Council Chambers at City Hall
Tuesday, January 23, 2024
7 p.m.

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

GARLAND

CITY OF GARLAND
REGULAR MEETING OF THE CITY COUNCIL

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

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Texas Recreation & Park Society Arts and Humanities Programming Achievement Award
- Texas Downtown Association President's Award (TRAPS)

CONSENT AGENDA

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

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

2. **Approve the following bids:**

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

   Qualicare Landscape Services **$40,220.00**

This request is to provide downtown and plaza landscape maintenance.

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

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

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

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

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

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

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

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

Consider and take action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District on a 1.159-acre tract of land located at 2930 Broadway Boulevard providing for Conditions, Restrictions, and Regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

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

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

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-family-2 (MF-2) and Live/Work uses and 2) a Detail Plan for a Multi-family and Live/Work development on a 9.8649-acre tract of land located at 630 East Interstate 30 Freeway and 5305 Zion Road providing for conditions, restrictions, and regulations; providing a penalty under the provisions of sec. 10.05 of the code of ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Automobile Sales, New or Used on a 1.585-acre tract of land located at 421 East Walnut Street, providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **Appointment of Municipal Judges**

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

5. **Appointment of Associate Municipal Judges**

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

ITEMS FOR INDIVIDUAL CONSIDERATION

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

6. **Hold public hearing(s) on:**

a. **2024 Proposed Capital Improvement Program**

Proposed Capital Improvement Program (CIP). The 2024 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 9, 2024.

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

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

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

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

7. **Mayor Scott LeMay**

- Charles Leonard - Community Multicultural Commission

8. **Council Member Chris Ott**

- Richard Valle - Parks and Recreation Board

CITIZEN COMMENTS

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

ADJOURN

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purchased through the City Secretary's Office (audio CD's are $1 each and DVD's are $3 each).

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

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

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

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **1.**
Meeting Date: 01/23/2024
Minutes January 9
Submitted By: Tracy Allmendinger, Deputy City Secretary

Issue/Summary
Approve the minutes of the January 9, 2024, Regular Meeting

Background

Consideration / Recommendation

Attachments

January 9, 2024 Minutes

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 9, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Jeff Bass
Deputy Mayor Pro Tem Ed Moore
Council Member Deborah Morris
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Carissa Dutton
Council Member Dylan Hedrick
Council Member Chris Ott

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

Christie Fuentes, Coummunity Outreach Coordinatort, Garland Animal Shelter, presented the Pet of the Month.

Mayor LeMay presented a special recognition to the family of Paula Morelan. Mayor LeMay recognized Ms. Morelan for unselfishly helping her community, and through her work and dedication to the progress of this community.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any

item be removed and considered separately.

The motion was made by Mayor Pro Tem Jeff Bass to approve the Consent Agenda as presented, seconded by Deputy Mayor Pro Tem Ed Moore. The motion carried 9 ayes, 0 nays.

1. Minutes

a. APPROVED Approve the minutes of the December 11, 2023 Regular Meeting.

2. Approve the following bids:

a. APPROVED **Construction of 2022 Alley Paving and Wastewater Improvements Group B** **Bid No. 0060-24**

La Banda, LLC **$3,218,348.00**

This request is for the 2022 Alley Improvements Group B Project for construction of paving and wastewater improvements to 13 alley segments located in Council Districts 5 and 8 to include approximately 11,300 square yards of concrete paving and 8,700 LF of 8-in wastewater line.

b. APPROVED **GP&L and TMPA Circuit Breaker Term Contract** **Bid No. 0082-24**

Texas Electric Cooperatives, Inc. **$3,500,000.00**

The purpose of this bid award is for the as-needed purchase of circuit breakers for use in GP&L and TMPA substations. This will be an initial term contract with two optional renewals.

c. APPROVED **Health Benefits Stop Loss Coverage RFP** **Bid No. 0032-24**

BCBSTX **$3,029,664.00**

The purpose of this bid award is for the City's health benefits broker, HUB International, and as part of recommendations included in the City's health benefit strategic plan.

d. APPROVED **Change Order #2 to BL-9293 for NAPA Auto Parts** **Bid No. 5150-15**

NAPA Auto Parts **$510,000.00**

This request is for a change order #2 to BL-9293 to NAPA Auto Parts for additional funds to be added to pay for November and December monthly parts invoices for this year.

e. APPROVED **GP&L Lookout Substation NTT Terminal Additions** **Bid No. 0130-24**

Primoris T&D Services, LLC. **$3,901,618.76**

The purpose of this bid is for the construction of terminals No. 4 and 5 and the reconfiguration of terminals No. 2 and 3 at the GP&L Lookout Substation to accommodate NTT terminal additions at the substation. An owner's contingency is included for any additional materials that may be required. This is part of the approved GP&L Lookout NTT Connect CIP project.

f. APPROVED **GP&L Girvin Switch to Greasewood II Hardware Materials Change Order No. 1** **Bid No. 0925-23**

KBS Electrical Distributors, Inc **$107,085.90**

The purpose of this bid award is to obtain Change Order No. 1 to Purchase Order 35147 issued for the purchase of materials needed for the construction of the GP&L Girvin Switch to Greasewood II 345kV Transmission Line. Additional conduit and materials are needed to construct a temporary bypass line during construction. This is part of the approved Girvin to Greasewood II 345kV Transmission Line CIP project.

g. APPROVED **Data Center Server and Storage Replacements** **Bid No. 0334-24**

Waypoint Business Solutions

$1,643,025.32

This request is for the data center compute and storage equipment to continue to maintain the business systems that provide the technology that supports the City of Garland departments.

h. APPROVED **GP&L Transmission and Substation Technical Consulting Services** **Bid No. 0339-24**

Priciple Services, Ltd. **$1,500,000.00**

This request is for Change Order No. 1 to Purchase Order 35268 issued for the emergency repair of the GP&L Olinger Unit 2 circulating water pump. The original purchase order called for an on-site repair of the pump; however, the pump was found to have extensive damage requiring an off-site rebuild.

i. APPROVED **GP&L Olinger Unit 2 Circulating Water Pump Repair Change Order** **Bid No. 1257-23**

AW Chesterton Company **$80,231.00**

This request is for Change Order No. 1 to Purchase Order 35268 issued for the emergency repair of the GP&L Olinger Unit 2 circulating water pump. The original purchase order called for an on-site repair of the pump; however, the pump was found to have extensive damage requiring an off-site rebuild.

j. APPROVED **GP&L Ben Davis Substation Cable Trench** **Bid No. 0207-24**

Trenwa, Inc. **$486,739.00**

This request is for the purchase of a 1,095-foot pre-cast concrete cable trench and associated materials needed for the upgrade of the GP&L Ben Davis Substation. An owner's contingency is included for any additional materials that may be required. This is part of the approved GP&L Ben Davis Substation Flood Mitigation CIP project.

k. APPROVED **TMPA Dansby to Steep Hollow Steel Structures** **Bid No. 0618-23**

KBS Electrical Distributors, Inc. **$2,362,951.07**

The purpose of this bid award is for the purchase of steel structures needed for the construction of the TMPA Dansby to Steep Hollow 138kV Transmission Line. An owner's contingency is included for any additional materials that may be required. This is part of the approved TMPA Dansby to Steep Hollow Transmission Line Rebuild CIP project and will be reimbursed at 100%.

l. APPROVED **GP&L Girvin Switch Station Cable Trench** **Bid No. 0133-24**

Trenwa, Inc. **$436,994.25**

This request is for the purchase of a 1,150-foot pre-cast concrete cable trench and associated materials needed for the construction of the GP&L Girvin Switch Station. An owner's contingency is included for any additional materials that may be required. This is part of the approved GP&L Girvin Switch Station CIP project.

3. **A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:**

a. APPROVED Z 23-46 City of Garland (District 1)

Consider and take action to amend an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving an Amendment To Planned Development (PD) District 20-17 for Mixed Use to exempt Data Centers from a Detail Plan process, where Data Centers are already allowed by right and meet technical requirements on a 276.99-acre tract of land and generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line; providing for Conditions, Restrictions, and Regulations; providing A penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

Ordinance No. 7439 amending the Garland Development Code of the City of Garland, Texas by approving an amendment To Planned Development (PD) District 20-17 for Mixed Use to exempt Data Centers from a Detail Plan process, where Data Centers are already allowed by right and meet technical requirements on a 276.99-acre tract of land and generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line; 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 Z 23-40 1901 W Northwest Hwy, LLC (District 5)

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving an Amendment of Conditions to Planned Development (PD) District 94-35 to add and remove certain uses on a 5.00014-acre tract of land located at 1901 West Northwest Highway; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

Ordinance No. 7494 amending the Garland Development Code of the City of Garland, Texas, by approving an Amendment of Conditions to Planned Development (PD) District 94-35 to add and remove certain uses on a 5.00014-acre tract of land located at 1901 West Northwest Highway; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Consider approving by minute action an amendment to the employment agreement with Judson Rex relating to his employment as City Manager.

Council is requested to approve an amendment to the employment agreement with Judson Rex relating to his employment in the position of City Manager.

Council approved by minute action the employment agreement with Judson Rex (City Manager) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session

5. APPROVED Consider approving by minute action an amendment to the employment agreement with Brian England relating to his employment as City Attorney.

Council is requested to approve an amendment to the employment agreement with Brian England relating to his employment in the position of City Attorney.

Council approved by minute action the employment agreement with Brian England (City Attorney) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

6. APPROVED Consider approving by minute action an amendment to the employment agreement with Jedson Johnson relating to his employment as City Auditor.

Council is requested to approve an amendment to the employment agreement with Jedson Johnson relating to his employment in the position of City Auditor.

Council approved by minute action the employment agreement with Jedson Johnson (City Auditor) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

7. APPROVED Consider approving by minute action an amendment to the employment agreement with John Sholden relating to his employment as Municipal Court Judge.

Council is requested to approve an amendment to the employment agreement with John Sholden relating to his employment in the position of Municipal Court Judge.

Council approved by minute action the employment agreement with John Sholden (Municipal Court Judge) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

8. APPROVED Consider approving by minute action an amendment to the employment agreement with Natalie Banuelos relating to her employment as Associate Municipal Court Judge.

Council is requested to approve an amendment to the employment agreement with Natalie Banuelos relating to her employment in the position of Associate Municipal Court Judge.

Council approved by minute action the employment agreement with Natalie Banuelos (Associate Municipal Court Judge) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

9. APPROVED Regulatory Compliance

Council is asked to consider approving a State-mandated Paid Quarantine Leave Policy for eligible Firefighters and Peace Officers.

10. APPROVED Request for an approval of the amendment to the PSL Garland MOB, LP Tenant Improvement Incentive Agreement

Council is asked to consider approving the amendment of an Incentive Agreement with PSL Garland MOB, LP (Prevarian) for tenant improvement.

11. APPROVED Garland Chamber Economic Development Services Agreement Renewal

Council is asked to consider approving the renewal service agreement with the Garland Chamber of Commerce.

12. APPROVED Request for Development Assistance from Kraft Heinz Foods Company

Council is asked to consider approving the Incentive Agreement with Kraft Heinz Foods Company.

13. APPROVED Amending the Garland Development Code and Code or Ordinances to Comply with Recent Changes to State Law.

Approve an ordinance amending Chapters 2 and 6 of the Garland Development Code and Chapters 10, 22, and 26 of the Code of Ordinances.

Ordinance No. 7495 amending Chapters 2 and 6 of the Garland Development Code and Chapters 10, 22, and 26 of the Code of Ordinances.

14. APPROVED Police Staffing Realignment

Council is asked to consider approving revisions to the 23-24 Civil Service Classifications & Compensation Ordinance to reflect reallocation of two (2) Police Officer vacancies.

Ordinance No. 7496 amended the 23-24 Civil Service Classifications & Compensation Ordinance to reflect reallocation of two (2) Police Officer vacancies..

ITEMS FOR INDIVIDUAL CONSIDERATION

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15. Hold public hearing(s) on:

a. Consider a request by Jacobs Communications / Christine Johnson, proposing a freestanding AT&T cellular tower. The site is located at 4535 Bass Pro Drive in District 3.

Consider and take appropriate action of the application of Jacobs Telecommunications / Christine Johnson, requesting approval of 1) an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses to allow an Antenna, Commercial Use and 2) a Detail Plan for an Antenna, Commercial Use. This property is located at 4535 Bass Pro Drive. (District 3) (File Z 23-33)

The staff resport was presented by William Guerin, Director of Planning. The speakers on this item were Brant Dozier, applicant.

There was discussion by the Council.

The motion was made by Deputy Mayor Pro Tem Moore to approve item 15a as presented, seconded by Council Member Williams. Motion carried 8 ayes and 1 nay (Council Member Dutton)

b. Consider a request by Realty Investments C/o Maxwell Fisher to construct a multi-family development with live/work units. The site is located at 5305 Zion Road and 630 East Interstate 30 Freeway in District 3.

Consider and take appropriate action of the application of Realty Investments, C/o Maxwell Fisher, requesting approval of 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development. This property is located at 630 East Interstate 30 Freeway and 5305 Zion Road. (District 3) (File Z 23-36)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Maxwell Fisher, applicant.

There was discussion by the Council.

The motion was made by Deputy Mayor Pro Tem Moore to approve item 15b as presented,

seconded by Mayor Pro Tem Bass. Motion carried 8 ayes and 1 nay (Council Member Lucht).

c. Consider a request by Matt Drahos proposing to add automobile sales to the existing automobile repair facility. The site is located at 421 East Walnut Street in District 2.

Consider and take appropriate action of the application of Matt Drahos, requesting approval of 1) a Specific Use Provision for an Automobile Sales, New or Used on a property zoned Industrial (IN) District and 2) a Plan for Automobile Sales, New or Used. This property is located at 421 East Walnut Street. (District 2) (File Z 23-42)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Matt Drahos, applicant.

There was discussion by the Council.

The motion was made by Council Member Morris to approve item 15c with the inclusion of the Plan Commission's conditions on indoor display and three (3) year Specific Use Provison, seconded by Mayor Pro Tem Bass. Motion carried 8 ayes and 1 nay (Council Member Dutton)

d. Consider a request by 708 Studios, LLC/Clara M. Carlisle, proposing to rezone the property from Neighborhood Office (NO) District to Community Retail (CR) District. The site is located at 2930 Broadway Boulevard in District 5.

Consider and take appropriate action of the application of 708 Studios, LLC/Clara M. Carlisle, requesting approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2930 Broadway Boulevard. (District 5) (File Z 23-45)

The staff report was presented by William Guerin, Director of Planning.

There was no discussion by the Council.

The motion was made by Council Member Lucht to approve item 15d as presented, seconded by Council Member Hedrick. Motion carried 9 - 0.

e. Consider an amendment to the Garland Development Code to create a Small-Scale Reception Facilities land use. This item was reported and recommended by the Development Services Committee of the City Council during the December 4, 2023 City Council Work Session.

Consideration to amend Section 6.03, "Definitions," Section 2.52, "Special Standards for Certain Uses," the Land Use Matrix of Chapter 2, and the Downtown (DT) District Land Use Matrix of Chapter 7 of the Garland Development Code to allow for Reception Facility, Small Scale use in certain zoning districts.

The motion was made by Council Member Hedrick to approve item 15e as presented, seconded by Council Member Morris. Motion carried 9 - 0.

5. BOARD AND COMMISSION APPOINTMENTS

16. Council Member Carissa Dutton

- Larry Dunn - Senior Citizens Advisory Committee

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. Council Member Dutton presented her nomination as follows:

Council Member Carissa Dutton

- Larry Dunn - Senior Citizens Advisory Committee

A vote was cast to appoint the nominee, with the following result:

Vote: 9 ayes, 0 nays

CITIZEN COMMENTS

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

Jeremy Gonzalez and Russell Hall

ADJOURN

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There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:30 p.m.

Submitted By:

_____
Scott LeMay, Mayor

_____
Eloyce Rene Dowl, City Secretary

GARLAND

PURCHASING REPORT

City Council Regular Session **2. a.**
Meeting Date: 01/23/2024
Item Title: Change order to existing contract BL# 9364
Submitted By: Matthew Grubisich, Parks Director
Bid Number: 0485-19

Purchase Justification:
This request is to provide downtown and plaza landscape maintenance.

Evaluation:
Qualicare Landscape Services was issued the final renewal BL 9364 in the amount of $280,895.92 on April 24, 2023. A subsequent change order was approved in the amount of $48,000.00 on May 10, 2023. As competitive bids were not received for the change order, a bid recap is not included.

Award Recommendation:

Vendor	*Item*	*Amount*
Qualicare Landscape Services	All	$40,220.00
	TOTAL:	**$40,220.00**

Basis for Award: Change Order
Purchase Requisition #: 50294

Fiscal Impact

Total Project/Account: $280,895.92
Expended/Encumbered to Date (Including this Item): $211,312.74
Proposed Balance: $109,803.18
Account #: 100-2414-711112

Budget Type: Operating Budget
Fiscal Year: 2023-24
Document Location:

Budget Director Approval: Approval Date:
Purchasing Director Approval: Approval Date:

GARLAND

PURCHASING REPORT

City Council Regular Session **2. b.**
Meeting Date: 01/23/2024
Item Title: 2023 "Where the Heart Is" Sidewalk Replacement
Submitted By: Tye Tingey, Sr. Civil Engineer
Bid Number: 0106-24

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

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated with Tri-Con Services, Inc. submitting the Straight Low Bid.

