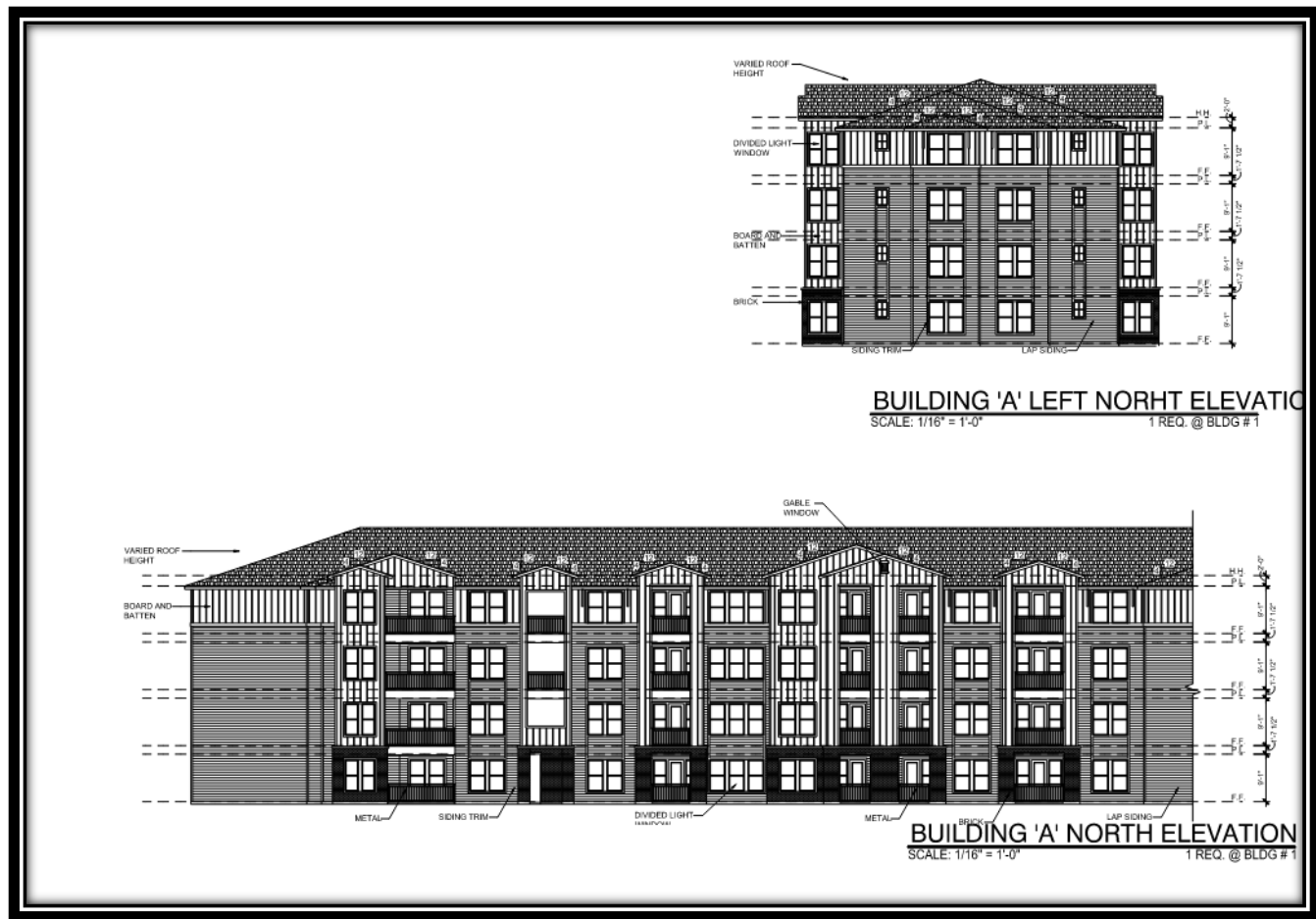
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BUILDING ELEVATIONS

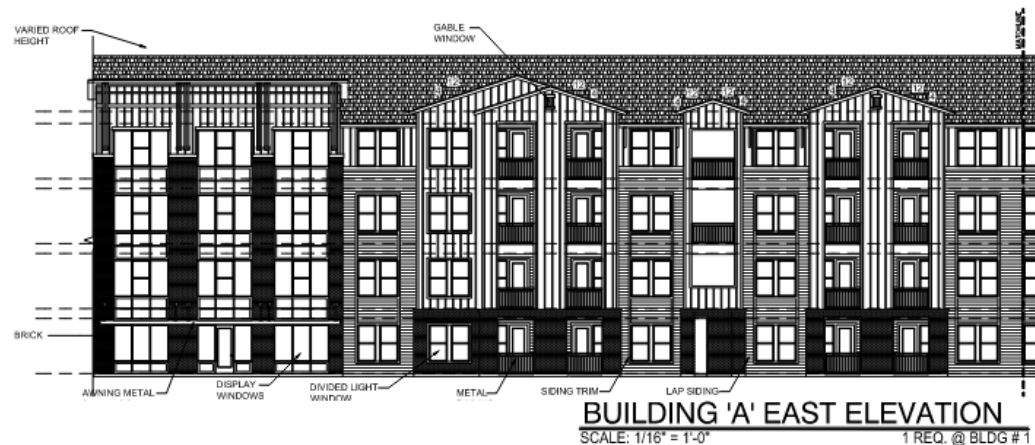


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BUILDING ELEVATIONS

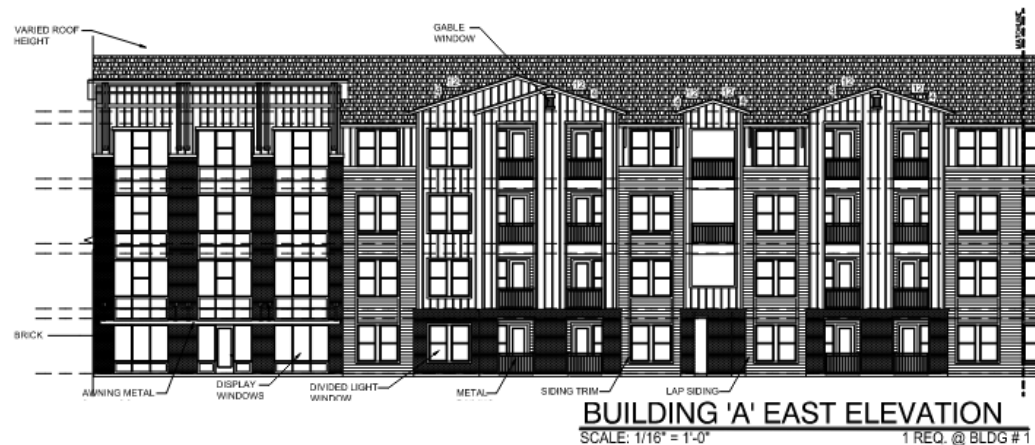


Z 23-41



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BUILDING ELEVATIONS



Z 23-41



BUILDING ELEVATIONS





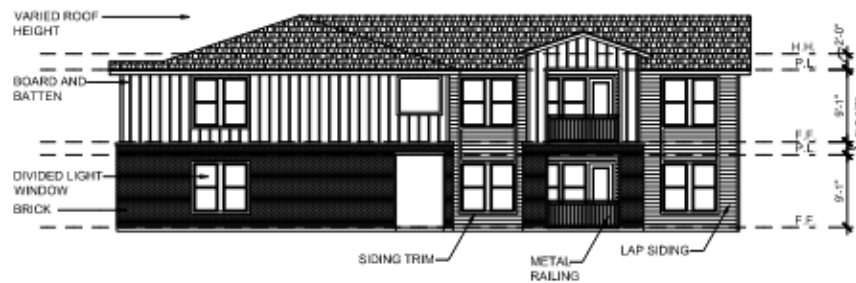
BUILDING ELEVATIONS





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BUILDING ELEVATIONS



BUILDING 'B' SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG #2



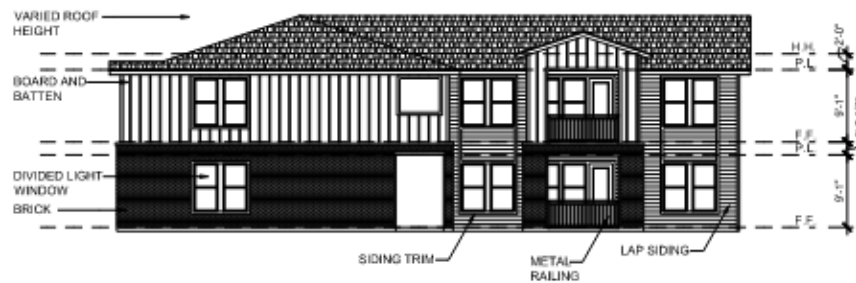
BUILDING 'B' NORTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG #2

Z 23-41



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BUILDING ELEVATIONS



BUILDING 'B' SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG #2



BUILDING 'B' NORTH ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ. @ BLDG #2

Z 23-41



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3-D RENDERINGS



Z 23-41



PLANNED DEVELOPMENT FLEXIBILITIES

- **Landscaping/Open Spaces:** The applicant proposes 28.5 % open where 40% is required. Additionally, large canopy trees are required every 25 feet along the masonry wall. The eastern perimeter requires thirty (30) large canopy trees and (6) large canopy trees and sixty (60) high-level screening shrubs are proposed. The southern perimeter requires fifteen (15) large canopy trees and thirteen (13) large canopy trees and nine (9) high-level screening shrubs are proposed.
- **Density:** The proposed density is 34.1 dwelling units per acre and the maximum per the MF-2 District is 32 dwelling units per acre.
- **Covered Parking:** The GDC requires 50% of the parking spaces to be covered for Elder Care developments including senior independent living. The applicant is not proposing any covered parking.



PLANNED DEVELOPMENT BENEFITS

- An eight (8) foot widened sidewalk/trail along Edgefield Drive that will connect to the City's trail system.
- A context-sensitive development that respects the adjacent single-family neighborhood by having enhanced perimeter screening, a lower adjacent building height, and residential "farmhouse aesthetic" architectural style.
- Enhanced amenities for its residents including but not limited to a pickleball court, a garden area, dog park, among other outdoor amenities, and various indoor amenities.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care Independent Living development.

PLAN COMMISSION RECOMMENDATION

On January 8, 2024 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development.



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GARLAND

PLANNING REPORT

City Council Regular Session

6. b.

Meeting Date: 02/06/2024

Item Title: Z 23-44 Ofi Chito (District 7)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses and 2) a Plan for a Restaurant, Drive-Through Use.

