



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, February 1, 2022
7:00 p.m.

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

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

https://garlandtx.zoom.us/webinar/register/WN_cw4yrP0eT3inMJZmHWmYcQ

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

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

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

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

The Meeting ID is: 865 5184 3825

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 18, 2022, Regular Meeting.
2. Consider approval of the following bids:
 - a.

Fire Station No. 1 Design Services	Bid No. 0313-22
Brown Reynolds Watford Architects, Inc.	\$1,110,220.00

This request is to obtain professional architectural and engineering design services for Fire Station No. 1 and site planning assistance for the area around the new station known as the Triangle.
 - b.

Landfill Cell No. 9 Construction	Bid No. 0168-22
4X Construction Group, LLC	\$5,825,000.00

This request is to provide an additional area to maintain sufficient trash burial at Hinton Landfill.

- c. Zion Road and I.H. 30 Service Road Water System Improvements** **Bid No. 0163-22**
- | | |
|------------------------------------|--------------------------|
| A & B Construction, LLC | \$2,741,890.00 |
| Optional Contingency | <u>250,000.00</u> |
| TOTAL: | \$2,991,890.00 |

This request is to upsize the existing 8" water lines to 12" lines along the eastbound and westbound Interstate 30 Service Roads from Bobtown Road to Zion Road. An Optional Contingency is included for any additional work that may be required.

- d. GP&L Elm Grove Substation Expansion Control House** **Bid No. 0238-22**
- | | |
|--|-------------------------|
| Electrical Power Products, Inc. | \$795,674.00 |
| Optional Contingency | <u>79,567.00</u> |
| TOTAL: | \$875,241.00 |

This request is for the purchase of a control enclosure to be installed at the Elm Grove Substation. An Optional Contingency is included for any additional work that may be required.

- e. Detention Center Camera Replacement** **Bid No. 0356-22**
- | | |
|-------------------------------------|---------------------|
| Convergent Technologies, LLC | \$106,219.08 |
|-------------------------------------|---------------------|

This request is for the replacement of the security cameras at the City of Garland Detention Center.

- f. GP&L Elm Grove Substation Expansion Conduit & Control Cable** **Bid No. 0363-22**
- | | |
|----------------|---------------------|
| Graybar | \$237,895.81 |
|----------------|---------------------|

This request is for the purchase of conduit, control cable and other associated materials needed for the expansion of the Elm Grove Substation.

- g. GP&L Olinger Unit 1 Circulating System Cross Tie Feasibility Study** **Bid No. 0361-22**
- | | |
|---------------------------------|---------------------|
| Sargent & Lundy, LLC | \$119,000.00 |
|---------------------------------|---------------------|

This request is to obtain engineering services to determine the feasibility of providing cross-tie connectivity of the Ray Olinger Power Station Unit 1 circulating water pumps to the Unit 2 and Unit 3 circulating water systems.

- h. Olinger Unit 4 Gas Turbine High Velocity Hot Oil Flush** **Bid No. 0378-22**
- | | |
|----------------------------------|------------------------|
| Gaubert Oil Company, Inc. | \$142,619.23 |
| Optional Contingency | <u>8,825.00</u> |
| TOTAL: | \$151,444.23 |

This request is for the purchase of 3,520 gallons of hydraulic oil, labor and equipment needed to perform a hydraulic oil flush on the Olinger 4 Gas Turbine unit. An Optional Contingency is included for any additional work that may be required.

- i. TMPA Keith Switch to Steep Hollow 138kV Transmission Line Rebuild Engineering Design Services Addendum** **Bid No. 0479-20**
- | | |
|---------------------------------|--------------------|
| M&S Engineering, LLC | \$58,500.00 |
|---------------------------------|--------------------|

This request is to approve Change Order #3 to Engineering Services Agreement COG002 to M&S Engineering.

- j. Police Station Security Improvements - Design Services** **Bid No. 0364-22**
- | | |
|-----------------------|---------------------|
| MPI Architects | \$106,700.00 |
|-----------------------|---------------------|

This request is for professional architectural and engineering design services for improvements to the Garland Police Department building.

- k. GP&L Interconnection Study** **Bid No. 0358-22**
- | | |
|-----------------------------|---------------------|
| DNV Energy USA, Inc. | \$100,000.00 |
|-----------------------------|---------------------|

This request is to obtain engineering services associated with a full interconnection study in response to a Generation Interconnection Request with ERCOT.

- l. Fire Station No. 6 Additional Design Services** **Bid No. 0754-20**
- | | |
|--|---------------------|
| Brown Reynolds Watford Architects, Inc. | \$125,375.00 |
|--|---------------------|

This request is to approve Change Order #2 for design services for Fire Station No. 6.

- m. Transformers for Warehouse Inventory** **Bid No. 0162-22**
- | | |
|-----------------------|---------------------|
| Techline, Inc. | \$145,756.00 |
|-----------------------|---------------------|

This request is for the purchase of electrical transformers for Warehouse inventory.

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

a. Zoning File No. Z 21-42, Lars Andersen & Associates, Inc. (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a 1) an amendment to Planned Development (PD) District 97-23 for Community Retail (CR) uses and 2) a Detail Plan for a building expansion and outdoor rentals of vehicles and equipment on a 11.661-acre tract of land located at 3261 North President George Bush Turnpike; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Parking on Scott Drive by patrons of the adjacent business have resulted in congestion at this intersection. Council is requested to restrict parking on Scott Drive from Miller Road to 185 feet south.

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

The City of Garland Municipal Court 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 Judges Rick Schimmel and Sonja Galbraith have served their two-year term of office. In order to continue utilizing their services, the City Council must reappoint each to the position.

- 6. Consider by minute action the approval of one purchase agreement negotiated to date with the property owner in the amount of \$723,144.**

As part of the 2019 Bond Program, voters approved expanding Holford Road Segment B (from Naaman Forest Boulevard to PGBT) from a two-lane asphalt street to a divided concrete street with curbs and dedicated bike lanes and trails. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. Council has previously been briefed on multiple occasions regarding the need for right-of-way for the Holford Road Segment B (Naaman Forest Boulevard to PGBT) project. One additional purchase agreement

has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

- 7. Consider by minute action the approval of one purchase agreement negotiated to date with the property owner in the amount of \$181,968.**

As part of the 2019 Bond Program, voters approved reconstruction of Naaman School Road (from Brand Road to State Highway 78/Lavon) from a two-lane roadway into a four-lane divided street. This project will alleviate road congestion by providing twice the number of travel lanes in each direction and alleviate flooding issues during significant rainfall. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. Council has previously been briefed on multiple occasions regarding the need for right-of-way for the Naaman School Road (from Brand Road to State Highway 78/Lavon) project. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

- 8. Consider a resolution authorizing the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement and homeland security projects; and providing an effective date.**

The Department of Homeland Security Grant Program (HSGP) is managed, at the state level, by the Texas Office of the Governor (OOG). One of the mandates by OOG, in order to receive HSGP funding requires jurisdictions applying for HSGP funding to have a council approved resolution each year prior to receiving HSGP awarded funds, which identifies the Authorized Official who will perform administration of the grant as well as a list of current year submitted projects.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

- 9. Hold a Public Hearing on the 2022 Proposed CIP**

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

10. Hold public hearings on:

- a. Consider a Specific Use Provision (SUP) renewal request by Amro Issa – Crown Castle for an existing cell tower. This property is located at 3209 South Shiloh Road in District 5.**

Consideration of the application of Amro Issa – Crown Castle, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial on a property zoned Industrial (IN) District. This property is located at 3209 South Shiloh Road. (File Z 21-44, District 5)

- b. Consider a Site Plan request by Amro Issa – Crown Castle for an existing cell tower. This property is located at 3209 South Shiloh Road in District 5.**

Consideration of the application of Amro Issa – Crown Castle, requesting approval of a Plan for the continued use of an Antenna, Commercial on a property zoned Industrial (IN) District. This property is located at 3209 South Shiloh Road. (File Z 21-44, District 5)

- c. Consider a Zoning Change request by Summit Designs, from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow for the construction of a single-family home. This site is located at 5809 Lyons Road located in District 3.**

Consideration of the application of Summit Designs, requesting approval a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District. This property is located at 5809 Lyons Road. (File Z 21-58, District 3)

- d. Consider a Zoning request by Via Bayou, Inc., to add Recreational Vehicles (RV's) to the Phase 2 area of the Lakeshore RV Resort previously approved for Cabins, thus allowing both Cabins and Recreational Vehicles. This site is located at 3926 Zion Road in District 3.**

Consideration of the application of Via Bayou, Inc., requesting approval of an amendment to Planned Development (PD) District 20-13 to add Recreational Vehicles to the Phase 2 area previously approved for Cabins, thus allowing both Cabins and Recreational Vehicles. This property is located at 3926 Zion Road. (File Z 21-61, District 3)

- e. Consider a Detail Plan request by Via Bayou, Inc. to allow Cabins and Recreational Vehicles in the Phase 2 area of the Lakeshore RV Resort. This site is located at 3926 Zion Road in District 3.**

Consideration of the application of Via Bayou, Inc., requesting approval of a Detail Plan to allow Cabins and Recreational Vehicles in Phase 2 of Planned Development (PD) District 20-13. This property is located at 3926 Zion Road. (File Z 21-61, District 3)

11. 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.

12. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 02/01/2022

Item Title: Minutes January 18

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the January 18, 2022, Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes January 18



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 18, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

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

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 acknowledged Patty Granville for winning the 2021 Obelisk Award for her support of the Arts in North Texas.

Luke Morrow, President, Morrow Renewables and Chris Hoofnagle, Landfill Director, presented Mayor LeMay with the first RIN Royalty check in the amount of \$342,379.40 for refined natural gas generated at the landfill.

CONSENT AGENDA

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

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the January 4, 2022, Regular Meeting.
2. Consider approval of the following bids:
 - a. **APPROVED** Sewer Jet Truck Bid No. 0302-22
Rush Truck Centers of Texas \$153,742.85

This request is for the replacement purchase of a Sewer Jet Truck to be utilized by the Water Department.

- b. APPROVED Mobile Command Center Bid No. 0303-22**
Farber Specialty Vehicles \$559,401.00

This request is for the replacement purchase of a Mobile Command Center to be utilized by the Garland Police Department.

- c. APPROVED Excavator Bid No. 0304-22**
Caterpillar, Inc. \$220,755.00

This request is for the purchase of a replacement Excavator (Unit #400-0128) to be utilized by the Water Department.

- d. APPROVED GP&L Elm Grove Substation Extension Bid No. 0227-22**
Civil Site Construction
Tri-Con Services, Inc. \$415,703.00
Optional Contingency 41,570.00
TOTAL: \$457,273.00

This request is to provide all labor, tools and equipment for civil site construction at the Elm Grove Substation. An Optional Contingency is included for any additional work that may be required.

- e. APPROVED GP&L Copier Lease Agreement Bid No. 0312-22**
Xerox Business Solutions \$133,467.00

This request is for the approval of a 5-year Lease Agreement to consolidate GP&L's copier equipment, maintenance and supplies in one agreement and take advantage of group pricing.

- f. APPROVED Economic Development Strategic Plan Bid No. 1358-21**
Ninigret Partners, LLC \$198,900.00

This request is to approve the selection of a firm to assist with a Strategic Plan for Economic Development.

- g. APPROVED Restroom and Concession Building Site Bid No. 1106-20**
Construction
Dean Construction \$1,822,302.00

This request is to approve the construction of site improvements for five restroom and concession buildings at various parks.

- h. APPROVED Flock Safety System Bid No. 0320-22**
Flock Group, Inc. \$311,250.00

This request is to purchase the Flock Safety System that will be used to assist the City of Garland Police Department in criminal investigations, gunshot detection, stolen vehicles and active amber and silver alerts. This is a Term Agreement with one optional renewal.

i. APPROVED Design Services for Drainage Improvements Bid No. 0317-22

Civil Consulting Group, PLLC \$240,147.88

This request is to obtain professional engineering design services to address flooding issues in Ashville Drive, Colonel Drive, Palm Valley Drive and Tobin Trail by modification and improvement of existing storm sewer systems.

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

a. APPROVED Zoning File No. Z 21-47, Zone Systems, Inc. (District 5)

Ordinance No. 7281 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision (SUP) renewal for Fuel Pumps, Retail on a 0.9366-acre tract of land zoned Community Retail (CR) District and located at 1810 West Kingsley Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 21-48, Wood Partners % Masterplan (District 1)

Ordinance No. 7282 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 18-33 and Planned Development (PD) District 03-53 and 2) a Detail Plan for Multi-Family Development on a 9.7958-acre tract of land located at 3422 Firewheel Parkway; 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.

c. APPROVED Zoning File No. Z 21-49, Stantec Consulting Services, Inc. (District 5)

Ordinance No. 7283 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 97-12 and 2) a Detail Plan for an automobile staging lot on an approximately 8.95-acre tract of land located at 2101 and 2201 Millay Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. **APPROVED Employment Agreements for the City Manager, City Auditor, Municipal Judges & City Attorney (including the appointment thereof)**

Council passed and approved: (1) **Ordinance No. 7284** appointing John Sholden as Municipal Judge and approving the employment contract related thereto; (2) and **Ordinance No. 7285** appointing Natalie Banuelos as Municipal Judge and approving the employment contract related thereto; (3) amendments to existing employment agreements, with Bryan Bradford (City Manager), Jedson Johnson (City Auditor), and (4) **Resolution No. 10524** appointing Brian England as City Attorney and approving the employment contract related thereto.

5. **APPROVED Conveyance of City Property - 1700 Block Spencer Road Denton, Texas (Spencer Electric Generation Facility)**

Council approved the Easement and Right-of-Way agreement conveying the 0.271-acre variable width surface use easement and the 0.101-acre 30-foot access easement at 1700 block of Spencer Road in Denton, Texas at the City of Garland Spencer Electric Generation Facility to Atmos Energy Corporation for a total monetary compensation of \$10,000.00.

6. **APPROVED Resolution No. 10525** providing for the redemption of the outstanding City of Garland, Texas, Tax Notes, Series 2021; and resolving other matters incident and related to the redemption of such obligations.

When Council approved the issuance of \$29,355,000 Tax Notes, Series 2021 on September 14, 2021, it was contemplated that the City would exercise the call provision to redeem the notes prior to the scheduled maturity date of November 15, 2022. Staff requests Council consider approving a resolution to redeem the Tax Notes, Series 2021 as contemplated.

7. **APPROVED Council amended the current development agreement with the Draper Garland, LLC to allow them until March 31, 2022, to obtain a building permit and construction loan.**

The City and The Draper Garland, LLC entered into an Economic Development Agreement on April 7, 2021. Due to COVID-19 related challenges with obtaining a building permit, and consequently the company's construction loan, the company requests that the City extend the deadline to obtain the permit from December 31, 2021, to March 31, 2022.

8. **APPROVED Minute action the approving one purchase agreement negotiated to date with the property owner in the amount of \$168,694.00**

Council has been briefed on previous occasions of the plans for Naaman School Road (from Brand to S.H. 78 / Lavon Drive). This project will alleviate road congestion by providing twice the number of travel lanes in each direction and alleviate flooding issues during significant rainfall. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

ITEMS FOR INDIVIDUAL CONSIDERATION

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9. **APPROVED Resolution No. 10526** of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located along Naaman School Road, east of Brand Road, and west of State Highway 78, in the City of Garland, County of Dallas, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has been able to negotiate with property owners of whole-takes in the project area to acquire the necessary property interests. The City has also been able to negotiate with some strips and clips owners in the area to acquire the necessary property interests. However, the City has been unable to acquire certain property rights from four strips and clips property owners due to liens. The owners are named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion. Council was briefed on requirements for land acquisition on the Naaman School Road project on February 1, 2021, and April 5, 2021, in Executive Session.

Motion was made by Council Member Smith that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire the following property located within the City of Garland, Dallas County, Texas, and being more particularly described as:

3501 Naaman School, being part of the Orofee Alvardeo Survey, Abstract Number 2, Dallas County, Texas and being a portion of a tract of land conveyed by a Warranty Deed to Joe Ewell and wife, Betty Ewell recorded in Volume 80119, Page 1695, Deed Records, Dallas County, Texas; 3414 Naaman School, being part of the James Howard Survey, Abstract Number 542, and part of the Daniel Christ Survey, Abstract Number 226, Dallas County, Texas and being a portion of a called 11.327 acre tract of land conveyed by Special Warranty Deed to Belinda Gail Lynch as recorded in Volume 94235, Page 786, of the Deed Records of Dallas County, Texas; 278 E Ridgeway, being part of the Orofee Alvardeo Survey, Abstract Number 2, Dallas County, Texas and being a portion of a Lot 24, Block 5, of the Glenbrook Meadows No. 10 addition, an addition to the City of Garland, Texas as recorded in Volume 83245, Page 1242, Plat Records, Dallas

County, Texas, same being a tract of land conveyed by General Warranty Deed to Jose Sanchez and Mariana Garay in Instrument Number 202000118378 of the Official Public Records of Dallas County, Texas; 3178 Lavon, being part of the Jacob G. Reagor Survey, Abstract Number 1259, Dallas County, Texas and being a portion of Lot 1R-1, Block 1 of Mid-Crossing Addition Replat of Lot 1, Block 1, an addition to the City of Garland as recorded in Instrument Number 20070049223, Official Public Records, Dallas County, Texas, same being a portion of a tract of land conveyed by a Special Warranty Deed to TSCA,-255, LLC, as recorded in Instrument Number 201800149176, Official Public Records of Dallas County, Texas; My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays, Adopting **Resolution No. 10526**

10. Presentation of 2022 Proposed CIP

Judson Rex, Assistant City Manager formally presented the 2022 Proposed Capital Improvement Program (CIP) for the City Council's review and deliberation.

11. APPROVED 2021-22 Budget Amendment No. 1

Council is requested to consider approval of an ordinance amending the FY 2021-22 Adopted Budget as outlined by 2021-22 Budget Amendment No. 1 which proposes to increase the General Fund's FY 2021-22 appropriation by \$489,343 to meet the needs of the Police Department, including a Flock Safety and Gunshot Detection System, two new additional Police Officers (Gang Unit), one new civilian Crime Analyst, and one additional Mental Health Clinician.

Council Member Aubin requested to combine the action(s) on Items 11 and 12, there was no objection by the Council. He proposed a revised version to this amendment, adding two officers and a lieutenant, in addition to the request made by Chief Jeff Bryan.

There was discussion by the Council. Chief Bryan provided information on the need for this request. Matt Watson, Director of Finance presented some preliminary numbers for the additional staffing request, utilizing one-time funds for the request this year and include in the budget for FY 2022-23.

Motion was made by Council Member Aubin to approve Budget Amendment No. 1, amending the General Fund FY 2021-22 Budget appropriation to \$970,042 and the Civil Service ordinance, adding one additional police supervisor and two additional officers, for a total of four, effective upon passage of each ordinance, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays, Adopting **Ordinance No. 7286**

12. **APPROVED Ordinance No. 7287** of the City of Garland, Texas, establishing Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each classification; prescribing the base salary and types of pay for those classifications; and providing an effective date.

Pursuant to Chapter 143 of the Local Government Code of Texas, the City Council must establish the civil service classifications in the Police and Fire Departments, the number of positions in each classification, the base salary and the types of incentive pays for each classification. The attached ordinance reflects the positions and compensation approved in the 2021-22 Operating Budget and as amended by 2021-22 Budget Amendment No. 1, to include an additional police supervisor for a total of 40 and two officers for a total of 305 officers, having 359 total budgeted positions, effective upon passage of this ordinance.

13. **Hold public hearings on:**

a. **APPROVED**

Consider a Zoning request by Lars Anderson & Associates, Inc. to expand the existing Home Depot for a tool rental center and storage room, and to propose outdoor rentals for equipment and trucks. This property is located at 3261 North President George Bush Turnpike in District 1.

Consideration of the application of Lars Anderson & Associates, Inc., requesting approval of an amendment to Planned Development (PD) District 97-23 for Community Retail (CR) Uses. This property is located at 3261 North President George Bush Turnpike. (File Z 21-42, District 1) (This case was postponed from the January 4, 2022 Regular City Council meeting per the applicant's request.)

The staff report was presented by William Guerin, Director of Planning. Speakers on this item were Jason Pyka and Janay Mommer applicant.

There was discussion by the Council.

Motion was made by Council Member Bass to approve the Zoning request and Detail Plan, with the amended actions, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

- b. **APPROVED** **Consider a Detail Plan request by Lars Anderson & Associates, Inc. to expand the existing Home Depot for a tool rental center and storage room, and to propose outdoor rentals for equipment and trucks. This property is located at 3261 North President George Bush Turnpike in District 1.**

Consideration of the application of Lars Anderson & Associates, Inc., requesting approval of a Detail Plan for a building expansion and outdoor rentals of vehicles and equipment on a property zoned Planned Development (PD) District 97-23. This property is located at 3261 North President George Bush Turnpike. (File Z 21-42, District 1) (This case was postponed from the January 4, 2022 Regular City Council meeting per the applicant's request.)

14. 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.

APPROVED Council Member Rich Aubin

- Christi Baughman - Plan Commission

Vote: 9 ayes, 0 nays

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

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

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 02/01/2022

Item Title: Fire Station No. 1 Design Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0313-22

Purchase Justification:

This request is to obtain professional architectural and engineering design services for Fire Station No. 1 and site planning assistance for the area around the new station known as the Triangle. This project is part of the 2019 Bond Program and based on the proposed 2022 CIP.

Evaluation:

Brown Reynolds Watford Architects, Inc. (BRW), was selected as the Most Qualified firm for this project from RFQ 0754-20.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Brown Reynolds Watford Architects, Inc.	All	\$1,110,220.00
TOTAL:		\$1,110,220.00

Basis for Award: Most Qualified

Purchase Requisition #: 46604

Fiscal Impact

Total Project/Account: \$1,455,000
Expended/Encumbered to Date: 1,017,736
Balance: \$437,264
This Item: 1,110,220
Proposed Balance: \$(672,956)*
Account #: 652-1429-1210119-710120
Fund/Dept/Project – Description and Comments:

Public Safety CIP / Relocate Fire Station No. 1 Project

* This project will continue into 2022; additional 2019 General Obligation Bond funds are included in the 2022 Proposed Capital Improvement Program for this project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 160

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 02/01/2022

Item Title: Landfill Cell No. 9 Construction

Submitted By: Christopher Hoofnagle, EWS Disposal Operations Director

Bid Number: 0168-22

Purchase Justification:

This request is to provide an additional area to maintain sufficient trash burial at Hinton Landfill. The addition of Cell No. 9 is planned to be completed before the current cell is at capacity. This additional cell will provide up to six (6) years of airspace at the current rate of waste acceptance.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Robert Wyatt Contracting submitted a bid that was beyond the competitive range for the project and was considered nonresponsive. Three (3) bids were received and evaluated based on the published criteria. 4X Construction 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>
	4X Construction Group, LLC	All	\$5,825,000.00
		TOTAL:	\$5,825,000.00

Basis for Award: Best Value

Purchase Requisition #: 46376

Fiscal Impact

Total Project/Account:	\$60,000
Expended/Encumbered to Date:	35,000
Balance:	\$25,000
This Item:	5,825,000
Proposed Balance:	\$(5,800,000) *
Account #:	635-1609-1717800-9002

Fund/Dept/Project – Description and Comments:

Landfill / Design and Construction of Waste Cell No. 9

* The 2022 Proposed CIP includes additional funding of \$5,858,000 from the Landfill Sinking Fund for the construction of an additional waste cell at Hinton Landfill to create six additional years of usable airspace for waste acceptance.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 224

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/14/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 02/01/2022

Item Title: Zion Road and I.H. 30 Service Road Water System Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 0163-22

Purchase Justification:

This request is to upsize the existing 8" water lines to 12" lines along the eastbound and westbound Interstate 30 Service Roads from Bobtown Road to Zion Road. Additionally, a new 16" water main will be designed along Zion Road from Waterhouse Blvd. to Locust Grove Road. This project also includes installing 350 linear feet of 16" water main under Interstate 30 by bore and will incorporate street, driveway and sidewalk replacements. This project was recommended as part of the 2020 Water Distribution Master Plan. 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. Six (6) bids were received and evaluated with A & B Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
A & B Construction, LLC	All	\$2,741,890.00
Optional Contingency		250,000.00
TOTAL:		\$2,991,890.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 46358

Fiscal Impact

Total Project/Account: \$14,921,458
Expended/Encumbered to Date: 10,093,977
Balance: \$4,827,481
This Item: 2,991,890

Proposed Balance: \$1,835,591
Account #: 225-4049-3019000-9213 & 220-4049-3019000-9213
Fund/Dept/Project – Description and Comments:
Water CIP / Transmission Mains (16-Inch and Above) Program

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2021
Document Location: Page 234

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 01/25/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 01/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 02/01/2022

Item Title: GP&L Elm Grove Substation Expansion Control House

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0238-22

Purchase Justification:

This request is for the purchase of a control enclosure to be installed at the Elm Grove Substation. The enclosure will provide all-weather protection and security for the control equipment which includes switchboard panels, batteries, battery chargers, supervisory control, meters and relays. This is part of the approved Elm Grove Substation Expansion 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 based on the published criteria. Electric Power Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Electrical Power Products, Inc.	All	\$795,674.00
Optional Contingency		79,567.00

TOTAL:		\$875,241.00

Basis for Award: Best Value

Purchase Requisition #: 46463

Fiscal Impact

Total Project/Account: \$5,373,265
Expended/Encumbered to Date: 2,303,771
Balance: \$3,069,494
This Item: 875,241
Proposed Balance: \$2,194,253

Account #: 210-3799-3179701-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 290

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/14/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 02/01/2022

Item Title: Detention Center Camera Replacement

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0356-22

Purchase Justification:

This request is for the replacement of the security cameras at the City of Garland Detention Center. The security cameras are approaching their end-of-life, and because video surveillance is required by the Texas Department of Public Safety, a proactive replacement project is scheduled to ensure there is no unexpected loss of video.

Evaluation:

The security camera replacement services are being provided by Convergent Technologies, LLC, through Omnia Partners Cooperative Purchasing Contract R170502.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Convergent Technologies, LLC	All	\$106,219.08
TOTAL:		\$106,219.08

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46593

Fiscal Impact

Total Project/Account: \$110,453
Expended/Encumbered to Date: 4,234
Balance: \$106,219
This Item: 106,219
Proposed Balance: \$0
Account #: 431-4721-9007
Fund/Dept/Project – Description and Comments:

Facilities Management Fund / Detention Center Camera Replacement

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 307

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 02/01/2022

Item Title: GP&L Elm Grove Substation Expansion Conduit & Control Cable

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0363-22

Purchase Justification:

This request is for the purchase of conduit, control cable and other associated materials needed for the expansion of the Elm Grove Substation. This is part of the approved Elm Grove Substation Expansion CIP project.

Evaluation:

Graybar will be providing these products through U.S. Communities Cooperative Purchasing Contract – Electrical/Data Communications EV2370.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Graybar	All	\$237,895.81
TOTAL:		\$237,895.81

Basis for Award: Cooperative Purchase

Purchase Requisition #: 46632

Fiscal Impact

Total Project/Account: \$5,373,265
Expended/Encumbered to Date: 2,065,875
Balance: \$3,307,390
This Item: 237,896
Proposed Balance: \$3,069,494
Account #: 210-3799-3179701-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 290

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 02/01/2022

Item Title: GP&L Olinger Unit 1 Circulating System Cross Tie Feasibility Study

Submitted By: Dan Bailey, GP&L Energy Services Director

Bid Number: 0361-22

Purchase Justification:

This request is to obtain engineering services to determine the feasibility of providing cross-tie connectivity of the Ray Olinger Power Station Unit 1 circulating water pumps to the Unit 2 and Unit 3 circulating water systems. The selected firm will analyze the physical aspects of the connection requirements as well as the impacts to the operations of each unit as a result of potential operating scenarios. Providing cross-tie connectivity will allow for pump redundancy in the event of a pump failure.

Evaluation:

Sargent & Lundy, LLC, was selected as the Most Qualified firm for this project from RFQ 0753-19. Sargent & Lundy, LLC, has extensive knowledge of engineering design, consulting, and project services for the electric power generation and power delivery industry worldwide.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Sargent & Lundy, LLC	All	\$119,000.00
TOTAL:		\$119,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 46623

Fiscal Impact

Total Project/Account: \$4,026,430
Expended/Encumbered to Date: 2,155,986
Balance: \$1,870,444
This Item: 119,000

Proposed Balance: \$1,751,444
Account #: 211-3434-7101
Fund/Dept/Project – Description and Comments:
Electric Utility Fund / Production / Operations

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 235

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/14/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 02/01/2022

Item Title: Olinger Unit 4 Gas Turbine High Velocity Hot Oil Flush

Submitted By: Dan Bailey, GP&L Energy Services Director

Bid Number: 0378-22

Purchase Justification:

This request is for the purchase of 3,520 gallons of hydraulic oil, labor, and equipment needed to perform a hydraulic oil flush on the Olinger 4 Gas Turbine unit. This was originally scheduled to occur during the spring of 2022 outage. In anticipation of higher-than-normal power prices prior to the scheduled spring outage, GP&L is recommending the hydraulic flush be performed as soon as possible. An Optional Contingency is included for any additional work that may be required.

Evaluation:

Gaubert Oil Company, Inc., will be providing the hydraulic oil, labor, and equipment as an Emergency purchase to meet a critical business need of GP&L.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gaubert Oil Company, Inc.	All	\$142,619.23
Optional Contingency		8,825.00

TOTAL:		\$151,444.23

Basis for Award: Emergency

Purchase Requisition #: 46669

Fiscal Impact

Total Project/Account: \$4,026,430
Expended/Encumbered to Date: 2,004,542
Balance: \$2,021,888
This Item: 151,444
Proposed Balance: \$1,870,444

Account #: 211-3441-6051
Fund/Dept/Project – Description and Comments:
Electric Utility Fund / Production / Operations

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 235

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/21/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 02/01/2022

Item Title: TMPA Keith Switch to Steep Hollow 138kV Transmission Line Rebuild Engineering Design Services Addendum

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0479-20

Purchase Justification:

This request is to approve Change Order #3 to Engineering Services Agreement COG002 to M&S Engineering. Under this addendum, M&S Engineering will provide field staking drawings for delineation of rights-of-way (ROW) boundaries along the ROW alignment and will provide construction staking drawings of new structure center hubs. M&S will also reference stakes for alignment of construction equipment during installation. This is part of the approved TMPA Steep Hollow to Keith Switch 138kV Transmission Line Rebuild CIP project and will be reimbursed at 100%.

Evaluation:

M&S Engineering, LLC, was awarded the original PO 29905 in the amount of \$144,000.00 at the March 3, 2020, City Council Meeting. Change Order #1 was approved in the amount of \$75,990.00 at the March 2, 2021, City Council Meeting. Change Order #2 was approved in the amount of \$159,000.00 at the August 17, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
M&S Engineering, LLC	All	\$58,500.00
TOTAL:		\$58,500.00

Basis for Award: Change Order

Purchase Requisition #: 46656

Fiscal Impact

Total Project/Account: \$12,800,000

Expended/Encumbered to Date: 2,520,104

Balance: \$10,279,896
This Item: 58,500
Proposed Balance: \$10,221,396
Account #: 215-3542-3127101-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / TMPA Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 284

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 02/01/2022

Item Title: Police Station Security Improvements - Design Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0364-22

Purchase Justification:

This request is for professional architectural and engineering design services for improvements to the Garland Police Department building. This project is part of the 2019 Bond Program and based on the 2022 Proposed CIP.