Award Recommendation:

Vendor	*Item*	*Amount*
Tri-Con Services, Inc.	All	$468,605.00
	TOTAL:	**$468,605.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 50272

Fiscal Impact

Total Project/Account: $921,779
Expended/Encumbered to Date (Including this Item): $468,605
Proposed Balance: $453,174
Account #: 661-4699-1029900-7111
Fund/Dept/Project Description and Comments:

ARPA / Street / 2023 WTH Sidewalk Program	$468,605.00

Attachments

Bid Recap
Orchard Hills-Exhibit
The Oaks-Exhibit
Williams Estates-Exhibit

Budget Type: CIP
Fiscal Year: 2023-24
Document Location: Page 109

Budget Director Approval: Allyson Bell Steadman Approval Date: 01/14/2024
Purchasing Director Approval: Gary L. Holcomb Approval Date: 01/12/2024

CITY OF GARLAND - BID RECAP SHEET
OPENED: 11/14/23
REQ. NO. 50272
BID NO. 0106-24
PAGE: 1 of 1
BUYER: A. Arellano

ITEM	QTY	UNIT	DESCRIPTION	Tri-Con Services, Inc. UNIT PRICE	Tri-Con Services, Inc. TOTAL	R&A Legacy Construction LLC UNIT PRICE	R&A Legacy Construction LLC TOTAL	HQS Construction, LLC UNIT PRICE	HQS Construction, LLC TOTAL	CCGMG LLC Series B (Lexus) UNIT PRICE	CCGMG LLC Series B (Lexus) TOTAL
1	1	LT	(ARPA Funded Project)	$468,605.00	$468,605.00	$555,600.00	$555,600.00	$847,800.00	$847,800.00	$1,034,500.00	$1,034,500.00
			"Where The Heart Is"								
			Sidewalk Program								
			TOTAL GROSS PRICE		$468,605.00		$555,600.00		$847,800.00		$1,034,500.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$468,605.00		$555,600.00		$847,800.00		$1,034,500.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

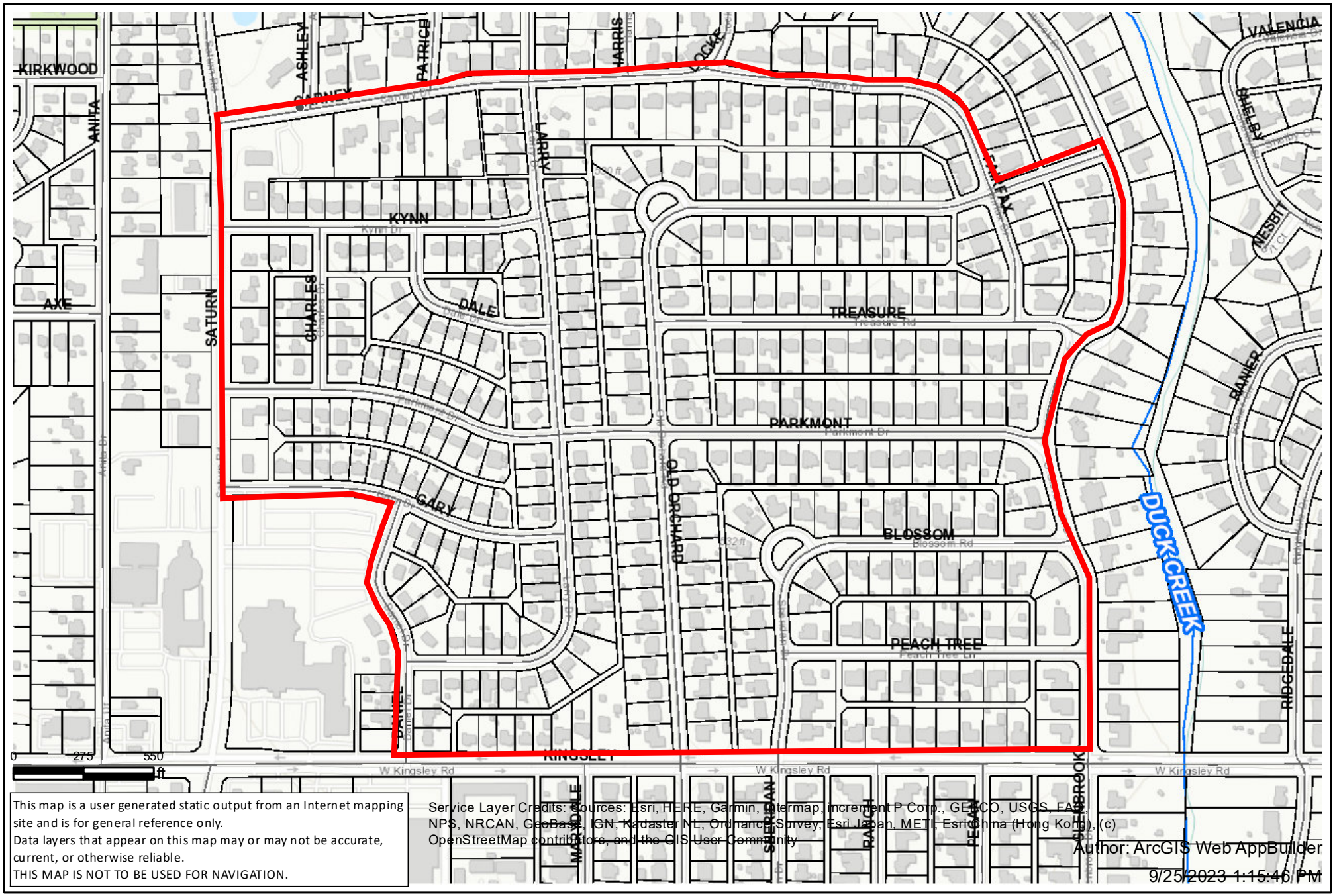
NEXT LOW: **$555,600.00**
LOW: **$468,605.00**
SAVINGS: **$86,995.00**

558 # IonWave Notifications
79 # IonWave HUBS
10 # Direct Contact HUBS
1 # HUBS Responded

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

Orchard Hills

N



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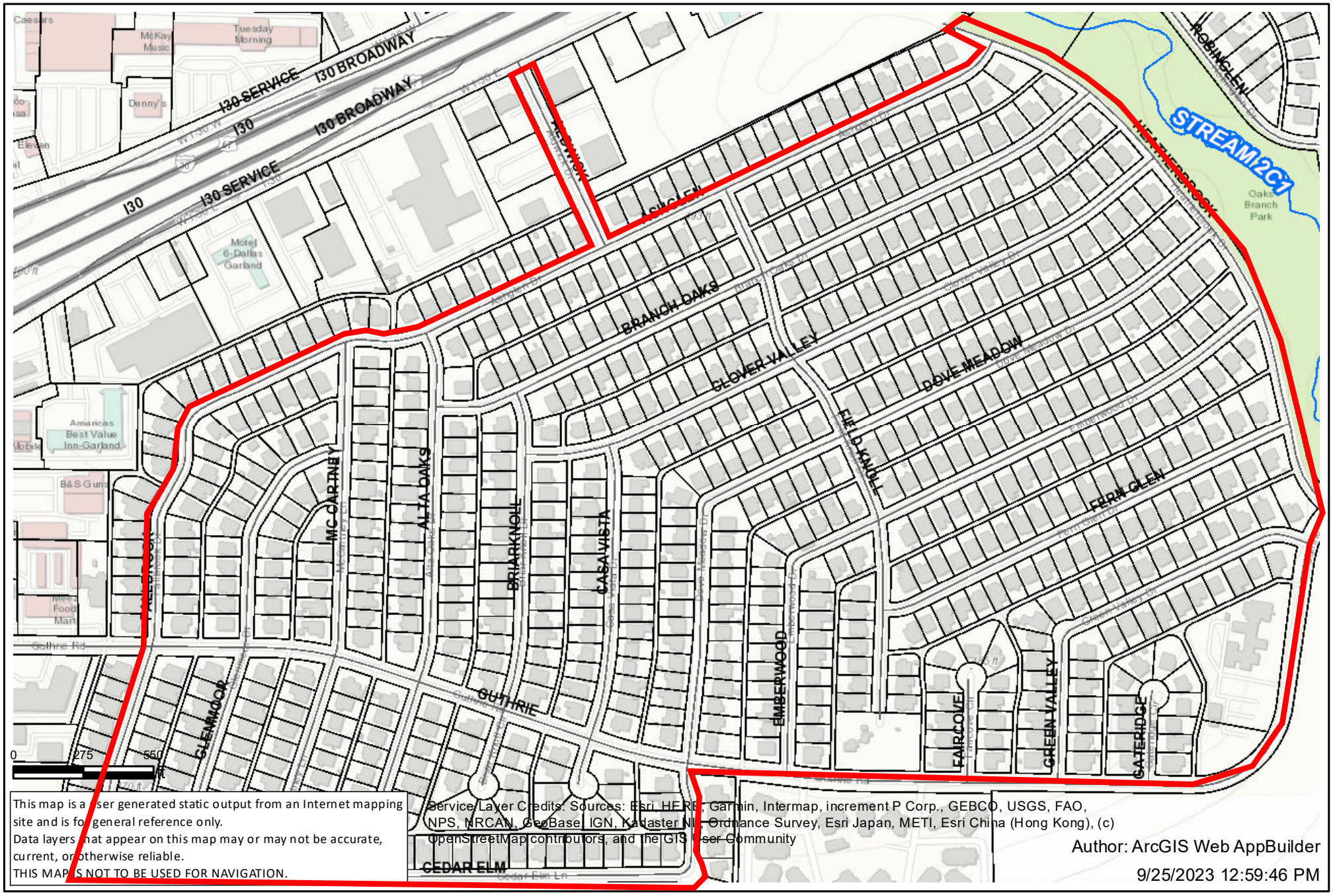
The Oaks (South of I-30)

N



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Author: ArcGIS Web AppBuilder
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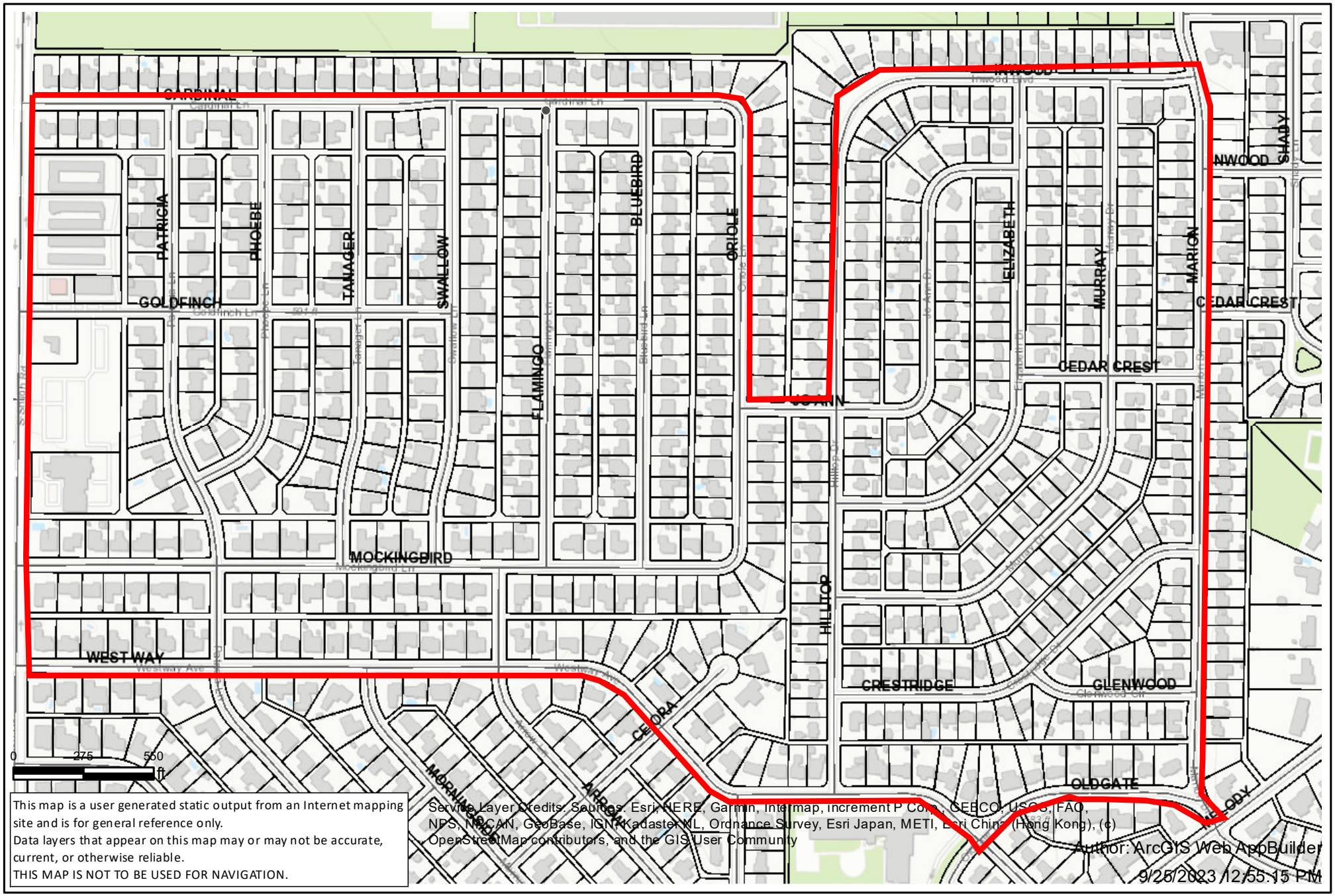
Williams Estates

N



GARLAND

PURCHASING REPORT

City Council Regular Session **2. c.**
Meeting Date: 01/23/2024
Item Title: Professional Services Contract Award for the 2023 Alley Improvement Project
Submitted By: Tye Tingey, Sr. Civil Engineer
Bid Number:

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

Evaluation:
Grantham & Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0212-19. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:
Vendor(s)

Item(s)	Amount	
Grantham & Associates, Inc.	All	$361,438.00
	Total:	$361,438.00

Basis for Award: Most Qualified
Purchase Requisition #: 50614

Fiscal Impact

Total Project/Account: $55,814,335
Expended/Encumbered to Date (Including this Item): $35,341,528
Proposed Balance: $20,472,807
Account #: Various
Fund/Dept/Project Description and Comments:

Infrastructure Repair & Replacement Fund / Street / 2023 Alley Improvements - Design of Paving portion	831-4693-7101	$316,623.00
Wastewater CIP / Water / 2023 Alley Improvements - Design of Wastewater portion	230-4149-3215700-7101	44,815.00
	Total	**$361,438.00**

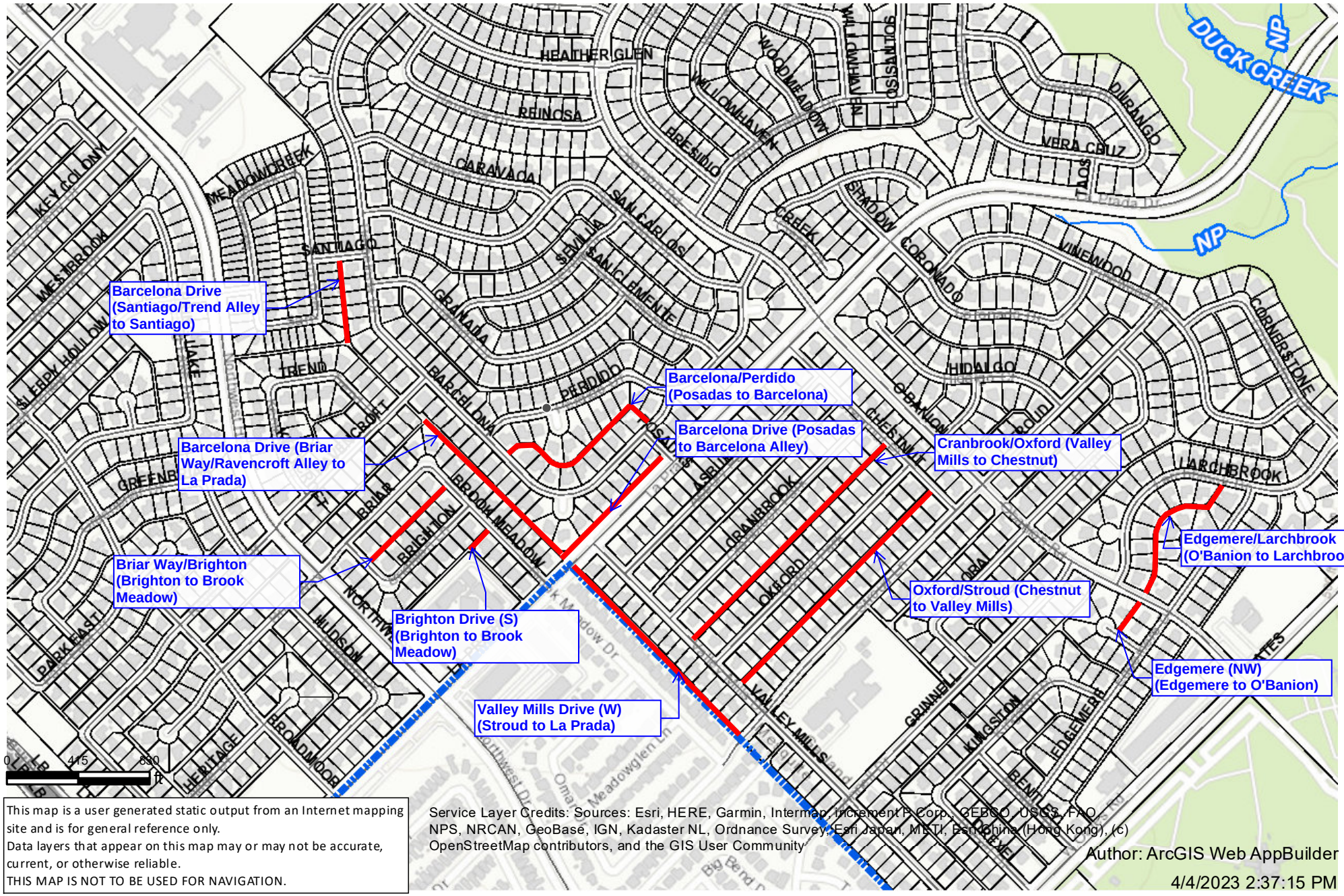
Attachments

2023 Alley Exhibits

Budget Type:	Operating Budget CIP		
Fiscal Year:	2023-24		
Document Location:	Op - Page 218, CIP - Page 244		
Budget Director Approval:	Allyson Bell Steadman	Approval Date:	01/14/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	01/12/2024