LOCATION

4680 North Shiloh Road

OWNER

Malouf Interests

PLAN COMMISSION RECOMMENDATION

On January 8, 2024, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses and 2) a Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses and 2) a Plan for a Restaurant, Drive-Through Use.

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct a restaurant with a drive-through service [McDonald's].

SITE DATA

The subject property contains approximately 3.359 acres and has approximately 180.125 linear feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road, including a mutual access driveway to the North.

CAPTION

Consider a request by Ofi Chito to construct a restaurant with a drive-through [McDonald's]. The site is located at 4680 North Shiloh Road in District 7.

Consider and take appropriate action on the application of Ofi Chito, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Detail Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44)

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. The PD 20-35 Detail Plan was approved for a convenience store with fuel pumps and it has been constructed. All future development requires approval of a Detail Plan through the public hearing process. In addition, a Restaurant, Drive-Through Use is permitted only by SUP. In 2023, the PD 22-64 to the north was approved for a Restaurant, Drive-Through SUP for a Dutch Bros Coffee shop.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 3.359-acre pad site from a larger lot and construct a 3,862 square-foot McDonald's restaurant with a drive-through (Exhibit C). The proposed McDonald's site will be accessed from existing access points on North Shiloh Road, as well as a mutual access drive to the North.
2. The parking for the proposed McDonald's site complies with the Garland Development Code (GDC).
3. The landscape layout (Exhibit D) for the proposed McDonald's site is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) for the proposed McDonald's are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

Specific Use Provision:

6. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The site is zoned for commercial uses. The proposal provides a supporting restaurant use to the nearby residential neighborhoods.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The proposal is considered "Stand Alone Commercial" per the Economic Development Strategic Plan; this category represents a property tax revenue per acre at \$5,380. In addition, the proposal will add sales tax revenue to the City.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) District 17-32, Planned Development (PD) District 13-28, Planned Development (PD) District 19-06 and Planned Development (PD) District 17-40 for Community Retail Uses; these properties are developed with a charter high school, a Starbucks, and a car wash. The properties to the north, across Arapaho Road, are zoned Planned Development (PD) District 14-09 and Planned Development (PD) 02-28 for Community Retail Uses; these properties are developed with a bank institution and a self-storage. The property to the east is zoned Planned Development (PD) District 08-45 for Community Office Uses; it is currently unimproved. The properties directly to the North are zoned Planned Development (PD) District 20-35 and 22-64; this site is developed with a convenience store with fuel pumps and a Dutch Bros coffee shop. The property directly to the south is also zoned Planned Development (PD) District 20-35 and is vacant.

The proposed use is generally compatible with the surrounding area.

Attachments

Z 23-44 Location Map
Z 23-44 PD & SUP Conditions
Z 23-44 Exhibits
Z 23-44 R&M
Z 23-44 Responses
Z 23-44 Staff Presentation



ZONING MAP Z 23-44

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-44

4680 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Restaurant, Drive-Through land use.
- II. Statement of Effect:** This Planned Development (PD) 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 Planned Development (PD) District 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 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 conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

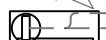
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-44

4680 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any 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 Planned Development (PD) District 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall have a twenty-five year time period.

EXHIBIT C

LEGEND	
LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
ROAD SIGN (MAX 80 SF MONUMENT)	
MCDONALD'S DIGITAL MENU BOARD	
MCDONALD'S ORDER HERE CANOPY	
MCDONALD'S DIGITAL PRE-BROWSE BOARD	
MCDONALD'S DOUBLE GATEWAY	
MCDONALD'S DIRECTIONAL SIGN	
DETECTOR LOOP (LOCATION TO BE APPROVED BY MCDONALD'S) (RE: C10.0 STANDARD DETAILS)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" – COLOR : YELLOW	
PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN – COLOR : YELLOW *	
"THANK YOU" AT END OF PATH – COLOR : YELLOW	
"CIRCLE / ARROW" – COLOR : YELLOW	
ARROW PATH DIRECTION – COLOR : WHITE	
STRAIGHT DRIVE-THRU "ARROW MARKING" – COLOR : YELLOW	

KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
②	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
③	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
⑤	NOT USED
⑥	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
⑦	NOT USED
⑧	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
⑨	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (RE: C10.1 STANDARD DETAILS)
⑩	MCDONALD'S OOSP, MOBILE & ROLL FORWARD SIGNS (RE: C10.4 STANDARD DETAILS)
⑪	BOLLARD (RE: C10.0 STANDARD DETAILS)
⑫	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
⑬	FLAG POLE (60' MAX. HEIGHT)
⑭	POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
⑮	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
⑯	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
⑰	6" DRIVE-THRU STRIPING - COLOR : YELLOW
⑱	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
⑲	6" MERGE POINT - COLOR : YELLOW
㉑	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
㉒	8" OOSP STRIPING - COLOR : YELLOW
㉔	FIRE LANE STRIPING PER CITY OF MCKINNEY FIRE CODE STANDARDS
㉕	4" OOSP & MOBILE PICK-UP STRIPING - COLOR : YELLOW
㉖	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
㉗	BENCH (G.C. TO COORDINATE WITH O/O & ACM)
㉘	PLANTERS (G.C. TO COORDINATE WITH O/O & ACM)

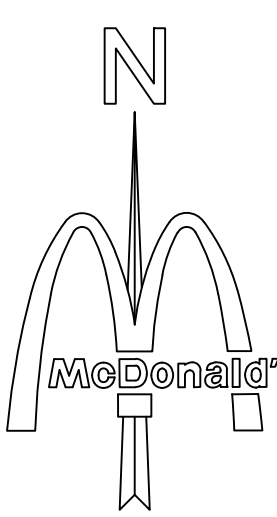
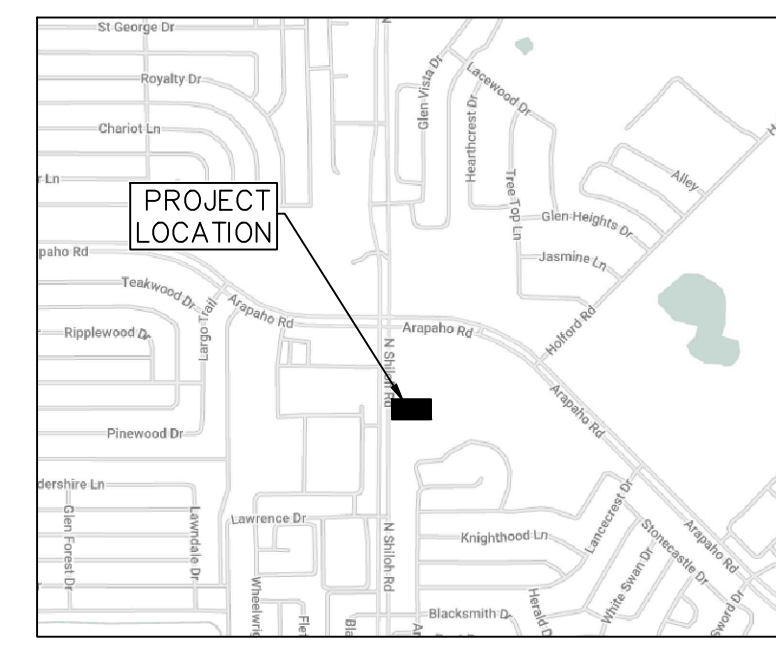
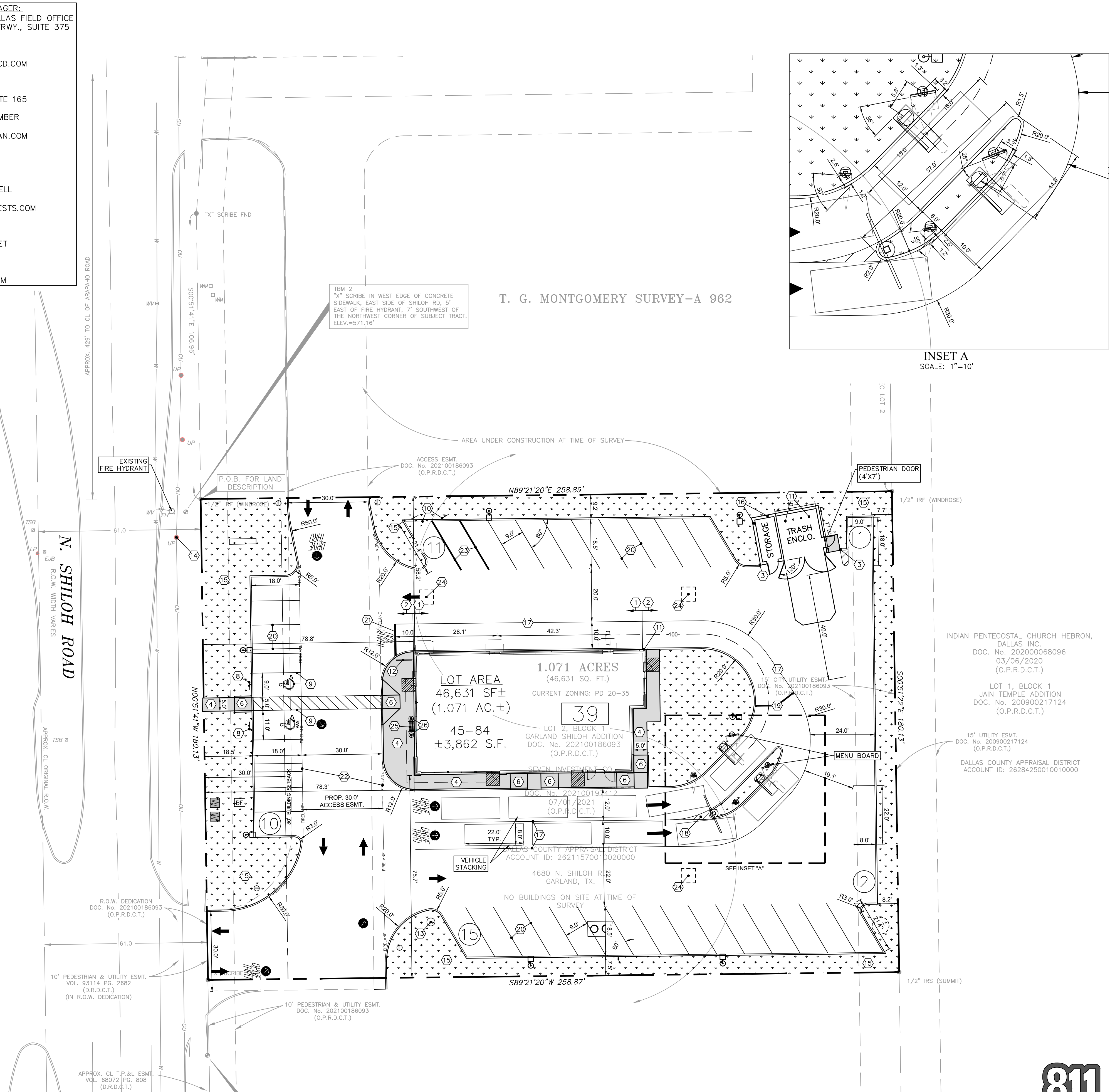
SITE INFORMATION		
	EXISTING	PROPOSED
LAND AREA	46,632 SF (1.07 AC)	46,632 SF (1.07 AC)
ZONING	PD 20-35 W/ COMMUNITY RETAIL BASE ZONING	PD 20-35 W/ COMMUNITY RETAIL BASE ZONING
LAND USE	VACANT LOT	RESTAURANT W/DRIVE-THRU
BUILDING AREA	3,862 SF	
BUILDING LOT COVERAGE	3,862 SF/43,632 SF = 8.3%	
FLOOR AREA RATIO	0.08:1	
	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	35'	18'-9.5" (1 STORY)
PARKING SPACE	1 SPACE PER 100 SF = 39	39
HANDICAP PARKING	2	2
LANDSCAPE AREA	10% (4,663 SF)	22.2% (10,349 SF)
IMPERVIOUS AREA	NONE	77.8% (36,283 SF)
BUILDING SETBACK	30' FRONT	78.3' FRONT
LANDSCAPE SETBACK	10' FRONT, 7' SIDE, & 5' REAR	18' FRONT, 7' SOUTH SIDE, 8.7 NORTH SIDE, & 7.2' REAR