Evaluation:

MPI Architects was selected as the Most Qualified firm for this project from RFQ 0484-17.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MPI Architects	All	\$106,700.00
TOTAL:		\$106,700.00

Basis for Award: Most Qualified

Purchase Requisition #: 46682

Fiscal Impact

Total Project/Account: \$658,000
Expended/Encumbered to Date: 101,576
Balance: \$556,424
This Item: 106,700
Proposed Balance: \$449,724
Account #: 652-1429-1302819-710120

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Police Station Security Improvements Project

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 156

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 02/01/2022

Item Title: GP&L Interconnection Study

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0358-22

Purchase Justification:

This request is to obtain engineering services associated with a full interconnection study in response to a Generation Interconnection Request with ERCOT. The study is for a proposed solar generation facility in Pecos County, Texas, with a proposed Point of Interconnection at the GP&L 345kV Nevill Road Switchyard. GP&L will be reimbursed for these expenses.

Evaluation:

DNV Energy USA, Inc., was selected as the Most Qualified firm for this project from RFQ 0753-19. DNV Energy USA, Inc., has history in the industry as well as with GP&L for these types of studies.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DNV Energy USA, Inc.	All	\$100,000.00
TOTAL:		\$100,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 46654

Fiscal Impact

Total Project/Account: \$1,225,941
Expended/Encumbered to Date: 1,125,941
Balance: \$100,000
This Item: 100,000
Proposed Balance: \$0
Account #: 215-3599-3144001-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 284

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 02/01/2022

Item Title: Fire Station No. 6 Additional Design Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0754-20

Purchase Justification:

This request is to approve Change Order #2 for design services for Fire Station No. 6. Additional design services are required due to the increase in the size and scope of the building from what was established during 2019 Bond Program preparation. This project is part of the 2019 Bond Program and based on the 2022 Proposed CIP.

Evaluation:

Brown Reynolds Watford Architects, Inc., was awarded the original PO 30589 in the amount of \$689,950.00 at the August 18, 2020, City Council Meeting. Change Order #1 was approved on November 10, 2021, in the amount of \$20,750.00.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Brown Reynolds Watford Architects, Inc.	All	\$125,375.00
TOTAL:		\$125,375.00

Basis for Award: Change Order

Purchase Requisition #: 46683

Fiscal Impact

Total Project/Account: \$2,163,000
Expended/Encumbered to Date: 2,348,478
Balance: \$(185,478)*
This Item: 125,375
Proposed Balance: \$(310,853)*
Account #: 652-1429-1210419-710120
Fund/Dept/Project – Description and Comments:

Public Safety CIP / Relocate Fire Station No. 6 Project

* This project will continue into 2022; additional 2019 General Obligation Bond funds are included in the 2022 Proposed Capital Improvement Program for this project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Page 161

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/20/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 02/01/2022

Item Title: Transformers for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0162-22

Purchase Justification:

This request is for the purchase of electrical transformers for Warehouse inventory. These are standard inventory items to support GP&L's construction, maintenance, and repair operations.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Texas Electric Cooperatives has a lead time of 560 days, making their bid nonresponsive. Techline, Inc., has a lead time of 266 days and is recommended as the Lowest Responsible Bidder.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$145,756.00
TOTAL:		\$145,756.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 46345

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$145,756
Proposed Balance: N/A
Account #: 451-1300
Fund/Dept/Project – Description and Comments:

These are Warehouse inventory items that will be issued to the appropriate Electric CIP accounts and/or Electric Utility Fund operating accounts as removed from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 235

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/24/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/20/2022



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 02/01/2022

Item Title: Z 21-42 Lars Andersen & Associates, Inc. (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-42 Lars Andersen & Associates, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-42 Ordinance

Z 21-42 Exhibit A

Z 21-42 Exhibit B

Z 21-42 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 97-23 FOR COMMUNITY RETAIL (CR) USES AND 2) A DETAIL PLAN FOR A BUILDING EXPANSION AND OUTDOOR RENTALS OF VEHICLES AND EQUIPMENT ON A 11.661-ACRE TRACT OF LAND LOCATED AT 3261 NORTH PRESIDENT GEORGE BUSH TURNPIKE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 15th day of December 2021, the Plan Commission did consider and make recommendations on a certain request for 1) an amendment to Planned Development (PD) District 97-23 for Community Retail (CR) Uses and 2) a Detail Plan for a building expansion and outdoor rentals of vehicles and equipment made by **Lars Andersen & Associates, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) District 97-23 for Community Retail (CR) Uses and 2) a Detail Plan for a building expansion and outdoor rentals of vehicles and equipment on a 11.661-acre tract of land located at 3261 North President George Bush Turnpike and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 21-42

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-42

Tract I:

Being a tract of land containing 11.661 acres, located in the City of Garland, Dallas County, Texas, part of the Daniel Crist Survey, Abstract No. 226, being part of the following tracts: Fox & Jacobs, Inc. recorded by Volume 84086, Page 5080, Valley Creek/State Highway 190 Partners, L.P., recorded by Volume 92194, Page 2461, L & S Land Company, Ltd. Recorded by Volume 88180, Page 3242 and part of Lot 1, Block 1 of Valley Creek Center as recorded by Volume 87166, Page 3469, all of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described by metes and bounds as follows (bearings referenced to right-of-way for Naaman School Road):

Commencing at a ½-inch iron rod found for the northeast corner of said Lot 1, Valley Creek Center, same being a corner for said L & S Land Company, Ltd. Parcel;

Thence South 45 degrees 21 minutes 50 seconds West with the line common to said tracts; 139.58 feet to a 5/8-inch iron rod set for the point of beginning on the southerly right-of-way for State Highway 190 (variable width ROW);

Thence easterly with said right-of-way as follows:

South 55 degrees 01 minutes 49 seconds East, 42.92 feet to a 5/8-inch iron rod found for the beginning of a curve;

Along the arc of said curve to the left having a radial bearing of North 34 degrees 58 minutes 11 seconds East, a delta angle of 10 degrees 49 minutes 47 seconds, a radius of 2150.00 feet, a chord bearing of South 60 degrees 26 minutes 43 seconds East, a chord distance of 405.78 feet and an arc length of 406.38 feet to a 5/8-inch iron rod set for the end of said curve, same being on the southerly line of a called 4.2612 acre tract as conveyed to the City of Garland and evidenced in a Special Warranty Deed recorded in Volume 88122, Page 039, Deed Records, Dallas County, Texas;

South 54 degrees 03 minutes 15 seconds East, 34.52 feet to a 5/8-inch iron rod for the beginning of a curve;

Thence South 11 degrees 45 minutes 03 seconds West, 468.66 feet to a set 5/8-inch iron rod for the beginning of a curve;

Thence in a southerly direction along the arc of said curve to the right, having a chord bearing of South 51 degrees 12 minutes 41 seconds West, a chord distance of 343.20 feet, a delta angle of 78 degrees 55 minutes 16 seconds, a radius of 270.00 feet and an arc length of 371.91 feet to a set 5/8-inch iron rod;

Thence North 89 degrees 19 minutes 41 seconds West, 117.54 feet to a set 5/8-inch iron rod;

Thence North 00 degrees 40 minutes 19 seconds East, 71.49 feet to a set 5/8-inch iron rod;

Thence North 78 degrees 07 minutes 46 seconds West, 367.60 feet to a set 5/8-inch iron rod;

Thence North 11 degrees 52 minutes 14 seconds East, 192.50 feet to a set 5/8-inch iron rod;

Thence South 78 degrees 07 minutes 46 seconds East, 75.00 feet to a set 5/8-inch iron rod;

Thence North 11 degrees 52 minutes 14 seconds East, 160.79 feet to a set 5/8-inch iron rod;

Thence North 78 degrees 07 minutes 46 seconds West, 3.53 feet to a set 5/8-inch iron rod;

Thence North 11 degrees 52 minutes 14 seconds East, 251.00 feet to a set 5/8-inch iron rod;

Thence North 34 degrees 58 minutes 11 seconds East, 290.00 feet to a set 5/8-inch iron rod on the aforesaid southerly right-of-way for State Highway 190;

Thence South 55 degrees 01 minutes 49 seconds East with said right-of-way, 76.68 feet to the Point of Beginning and containing 11.661 acres.

Tract II:

Appurtenant non-exclusive easements for ingress, egress and other matters over the Shopping Center as set forth in the Master Declaration of Restrictions, Grant of Easements and Operating Agreement executed by L & S Land Company, Ltd., a Texas limited partnership, Peter W. Baldwin, Baldwin Family

Zoning File No. Z 21-42

Partnership, a Texas partnership Albertson's, Inc., a Delaware corporation and Home Depot U.S.A., Inc., a Delaware corporation, dated July 11, 1995, filed July 14, 1995. Recorded in Volume 95136 Page 05596 Deed Records of Dallas County, Texas.

Tract III:

Non-exclusive access easement created in Declaration of Variable Common Access Easement executed by Valley Creek/State Highway 190 Partners, L.P., a Texas limited partnership dated July 11, 1995 filed July 20, 1995, recorded in Volume 95141, Page 01490 of the Deed Records of Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

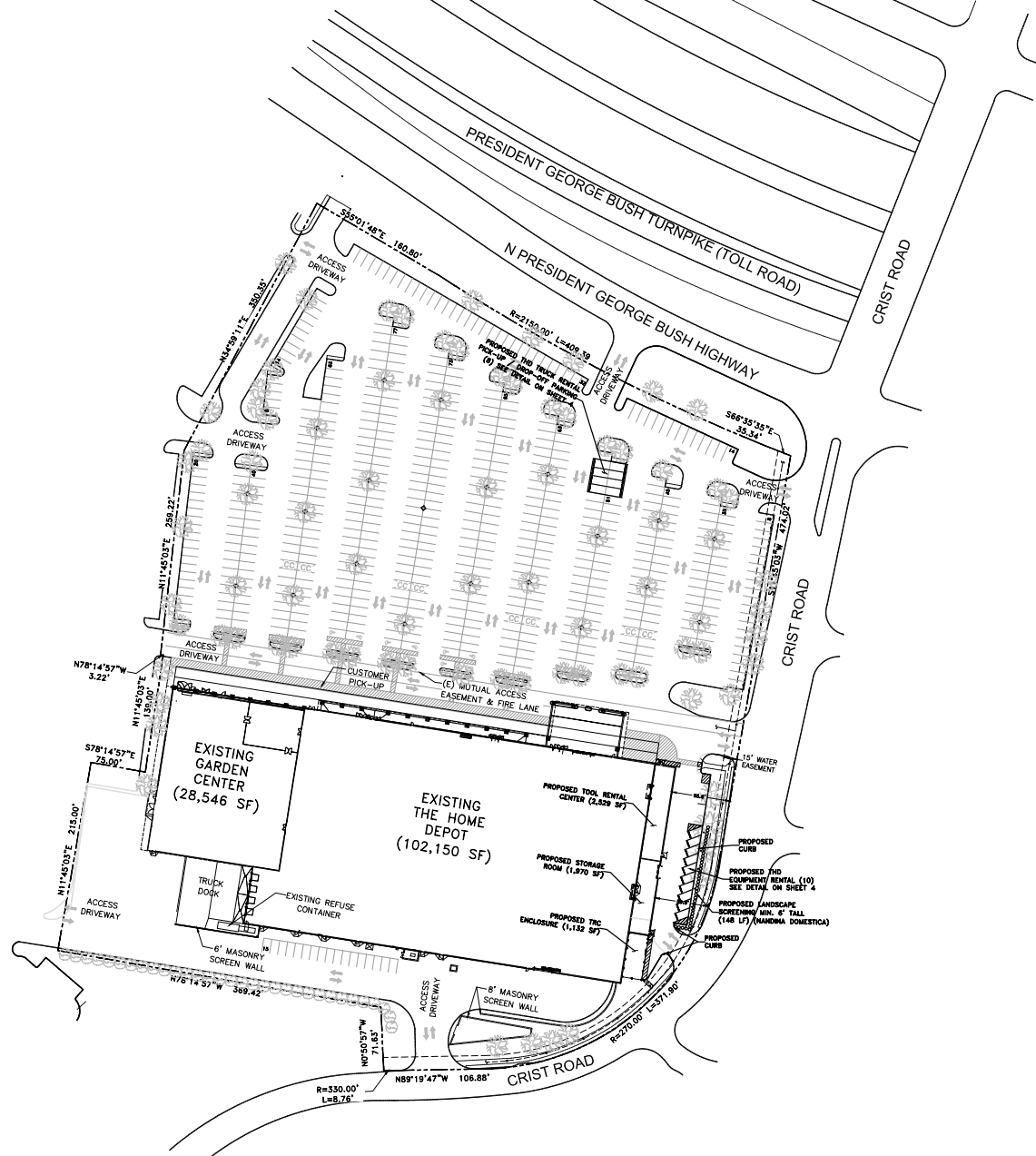
ZONING FILE Z 21-42

3261 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 97-23 to allow a building expansion and outdoor vehicle and equipment displays and rentals.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 97-23, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 97-23 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D, Exhibit E, and Exhibit F. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D. The additional evergreen shrubs being provided along Crist Road to screen the equipment rentals shall be a minimum of six (6) feet in height beginning at the time of planting.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- D. Truck Rentals: The boxes on the box trucks shall not exceed fifteen (15) feet in length.

EXHIBIT B

- E. Equipment Rental: Rental equipment shall not exceed thirteen (13) feet in length.



LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 4894 WEST JACQUILYN AVENUE - FRESNO, CALIFORNIA 93722
 TEL: 559 276-2700 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
 Texas Registered Engineering Firm F-18450



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	+/- 11.66 AC
APN:	26-12545-00-1201-0000
ZONE:	PLANNED DEVELOPMENT 21-42 (CD)
JURISDICTION:	CITY OF GARLAND
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT AREA	102,150 SF
PROPOSED TOOL RENTAL CENTER	4,499 SF
EXISTING GARDEN CENTER AREA	+ 28,546 SF
TOTAL HD AREA	135,195 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 10250 SF) GFA	409 STALLS
PROPOSED TRC (@ 10250 SF) GFA	18 STALLS
GARDEN CENTER (@ 10250 SF) GFA	114 STALLS
EQUIPMENT RENTAL (OUTDOOR) (@ 1600 SF)	+ 4 STALLS
TOTAL HD PARKING REQUIRED	545 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT FIELD PARKING	599 STALLS
REAR FIELD PARKING	2 STALLS
REAR FIELD PARKING	+ 17 STALLS
TOTAL HD PARKING PROVIDED	618 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING (2% REQ AT 50'-1000')	12 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
EQUIPMENT RENTAL	10 STALLS
TRUCK RENTAL	8 STALLS

CASE #: 210907-2

TRC SITE PLAN

DATE: 07/26/2021
 REVISION DATES: 01/05/2022
 SITE PLANNER: LUIS REBELLO
 SITE DEV. COORDINATOR: SCOTT MOMMER



**GARLAND, TX
 STORE # 0553**

ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
 GARLAND, TX 75040

LA PROJECT NUMBER: 18178.00

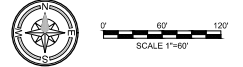
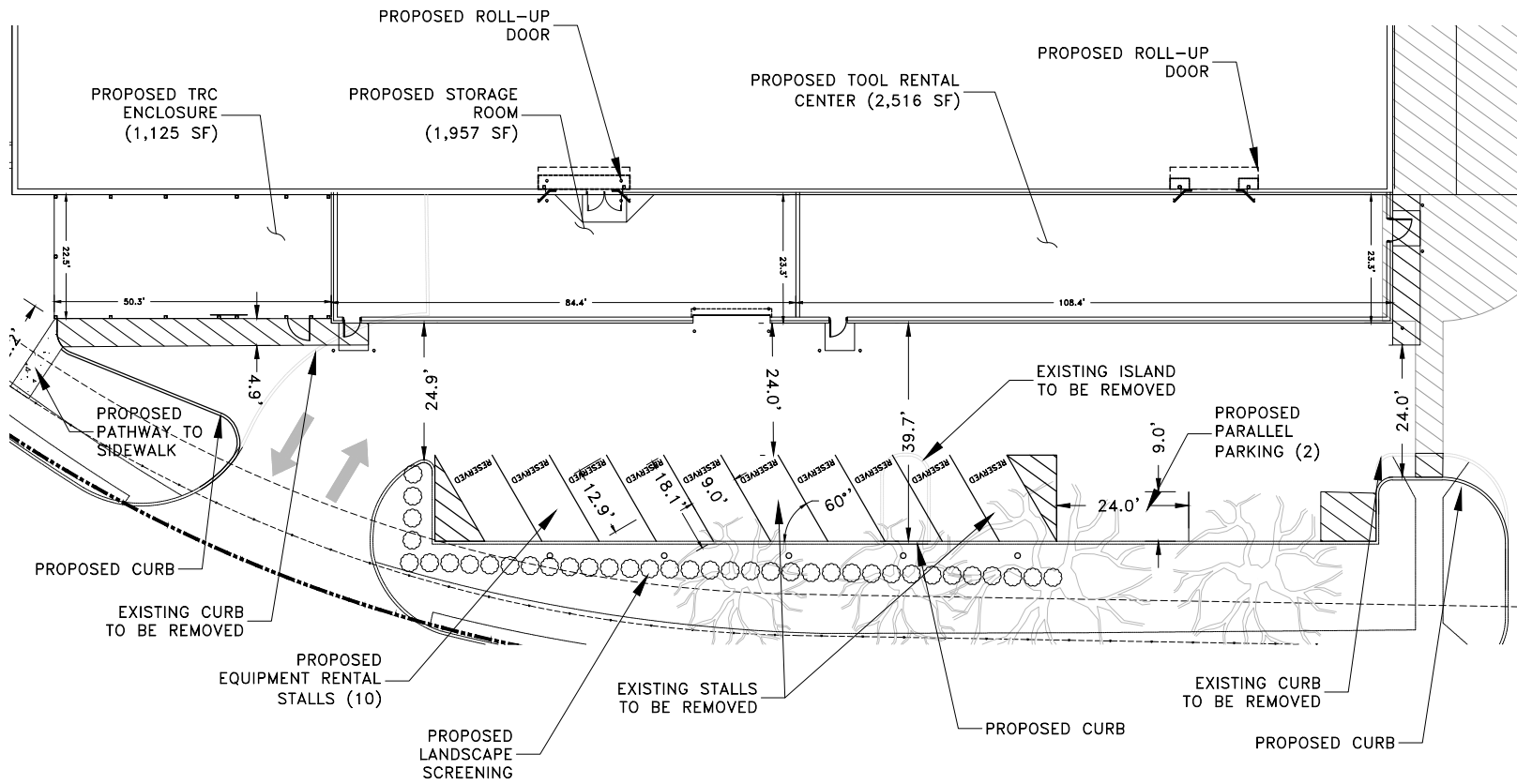


EXHIBIT D



LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
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 TEL: 559 276-2700 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
 Texas Registered Engineering Firm F-18450



VICINITY MAP
 NOT TO SCALE

CASE #: 210907-2

TRC SITE PLAN

DATE: 07/26/2021
 REVISION DATES: 01/05/2022
 SITE PLANNER: LUIS REBELO
 SITE DEV. COORDINATOR: SCOTT MOMMER

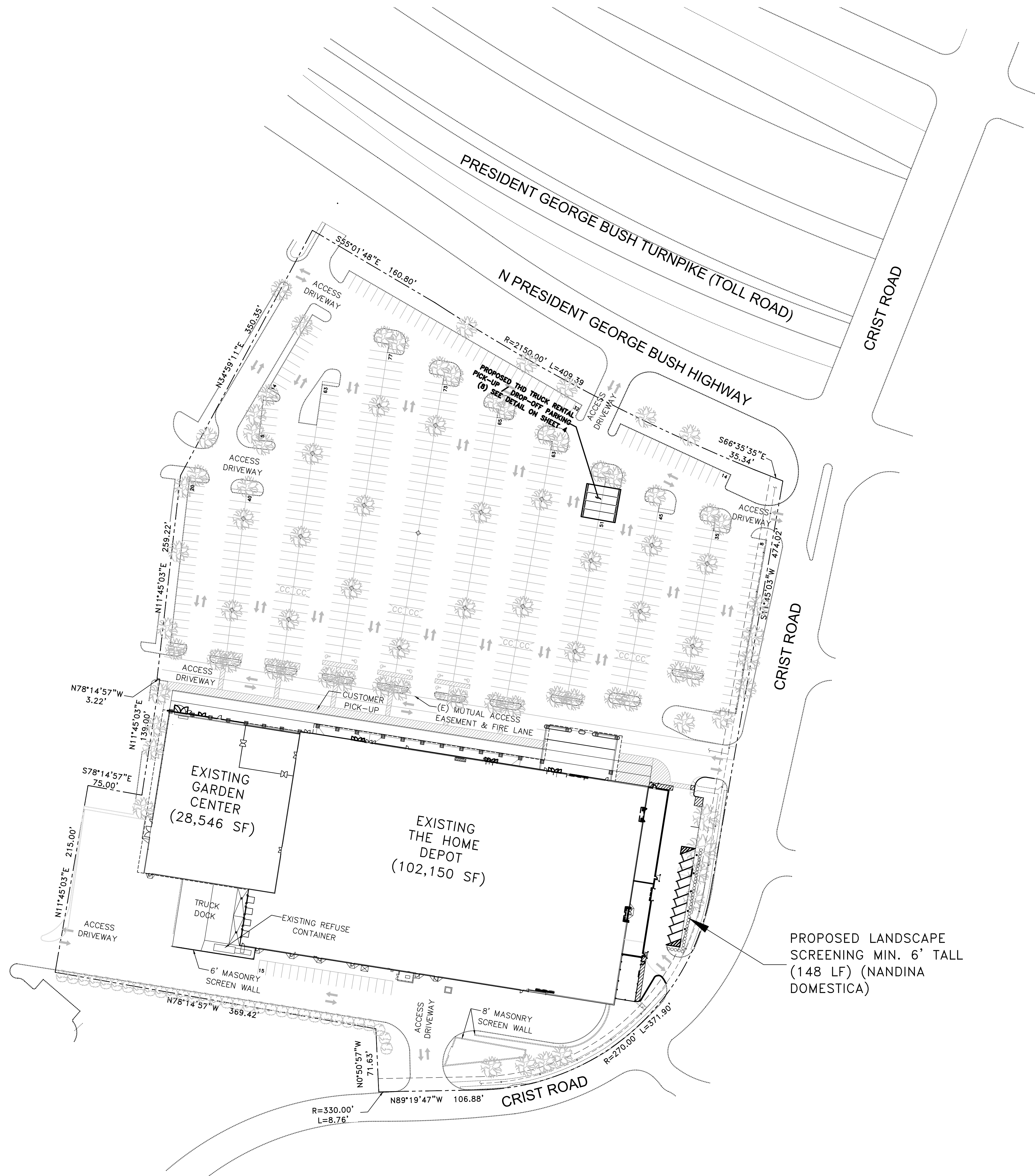


**GARLAND, TX
 STORE # 0553**

ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
 GARLAND, TX 75040

LA PROJECT NUMBER 18178.00





VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

CASE #: 210907-2

LANDSCAPE PLAN

DATE: 01/05/2022
REVISION DATES:

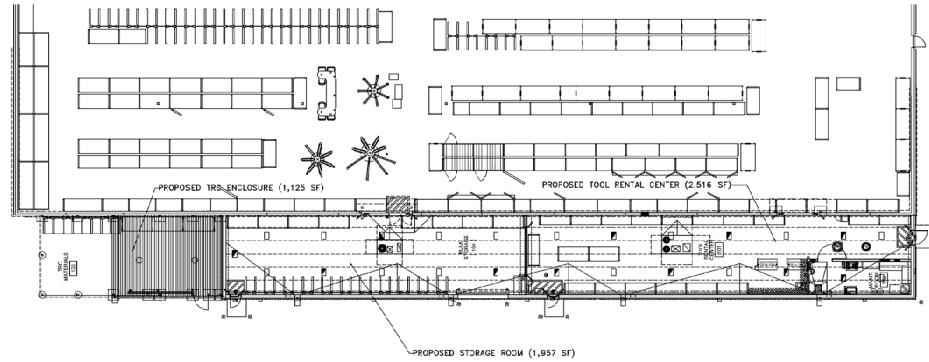


GARLAND, TX
STORE # 0553

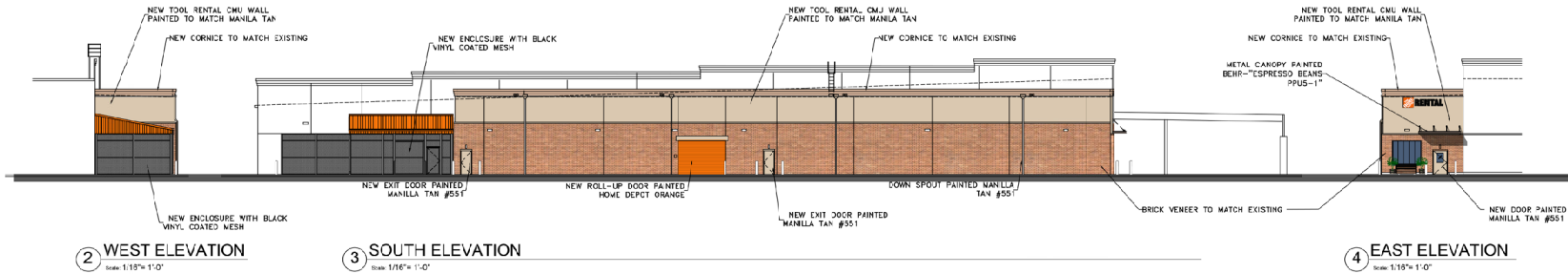
ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
GARLAND, TX 75040

LA PROJECT NUMBER 18178.00





① PARTIAL FLOOR PLAN (NEW TOOL RENTAL CENTER)
Scale: 1/16" = 1'-0"



CASE #: 210907-2

TRC ELEVATIONS

DATE: 10/25/2021
REVISION DATES:



**GARLAND, TX
STORE # 0553**

ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
GARLAND, TX

LA PROJECT NUMBER 18178.00



0" 16" 32"
SCALE 1" = 16'



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 02/01/2022

Item Title: Parking Restrictions on Scott Drive

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Parking on Scott Drive by patrons of the adjacent business have resulted in congestion at this intersection. Parking restrictions are necessary to address this congestion.

Recommendation/Action Requested and Justification

Restrict parking on Scott Drive from Miller Road to 185 feet south.

Attachments

Scott Drive Parking Restrictions Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

SECTION 1

That Section 33.48(A) of Section 33.48, "Prohibited at all times", of Article IV, "Stopping, Standing, and Parking", of Chapter 33, "Transportation", of the Code of Ordinances, for the City of Garland, Texas, is hereby amended *in part*, adding the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
"Scott Drive	185 feet south of E. Miller Rd.	Both"

SECTION 2

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

SECTION 3

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

SECTION 4

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

SECTION 5

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 02/01/2022

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

Submitted By: Kevin Slay, Managing Director

Summary of Request/Problem

The City of Garland Municipal Court 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 Judges Rick Schimmel and Sonja Galbraith have served their two-year term of office. In order to continue utilizing their services, the City Council must reappoint each to the position.

Recommendation/Action Requested and Justification

Adopt an ordinance (1) reappointing Rick Schimmel as an associate judge of the Garland Municipal Court and (2) reappointing 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, 2022.

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 1st day of February, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

associate judge appointment-schimmel galbraith 2022



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 02/01/2022

Item Title: Holford Road - Right of Way

Submitted By: Rick Galceran, Capital Project Management Director

Summary of Request/Problem

As part of the 2019 Bond Program, voters approved expanding Holford Road Segment B (from Naaman Forest Boulevard to PGBT) from a two-lane asphalt street to a divided concrete street with curbs and dedicated bike lanes and trails. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. Council has previously been briefed on multiple occasions regarding the need for right-of-way for the Holford Road Segment B (Naaman Forest Boulevard to PGBT) project. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

Recommendation/Action Requested and Justification

Council is requested to consider by minute action the approval of one (1) purchase agreement negotiated to date with the property owner in the amount of \$723,144.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 02/01/2022

Item Title: Naaman School Road - Right of Way

Submitted By: Rick Galceran, Capital Project Management Director

Summary of Request/Problem

As part of the 2019 Bond Program, voters approved reconstruction of Naaman School Road (from Brand Road to State Highway 78/Lavon) from a two-lane roadway into a four-lane divided street. This project will alleviate road congestion by providing twice the number of travel lanes in each direction and alleviate flooding issues during significant rainfall. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. Council has previously been briefed on multiple occasions regarding the need for right-of-way for the Naaman School Road (from Brand Road to State Highway 78/Lavon) project. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

Recommendation/Action Requested and Justification

Council is requested to consider by minute action the approval of one (1) purchase agreement negotiated to date with the property owner in the amount of \$181,968.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 02/01/2022

Item Title: 2021 Homeland Security Grant Program Application Resolution

Submitted By: Mistie Gardner, Emergency Management Director

Summary of Request/Problem

The Department of Homeland Security Grant Program (HSGP) is managed, at the state level, by the Texas Office of the Governor (OOG). One of the mandates by OOG, in order to receive HSGP funding requires jurisdictions applying for HSGP funding to have a council approved resolution each year prior to receiving HSGP awarded funds, which identifies the Authorized Official who will perform administration of the grant as well as a list of current year submitted projects.

Approving the resolution will assist the City of Garland with acquiring funding to help support public safety. This funding will be used to purchase resources to support the Garland Office of Emergency Management, Emergency Operations Center and the Garland Information Technology.

Recommendation/Action Requested and Justification

The Office of Emergency Management (OEM) staff recommends passing a resolution in support of the HSGP application to gain access to grant funding.

Attachments

2021 HSGP Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR OF THE STATE OF TEXAS FOR CERTAIN PUBLIC SAFETY, LAW ENFORCEMENT, AND HOMELAND SECURITY PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it in the best interests of the citizens of Garland that the following projects be implemented for the Fiscal Year of 2022, under the 2021 Homeland Security Grant Program including the Urban Area Security Initiative (UASI), the State Homeland Security Program (SHSP), and the Law Enforcement Terrorism Prevention Activities (LETPA):

- (1) 2021 UASI Garland Emergency Management Planning Sustainment,
- (2) 2021 UASI Garland Emergency Operations Center Capability Enhancement,
- (3) 2021 UASI Garland Cyber Security Enhancement, and
- (4) 2020 SHSP LETPA Garland EOD Personal Protective Equipment Enhancement;

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City Council designates the Emergency Management Coordinator of the Garland Office of Emergency Management as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

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

Section 1

The City Council approves the submission of a grant application (whether one or more) for the following projects to the Office of the Governor:

- (1) 2021 UASI Garland Emergency Management Planning Sustainment,
- (2) 2021 UASI Garland Emergency Operations Center Capability Enhancement,
- (3) 2021 UASI Garland Cyber Security Enhancement, and
- (4) 2020 SHSP LETPA Garland EOD Personal Protective Equipment Enhancement.

Section 2

The City Council hereby designates the Emergency Management Coordinator of the Garland Office of Emergency Management as the City's authorized official to act in all matters relating to the foregoing grant application(s) and that authorized official is hereby given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the City.

Section 3

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Grant Numbers:

2982307

4127002

4354201

4247401



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 02/01/2022

Item Title: 2022 Proposed Capital Improvement Program Public Hearing

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

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

A second public hearing will be held on the 2022 Proposed CIP on Tuesday, February 15, 2022, at 7:00 P.M.

Recommendation/Action Requested and Justification

Receive public comment.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. a.

Meeting Date: 02/01/2022

Item Title: Z 21-44 Amro Issa - Crown Castle - Specific Use Provision (District 5)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision renewal for Antenna, Commercial on a property zoned Industrial (IN) District.

Approval of a Plan for an Antenna, Commercial Use.

LOCATION

3209 South Shiloh Road

OWNER

Mike Harrison

PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for of an Antenna, Commercial Use.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

Approval of a Plan for an Antenna, Commercial Use.

BACKGROUND

In 1992, City Council approved a Specific Use Provision [S 92-13] to allow a commercial antenna for wireless communications use. The applicant is proposing to renew the expired Specific Use Provision for the Antenna, Commercial.

