



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
February 4, 2020
7:00 p.m.

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

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

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.
BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the January 14, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. **GP&L Cirrus EIS Priority Support** **Bid No. 0577-18**

Wunderlich-Malec **\$6,092.00**

The request is to approve Change Order #1 to enhance the current emissions software support coverage at the GP&L Spencer Plant to meet EPA requirements.

b. GP&L Electrical Ductline Improvements **Bid No. 0126-20**

Primoris T&D Services, LLC	\$215,622.00
Optional Contingency	<u>43,125.00</u>
TOTAL:	\$258,747.00

This request is to provide labor for the installation of approximately 1,400 feet of ductline along Rosehill Road between Bobtown Road and I.H..30. An Optional Contingency is included for any additional work that may be required.

c. Rowlett Creek Administration HVAC Renovations **Bid No. 1130-19**

TD Industries	\$22,328.94
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This request is to approve Change Order #1 for the addition of 10 variable air volume (VAV) boxes and updated graphics for the HVAC renovation at Rowlett Creek Administration.

d. Audubon Recreation Center Architectural Services **Bid No. 4978-15**

Brown Reynolds Watford Architects	\$53,125.00
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This request is to approve Change Order #4 for the Audubon Recreation Center architectural services.

e. Rowlett Creek Wastewater Treatment Plant Effluent Filter Rehabilitation Project **Bid No. 0152-20**

Archer Western Construction, LLC	\$7,274,590.00
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This request is to provide construction services for the rehabilitation of the effluent filters at the Rowlett Creek Wastewater Treatment Plant.

f. Professional Engineering Design Services for Water and Sewer Improvements **Bid No. 0392-20**

LAM Consulting Engineering	\$123,750.00
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This request is to provide Professional Engineering Design Services for the replacement of water and wastewater lines on Avenue A, Haskell Street and Second Street.

g. Professional Engineering Design Services for Sewer Improvements **Bid No. 0391-20**

Kimley-Horn and Associates, Inc. \$171,700.00

This request is to provide Professional Engineering Design Services for the replacement of wastewater lines at the Patricia Lane and Morningside Drive alley, Morningside Drive and Arrow Lane, and Arrow Lane and Westway Avenue.

h. Nevill Road Switching Station Grading **Bid No. 0186-20**

Kwest Group, LLC \$5,690,788.56
Optional Contingency 569,079.00
TOTAL: \$6,259,867.56

This request is to provide grading services for the construction of the GP&L Nevill Road Switch Station. An Optional Contingency is included for any additional work that may be required.

i. GP&L King Mountain Transmission Line Construction Labor **Bid No. 0902-19**

RES System 3, LLC \$2,101,058.28

This request is to approve Change Order #1 for the GP&L 345kV King Mountain Switch to Roadrunner Solar Transmission Line project.

j. GP&L Apollo Substation Construction Services **Bid No. 0241-20**

RES System 3, LLC \$2,874,105.02
Optional Contingency 287,410.50
TOTAL: \$3,161,515.52

This request is to provide construction services for the GP&L Apollo Substation rebuild as part of the approved GP&L Apollo Substation Rebuild CIP project. An Optional Contingency is included for any additional work that may be required.

k. GP&L Nevill to Greasewood 345kV Transmission Line Materials Bid No. 0106-20

KBS Electrical Distributors, Inc.	\$1,024,614.52
Optional Contingency	<u>102,461.00</u>
TOTAL:	\$1,127,075.52

This request is to provide insulators, line hardware, conductor, optical ground wire, and associated materials for the construction of the Nevill to Greasewood 345kV Transmission Line. An Optional Contingency is included for any additional materials that may be required.

l. Boiler Repairs Bid No. 3353-13

Hi-Tech Industrial Services, Inc.	\$99,000.00
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This request is to approve Change Order #1 for boiler repair services.

m. Engineering Services for Electrical Duct Line and Service Conduit Improvements Bid No. 0035-19

R-Delta Engineers, Inc.	\$15,000.00
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This request is to approve Change Order #1 to R-Delta Engineers, Inc., for Services Agreement SOW COG190 Glenbrook & Briarwood Electrical Duct Line and Service Conduit Improvements.

n. GP&L Nevill Road Switch Control House Bid No. 0185-20

(CTS) Crown Texas, Inc.	\$798,651.00
Optional Contingency	<u>79,865.10</u>
TOTAL:	\$878,516.10

This request is to purchase a control house for the GP&L Nevill Road Switch as part of the approved Nevill Road Switch CIP project. An Optional Contingency is included for any additional work that may be required.

3. **Consider an ordinance reappointing Rick Schimmel as an Associate Judge of the Municipal Court of the City of Garland, Texas; appointing Sonja Galbraith as an Associate Judge of the Municipal Court of the City of Garland, Texas and providing an effective date.**

Council is requested to reappoint Judge Rick Schimmel as an Associate Judge of the Garland Municipal Court and appoint Sonja Galbraith as an Associate Judge of the Garland Municipal Court.

4. **Consider a resolution of the City Council of the City of Garland, Texas confirming its support of a proposed senior living development project to be funded with Texas Department of Housing and Community Affairs 2020 Competitive 9% Housing Tax Credits; acknowledging that the proposed project is located within one linear mile or less from a development that services the same target population as the proposed project but approving same; authorizing a reduction in development fees to be collected from the developer in the amount not to exceed \$500 and the issuance of a letter to that effect on behalf of the City to the Texas Department of Housing and Community Affairs; authorizing the City Secretary to certify this resolution to the Texas Department of Housing and Community Affairs; and providing an effective date.**

At the January 13, 2020 Work Session, Council considered adopting a Resolution of Support for Garland Senior Living, LTD, a 9% Low-Income Housing Tax Credit Project.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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5. **Consider an ordinance ordering of a General Election for the City of Garland, Texas to be held on the 2nd day of May, 2020 for the purpose of electing Council Members to Districts 1, 2, 4, and 5 and for the purpose of submitting to the voters a proposition regarding the use of a portion of Hollabaugh Park as a library, if approved; providing for the conduct of the election; 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; 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 2nd day of May 2020.

6. Presentation of 2020 Proposed CIP

The City Manager will formally present the 2020 Proposed Capital Improvement Program (CIP) for the City Council's review and deliberation.

7. Hold public hearings on:

- a. Consider the application of Jimmy D. Newton, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. This property is located at 1901 South Jupiter Road, Suite 103. (File No. Z 19-38, District 6)**

The applicant requests approval of a Specific Use Provision to continue operating a tattooing establishment from Suite 103 of the subject property. A Specific Use Provision was previously approved for a period of six (6) years.

- b. Consider the application of Jonathan Escarcega, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 3131 Cortez Drive. (File No. Z 19-41, District 5)**

The applicant proposes to build a single-family detached home.

8. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

9. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 02/04/2020

Item Title: Minutes Jan. 14

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the January 14, 2020 Regular Meeting.

Attachments

Minutes Ja. 14



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 14, 2020, 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 Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member David Gibbons
Council Member Deborah Morris
Council Member Jerry A. Nickerson
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

Mayor LeMay presented comments before the swearing in ceremony for Presiding Judge John Sholden and Associate Judge Natalie Banuelos. Judges Sholden and Banuelos were sworn in by the Honorable Justice David J. Schenck, of the Fifth District Court of Appeals, after which, they presented comments and introduced their family members in attendance.

CONSENT AGENDA

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

Motion was made by Council Member Deborah Morris, and seconded by Council Member Jerry A. Nickerson to approve the Consent Agenda as presented.

Motion carried:

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the January 7, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Caterpillar Loader

Bid No. 0660-19

Caterpillar, Inc.

\$50,000.00

This request is to approve Change Order #1 due to a change in the Caterpillar Loader trade-in allowance.

b. APPROVED Landfill Gas to Energy Project

Bid No. 0913-19

Morrow Renewables, LLC

\$509,130.06

This request is to approve the sale of landfill gas and to provide upgrades to a portion of the landfill gas collection and control system at the C.M. Hinton, Jr., Regional Landfill.

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

a. APPROVED Zoning File No. Z 19-37, Bill Swisher (District 3)

Ordinance No. 7120 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses; Indoor Automobile Sales, New or Used; Motorcycle/ATV Sales (New and Used – Indoors Only); and Pawn Shop Use; and 2) a Detail Plan for Community Retail Uses; Indoor Automobile Sales, New or Used; Motorcycle/ATV Sales (New and Used – Indoors Only); and Pawn Shop Use on a 2.8379-acre tract of land located at 484 West IH-30; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

- 4. APPROVED Resolution No. 10424 authorizing the submission of an application to the North Central Texas Council of Governments' Solid Waste Implementation Grant Program to conduct a technical study relating to the City of Garland's Recycling Program in order to increase efficiency and long-term viability of the program and other actions; and providing an effective date.**

At the January 6, 2020 Work Session, Council considered applying for the North Central Texas Council of Governments Grant to provide supplemental funding in a planned study to assess and evaluate the City of Garland's recycling program.

- 5. APPROVED Resolution No. 10425 and 10426 providing for the redemption of certain outstanding City of Garland, Texas, Tax Notes, Series 2019A and 2019B; and resolving other matters incident and related to the redemption of such obligations.**

When Council approved the issuance of \$9,530,000 Tax Notes, Series 2019A on May 15, 2019 and the issuance of \$12,750,000 Tax Notes Series 2019B on September 3, 2019, it was contemplated that the City would exercise the call provision to redeem the notes prior to the scheduled maturity dates of August 15, 2020 and November 15, 2020, respectively. Staff requests Council consider approving a resolution to redeem the Tax Notes, Series 2019A and 2019B as contemplated.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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6. **APPROVED** Resolution No. 10427 of the City of Garland, Texas, finding and determining that the public necessity and convenience require the acquisition of property rights for the construction and operation of a high voltage transmission line in Garland, Dallas County, Texas for the upgrade and rerouting of the existing College Substation to Jupiter Substation transmission line; providing authorizations to acquire such property rights by condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of the resolution; and providing an effective date.