2023 Design-2024-Construct -1

N



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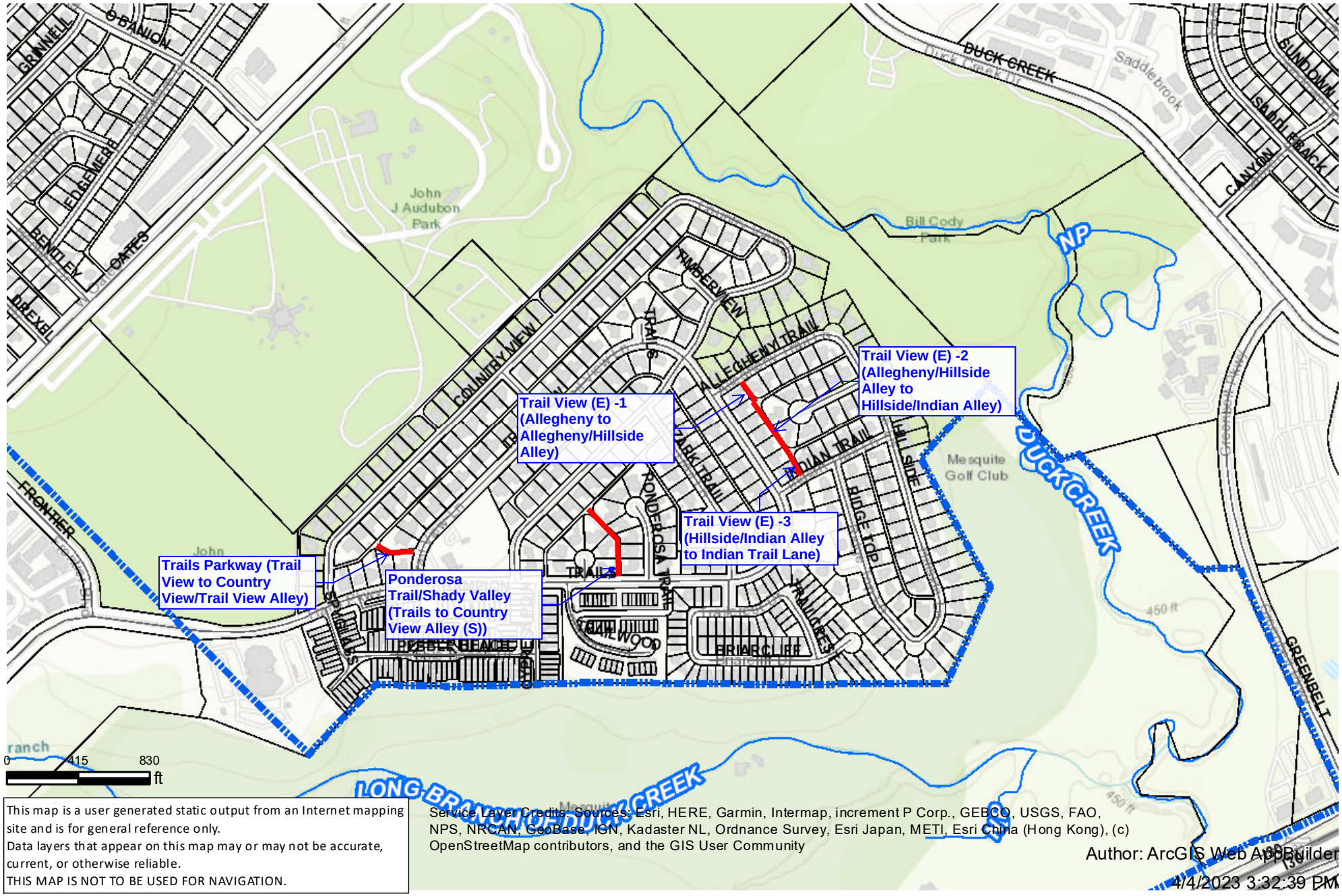
2023 Design-2024-Construct-2

N



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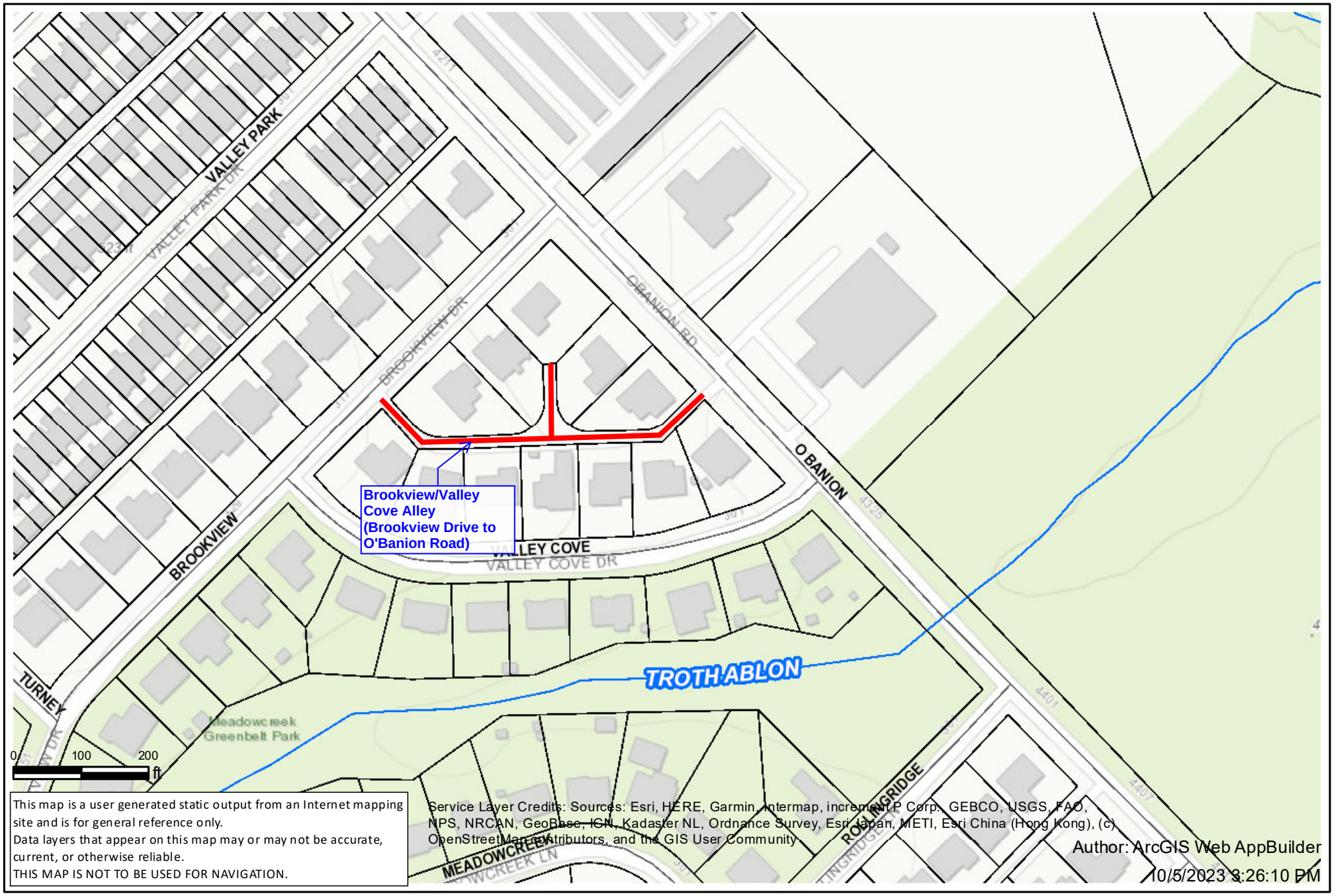
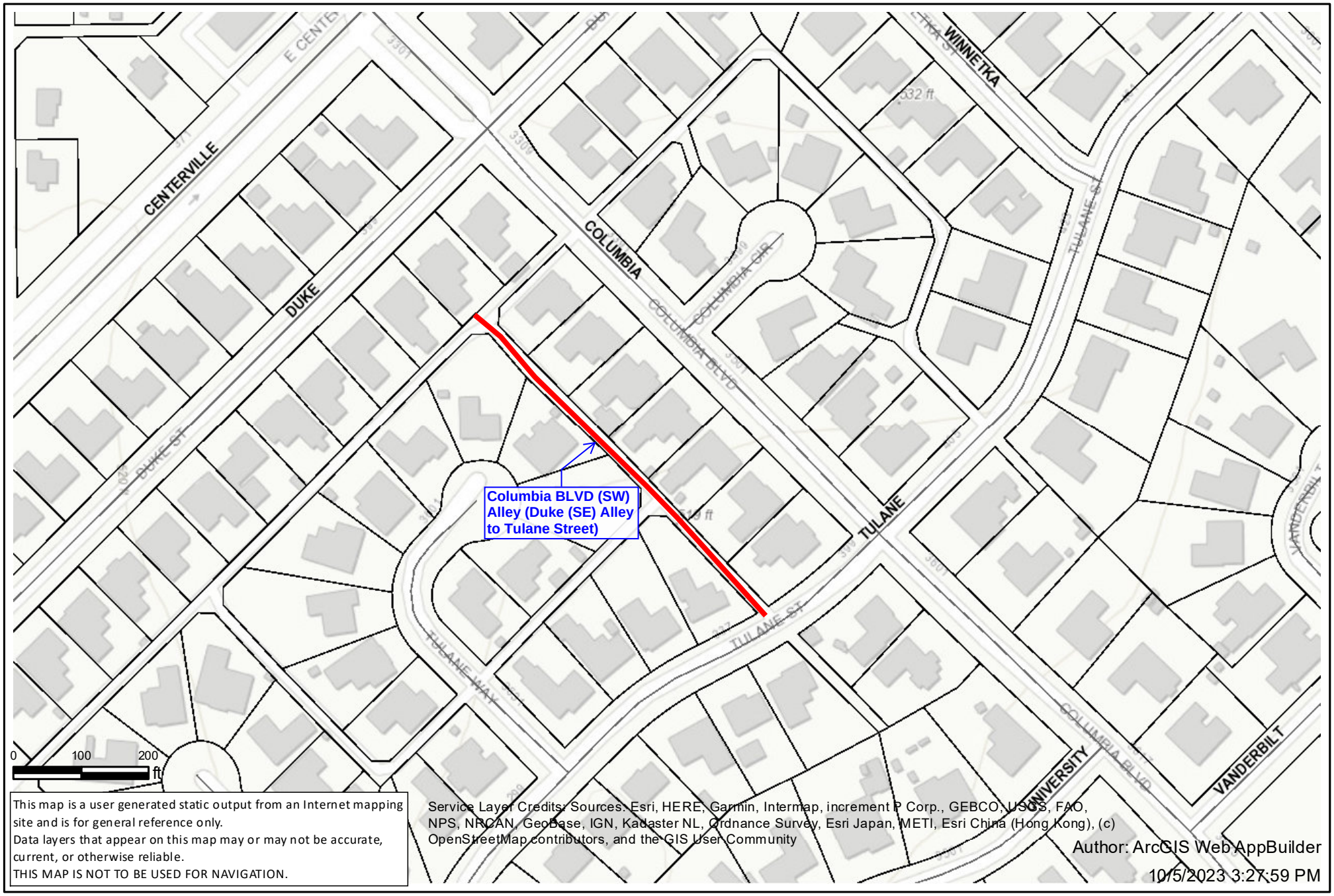
2023 Design 2024 Construct 3

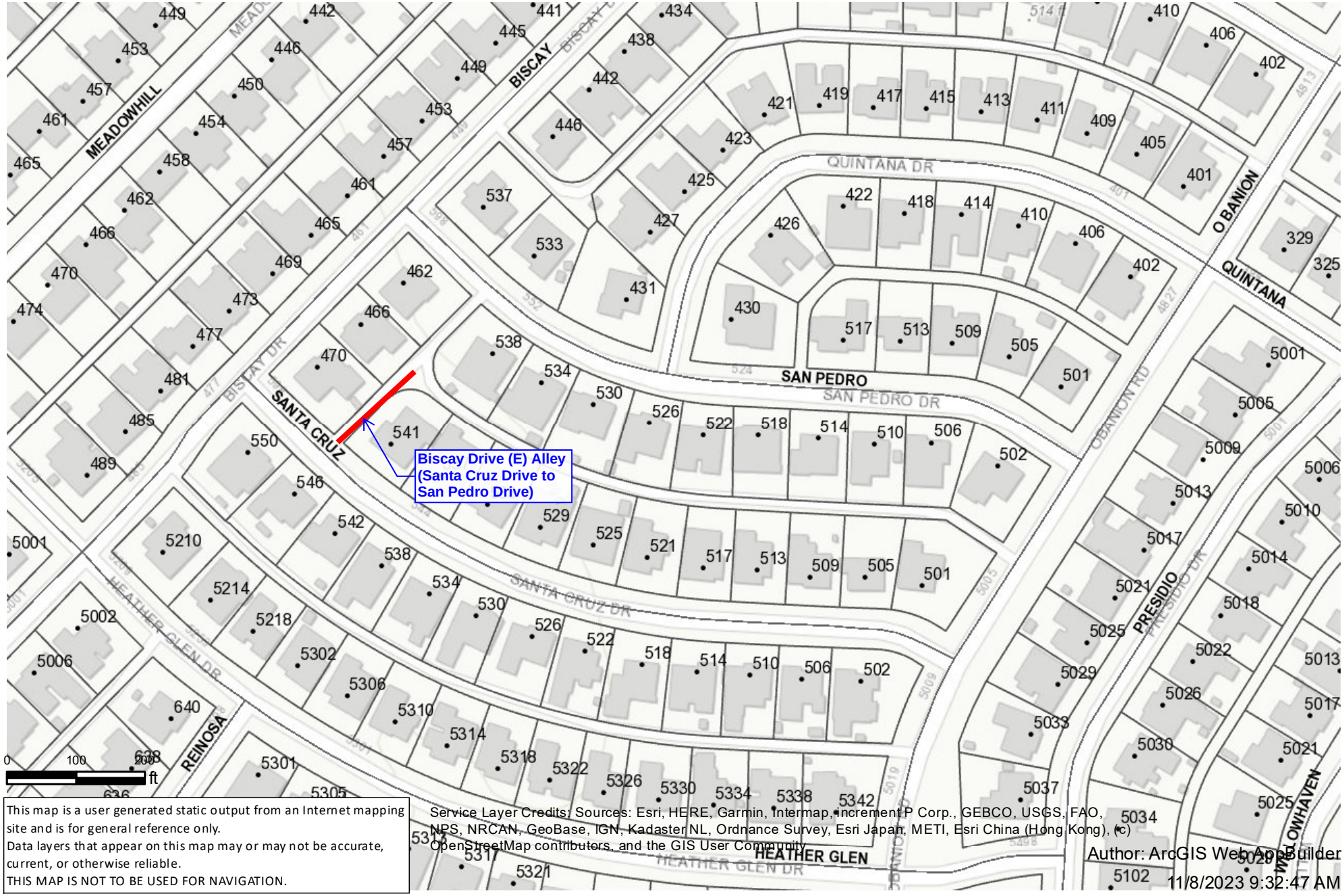


2023 Design 2024 Construct 4



2023 Design 2024 Construct-5

N



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Author: ArcGIS WebAppBuilder
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GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **3. a.**
Meeting Date: 01/23/2024
Z 23-45 708 Studios, LLC / Clara M. Carlisle (District 5)
Submitted By: Will Guerin, Planning Director

Issue/Summary
Zoning Ordinance Z 23-45 708 Studios, LLC / Clara M. Carlisle

Background
Case Z 23-45 was approved by City Council via public hearing on January 9, 2024.