SITE DATA

The subject site contains approximately 1.94 acres while the lease area for the tower is 468 square feet. The site has approximately 222 lineal feet of frontage along South Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide 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 (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

The applicant is requesting to renew a Specific Use Provision to continue the use of the Commercial Antenna.

CONSIDERATIONS

1. The applicant proposes to continue the existing Antenna, Commercial Use on the 1.94-acre site. The applicant is not proposing any additional improvements on the existing 75'-10" tower.
2. The applicant is not changing or expanding the height of the existing tower. Therefore, additional screening is not triggered by this request. The base of the tower is screened from the right of way by an existing building.
3. While GDC Chapter 2 Section 2.65(D) states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5,000) feet from another wireless telecommunications antenna, this tower is existing and other towers were constructed after 1992 within the 5,000-foot radius. The nearest tower is approximately 3,100 feet away.
4. The applicant requests the Specific Use Provision to be in effect for twenty (20) years, which aligns with the SUP Time Period Guide.

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 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.

The proposal offers a supportive use to the industrial employment sector, as well as future redevelopment in the general vicinity, in that it will continue to provide cellular service to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

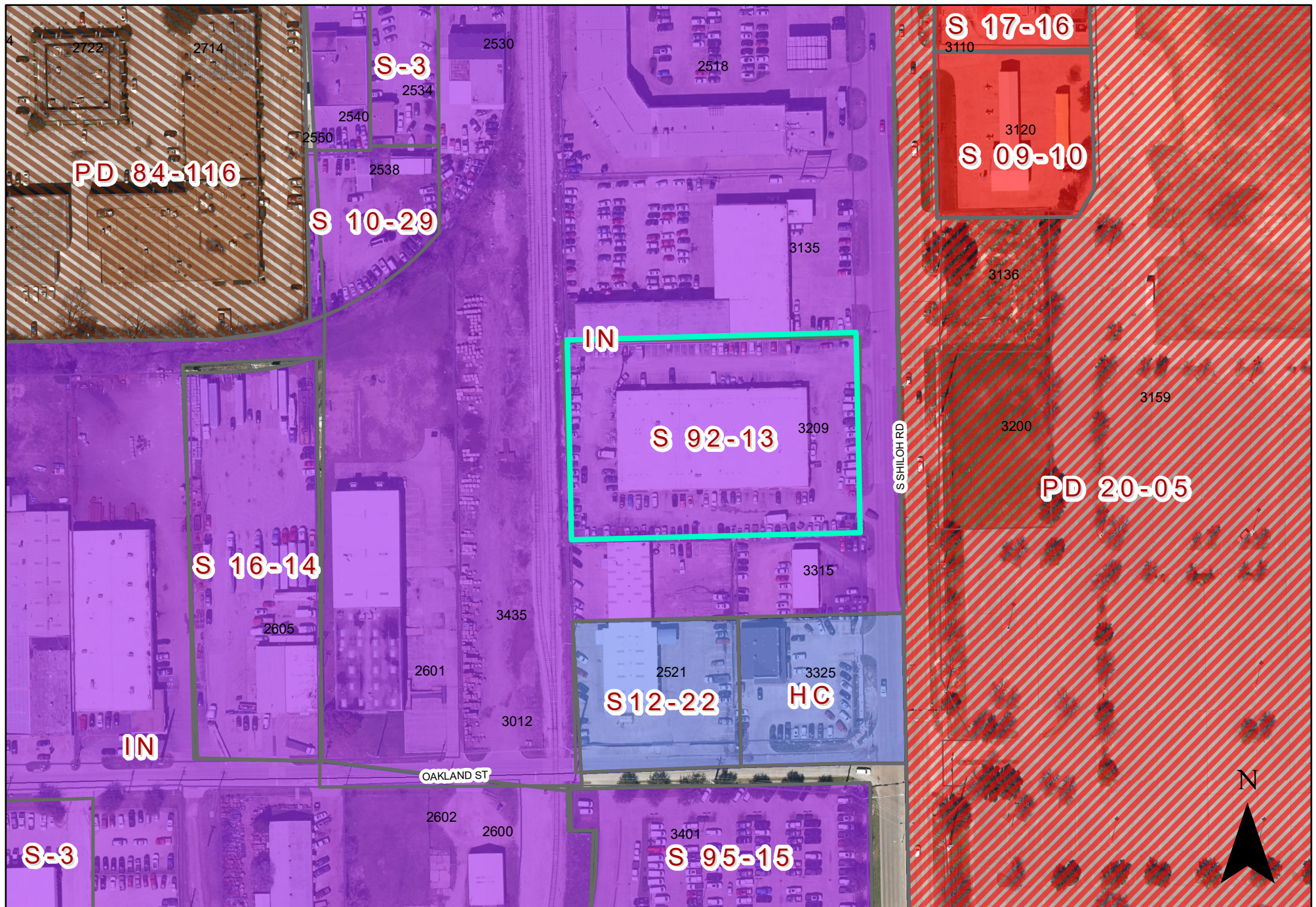
The properties surrounding the subject site are primarily zoned Industrial (IN) District and Planned Development (PD) District 20-05. The property to the north is zoned Industrial (IN) District and is developed with an automotive repair shop. The property to the south is zoned Industrial (IN) District and is developed with auto repair and tire shop. The property to the east, across Shiloh Road, is zoned Planned Development (PD) District 20-05 and is currently used as a temporary off-site construction campus. The property to the west is zoned Industrial (IN) District and is developed with brick company storage site.

Attachments

Z 21-44 Amro Issa - Crown Castle (Specific Use Provision) Attachments

Z 21-44 Amro Issa - Crown Castle Responses

Z 21-44 Staff Presentation



0 100 200 Feet
1 inch = 152 feet

Zoning Map Z 21-44

3209 South Shiloh road



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-44

3209 South Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Antenna, Commercial Use.
- 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 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. Site Plan: The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.
 - B. Height: The maximum height of the pole with antenna shall be seventy five (75) feet, ten (10) inches. The monopole used shall be galvanized.
 - C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
 - D. SUP Time Period: The Specific Use Provision shall be in effect for twenty (20) years.

REPORT & MINUTES

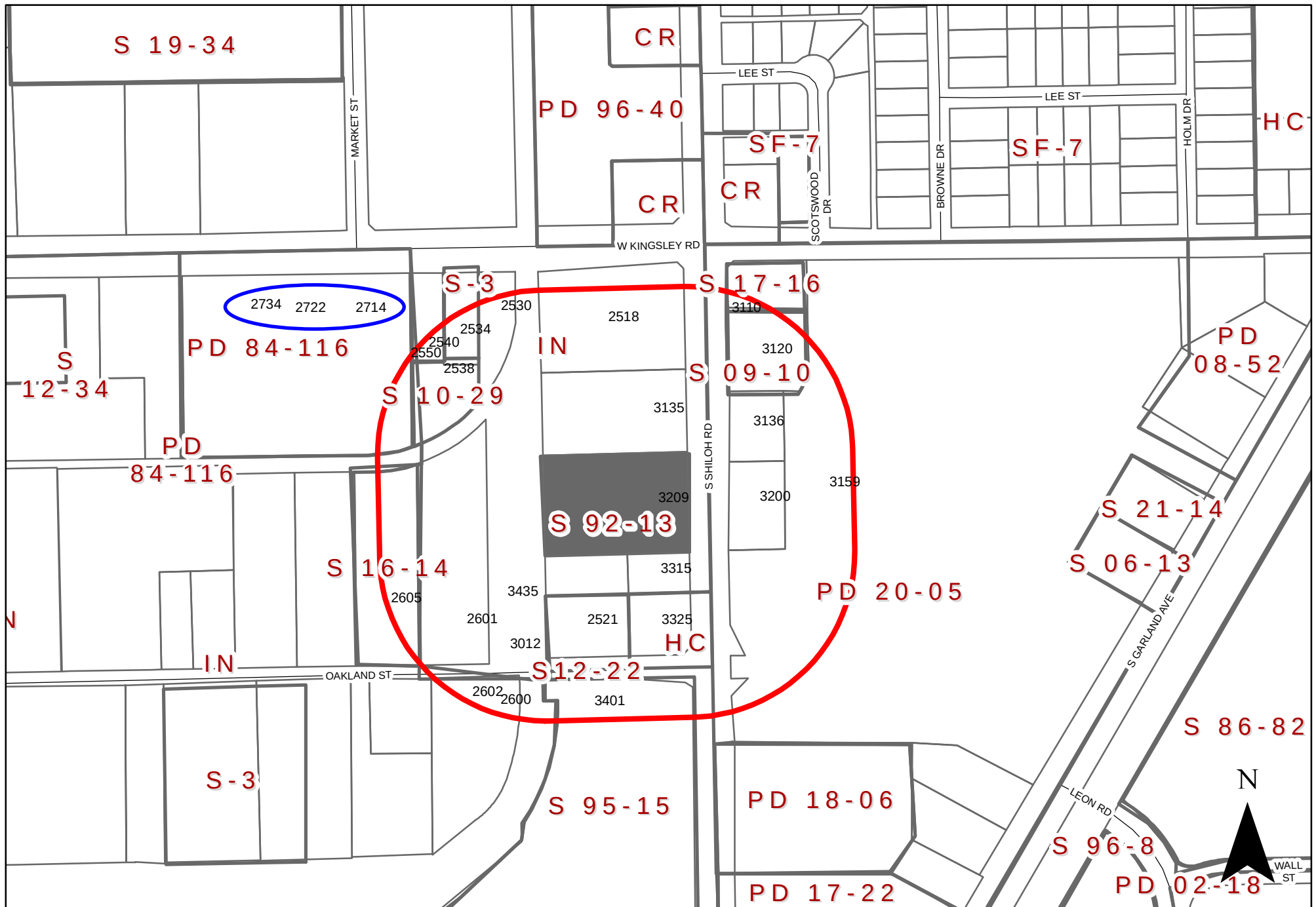
P.C. Meeting, January 10, 2022

Consideration of the application of **Amro Issa – Crown Castle**, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial on a property zoned Industrial (IN) District. This property is located at 3209 South Shiloh Road. (District 5) (File Z 21-44 – Specific Use Provision)

The applicant Amro Issa, 8020 Katy Freeway, Houston, Texas, provided a brief overview of the request and remained available for questions.

There was a brief discussion between Commissioner Jenkins and the applicant regarding maintenance and upgrade schedules.

Motion was made by Commissioner Lucht to close the public hearing and **approve** the Specific Use Provision renewal for a period of 20 years. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**



0 200 400 Feet
1 inch = 304 feet

Zoning Map Z 21-44

3209 South Shiloh Road

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-44

Z 21-44 Amro Issa-Crown Castle. The applicant proposes to renew a Specific Use Provision (SUP) for an existing cell tower. This site is located at 3209 South Shiloh Road. (District 5)

Z 21-44 Amro Issa-Crown Castle. El solicitante propone renovar una Disposición de uso específico (SUP) para una torre celular existente. Este sitio está ubicado en 3209 South Shiloh Road. (Distrito 5)

Z 21-44 Amro Issa-Crown Castle. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho tháp di động hiện có. Địa chỉ này nằm ở 3209 South Shiloh Road. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Douglas Feece, Director of Property Management
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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

2714 - 2734 W. Kingsley Rd.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

1/3/22
Date / Fecha / Ngày

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

Z 21-44

The applicant proposes to renew a Specific Use Provision (SUP) for an existing cell tower.

[Specific Use Provision and Plan for an Antenna, Commercial Use on a property zoned Industrial (IN) District]

**City Council Meeting
February 1, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 3209 South Shiloh Road

Applicant: Amro Issa- Crown Castle

Owner: Mike Harrison

Acreage: 1.94 acres

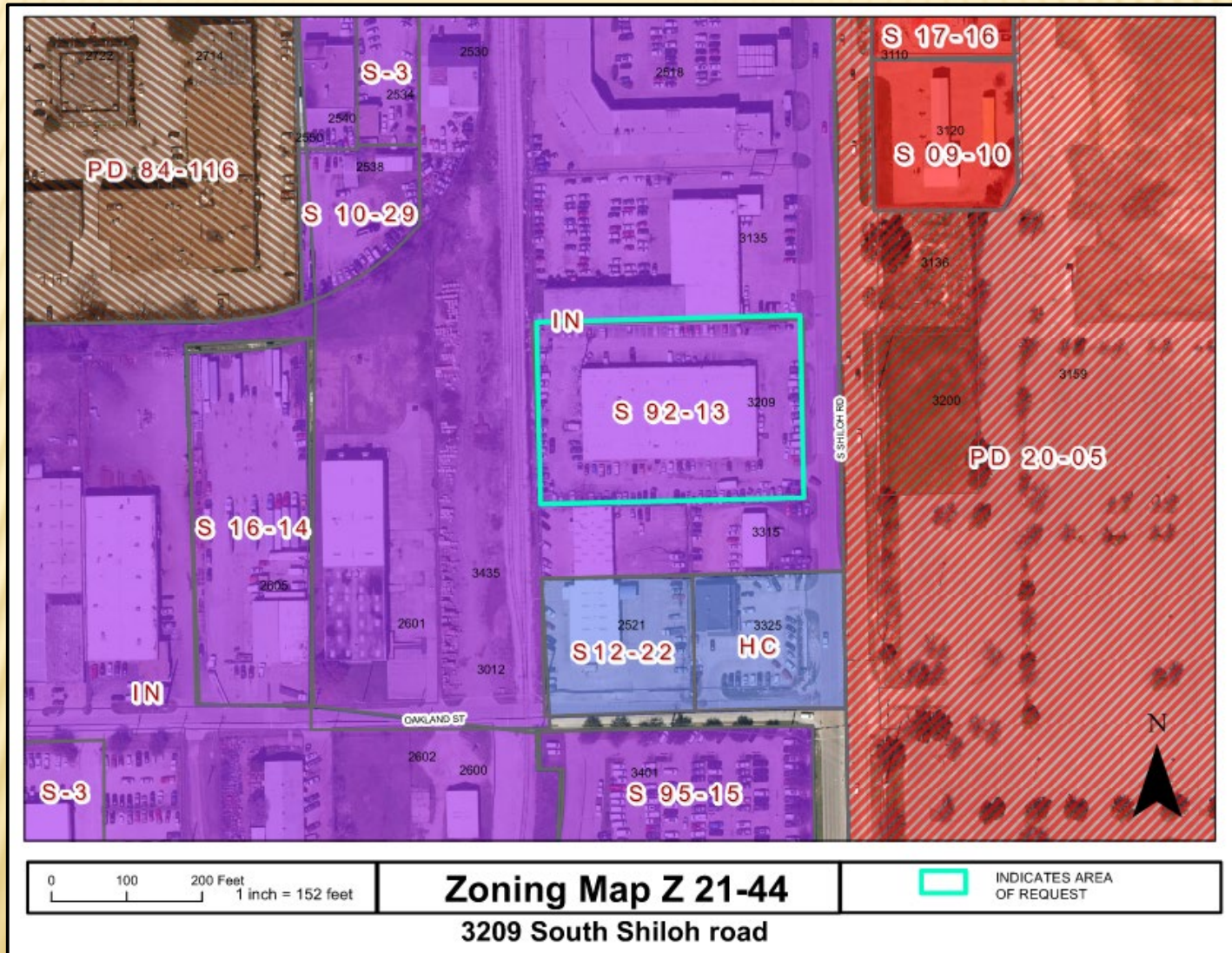
Zoning: Industrial (IN) District

CITYWIDE LOCATION MAP



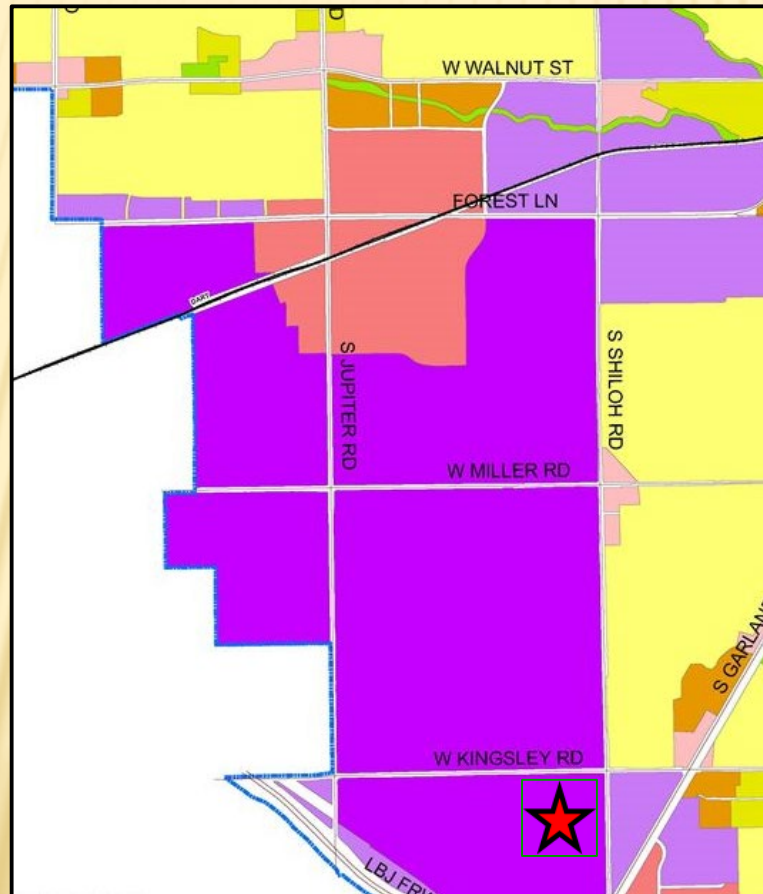
Z 21-44

LOCATION MAP



Z 21-44

COMPREHENSIVE PLAN





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 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.

The proposal offers a supportive use to the industrial employment sector, as well as future redevelopment in the general vicinity, in that it will continue to provide cellular service to the area.

PHOTOS



Existing Cell Tower on subject site.



Looking at the tower behind the building.

PHOTOS



View of the subject property from
South Shiloh Road.



East of the subject property along
South Shiloh Road.

PHOTOS

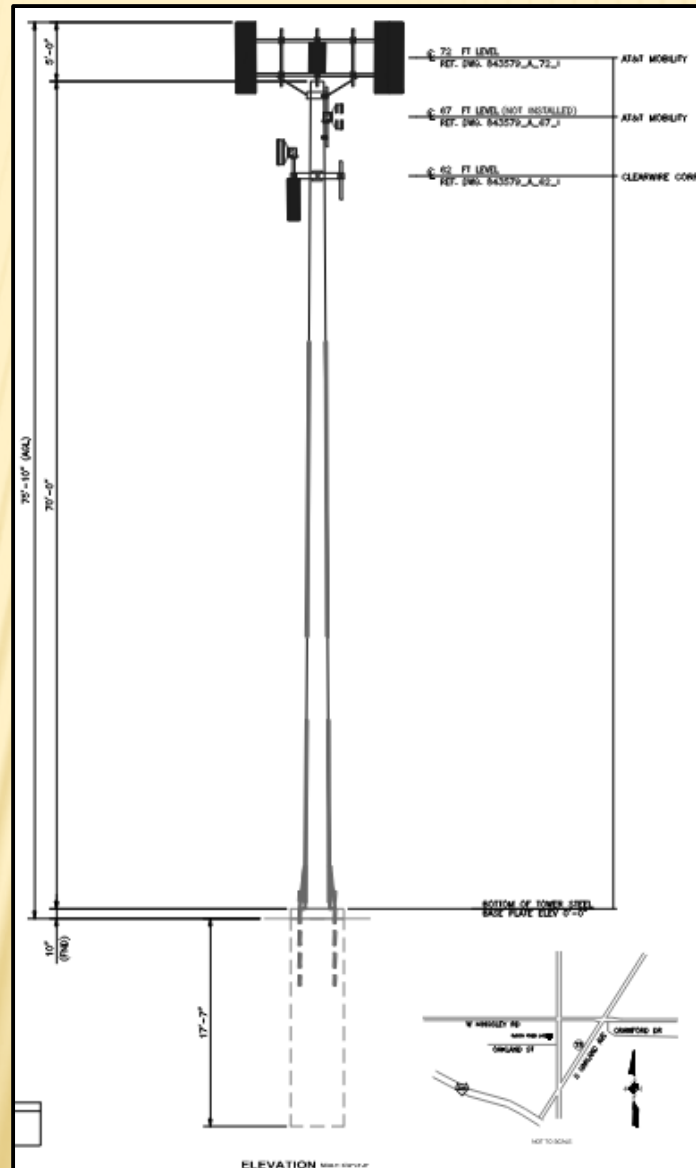


Building on the subject property
along South Shiloh Road.



GARLAND
TEXAS MADE HERE

ELEVATION



Z 21-44



GARLAND
TEXAS MADE HERE

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for twenty (20) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

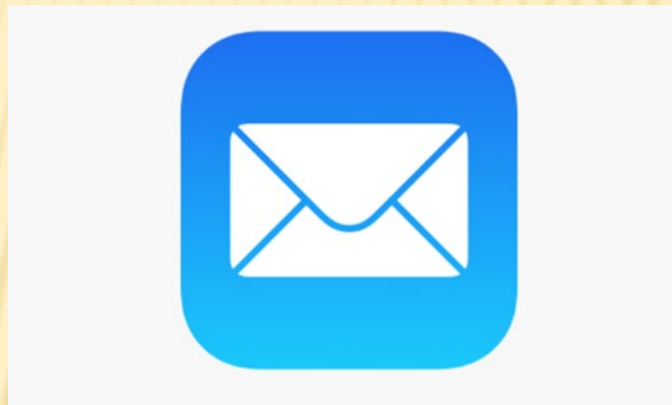
Approval of a Plan for an Antenna, Commercial Use.



PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for of an Antenna, Commercial Use.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. b.

Meeting Date: 02/01/2022

Item Title: Z 21-44 Amro Issa - Crown Castle - Plan (District 5)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision renewal for Antenna, Commercial on a property zoned Industrial (IN) District.

Approval of a Plan for an Antenna, Commercial Use.

LOCATION

3209 South Shiloh Road

OWNER

Mike Harrison

PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for of an Antenna, Commercial Use.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

Approval of a Plan for an Antenna, Commercial Use.

BACKGROUND

In 1992, City Council approved a Specific Use Provision [S 92-13] to allow a commercial antenna for wireless communications use. The applicant is proposing to renew the expired Specific Use Provision for the Antenna, Commercial.

SITE DATA

The subject site contains approximately 1.94 acres while the lease area for the tower is 468 square feet. The site has approximately 222 lineal feet of frontage along South Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide 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 (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

The applicant is requesting to renew a Specific Use Provision to continue the use of the Commercial Antenna.

CONSIDERATIONS

1. The applicant proposes to continue the existing Antenna, Commercial Use on the 1.94-acre site. The applicant is not proposing any additional improvements on the existing 75'-10" tower.
2. The applicant is not changing or expanding the height of the existing tower. Therefore, additional screening is not triggered by this request. The base of the tower is screened from the right of way by an existing building.
3. While GDC Chapter 2 Section 2.65(D) states that freestanding commercial antenna support structures must be a minimum distance of five thousand (5,000) feet from another wireless telecommunications antenna, this tower is existing and other towers were constructed after 1992 within the 5,000-foot radius. The nearest tower is approximately 3,100 feet away.
4. The applicant requests the Specific Use Provision to be in effect for twenty (20) years, which aligns with the SUP Time Period Guide.

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 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.

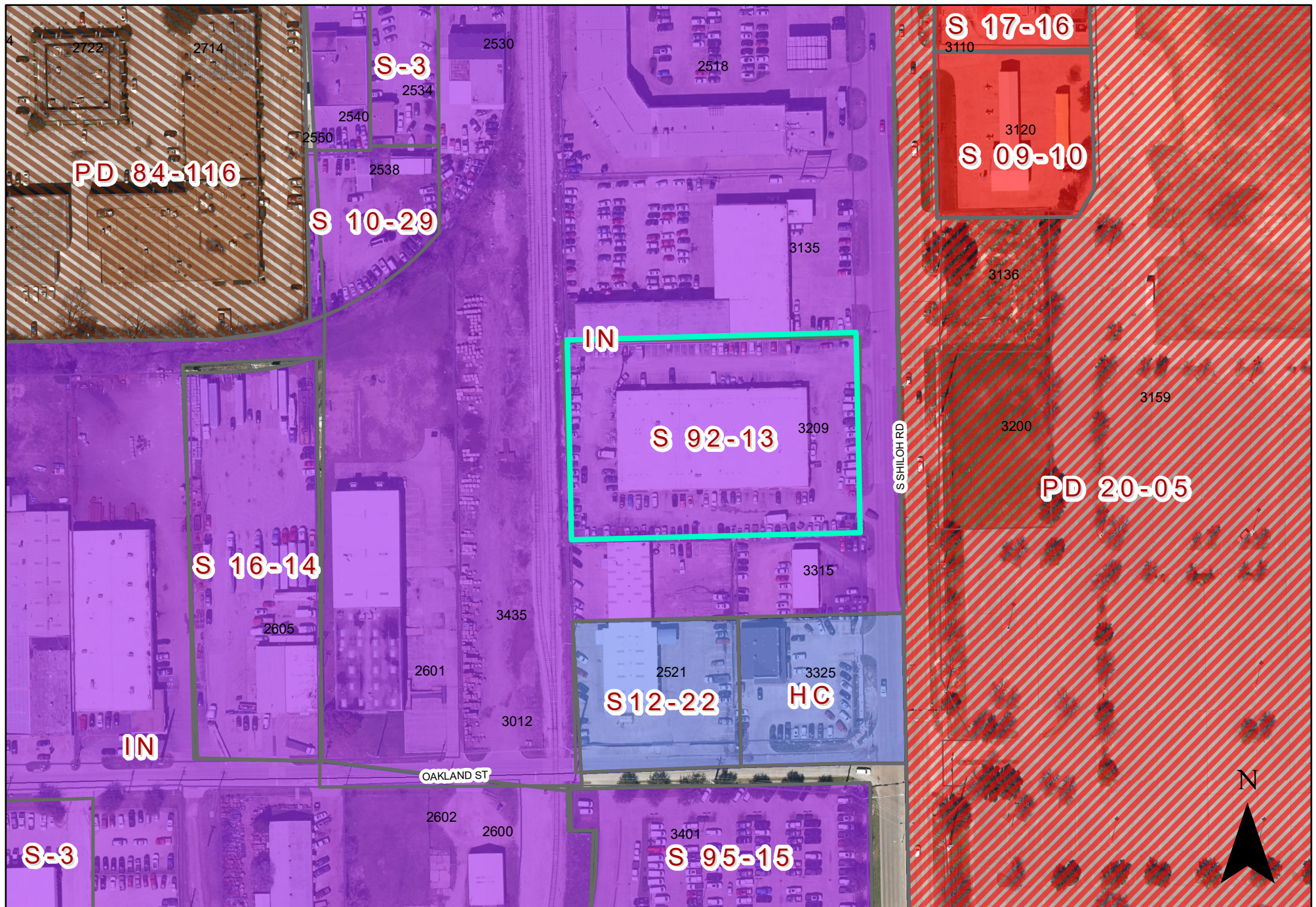
The proposal offers a supportive use to the industrial employment sector, as well as future redevelopment in the general vicinity, in that it will continue to provide cellular service to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are primarily zoned Industrial (IN) District and Planned Development (PD) District 20-05. The property to the north is zoned Industrial (IN) District and is developed with an automotive repair shop. The property to the south is zoned Industrial (IN) District and is developed with auto repair and tire shop. The property to the east, across Shiloh Road, is zoned Planned Development (PD) District 20-05 and is currently used as a temporary off-site construction campus. The property to the west is zoned Industrial (IN) District and is developed with brick company storage site.

Attachments

Z 21-44 Armo Issa-Castle (Plan) Attachments
Z 21-44 Amro Issa - Crown Castle Responses
Z 21-44 Staff Presentation



0 100 200 Feet
1 inch = 152 feet

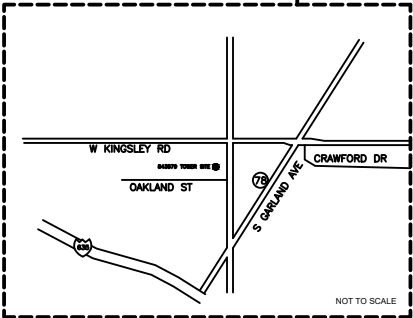
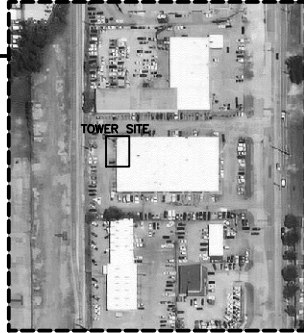
Zoning Map Z 21-44

3209 South Shiloh road



INDICATES AREA
OF REQUEST

This is an aerial photograph of a city area. A dashed rectangular box is drawn over a portion of the image, indicating a region of interest. The area within the box contains several buildings and structures, including what appears to be a large industrial or commercial building. The surrounding area shows a mix of urban development, including roads, parking lots, and other buildings.



BEING a tract of land lying and being situated in the W.W. KEENE SURVEY, Abstract No. 740, in the City of Garland, Dallas County, Texas, and being the McCombs Addition No. 5, an Addition to the City of Garland as recorded in Volume 74055, Page 1101, of the Map Records, Dallas County, Texas, and being more particularly described as follows:

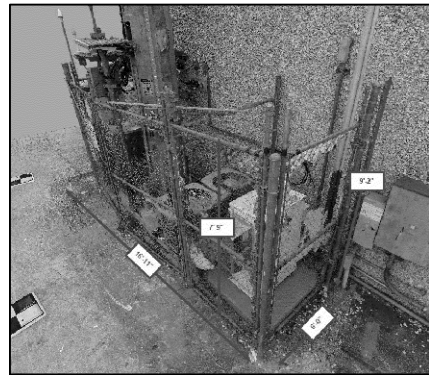
BEGINNING at a point in the West line of Shiloh Road, said point being North 248 feet from the North line of Oakland Street, an iron stake for corner;

THENCE West 349.50 feet to a point in the West line of the M.K.T. Railroad ROW an iron stake for corner;

THENCE North along the East line of said Railroad ROW 242 feet to an iron stake for corner;

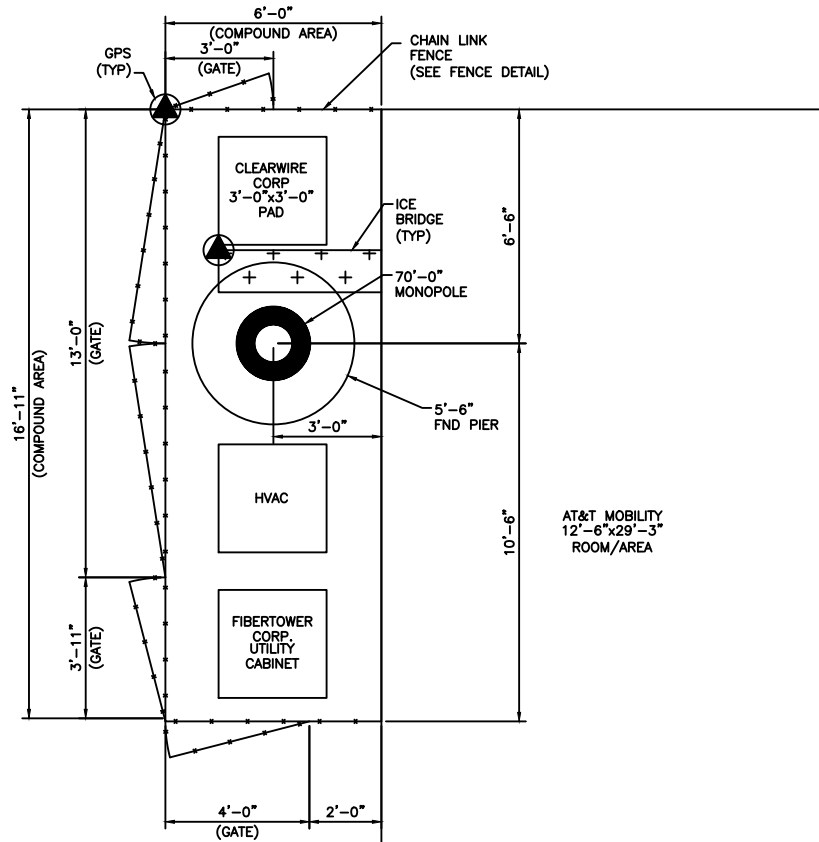
THENCE East 349.50 feet to an iron stake for corner;

THENCE South along the West line of Shiloh Road 242 feet to the POINT OF BEGINNING and containing 84,579 square feet of land.