This matter was submitted to the Council by written briefing on the December 16, 2019 Work Session agenda. Garland Power and Light is upgrading the College Substation to Jupiter Substation transmission line from 69kV to 138kV in recognition of increased load across GP&L's transmission system. A portion of the existing 69kV transmission line is located in an alley, which does not provide for accommodation of the new 138kV transmission line. This portion of the line will be rerouted along Walnut Street and Jupiter Road. As part of this rerouting, right-of-way acquisition is needed to accommodate the transmission line. The City has been able to successfully negotiate with most property owners along Walnut Street and Jupiter Road to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with the final three remaining property owners named in the proposed resolution. For the remaining tracts, public convenience and necessity require the acquisition of property rights by condemnation.

The staff report was presented by Darrell Cline, Electric Chief Financial Officer for Garland Power & Light.

Motion was made by Council Member Deborah Morris, and seconded by Council Member David Gibbons that the City Council of the City of Garland, Texas, acting by and through Garland Power and Light, authorize the use of the power of eminent domain to acquire the following properties located in the City of Garland, Dallas County, Texas:

- a 1,826 square foot tract of land in the J.W. Keen Survey, Abstract No. 744, City of Garland, Dallas County, Texas, and being part of a 49,517 square foot tract of land conveyed to Amar, LLC, Narches 3, LLC and Alexandria 3, LLC;
- a 2,472 square foot tract of land in the J.W. Keen Survey, Abstract No. 744, City of Garland, Dallas County, Texas. and being part of Lot 1, Block 3 of Garland Hospital & Clinic No.2;
- a 2,293- square-foot tract of land in the J.W. Keen Survey, Abstract No. 744, City of Garland, Dallas County, Texas, and being part of a 3.92 acre

tract of land conveyed to AN@Oak Creek, LLC;
for the relocation and upgrading of the College Substation to Jupiter Substation
transmission line from 69 kV to 138kV. Motion carried:

Vote: 9 - 0

7. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Mayor Pro Tem Smith

- Forrest Oliver - Senior Citizens Advisory Committee

Mayor Pro Tem Smith presented Forrest Oliver for appointment to the Senior Citizens Advisory Commission. A vote was cast approving Mr. Oliver:

Vote: 9 - 0

8. Citizen comments: There were no speakers on this item.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

9. Adjourn: 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

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 02/04/2020

Item Title: GP&L Cirrus EIS Priority Support

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 0577-18

Purchase Justification:

The request is to approve Change Order #1 to enhance the current emissions software support coverage at the GP&L Spencer Plant to meet EPA requirements. The Change Order will be applied to the current Term Agreement as well as any subsequent renewals.

Evaluation:

Wunderlich-Malec was awarded the original Purchase Order BL 7150 in the amount of \$18,850.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Wunderlich-Malec	All	\$6,092.00
TOTAL:		\$6,092.00

Basis for Award: Change Order

Purchase Requisition #: 42837

Fiscal Impact

Total Project/Account: \$690,575
Expended/Encumbered to Date: 240,694
Balance: \$449,881
This Item: 6,092
Proposed Balance: \$443,789
Account #: 211-3459-7121
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 232

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 02/04/2020

Item Title: GP&L Electrical Ductline Improvements

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0126-20

Purchase Justification:

This request is to provide labor for the installation of approximately 1,400 feet of ductline along Rosehill Road between Bobtown Road and I.H..30. This is part of the approved Rosehill Duct Bank Improvements CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Primoris T&D Services, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Primoris T&D Services, LLC	All	\$215,622.00
Optional Contingency		43,125.00
TOTAL:		\$258,747.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 42397

Fiscal Impact

Total Project/Account:	\$600,000
Expended/Encumbered to Date:	35,259
Balance:	\$564,741
This Item:	258,747
Proposed Balance:	\$305,994
Account #:	210-3299-3163201-7111

Fund/Dept/Project – Description and Comments:Electric CIP / 2019 Distribution Lines - Underground Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E09

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 02/04/2020

Item Title: Rowlett Creek Administration HVAC Renovations

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 1130-19

Purchase Justification:

This request is to approve Change Order #1 for the addition of 10 variable air volume (VAV) boxes and updated graphics for the HVAC renovation at Rowlett Creek Administration. The VAV boxes were overlooked when TD Industries submitted their original proposal to integrate all the new HVAC equipment into the City's environmental control system.

Evaluation:

TD Industries was awarded the original PO 28864 in the amount of \$16,065 through the BuyBoard Cooperative Purchasing Contract 552-17.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	TD Industries	All	\$22,328.94
		TOTAL:	\$22,328.94

Basis for Award: Change Order

Purchase Requisition #: 42914

Fiscal Impact

Total Project/Account:	\$2,722,399
Expended/Encumbered to Date:	2,212,414
Balance:	\$509,985
This Item:	22,329
Proposed Balance:	\$487,656
Account #:	230-4229-3303200-9007

Fund/Dept/Project – Description and Comments:

Wastewater Treatment CIP / Rowlett Creek Administration Building Renovation

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page WW23

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/23/2020

OPENED: 01/23/2020
REQ. NO. PR 42914
BID NO. 1130-19
PAGE: 1 of 1
BUYER: J. Wilson

TD Industries

[illegible]

NEXT LOW:	\$0.00
LOW:	\$0.00
SAVINGS:	\$0.00

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# IonWave Notifications
# IonWave HUBS
# Direct Contact HUBS
# HUBS Responded
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All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 02/04/2020

Item Title: Audubon Recreation Center Architectural Services

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 4978-15

Purchase Justification:

This request is to approve Change Order #4 for the Audubon Recreation Center architectural services. With the citizens' approval of the 2019 Bond Program, this project received additional funding that will allow for a 1,500-square-foot building expansion. This Change Order includes updates to the structural and mechanical system designs as well as landscape and irrigation design.

Evaluation:

Brown Reynolds Watford Architects was awarded the original bid at the December 16, 2014, City Council meeting in the amount of \$243,000.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Brown Reynolds Watford Architects	All	\$53,125.00
TOTAL:		\$53,125.00

Basis for Award: Change Order

Purchase Requisition #: 42886

Fiscal Impact

Total Project/Account:	\$360,000
Expended/Encumbered to Date:	474,998 *
Balance:	\$(114,998)
This Item:	53,125
Proposed Balance:	\$(168,123) **

Account #: 614-2499-1832504-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Audubon Recreation Center Expansion

* \$290,302 has been spent to date and the rest is encumbered.

** The 2020 Proposed CIP includes an additional \$2,046,000 of 2004 Bond Issuance for the continuation of this project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page P04

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/23/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 02/04/2020

Item Title: Rowlett Creek Wastewater Treatment Plant Effluent Filter Rehabilitation Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 0152-20

Purchase Justification:

This request is to provide construction services for the rehabilitation of the effluent filters at the Rowlett Creek Wastewater Treatment Plant. This was included as part of the 2016 Wastewater Treatment Master Plan. Services include replacing the existing obsolete sand filters with new cloth filters, rehabilitation of existing structure for leak repair, backwash drain piping demolition and relocation and connecting new PLC to Plant Process Control System.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on published criteria. Archer Western Construction, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Archer Western Construction, LLC	All	\$7,274,590.00

TOTAL:	\$7,274,590.00
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Basis for Award: Best Value

Purchase Requisition #: 42931

Fiscal Impact

Total Project/Account:	\$9,344,770
Expended/Encumbered to Date:	5,119,875
Balance:	\$4,224,895
This Item:	7,274,590

Proposed Balance: \$(3,049,695) *
Account #: 230-4229-3302800-9007

Fund/Dept/Project – Description and Comments:

Wastewater Treatment CIP / Rowlett Creek WWTP Processes Improvements

* The 2020 Proposed CIP includes an additional \$4,300,000 of Commercial Paper for the continuation of this project.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page WW18

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/23/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 02/04/2020

Item Title: Professional Engineering Design Services for Water and Sewer Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 0392-20

Purchase Justification:

This request is to provide Professional Engineering Design Services for the replacement of water and wastewater lines on Avenue A, Haskell Street and Second Street.

Evaluation:

LAM Consulting Engineering was selected as the Most Qualified firm for this project from RFQ 0960-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
LAM Consulting Engineering	All	\$123,750.00
TOTAL:		\$123,750.00

Basis for Award: Most Qualified

Purchase Requisition #: 42923

Fiscal Impact

Total Project/Account: \$4,806,119
Expended/Encumbered to Date: 2,994,319
Balance: \$1,811,800
This Item: 123,750
Proposed Balance: \$1,688,050
Account #: 220-4049-3020700-7101, 230-4149-3219000-7101
Fund/Dept/Project – Description and Comments:

Water CIP / Upgrade Undersized Water Mains - \$61,875

Wastewater Collection CIP / Rehab Sewer Collection Mains in Dirt Alleys - \$61,875

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Pages W08 and WW17

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/23/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 02/04/2020

Item Title: Professional Engineering Design Services for Sewer Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 0391-20

Purchase Justification:

This request is to provide Professional Engineering Design Services for the replacement of wastewater lines at the Patricia Lane and Morningside Drive alley, Morningside Drive and Arrow Lane, and Arrow Lane and Westway Avenue.