Consideration / Recommendation
Consider adoption of the attached ordinance.

Attachments
Z 23-45 Ordinance
Z 23-45 Exhibit A

ZONING FILE NO. Z 23-45

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO COMMUNITY RETAIL (CR) DISTRICT ON A 1.159-ACRE TRACT OF LAND LOCATED AT 2930 BROADWAY BOULEVARD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of December 2023, the Plan Commission did consider and make recommendations on a certain request for a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District by **708 Studios, LLC/Clara M. Carlisle**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this_____ day of _____, 2024.

THE CITY OF GARLAND, TEXAS

FILE NO. Z 23-45

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-45

BEING a 50,492 square foot tract of land situated in the James Mills Survey, Abstract No. 951, City of Garland, Dallas County, Texas, being all of that tract of land described to Upsilon Investments LLC, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 202200301971, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3 inch aluminum disk stamped "Marcer Addition-2016" found for the south corner of Lot 1, Block 1, Marcer Addition, an addition to the City of Garland, Dallas County, Texas, according to the Map recorded in Instrument No. 201600151059, O.P.R.D.C.T., the west corner of a Right-of-Way (R.O.W.) dedication to the City of Garland, by deed recorded in Document No. 201300380356, O.P.R.D.C.T., and the north corner of a R.O.W. dedication to the City of Garland, by deed recorded in Document No. 201300380355, O.P.R.D.C.T., and being in the northwest R.O.W. line of Dairy Road, a variable width R.O.W., and also being the beginning of a non-tangent curve to the right, having a radius of 563.02 feet, a central angle of 13 degrees 45 minutes 00 seconds, and a chord bearing and distance of South 27 degrees 58 minutes 18 seconds West, 134.79 feet;

THENCE, with said northwest R.O.W. line of said Dairy Road, and said curve to the right, an arc distance of 135.11 feet to a 1/2 inch iron rod with plastic yellow cap stamped "PSI" for the most easterly south corner of said Upsilon Investments LLC tract, same being in the northeast line of that tract of land described to Emmanuel Osare Omo-Iyamu and Felicia E. Omo-Iyamu, by deed recorded in Instrument No. 202200111281, O.P.R.D.C.T.;

THENCE North 45 degrees 10 minutes 33 seconds West, with the northeast line of said Omo-Iyamu tract, a distance of 120.34 feet to a 1/2 inch iron rod with plastic yellow cap stamped "PSI" for the north corner of said Omo-Iyamu tract,

same being an inside ell corner of said Upsilon Investments LLC tract;

THENCE South 44 degrees 49 minutes 27 seconds West, with the northwest line of said Omo-Iyamu tract, and the northwest line of Lot 1, Block 35, Monica Park No. 8, an addition to the City of Garland, Dallas County, Texas, according to the Map recorded in Volume 72250, Page 1556, Map Records, Dallas County, Texas, a distance of 168.00 feet to a point for the west corner of said Lot 1, same being the most southerly west corner of said Upsilon Investment tract, and also being in the northeast R.O.W. line of Broadway Boulevard, a 100 foot R.O.W.;

THENCE North 45 degrees 10 minutes 36 seconds West, with the northeast R.O.W. line of said Broadway Boulevard, a distance of 125.00 feet to a 60D nail found for the south corner of Lot 2, Block 1, said Marcer Addition, same being the most northerly west corner of said Upsilon Investments tract;

THENCE North 44 degrees 49 minutes 27 seconds East, with the southeast line of said Lot 2 and said Lot 1, Block 1, Marcer Addition, a distance of 297.00 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" found for an inside ell corner of said Lot 1, Block A, Marcer Addition, same being the north corner of said Upsilon Investments tract;

THENCE South 45 degrees 10 minutes 37 seconds East, with the southwest line of said Lot 1, Block 1, Marcer Addition, a distance of 206.26 feet to the POINT OF BEGINNING, and containing 50,492 square feet or 1.159 acres of land.

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **3. b.**
Meeting Date: 01/23/2024
Z 23-33 Jacobs Telecommunications / Christine Johnson (District 3)
Submitted By: Will Guerin, Planning Director

Issue/Summary
Zoning Ordinance Z 23-33 Jacobs Telecommunications / Christine Johnson

Background
Case Z 23-33 was approved by City Council via public hearing on January 9, 2024.

Consideration / Recommendation
Consider adoption of the attached ordinance.

Attachments
Z 23-33 Ordinance
Z 23-33 Exhibit A
Z 23-33 Exhibit B
Z 23-33 Exhibits C-E

ZONING FILE NO. Z 23-33

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 14-07 FOR COMMUNITY RETAIL USES AND 2) A DETAIL PLAN FOR AN ANTENNA, COMMERCIAL USE ON A 0.0112-ACRE TRACT OF LAND LOCATED AT 4535 BASS PRO DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of December 2023, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 14-07 for Community Retail Uses and 2) a Detail Plan for an Antenna, Commercial Use by **Jacobs Telecommunications/Christine Johnson**; 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 14-07 for Community Retail Uses and 2) a Detail Plan for an Antenna, Commercial Use 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 23-33

PASSED AND APPROVED this_____ day of _____, 2024.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-33

Together with a 20-foot wide Ingress-Egress and Utility Easement (lying 10 feet each side of centerline) lying and being in Lot 4R Block 1 as recorded in Harbor Point Third Replat Document No. 20080137599, out of the Charles Neeley Survey, Abstract No. 1087, City of Garland, Dallas County, Texas and being a portion of the lands of Harbor Point Hotels LLC., as recorded in Instrument No. 201300204415, Dallas county records and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a 5/8-inch rebar with a cap stamped "JDJR" found on the easterly right-of-way line of Bass Pro Drive (having a variable width right-of-way), said rebar also marking the westernmost corner of said Lot 4R, and having a Texas Grid North, NAD83 North Central Zone value of N: 7002996.6924 E: 2569762.2058; thence running along said easterly right-of-way line, North 57°44'42" East, 281.84 feet to a 5/8-inch rebar with a cap; thence, 61.11 feet along the arc of a curve to the right, having a radius of 190.50 feet and being scribed by a chord bearing, North 66°52'57" East, 60.84 feet to a point and the true POINT OF BEGINNING;

Thence leaving said right-of-way line and running, South 09°22'31" East, 38.65 feet to a point;

Thence, South 89°40'40" East, 110.63 feet to the ENDING at a point.

Bearing based on Texas Grid North, NAD83, North Central Zone.

Said tract contains 0.0112 acres (488 square feet), more or less, as shown in a survey prepared for Jacobs Telecommunications by POINT TO POINT LAND SURVEYORS, INC. dated August 11, 2022, and last revised on December 15, 2022.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-33

4535 BASS PRO DRIVE

I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for an Antenna, Commercial Use.

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

III. **General Regulations:** All regulations of Planned Development (PD) District 14-07 and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

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

V. **Specific Conditions:**

A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 14-07.

B. Site Plan: The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Height: The maximum height shall be eight (80) feet including the lightning rod.

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

E. Screening: The screening shall be a six (6)-foot masonry wall as reflected in Exhibit E. Additionally, landscaping shall be provided around the masonry

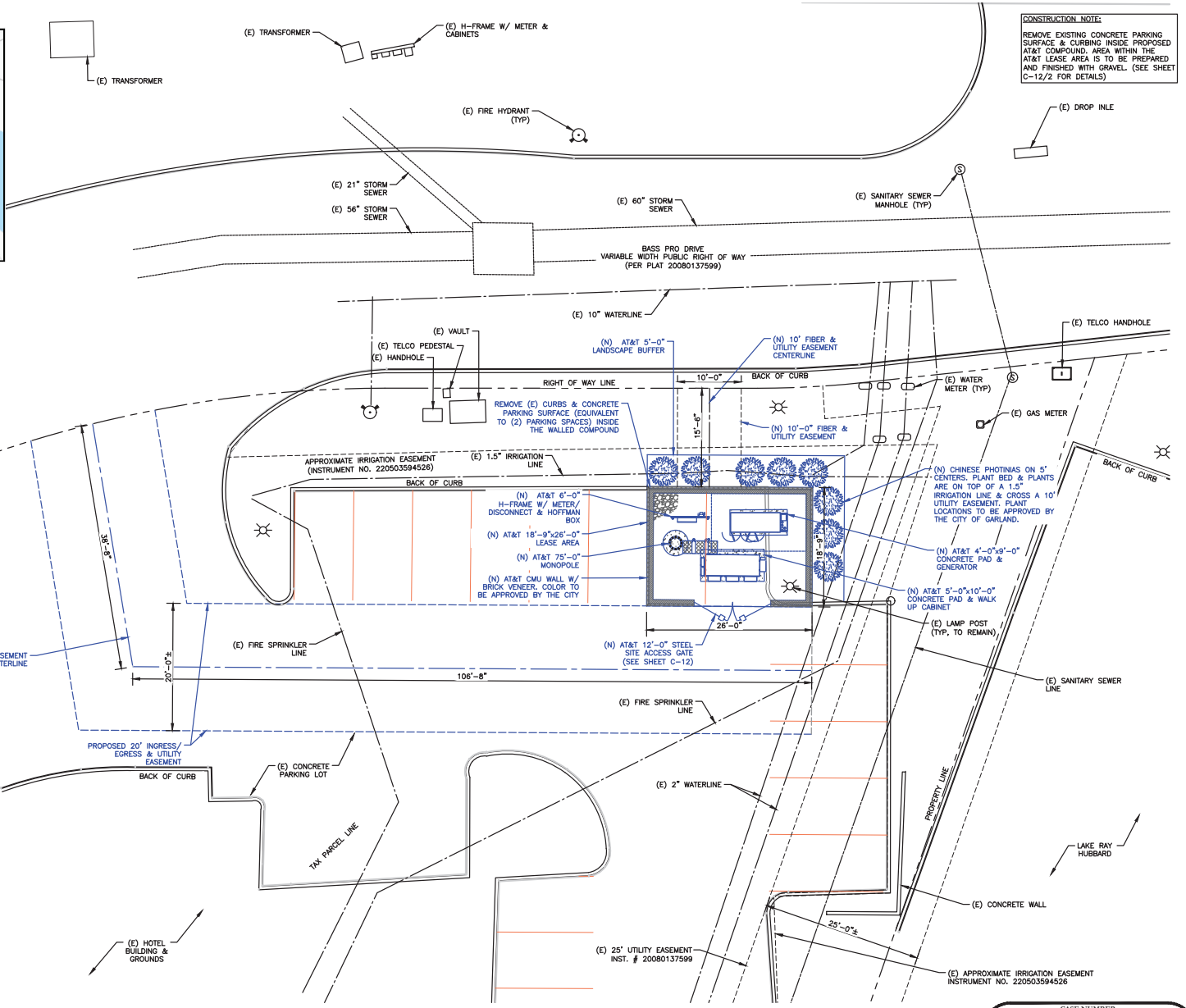
screening wall as reflected in Exhibit C.

EXHIBIT B

VICINITY MAP

NO SCALE

EXHIBIT C



CONSTRUCTION NOTE:

REMOVE EXISTING CONCRETE PARKING SURFACE & CURBING INSIDE PROPOSED AT&T COMPOUND. AREA WITHIN THE AT&T LEASE AREA IS TO BE PREPARED AND FINISHED WITH GRAVEL. (SEE SHEET C-12/2 FOR DETAILS)

PARENT PARCEL
HARBOR POINT HOTELS, LLC
PARCEL # 262626700104R0100 & 262626700104R0000
INST. # 201300204415
ZONED CB

LOT 4R, BLOCK 1
HARBOR POINT THIRD REPLAT
INST. # 20080137599

OWNER: HARBOR POINT HOTELS, LLC
1601 BRYAN ST., M-210
DALLAS, TX 75201-3401

TOWER COORDINATES:
LATITUDE: 32° 51' 53.09" / 32.864747°
LONGITUDE: -96° 32' 25.09" / -96.540303°

1 OVERALL SITE PLAN
SCALE: 8' 6' 4' 2' 0 8' 1/8"=1'-0" (FULL SIZE) 1/16"=1'-0" (11x17)

CASE NUMBER:
230131-1

at&t
6000 LAS COLINAS BLVD.
IRVING, TX 75039

BROADUS SERVICES
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

AT&T SITE NUMBER:
DDL00379

AT&T SITE NAME:
DDL00379

FA CODE:
15682081

PACE ID:
MRNTX075172

4535 BASS PRO DR.
GARLAND, TX 75043

NEW MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
PCDA	01/13/2023	WHS	PRELIMINARY	JK
PCDB	05/08/2023	WHS	PRELIMINARY	JK
FCD0	05/11/2023	WHS	FINAL	JK
FCD1	05/26/2023	WHS	FINAL	JK
FCD2	10/19/2023	WHS	FINAL	JK
FCD3	11/16/2023	WHS	FINAL	JK

STATE OF TEXAS
ALEXANDER ABERNATHY
121430
LICENSED
PROFESSIONAL ENGINEER
11.16.23
FIRM #: 23339

BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-1

REVISION: FCD3

EXHIBIT C

PARENT PARCEL
HARBOR POINT HOTELS, LLC
PARCEL # 2626267001O4R0100 &
2626267001O4R0000
INST. # 201300204415
ZONED CB

LOT 4R, BLOCK 1
HARBOR POINT THIRD REPLAT
INST. # 20080137599

OWNER: HARBOR POINT HOTELS, LLC
1601 BRYAN ST., M-210
DALLAS, TX 75201-3401

TOWER COORDINATES:
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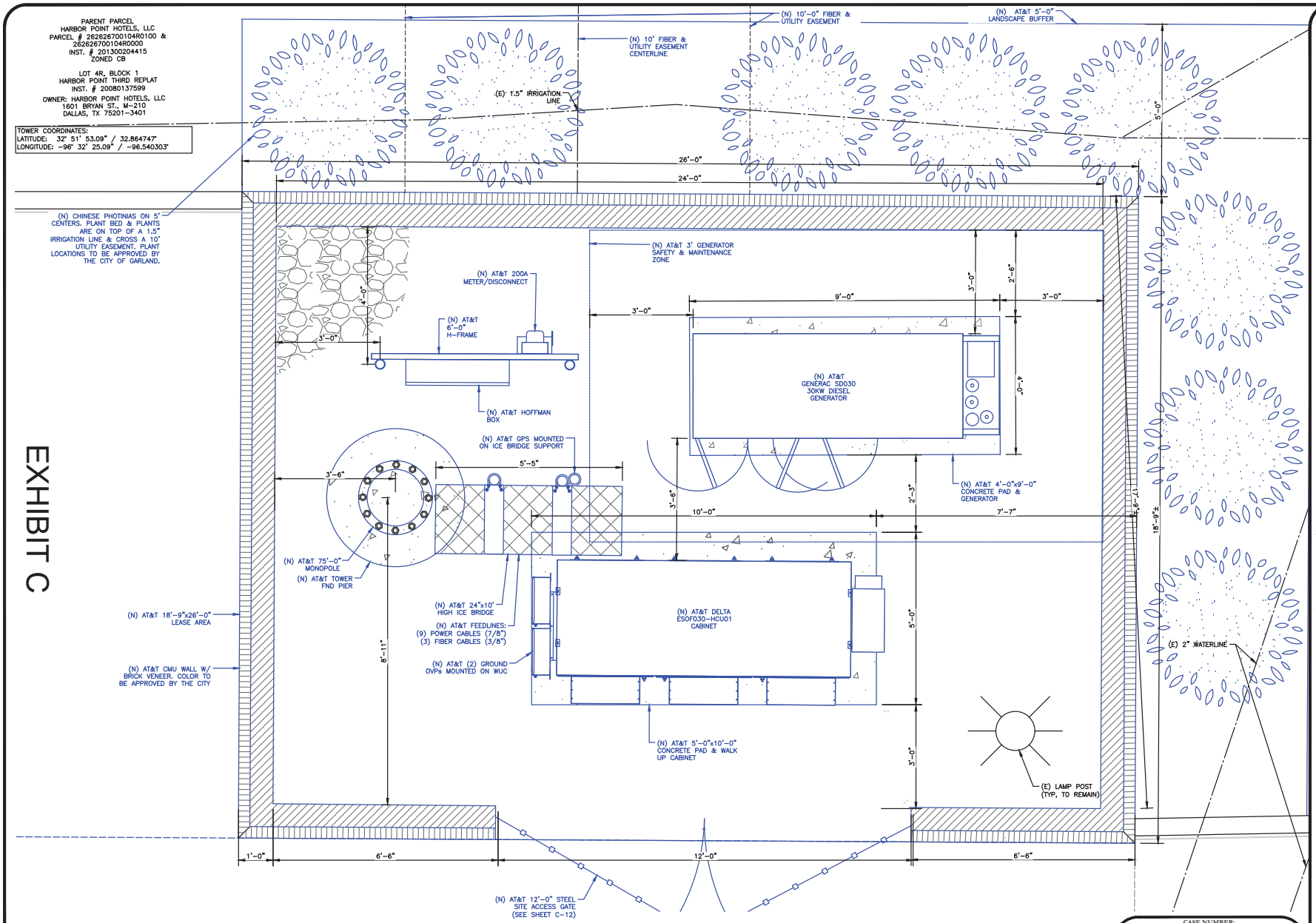