AREA CONSTRUCTION MANAGER:
MCDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ARAPAHO PARTNERS LTD.
4143 MAPLE AVE. #325
DALLAS, TX 75219
CONTACT: MATT MACCONNELL
PHONE: (760) 638-1399
EMAIL: MTM@MALOUFFINTERESTS.COM

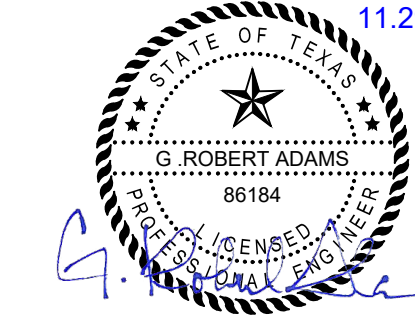
APPLICANT:
OFI CHITO
3224 COLLINSWORTH STREET
FORT WORTH, TX 76107
CONTACT: LESLIE FORD
PHONE: (325) 370-9965
EMAIL: LESLIE@OFICHITO.COM



Date	Description	No.
Revisions		

 **McDonald's USA, LLC**

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.



LANGAN
Langan Engineering and
Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com

TBPE FIRM REG. #F-13709 Project	
------------------------------------	--

McDonald's Restaurant
L/C #423441
N SHILOH RD
GARLAND

DALLAS COUNTY	TEXAS
Drawing Title	

SITE PLAN

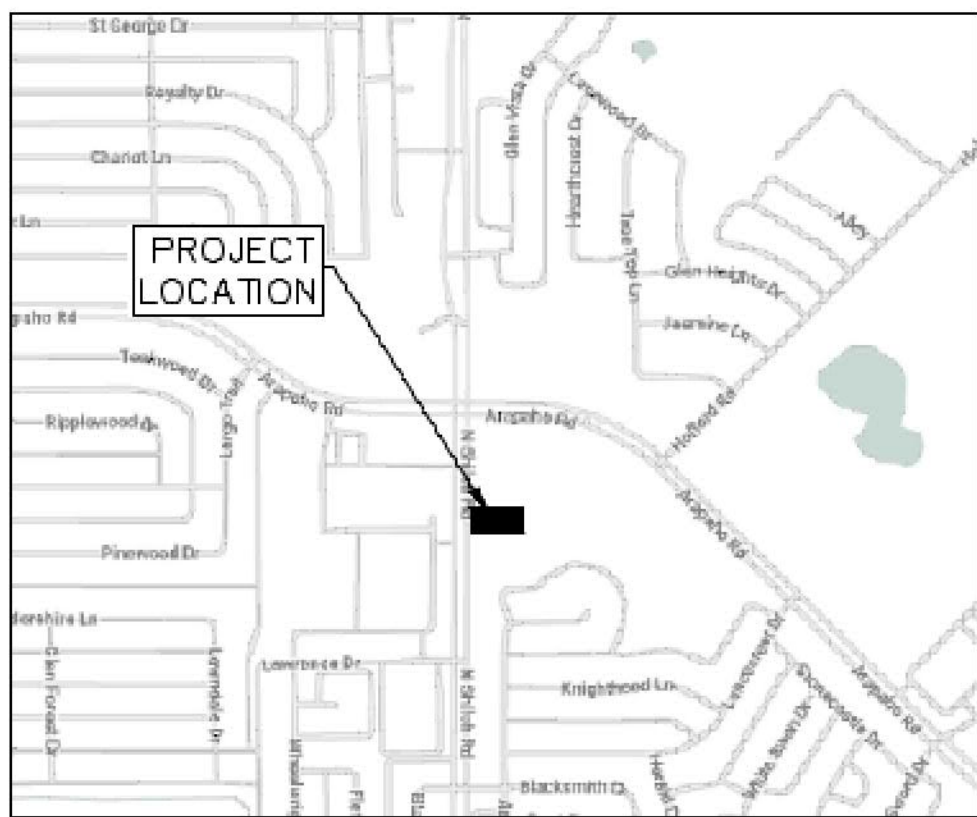
Project No. 520063901	Drawing No. C4.0
Date 11/27/2023	
Drawn By MNK	
Checked By HJM	

Sheet **6** of **12**



Know what's **below.**
Call before you dig.

CASE #230620-



E - STUCCO "IRON ORE"

CM - METAL REVEAL PANELS

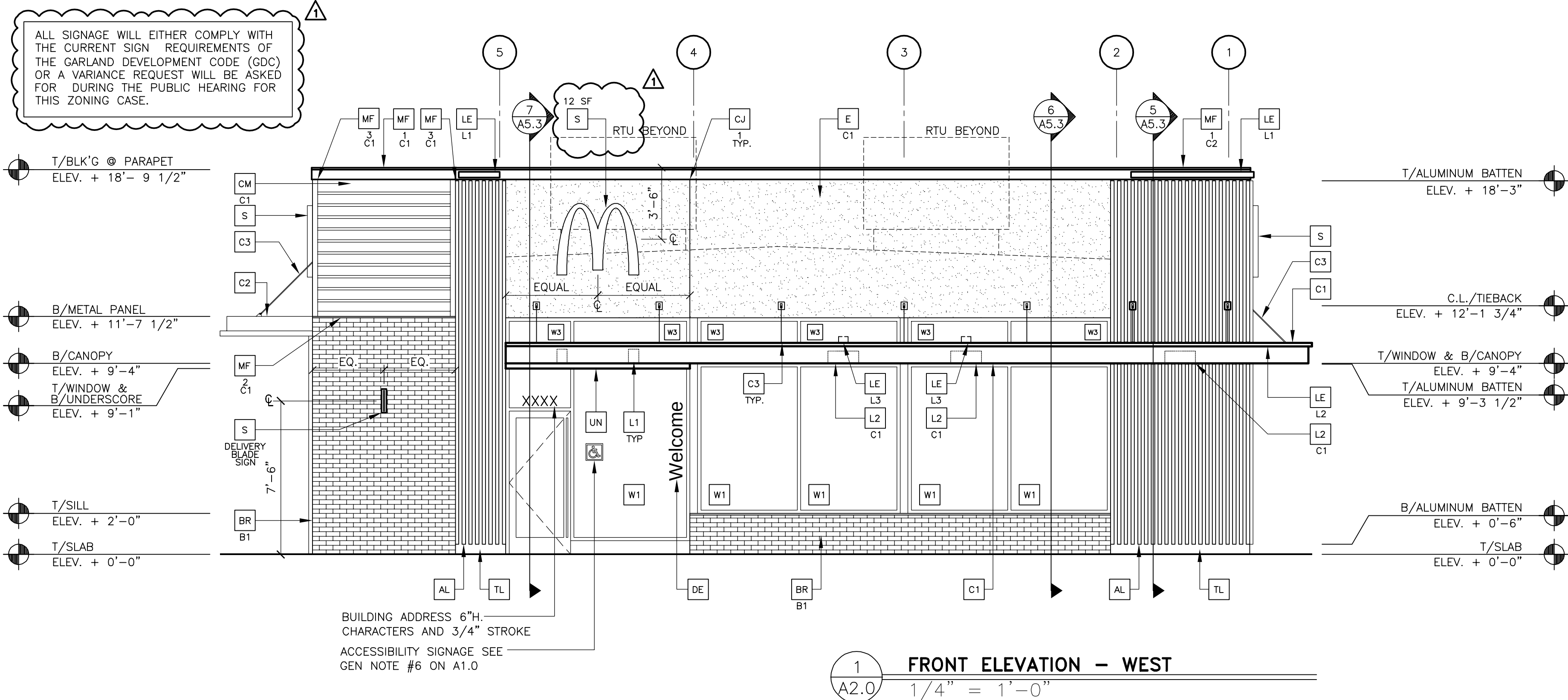
BR - BRICK "SILVERADO"