Evaluation:

Kimley-Horn and Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0960-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Kimley-Horn and Associates, Inc.	All	\$171,700.00
TOTAL:		\$171,700.00

Basis for Award: Most Qualified

Purchase Requisition #: 42917

Fiscal Impact

Total Project/Account: \$1,950,000
Expended/Encumbered to Date: 231,001
Balance: \$1,718,999
This Item: 171,700
Proposed Balance: \$1,547,299
Account #: 230-4149-3219000-7101
Fund/Dept/Project – Description and Comments:

Wastewater Collection CIP / Rehab Sewer Collection Mains in Dirt Alleys

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page WW17

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/23/2020

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 02/04/2020

Item Title: Nevill Road Switching Station Grading

Submitted By: Steve Martin, Transmission Director

Bid Number: 0186-20

Purchase Justification:

This request is to provide grading services for the construction of the GP&L Nevill Road Switch Station. The switch station will allow connection to the GP&L transmission system from a solar farm facility being developed in Pecos County, Texas. Construction services include earthwork and installation of erosion control devices for the 19-acre site as well as fencing for the switch station. This is part of the approved Nevill Road Switch Station CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria. Kwest Group, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kwest Group, LLC	All	\$5,690,788.56
Optional Contingency		569,079.00
TOTAL:		\$6,259,867.56

Basis for Award: Best Value

Purchase Requisition #: 42625

Fiscal Impact

Total Project/Account: \$6,400,740
Expended/Encumbered to Date: 1,728,656
Balance: \$4,672,084

This Item: 6,259,868
Proposed Balance: \$(1,587,784) *
Account #: 210-3799-3178201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

* The 2020 Proposed CIP includes \$11,974,000 of Commercial Paper for the continuation of the Nevill Road Switch Station project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E10

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 02/04/2020

Item Title: GP&L King Mountain Transmission Line Construction Labor

Submitted By: Steve Martin, Transmission Director

Bid Number: 0902-19

Purchase Justification:

This request is to approve Change Order #1 for the GP&L 345kV King Mountain Switch to Roadrunner Solar Transmission Line project. In an effort to meet the commercial operation date goal of the project, the original labor costs were based on preliminary engineer drawings with an allowance for a potential change at a later date. Due to the additional amount of limestone encountered at the construction site, additional labor efforts and rebar services were necessary.

Evaluation:

RES System 3, LLC, was awarded the original bid at the July 2, 2019, City Council meeting in the amount of \$1,903,530.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
RES System 3, LLC	All	\$2,101,058.28
TOTAL:		\$2,101,058.28

Basis for Award: Change Order

Purchase Requisition #: 42913

Fiscal Impact

Total Project/Account: \$3,326,429
Expended/Encumbered to Date: 1,174,313
Balance: \$2,152,116
This Item: 2,101,058

Proposed Balance: \$51,058
Account #: 210-3599-3144401-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E01

Budget Director Approval: Ron Young Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 01/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 02/04/2020

Item Title: GP&L Apollo Substation Construction Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 0241-20

Purchase Justification:

This request is to provide construction services for the GP&L Apollo Substation rebuild as part of the approved GP&L Apollo Substation Rebuild CIP project. Services include all phases of construction including foundations, physical steel erection, installation of electrical equipment and control wiring, and landscaping. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Ten (10) bids were received and evaluated based on the published criteria. RES System 3, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
RES System 3, LLC	All	\$2,874,105.02
Optional Contingency		287,410.50
TOTAL:		\$3,161,515.52

Basis for Award: Best Value

Purchase Requisition #: 42772

Fiscal Impact

Total Project/Account: \$12,930,616
Expended/Encumbered to Date: 10,473,762
Balance: \$2,456,854
This Item: 3,161,516

Proposed Balance: \$(704,662) *
Account #: 210-3799-3177201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

* The 2020 Proposed CIP includes \$2,864,000 of Commercial Paper for the continuation of the Apollo Substation Rebuild project.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E10

Budget Director Approval: Ron Young Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 01/22/2020

CITY OF GARLAND - BID RECAP SHEET OPENED: January 9, 2020 REQ. NO. PR 42772 BID NO. 0241-20 PAGE: 1 of 2 BUYER: Teresa Smith				RES System 3, LLC.		Primoris T&D		Northstar Energy		Conductor Power, LLC.		Brandt Companies	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Price for Evaluation		\$2,874,105.02		\$3,166,336.00		\$3,350,375.16		\$2,661,547.00		\$3,159,073.19
			Evaluation Criteria:										
			Price	Maximum=30	27.78	25.22	23.83	30.00	25.28				
			Experience	Maximum=20	20.00	20.00	20.00	20.00	20.00				
			Qualifications	Maximum=20	20.00	20.00	20.00	15.00	15.00				
			Equipment	Maximum=10	10.00	10.00	10.00	10.00	10.00				
			Safety	Maximum=20	20.00	19.20	20.00	15.20	19.20				
			Total	Maximum=100	97.78	94.42	92.83	90.20	89.48				
			TOTAL GROSS PRICE		\$2,874,105.02		\$3,166,336.00		\$3,350,375.16		\$2,661,547.00		\$3,159,252.15
			CASH DISCOUNT										
			TOTAL NET PRICE		\$2,874,105.02		\$3,166,336.00		\$3,350,375.16		\$2,661,547.00		\$3,159,252.15
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										
NEXT LOW: 185 # IonWave Notifications LOW: # IonWave HUBS SAVINGS: 10 # Direct Contact HUBS 2 # HUBS Responded													
All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.													



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 02/04/2020

Item Title: GP&L Nevill to Greasewood 345kV Transmission Line Materials

Submitted By: Steve Martin, Transmission Director

Bid Number: 0106-20

Purchase Justification:

This request is to provide insulators, line hardware, conductor, optical ground wire, and associated materials for the construction of the Nevill to Greasewood 345kV Transmission Line. This is part of the approved Nevill to Greasewood 345kV Transmission CIP project. An optional contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. American Wire Group and Texas Electric Cooperatives, Inc., did not include all the specified materials, deeming their bids nonresponsive. KBS Electrical Distributors, Inc., submitted the Lowest Responsible Bid including all the specified materials.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KBS Electrical Distributors, Inc.	All	\$1,024,614.52
Optional Contingency		102,461.00
TOTAL:		\$1,127,075.52

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 42563

Fiscal Impact

Total Project/Account: \$9,200,000
Expended/Encumbered to Date: 5,261,221
Balance: \$3,938,779
This Item: 1,127,076

Proposed Balance: \$2,811,703
Account #: 210-3599-3144501-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E01

Budget Director Approval: Ron Young Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 01/22/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 02/04/2020

Item Title: Boiler Repairs

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 3353-13

Purchase Justification:

This request is to approve Change Order #1 for boiler repair services. During the final renewal of the Term Agreement, a boiler duct expansion joint failed on the Olinger Unit 3 boiler and multiple tube leaks were experienced on the Olinger Unit 1 boiler, causing additional expense.

Evaluation:

Hi-Tech Industrial Services, Inc., was awarded the initial Term Agreement in the amount of \$1,000,000 at the March 19, 2013, City Council meeting.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Hi-Tech Industrial Services, Inc.	All	\$99,000.00
TOTAL:		\$99,000.00

Basis for Award: Change Order

Purchase Requisition #: 42940

Fiscal Impact

Total Project/Account: \$2,595,080
Expended/Encumbered to Date: 1,229,028
Balance: \$1,366,052
This Item: 99,000
Proposed Balance: \$1,267,052
Account #: 211-3433-7121
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 232

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/23/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 02/04/2020

Item Title: Engineering Services for Electrical Duct Line and Service Conduit Improvements

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0035-19

Purchase Justification:

This request is to approve Change Order #1 to R-Delta Engineers, Inc., for Services Agreement SOW COG190 Glenbrook & Briarwood Electrical Duct Line and Service Conduit Improvements. Additional services are needed for field surveying of rear lot corners due to significant geometric ambiguities in the plats; recomputing/redrafting the initial easement placement and rewriting field notes for meter access; and additional customer contact efforts due to nonresident landowners and communication issues.

Evaluation:

R-Delta Engineers, Inc., was awarded the original Purchase Order (PO 27792) in the amount of \$85,000.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers, Inc.	All	\$15,000.00

TOTAL: \$15,000.00

Basis for Award: Change Order

Purchase Requisition #: 42776

Fiscal Impact

Total Project/Account:	\$1,000,000
Expended/Encumbered to Date:	309,636
Balance:	\$690,364
This Item:	15,000

Proposed Balance: \$675,364
Account #: 215-3299-3149301-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Relocation of Facilities Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E06

Budget Director Approval: Ron Young Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 01/23/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. n.

Meeting Date: 02/04/2020

Item Title: GP&L Nevill Road Switch Control House

Submitted By: Steve Martin, Transmission Director

Bid Number: 0185-20

Purchase Justification:

This request is to purchase a control house for the GP&L Nevill Road Switch as part of the approved Nevill Road Switch CIP project. The control house will provide protection and security for the switchboard panels, batteries, battery chargers, supervisory control, meters, and relays. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria. (CTS) Crown Texas, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
(CTS) Crown Texas, Inc.	All	\$798,651.00
Optional Contingency		79,865.10
TOTAL:		\$878,516.10

Basis for Award: Best Value

Purchase Requisition #: 42612

Fiscal Impact

Total Project/Account:	\$6,400,740
Expended/Encumbered to Date:	7,988,524
Balance:	\$(1,587,784)
This Item:	878,516
Proposed Balance:	\$(2,466,300) *

Account #: 210-3799-3178201-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

* The 2020 Proposed CIP includes \$11,974,000 of Commercial Paper for the continuation of the Nevill Road Switch Station project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E10

Budget Director Approval: Ron Young

Approval Date: 01/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/22/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 02/04/2020

Item Title: Consider an Ordinance Appointing Rick Schimmel and Sonja Galbraith as Associate Judges of the Garland Municipal Court

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

The City Council recently appointed a presiding judge and a second judge to the Garland Municipal Court. The court also utilizes, by contract, associate judges to provide such things as magisterial duties, warrant application review and issuance and related services as a back-up to the two full-time judges. Appointments to associate judge positions are made by ordinance.