FENCE STATUS	EXISTING
CHAIN LINK MATERIAL	GALVANIZED COATED STEEL WIRE
SUPPORT POST MATERIAL	STEEL TUBE
FENCE HEIGHT	7'-9"
SUPPORT POST HEIGHT	9'-2"

Site Data Table	
LATITUDE	32° 52' 38.27"
LONGITUDE	-96° 39' 59.87"
TOWER TYPE	GALVANIZED MONOPOLE
TOWER HEIGHT	70 FT
TOWER STATUS	EXISTING
SF OF AREA	468 SF
COUNTY	DALLAS
JURISDICTION	CITY OF GARLAND, TX
ZONING DISTRICT	IN



EXISTING BUILDING -

SITE PLAN
SCALE: 3/16"=1'-0"



8020 KATY FREEWAY
HOUSTON, TX 77024
EMERGENCY PHONE #:
800-788-7011
crowncastle.com

[illegible]

SITE NAME

SHILOH/KINGSLEY

BUSINESS UNIT NUMBER

843579

CASE NUMBER

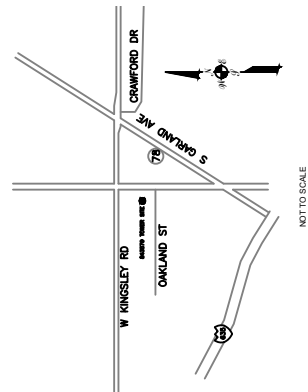
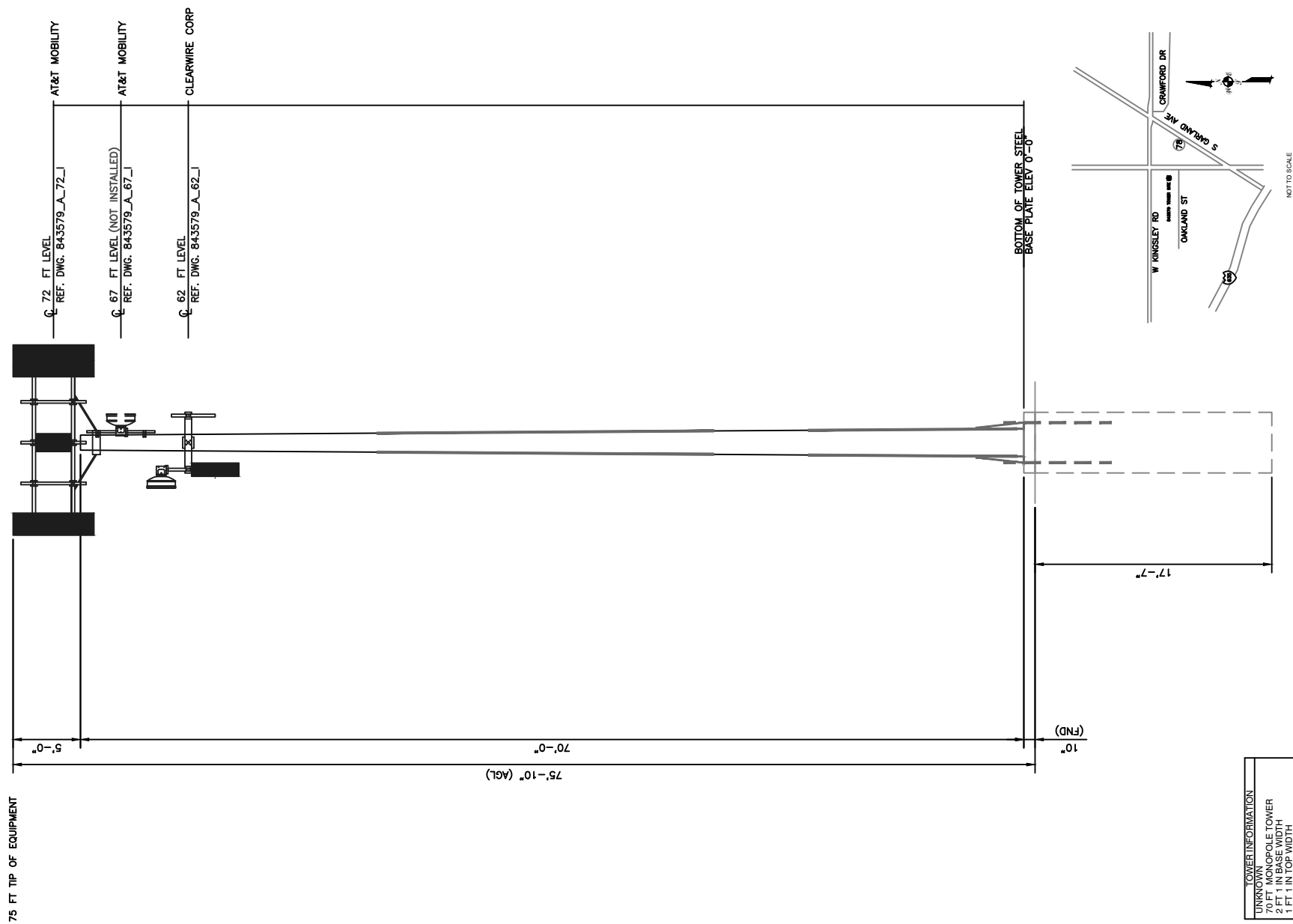
210914-3

SITE ADDRESS
3209 SHILOH
GARLAND, TX 75041
DALLAS COUNTY

SHEET TITLE

SITE PLAN

EXHIBIT D



NOT TO SCALE

ELEVATION SCALE: 3/32"=1'-0"



8020 KATY FREEWAY
HOUSTON, TX 77024
EMERGENCY PHONE #:
800-788-7011
crowncastle.com

[illegible]

SITE NAME

SHILOH/KINGSLEY

BUSINESS UNIT NUMBER

843579

CASE NUMBER

210914-3

SITE ADDRESS

3209 SHILOH
GARLAND, TX 75041

DALLAS COUNTY

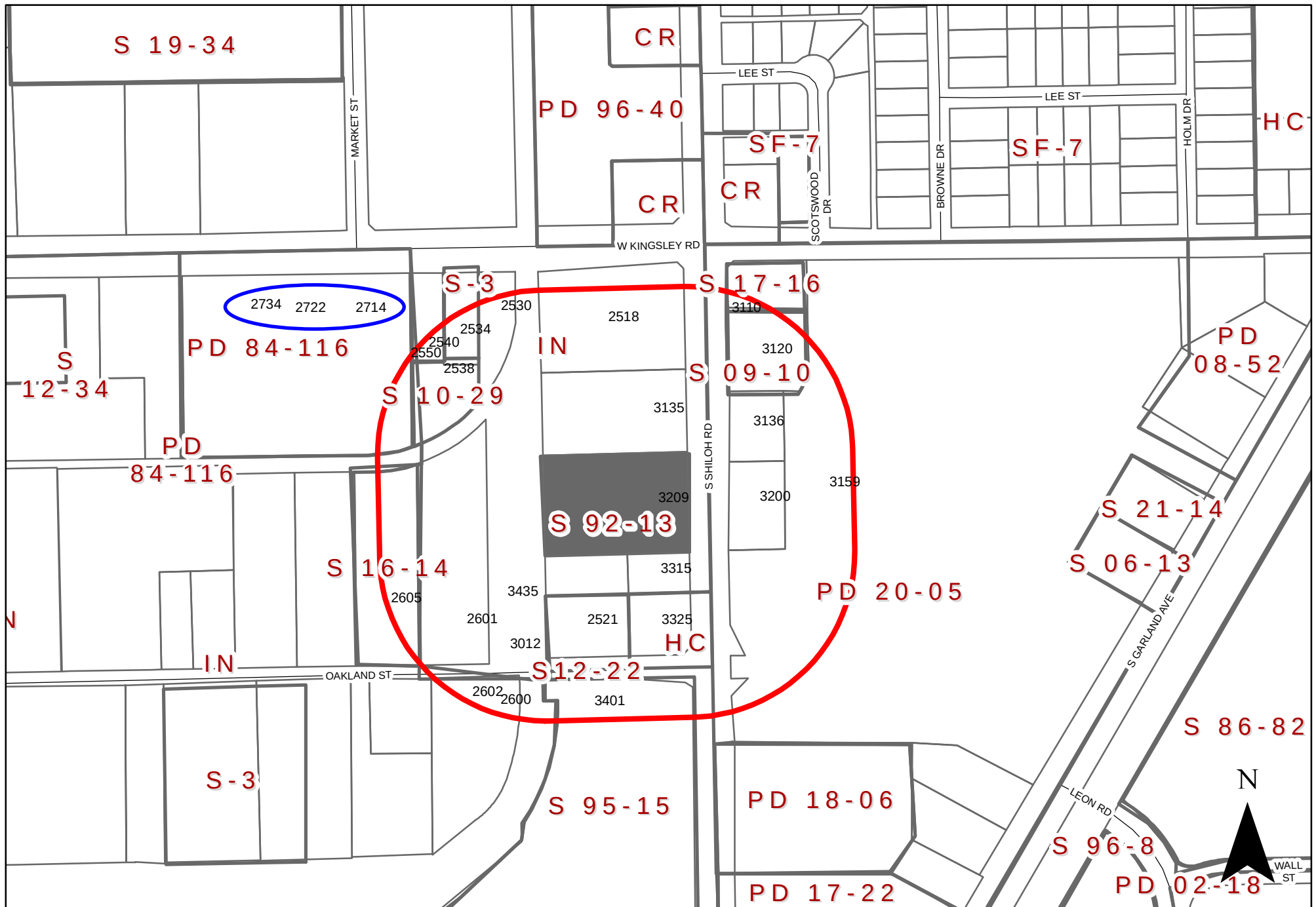
ELEVATION

REPORT & MINUTES

P.C. Meeting, January 10, 2022

Consideration of the application of **Amro Issa – Crown Castle**, requesting approval of a Plan for the continued use of an Antenna, Commercial. This property is located at 3209 South Shiloh Road. (District 5) (File Z 21-44 - Plan)

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



0 200 400 Feet
1 inch = 304 feet

Zoning Map Z 21-44

3209 South Shiloh Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-44

Z 21-44 Amro Issa-Crown Castle. The applicant proposes to renew a Specific Use Provision (SUP) for an existing cell tower. This site is located at 3209 South Shiloh Road. (District 5)

Z 21-44 Amro Issa-Crown Castle. El solicitante propone renovar una Disposición de uso específico (SUP) para una torre celular existente. Este sitio está ubicado en 3209 South Shiloh Road. (Distrito 5)

Z 21-44 Amro Issa-Crown Castle. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho tháp di động hiện có. Địa chỉ này nằm ở 3209 South Shiloh Road. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Douglas Feece, Director of Property Management
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

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

2714 - 2734 W. Kingsley Rd.
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX
City, State / Estado de la Ciudad / Thành bang

75041
Zip Code / Código postal / Mã B u Chính

[Signature] 1/3/22
Signature / Firma / Chữ ký Date / Fecha / Ngày

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

Z 21-44

The applicant proposes to renew a Specific Use Provision (SUP) for an existing cell tower.

[Specific Use Provision and Plan for an Antenna, Commercial Use on a property zoned Industrial (IN) District]

**City Council Meeting
February 1, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 3209 South Shiloh Road

Applicant: Amro Issa- Crown Castle

Owner: Mike Harrison

Acreage: 1.94 acres

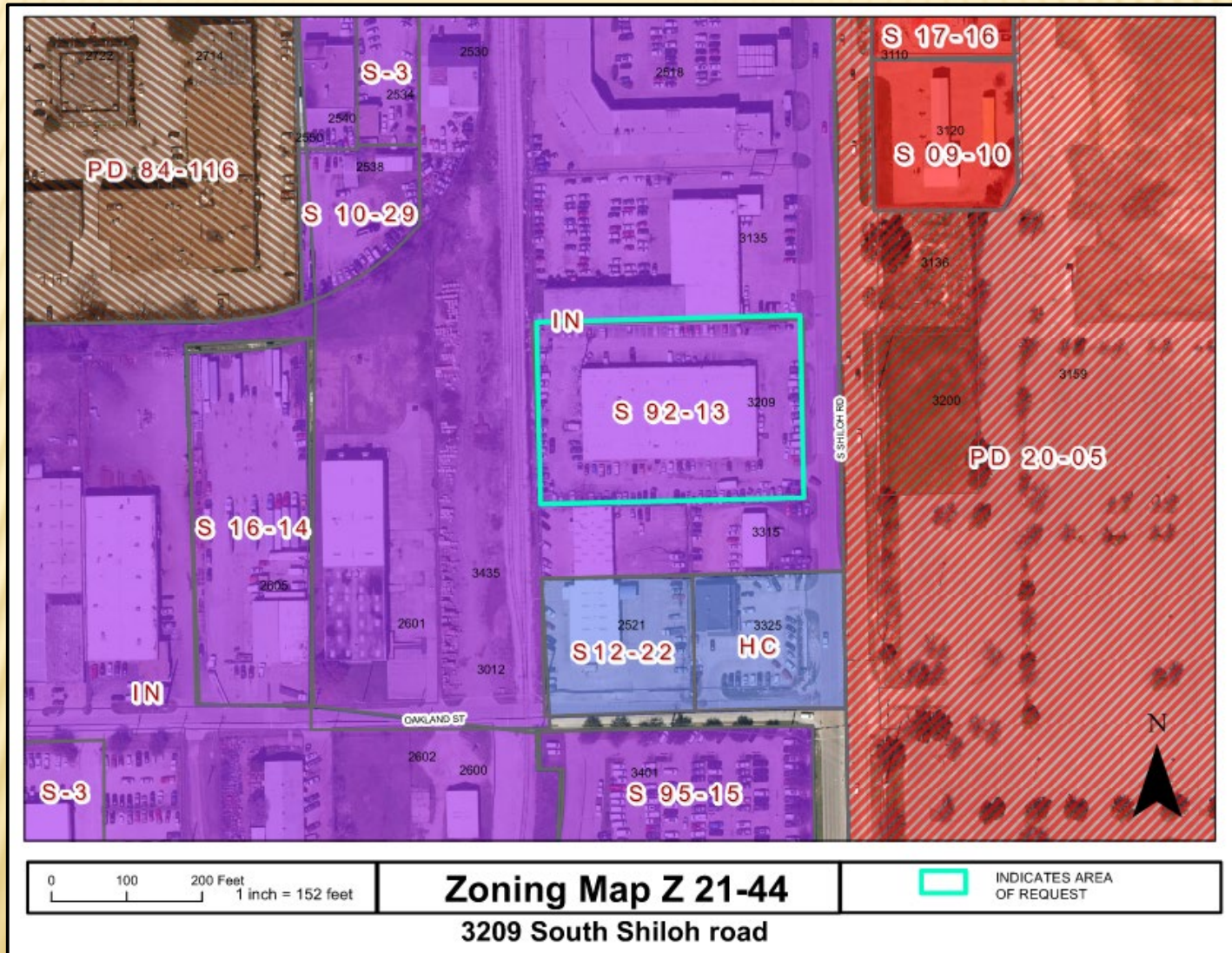
Zoning: Industrial (IN) District

CITYWIDE LOCATION MAP



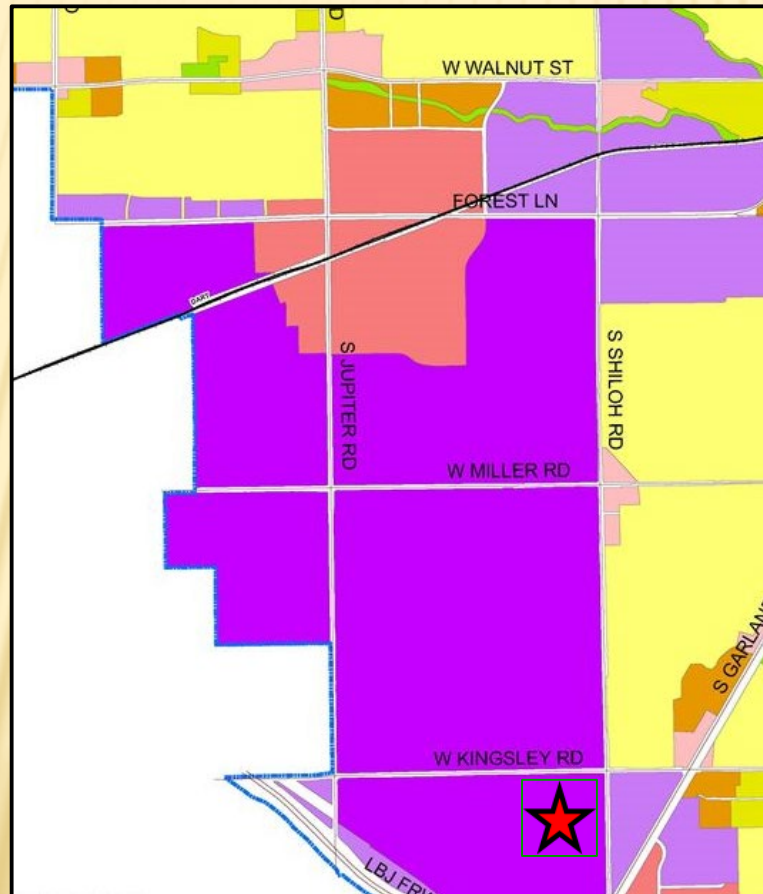
Z 21-44

LOCATION MAP



Z 21-44

COMPREHENSIVE PLAN





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 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.

The proposal offers a supportive use to the industrial employment sector, as well as future redevelopment in the general vicinity, in that it will continue to provide cellular service to the area.

PHOTOS



Existing Cell Tower on subject site.



Looking at the tower behind the building.



View of the subject property from
South Shiloh Road.



East of the subject property along
South Shiloh Road.

PHOTOS

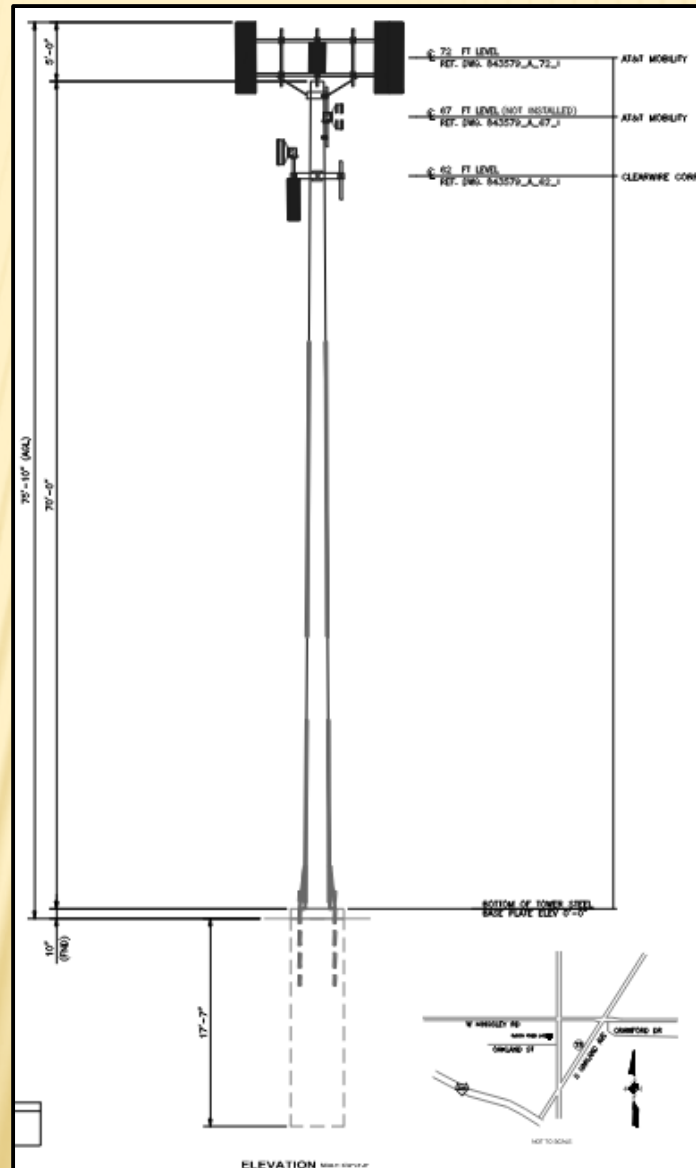


Building on the subject property
along South Shiloh Road.



GARLAND
TEXAS MADE HERE

ELEVATION



Z 21-44



GARLAND
TEXAS MADE HERE

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for twenty (20) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

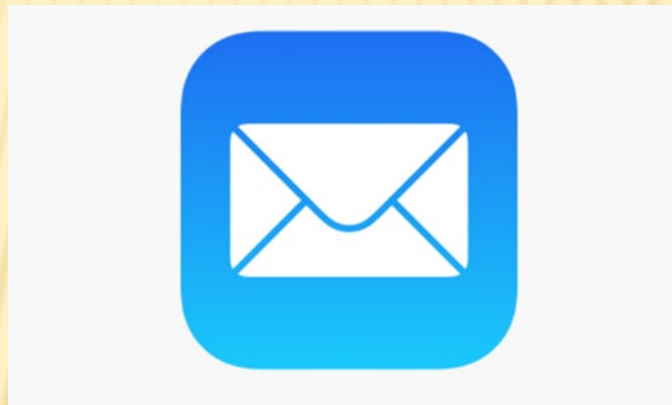
Approval of a Plan for an Antenna, Commercial Use.



PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Antenna, Commercial on property zoned Industrial (IN) District.

The Plan Commission, by a vote of eight (8) to zero (0), also recommended approval of a Plan for of an Antenna, Commercial Use.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. c.

Meeting Date: 02/01/2022

Item Title: Z 21-58 Summit Designs (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District.

LOCATION

5809 Lyons Road

OWNER

Alfonso Olvera

PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change in Zoning from Agriculture (AG) District to Single-Family Estate (SF-E) District to allow a single-family home.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District.

BACKGROUND

The applicant requests a zoning change from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow for the construction of a single-family home. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 0.9962 acres. The site has approximately 185 lineal feet of frontage along Lyons Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. The applicant proposes to change the zoning designation to Single-Family Estate (SF-E) District for a single-family home.

CONSIDERATIONS

1. 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. 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 Estate (SF-E) 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.
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 a single-family home on the subject property. The applicant will meet the Single-Family Estate (SF-E) District requirement, which requires a minimum lot size of 30,000 square feet as per the GDC. Although single-family homes are allowed in the Agricultural (AG) District, the minimum lot size is two (2) acres.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

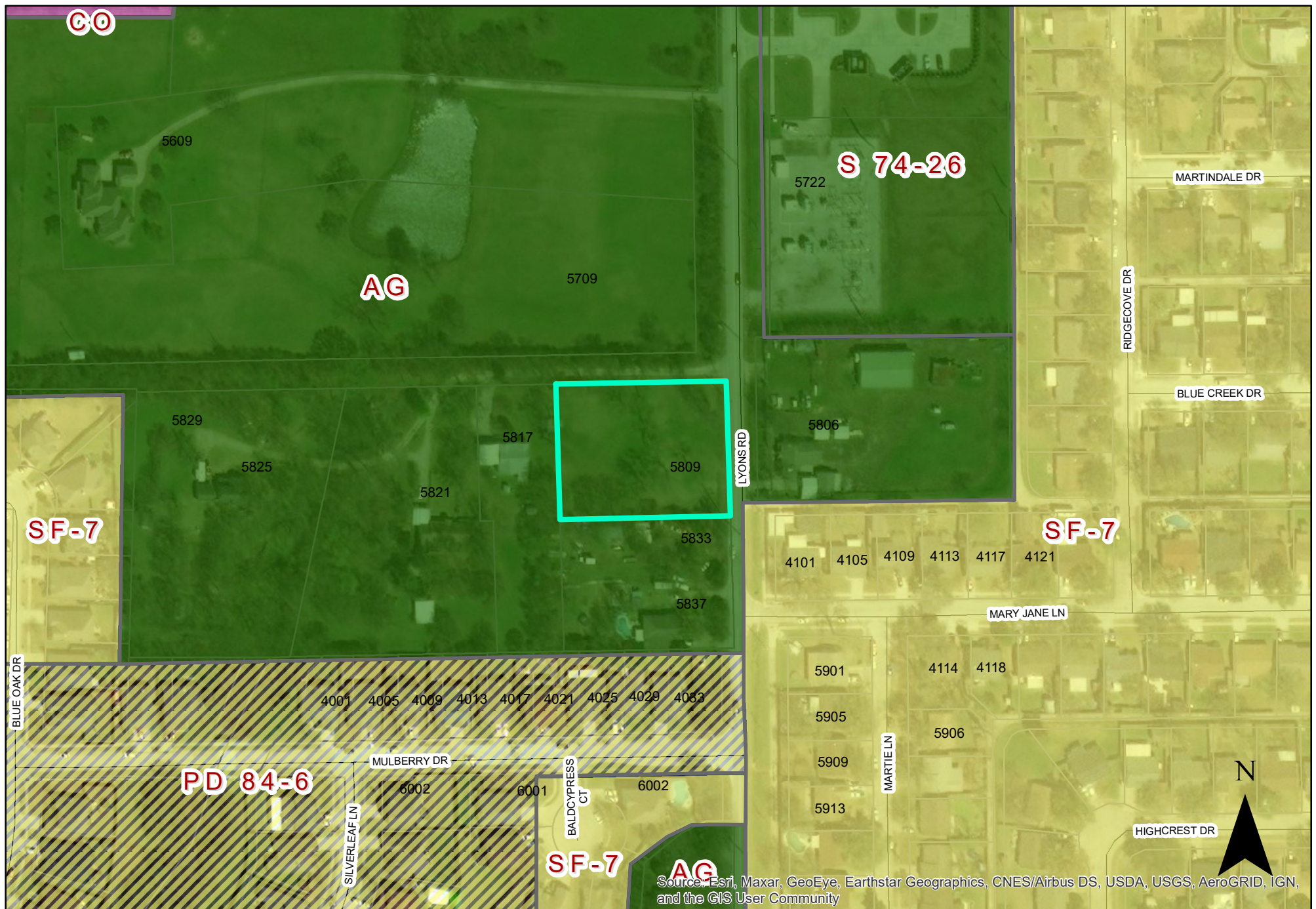
The surrounding properties are primarily zoned Agricultural (AG) District. The properties to the north are zoned Agricultural (AG) District and developed with single-family home. The property to the east, across Lyons Road, is zoned Agricultural (AG) District and developed with a single-family home. The properties to the south are zoned Agricultural (AG) District and developed with single-family detached homes. The property to the west is zoned Agricultural (AG) District and developed with a single-family detached home.

Attachments

Z 21-58 Summit Designs Attachments

Z 21-58 Summit Designs Responses

Z 21-58 Staff Presentation



ZONING MAP Z 21-58

5809 Lyons Rd.

REPORT & MINUTES

P.C. Meeting, January 10, 2022

Consideration of the application of **Summit Designs**, requesting approval a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District. This property is located at 5809 Lyons Road. (District 3) (File Z 21-58)

The applicant was available for questions. There were no questions for this applicant.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application. Seconded by Commissioner Williams.
Motion carried: 8 Ayes, 0 Nays.



0 110 220 Feet
1 inch = 174 feet

ZONING MAP Z 21-58

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5809 Lyons Road

Comment Form

Case Z 21-58

Z 21-58 Summit Designs. The applicant requests a zoning change from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow for the construction of a single family home. This site is located at 5809 Lyons Road. (District 3)

Z 21-58 Summit Designs. El solicitante solicita un cambio de zonificación del Distrito Agrícola (AG) al Distrito de Propiedades Unifamiliares (SF-E) para permitir la construcción de una vivienda unifamiliar. Este sitio está ubicado en 5809 Lyons Road. (Distrito 3)

Z 21-58 Summit Designs. Người nộp đơn yêu cầu thay đổi khu vực từ Khu Nông nghiệp (AG) sang Khu Di sản Một gia đình (SF-E) để cho phép xây dựng một ngôi nhà riêng cho một gia đình. Trang web này nằm ở 5809 Lyons Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

ROBERT W & DOROTHY FINCH OWNERS 5609 LYONS RD

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

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

5609 LYONS RD GARLAND, TX 75043

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

GARLAND TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Robert Finch Dorothy Finch

Signature / Firma / Chữ ký

12/31/21
Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-58

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

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

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

*We would like to see the plans of the
home they want to build.*

Comment Form

Case Z 21-58

Z 21-58 Summit Designs. The applicant requests a zoning change from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow for the construction of a single family home. This site is located at 5809 Lyons Road. (District 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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George WORTH Property Owner

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

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

5837 Lyons Rd

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

Garland TEXAS

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qinh

George WORTH

Signature / Firma / Ch ữ ký

1/3/22

Date / Fecha / Ngày

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

Z 21-58

The applicant requests a zoning change from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow for the construction of a single-family home.

[Approval of a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow a single-family home.]