CN - ALUM CANOPY WHITE
UN - UNDERSCORE YELLOW

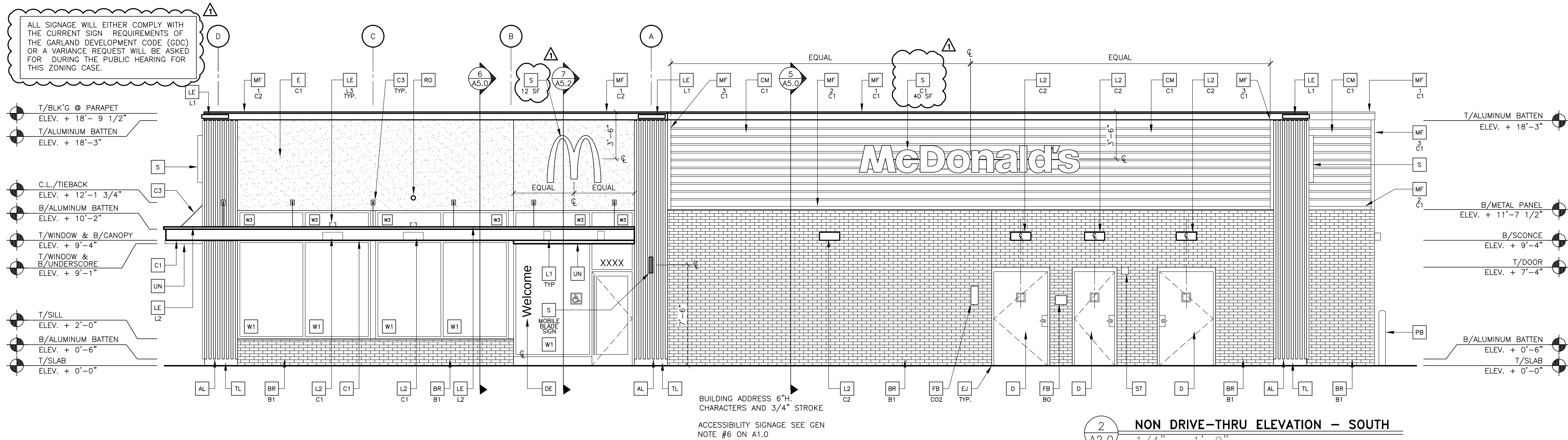
AL - ALUMINUM BATTENS

AP - APOLIC METAL PANELS



1 FRONT ELEVATION - WEST

1/4" = 1'-0"



2 NON DRIVE-THRU ELEVATION - SOUTH

1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: EARL WALNUT, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES. APAP TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DRAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR MODULAR FACE BRICK
B1-COLOR:
B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

- EJ EXPANSION JOINT. SEE DETAIL 7/A4.1
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR:
C1 = WEATHERED ZINC
- FB CO2 - CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- D HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

- UN METAL UNDERSCORE
COLOR: GOLD
- E 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES
C1-COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- CJ CONTROL JOINT
1-TYPE: 1 = STUCCO
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

- TL TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SUM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
C1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022

- W3 EXTERIOR WINDOW ASSEMBLY - SANDREL GLASS
COLOR: EXTRA DARK BRONZE
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR. REFERENCE DETAIL 1/A5.2
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

PRE-SUBMITTAL CASE # 230620-1

- McDONALD'S GARLAND TX (SHILOH)
CURRENT ZONING: PD 20-35 W/COMMUNITY RETAIL BASE ZONING
PROPOSED USE: RESTAURANT WITH DRIVE-THRU
- OWNER: McDONALD'S USA LLC
APPLICANT: LESLIE FORD (OFI CHITO)
- PLAN PREPARED: JEREMY WILLIAMS (JAW ARCHITECTS INC.)
6115 CAMP BOWIE BLVD., SUITE 200
FORT WORTH TEXAS
817-705-3387
- REQUIRED BUILDING DESIGN ELEMENTS (6)
- AWNINGS OR CANOPIES (CANOPIES PROVIDED)
 - DISPLAY WINDOWS (PROVIDED)
 - DIVIDED LIGHT WINDOWS (PROVIDED)
 - TRANSOM WINDOWS (PROVIDED)
 - PLANTERS OR FOUNTAINS (PLANTERS PROVIDED, REF SITE PLAN)
 - BENCHES FOR OUTDOOR SEATING (PROVIDED, REF SITE PLAN)

1		11/15/23		ZONING COMMENTS		REV		DATE		DESCRIPTION	
1		11/15/23		ZONING COMMENTS		REV		DATE		DESCRIPTION	

PREPARED FOR: **McDonald's USA, LLC**

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REGISTERED ARCHITECT
JAW ARCHITECTS, INC.
JAW Architects, Inc.
Phone: 817-705-3387
Email: jerry@jawa-arch.com

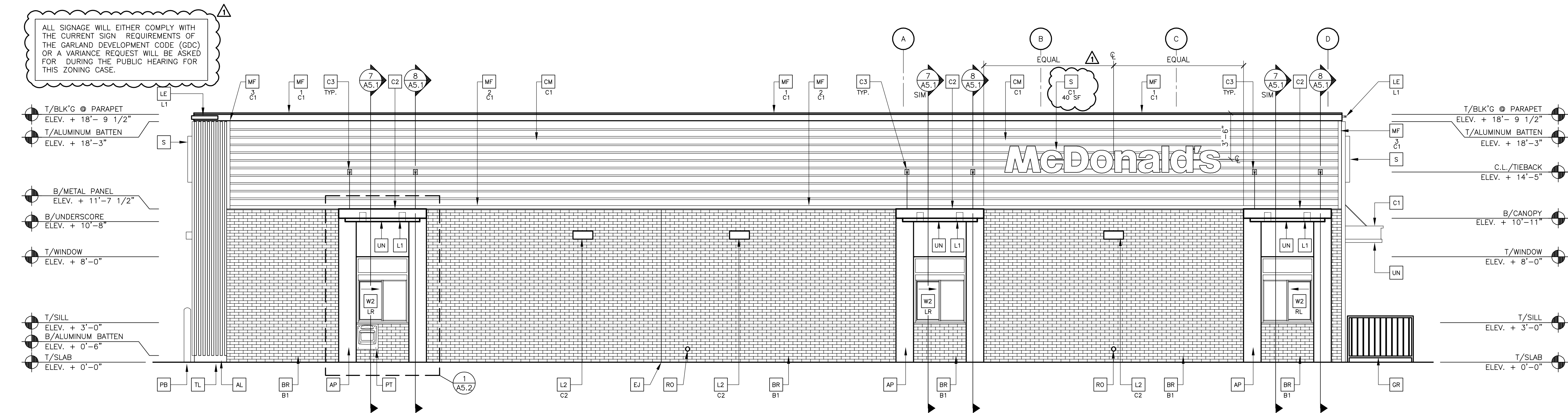
TITLE	2023 STANDARD BUILDING - BB20
DESCRIPTION	4584-WOOD/WOOD
REVIEWED BY	WOOD BEARING WALLS W/4" BRICK VENEER
DATE ISSUED	WOOD ROOF TRUSS FRAMING
10/25/2023	STUCCO/BATTEN/METAL/BRICK EXTERIOR FINISH
SITE ID	042-3441
SITE ADDRESS	NORTH SHILOH ROAD, GARLAND, TEXAS

JAWA 23-0086

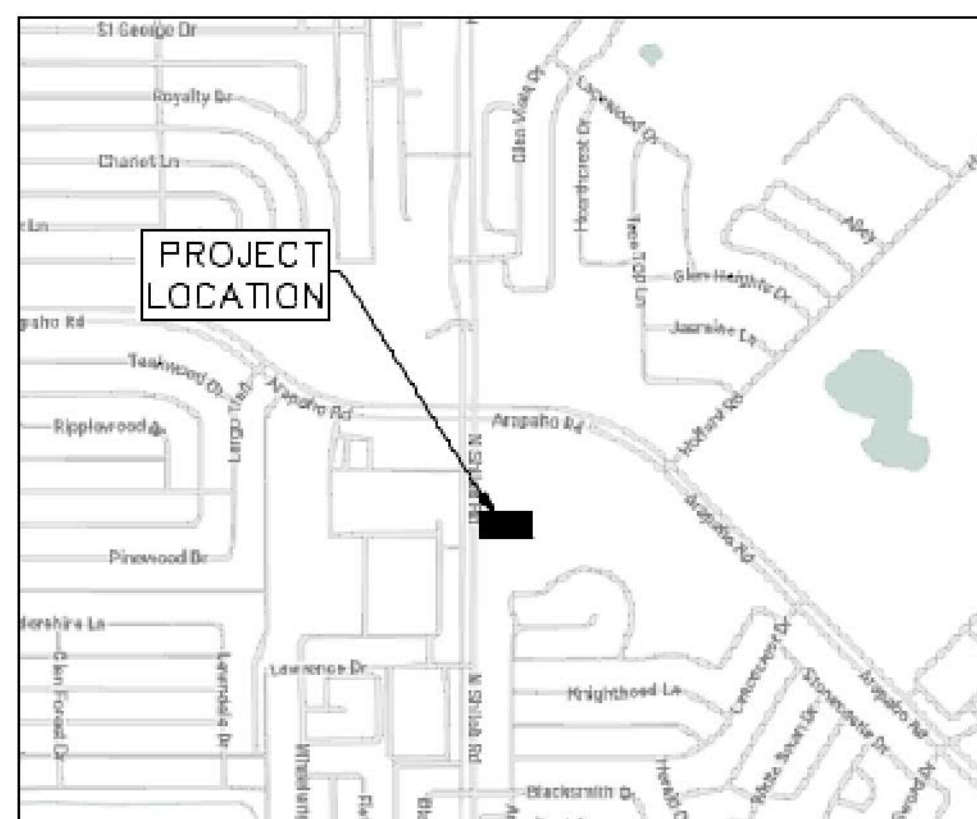
A2.0

ELEVATIONS

EXHIBIT E



1 DRIVE THRU ELEVATION - NORTH
A2.1 1/4" = 1'-0"



VICINITY MAP

E - STUCCO "IRON ORE"

CM - METAL REVEAL PANELS

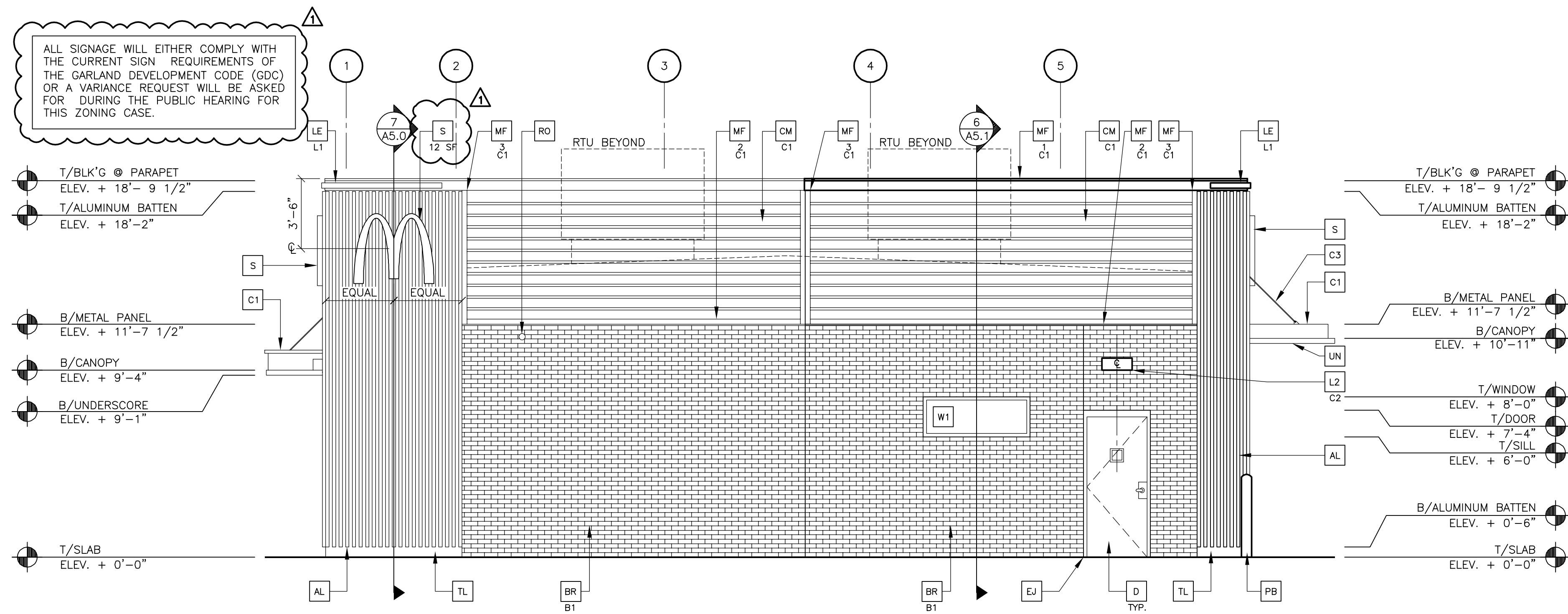
BR - BRICK "SILVERADO"