Associate Judge Schimmel has served his two-year term of office. In order to continue using his services, the City Council must reappoint him to the position. Judge Galbraith recently retired from full-time service. Her appointment expired December 31, 2019. In order to use her services as an associate judge, the City Council must adopt an ordinance appointing her to that position.

Recommendation/Action Requested and Justification

Adopt an ordinance (1) reappointing Rick Schimmel as an associate judge of the Garland Municipal Court and (2) appointing Sonja Galbraith as an associate judge of the Garland Municipal Court.

Attachments

Ordinance appointing associate municipal court judges

ORDINANCE NO. _____

AN ORDINANCE REAPPOINTING RICK SCHIMMEL AS AN ASSOCIATE JUDGE OF THE MUNICIPAL COURT OF THE CITY OF GARLAND, TEXAS; APPOINTING SONJA GALBRAITH AS AN ASSOCIATE JUDGE OF THE MUNICIPAL COURT OF THE CITY OF GARLAND, TEXAS AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Rick Schimmel is hereby reappointed as an associate judge of the Municipal Court of the City of Garland, Texas for a term of office of two years commencing January 1, 2020.

Section 2

That Sonja Galbraith is hereby appointed as an associate judge of the Municipal Court of the City of Garland, Texas for a term of office of two years commencing on the date of this Ordinance.

Section 3

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

PASSED AND APPROVED this the _____ day of _____, 20__.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 02/04/2020

Item Title: Adoption of Resolution of Support for Garland Senior Living, LTD - 9% Low Income Housing Tax Credit Project

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Council is requested to consider adopting of a Resolution of Support for Garland Senior Living, LTD, a 9% Low-Income Housing Tax Credit Project. This item has been previously discussed during the January 13, 2020 Work Session.

Recommendation/Action Requested and Justification

Staff is recommending approval based on Council support of the project as presented during the January 13, 2020 Work Session.

Attachments

Resolution of Support - Garland Senior Living, LTD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING ITS SUPPORT OF A PROPOSED SENIOR LIVING DEVELOPMENT PROJECT TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2020 COMPETITIVE 9% HOUSING TAX CREDITS; ACKNOWLEDGING THAT THE PROPOSED PROJECT IS LOCATED WITHIN ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVICES THE SAME TARGET POPULATION AS THE PROPOSED PROJECT BUT APPROVING SAME; AUTHORIZING A REDUCTION IN DEVELOPMENT FEES TO BE COLLECTED FROM THE DEVELOPER IN THE AMOUNT NOT TO EXCEED \$500 AND THE ISSUANCE OF A LETTER TO THAT EFFECT ON BEHALF OF THE CITY TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AUTHORIZING THE CITY SECRETARY TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an applicant, Garland Senior Living, Ltd. has proposed a senior living development for affordable senior rental housing to be located generally at 2222 Monarch Drive and 301 Tina Drive within the City of Garland, Texas; and

WHEREAS, the applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for the development being proposed by the applicant; and

WHEREAS, the City Council desires to evidence its support of the application by adopting this Resolution;

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

Section 1

That the City Council hereby confirms its support of the proposed development and that this formal action has been taken to put on record the opinion expressed by the City Council as of the effective date of this Resolution.

Section 2

That, as provided for in 10 TAC §11.3(d)(2)(G), it is hereby acknowledged that, although the proposed development consists of new construction that is located one linear mile or less from a development that serves the same target population as the proposed project, and that has received an allocation of housing tax credits for new construction since January 3, 2017, the City Council has by vote and does hereby specifically allow the construction of the

development. Provided, however, that nothing contained in this Resolution constitutes a pre-approval of any zoning, plan, design, or other consent or approval required of the development under the Garland Development Code, the Code of Ordinances or other applicable law.

Section 3

That the City Manager or his designee may issue a letter confirming that the City will provide a reduction of fees in an amount not to exceed \$500.00 for the benefit of the development so that the applicant may receive one point under the applicable TAC regulations for the contribution.

Section 4

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 5

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

PASSED AND APPROVED this the ____ of February, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 02/04/2020

Item Title: May 2 General Election Ordinance

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider an ordinance ordering a general election for the City of Garland to be held on May 2, 2020 for the purpose of electing one Council Member each to respectively represent Districts 1, 2, 4 and 5; ordering a general election for the purpose of submitting to the qualified voters of the City, for adoption or rejection, a proposition authorizing the City Council, as otherwise limited by and pursuant to State law, to approve the construction and use of a library facility within a portion of public property designated as parkland, commonly known as Hollabaugh Park; providing for a run-off election if needed; and providing for other matters relating to the conduct of the election.

Recommendation/Action Requested and Justification

Approve an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 2nd day of May 2020.

Attachments

General Election Order

ORDINANCE NO.

AN ORDINANCE ORDERING OF A GENERAL ELECTION FOR THE CITY OF GARLAND, TEXAS TO BE HELD ON THE 2ND DAY OF MAY, 2020 FOR THE PURPOSE OF ELECTING COUNCILMEMBERS TO DISTRICTS 1, 2, 4, and 5 AND FOR THE PURPOSE OF SUBMITTING TO THE VOTERS A PROPOSITION REGARDING THE USE OF A PORTION OF HOLLABAUGH PARK AS A LIBRARY, IF APPROVED; PROVIDING FOR THE CONDUCT OF THE ELECTION; 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; 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 2, 2020, 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, and for the purpose of submitting to the qualified voters of the City, for adoption or rejection, the following proposition:

Proposition A-1

Shall the City Council be authorized, as otherwise limited by and pursuant to State law, to approve the construction and use of a library facility within a portion of public property designated as parkland, commonly known as Hollabaugh Park.

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. The proposition shall be determined by a majority vote either "For" or "Against".

Section 2
JOINT ELECTION AND ELECTION SERVICES AGREEMENT

The election shall be held as a joint election pursuant to a joint election agreement by and between the City of Garland, Dallas County, and such other political subdivisions as may be participating in the joint election. Pursuant to the joint election agreement, the Dallas County Election Administrator shall serve as election administrator for the election, who 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 agreement.

The Central Counting Station for the tabulation and counting of ballots for this election shall be located at the Dallas County Elections Administration, 1520 Round Table Drive, Dallas, Texas 75247 and the Manager, Tabulation Supervisor, Presiding Judge and Alternate Presiding Judge at such Central Counting Station shall be determined, appointed and designated in accordance with the joint election agreement. The Manager and Presiding Judge of such Central Counting Station 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 personal appearance and 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 20, 2020 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 by virtue of the joint election agreement.

Section 6
EARLY VOTING

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. Within the City of Garland, early voting by personal appearance shall be conducted locally at Richland College - Garland Campus, 675 W. Walnut Street, Garland, Texas 75040. Applications for ballot by mail shall be mailed to:

Early Voting Clerk
Dallas County Elections Department
1520 Round Table Drive
Dallas, Texas 75247

An application for ballot by mail may also be obtained by sending a completed, scanned application containing an original signature by email to evapplications@dallascounty.org or by fax to 214-819-6303. Applications for ballots by mail for the election must be received no later than the close of business on April 23, 2019. For more information regarding the City early voting locations, please contact the Dallas County Elections Department at (214) 819-6300 or <http://www.dallascountyvotes.org/>.

Early Voting for the General Election:

Early voting by personal appearance for the general election as ordered by Section 1, above, shall be conducted on the following days:

Monday, April 20, 2020 through Saturday, April 25, 2020 between the hours of 8:00 a.m. and 5:00 p.m.

Sunday, April 26, 2020 between the hours of 1:00 p.m. and 6:00 p.m.

Monday, April 27, 2020 and Tuesday, April 28, 2020 between the hours of 7:00 a.m. and 7:00 p.m.

Early Voting for a Run-off Election:

Early voting by personal appearance for the run-off election, if a run-off election is necessary, shall be conducted on the following days:

Monday, June 8, 2020 through Saturday, June 13, 2020 between the hours of 8:00 a.m. and 5:00 p.m.

Sunday, June 14, 2020 between the hours of 1:00 p.m. and 6:00 p.m.

Monday, June 15, 200 and Tuesday, June 16, 2020 between the hours of 7:00 a.m. to 7:00 p.m.

Section 7**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 8

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

PASSED AND APPROVED this the 4th day of February, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Posted: _____



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 02/04/2020

Item Title: Presentation of 2020 Proposed CIP

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

The City Manager will formally present the 2020 Proposed Capital Improvement Program (CIP) for the City Council's review and deliberation.

Recommendation/Action Requested and Justification

Receive the 2020 Proposed CIP and call for Public Hearings to be held on Tuesday, February 18, 2020, at 7:00 P.M., and Tuesday, March 3, 2020, at 7:00 P.M., in the City Council Chambers.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. a.

Meeting Date: 02/04/2020

Item Title: Z 19-38 Jimmy D. Newton (District 6)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District.

This property is located at 901 South Jupiter Road, Suite 103.

OWNER

Tyson P.R. Family Limited Partnership

PLAN COMMISSION RECOMMENDATION

On January 13, 2020 the Plan Commission, by a vote of six (6) to one (1), recommended approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment for a period of twenty (20) years.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

On the subject property sits a multi-tenant building with a tool store, restaurants, and a Self-Storage use. The applicant is requesting approval to allow the continued operation of a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. In 2013, File Z 13-42 was approved for the operation of a Tattooing/Body Piercing Establishment for a period of six (6) years.

SITE DATA

The subject property is a corner lot developed with a multi-tenant building that fronts Jupiter Road and two buildings with self-storage units located behind the main building. The site has approximately 240 linear feet of frontage along Jupiter Road and 200 linear feet of frontage along Asset Street. The site can be accessed from both Jupiter Road and Asset Street.