**City Council Meeting
February 1, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 5809 Lyons Road

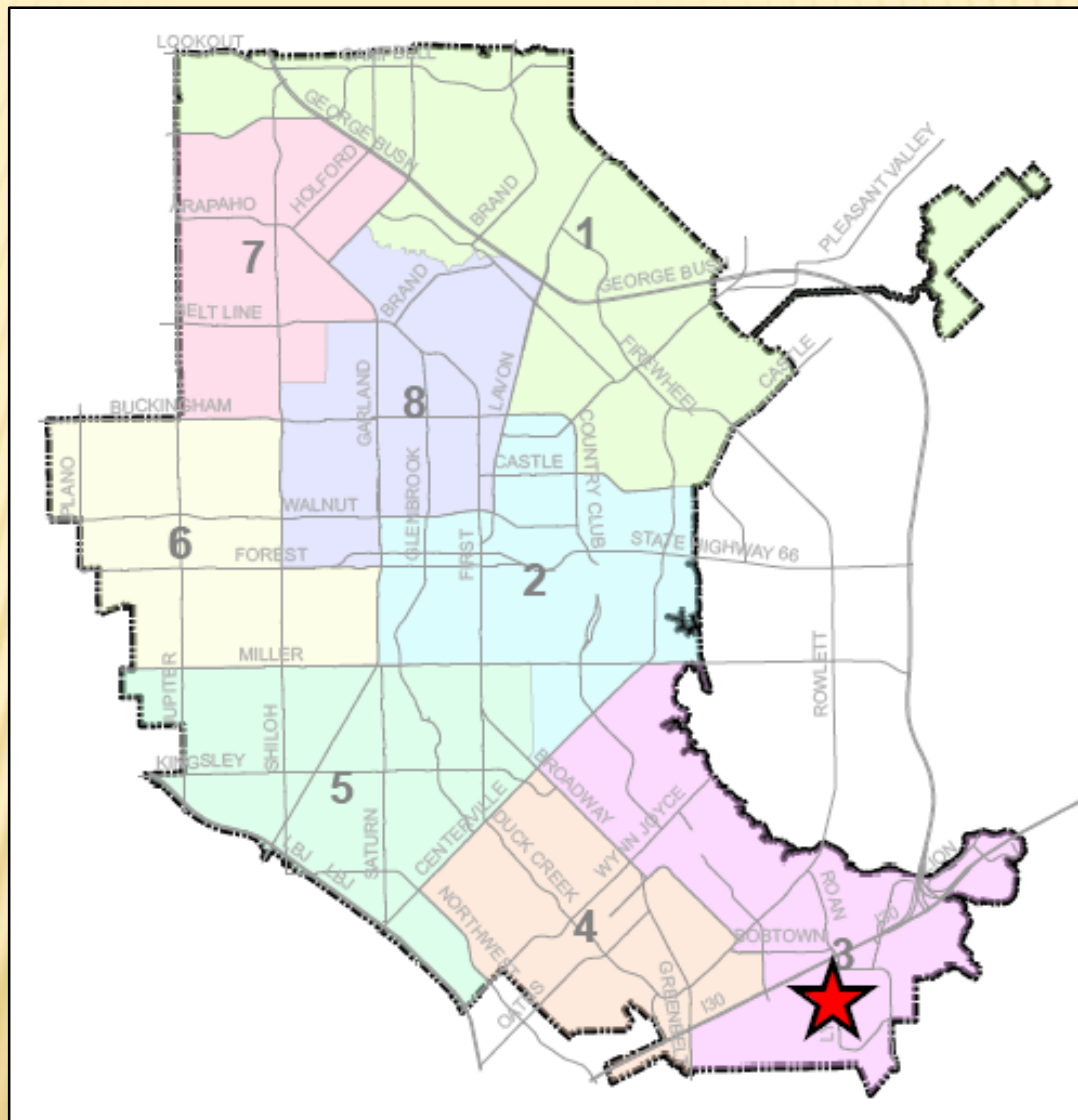
Applicant: Summit Designs

Owner: Alfonso Olvera

Acreage: 0.9962 acres

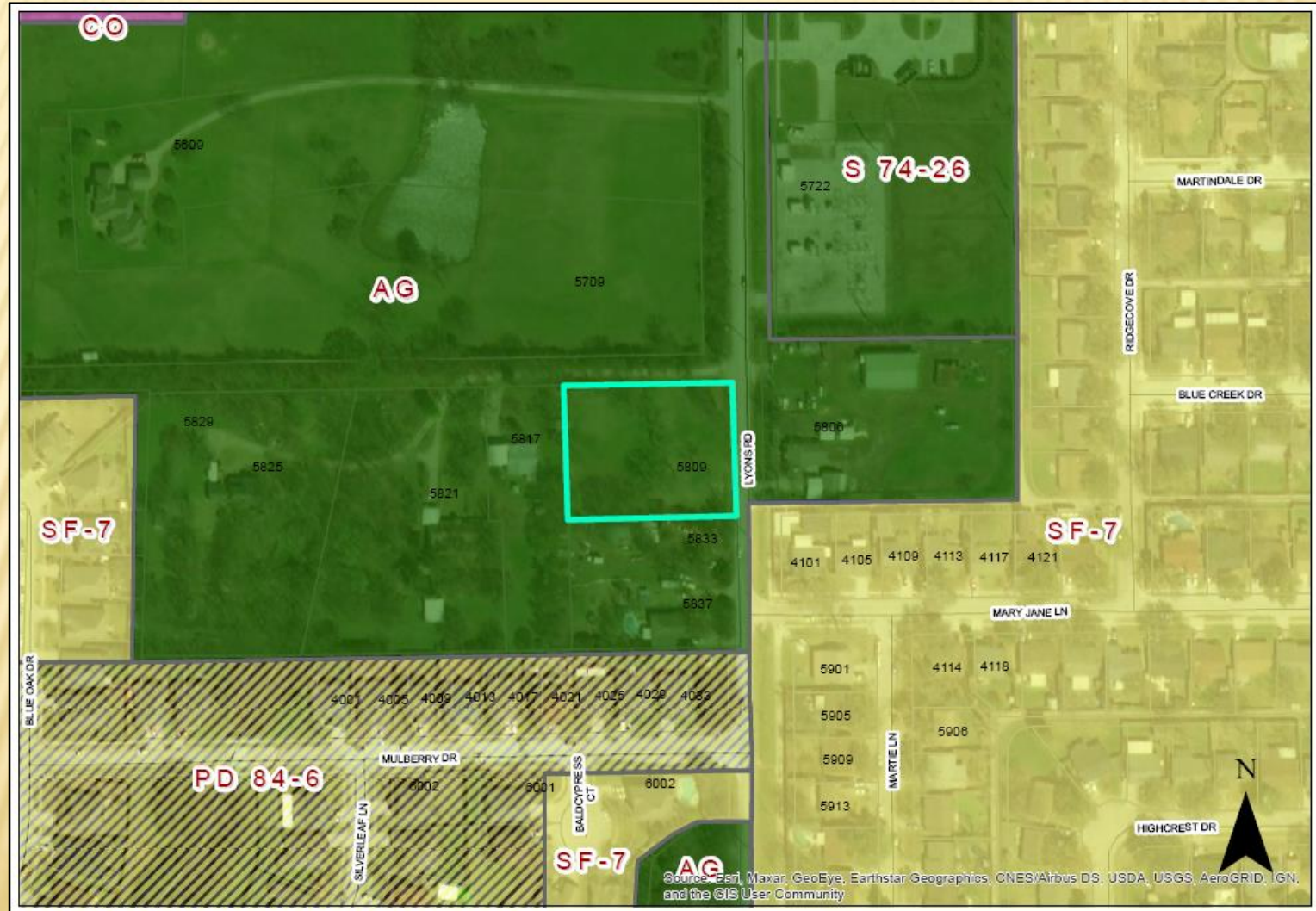
Zoning: Agricultural (AG) District

CITYWIDE LOCATION MAP

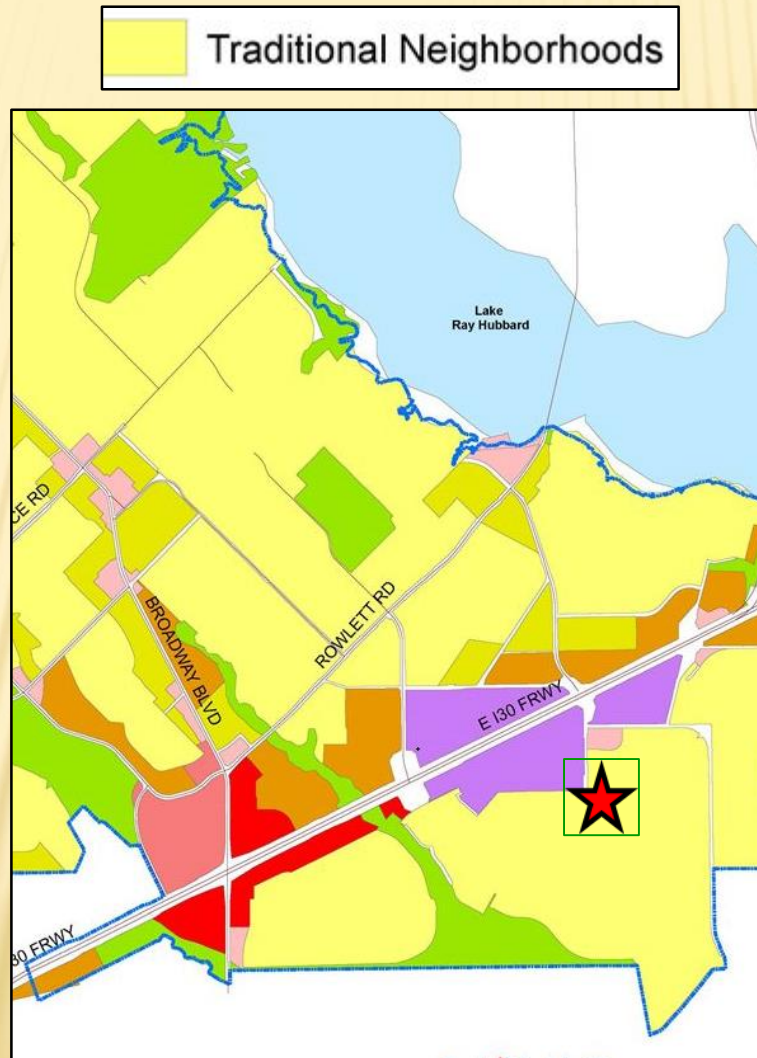


Z 21-58

LOCATION MAP



COMPREHENSIVE PLAN





The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

This use is compatible with the surrounding area and the Comprehensive Plan.



GARLAND
TEXAS MADE HERE

PHOTOS



Z 21-58

PHOTOS



CONSIDERATION

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single Family Estate (SFE) District to construct a single-family home. The subject property is currently undeveloped.

The request is a traditional rezoning without the formation of a Planned Development (PD) District.

The Single-Family Estate (SF-E) 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.

CONSIDERATION

The applicant will meet the Single-Family Estate (SF-E) District requirement, which requires a minimum lot size of 30,000 square feet as per the GDC. Although single-family homes are allowed in the Agricultural (AG) District, the minimum lot size is two (2) acres.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow a single-family home.



PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District to allow a single-family home.

Z 21-58



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. d.

Meeting Date: 02/01/2022

Item Title: Z 21-61 Via Bayou, Inc. - Zoning (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

Approval of a Detail Plan for Cabins and Recreational Vehicles on a property zoned Planned Development (PD) District 20-13

LOCATION

3926 Zion Road

OWNER

Via Bayou, Inc.

PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for Cabins and Recreational on a property zoned Planned Development (PD) District 20-13.

The Plan Commission further recommended a Specific Use Provision to be in effect for four (4) years, with the time period beginning January 1, 2023. Until the expiration of the SUP time period, RV's and Cabins are allowed on the site. However, pads one (1) through five (5), as shown on the site plan, shall be for cabins only (no RV's) or remain open spaces. The site shall otherwise have the same operating parameters as Phase one.

STAFF RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes the request for flexibility to provide additional recreational vehicles rather than cabins only, the decision to approve or deny rests primarily on a subjective review of allowing up to eighteen (18) additional RV's in Phase 2 while cabins would still be allowed.

The Council, through the approval of PD 18-36, has found that a recreational vehicle resort is a suitable use for the overall property, including exclusively recreational vehicles in Phase 1. Subsequently in 2020, Council approved the Phase 2 Detail Plan for cabins only [PD 20-13]. The applicant contends that the cabin use is not feasible at this time and that allowing additional recreational vehicles for the eighteen (18) available pads in Phase 2 would make the overall project more successful early on.

The main consideration of the applicant's request lies in the compatibility of additional RV's. Less tangible, qualitative factors far outweigh any technical, objective analysis that staff could provide the Council regarding recreational vehicles versus cabin rentals within the same RV Resort. Therefore, staff recommends that the City Council hold a public hearing and consider the request. The Council may consider the Planned Development and Detail Plan amendments and approve, approve with conditions, or deny the request.

BACKGROUND

In 2020, City Council approved a Detail Plan for Recreational Vehicle Park Phase II Cabins on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. In addition, the Planned Development (PD) District 20-13 precludes additional RV parking in Phase 2 and limits Phase 2 to Cabin use only. Phase I of the Recreational Vehicle Park was approved in 2018 and is currently under construction. Phase I includes RV pads, an office building, manager/caretakers quarters and a clubhouse.

SITE DATA

The subject property has an area of 1.01 acres with 122 lineal feet of frontage along Zion Road. Access to this site is through the Phase 1 site, which provides access to both Zion Road and East I-30 Freeway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Planned Development (PD) District 20-13, which restricts the eighteen (18) pads for cabin use, with a base zoning of Light Commercial (LC) District. The LC District is intended to provide locations for commercial and service-related establishments. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts.

CONSIDERATIONS

1. In 2020 a Detail Plan was approved (PD 20-13) which consisted of eighteen (18) cabins in Phase 2 of the Recreational Vehicle Park. The applicant has submitted an amended PD and Detail Plan application to request the ability to have Recreational Vehicles on the eighteen (18) pads in Phase 2 of the Recreational Vehicle resort development. As mentioned above, if approved, the pads may be used for cabins or recreational vehicles.

2. Recreational Vehicle Parks are subject to Special Standards stipulated in the GDC. The Special Standards include but are not limited to thoroughfare access, site development elements, accessory uses, and amenities. The proposed Detail Plan complies with the Special Standards as approved in Planned Development (PD) District 18-36 and Planned Development (PD) District 20-13.

In addition to the RV Pads in Phase 1 and the Cabins/ RV Pads in Phase 2, the Recreational Park will provide spaces for the following accessory uses as a unified development (for both phases):

- Manager/caretaker residence
- Self-service laundry facility
- Guard/entry structure (gates)
- Snack shop
- Restroom/bathing facility

Furthermore, the following amenities will be provided:

- Swimming pool
- Fitness center/exercise facility
- Business center
- Community center/club house
- Dog park
- Picnic/grilling area

The Recreational Park provides these amenities in Phase 1 as approved in Planned Development (PD) District (PD) 18-36.

3. The applicant is not proposing additional parking or new structures with this request. Therefore, the landscaping complies with the requirements of PD 20-13. The cabin building design will remain the same as per PD 20-13.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject property. Regional Centers include a mix of uses, include retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space. They include compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm. Regional Centers incorporate pedestrian and transit as a part of internal circulation and provides amenities for their use such as bike racks, bus shelters and benches.

Additionally, the subject site falls under the I-30 Catalyst Area Plan. The land use map in that Plan identifies the site for Regional Center use as described in the Envision Garland Plan. Further the site is located within the Harbor Point Targeted Investment Area extending from the North George Bush Turnpike to Lake Ray Hubbard. The vision for land use is for infill with additional housing options, urban mixed-use character, shops, restaurants, and multiple plazas to encourage gathering and outdoor activities.

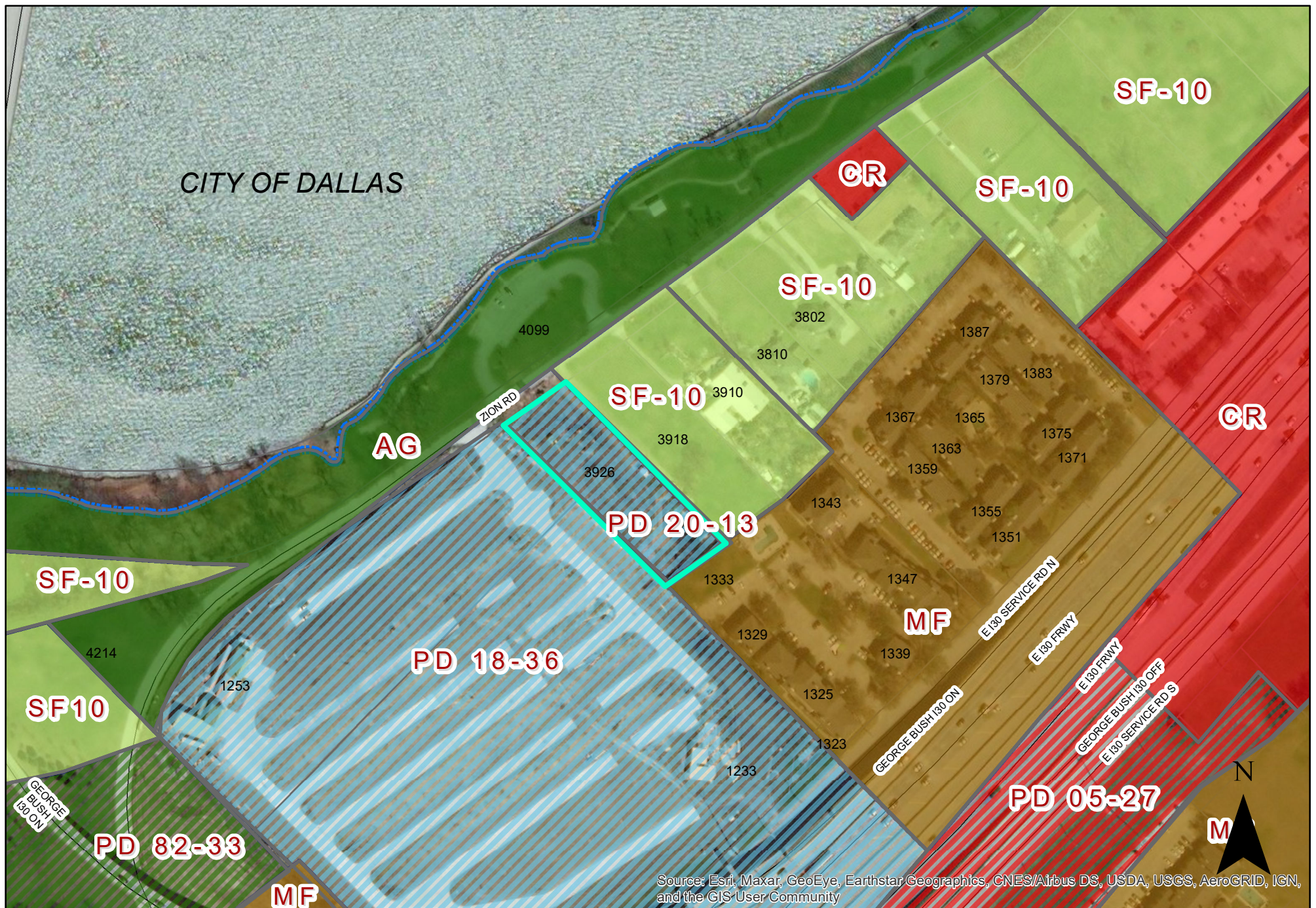
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east are zoned for single-family uses; the adjacent property is unimproved and further east are existing single-family dwellings. To the north across Zion Road is a public park area zoned Agricultural (AG) District which fronts Lake Ray Hubbard. To the west of the subject property is the Phase 1 Recreational Vehicle Park which is under construction. To the south and southeast of the subject property is a property zoned for Multi-Family uses and developed with an apartment complex.

Additionally, the subject property is located approximately 0.7 miles from Bass Pro Development. Its proximity to Bass Pro Development, along with its adjacency to Lake Ray Hubbard, makes the subject property desirable and fitting for the development of the overall Recreational Vehicle resort.

Attachments

Z 21-61 Location Map
Z 21-61 Exhibit B
Z 21-61 R&M - Zoning
Z 21-61 Via Bayou, Inc. Responses
Z 21-61 Via Bayou, Inc. Staff Presentation



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 130 260 Feet
1 inch = 204 feet

ZONING MAP Z 21-61

INDICATES AREA OF REQUEST

3926 Zion Rd.

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-61

3926 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 20-13 to allow Recreational Vehicles in Phase II (Cabins and RV's) of a Recreational Vehicle Park subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-13, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) District 20-13 and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance. To the extent of any conflict between this ordinance and the Garland Development Code, the more restrictive provision shall control.
- IV. Development Plan:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C; and incorporated herein by reference. To the extent of any conflict between the approved Detail Plan and the Specific Regulations below, the more restrictive provision shall control.
- V. Specific Regulations:**
- A. Permitted Uses: All uses are prohibited except as follows:
- (1) Recreational Vehicle Park for Cabins and RV's on Phase 2. Cabins and RV's are the only type of use allowed on Phase 2.
 - (2) Collectively, the Recreational Park for Recreational Vehicles (Phase 1 located west of the Phase 2 site) and the Recreational Vehicle Park for Cabins and RV's (Phase 2) may be referred to as the "Recreational Park". Cabins are not allowed in Phase 1 of the Recreational Park.

VI. Specific Regulations:

A. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.

B. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces in the Recreational Park shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
- (2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the recreational vehicle park. See Section 4 of the granting ordinance.

Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event

the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the Recreational Park.

C. Length of stay limitation:

- (1) Nothing contained in this ordinance is intended or may be construed to authorize the use of the property as a permanent residence for any person. Users of the Recreational Park including licensees, guests, or other occupants of the Recreational Park shall not occupy, rent, or use any portion of the Recreational Park for periods greater than either of the following:
 - (a) Sixty (60) consecutive calendar days; or
 - (b) One hundred eighty (180) calendar days within a one-year period.

In the event a person stays for a period of 60 consecutive days, such person shall not occupy, rent, or use any portion of the Recreational Park for a minimum of five days following the date the person checked out of the park.

- (2) Motor vehicles, boats, trailers, or temporary structures shall not remain in the Recreational Park for periods greater than the occupancy periods established by above subsection (H)(1).
- (3) Check-in and check-out days shall be included in the occupancy period calculation.
- (4) Access to and occupancy of the Recreational Park shall be offered as a license only, creating no tenancy rights, and may only be licensed by the day or the week (subject to the occupancy periods in subsection (1)).

D. Water and wastewater systems:

- (1) Adequately sized circulating looped water lines approved by the City shall be installed and connected to the City system, at the owner's expense, for domestic use and fire protection.
- (2) Adequately sized sanitary sewer lines approved by the City to dispose of sanitary wastes shall be installed and connected to the City sanitary sewer system at the owner's expense.

E. Driveways and interior roads:

- (1) General requirements. The Recreational Park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or cabin sites. All drives, parking areas, and internal streets shall be constructed of reinforced concrete and designed and constructed in accordance with the *City's Technical Standards*.
- (2) Lighting. Driveways, interior roadways, and cabin sites shall be illuminated with uniform lighting units in conformance with a lighting plan submitted pursuant to Section 4.88 of the Garland Development Code and in compliance with the provisions of Chapter 4, Article 7 of the Garland Development Code.

F. Vehicles:

- (1) All vehicles on-site must be registered and in operable condition.

REPORT & MINUTES

P.C. Meeting, January 10, 2022

Consideration of the application of **Via Bayou, Inc.**, requesting approval of an amendment to Planned Development (PD) District 20-13 to add Recreational Vehicles to the Phase 2 area previously approved for Cabins, thus allowing both Cabins and Recreational Vehicles. This property is located at 3926 Zion Road. (District 3) (File Z 21-61 - Zoning)

Chairman Roberts recused himself from this case.

The applicant Craig Turner, 3410 Lakeside Drive, Rockwall, Texas, provided an overview of the project status. Mr. Turner went on further to provide information regarding the request due to the cabins' increased cost and the extended waiting period for availability.

There was discussion between the Plan Commission and Mr. Turner regarding an alternative time period for a Specific Use Period and the length of stay allowed.

Garland resident, Sean Davis, 3910 Zion Road, Garland, Texas, spoke of the visual concerns regarding the ability to view inside the entire grounds. Mr. Davis raised concerns that cabins may never be constructed on the property.

Mr. Turner provided additional information regarding the existing fencing.

There was additional discussion between the Plan Commission and Mr. Turner regarding shortening the allowable length of stay and placement of cabins.

Motion was made by Commissioner Williams to close the public hearing and **open** for discussion. Seconded by Commissioner Rose.
Motion carried: 7 Ayes, 0 Nays.

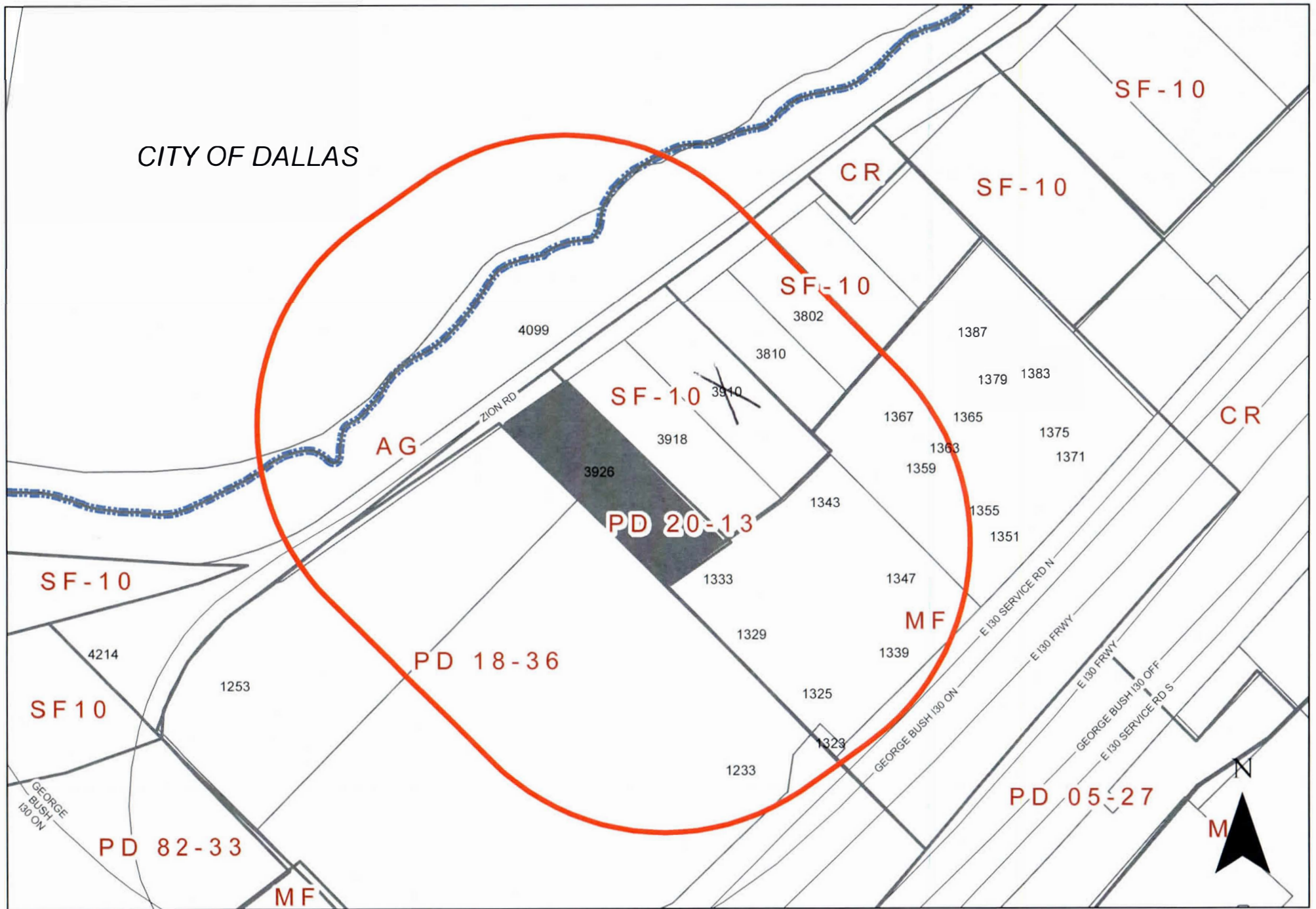
There was discussion among the Plan Commission in support of the request citing location, limited timeframe of the stay, quality of the site and additional lodging quarters that will be provided by the cabins.

There was also discussion among the Plan Commission in opposition of the request citing objections from surrounding neighbors.

There was additional discussion among the Commissioners and Staff regarding the timeframe for the completion of the project, length of stay, when a Specific Use Provision timeframe begins, location of cabin sites, extension of the fence and fencing composition.

Mr. Davis provided information and comments regarding the fence design and placement.

Motion was made by Commissioner Jenkins to **approve** a Specific Use Provision for recreation vehicles and cabins for a 4 year time period to begin January 1, 2023, with 13 recreational vehicle spaces, and lots 1-5 are to remain as cabins or open spaces. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.** Chairman Roberts recused himself from this request.



0 130 260 Feet
1 inch = 204 feet

ZONING MAP Z 21-61

3926 Zion Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-61

Z 21-61 Via Bayou. The applicant proposes to add recreational vehicles (RV's) to the Phase 2 area previously approved for cabins at the approved Lakeshore RV Resort. This site is located at 3926 Zion Road (District 3)

Z 21-61 Via Bayou. El solicitante propone agregar vehículos recreativos (RV) al área de la Fase 2 previamente aprobada para cabañas en el Lakeshore RV Resort aprobado. Este sitio está ubicado en 3926 Zion Road. (Distrito 3)

Z 21-61 Via Bayou. Người nộp đơn đề xuất bổ sung các phương tiện giải trí (RV's) vào khu vực Giai đoạn 2 đã được phê duyệt trước đó cho các cabin tại Khu nghỉ dưỡng Lakeshore RV đã được phê duyệt. Địa chỉ này nằm ở 3926 Zion Road. (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Sean Davis

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

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

3910 Zion Road

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

1/7/22

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

My name is Sean Davis and my family and I live at 3910 Zion Road.

For the property now known as “Phase II” to be added to the RV park it was required that the only thing to be on site there was cabins. It was the city’s requirement that in order to convert the property from single family to commercial only cabins could be used on that property due to the proximity of the neighborhood. No RVs. Mr. Turner agreed to this condition to install cabins and he has promoted them openly as part of his “Luxury” RV resort. We noticed the design had changed course however in the spring of 2021 with the delays in construction of the clubhouse structure, concrete pours for parking and the several instances of work stoppage and by summer 2021 we noticed changes to the design on Phase II with the removal of several feet of soil and a large elm tree that was supposed to remain in place. A new manhole that was installed was also removed and buried deeper and pipework was altered to accommodate the change. As builders and general contractors we suspected Mr. Turner had begun to make changes to the approved design for the use of RVs, not cabins. Noting the level of the ground was now flat and the placement of sewer and water locations on the north side of project that were closer to the property line than they should have been, by the fall of 2021 we realized that we were correct that there were no cabins for Phase II in Mr. Turners mind and that he was instead moving forward with the intention of having RVs in the space against what the city had stipulated and required to have the land included in the use of the RV park Phase I.

Now that Phase I is almost complete, the inability of adding cabins to Phase II for “not feasible” reasons should not mean that the neighborhood, city, or its citizens be left with a solution that works for Via Bayou only and courts the possibility that there will never be a good time to add cabins to Phase II.

Mr. Turner has known since when the project was approved that by combining this property to the adjacent larger Phase I property that the stipulation was always that he was required to install cabins only. He has had ample time to purchase these cabins or at the very least have made deposits that would lock in pricing so that future market fluctuations could be minimized. (That is what we believe “not feasible” means).

Fig 1: The current view of Phase II from Zion Road:



Several key concerns referencing figure 1:

First off, there is not supposed to be a 6’ wrought iron picket fence here on the east side of the property but rather an 8’ board on board cedar fence with stone columns every fifty (50’) feet (see exhibit D of the Planning Report, File # Z 21-61). There was no permit pulled for this fence or the additional 50’+- board on board fence to the left that was installed at the same time in December 2021, but if a permit was requested they would have been denied the wrought iron

portion and would have been directed to ask for a variance from the City Council before permit approval. This information came from the Permit Department head Mr. Ali.

However, this fence does allow the ability to plainly see the reason why cabins would be better for the neighborhood as they more closely resemble standard houses than RVs. As the east side fence MUST be board on board, only the rooftops of the cabins would be seen from the neighborhood while the RVs further down in Phase I would be partly obscured by the growth of the landscape trees and plants on the street side of the property. RVs in the same space however would stand out as RVs do and would go against the original agreed intent to separate the RV Park from the neighborhood.

Also note the topography of the land behind the street side retaining wall on Zion (see fig 2). With the wrought iron



fence set at 4' above the stone blocks the amount of visual of both RV and Cabin is more than is allowed based upon the same "Exhibit D" requirements (i.e., "6' HT METAL PICKET FENCE WITH STONE COLUMNS EVERY 50' O.C."). With the use of stone block as a retaining wall the height of the land changed from street level to approximately 2.5-3' above street level making the RVs or cabins much taller. This further violates the separation from Via Bayou's property to everyone who lives here and comes to enjoy John Paul Jones park. Even if this fence/block wall change stands, then surely cabins would be better visually from almost the entirety of Zion Road all the way east to the boat ramp half a mile away. This further demonstrates the intent to install RVs instead of cabins and a lack of disregard for the agreed upon parameters.