CN - ALUM CANOPY WHITE
UN - UNDERSCORE YELLOW

AL - ALUMINUM BATTENS

AP - APOLIC METAL PANELS



$$\frac{2}{A2.1} \quad \text{REAR ELEVATION} - \text{EAST} \quad 1/4'' = 1' - 0''$$

KEY NOTES:

- | | |
|----|---|
| AL | ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: EARL WALNUT, BACKRALL UNFINISHED, ENDCAP PATTERN TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB GROUP 1, HDO BOTH FACES, APAC TRADEMARKED, COARSE GRIT SAND STRIPPED PRIOR TO PRIMING. PRIME AN DPAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS |
| AP | ALPOIC METAL PANEL (COLOR: RAL 7022) |
| BR | MODULAR FACE BRICK |
| B1 | COLOR:
B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY |
| C1 | ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE |
| C2 | ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022 |

- | | |
|----|--|
| EW | EXPANSION JOINT, SEE DETAIL 7/A4.1 |
| C3 | ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BETWEEN TIEBACKS
WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0 |
| CM | 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1—COLOR:
C1 = WEATHERED ZINC |
| FB | C02 — C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
B0 = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) |
| D | HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPÉ" HC—85 BY BENJAMIN MOORE |
| DE | DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIER:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonalddecor@gfxi.com |

- UN METAL UNDERSCORE
COLOR: GOLD
- E 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES
C1—COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- CJ CONTROL JOINT
1—TYPE: 1 = STUCCO
- GR GUARD RAIL—SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL
- L1 RECESSED DOWN LIGHT FIXTURE — SEE ELECTRICAL
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY — TEMPERED GLASS
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM. MANUAL
XX OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
—SLIDE DIRECTION: RL = LEFT TO LEFT
LR = RIGHT TO RIGHT

- | | |
|-----|---|
| TL | TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
COLOR: "IRON ROSE" SW 7069 BY SHERWIN WILLIAMS |
| L2 | RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL |
| C1- | COLOR:
C1= WHITE
C2= PLATINUM SILVER |
| LE | ACCENT LIGHTING - SEE ELECTRICAL |
| L1- | LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE |
| MF | METAL FASCIA |
| C1- | TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022 |

- | | |
|----|---|
| W3 | EXTERIOR WINDOW ASSEMBLY - SANDREL GLASS
COLOR: EXTRA DARK BRONZE |
| PB | PIPE BOLLARD - PAINTED YELLOW |
| PT | (RMHC) COIN COLLECTOR. REFERENCE DETAIL 1/A5.2
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER |
| RO | ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL |
| S | McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1= WEATHERZ INC RACEWAY
C2= RAIL 7022 ZINCWAY |
| ST | C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS
FOR SPECIFICATION. |

PRE-SUBMITTAL CASE # 230620-1

McDONALD'S GARLAND TX (SHLOH)

CURRENT ZONING: PD 20-35 W/COMMUNITY RETAIL BASE ZONING
PROPOSED USE: RESTAURANT WITH DRIVE-THRU

OWNER: McDONALD'S USA LLC
APPLICANT: LESSIE FORD (OFI OPTO)

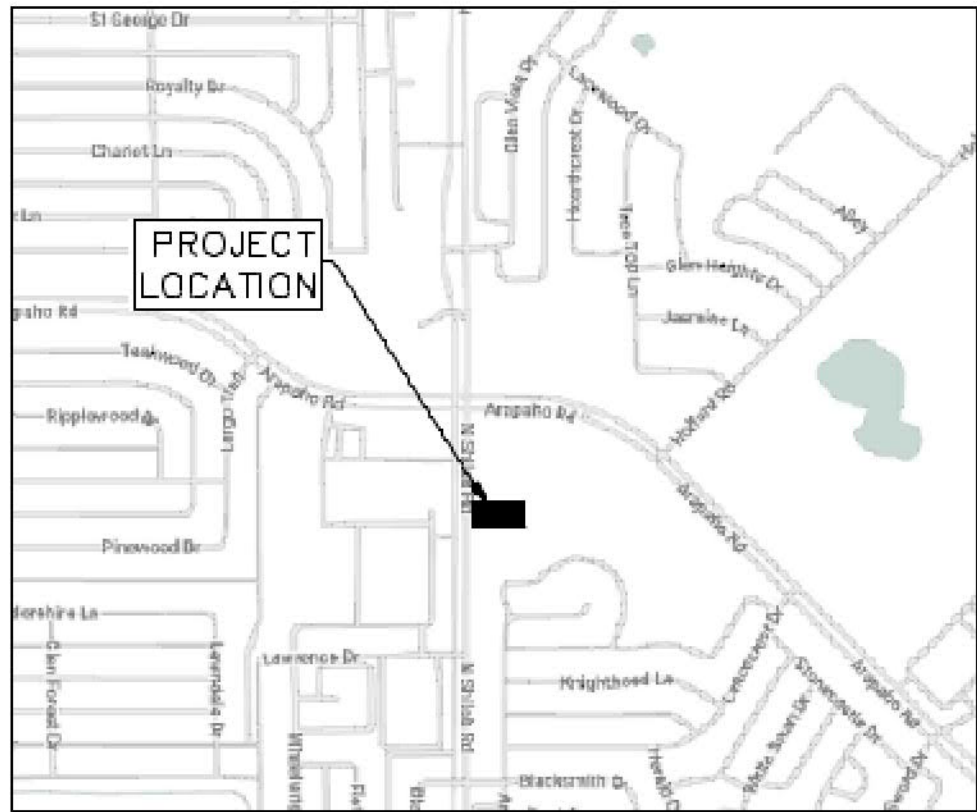
PLAN PREPARER: JEREMY WILLIAMS (JAW ARCHITECTS INC.)
6115 CAMP BOWIE BLVD., SUITE 200
FORT WORTH TEXAS
817-705-3387

REQUIRED BUILDING DESIGN ELEMENTS (6)

- AWNINGS OR CANOPIES (CANOPIES PROVIDED)
- DISPLAY WINDOWS (PROVIDED)
- DIVIDED LIGHT WINDOWS (PROVIDED)
- TRANSOM WINDOWS (PROVIDED)
- PLANTERS OR FOUNTAINS (PLANTERS PROVIDED, REF SITE PLAN)
- BENCHES FOR OUTDOOR SEATING (PROVIDED, REF SITE PLAN)

[illegible]

EXHIBIT E



VICINITY MAP

PRE-SUBMITTAL CASE # 230620-1

McDONALD'S GARLAND TX (SHILOH)

CURRENT ZONING: PD 20-35 W/COMMUNITY RETAIL BASE ZONING
PROPOSED USE: RESTAURANT WITH DRIVE-THRU

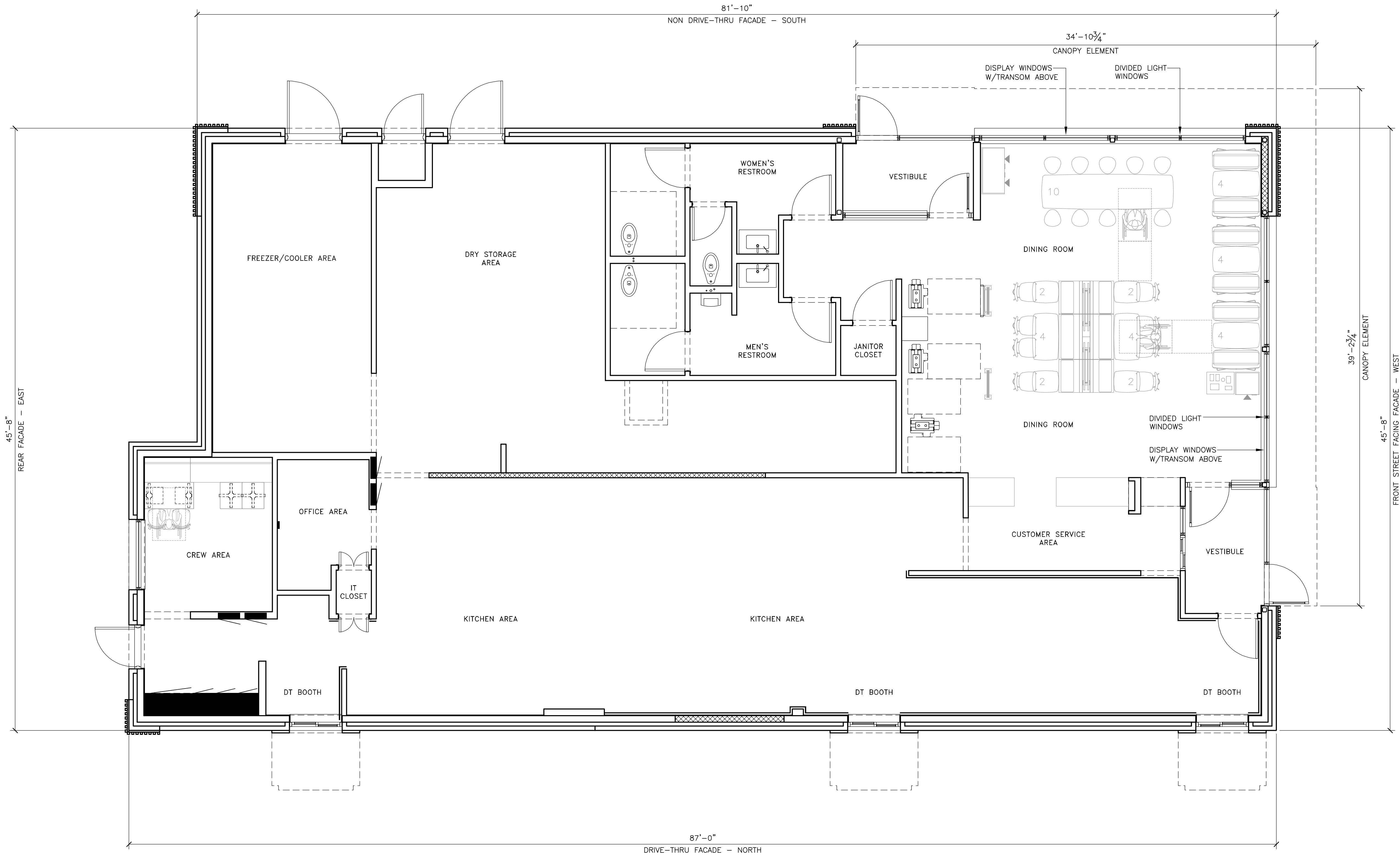
OWNER: McDONALD'S USA LLC
APPLICANT: LESLIE FORD (OFI CHITO)