USE OF PROPERTY UNDER CURRENT ZONING

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

A Tattooing/Body Piercing Establishment requires approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

1. The applicant proposes to continue to operate a tattooing establishment from 1901 South Jupiter Road, Suite 103, a 798 square-foot tenant space within a multi-tenant building. The applicant is not proposing any expansions or exterior remodeling. The tattooing establishment would operate Monday through Saturday from 12:00 p.m. to 10:00 p.m.
2. The site plan (Exhibit C) shows existing pavement and fifty-three (53) parking spaces on the overall site. The applicant proposes no changes to the existing parking count.
3. Garland Development Code (GDC) Section 2.52 (A)(6)(a) states that a Tattooing/Body Piercing Establishment shall not be located within five hundred (500) feet of any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other Tattooing/Body Piercing Establishment. The location for the proposed tattooing establishment meets the above requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening compliance is not triggered by this request.
5. Signage is existing and no changes to signs are proposed with this application.
6. The applicant requests a Specific Use Provision for a period of twenty (20) years. As mentioned in the Background section above, the applicant received previous Specific Use Provision approval in 2013 for a period of six (6) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

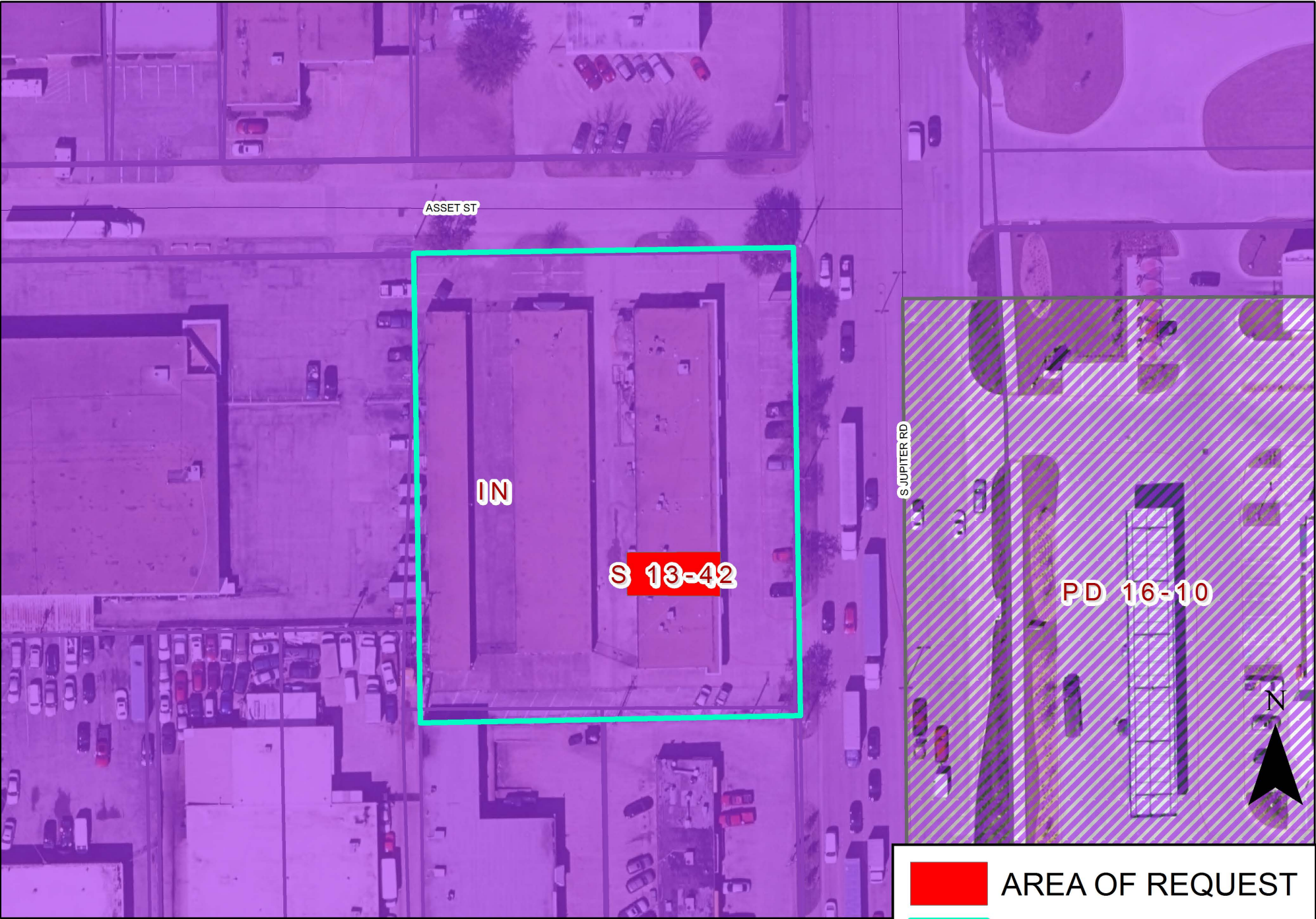
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are zoned Industrial (IN) District, except the property to the east across Jupiter Road which is zoned Planned Development (PD) District 16-10 for Industrial uses and includes an existing business [Ricky Rockets] which includes fuel pumps, retail, a convenience store, a drive-through restaurant and a car wash. The surrounding area is mostly developed with buildings that are utilized for light industrial and heavy commercial uses such as warehousing and office/showroom. As is the case of many industrial areas, there are a few complementary yet less commercially intensive uses operating from adjacent and nearby properties such as restaurants, retail sales/personal services and gas stations.

The proposed Tattooing/Body Piercing Establishment is compatible with the surrounding land uses within the context of the Industrial (IN) District and the request is consistent with the goals and intent of the Industrial (IN) District and its guidelines.

Attachments

Z 19-38 Location Map
Z 19-38 Exhibit B
Z 19-38 Exhibit C
Z 19-38 R&M
Z 19-38 Responses
Z 19-38 Staff Presentation



0 45 90 Feet
1 inch = 67 feet

Zoning Map Z 19-38

 AREA OF REQUEST

 SUBJECT SITE

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-38

1901 South Jupiter Road, Suite 103

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Tattooing/Body Piercing Establishment on the subject property.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance No. 6773, are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for a Tattooing/Body Piercing Establishment shall be in effect for a period of twenty (20) years.
- B. Site Layout: The site shall be in conformance with the site layout in Exhibit C.
- C. Days and Hours of Operation: The Tattooing/Body Piercing Establishment shall operate from 12:00 p.m. to 10:00 p.m. Monday through Saturday.

18 Parking Spaces Along Fence Line

EXHIBIT C

STORAGE
BUILDING

TYCO INVESTMENTS
1901 S. JUPITER RD.
GARLAND, TEXAS 75042
(214) 349-9876

STORAGE
BUILDING

Back Driveway

Taqueria Restaurant 109 38' long x 21' wide	Taqueria Restaurant 108 38' long x 21' wide	Taqueria Restaurant 107 38' long x 21' wide	Garland Nut & Screw Retail 106 38' long x 21' wide	Garland Nut & Screw Retail 105 38' long x 21' wide	Empty 104 38' long x 21' wide	TATTOO PARLOR LOCATION 103 38' long x 21' wide TATTOO PARLOR LOCATION	Dallas Window Tint and Alarm Auto 102 38' long x 21' wide	Empty 101 38' long x 21' wide
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15 PARKING SPACES

Asset
Road

20 PARKING SPACES IN FRONT

JUPITER RD

POLE SIGN

REPORT & MINUTES

P.C. Meeting, January 13, 2020

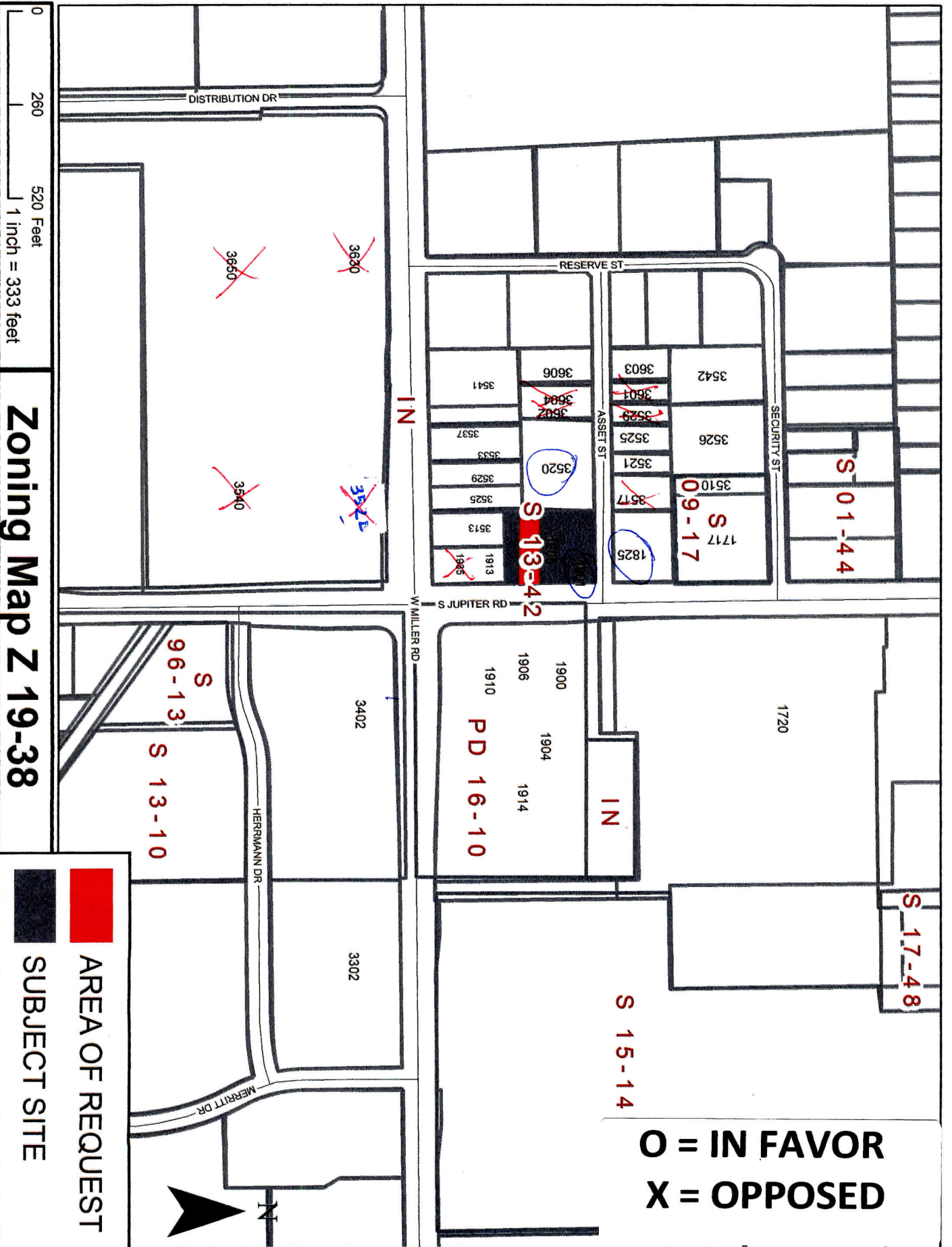
Consideration of the application of **Jimmy D. Newton**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. This property is located at 1901 South Jupiter Road, Suite 103. (District 6) (File Z 19-38)