1 ENLARGED SITE PLAN
SCALE: 1' 6" 0 1' 3/4"=1'-0" (FULL SIZE) 3/8"=1'-0" (11x17)

CASE NUMBER:
230131-1

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6000 LAS COLINAS BLVD.
IRVING, TX 75039

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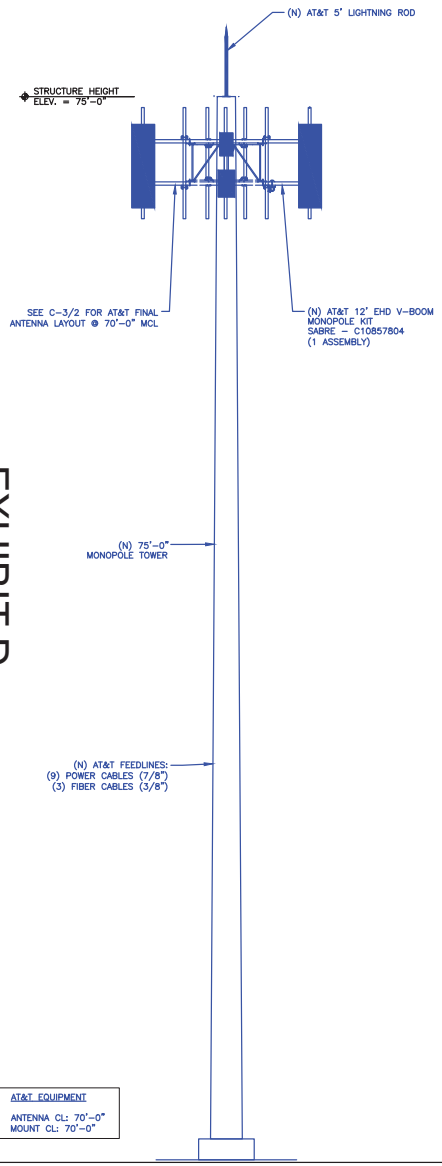
SHEET NUMBER: C-2
REVISION: FCD3

EXHIBIT D



AT&T EQUIPMENT

ANTENNA CL: 70'-0"
MOUNT CL: 70'-0"

1 FINAL TOWER ELEVATION
SCALE: NOT TO SCALE

TOWER & ANTENNA STANDARD NOTES:

A. TOWER STRUCTURAL ANALYSIS BY OTHERS, DATED ----. PROJECT # ----. NO (N) ANTENNAS OR EQUIPMENT INSTALLED WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

B. INSTALLED EQUIPMENT MUST HAVE A MATCHING STRUCTURAL ANALYSIS.

C. VERIFY AZIMUTHS WITH RFDS.

D. 2' ANTENNA SEPARATION REQUIRED. CONTRACTOR TO MOVE (E) ANTENNAS TO ENDS OF MOUNT AS REQUIRED.

E. MOUNT COMPLIANCE IS BY OTHERS. NO (N) ANTENNAS OR EQUIPMENT INSTALLED ON MOUNTS WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

F. PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, (E) TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.

G. PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT (A&E VENDOR) FOR DESIGN REVISION PRIOR TO ANY (N) ANTENNA INSTALLATION.

H. DO NOT OBSTRUCT BEACON IF TOWER LIT.

I. LOW PROFILE ANTENNA PLATFORM NEEDS TO ADD A (N) TOP RAIL.

J. TOPSIDE FIBERS TO BE SLEEVED IN FLEXIBLE INNERDUCT TYPE OR SPLIT CONDUIT TO PREVENT BIRDS FROM DAMAGING FIBER OPTIC CABLE.

K. TOP AND BOTTOM OF ALL COAX RUNS ARE TO BE LABELED WITH A BRASS TAG ID WITH NAME OF THE LESSEE ON IT.

INSTALLER NOTE:

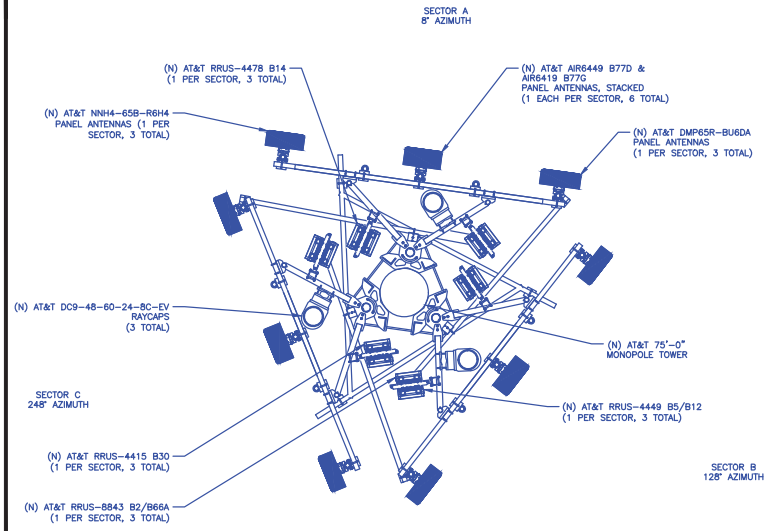
CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

INSTALLER NOTE:

- (N) EQUIPMENT CANNOT BE MOUNTED TO TOWER.
- RELOCATE EXISTING TOWER MOUNTED EQUIPMENT TO CUSTOMER MOUNT.

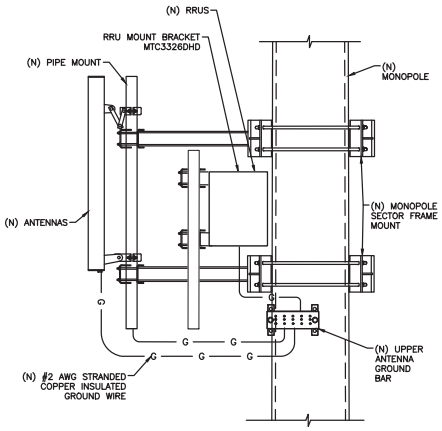
INSTALLER NOTE:

DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ CLIMBING PEGS/STEPS AND SAFETY CLIMB.



2 FINAL ANTENNA LAYOUT
SCALE: NOT TO SCALE

N



3 ANTENNA/RRU MOUNT DIAGRAM
SCALE: NOT TO SCALE

CASE NUMBER:
230131-1

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6000 LAS COLINAS BLVD.
IRVING, TX 75039

BROADUS SERVICES
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
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4535 BASS PRO DR.
GARLAND, TX 75043

NEW MONOPOLE TOWER

ISSUED FOR:

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STATE OF TEXAS
ALEXANDER ABERNATHY
121430
LICENSED PROFESSIONAL ENGINEER
5. 30. 23
FIRM #: 23339

BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

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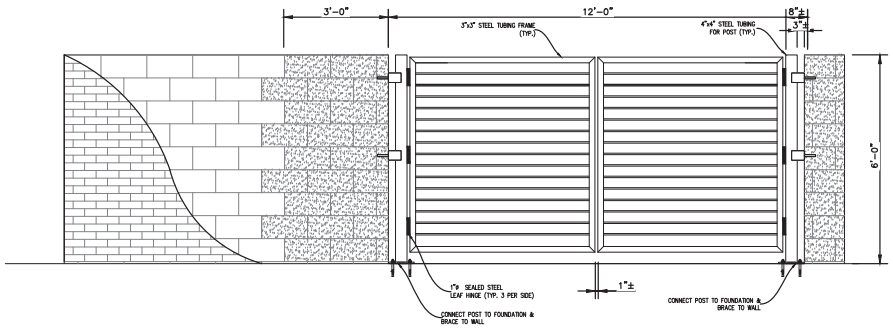
SHEET NUMBER: C-3

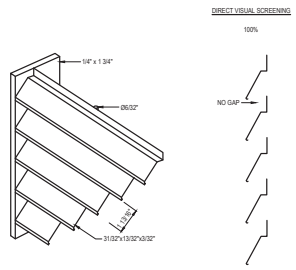
REVISION: FCD1



NOTE:

1. GENERAL CONTRACTOR TO VERIFY WITH T-MOBILE EXACT TYPE AND LOCATION OF HINGES FOR MOUNTING GATE TO CMU.
2. ALTERNATELY, THE GATE MAY BE ATTACHED TO POSTS (SHOWN).
3. GENERAL CONTRACTOR TO VERIFY ALL GATE DIMENSIONS PRIOR TO CONSTRUCTING GATE.
4. ADJUST WALL DIMENSIONS PER PLAN.

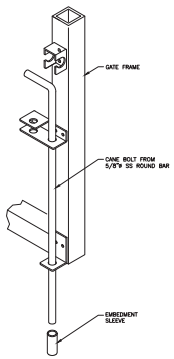
1 WALL & GATE ELEVATION DETAILS (TYP)
SCALE: NOT TO SCALE



AMETCO MANUFACTURING SHADOW DESIGN			
DESIGN	OPEN AREA	VISUAL SCREENING	MAX. LENGTH
SHADOW 100	40.8%	100%	60"

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

2 LOUVER DETAILS
SCALE: NOT TO SCALE

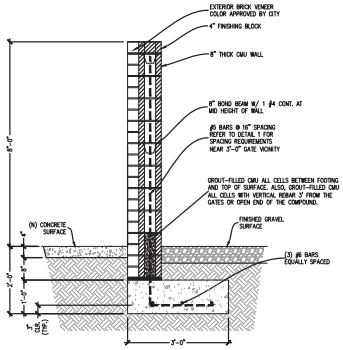


NOTE:

1. THE PAD LOCKABLE CANE BOLT MAY BE REPLACED BY A PAD LOCKABLE SWING GATE SLIDE BOLT.

3 CANE BOLT DETAIL
SCALE: NOT TO SCALE

EXHIBIT E



FOUNDATIONS

1. FOUNDATION INSTALLATION SHALL BE OBSERVED, TESTED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS WITH THE NEW CONSTRUCTION.

REINFORCED CONCRETE

1. CONCRETE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 318–19).
2. CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:

   28 DAY STRENGTH: 4,000 PSI
   SLUMP: 3" – 5"
   AGGREGATE: H.R.

3. PORTLAND CEMENT SHALL CONFORM TO ASTM C–150. AGGREGATE SHALL CONFORM TO ASTM C–33 (H.R.).
4. FIELD VERIFY WITH OWNER THE LOCATION OF ALL DEPRESSIONS, OPENINGS, CAST–IN–PLACE ACCESSORIES ETC. PRIOR TO CONSTRUCTION.
5. JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE FABRICATION OF MATERIALS.
6. ALL REINFORCEMENT SHALL CONFORM TO ASTM A–615 GRADE 60.
7. REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI DETAILING MANUAL (SP–66) AND CRSI MANUAL OF STANDARD PRACTICE.
8. SPLICES IN REINFORCEMENT SHALL OCCUR AT POINTS OF MINIMUM STRESS AND LAP 30 BAR DIAMETERS MINIMUM UNLESS NOTED OTHERWISE.

MASONRY

1. ALL CONCRETE BLOCK SHALL BE ASTM C–90, GRADE N–1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI, AVERAGE NET AREA.
2. ALL MORTAR FOR UNIT MASONRY SHALL BE ASTM C–270, TYPE S, WITH A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 2,000 PSI. ALL GROUT SHOULD CORRESPOND TO THE REQUIREMENTS OF ASTM C–476, WITH A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 2,500 PSI. PORTLAND CEMENT (ASTM C–150) SHALL BE USED IN ALL MORTARS AND GROUT INSTEAD OF MASONRY CEMENT.
3. ALL CONCRETE MASONRY TESTED IN ACCORDANCE WITH ASTM E–447 SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE PRISM STRENGTH OF 1,500 PSI (F'M).
4. ALL HEAD AND BED JOINTS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL REINFORCEMENT SHALL BE COMPLETELY SURROUNDED BY MORTAR OR GROUT, AND SHALL HAVE A MINIMUM MORTARY COVERING OF 5/8" FROM THE EXTERIOR FACE.
5. ALL VERTICAL CELLS, BOND BEAMS, AND LINTELS CONTAINING REINFORCING BARS SHALL BE COMPLETELY FILLED WITH GROUT. MASONRY WALLS SHALL HAVE CURED TO A SUFFICIENT STRENGTH, OR SHALL BE ADEQUATELY BRACED AND SHORED, TO RESIST THE LATERAL PRESSURE OF THE GROUT DURING PLACEMENT.
6. A CONTINUOUS BOND BEAM SHALL BE PLACED AS THE TOP COURSE OF ALL CONCRETE WALLS UNLESS OTHERWISE DETAILED . THE BOND BEAMS SHALL BE REINFORCED WITH 2– #5. VERTICAL WALL REINFORCEMENT SHALL PENETRATE 6" MINIMUM INTO THE BOND BEAMS.
7. ALL HORIZONTAL JOINT REINFORCEMENT SHALL BE FABRICATED OF GALVANIZED DOUBLE OR TRIPLE 9 GAGE WIRE AS REQUIRED CONFORMING TO ASTM A–82. LAP ALL HORIZONTAL JOINT REINFORCEMENT 6" MINIMUM.
8. PROVIDE VERTICAL REINFORCING AT CORNERS AT EACH END OF WALL.
9. PROVIDE TEMPORARY BRACING AND SHORING FOR ALL MASONRY WALLS TO RESIST ALL LATERAL LOADS DURING CONSTRUCTION UNTIL THE MASONRY HAS BEEN PROPERLY ANCHORED TO THE BUILDING STRUCTURE AND HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 1,500 PSI.

4 WALL CONSTRUCTION DETAILS
SCALE: NOT TO SCALE

CASE NUMBER:
230131-1

at&t
6000 LAS COLINAS BLVD.
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BROADUS SERVICES
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BROADUS SERVICES
FIRM REGISTRATION #F–23339
4 COUNTRY PLACE CIRCLE
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SHEET NUMBER: C-12

REVISION: FCD1

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **3. c.**
Meeting Date: 01/23/2024
Z 23-36 Realty Investments C/o Maxwell Fisher (District 3)
Submitted By: Will Guerin, Planning Director

Issue/Summary
Zoning Ordinance Z 23-36 Realty Investments C/o Maxwell Fisher

Background
Case Z 23-36 was approved by City Council via public hearing hearing on January 9, 2024.

Consideration / Recommendation
Consider adoption of the attached ordinance.