PLAN PREPARER: JERAMY WILLIAMS (JAW ARCHITECTS INC.)
6115 CAMP BOWIE BLVD., SUITE 200
FORT WORTH TEXAS
817-705-3387

REQUIRED BUILDING DESIGN ELEMENTS (6)

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- TRANSOM WINDOWS (PROVIDED)
- PLANTERS OR FOUNTAINS (PLANTERS PROVIDED, REF SITE PLAN)
- BENCHES FOR OUTDOOR SEATING (PROVIDED, REF SITE PLAN)

FAÇADE	LENGTH OF FAÇADE (FT)	ARTICULATION TYPE	LENGTH OF ARTICULATION (FT)	DEPTH OF ARTICULATION (FT)	% OF TOTAL FAÇADE
Front Façade (West Facing)	45.75	Horizontal (Canopy)	39.25	3.00	85.79%
Front Façade (West Facing)	45.75	Vertical	Not Required (Façade Is Under 50 Feet in Length)		
Side Façade (South Facing)	81.75	Horizontal (Canopy)	34.75	3.00	42.51%
Side Façade (South Facing)	81.75	Vertical	Not Required (Façade Is Not Street Facing)		
Rear Façade (East Facing)	45.75	Horizontal	Not Required (Façade Is Not Street Facing)		
Rear Façade (East Facing)	45.75	Vertical	Not Required (Façade Is Not Street Facing)		
Side Façade (North Facing)	87.00	Horizontal	Not Required (Façade Is Not Street Facing)		
Side Façade (North Facing)	87.00	Vertical	Not Required (Façade Is Not Street Facing)		



FLOOR PLAN

1
A2.2

1/4" = 1' -

[illegible]

REPORT & MINUTES

P.C. Meeting, January 8, 2024

3b. APPROVED Consideration of the application of **Ofi Chito**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44).

Motion was made by Commissioner Dalton to **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

Comment Form

Case Z 23-44

Z 23-44 Ofi Chito. The applicant proposes to construct a restaurant with a drive-through [McDonald's]. The site is located at 4680 North Shiloh Road. (District 7)

Z 23-44 Ofi Chito. El demandante propone construir un restaurante con servicio de autoservicio [McDonald's]. El sitio está ubicado en 4680 North Shiloh Road. (Distrito 7)

Z 23-44 Ofi Chito. Người nộp đơn đề xuất xây dựng một nhà hàng có cửa hàng lái xe qua [McDonald's]. Địa điểm tọa lạc tại 4680 North Shiloh Road. (Quận 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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

SCANDAN-A RANCH DIVIDE, LLC ERIK ANGELUND, MANAGER

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.)

2476 ARAPAHO ROAD

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Erik Angelund

Signature / Firma / Chữ ký

1/8/24

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.)



GARLAND

TEXAS MADE HERE

The applicant requests to construct a restaurant with a drive-through [McDonald's].

City Council Meeting

February 6, 2024

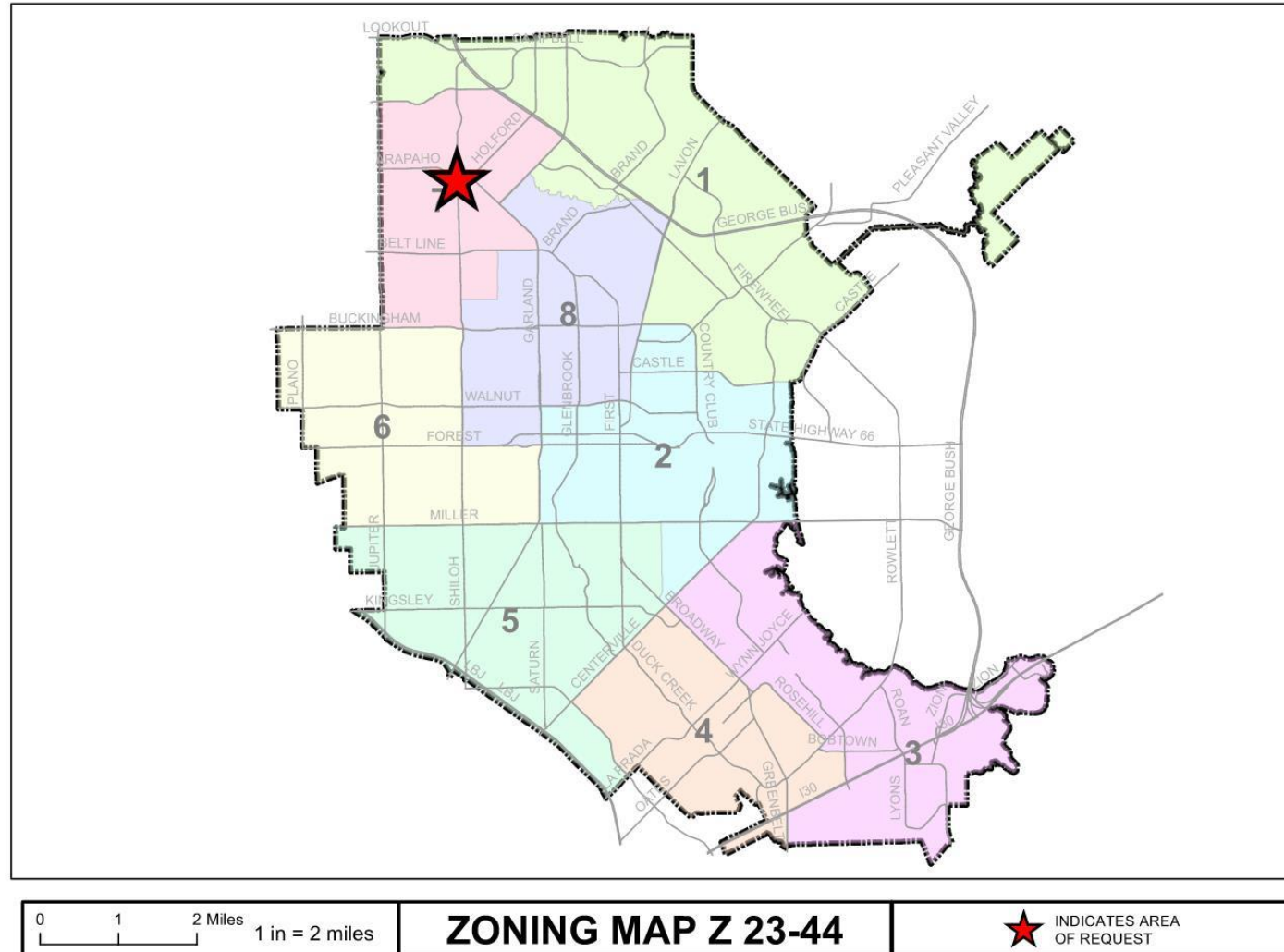
Z 23-44

CASE INFORMATION

Location:	4680 North Shiloh Road
Applicant:	Ofi Chito
Owner:	Malouf Interests
Acreage:	3.359 acres
Zoning:	Planned Development (PD) District 20-35