It should not be forgotten that Phase I of the property has 183 spaces for RVs already, therefore it seems unlikely the additional parking is needed. For unknown reasons these cabins are "not feasible" at this time however under no circumstances should that be considered a reason to allow RVs into that space. Its 18 more spots in addition to 183 which makes no sense with regards to additional profits vs. changing the scope of Phase II. There appears to be more than enough spaces on Phase I to allow for income to continue for the agreed upon development of Phase II. If not perhaps Via Bayou should speak to their creditors about the issue and not put this on the neighborhood or the city.

What should be remembered is the original deal struck with Via Bayou by the City of Garland was undoubtedly with the interests of our citizens and Garland by the City Council, as well as Via Bayou. Having denied the RV park project once before can only mean that the way it was finally approved was undoubtedly the best solution, one agreed to by all parties and should therefore be followed to the letter and without deviation.

We ask that you deny this request and that the original scope of Phase II be upheld.

Thank you for your time.

Sincerely,

The Davis Family

Z 21-61

The applicant proposes to add recreational vehicles (RV's) to the Phase 2 area previously approved for cabins at the approved Lakeshore RV Resort.

[Approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

Approval of a Detail Plan for Cabins and Recreational on a property zoned Planned Development (PD) District 20-13]

**City Council Meeting
February 1, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 3926 Zion Road

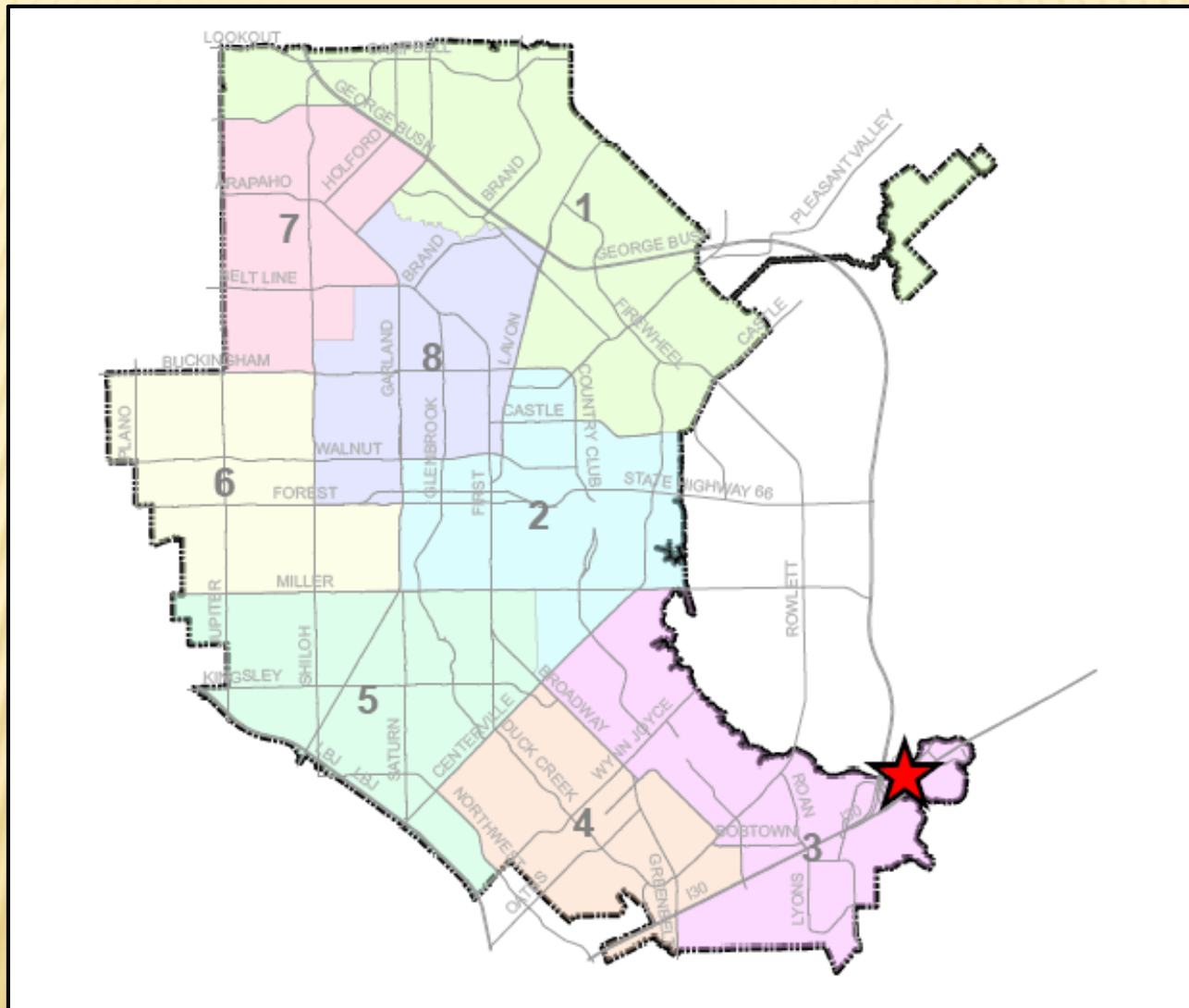
Applicant: Via Bayou Inc.

Owner: Via Bayou Inc.

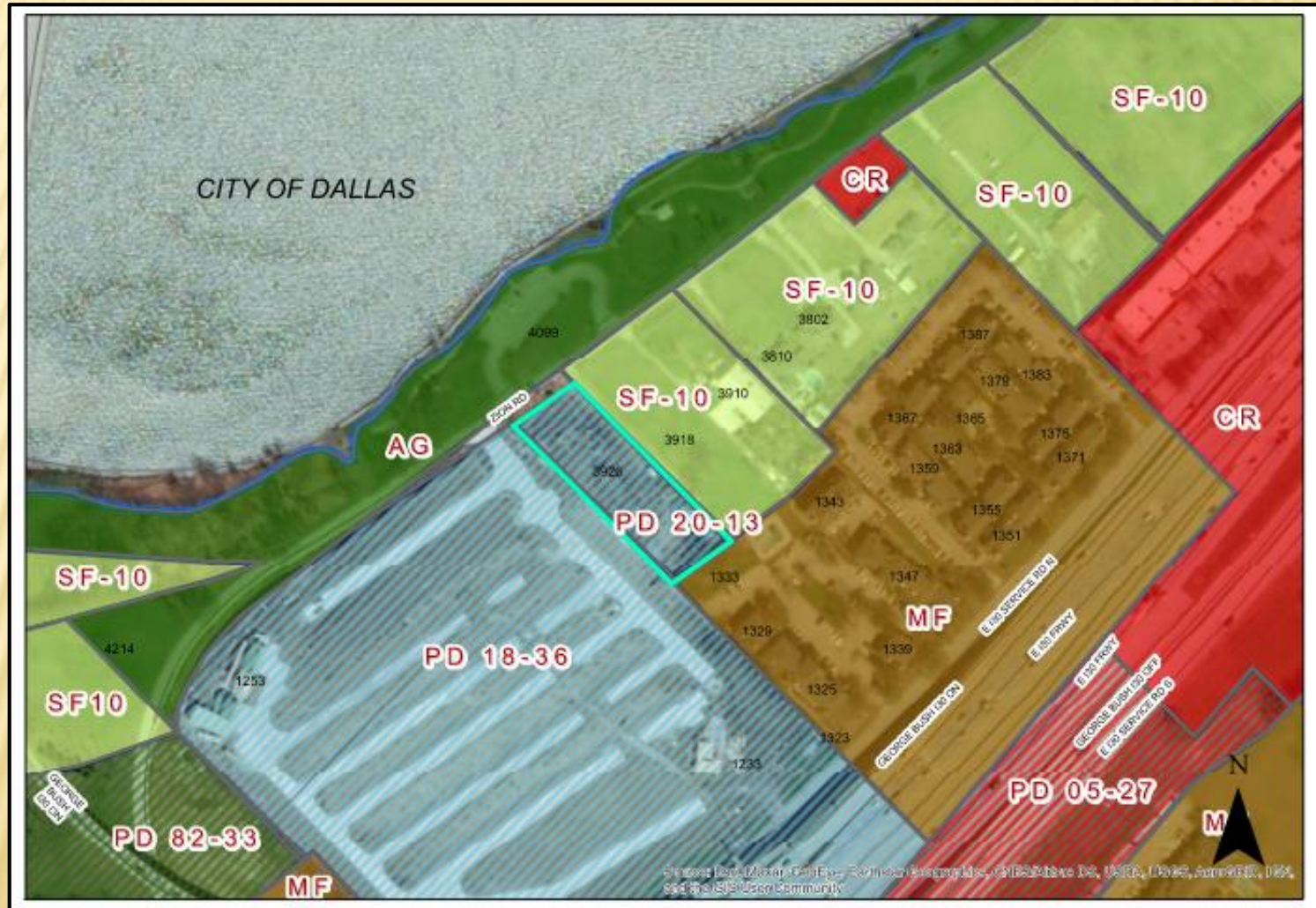
Acreage: 1.01 acres

Zoning: Planned Development (PD) 20-13
District

CITYWIDE LOCATION MAP

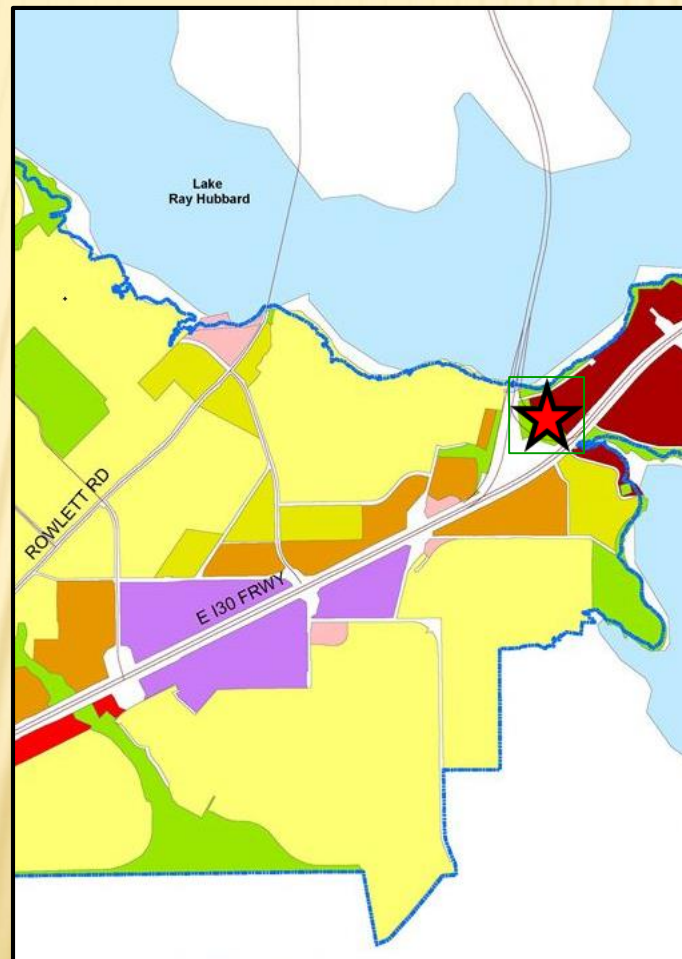


LOCATION MAP



COMPREHENSIVE PLAN

 Regional Centers



Z 21-61



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject property. Regional Centers include a mix of uses, include retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space. They include compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm. Regional Centers incorporate pedestrian and transit as a part of internal circulation and provides amenities for their use such as bike racks, bus shelters and benches.

Additionally, the subject site falls under the I-30 Catalyst Area Plan. The land use map in that Plan identifies the site for Regional Center use as described in the Envision Garland Plan. Further the site is located within the Harbor Point Targeted Investment Area extending from the North George Bush Turnpike to Lake Ray Hubbard. The vision for land use is for infill with additional housing options, urban mixed-use character, shops, restaurants, and multiple plazas to encourage gathering and outdoor activities.



PHOTOS



View of property east of subject site.



View of Zion Road Frontages looking west towards the subject site on the left beyond the fence.



View of Zion Road with subject site on the right.



View of park located north of the subject site.



GARLAND
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CURRENT PHOTOS

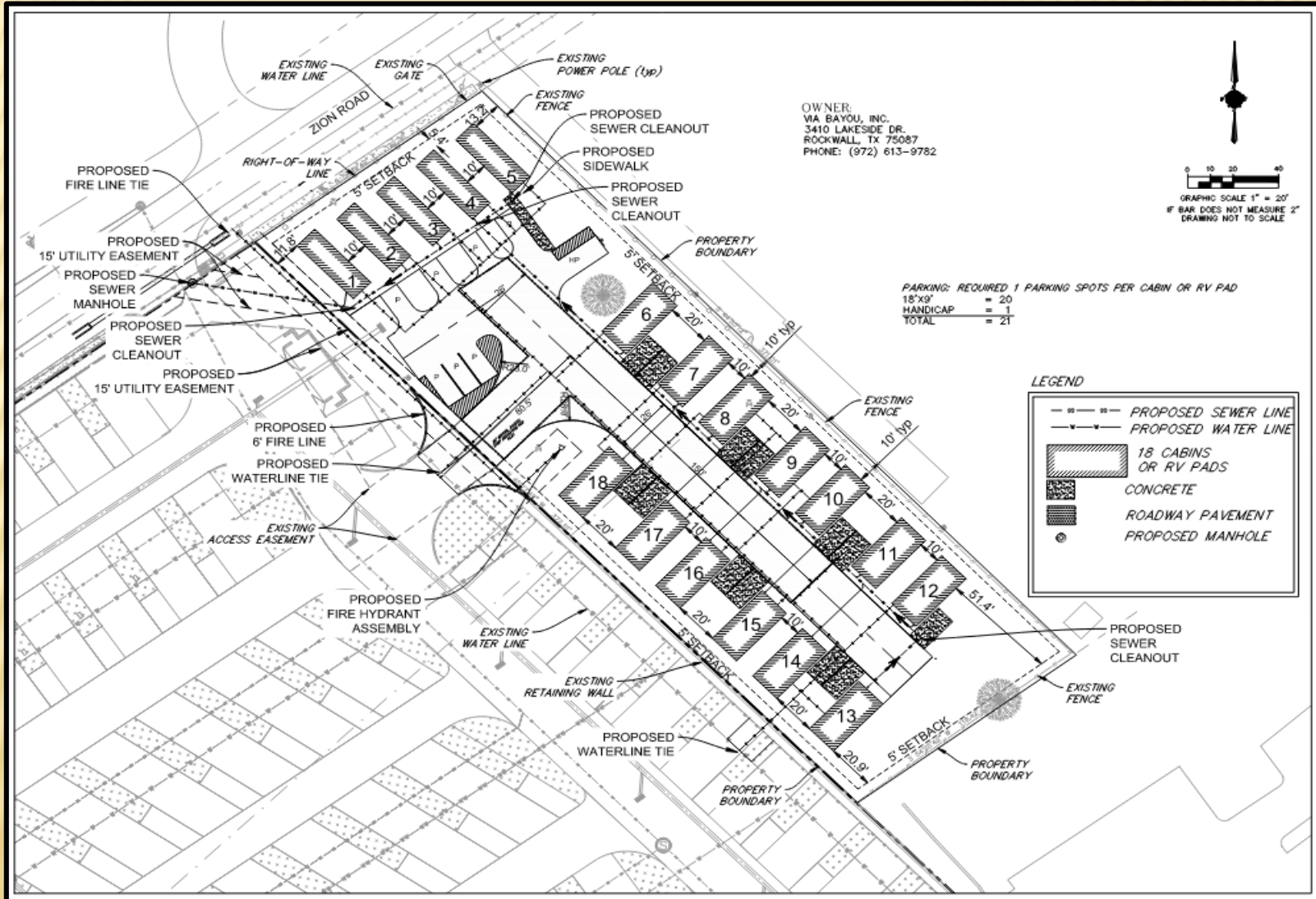


Z 21-61



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SITE PLAN



Z 21-61



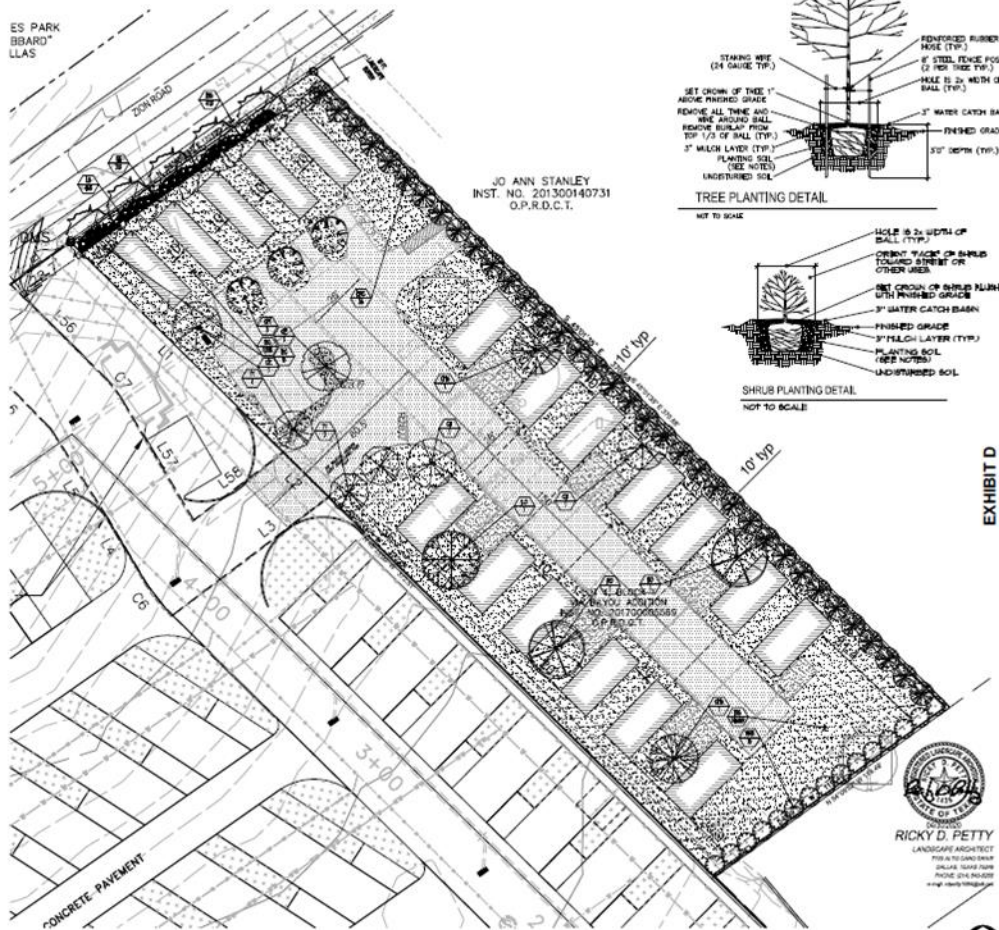
ПРИЛОЖЕНИЕ 2

PLANT SCHEDULE						
SYMBOL	ABB. BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	
Shade Trees						
BC	 Taxodium distichum	Bald Cypress	5 EA.	#65, 3" cal. Min. 14 ft. H. 6" spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
CE	 Ulmus crassifolia	Cedar Elm	4 EA.	#65, 3" cal. Min. 14 ft. H. 6" spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
GM	 Avicennia germinata	Gumbo Limbo	2 EA.	#65, 3" cal. Min. 14 ft. H. 6" spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
LO	 Quercus virginiana	Live Oak	1 EA.	#65, 3" cal. Min. 14 ft. H. 6" spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
RO	 Quercus shumardii	Shumard's Red Oak	2 EA.	#65, 3" cal. Min. 14 ft. H. 6" spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
Ornamental Trees						
CM	 Lagerflora indica	Crape Myrtle	3 EA.	#115, 6" cal. Min. 18, 3 FT. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Canes, Min. Well Branched	
TY	 Yucca ornata	Watermelon Tree Yucca ornata	3 EA.	#115, 6" cal. Min. 18, 3 FT. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Canes, Min. Well Branched, Balled	
Screening Plants						
ES	 Juniperus virginiana	Eastern Red Cedar	28 EA.	#115, 48" min. H. 30" min. spread	Container, Well branched full ground, Specimen, Plant 10" O.C.	
NIS	 Platanus regia	Norfolk Island Sycamore	15 EA.	#115, 48" min. H. 30" min. spread	Container, Well branched full ground, Specimen, Plant 10" O.C.	
Groundcover						
LI	 Liriodendron tulipifera	Creeping Liriodendron	405 EA.	14" Pots	Container, Plant 1/3 - 1/2" Long Billed Internum, Plant 12" O.C.	
Lawn Grasses						
BO	 Cynodon dactylon	Bermuda Grass	22 485 Sq Ft.	Hydroponic	Apply at rate of 4 lbs. per 1,000 sq. ft. with	

[illegible]

4. Select a representative

- [illegible]



REVISED: 04/30/2020 • CITY
COMMENTS
04/30/2020



ERIC L. DAVIS ENGINEERING, INC.
F-3987
1120 East Main Street
Forney, Texas 75128
972/584-0592 Fax 972/584-6523
E-mail: eric@edavisinc.com
Web: ericdavisinc.com

EXHIBIT D

LAKESHORE RV PARK
PHASE II
FREE PRESERVATION PLAN
ENGINEERED FOR
VIA BAYOU, INC.

PLAN: LANDSCAPE PLAN
ELD JOB NO.: 2073
DRAWN BY: RDP
CHECKED BY: RDP

BUILDER: VNA BAYOU, INC.
LOCATION: LAKESHORE RV RESORT
ADDRESS: 1233 INTERSTATE 30
LOT: 1 BLOCK: 1
COUNTY: GARLAND, TX

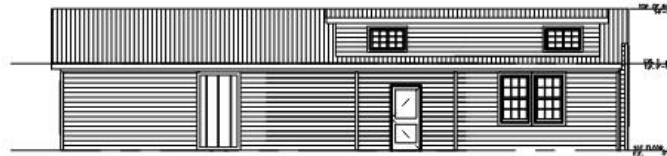
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SHEET L2



CABIN ELEVATIONS

EXHIBIT E



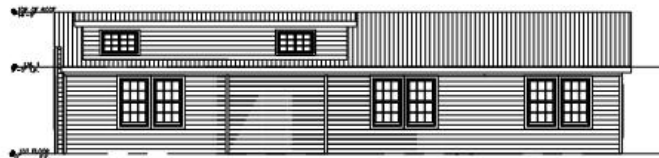
WEST ELEVATION

SCALE = 1" = 5'



FRONT ELEVATION

SCALE = 1" = 5'



EAST ELEVATION

SCALE = 1" = 5'

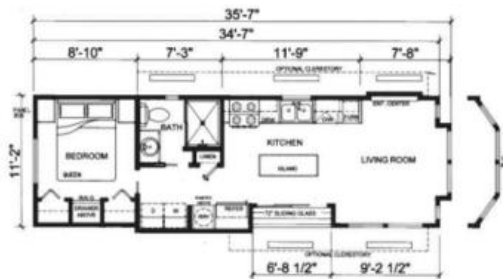


SOUTH ELEVATION

SCALE = 1" = 5'

NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



FLOOR PLAN

SCALE = N.T.S. 390 SF



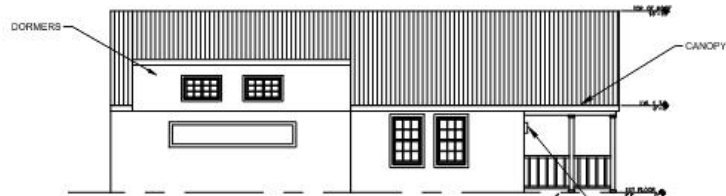
IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

EAGLES LANDING



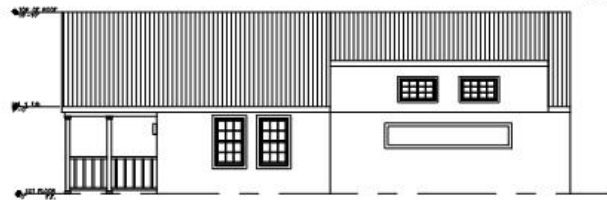
CABIN ELEVATIONS

EXHIBIT E



WEST ELEVATION

SCALE = 1" = 5'



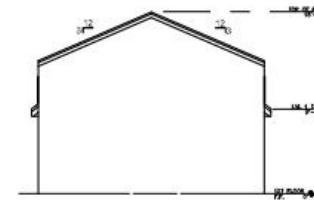
EAST ELEVATION

SCALE = 1" = 5'



FRONT ELEVATION

SCALE = 1" = 5'



SOUTH ELEVATION

SCALE = 1" = 5'

NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

CONSIDERATION

The applicant's request is an amendment to
Planned Development (PD) District 20-13 only.
No GDC deviations are being requested by the
applicant.

STAFF RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes the request for flexibility to provide additional recreational vehicles rather than cabins only, the decision to approve or deny rests primarily on a subjective review of allowing up to eighteen (18) additional RV's in Phase 2 while cabins would still be allowed.

The Council, through the approval of PD 18-36, has found that a recreational vehicle resort is a suitable use for the overall property, including exclusively recreational vehicles in Phase 1. Subsequently in 2020, Council approved the Phase 2 Detail Plan for cabins only [PD 20-13]. The applicant contends that the cabin use is not feasible at this time and that allowing additional recreational vehicles for the eighteen (18) available pads in Phase 2 would make the overall project more successful early on.

The main consideration of the applicant's request lies in the compatibility of additional RV's. Less tangible, qualitative factors far outweigh any technical, objective analysis that staff could provide the Council regarding recreational vehicles versus cabin rentals within the same RV Resort. Therefore, staff recommends that the City Council hold a public hearing and consider the request. The Council may consider the Planned Development and Detail Plan amendments and approve, approve with conditions, or deny the request.



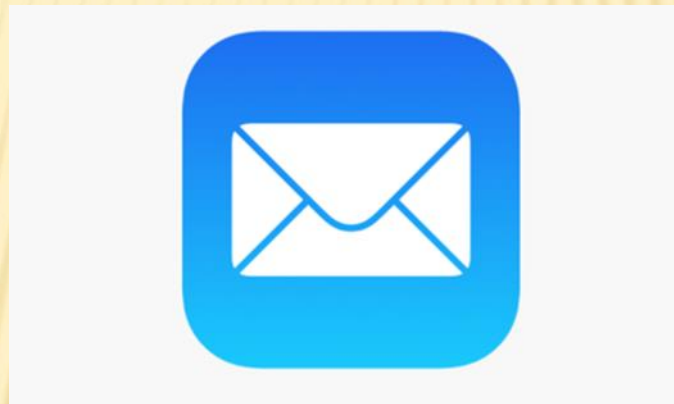
PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for Cabins and Recreational on a property zoned Planned Development (PD) District 20-13.

The Plan Commission further recommended a Specific Use Provision to be in effect for four (4) years, with the time period beginning January 1, 2023. Until the expiration of the SUP time period, RV's and Cabins are allowed on the site. However, pads one (1) through five (5), as shown on the site plan, shall be for cabins only (no RV's) or remain open spaces. The site shall otherwise have the same operating parameters as Phase one.

Z 21-61





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. e.

Meeting Date: 02/01/2022

Item Title: Z 21-61 Via Bayou, Inc. - Detail Plan (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

Approval of a Detail Plan for Cabins and Recreational Vehicles on a property zoned Planned Development (PD) District 20-13

LOCATION

3926 Zion Road

OWNER

Via Bayou, Inc.

PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

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STAFF RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes the request for flexibility to provide additional recreational vehicles rather than cabins only, the decision to approve or deny rests primarily on a subjective review of allowing up to eighteen (18) additional RV's in Phase 2 while cabins would still be allowed.

The Council, through the approval of PD 18-36, has found that a recreational vehicle resort is a suitable use for the overall property, including exclusively recreational vehicles in Phase 1. Subsequently in 2020, Council approved the Phase 2 Detail Plan for cabins only [PD 20-13]. The applicant contends that the cabin use is not feasible at this time and that allowing additional recreational vehicles for the eighteen (18) available pads in Phase 2 would make the overall project more successful early on.

The main consideration of the applicant's request lies in the compatibility of additional RV's. Less tangible, qualitative factors far outweigh any technical, objective analysis that staff could provide the Council regarding recreational vehicles versus cabin rentals within the same RV Resort. Therefore, staff recommends that the City Council hold a public hearing and consider the request. The Council may consider the Planned Development and Detail Plan amendments and approve, approve with conditions, or deny the request.

BACKGROUND

In 2020, City Council approved a Detail Plan for Recreational Vehicle Park Phase II Cabins on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. In addition, the Planned Development (PD) District 20-13 precludes additional RV parking in Phase 2 and limits Phase 2 to Cabin use only. Phase I of the Recreational Vehicle Park was approved in 2018 and is currently under construction. Phase I includes RV pads, an office building, manager/caretakers quarters and a clubhouse.

SITE DATA

The subject property has an area of 1.01 acres with 122 lineal feet of frontage along Zion Road. Access to this site is through the Phase 1 site, which provides access to both Zion Road and East I-30 Freeway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Planned Development (PD) District 20-13, which restricts the eighteen (18) pads for cabin use, with a base zoning of Light Commercial (LC) District. The LC District is intended to provide locations for commercial and service-related establishments. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts.

CONSIDERATIONS

1. In 2020 a Detail Plan was approved (PD 20-13) which consisted of eighteen (18) cabins in Phase 2 of the Recreational Vehicle Park. The applicant has submitted an amended PD and Detail Plan application to request the ability to have Recreational Vehicles on the eighteen (18) pads in Phase 2 of the Recreational Vehicle resort development. As mentioned above, if approved, the pads may be used for cabins or recreational vehicles.

2. Recreational Vehicle Parks are subject to Special Standards stipulated in the GDC. The Special Standards include but are not limited to thoroughfare access, site development elements, accessory uses, and amenities. The proposed Detail Plan complies with the Special Standards as approved in Planned Development (PD) District 18-36 and Planned Development (PD) District 20-13.

In addition to the RV Pads in Phase 1 and the Cabins/ RV Pads in Phase 2, the Recreational Park will provide spaces for the following accessory uses as a unified development (for both phases):

- Manager/caretaker residence
- Self-service laundry facility
- Guard/entry structure (gates)
- Snack shop
- Restroom/bathing facility

Furthermore, the following amenities will be provided:

- Swimming pool
- Fitness center/exercise facility
- Business center
- Community center/club house
- Dog park
- Picnic/grilling area

The Recreational Park provides these amenities in Phase 1 as approved in Planned Development (PD) District (PD) 18-36.

3. The applicant is not proposing additional parking or new structures with this request. Therefore, the landscaping complies with the requirements of PD 20-13. The cabin building design will remain the same as per PD 20-13.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject property. Regional Centers include a mix of uses, include retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space. They include compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm. Regional Centers incorporate pedestrian and transit as a part of internal circulation and provides amenities for their use such as bike racks, bus shelters and benches.

Additionally, the subject site falls under the I-30 Catalyst Area Plan. The land use map in that Plan identifies the site for Regional Center use as described in the Envision Garland Plan. Further the site is located within the Harbor Point Targeted Investment Area extending from the North George Bush Turnpike to Lake Ray Hubbard. The vision for land use is for infill with additional housing options, urban mixed-use character, shops, restaurants, and multiple plazas to encourage gathering and outdoor activities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east are zoned for single-family uses; the adjacent property is unimproved and further east are existing single-family dwellings. To the north across Zion Road is a public park area zoned Agricultural (AG) District which fronts Lake Ray Hubbard. To the west of the subject property is the Phase 1 Recreational Vehicle Park which is under construction. To the south and southeast of the subject property is a property zoned for Multi-Family uses and developed with an apartment complex.