Attachments
Z 23-36 Ordinance
Z 23-36 Exhibit A
Z 23-36 Exhibit B
Z 23-36 Exhibits C-E

ZONING FILE NO. Z 23-36

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM LIGHT COMMERCIAL (LC) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY-2 (MF-2) AND LIVE/WORK USES AND 2) A DETAIL PLAN FOR A MULTI-FAMILY AND LIVE/WORK DEVELOPMENT ON A 9.8649-ACRE TRACT OF LAND LOCATED AT 630 EAST INTERSTATE 30 FREEWAY AND 5305 ZION ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of December 2023, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development by **Realty investments C/o Maxwell Fisher**; 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) a Change in Zoning from Light Commercial (LC) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) and Live/Work Uses and 2) a Detail Plan for a multi-family and live/work development. 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

FILE NO. Z 23-36

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

PASSED AND APPROVED this_____ day of _____, 2024.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-36

BEING a tract of land situated in the Thomas Stone Survey, Abstract No. 1330, Dallas County, Texas and being part of a called 4.3272 acre tract of land described in Special Warranty Deed to 646 Holdings LLC recorded in Instrument No. 201500208952, Official Public Records, Dallas County, Texas and being all of a called 6.122 acre tract of land described in Special Warranty Deed to Garland Storage Limited Partnership, recorded in Instrument No. 201500256291, of said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in said southeast right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE North 63°06'11" East, passing a 1/2-inch iron rod with plastic cap stamped "TXHS" found for the northwest corner of said 6.122 acre tract at a distance of 5.00 feet and continuing a distance of 296.66 feet to a 5/8-inch iron rod found for the northwest corner of Lot 3, Block A, Zion Road South Addition, an addition to the City of Garland according to the plat recorded in Volume 71036, Page 2849, Deed Records, Dallas County Texas;

THENCE with the southwest line of said Lot 3, Block A, South 26°54'20" East, a distance of 220.27 feet to a 5/8-

inch iron rod found for the southwest corner of said Lot 3, Block A, and being in the northwest line of Lot 11-B, Block A, of said Zion Road South Addition;

THENCE with said northwest line of Lot 11-B, Block A, South 63°49'23" West, a distance of 162.73 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 11-B, Block A;

THENCE with the south line of said Lot 11-B, Block A, North 89°23'36" East, a distance of 554.57 feet to a 5/8-inch iron rod found in the west right-of-way line of Zion Road (a 60-foot right-of-way);

THENCE with said west right-of-way line of Zion Road, South 14°27'19" West, a distance of 385.55 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4769" found for the northeast corner of Lot 1, Block 1, Lake Meadow Condominiums No. 2 an addition to the City of Garland, according to the plat recorded in Volume 83017, Page 2211, of said Deed Records;

THENCE with the north and west lines of said Lot 1, Block 1, Lake Meadow Condominiums No. 2, the following courses and distances:

South 89°19'56" West, a distance of 424.69 feet to a 5/8-inch iron rod with plastic cap stamped "GONZALEZ & SCHNEEBERG" found for the northwest corner of said Lot 1, Block 1, Lake Meadow Condominiums No. 2;
South 00°37'07" East, a distance of 130.11 feet to a 5/8-inch iron rod stamped "KHA" set for corner;

North 89°18'37" East, a distance of 52.19 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4769" found for corner;
South 00°41'23" East, a distance of 165.96 feet to a 5/8-inch iron rod with plastic cap stamped "GONZALEZ & SCHNEEBERG" found for corner;
South 89°18'37" West, a distance of 105.00 feet to a 5/8-inch iron rod with plastic cap stamped "GONZALEZ & SCHNEEBERG" found for corner;
North 00°41'23" West, a distance of 36.00 feet to a 1/2-inch iron rod found for corner;
South 89°18'37" West, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 00°41'23" East, a distance of 12.00 feet to a 1/2-inch iron rod found for the northeast corner of Lot 1, Block 1, Lake Meadows Condominiums, according to the plat recorded in Volume 82227, Page 242, of said Deed Records;

THENCE with the north line of said Lot 1, Block 1, Lake Meadows Condominiums, South 89°18'37" West, a distance of 265.99 feet to a 5/8-inch iron rod with plastic cap stamped "GONZALEZ & SCHNEEBERG" found for the northwest corner of said Lot 1, Block 1, Lake Meadows Condominiums and being in the east line of Lot 1, Block 1, Stonehawk Garland Addition, an addition to the City of Garland according to the plat recorded in Instrument No. 202300082204, of said Official Public Records;

THENCE with said east line of Lot 1, Block 1, Stonehawk Garland Addition, North 05°03'41" East, a distance of 288.11 feet to a 1/2-inch iron rod with plastic cap stamped

"TXHS" found for the southwest corner of Lot 1, Block 1, Goodfield Addition, an addition to the City of Garland, according to the plat recorded in Volume 95049, Page 5164, of said Deed Records;

THENCE with the south line of said Lot 1, Block 1, Goodfield Addition, North 89°46'41" East, passing at a distance of 289.00 feet a 1/2-inch iron rod with plastic cap stamped "TXHS" found for the southeast corner of said Lot 1, Block 1, Goodfield Addition, and continuing over and across said 4.3272 tract, a total distance of 339.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing over and across said 4.3272 acre tract, the following courses and distances:

North 00°00'22" East, a distance of 249.97 feet to a point for corner;
North 27°02'20" West, a distance of 276.37 feet to the POINT OF BEGINNING and containing 429,716 square feet or 9.8649 acres of land.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-36

630 East Interstate 30 Freeway and 5305 Zion Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family and live/work development.

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

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

IV. **Development Plans:**

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

V. **Specific Conditions:**

A. Permitted Uses: Land Uses are only permitted as in Multi-Family-2 (MF-2) District.

B. Site Plan: The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Dwelling Units: A total of 250 dwelling units shall be permitted. The live/work units are included in this total count.

D. Live/Work Units: A minimum of one (1) and a maximum of five (5) live/work units shall be permitted in Building 2 as reflected in Exhibit C.

- Office, General Use; Retail Store Use; and

Personal Services Use shall be allowed within the live/work units.

- Each respective live/work unit must be sold or rented as a single unit. Neither the live area, nor the work area, separately shall be considered a unit for sale or lease without its adjoining live/work space, as applicable.

- The commercial component shall be permitted to be to the side or back, or as an integral part of the residential space provided there is internal access between the residential and commercial space.

- The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.

- The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.

- The businesses within the live/work units shall operate by appointment only.

- The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day.

- No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.

- The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.

EXHIBIT B

- No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.

- No signage shall be provided to advertise the businesses.

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

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

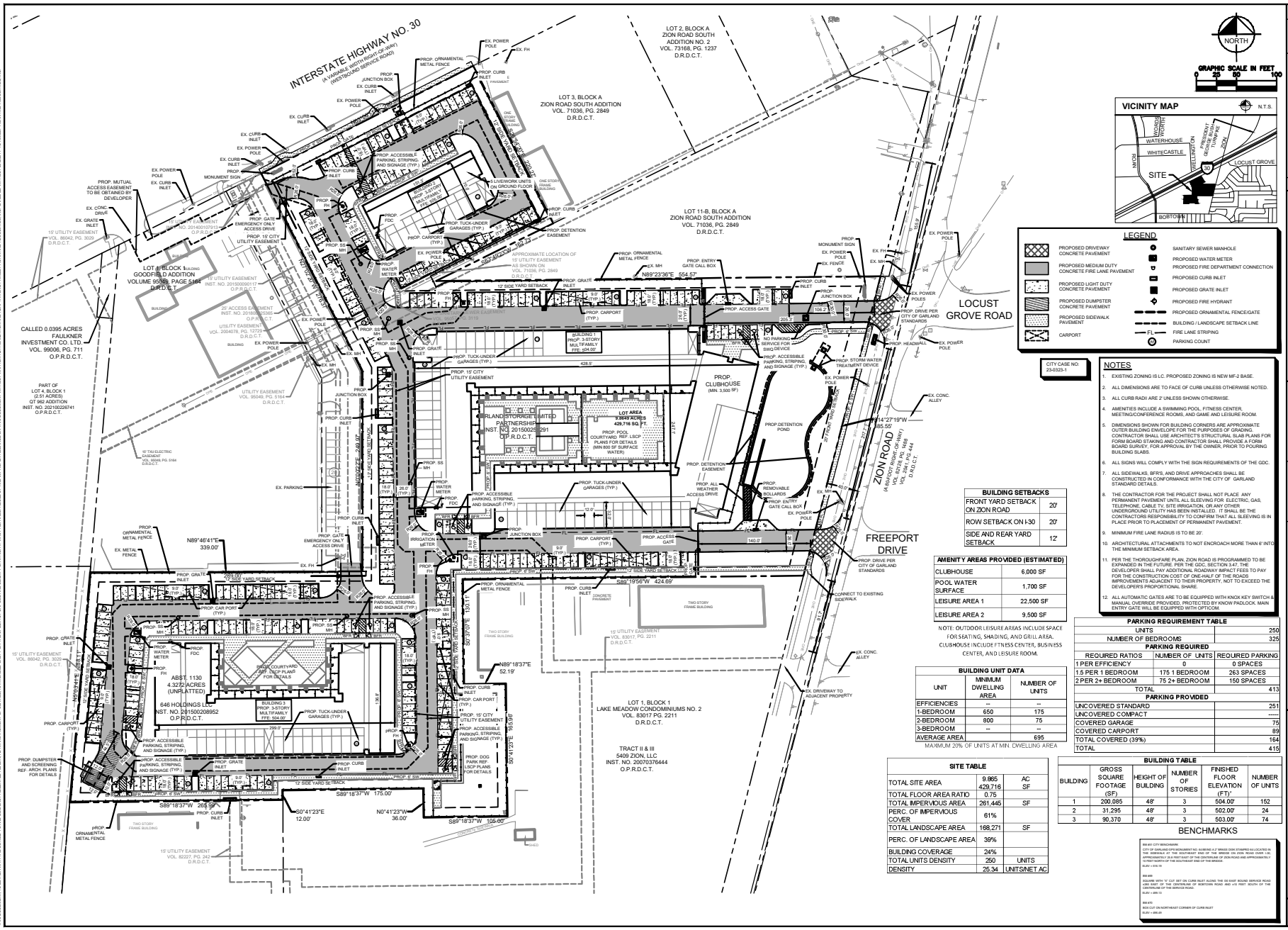
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property

owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

EXHIBIT B

EXHIBIT C



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPOSED DRIVEWAY CONCRETE PAVEMENT
- PROPOSED MEDIUM DUTY CONCRETE FIRE LANE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED DUMPSTER CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- CARPORT
- SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- PROPOSED FIRE HYDRANT
- PROPOSED ORNAMENTAL FENCE/GATE
- BUILDING / LANDSCAPE SETBACK LINE
- FL — FIRE LANE STRIPING
- PARKING COUNT

CITY CASE NO: 23-0323-1

NOTES

1. EXISTING ZONING IS LC. PROPOSED ZONING IS NEW MF-2 BASE.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURB RADII ARE 2' UNLESS SHOWN OTHERWISE.
4. AMENITIES INCLUDE A SWIMMING POOL, FITNESS CENTER, MEETINGCONFERENCE ROOMS, AND GAME AND LEISURE ROOM.
5. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR THE PURPOSES OF GRADING. CONTRACTOR SHALL USE ARCHITECTS STRUCTURAL SLAB PLANS FOR FORM BOARD STAKING AND CONTRACTOR SHALL PROVIDE A FORM BOARD SURVEY, FOR APPROVAL BY THE OWNER, PRIOR TO POURING BUILDING SLABS.
6. ALL SIGNS WILL COMPLY WITH THE SIGN REQUIREMENTS OF THE GDC.
7. ALL SIDEWALKS, BFR'S, AND DRIVE APPROACHES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GARLAND STANDARD DETAILS.
8. THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
9. MINIMUM FIRE LANE RADIUS IS TO BE 20'.
10. ARCHITECTURAL ATTACHMENTS TO NOT ENCROACH MORE THAN 6' INTO THE MINIMUM SETBACK AREA.
11. PER THE THOROUGHFARE PLAN, ZION ROAD IS PROGRAMMED TO BE EXPANDED IN THE FUTURE. PER THE GDC, SECTION 3.47, THE DEVELOPER SHALL PAY ADDITIONAL ROADWAY IMPACT FEES TO PAY FOR THE CONSTRUCTION COST OF ONE-HALF OF THE ROADS IMPROVEMENTS ADJACENT TO THEIR PROPERTY, NOT TO EXCEED THE DEVELOPER'S PROPORTIONAL SHARE.
12. ALL AUTOMATIC GATES ARE TO BE EQUIPPED WITH KNOX KEY SWITCH & MANUAL OVERRIDE PROVIDED, PROTECTED BY KNOW PADLOCK. MAIN ENTRY GATE WILL BE EQUIPPED WITH OPTICOM.

BUILDING SETBACKS	
FRONT YARD SETBACK ON ZION ROAD	20'
ROW SETBACK ON I-30	20'
SIDE AND REAR YARD SETBACK	12'

AMENITY AREAS PROVIDED (ESTIMATED)	
CLUBHOUSE	6,000 SF
POOL WATER SURFACE	1,700 SF
LEISURE AREA 1	22,500 SF
LEISURE AREA 2	9,500 SF

NOTE: OUTDOOR LEISURE AREAS INCLUDE SPACE FOR SEATING, SHADING, AND GRILL AREA. CLUBHOUSE INCLUDE FITNESS CENTER, BUSINESS CENTER, AND LEISURE ROOM.

BUILDING UNIT DATA		
UNIT	MINIMUM DWELLING AREA	NUMBER OF UNITS
EFFICIENCIES	--	--
1-BEDROOM	650	175
2-BEDROOM	800	75
3-BEDROOM	--	--
AVERAGE AREA		695

MAXIMUM 20% OF UNITS AT MIN. DWELLING AREA

PARKING REQUIREMENT TABLE		
UNITS		250
NUMBER OF BEDROOMS		325
PARKING REQUIRED		
REQUIRED RATIOS	NUMBER OF UNITS	REQUIRED PARKING
1 PER EFFICIENCY	0	0 SPACES
1.5 PER 1 BEDROOM	175 1 BEDROOM	263 SPACES
2 PER 2+ BEDROOM	75 2+ BEDROOM	150 SPACES
TOTAL		413
PARKING PROVIDED		
UNCOVERED STANDARD		251
UNCOVERED COMPACT		-----
COVERED GARAGE		75
COVERED CARPORT		89
TOTAL COVERED (39%)		164
TOTAL		415

SITE TABLE		
TOTAL SITE AREA	9.865 429,716	AC SF
TOTAL FLOOR AREA RATIO	0.75	
TOTAL IMPERVIOUS AREA	261,445	SF
PERC. OF IMPERVIOUS COVER	61%	
TOTAL LANDSCAPE AREA	168,271	SF
PERC. OF LANDSCAPE AREA	39%	
BUILDING COVERAGE	24%	
TOTAL UNITS DENSITY	250	UNITS
DENSITY	25.34	UNITS/NET AC

BUILDING TABLE					
BUILDING	GROSS SQUARE FOOTAGE (SF)	HEIGHT OF BUILDING	NUMBER OF STORIES	FINISHED FLOOR ELEVATION (FT)	NUMBER OF UNITS
1	200,085	48'	3	504.00'	152
2	31,295	48'	3	502.00'	24
3	90,370	48'	3	503.00'	74

BENCHMARKS

BM #01 CITY BENCHMARK
CITY OF GARLAND RTK MONUMENT NO. 6(SEE/66) A 2" BRASS DISK STAMPED 6A LOCATED IN CONC SIDEWALK AT THE SOUTHEAST END OF THE BRIDGE ON ZION ROAD OVER I-30, APPROXIMATELY 1.5 MILES SOUTH OF THE CENTERLINE OF ZION ROAD AND APPROXIMATELY 10 FEET NORTH OF THE SOUTHEAST END OF THE BRIDGE
ELEV = 516.19

BM #99
SQUARE WITH "X" CUT SET ON CURB INLET ALONG THE I30 EAST BOUND SERVICE ROAD 4.80 EAST OF THE CENTERLINE OF BOBTOWN ROAD AND 4.10 FEET SOUTH OF THE CENTERLINE OF THE SERVICE ROAD.
ELEV = 499.13

BM #70
NON CUT ON NORTHEAST CORNER OF CURB INLET
ELEV = 496.69

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 972-770-1343 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

PROJECT No. 061350000
DATE: SEP 7 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JCG

THE PRESLEY
ZION ROAD
GARLAND, TEXAS
CASE NO. 230323-1

SITE PLAN

SHEET NUMBER
C-02

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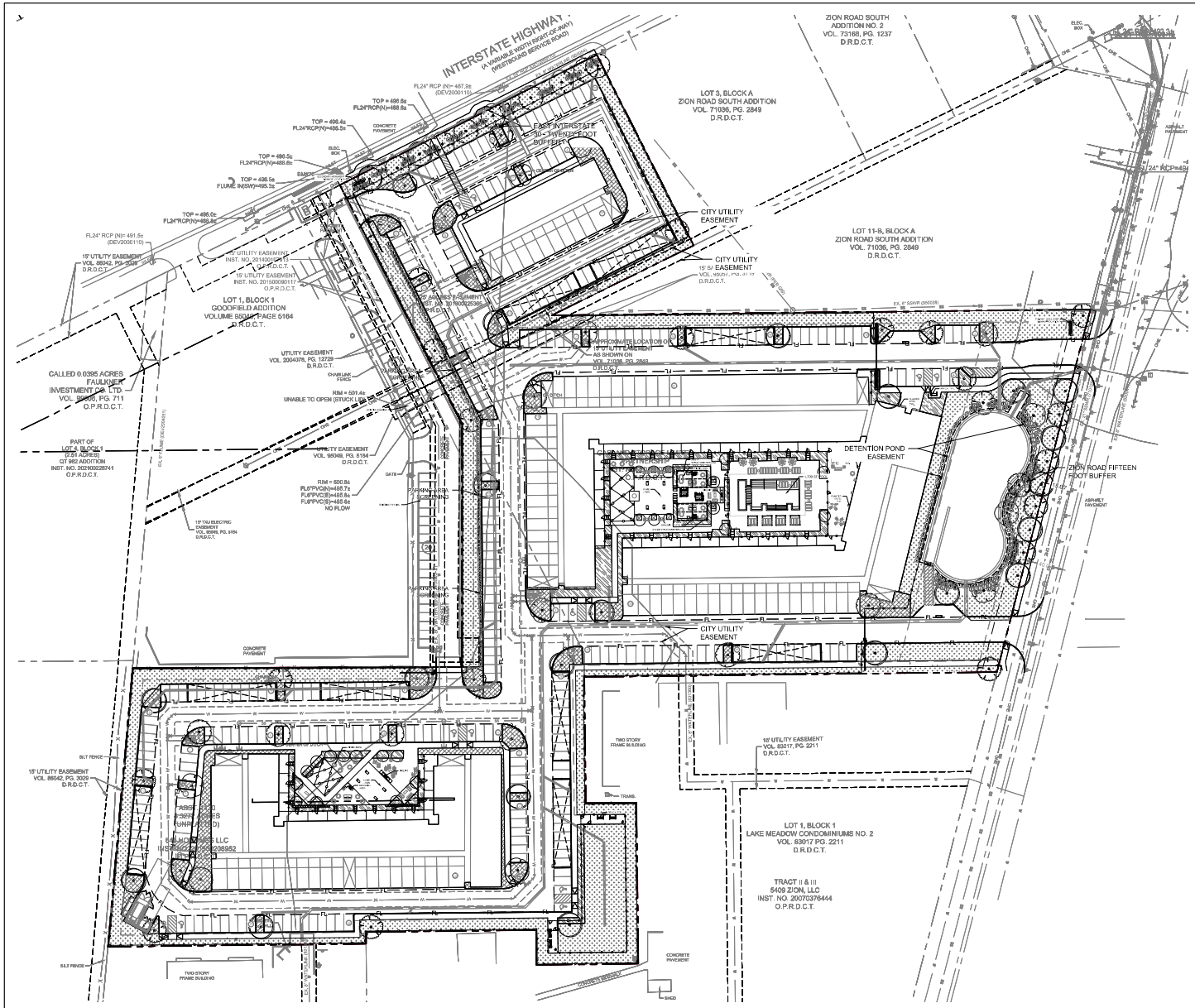
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT D



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
TREES						
	ACGR	23	Acer grandidentatum Bigtooth Maple	CONT.	3" CAL.	7' HT
	GIB	12	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree	CONT.	3" CAL.	12-14' HT
	QUVI	24	Quercus virginiana Southern Live Oak	CONT.	3" CAL.	12-14' HT
	ULCR	18	Ulmus crassifolia Cedar Elm	CONT.	3" CAL.	12-14' HT
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.
SHRUBS						
	ABGR	127	Abelia x grandiflora Glossy Abelia	7 GAL		24-36"
	CAAM	174	Callicarpa americana American Beautyberry	7 GAL		24-36"
	ICBN	105	Ilex cornuta 'Nanjing Holly' Dwarf Burford Holly	5 GAL		24-36"
	MADR	23	Mahonia aquifolium 'Smaragd' Tuxedo Oregon Grape	5 GAL		
GROUND COVERS						
	CYN DAC	59,541 sf	Cynodon dactylon Bermuda Grass	-		
	PE MUS	3,757 sf	Pennisetum muhlenbergii Muhly	-	12" O.C.	
	TRA AST	17,241 sf	Trachelospermum asiaticum Asiatic jasmine	-		

*PLANT SCHEDULE TO INCLUDE BUT NOT LIMITED TO THE MATERIAL LISTED ABOVE. ALL PLANT MATERIAL TO BE FROM CITY APPROVED PLANT LIST.