CITYWIDE LOCATION MAP

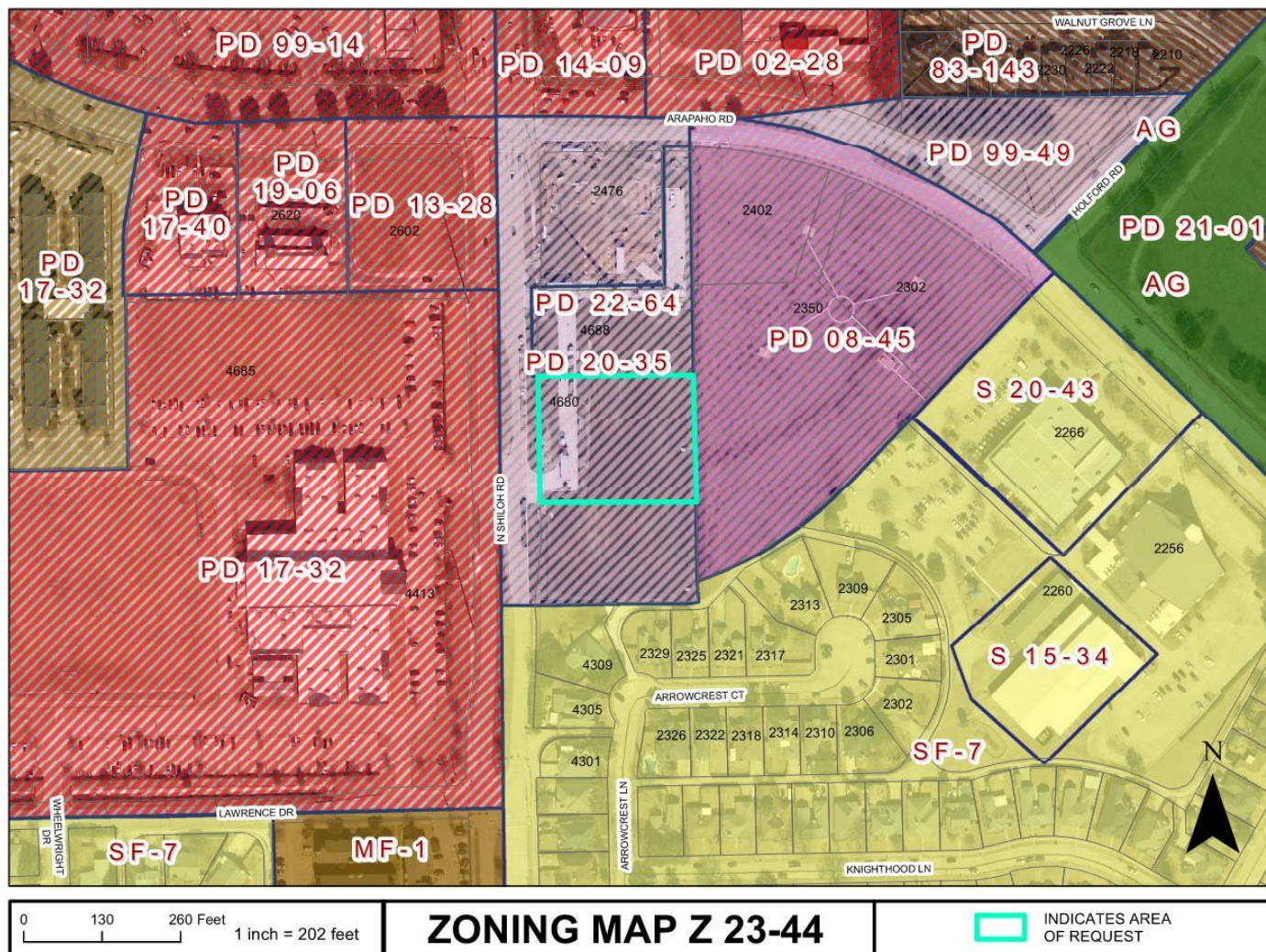


Z 23-44



GARLAND
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LOCATION MAP



4680 North Shiloh Road

Z 23-44

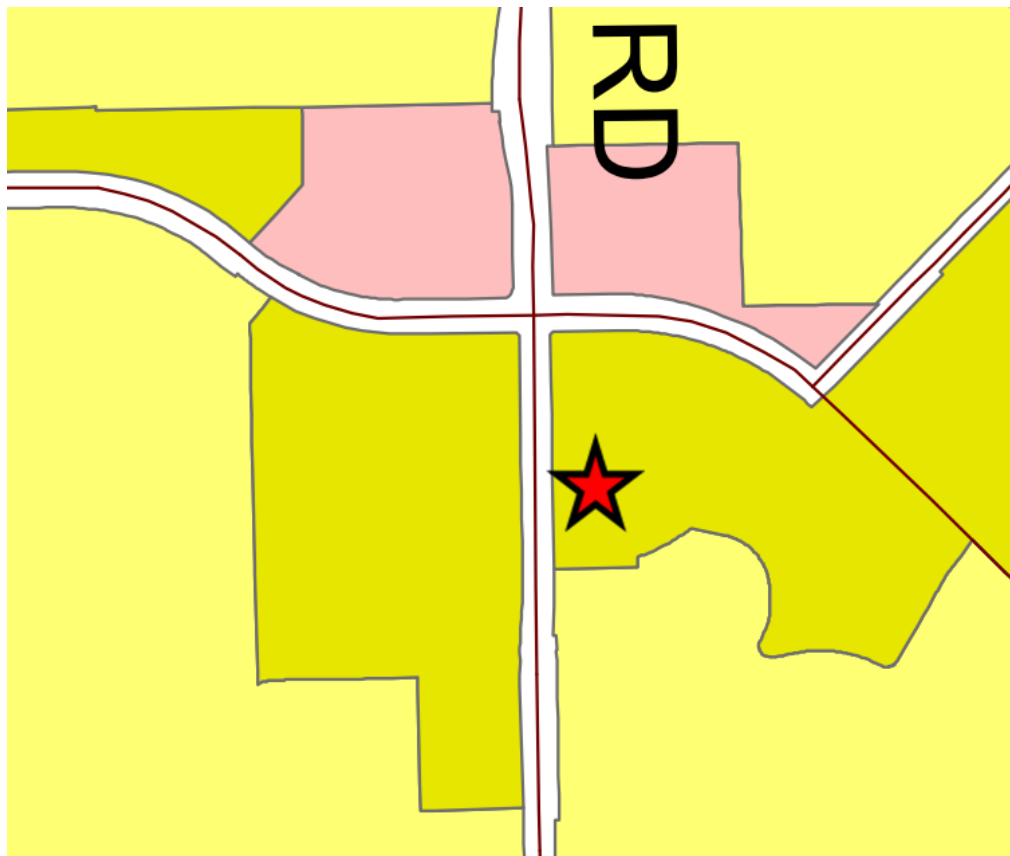


GARLAND
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COMPREHENSIVE PLAN



Compact Neighborhoods



Z 23-44

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The site is zoned for commercial uses. The proposal provides a supporting restaurant use to the nearby residential neighborhoods.



GARLAND
TEXAS MADE HERE

PHOTOS

Z 23-44



View of the subject property



North of the subject property

Z 23-44



GARLAND
TEXAS MADE HERE

PHOTOS



South of the subject property



West of the subject property

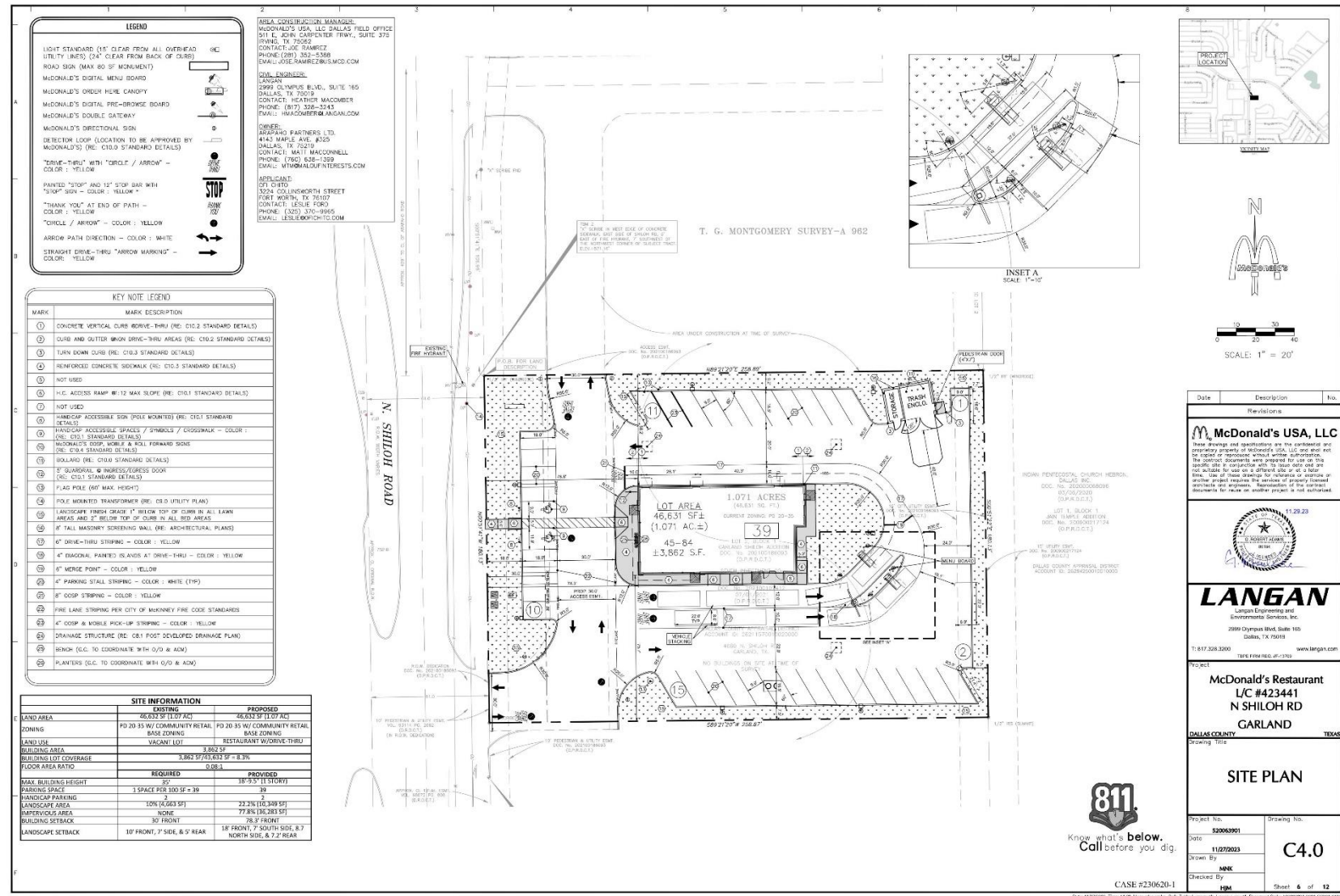
Z 23-44



GARLAND

TEXAS MADE HERE

SITE PLAN



Z 23-44



Project No. 520063901 **LANGAN**

[illegible]

FIGURE 1 THE DESIGN OF A TREE FOR A BUILDING

PLAN VIEW

TO THE CENTER OF THE BUILDING
TO THE CENTER OF THE TRUNK

SECTION VIEW

TRUNK
BRANCH
LEAF
ROOT
SOIL
WATER
AIR
LIGHT
TEMPERATURE
HUMIDITY
WIND
NOISE
VIBRATION
SMELL
TASTE
TOUCH
HEARING
SEEING
FEELING
THINKING
EMOTION
WILL
POWER
WISDOM
KNOWLEDGE
SKILL
CRAFT
ART
SCIENCE
TECHNOLOGY
INDUSTRY
COMMERCE
SOCIETY
CULTURE
RELIGION
POLITICS
LAW
ETHICS
MORALS
VALUES
BELIEFS
OPINIONS
ATTITUDES
MOTIVATIONS
GOALS
DREAMS
HOPES
FAITH
TRUST
LOVE
GOD
SPIRIT
SOUL
HEART
MIND
BODY
PSYCHE
COSMOS
UNIVERSE