Applicants, Jimmy D. Newton and Johanna Hargrove, 1901 South Jupiter Road, Suite #103, Garland, Texas 75042, provided a brief overview of the request and remained available for questions.

There were no questions of the applicants.

Motion was made by Commissioner Hallman to close the public hearing and **approve** the request for a Specific Use Provision for a period of 20 years as presented. Seconded by Commissioner Ott.

Motion carried: 6 Ayes, 1 Nay by Commissioner Edwards.



**GARLAND**

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

December 31, 2019

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

APPLICANT: Jimmy D. Newton

File: Z 19-38

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 13, 2020, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Jimmy D. Newton**, requesting approval of a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Industrial (IN) District. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant requests approval of a Specific Use Provision to continue operating a tattooing establishment from Suite 103 of the subject property. A Specific Use Provision was previously approved for a period of six (6) years.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205- 2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

*Tyson & Co Inc
Paul Tyson
3520 Asset St
Garland TX 75042*

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

JAN 3 '20 AM 7:33

December 31, 2019

Z 19-38

Page 2 of 2

Jimmie has been at this location
for years as I have had no problem
with Jimmie on patterns

(Please complete the following information)

3520 Asset St Garland TX 75042
Your Property Address

Paul Tyson
Printed Name

3520 Asset St Garland TX 75042
Address City, State Zip

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


Signature

Property Council
Title

Date: 1-3-2020

**GARLAND**

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

December 31, 2019

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

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

*Garland Nut + Screw
Paul Tyson
1901 S. Jupiter, Suite 105
Garland TX 75042*

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

JAN 3 '20 AM 7:33

December 31, 2019

Z 19-38

Page 2 of 2

I am in favor of Tattoo shop
As Jimmie is a guest shop owner

(Please complete the following information)

1901 S Jupiter Suite 108
Your Property Address

Paul Tyson
Printed Name

3520 Asst St Galat TX 75042
Address City, State Zip

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

 Owner Galat nut & screw
Signature Title

Date: 1-3-2020

Allmendinger, Tracy

From: Jason Mallett <jmallett@jponglass.com>
Sent: Tuesday, January 7, 2020 11:54 AM
To: Planning Group
Subject: Fwd: city
Attachments: IMG_20200107_0001.pdf

Please see attached.

Jason Mallett
JPON GLass
1825 S. Jupiter Road
Garland, TX 75042

Thank you,

Jason B. Mallett

President

JPON Glass Company, Inc.

214-349-1400

469-446-7685 Mobile

jmallett@jponglass.com

www.jponglass.com

----- Forwarded message -----

From: Terry Hibler <thibler@jponglass.com>
Date: Tue, Jan 7, 2020 at 11:32 AM
Subject: city
To: Jason Mallett <jmallett@jponglass.com>

--

Terry Hibler
General Manager

JPON Glass

1825 S. Jupiter Rd
Garland, TX 75042

O 214.349.1400
C 505.573.6211



GARLAND

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

December 31, 2019

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

APPLICANT: Jimmy D. Newton

File: Z 19-38

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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



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

December 31, 2019

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

APPLICANT: **Jimmy D. Newton**

File: Z 19-38

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

1935 S. Jupiter Rd Garland TX 75042

Your Property Address

Samuel Moreno

Printed Name

3812 Dividend Dr.

Address

Garland TX

City, State

75042

Zip

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

Samuel Moreno

Signature

Managing member

Title

Date: 1-6-20



GARLAND

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

December 31, 2019

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File: Z 19-38

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

JAN 8 '20 PM 2:43

We are the third party managing firm for Realty Assoc. Fund XI
and the Landlord has requested we vote against this request.
They would prefer a different type of business move into that
facility to help improve the overall appearance of the neighborhood.

(Please complete the following information)

3520, 3540, 3630 & 3650 W. Miller Road

Your Property Address

Realty Associates Fund XI 40 Holt Lunsford Commercial

Printed Name

5950 Berkshire Lane, #900 Dallas, TX 75225

Address

City, State

Zip

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

Brandi C Baker

Senior VP of Management Services

Signature

Brandi Baker

Title

Date: 1-3-20



GARLAND

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

December 31, 2019

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

APPLICANT: **Jimmy D. Newton**

File: Z 19-38

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

JAN 13 '20 PM 2:15

December 31, 2019

Z 19-38

Page 2 of 2

(Please complete the following information)

3529 Assct St. Garland TX 75042

Your Property Address

Michael Nunn

Printed Name

1813 Olympia dr

Address

Allen, TX

City, State

~~75042~~ 75002

Zip

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

Signature

Title

Date:

1/6/2020



GARLAND

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

December 31, 2019

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

APPLICANT: Jimmy D. Newton

File: Z 19-38

Dear Property Owner: *at 3517*

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

(Please Check One Below)

_____ I am in favor of the request.



_____ I am opposed to the request.

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

JAN 13 '20 PM 2:11

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date: _____



GARLAND

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

December 31, 2019

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

APPLICANT: Jimmy D. Newton

File: Z 19-38

Dear Property Owner: *at 3606*

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 13, 2020, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Jimmy D. Newton**, requesting approval of a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Industrial (IN) District. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant requests approval of a Specific Use Provision to continue operating a tattooing establishment from Suite 103 of the subject property. A Specific Use Provision was previously approved for a period of six (6) years.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205- 2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

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

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

JAN 13 '20 PM 2:19

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



GARLAND

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

December 31, 2019

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

APPLICANT: Jimmy D. Newton

File: Z 19-38

Dear Property Owner: *at 3602/3604*

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 13, 2020, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Jimmy D. Newton**, requesting approval of a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Industrial (IN) District. The property is shown on the enclosed sketch and is described as follows:

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

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

JAN 13 '20 PM 2:15

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date: _____



GARLAND

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

December 31, 2019

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

APPLICANT: Jimmy D. Newton

File: Z 19-38

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

(Please Check One Below)

 X I am in favor of the request.

 I am opposed to the request.

RECEIVED

JAN 06 2020

SCHOOL FACILITIES

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

Outside the Notification Area

(Please complete the following information)

Garland ISD-Parkcrest Elementary School, 2232 Parkcrest Drive, Garland, TX 75041

Your Property Address

Joel Falcon

Printed Name

701 N. First Street

Address

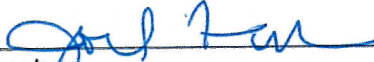
Garland, TX

City, State

75040

Zip

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

 , GISD Executive Director of Facilities & Maintenance

Signature

Title

Date: 1/10/20

Received 01/13/20
Outside of the notification area

Z 19-38

**Approval of a Specific Use Provision for a
Tattooing/Body Piercing Establishment on a
property zoned Industrial (IN) District**

**City Council Meeting
February 4, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 1901 South Jupiter Road, Suite 103