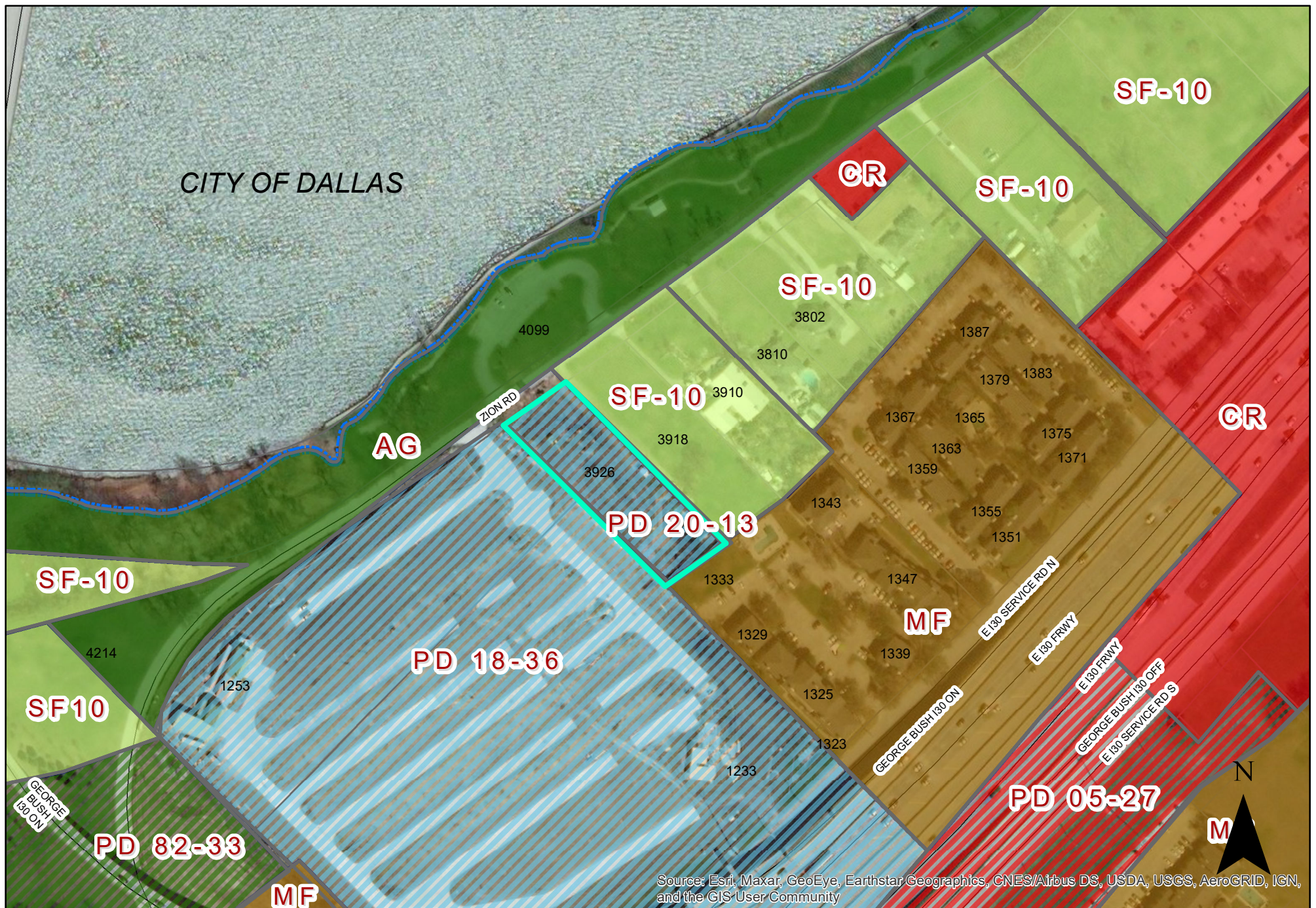
Additionally, the subject property is located approximately 0.7 miles from Bass Pro Development. Its proximity to Bass Pro Development, along with its adjacency to Lake Ray Hubbard, makes the subject property desirable and fitting for the development of the overall Recreational Vehicle resort.

Attachments

Z 21-61 Via Bayou, Inc. (Detail Plan) Attachments

Z 21-61 Via Bayou, Inc. Responses

Z 21-61 Via Bayou, Inc. Staff Presentation



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

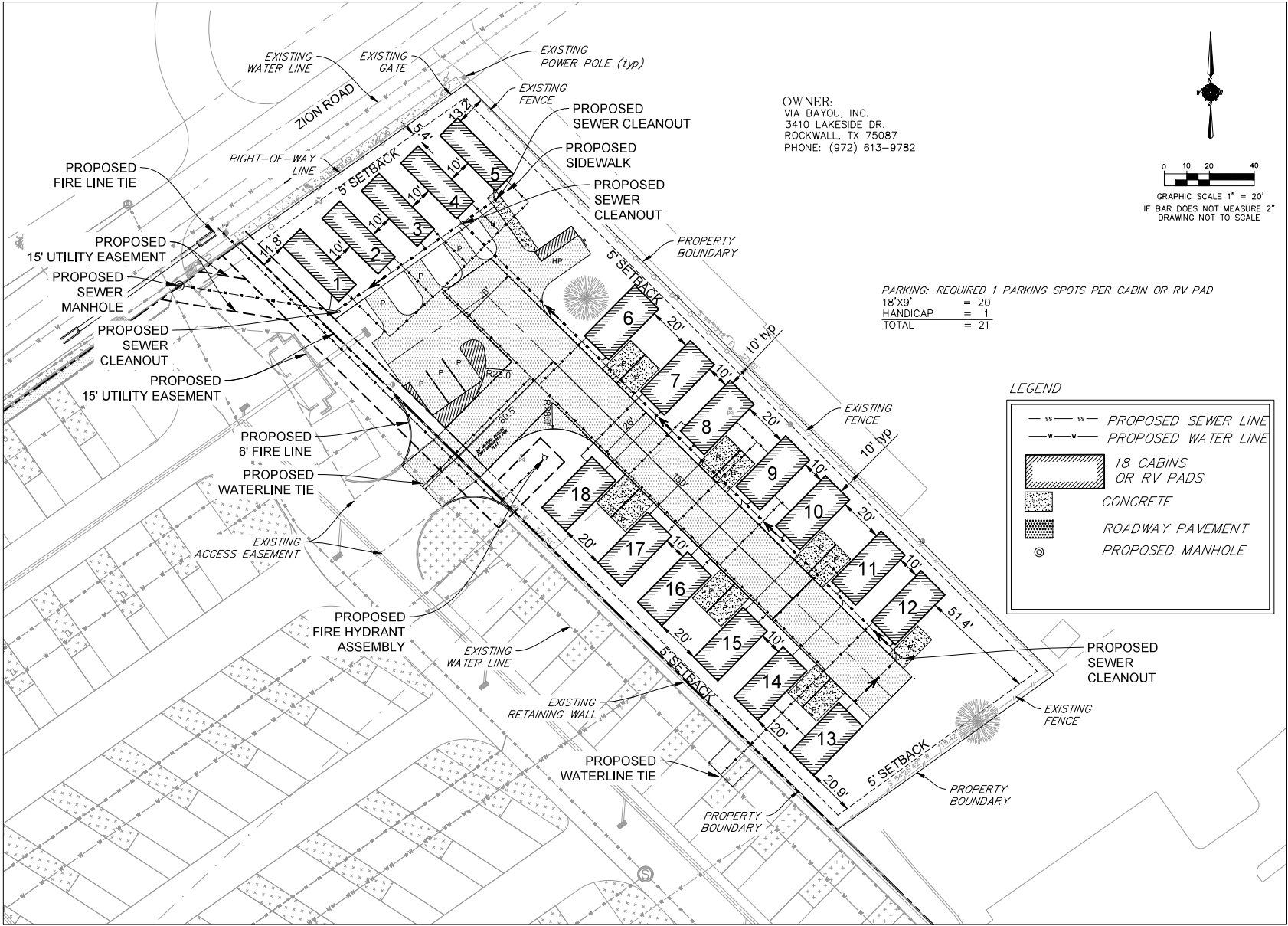
0 130 260 Feet
1 inch = 204 feet

ZONING MAP Z 21-61

INDICATES AREA OF REQUEST

3926 Zion Rd.

EXHIBIT C



CASE NO. 200409-2

12/13/2021



ERIC L. DAVIS ENGINEERING, INC.
P-3987
120 East Main Street
Rockwall, TX 75087
972/564-0592 Fax 972/564-6523
E-Mail: eric.davis@eidengineering.com

LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
	ELD JOB NO.: 2073
	DRAWN BY: JPH
	FIRM REGISTRATION #: 3987
ADDRESS: 1233 INTERSTATE 30 LOT: 1 BLOCK: 1	
	CITY: GARLAND, TX

SCALE: 1" = 20'

SHEET



PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BC	Taxodium distichum	Bald Cypress	5 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	4 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
Cma	Acer saccharum var. caddo	Caddo Maple	2 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	1 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Oak	2 Ea.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container., Single trunk, Well branched with Central Leader, 6' branching height

Ornamental Trees

CM	Lagerstroemia indica 'Watermelon Red'	Crape Myrtle - 'Watermelon Red'	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane. Min., Well Branched
TY	Ilex vomitoria	Tree Yaupon Holly	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane. Min., Well Branched, Berried

Screening Plants

ERC	Juniperus virginiana 'Slag'	Eastern Red Cedar 'Slag'	26 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 10 Ft. O.C.
NRS	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	15 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 8 Ft. O.C.

Groundcover

LS	Liriope spicata	Creeping Liriope	465 EA.	4" Pots	Container, Full, 3-12" Long Bibbs minimum, Plant 12" O.C.
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Lawn Grasses

BG	Cynodon dactylon	Bermuda Grass	22,485 Sq. Ft.	Hydromulch	Apply at rate of 4 lbs. per 1,000 sq. ft. with tackifier
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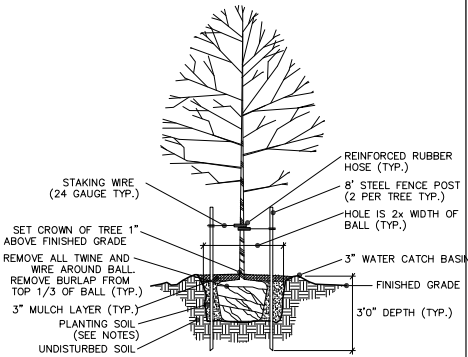
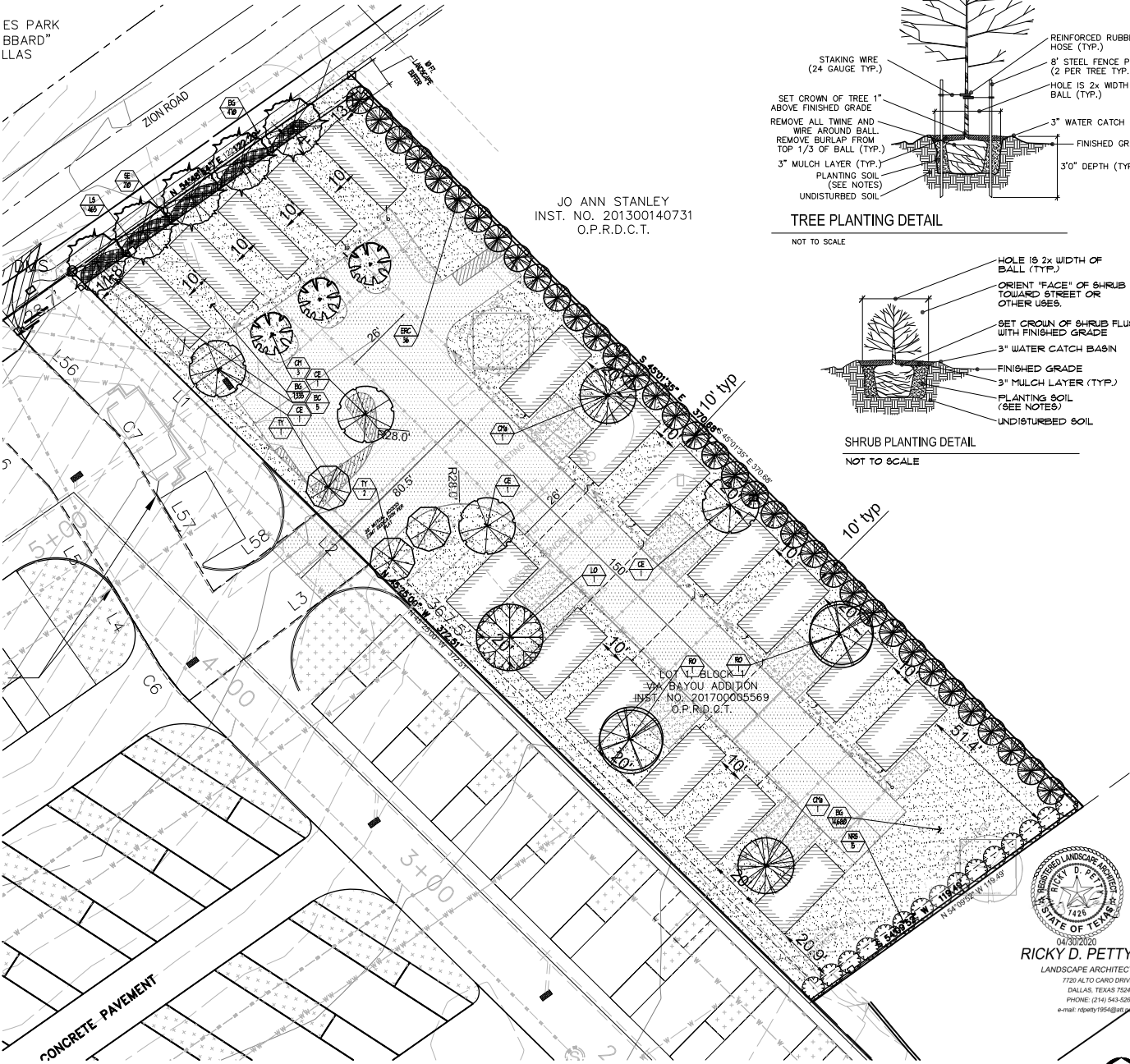
Landscape Requirements

ITEM	REQUIRED	PROVIDED
Total Landscape Area		
Landscape Area: 10% of Site (44,277.2 Sq. Ft.)	4,427.8 Sq. Ft.	23,015 Sq. Ft.
Landscape Buffer		
Zion Road	5 Ft. Width	5 Ft. Width
1 Canopy Tree per 30 Ln. Ft. (122.29 Ln. Ft.)	4 Ea.	5 Ea.
East and South	5 Ft. Width	5 Ft. Width
Screening Plants	Yes	Yes with Eastern Red Cedar and Nellie R. Stevens Holly
Parking Area Landscape		
1 Canopy Tree within 60 ft. of every parking space	Yes	Yes
1 Canopy Tree per 10 Parking Spaces (21 Ea.)	3	9
Screening		
Zion Road: 6 Ft. Ht. Metal Picket Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes
East and South: 6 Ft. Ht. Board on Board Solid Cedar Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes

PLANTING NOTES:

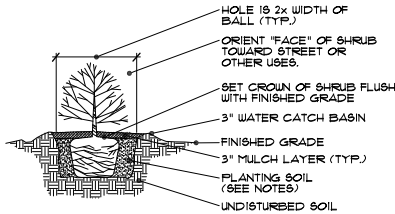
- Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
- Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
- Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
- Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
- Coordinate with other trades and subcontractors as required to accomplish the planting operation.
- Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
- Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
- Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
- Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
- Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
- Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4' feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
- Stake tree(s) immediately upon installation and within same day as planted.
- Mulch planting beds and tree pits with shredded hardwood mulch.
- Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
- All landscape areas to be watered by an automatic landscape irrigation system.

ES PARK
BBARD*
LLAS



TREE PLANTING DETAIL

NOT TO SCALE

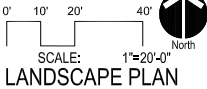


SHRUB PLANTING DETAIL

NOT TO SCALE



RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5285
e-mail: rpetty1994@gmail.com



REVISED: 6/8/2020 - CITY COMMENTS

04/30/2020



ERIC L. DAVIS ENGINEERING, INC.

F-3987

120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail: ericdavis@engineering.com

LAKESHORE RV PARK

PHASE II

TREE PRESERVATION PLAN

ENGINEER FOR:

VIA BAYOU, INC.

PLAN: LANDSCAPE PLAN

ELD JOB NO.: 2073

DRAWN BY: RDP

CHECKED BY: RDP

BUILDER: VIA BAYOU, INC.

ADDRESS: LAKESHORE RV RESORT

ADDRESS: 1233 INTERSTATE 30

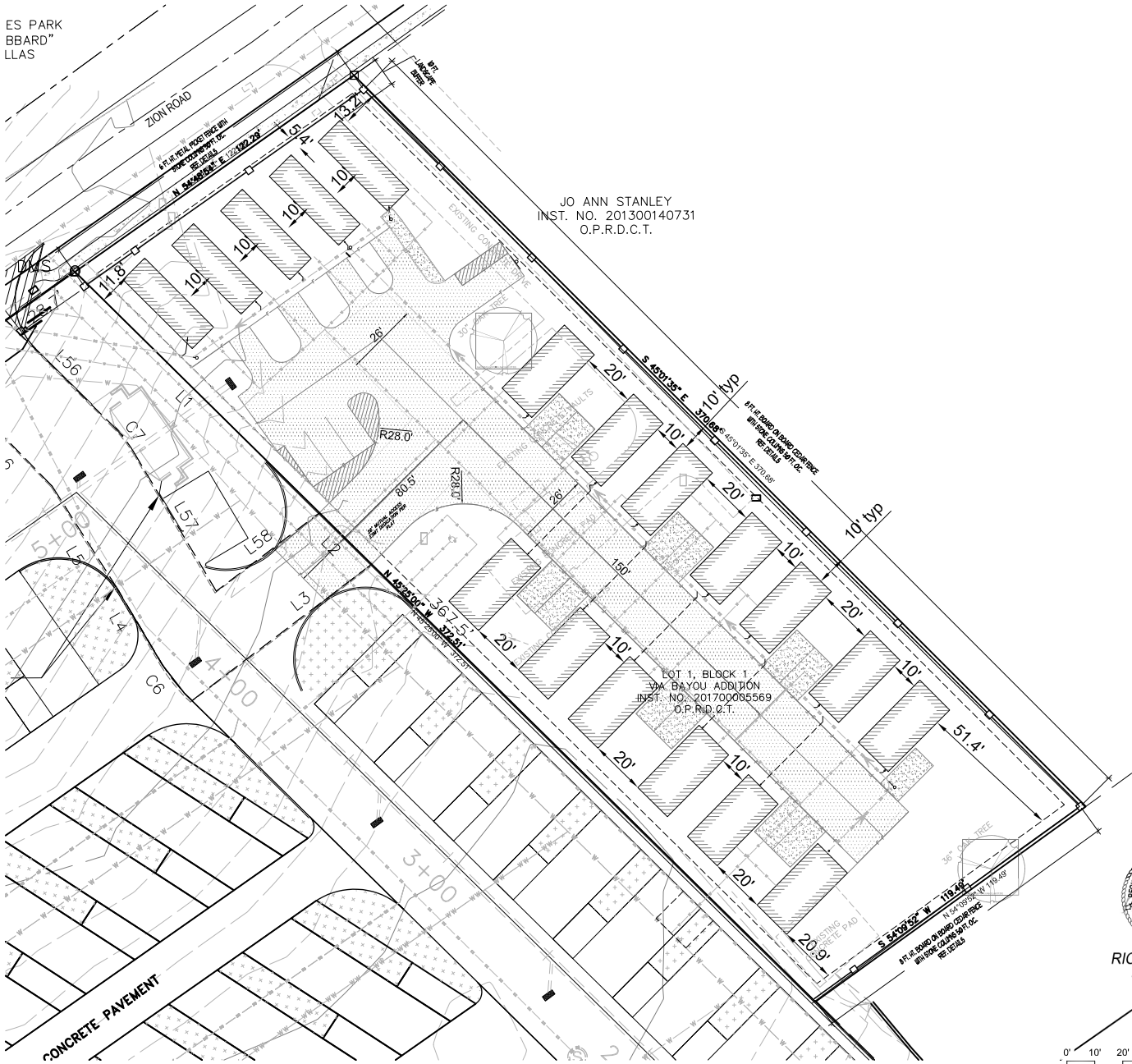
LOT: 1 BLOCK: 1

CITY: GARLAND, TX

SCALE: 1"=20'

SHEET L2

EXHIBIT D



04/30/2020



ERIC L. DAVIS ENGINEERING, INC.
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972/564-0392 • Fax 972/564-6523
E-Mail: ericdavis@eldengineering.com

LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.



RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75249
PHONE: (214) 543-5265
e-mail: rdpetty1954@aol.net

4-1/2"

6'-0" FOR PERIMETER FENCE

24"

CONC. FOOTING, SLOPE TOP OF FOOTING

12" DIA.

1-1/2" X 2" CHANNEL

FINISH GRADE

3/4" SQ SOLID STEEL PICKETS @ 4" O.C. PICKETS TO FACE OUT

3" X 3" X 1/4" TUBULAR STEEL POSTS @ 8" O.C.W/ MATCHING BALL STYLE CAP 8'-0" MAX

EVERY THIRD PICKET SHALL EXTEND ONLY TO THE MID RAIL

MANUFACTURED STONE

STONE COLUMN 50" O.C, TYPICAL

3' STD SIENNA PRECAST COLUMN CAP BY CYMA SYSTEMS, ANCHOR CAP TO COLUMN W (4) 10" X 1/2" DIA STAINLESS STEEL PINS

HORIZONTAL JOINT REINFORCEMENT EVERY THIRD COURSE

MANUFACTURED STONE TO MATCH BLDG.

8" X 8" X 12" CMU FILL VOID W/ GROUT

FILL VOID WITH GROUT

4-No. 4 BARS

FINISH GRADE

CONCRETE FOOTING, REINFORCING, AND PIER REQUIREMENTS PER STRUCTURAL ENGINEERING DRAWINGS

6'-0" FOR METAL PICKET FENCE

8'-0" FOR WOOD FENCE

2'-4" SQ

34"

1-1/2"

2"

METAL FENCE

PERIMETER FENCE COLUMN SECTION

N.T.S.

N.T.S.



FENCE DETAILS

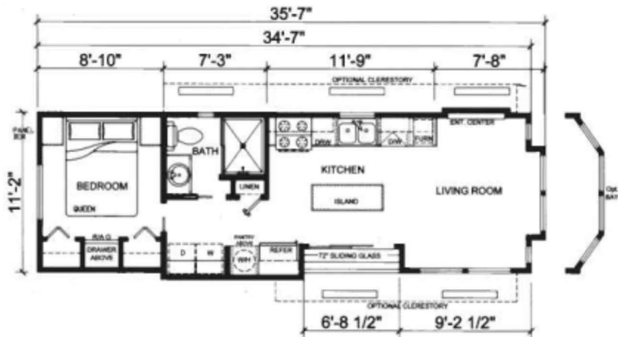
LAKE SHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: FENCE DETAILS
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

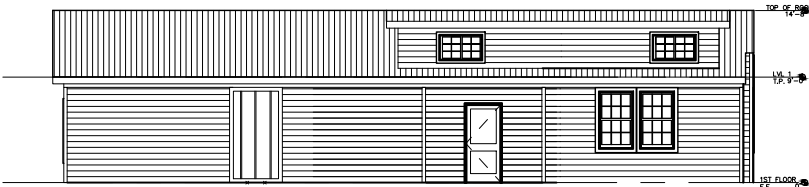
SHEET L4

EXHIBIT E

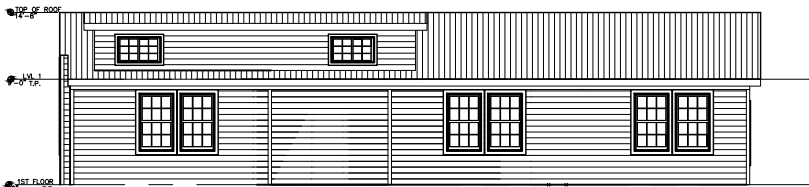
- NOTES:
1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
 2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



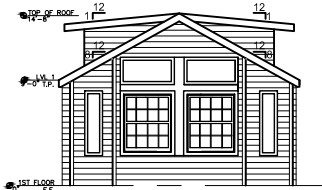
FLOOR PLAN
SCALE = N.T.S. 390 SF



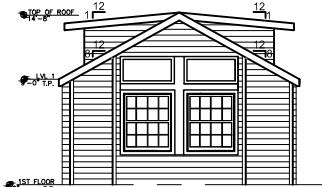
WEST ELEVATION
SCALE = 1"= 5'



EAST ELEVATION
SCALE = 1"= 5'



FRONT ELEVATION
SCALE = 1"= 5'



SOUTH ELEVATION
SCALE = 1"= 5'



IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

CASE NO. 200409-2

7/7/2020



ERIC L. DAVIS ENGINEERING, INC.
P-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

SCALE: 1"=50'

SHEET 01

OPTION 1
BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING

7/7/2020



ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail eric@elcdeengineering.com

LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

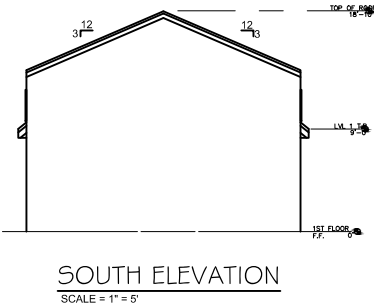
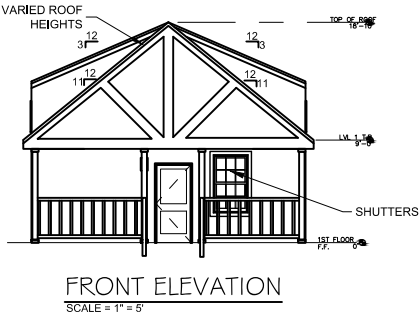
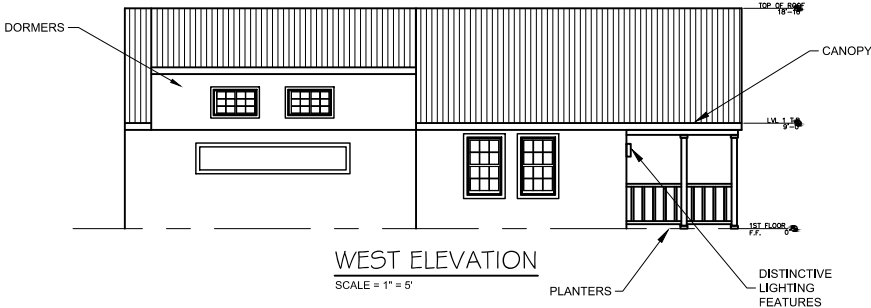
BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD. JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

SCALE: 1"=50'

SHEET 01

OPTION 2
BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING

EXHIBIT E



NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.

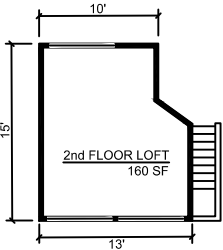
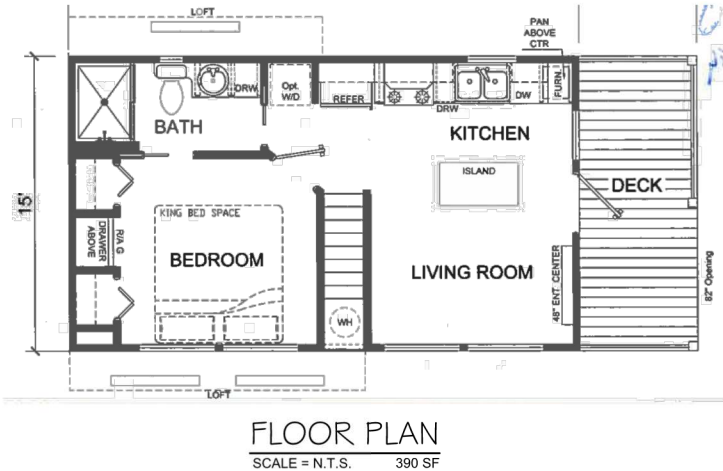


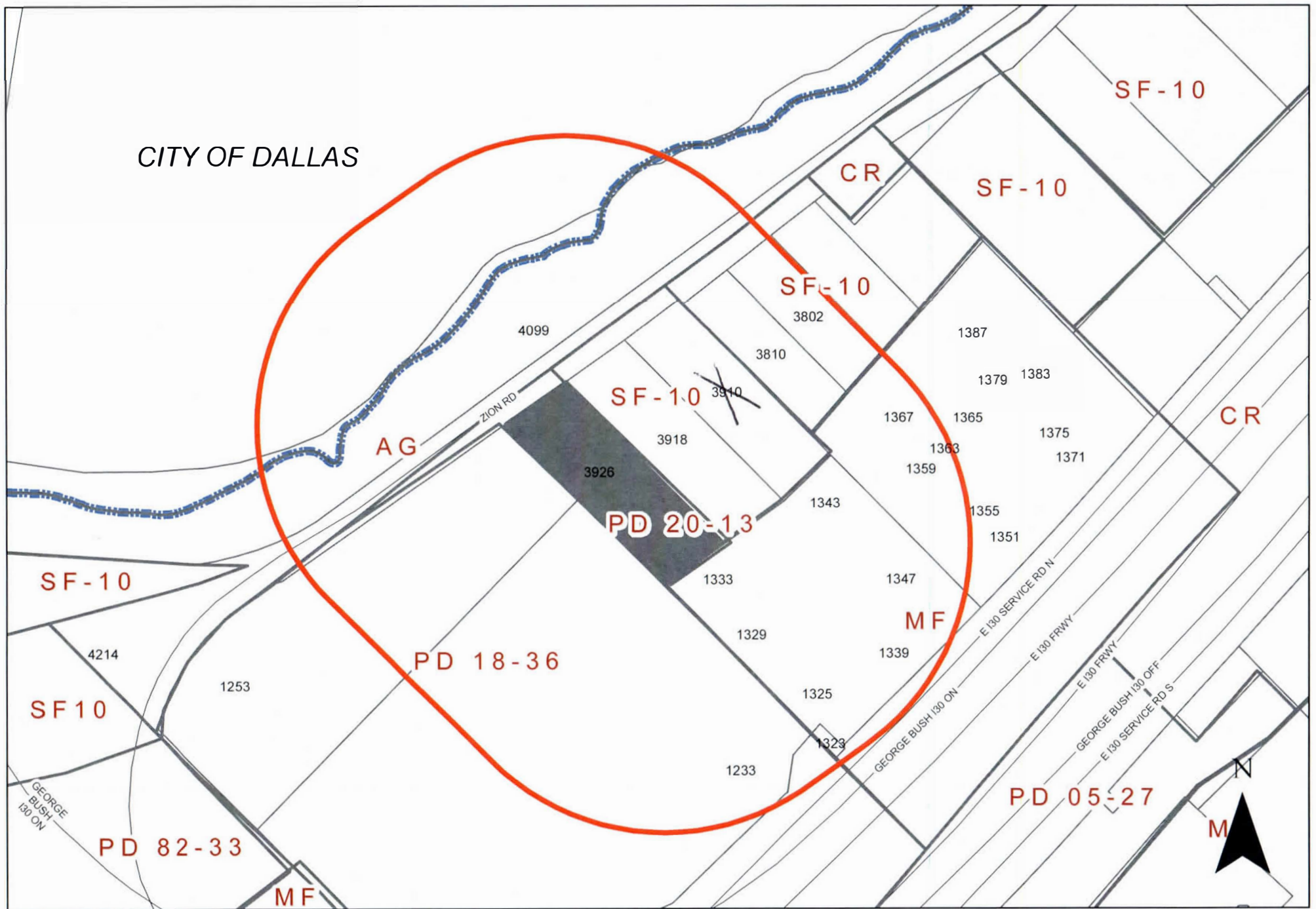
IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

REPORT & MINUTES

P.C. Meeting, January 10, 2022

Consideration of the application of **Via Bayou, Inc.**, requesting approval of a Detail Plan to allow Cabins and Recreational Vehicles in Phase 2 of Planned Development (PD) District 20-13. This property is located at 3926 Zion Road. (District 3) (File Z 21-61 – Detail Plan)

Motion was made by Commissioner Jenkins to **approve** the Detail Plan. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.** Chairman Roberts recused himself from this request.