SECTION VIEW

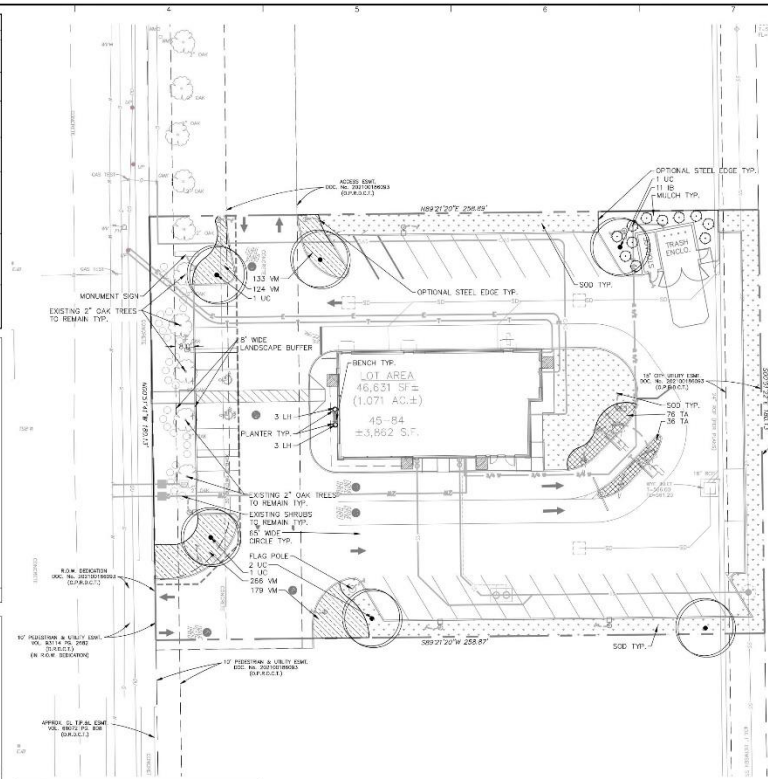
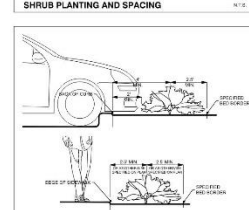
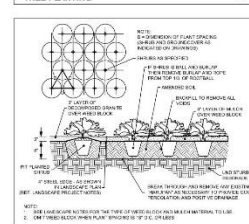
FLOOR
CEILING
WALL
DOOR
WINDOW
STAIR
ELEVATOR
HALLWAY
BATHROOM
KITCHEN
LIVING ROOM
BEDROOM
OFFICE
LABORATORY
CLASSROOM
GYMNASIUM
AUDITORIUM
THEATRE
CONCERT HALL
MUSEUM
GALLERY
LIBRARY
ARCHIVE

SECTION VIEW

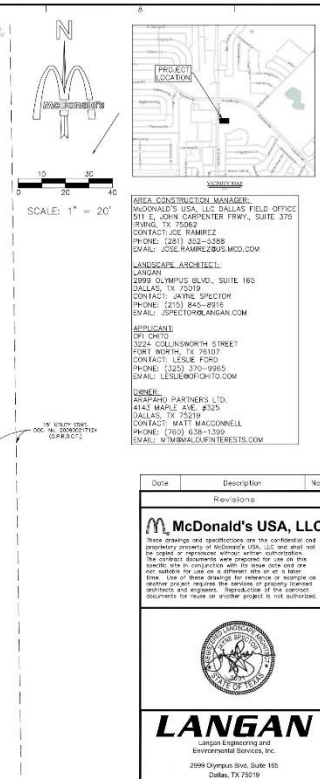
TRUNK
BRANCH
LEAF
ROOT
SOIL
WATER
AIR
LIGHT
TEMPERATURE
HUMIDITY
WIND
NOISE
VIBRATION
SMELL
TASTE
TOUCH
HEARING
SEEING
FEELING
THINKING
EMOTION
WILL
POWER
WISDOM
KNOWLEDGE
SKILL
CRAFT
ART
SCIENCE
TECHNOLOGY
INDUSTRY
COMMERCE
SOCIETY
CULTURE
RELIGION
POLITICS
LAW
ETHICS
MORALS
VALUES
BELIEFS
OPINIONS
ATTITUDES
MOTIVATIONS
GOALS
DREAMS
HOPES
FAITH
TRUST
LOVE
GOD
SPIRIT
SOUL
HEART
MIND
BODY
PSYCHE
COSMOS
UNIVERSE

NOTE:

1. THE DESIGN OF A TREE FOR A BUILDING IS A PROCESS THAT INVOLVES THE USE OF A TREE AS A MODEL FOR THE DESIGN OF A BUILDING. THE TREE IS USED AS A MODEL FOR THE DESIGN OF A BUILDING BECAUSE IT IS A NATURAL FORM THAT IS BOTH FUNCTIONAL AND AESTHETIC. THE TREE IS USED AS A MODEL FOR THE DESIGN OF A BUILDING BECAUSE IT IS A NATURAL FORM THAT IS BOTH FUNCTIONAL AND AESTHETIC. THE TREE IS USED AS A MODEL FOR THE DESIGN OF A BUILDING BECAUSE IT IS A NATURAL FORM THAT IS BOTH FUNCTIONAL AND AESTHETIC.



PLANT SCHEDULE						
TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD
	UC	6	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL	B&B	40-60' H X 40'
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD
	EXISTING SHRUBS					
	IB	11	ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY	5 GAL	CONTAINER	6-8' H X 6-8' W
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT / SPREAD
	LH	6	LANTANA 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	CONTAINER	1-2' H X 1-2' W
	TA	112	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL	CONTAINER	1' H X 2' W
	VM	702	VIOLA MAJOR / LARGE PERENNIAL	1 GAL	CONTAINER	1-3' H X 1-2' W
* DENOTES AVERAGE MATURE PLANT SIZE AT GROWTH						



Date	Description	No.
Revisions		
 McDonald's USA, LLC These drawings and specifications are the copyrighted and proprietary property of McDonald's USA, LLC and shall not be copied, altered, reproduced, or otherwise used without the express written consent of McDonald's USA, LLC. The contract documents were prepared for use on this specific site and for the specific project described herein and shall not be suitable for use on a different site or for a different time. Use of these drawings for purposes or conditions not intended by McDonald's USA, LLC shall be the responsibility of the architect and engineer. Reproduction of the contract documents for resale or another project is not authorized.		
		
LANGAN —civil engineering and— environmental services, inc. 2999 Olympus Blvd., Suite 150 Dallas, TX 75219 T: 617.338.3300 www.langan.com		
Project McDonald's Restaurant L/C #423441 N SHILOH RD GARLAND TEXAS Drawing Title		
LANDSCAPE PLAN		
Project No.	Drawing No.	
520061901		
Date		
11/27/2013		
Drawn By	L1.0	
Checked By		
AM	Sheet 12 of 12	

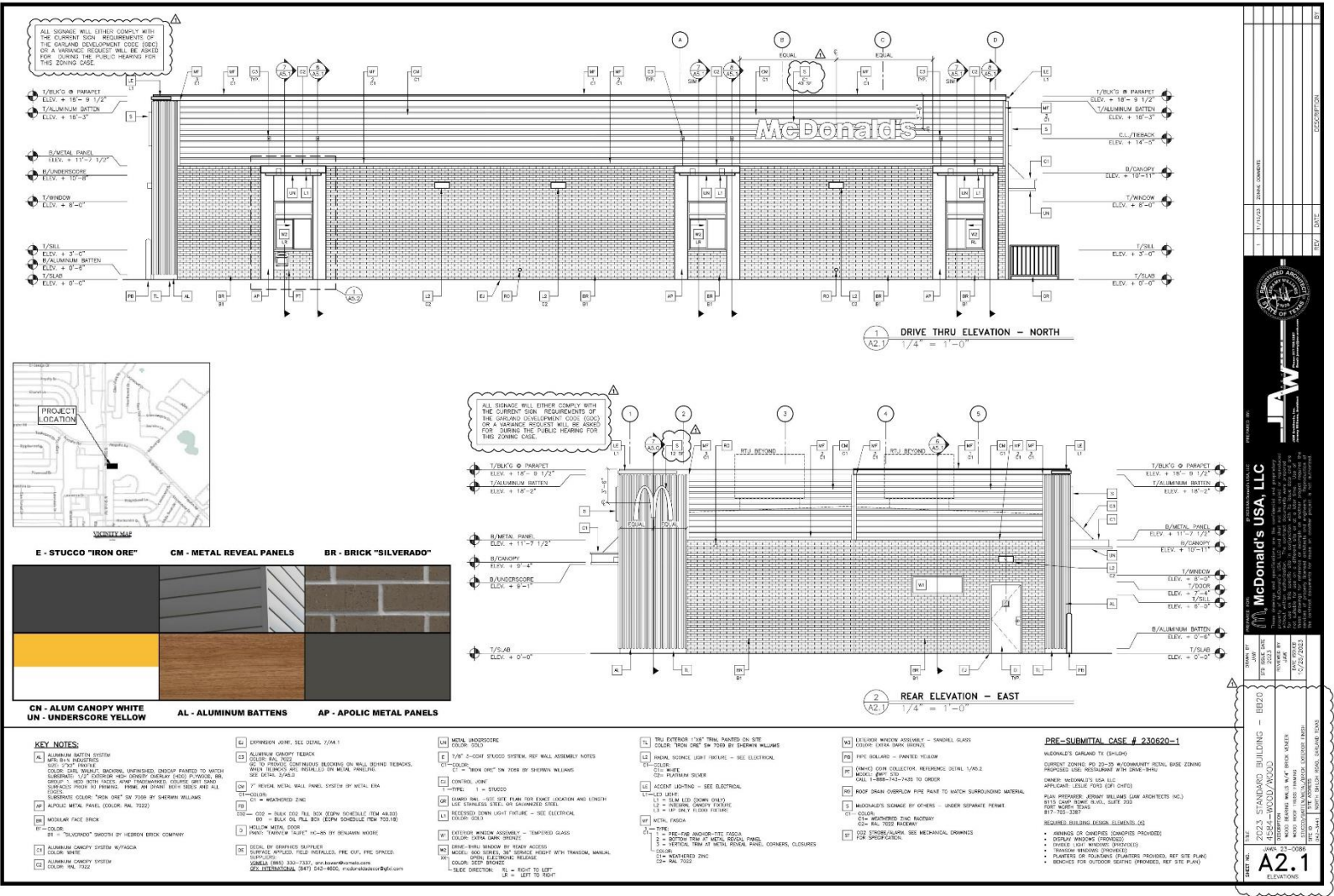


BUILDING ELEVATIONS

[illegible]



BUILDING ELEVATIONS





ECONOMIC DEVELOPMENT

The proposal is considered “Stand Alone Commercial” per the Economic Development Strategic Plan; this category represents a property tax revenue per acre at \$5,380. In addition, the proposal will add sales tax revenue to the City.



SPECIFIC USE PROVISION

- No deviations or variances are requested by the applicant.
- The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.



STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses and 2) a Plan for a Restaurant, Drive-Through Use.

PLAN COMMISSION

On January 8, 2024, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses and 2) a Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35.