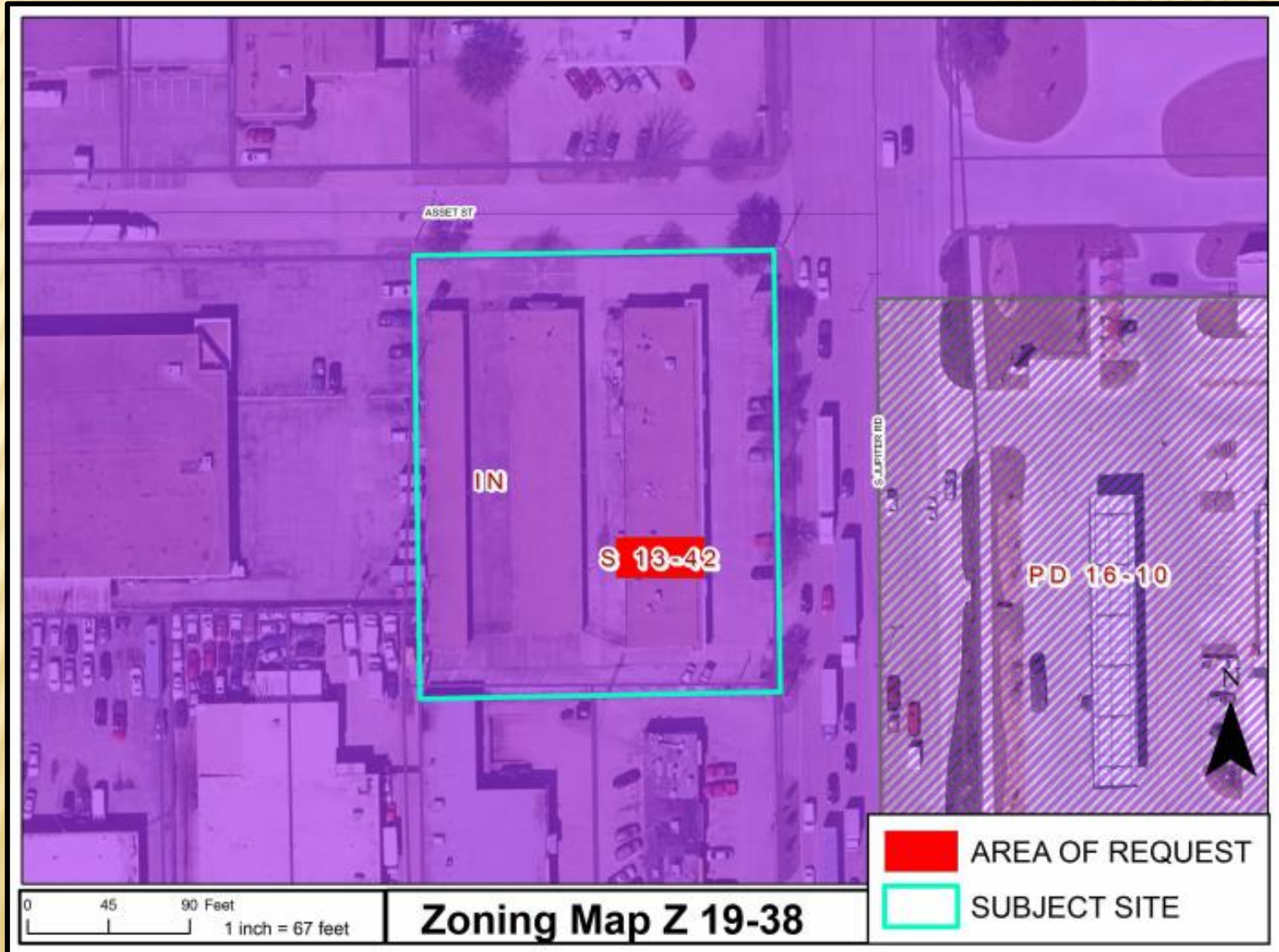
Applicant: Jimmy D. Newton

Owner: Tyson P. R. Family Limited Partnership

Acreage: 1.129

Zoning: Industrial (IN) District

Location Map



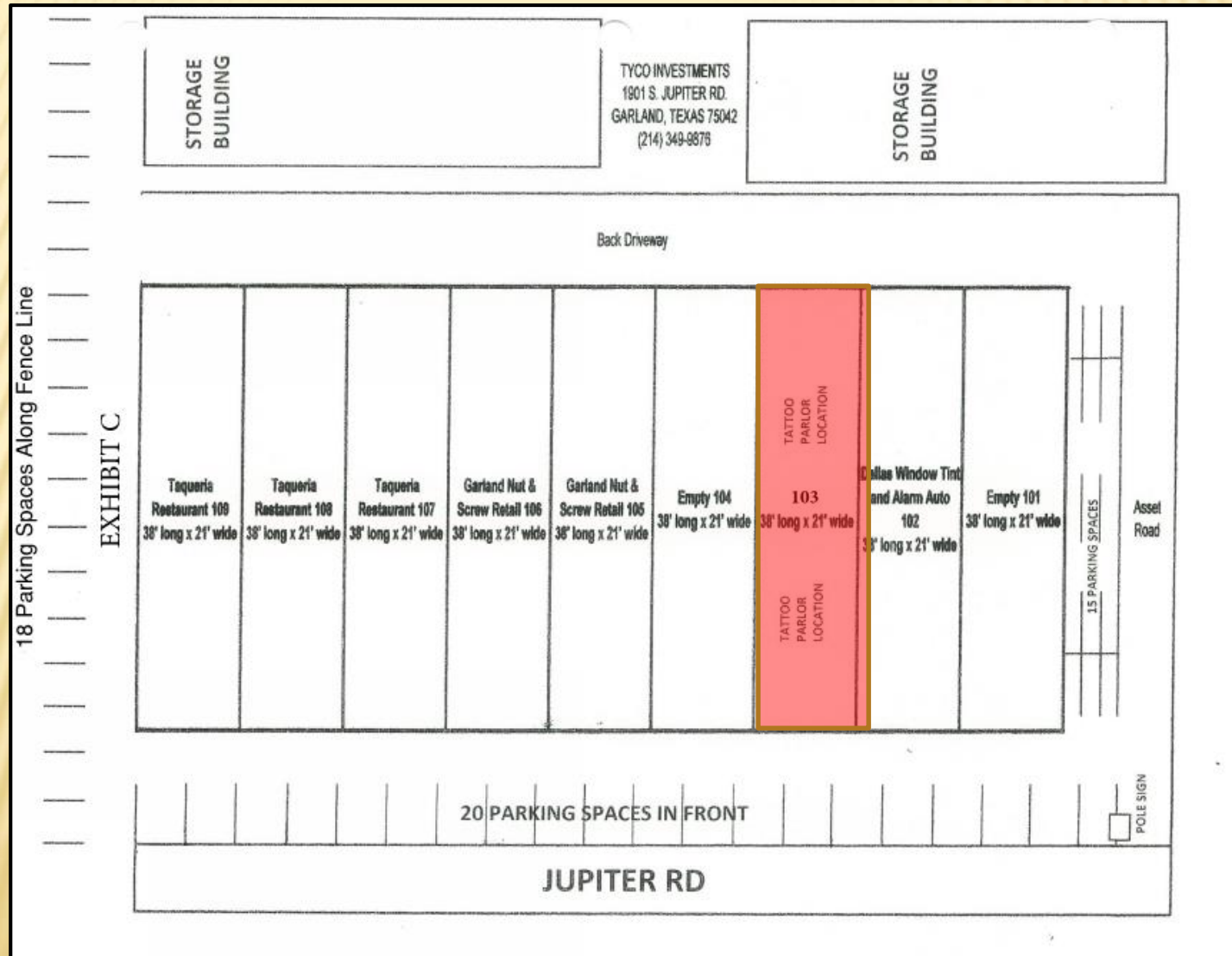
Photos





GARLAND
TEXAS MADE HERE

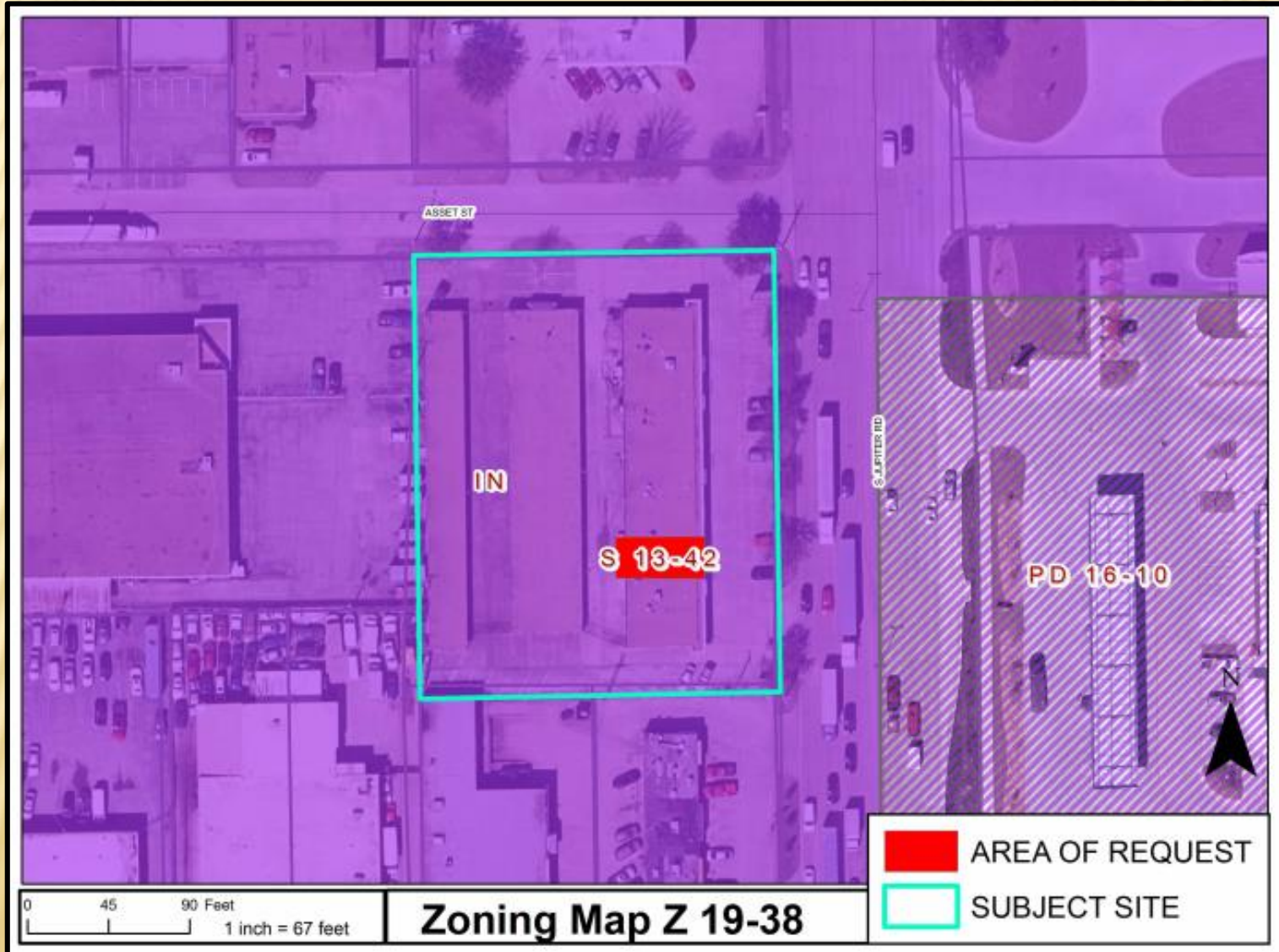
Site Plan



Consideration

The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years.