ZONING MAP Z 21-61

3926 Zion Road

Comment Form

Case Z 21-61

Z 21-61 Via Bayou. The applicant proposes to add recreational vehicles (RV's) to the Phase 2 area previously approved for cabins at the approved Lakeshore RV Resort. This site is located at 3926 Zion Road (District 3)

Z 21-61 Via Bayou. El solicitante propone agregar vehículos recreativos (RV) al área de la Fase 2 previamente aprobada para cabañas en el Lakeshore RV Resort aprobado. Este sitio está ubicado en 3926 Zion Road. (Distrito 3)

Z 21-61 Via Bayou. Người nộp đơn đề xuất bổ sung các phương tiện giải trí (RV's) vào khu vực Giai đoạn 2 đã được phê duyệt trước đó cho các cabin tại Khu nghỉ dưỡng Lakeshore RV đã được phê duyệt. Địa chỉ này nằm ở 3926 Zion Road. (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Sean Davis

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

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

3910 Zion Road

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

1/7/22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

My name is Sean Davis and my family and I live at 3910 Zion Road.

For the property now known as “Phase II” to be added to the RV park it was required that the only thing to be on site there was cabins. It was the city’s requirement that in order to convert the property from single family to commercial only cabins could be used on that property due to the proximity of the neighborhood. No RVs. Mr. Turner agreed to this condition to install cabins and he has promoted them openly as part of his “Luxury” RV resort. We noticed the design had changed course however in the spring of 2021 with the delays in construction of the clubhouse structure, concrete pours for parking and the several instances of work stoppage and by summer 2021 we noticed changes to the design on Phase II with the removal of several feet of soil and a large elm tree that was supposed to remain in place. A new manhole that was installed was also removed and buried deeper and pipework was altered to accommodate the change. As builders and general contractors we suspected Mr. Turner had begun to make changes to the approved design for the use of RVs, not cabins. Noting the level of the ground was now flat and the placement of sewer and water locations on the north side of project that were closer to the property line than they should have been, by the fall of 2021 we realized that we were correct that there were no cabins for Phase II in Mr. Turners mind and that he was instead moving forward with the intention of having RVs in the space against what the city had stipulated and required to have the land included in the use of the RV park Phase I.

Now that Phase I is almost complete, the inability of adding cabins to Phase II for “not feasible” reasons should not mean that the neighborhood, city, or its citizens be left with a solution that works for Via Bayou only and courts the possibility that there will never be a good time to add cabins to Phase II.

Mr. Turner has known since when the project was approved that by combining this property to the adjacent larger Phase I property that the stipulation was always that he was required to install cabins only. He has had ample time to purchase these cabins or at the very least have made deposits that would lock in pricing so that future market fluctuations could be minimized. (That is what we believe “not feasible” means).

Fig 1: The current view of Phase II from Zion Road:



Several key concerns referencing figure 1:

First off, there is not supposed to be a 6’ wrought iron picket fence here on the east side of the property but rather an 8’ board on board cedar fence with stone columns every fifty (50’) feet (see exhibit D of the Planning Report, File # Z 21-61). There was no permit pulled for this fence or the additional 50’+- board on board fence to the left that was installed at the same time in December 2021, but if a permit was requested they would have been denied the wrought iron

portion and would have been directed to ask for a variance from the City Council before permit approval. This information came from the Permit Department head Mr. Ali.

However, this fence does allow the ability to plainly see the reason why cabins would be better for the neighborhood as they more closely resemble standard houses than RVs. As the east side fence MUST be board on board, only the rooftops of the cabins would be seen from the neighborhood while the RVs further down in Phase I would be partly obscured by the growth of the landscape trees and plants on the street side of the property. RVs in the same space however would stand out as RVs do and would go against the original agreed intent to separate the RV Park from the neighborhood.

Also note the topography of the land behind the street side retaining wall on Zion (see fig 2). With the wrought iron



fence set at 4' above the stone blocks the amount of visual of both RV and Cabin is more than is allowed based upon the same "Exhibit D" requirements (i.e., "6' HT METAL PICKET FENCE WITH STONE COLUMNS EVERY 50' O.C."). With the use of stone block as a retaining wall the height of the land changed from street level to approximately 2.5-3' above street level making the RVs or cabins much taller. This further violates the separation from Via Bayou's property to everyone who lives here and comes to enjoy John Paul Jones park. Even if this fence/block wall change stands, then surely cabins would be better visually from almost the entirety of Zion Road all the way east to the boat ramp half a mile away. This further demonstrates the intent to install RVs instead of cabins and a lack of disregard for the agreed upon parameters.

It should not be forgotten that Phase I of the property has 183 spaces for RVs already, therefore it seems unlikely the additional parking is needed. For unknown reasons these cabins are "not feasible" at this time however under no circumstances should that be considered a reason to allow RVs into that space. Its 18 more spots in addition to 183 which makes no sense with regards to additional profits vs. changing the scope of Phase II. There appears to be more than enough spaces on Phase I to allow for income to continue for the agreed upon development of Phase II. If not perhaps Via Bayou should speak to their creditors about the issue and not put this on the neighborhood or the city.

What should be remembered is the original deal struck with Via Bayou by the City of Garland was undoubtedly with the interests of our citizens and Garland by the City Council, as well as Via Bayou. Having denied the RV park project once before can only mean that the way it was finally approved was undoubtedly the best solution, one agreed to by all parties and should therefore be followed to the letter and without deviation.

We ask that you deny this request and that the original scope of Phase II be upheld.

Thank you for your time.

Sincerely,

The Davis Family

Z 21-61

The applicant proposes to add recreational vehicles (RV's) to the Phase 2 area previously approved for cabins at the approved Lakeshore RV Resort.

[Approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

Approval of a Detail Plan for Cabins and Recreational on a property zoned Planned Development (PD) District 20-13]

**City Council Meeting
February 1, 2022**



GARLAND

TEXAS MADE HERE

CASE INFORMATION

Location: 3926 Zion Road

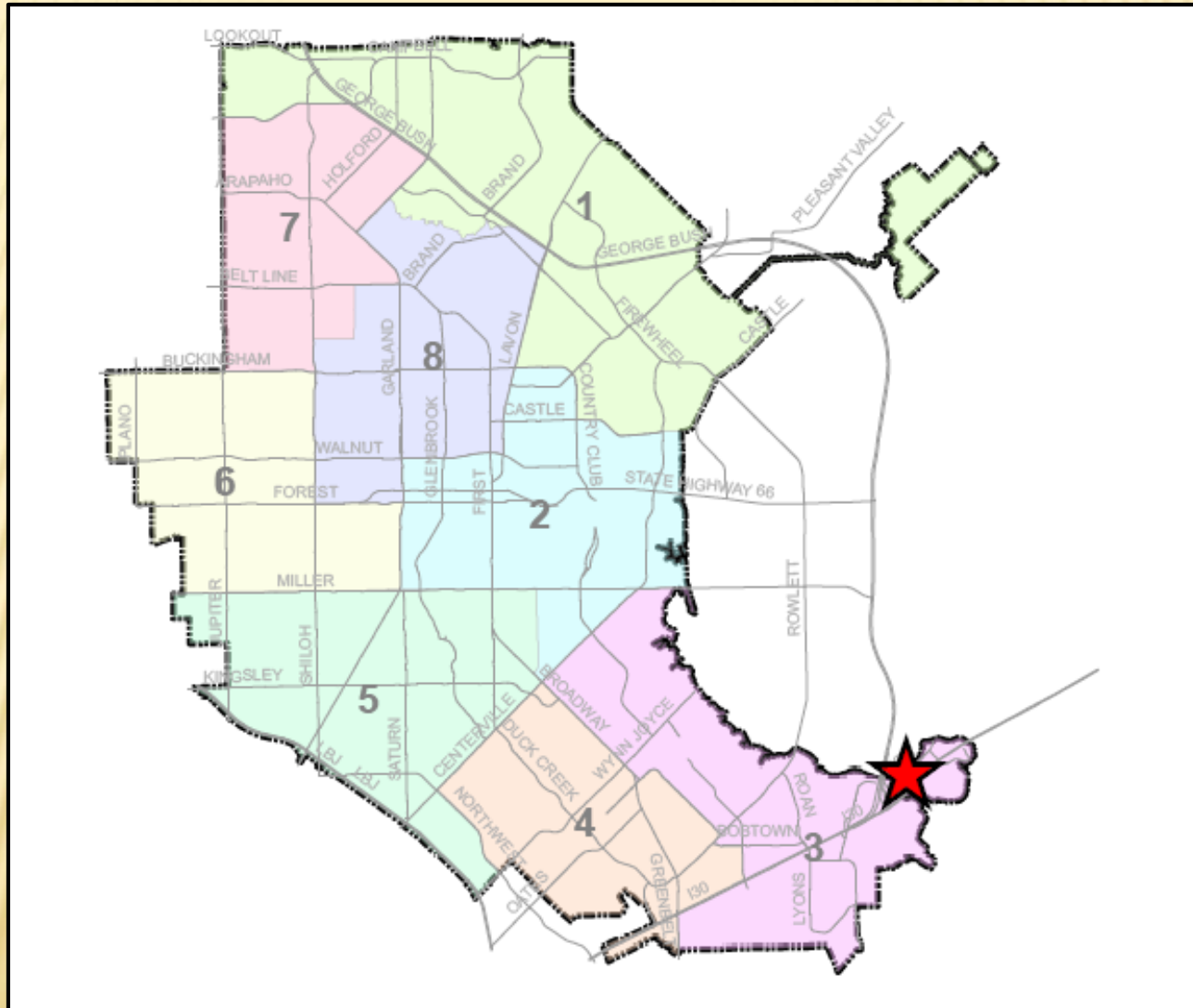
Applicant: Via Bayou Inc.

Owner: Via Bayou Inc.

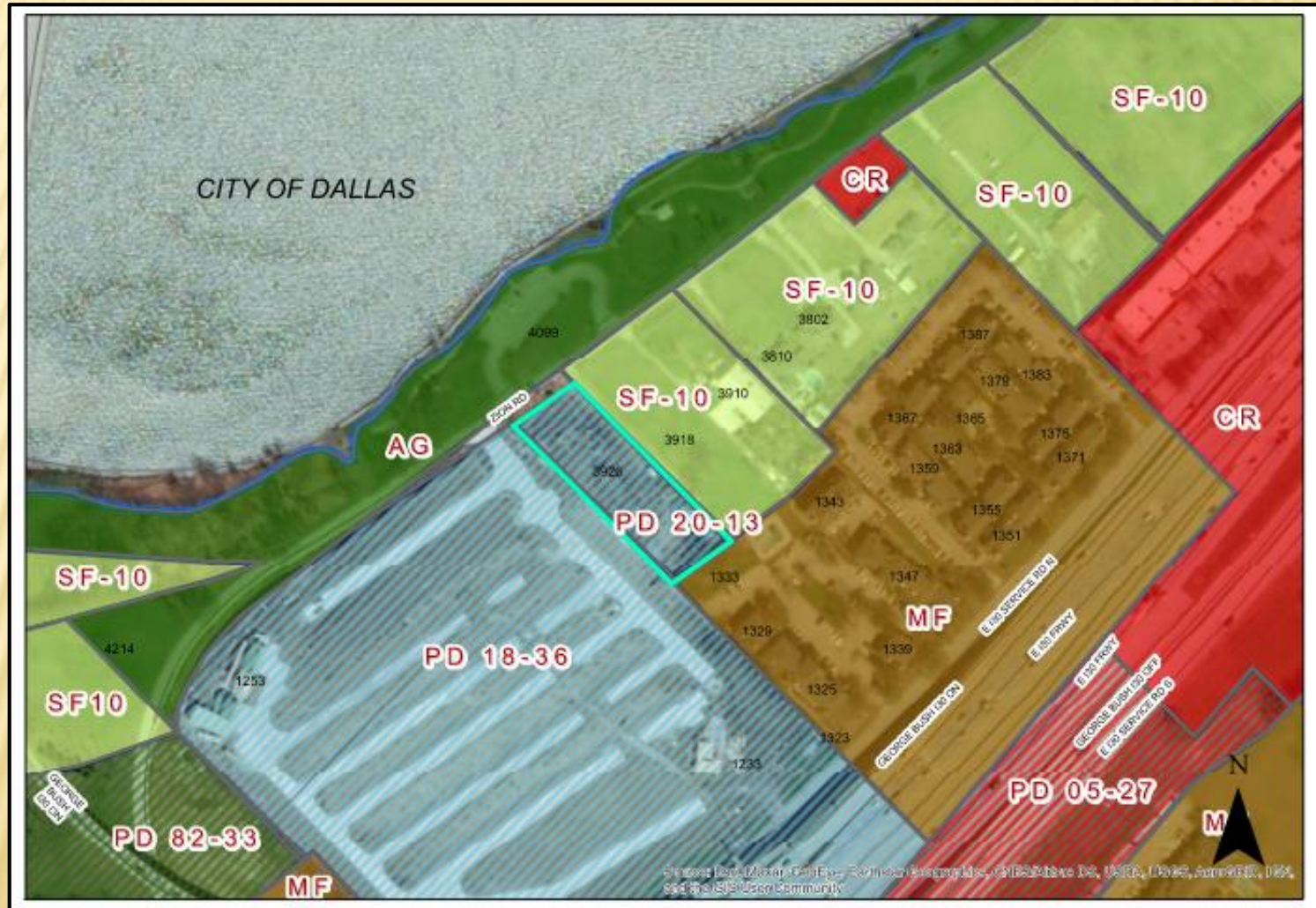
Acreage: 1.01 acres

Zoning: Planned Development (PD) 20-13
District

CITYWIDE LOCATION MAP

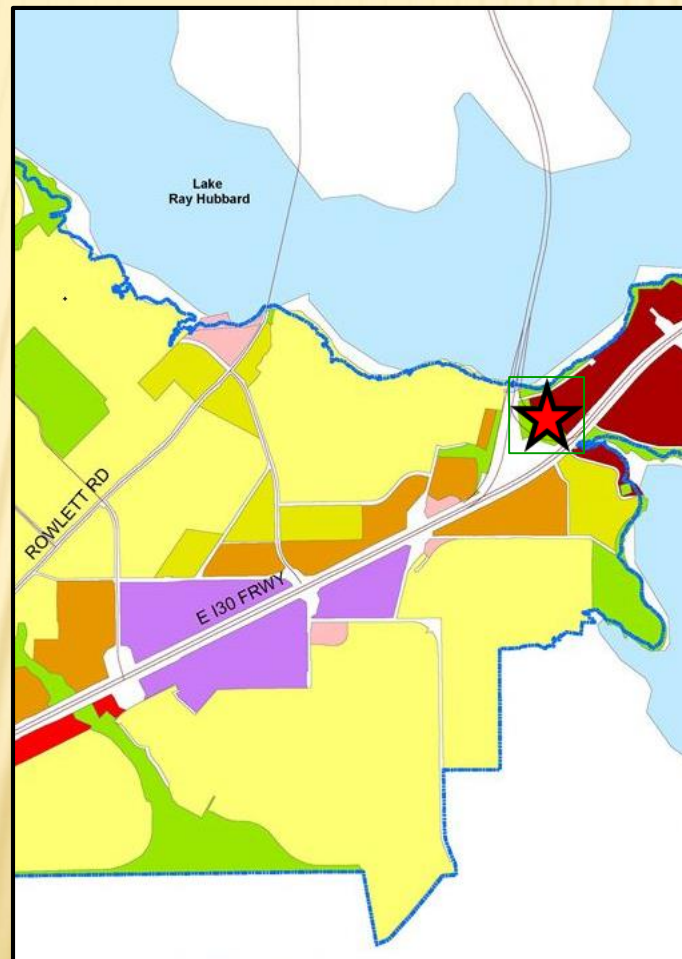


LOCATION MAP



COMPREHENSIVE PLAN

 Regional Centers



Z 21-61



COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject property. Regional Centers include a mix of uses, include retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space. They include compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm. Regional Centers incorporate pedestrian and transit as a part of internal circulation and provides amenities for their use such as bike racks, bus shelters and benches.

Additionally, the subject site falls under the I-30 Catalyst Area Plan. The land use map in that Plan identifies the site for Regional Center use as described in the Envision Garland Plan. Further the site is located within the Harbor Point Targeted Investment Area extending from the North George Bush Turnpike to Lake Ray Hubbard. The vision for land use is for infill with additional housing options, urban mixed-use character, shops, restaurants, and multiple plazas to encourage gathering and outdoor activities.



PHOTOS



View of property east of subject site.



View of Zion Road Frontages looking west towards the subject site on the left beyond the fence.



View of Zion Road with subject site on the right.



View of park located north of the subject site.



GARLAND
TEXAS MADE HERE

CURRENT PHOTOS

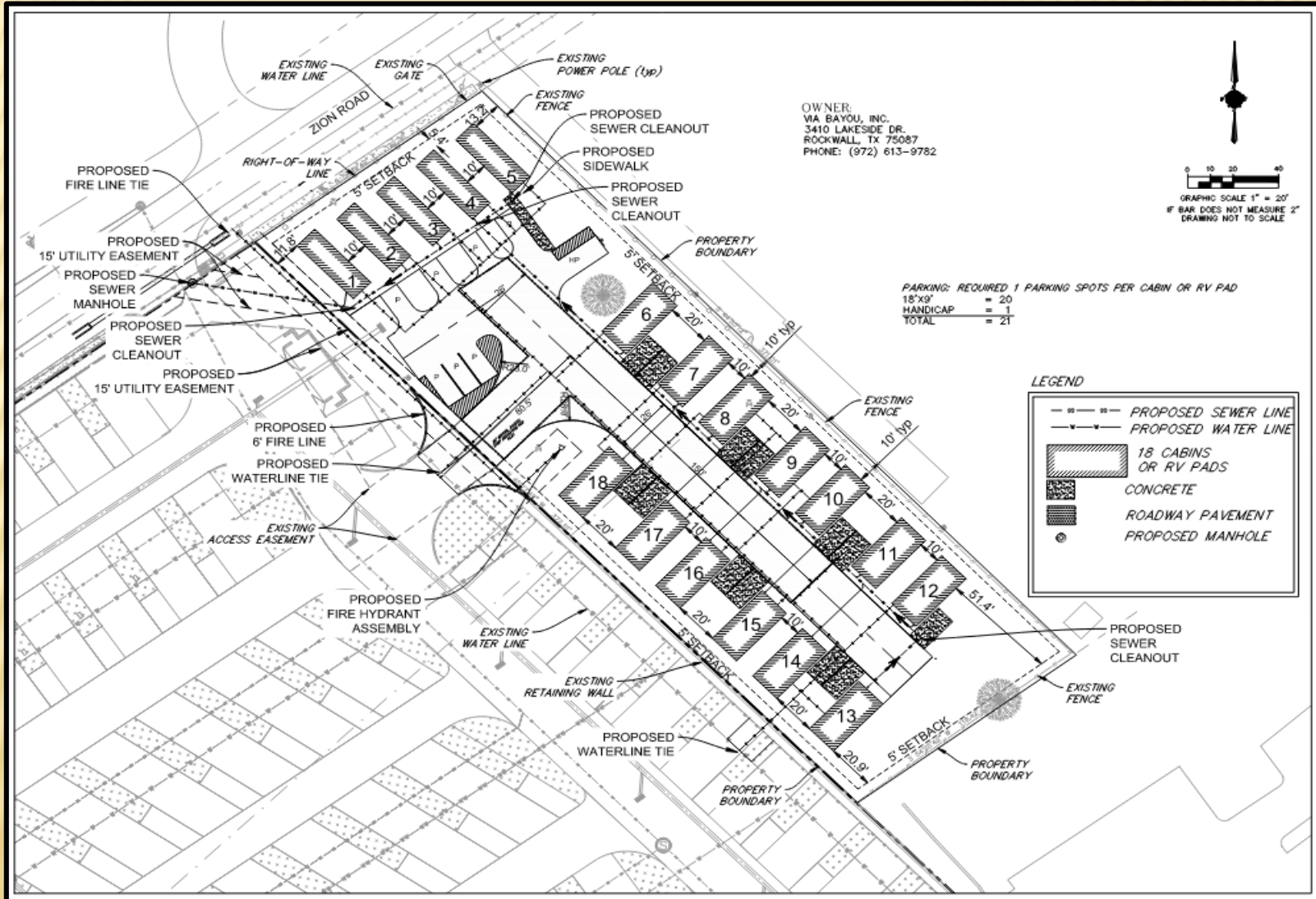


Z 21-61



GARLAND
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SITE PLAN





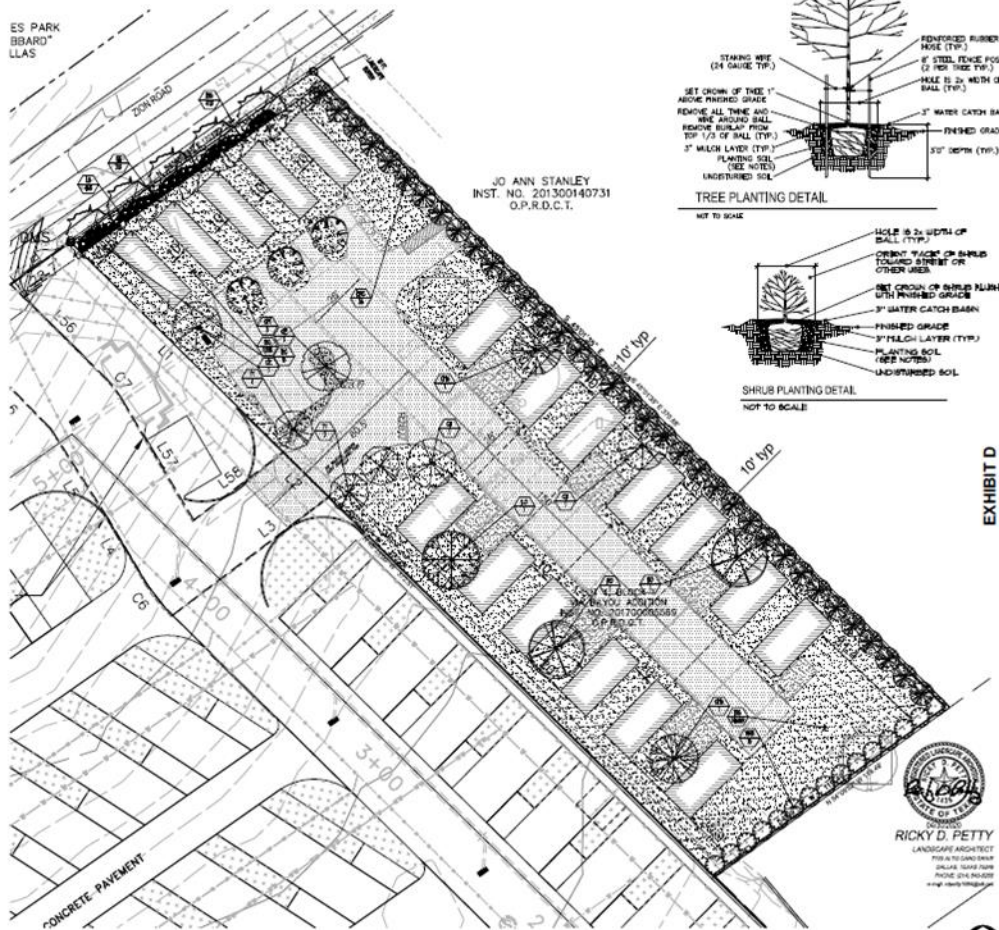
ПРИМЕНЕНИЕ БУДИ

PLANT SCHEDULE						
SYMBOL	ABB. BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	
Shade Trees						
BC	 Taxodium distichum	Bald Cypress	5 EA.	#65, 3" cal. Min. 14 ft. H. 6" Spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
CE	 Ulmus crassifolia	Cedar Elm	4 EA.	#65, 3" cal. Min. 14 ft. H. 6" Spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
GM	 Avicennia speciosa	Gumbo Limbo	2 EA.	#65, 3" cal. Min. 14 ft. H. 6" Spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
LO	 Quercus virginiana	Live Oak	1 EA.	#65, 3" cal. Min. 14 ft. H. 6" Spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
RO	 Quercus shumardii	Shumard's Red Oak	2 EA.	#65, 3" cal. Min. 14 ft. H. 6" Spread min.	Container, Single trunk, Well branched with Central Leader, 6" branching height	
Ornamental Trees						
CM	 Lagerflora indica	Crape Myrtle	3 EA.	#115, 6" cal. Min. 18, 3 FT. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Canes, Min. Well Branched	
TY	 Yucca ornata	Watermelon Tree Yucca ornata	3 EA.	#115, 6" cal. Min. 18, 3 FT. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Canes, Min. Well Branched, Balled	
Screening Plants						
ES	 Juniperus virginiana	Eastern Red Cedar	28 EA.	#115, 48" min. H. 30" min. spread	Container, Well branched full ground, Specimen, Plant 10" O.C.	
NIS	 Platanus sp.	Norfolk Island Sycamore	15 EA.	#115, 48" min. H. 30" min. spread	Container, Well branched full ground, Specimen, Plant 10" O.C.	
Groundcover						
LI	 Liriodendron tulipifera	Creeping Liriodendron	405 EA.	14" Pots	Container, Plant 1/3 - 12" Long Balled minimum, Plant 12" O.C.	
Lawn Grasses						
BG	 Cynodon dactylon	Bermuda Grass	22 485 Sq Ft.	Hydroponic	Apply at rate of 4 lbs. per 1,000 sq. ft. with fertilizer	

[illegible]

4. Select a representative

- [illegible]



REVISED: 04/30/2020 • CITY
COMMENTS
04/30/2020



ERIC L. DAVIS ENGINEERING, INC.
F-3987
1120 East Main Street
Forney, Texas 75128
972/584-0592 Fax 972/584-6523
E-mail: eric@edavisinc.com

EXHIBIT D

LA LAKESHORE RV PARK
PHASE II
FREE PRESERVATION PLAN
ENGINEERED FOR
VIA BAYOU, INC.

PLAN: LANDSCAPE PLAN
EJD JOB NO.: 2073
DRAWN BY: RDP
CHECKED BY: RDP

BUILDER: WA BAYOU, INC.
LOCATION: LAKESHORE RV RESORT
ADDRESS: 1233 INTERSTATE 30
LOT: 1 BLOCK: 1
CITY: GARLAND, TX

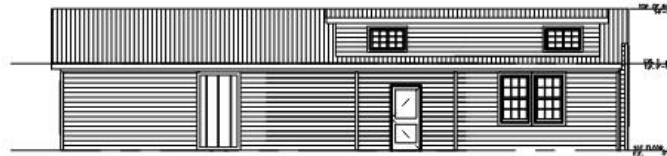
SCALE: 1"=20'

SHEET L2



CABIN ELEVATIONS

EXHIBIT E



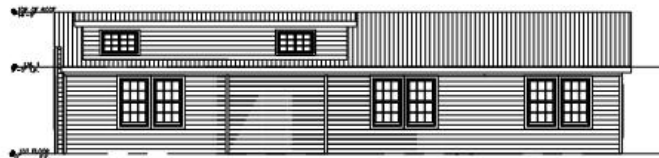
WEST ELEVATION

SCALE = 1" = 5'



FRONT ELEVATION

SCALE = 1" = 5'



EAST ELEVATION

SCALE = 1" = 5'

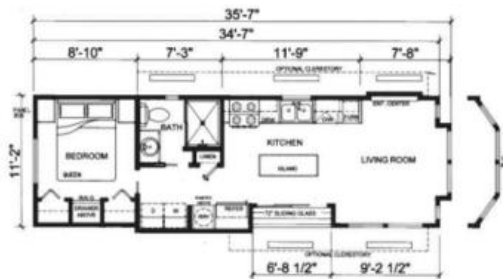


SOUTH ELEVATION

SCALE = 1" = 5'

NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



FLOOR PLAN

SCALE = N.T.S. 390 SF



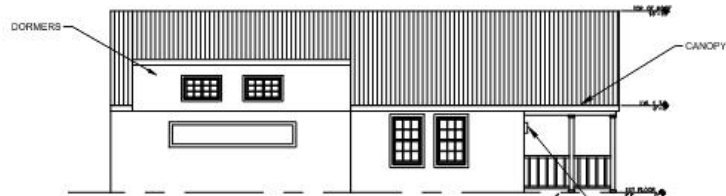
IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

EAGLES LANDING



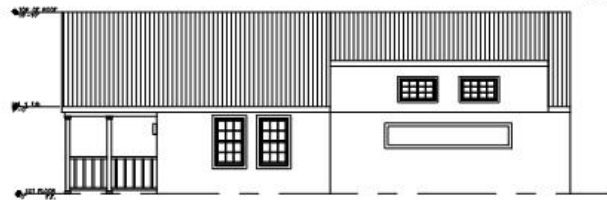
CABIN ELEVATIONS

EXHIBIT E



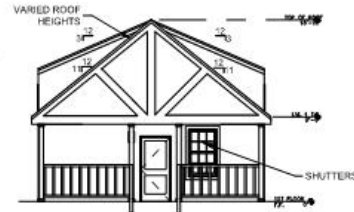
WEST ELEVATION

SCALE = 1" = 5'



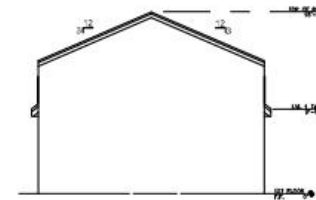
EAST ELEVATION

SCALE = 1" = 5'



FRONT ELEVATION

SCALE = 1" = 5'



SOUTH ELEVATION

SCALE = 1" = 5'

NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

CONSIDERATION

The applicant's request is an amendment to
Planned Development (PD) District 20-13 only.
No GDC deviations are being requested by the
applicant.

STAFF RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes the request for flexibility to provide additional recreational vehicles rather than cabins only, the decision to approve or deny rests primarily on a subjective review of allowing up to eighteen (18) additional RV's in Phase 2 while cabins would still be allowed.

The Council, through the approval of PD 18-36, has found that a recreational vehicle resort is a suitable use for the overall property, including exclusively recreational vehicles in Phase 1. Subsequently in 2020, Council approved the Phase 2 Detail Plan for cabins only [PD 20-13]. The applicant contends that the cabin use is not feasible at this time and that allowing additional recreational vehicles for the eighteen (18) available pads in Phase 2 would make the overall project more successful early on.

The main consideration of the applicant's request lies in the compatibility of additional RV's. Less tangible, qualitative factors far outweigh any technical, objective analysis that staff could provide the Council regarding recreational vehicles versus cabin rentals within the same RV Resort. Therefore, staff recommends that the City Council hold a public hearing and consider the request. The Council may consider the Planned Development and Detail Plan amendments and approve, approve with conditions, or deny the request.



PLAN COMMISSION RECOMMENDATION

On January 10, 2021 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an amendment to Planned Development (PD) District 20-13 to allow Cabins and Recreational Vehicles in Phase 2.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for Cabins and Recreational on a property zoned Planned Development (PD) District 20-13.

The Plan Commission further recommended a Specific Use Provision to be in effect for four (4) years, with the time period beginning January 1, 2023. Until the expiration of the SUP time period, RV's and Cabins are allowed on the site. However, pads one (1) through five (5), as shown on the site plan, shall be for cabins only (no RV's) or remain open spaces. The site shall otherwise have the same operating parameters as Phase one.

Z 21-61