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 02/04/2020

Item Title: Z 19-41 Jonathan Escarcega (District 5)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District.

This property is located at 3131 Cortez Drive.

OWNER

Jonathan Escarcega

PLAN COMMISSION RECOMMENDATION

On January 13, 2020 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District.

BACKGROUND

The applicant requests approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District for the development of a single-family detached dwelling. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 0.358 acres. The site has approximately 80 lineal feet of frontage along Cortez Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. The Community Retail (CR) District does not include single-family dwelling use.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require a Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. The Single-Family-7 (SF-7) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Single-Family-7 (SF-7) District and the surrounding residential development.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for development of a single-family residential use on the subject property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Single-Family-7 (SF-7) District is consistent with nearby zoning and development, and with

the Land Use Goals and Policies of the Envision Garland 2030 Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential and commercial uses. The properties to the north are zoned Community Retail (CR) District. These properties are developed with a single-family home, retail uses and gas station. The property to the east is zoned Community Retail (CR) District and is developed with a church. The properties to the south are zoned Single-Family-7 (SF-7) District and Multi-Family (MF) District and are developed with single-family homes and multi-family development, respectively. The property to the west is zoned Planned Development (PD) 78-65 District for Light Commercial Uses; it is developed with a self-storage facility.

Attachments

Z 19-41 Jonathan Escarcega Attachments

Z 19-41 Responses

Z 19-41 Staff Presentation



0 40 80 Feet
1 inch = 63 feet

Zoning Map Z 19-41



INDICATES AREA
OF REQUEST

REPORT & MINUTES

P.C. Meeting, January 13, 2020

Consideration of the application of **Jonathan Escarcega**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 3131 Cortez Drive. (District 5) (File Z 19-41)

The applicant, Jonathan Escarcega, 3131 Cortez Drive, Garland, Texas, provided additional details regarding the residential home to be constructed on the subject property.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nays.**



GARLAND

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

December 31, 2019

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

APPLICANT: Jonathan Escarcega

File: Z 19-41

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 13, 2020, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Jonathan Escarcega**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 0.358-acre tract of land part of lot 9 of Kingsley Road Pecan Acres, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 94, of the Map Records of Dallas County, Texas, and being the same tract of land conveyed to Jonathan G. Escarcega by General Warranty Deed as recorded in Instrument Number 201900283883 of the Official Public Records of Dallas County, Texas. **This property is located at 3131 Cortez Drive. (District 5)**

Note: The applicant proposes to build a single-family detached home.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

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

(Please Check One Below)

☒ **YES** ☒ I am in favor of the request.

☐ I am opposed to the request.

JAN 13 '20 AM 11:52

December 31, 2019

Z 19-41

Page 2 of 2

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

(Please complete the following information)

Your Property Address

Jose M AVALOS

Printed Name

1801 CRANFORD Ln GARLAND, TX 75041

Address

City, State

Zip

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

Jose M Avalos

Signature

Owner

Title

Date: 01-13-20

JAN 13 '20 AM 11:52



GARLAND

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

December 31, 2019

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

APPLICANT: Jonathan Escarcega

File: Z 19-41

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

JAN 13 '20 PM 2:23

December 31, 2019

Z 19-41

Page 2 of 2

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

(Please complete the following information)

Your Property Address

SOHAIR MAKKE, H+S Makke, LLC.

Printed Name

1913 Crawford

Address

Cumtial TX

City, State

75041

Zip

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

Sohair Makke

Signature

OWNER

Title

Date: 1-5-2020



GARLAND

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

December 31, 2019

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

APPLICANT: Jonathan Escarcega

File: Z 19-41

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

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

JAN 13 '20 PM 2:23

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

This is and should continue to be
a commercial area and a single home
area, No homes should be built in this area.

(Please complete the following information)

Your Property Address 1905 CRANFORD DR

Anthony G Britton
Printed Name

1905 CRANFORD GARLAND, TX 75041
Address City, State Zip

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


Signature

Field Service Tech Toshiba Company
Title

Date: 1/9/20



GARLAND

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

December 31, 2019

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APPLICANT: Jonathan Escarcega

File: Z 19-41

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

RECEIVED

JAN 06 2020

SCHOOL FACILITIES

December 31, 2019

Z 19-41

Page 2 of 2

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

(Please complete the following information)

Your Property Address

Garland ISD-Caldwell Elementary School

Printed Name

<u>3400 Saturn Road</u>	<u>Garland, TX</u>	<u>75041</u>
Address	City, State	Zip

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

<u></u>	<u>GISD Executive Director of Facilities & Maintenance</u>
Signature	Title

Date: 1/10/20

RECEIVED
JAN 10 2020
SCHOOL FACILITIES

Z 19-41

**Approval of a Change in Zoning from
Community Retail (CR) District to Single-Family-
7 (SF-7) District**

**City Council Meeting
February 4, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 3131 Cortez Drive

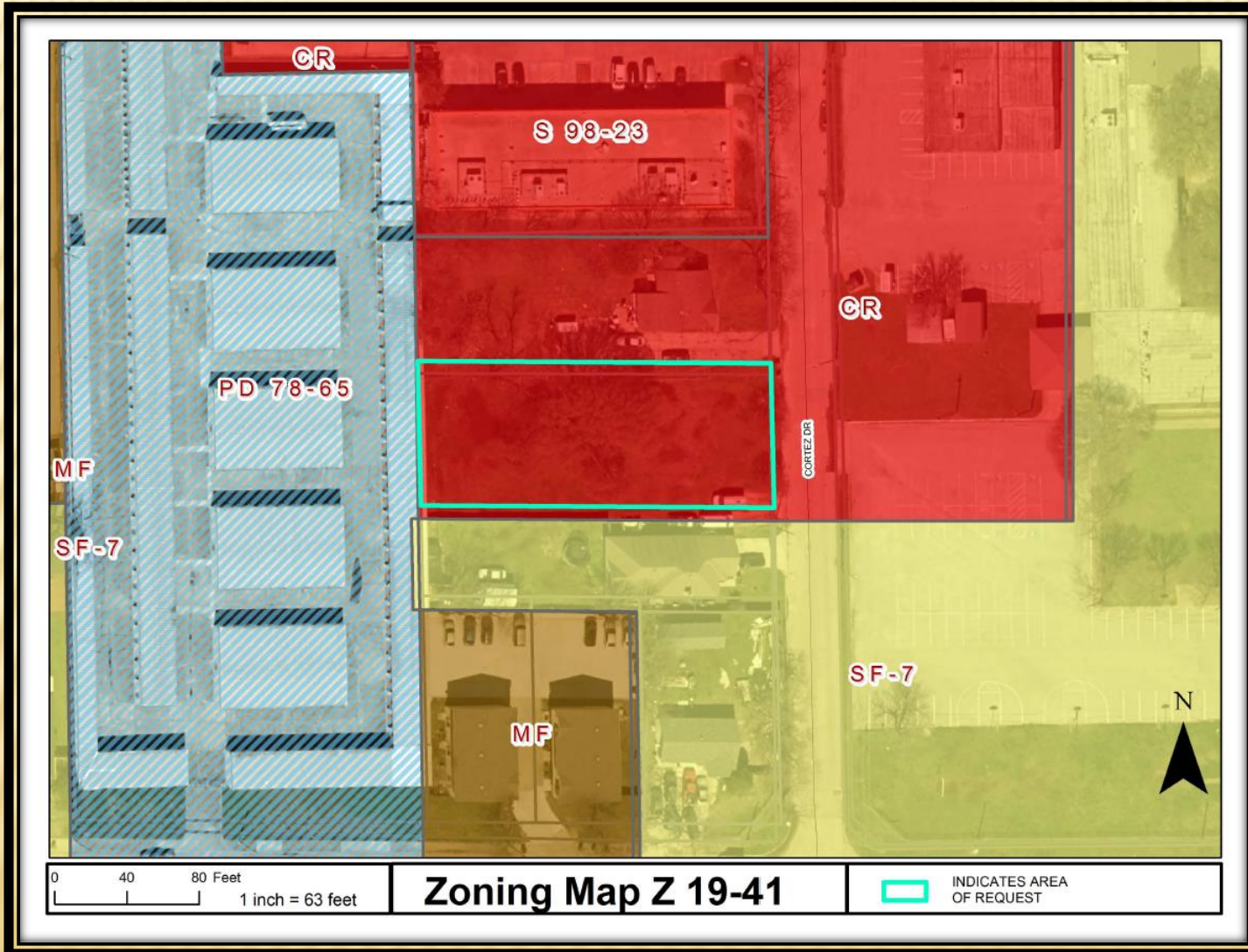
Applicant: Jonathan Escarcega

Owner: Jonathan Escarcega

Acreage: 0.358 acres

Zoning: Community Retail (CR) District

Location Map



Photos



Looking at the subject property from
Cortez Drive



Looking south of the subject property from Cortez
Drive



Looking north of subject property from Cortez Drive



Looking east of subject property from Cortez Drive

Consideration

- The applicant requests approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District for the development of a single-family detached dwelling unit. The subject property is currently undeveloped.
- The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan.
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Location Map