SITE AREA - OVERALL SITE:

	SQ. FT.	% REQUIRED	% PROVIDED
TOTAL SITE AREA - OVERALL SITE	429,716 SQ. FT.	40% (429,716 x .4 = 171,886 SQ. FT.)	
LANDSCAPE AND OPEN SPACE	-	40% (171,886 SQ. FT.)	158,258 SQ. FT. (37%)

LANDSCAPE BUFFER - OVERALL SITE:

	LINEAR FEET	REQUIRED	PROVIDED
EAST INTERSTATE 30 - TWENTY FOOT BUFFER	300 LF	300/30 = 10 CANOPY TREES AND 70 SHRUBS	10 CANOPY TREES AND 70 SHRUBS
ZION ROAD - FIFTEEN FOOT BUFFER	300 LF	300/30 = 11 CANOPY TREES	11 CANOPY TREES

LEISURE AREA REQUIREMENT

	REQUIRED	PROVIDED
TOTAL LEISURE AREA	1000 SQ. FT.	30,000 SQ. FT

PARKING LOT LANDSCAPE REQUIREMENTS - OVERALL SITE:

REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE ISLANDS	LANDSCAPE ISLANDS(9' X 18') MUST BE LOCATED AT THE END OF EACH PARKING ROW, THE LANDSCAPE ISLAND MUST INCLUDE A CANOPY TREE.	YES
PARKING LOT TREES	THERE MUST BE MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65-FT ON EVERY PARKING SPACE.	YES
	ONE CANOPY TREE HAS TO BE PROVIDED EVERY TEN PARKING SPACE (345 PARKING SPACES = 35 TREES)	YES (TOTAL TREES PROVIDED = 70)
PARKING AREA SCREENING	PARKING LOTS ADJACENT TO PUBLIC STREETS SHOULD BE SCREENED WITH SHRUBS.	YES
REQUIREMENT	% REQUIRED	% PROVIDED
PARKING LANDSCAPE	5 % (3.05 x 66668.22 = 3493.41 SQ.FT)	15% (10504.47 SQ.FT)

NOTES

- Public Right of Way, easements and common areas must be installed with perennial vegetation cover. fully established with 100% coverage or other approved stabilization method.
- No landscaping such as trees, hedges, above and underground structures shall be located within existing or proposed utility easements and right of way without approved City's Real Property Improvement Authorization form or City's License Agreement.

TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

LandDesign.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.765.6909
WWW.LANDDESIGN.COM

KEY MAP

SEAL

REGISTERED LANDSCAPE ARCHITECT
C. NETH KEOPRASEUTH
2948
STATE OF TEXAS
H. Keopraseuth 2023.08.09 15:07:38-06'00'

ZONING SUBMITTAL

PROJECT

THE PRESLEY

REALTY INVESTMENTS
—
GARLAND, TEXAS

LANDDESIGN PROJ.# 8523047

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	ZONING SUBMITTAL	08.25.2023
	CITY RESUBMITTAL	09.27.2023
	CITY RESUBMITTAL	11.1.2023
	CITY RESUBMITTAL	11.9.2023

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: 1"=50'
0 25' 50' 100'

SHEET TITLE

LANDSCAPE PLAN - CASE NO. 230323-1

SHEET NUMBER

L0-01

11/9/2023 4:42 PM - NETA SCHILLER - P:\DAL_2023\R23047\CAD\R23047-PLT\ZONING

ORIGINAL SHEET SIZE: 24" X 36"

EXHIBIT E

OVERALL LENGTH - 193'-6"
MIN. VERTICAL ARTICULATION (20%) - 38'-8"
ARTICULATION PROVIDED - 153'-11"

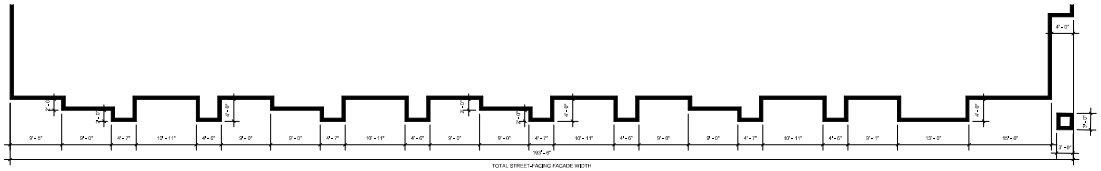
ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3

OVERALL LENGTH - 193'-6"
MIN. ARTICULATION (30%) - 58'-1"
ARTICULATION PROVIDED - 85'-4"

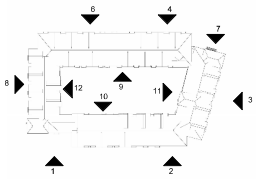


3 BUILDING 1 - EAST ELEVATION
3/32" = 1'-0"

2 BUILDING 1 - SOUTH ELEVATION
3/32" = 1'-0"

1 BUILDING 1 - SOUTH ELEVATION
3/32" = 1'-0"

LOCATION MAP
12" = 1'-0"



KEY MAP C
NTS

0' 4' 8' 16' 32'

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

Z1	CITY COMMENTS	9/27/23

SHEET TITLE:
BUILDING 1 ELEVATIONS

SHEET NAME:
A-001

7 BUILDING 1 - NORTH ELEVATION
3/32" = 1'-0"

EXHIBIT E

6 BUILDING 1- NORTH ELEVATION
3/32" = 1'-0"

5 BUILDING 1 - WEST ELEVATION
3/32" = 1'-0"

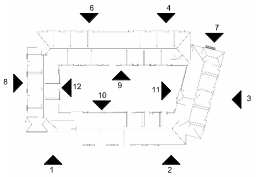
ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3

LOCATION MAP
12" = 1'-0"



KEY MAP C
NTS

0' 4' 8' 16' 32'

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2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
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7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

Z1	CITY COMMENTS	9/27/23

SHEET TITLE:
BUILDING 1 ELEVATIONS

SHEET NAME:
A-002

EXHIBIT E

8 BUILDING 1 - WEST ELEVATION
3/32" = 1'-0"

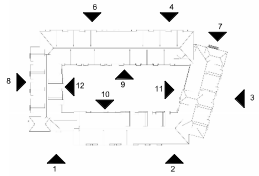
ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3

LOCATION MAP
12" = 1'-0"



KEY MAP C
NTS

0' 4' 8' 16' 32'

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

Z1	CITY COMMENTS	9/27/23

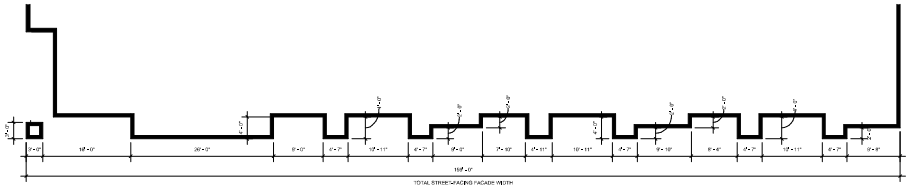
SHEET TITLE:
BUILDING 1
ELEVATIONS

SHEET NAME:
A-003

EXHIBIT E

OVERALL LENGTH - 159'-0"
MIN. VERTICAL ARTICULATION (20%) - 38'-8"
ARTICULATION PROVIDED - 136'-9"

16 BUILDING 2 - WEST ELEVATION
3/32" = 1'-0"



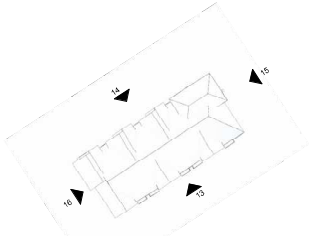
OVERALL LENGTH - 159'-0"
MIN. ARTICULATION (30%) - 47'-8"
ARTICULATION PROVIDED - 54'-7"

14 BUILDING 2 - NORTH ELEVATION
3/32" = 1'-0"

15 BUILDING 2 - EAST ELEVATION
3/32" = 1'-0"

13 BUILDING 2 - SOUTH ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32'



KEY MAP A
NTS

LOCATION MAP
12" = 1'-0"

ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3

DESIGN BALANCE, INC.
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214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

SHEET TITLE:
BUILDING 2 ELEVATIONS

SHEET NAME:
A-005

EXHIBIT E

11 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"

12 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"

ARCHITECTURAL FEATURES

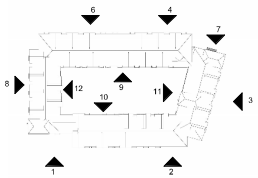
1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS, REFER TO LANDSCAPE

MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3

10 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"

9 BUILDING 1 - COURTYARD ELEVATION
3/32" = 1'-0"



KEY MAP C
NTS

0' 4' 8' 16' 32'

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

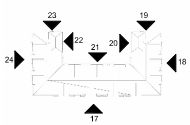
REVISIONS:

SHEET TITLE:
BUILDING 1
ELEVATIONS

SHEET NAME:
A-004

EXHIBIT E

20 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"



KEY MAP B
NTS

LOCATION MAP
12" = 1'-0"

ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3

18 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"

19 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

17 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32'

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

Z1	CITY COMMENTS	9/27/23

SHEET TITLE:
BUILDING 3 ELEVATIONS

SHEET NAME:
A-006

EXHIBIT E

24 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"

22 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"

23 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

21 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

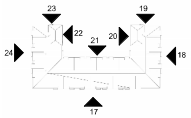
ARCHITECTURAL FEATURES

1	CANOPIES/ AWNINGS
2	DISPLAY WINDOWS
3	RECESSED ENTRY
4	VARIED ROOF HEIGHT
5	ORNAMENTAL FACADE TRIMS
6	BENCHES AND PLANTERS. REFER TO LANDSCAPE

MATERIAL LEGEND

A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3

LOCATION MAP
12" = 1'-0"



KEY MAP B
3/32" = 1'-0"

0' 4' 8' 16' 32'

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

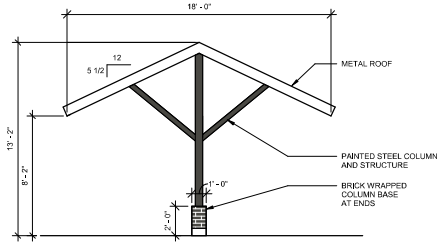
Z1	CITY COMMENTS	9/27/23

SHEET TITLE:
BUILDING 3 ELEVATIONS

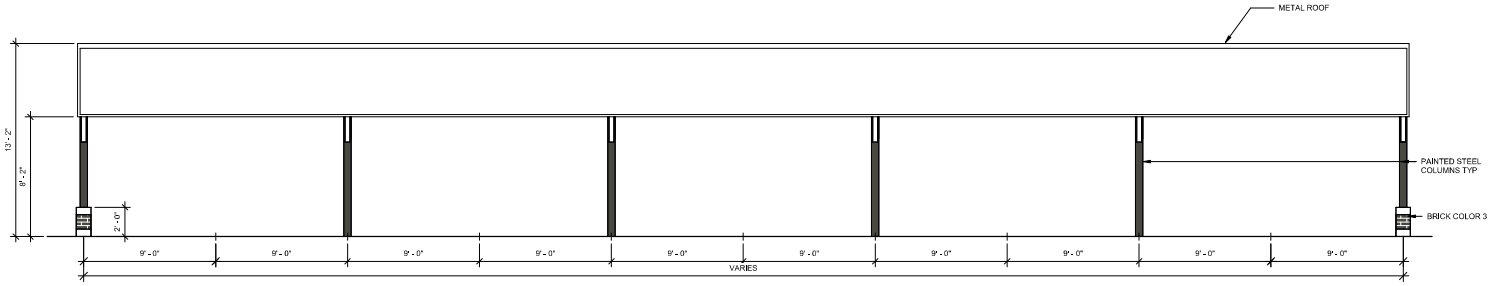
SHEET NAME:
A-007

EXHIBIT E

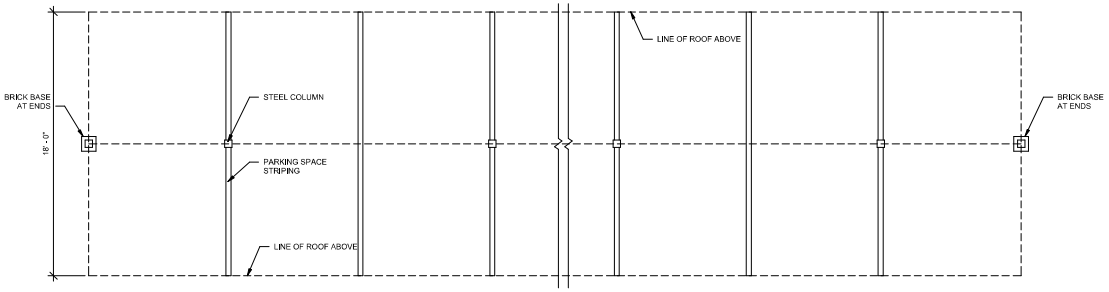
MATERIAL LEGEND	
A	BRICK - COLOR 1
B	BRICK - COLOR 2
C	BRICK - COLOR 3
D	STUCCO - COLOR 1
E	STUCCO - COLOR 2
F	STUCCO - COLOR 3



SECTION SINGLE BAY



FRONT ELEVATION



PLAN

1 A-008 PARKING CANOPIES
1/4" = 1'-0"

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER: 23008

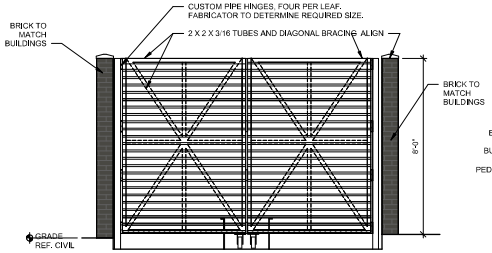
DATE ISSUED: 08/28/2023

REVISIONS:

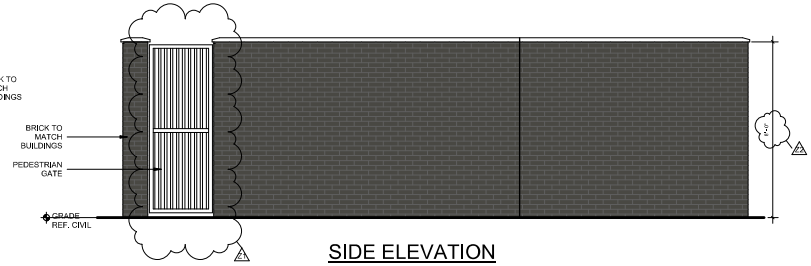
SHEET TITLE: CARPORTS

SHEET NAME: A-008

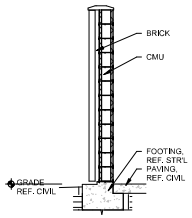
EXHIBIT E



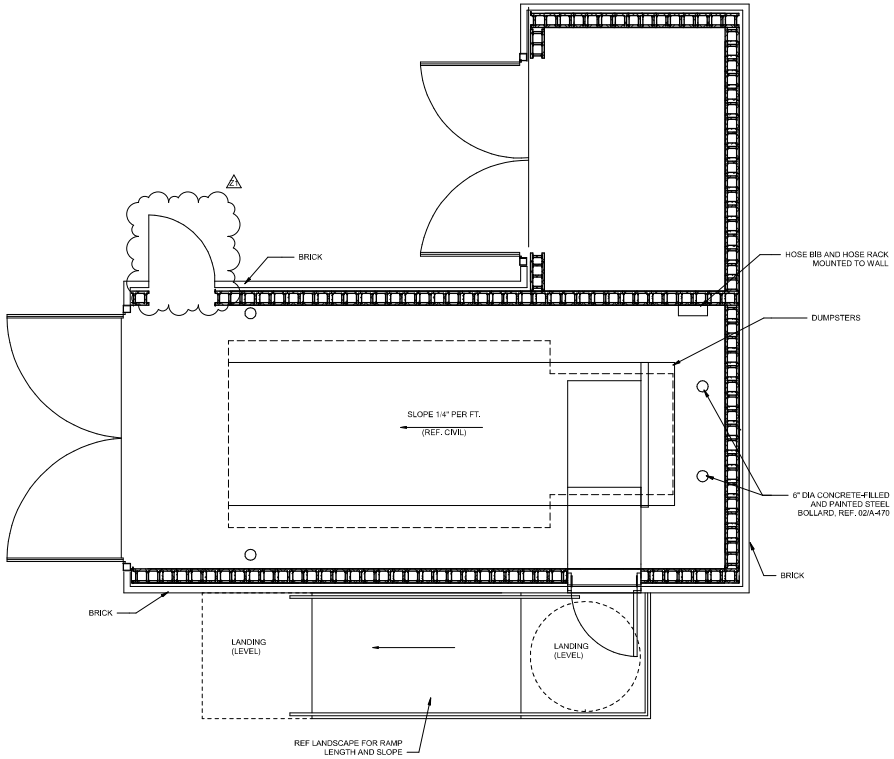
FRONT ELEVATION

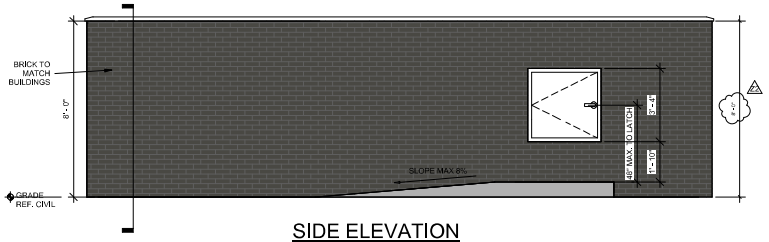


SIDE ELEVATION



SECTION





SIDE ELEVATION

1 A-009 TRASH ENCLOSURE
3/8" = 1'-0"

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

REALTY INVESTMENTS
1920 MCKINNEY AVE.
7TH FLOOR
DALLAS, TX 75201

RIV ZION
GARLAND, TX

CASE: 230323-1

SEAL:

PROJECT NUMBER:
23008

DATE ISSUED:
08/28/2023

REVISIONS:

Z1	CITY COMMENTS	9/27/23
Z2	CITY COMMENTS	10/01/23

SHEET TITLE:
TRASH ENCLOSURES

SHEET NAME:
A-009

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **3. d.**
Meeting Date: 01/23/2024
Z 23-42 Matt Drahos (District 2)
Submitted By: Will Guerin, Planning Director

Issue/Summary
Zoning Ordinance Z 23-42 Matt Drahos

Background
Zoning Case Z 23-42 was approved by City Council via public hearing on January 9, 2024.

Consideration / Recommendation
Consider adoption of the attached ordinance.

Attachments
Z 23-42 Ordinance
Z 23-42 Exhibit A
Z 23-42 Exhibit B
Z 23-42 Exhibit C

ZONING FILE NO. Z 23-42

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR AUTOMOBILE SALES, NEW OR USED ON A 1.585-ACRE TRACT OF LAND LOCATED AT 421 EAST WALNUT STREET, PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of December 2023, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District and by **Matt Drahos**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this_____ day of _____, 2024.

THE CITY OF GARLAND, TEXAS

FILE NO. Z 23-42

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-42

BEING all of Lots 3 and 4, and a portion of Lot 2, in Block E of Garvon Addition No. 10, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof, as recorded in Volume 823, Page 2085, of the Map Records of Dallas County, Texas (M.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an "X" cut set for the most southerly corner of the herein described tract, same being the common southwesterly corner of Lots 4 and 5, in said Block E, also being in the northeast line of East Walnut Street, and from which a ½ inch iron rod found for reference bears South 25 degrees 41 minutes 29 seconds West, a distance of 9.35 feet;

THENCE North 33 degrees 25 minutes 00 seconds East, with the east line of said Walnut Circle East, a distance of 9.08 feet to an "X" cut set in concrete for corner, said point being the beginning of a tangent curve to the left, having a radius of 260.00 feet, and whose chord bears North 21 degrees 52 minutes 59 seconds East, a distance of 103.97 feet;

THENCE along said curve to the left, with the east line of said Walnut Circle East, through a central angle of 23

degrees 04 minutes 03 seconds, for an arc distance of 104.68 feet to an “X” cut set for corner;

THENCE South 83 degrees 00 minutes 20 seconds East, across said Lot 2, a distance of 166.32 feet to a ½ inch iron rod set (ASC) for corner;

THENCE North 33 degrees 25 minutes 00 seconds East, across said Lot 2, a distance of 31.96 feet to a fence corner post found for corner in the west line of a variable width alley right-of-way;

THENCE South 00 degrees 58 minutes 00 seconds East, with said alley, a distance of 26.56 feet to a ½ inch iron rod set (ASC) for corner;

THENCE South 56 degrees 35 minutes 00 seconds East, with said alley, a distance of 15.15 feet to a ½ inch iron rod set (ASC) for corner;

THENCE North 00 degrees 58 minutes 00 seconds West, with said alley, a distance of 15.15 feet to a ½ inch iron rod set (ASC) for corner;

THENCE South 56 degrees 35 minutes 00 seconds East, with the southwest line of said alley, a distance of 213.40 feet to a ½ inch iron rod set (ASC) for corner, said point being the common northeasterly corner of said Lots 4 and 5;

THENCE South 33 degrees 25 minutes 00 seconds West, with the common line of said Lots 4 and 5, a distance of 207.50

feet to the POINT OF BEGINNING and continuing 1.585 acres of land, more or less.

EXHIBIT A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-42

421 East Walnut Street

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Automobile Sales, New or Used 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, and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed by the GDC, or by state or federal law.

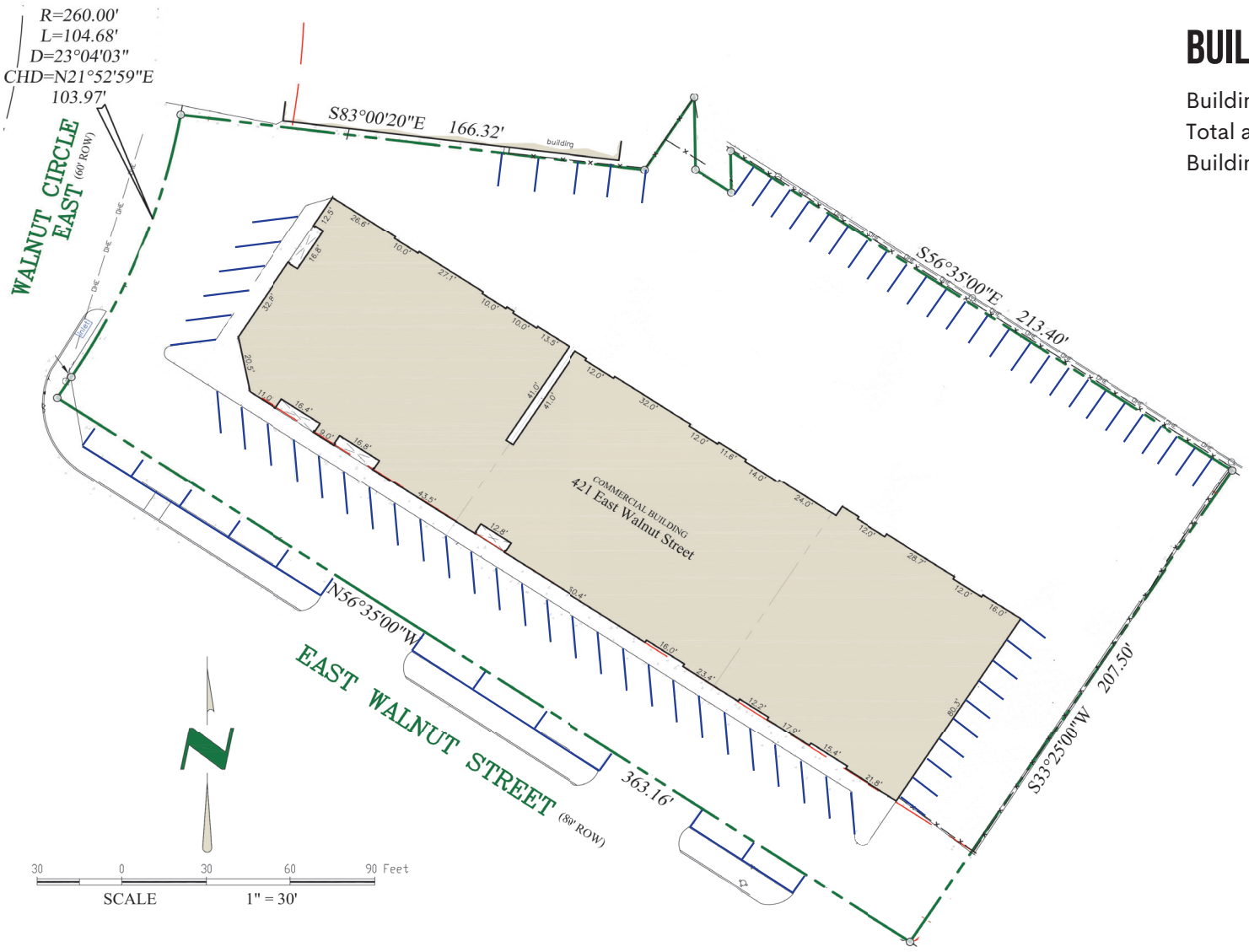
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

A. Site Plan: The site shall be in general conformance with the approved Site Plan labeled Exhibit C.

B. Time Period: The Specific Use Provision shall have a time period of three (3) years.

C. Automobiles For Sale: Automobiles for sale shall be stored and displayed indoors at all times. A maximum number of five (5) automobiles will be available for sale at a time.



BUILDING DETAILS

Building total square footage: 21,902
Total acreage: 1.585
Building height: 15'

EXHIBIT C

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **4.**
Meeting Date: 01/23/2024
Appointment of Municipal Judges
Submitted By: Brian England, City Attorney

Issue/Summary
Approve an ordinance appointing John Sholden and Natalie Banuelos as municipal judges.

Background
Council approved the employment contracts for the municipal judges at the January 9, 2024 Regular Meeting.

Consideration / Recommendation
Approve the ordinance appointing John Sholden and Natalie Banuelos as municipal judges.

Attachments
Banuelos Ordinance
Sholden Ordinance

ORDINANCE NO.

AN ORDINANCE APPOINTING NATALIE S. BANUELOS AS 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 Natalie S. Banuelos is hereby appointed as judge of the Municipal Court of the City of Garland, Texas for a term of office of two years commencing January 1, 2024, subject to her taking of the oath of office as prescribed by law.

Section 2

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

PASSED AND APPROVED this the ____ day of January, 2024.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

ORDINANCE NO.

AN ORDINANCE APPOINTING JOHN SHOLDEN PRESIDING 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 John Sholden is hereby appointed as presiding judge of the Municipal Court of the City of Garland, Texas for a term of office of two years commencing January 1, 2024, subject to his taking of the oath of office as prescribed by law.

Section 2

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

PASSED AND APPROVED this the 23rd day of January, 2024.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

appointee/judge appointment

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **5.**
Meeting Date: 01/23/2024
Appointment of Associate Municipal Judges
Submitted By: Brian England, City Attorney

Issue/Summary

Approve by ordinance the appointment of the following individuals as associate municipal judges: Sonja Galbraith, Rick Schimmel, and Donna Winfield. Their terms shall expire December 31, 2025.

Background

Article IV, Section 5, of the City Charter grants the Council the authority to "appoint such alternate Municipal Judges as it from time to time may deem necessary," Judge Sholden shall assign the contract associate judges such duties he deems necessary to perform any necessary functions of the office.

Consideration / Recommendation

Approve the ordinance.

Attachments

Ordinance Appointing Associate Judges

ORDINANCE NO.

AN ORDINANCE APPOINTING ASSOCIATE JUDGES 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 Sonja Galbraith, Rick Schimmel, and Donna Winfield are hereby appointed as contract associate judges of the Municipal Court of the City of Garland, Texas for a term of office of two years commencing January 1, 2024. The associate judges shall report to Judge Sholden for job duties and assignments. All job assignments shall be given at the sole discretion of Judge Sholden or his designee.

Section 2

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

PASSED AND APPROVED this the _____ day of January, 2024.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **6. a.**
Meeting Date: 01/23/2024
Public Hearing on 2024 Proposed Capital Improvement Program
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Area: Sound Governance and Finances

Issue/Summary

Hold a public hearing on the 2024 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 Capital Improvement Program.

Background

The 2024 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 9, 2024.

The following is the schedule for the City Council to review, discuss, and approve the 2024 Proposed CIP:

Jan. 30	Tues.	Special Work Session of the 2024 Proposed CIP (IF REQUESTED) - 6:00 PM
Feb. 5	Mon.	Council Work Session - Council Deliberations on 2024 Proposed CIP - 6:00 PM
Feb. 6	Tues.	Regular Council Meeting - Public Hearing and Adoption of 2024 CIP - 7:00 PM

Consideration / Recommendation

Receive public comment.

GARLAND

PLANNING REPORT

City Council Regular Session **6. b.**
Meeting Date: 01/23/2024
Item Title: BW 23-02 C&C Consulting and Licensing (District 6)
Submitted By: Will Guerin, Planning Director

REQUEST
Variance to reduce the minimum separation requirement between an establishment that sells alcoholic beverages and a church.

LOCATION
2445 Goldfinch Lane

OWNER
Crown Development Inc.

BACKGROUND
Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital. However, Section 2.55(C) allows for a variance process through the City Council. The applicant proposes to continue to sell beer and wine at an existing convenience store, "A Dash-In Grocery," on the subject property. A variance was granted to Dash-In Grocery by the Garland City Council on October 2, 2017; however, a change in business ownership has triggered a new permit from the Texas Alcoholic Beverage Commission (TABC).

There is an existing church, "New Heights Family Church," within an adjacent commercial strip center building and is located approximately 230 feet away, per the GDC and TABC measurement guidelines. In order to receive a wine and beer retailer's off-premise permit through the TABC, the City of Garland must first give approval.

SITE DATA
The subject property contains approximately 0.30 acres fronting approximately 135 feet along Goldfinch Lane, east of South Shiloh Road. The subject property is zoned Community Retail (CR).

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

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

CONSIDERATIONS

1. The subject property is currently developed as a convenience store use, while a place of worship occupies and leases a space within an adjacent building to the east. Should the City Council grant the variance, the applicant representing the convenience store use will apply for a new off-premise wine and beer retailer's permit with the Texas Alcoholic Beverage Commission (TABC) due to a change in ownership.

2. As mentioned above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church,

public school or public hospital. The measurement of the distance between the establishment where alcoholic beverages are sold and the church shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measured distance, according to these rules, between the alcohol-selling use and the tenant space occupied by the church is approximately 230 feet.

3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that "The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community."

4. The pastor of New Heights Family Church is aware of the applicant's request and, per a written letter from the pastor (attached), does not oppose the request. The convenience store will continue to be closed during church hours.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject property are zoned Community Retail (CR) to the east (including the property containing the church use) and Single-Family-7 (SF-7) District further to the east; a Planned Development (PD) for Community Retail Uses to the south; Industrial to the west; and Multi-Family-1 (MF-1) to the north. The properties to the east are developed with a commercial multi-tenant building and single-family detached neighborhoods. The property to the south is developed with an automobile repair shop; the church further to the south along South Shiloh Road falls outside of the 300-foot measurement. The properties to the west are developed with general industrial uses. The property to the north is developed with an apartment complex.

Attachments

BW 23-02 Location Map
Letter from Pastor
BW 23-02 Responses
BW 23-02 Staff Presentation

---

0 100 200 Feet

1 inch = 155 feet

BEER & WINE DISTANCE VARIANCE

BW 23-02

Legend

- Subject Property
- Church Property

NEW HEIGHTS FAMILY CHURCH

2435 Goldfinch Lane
Garland Texas 75042

October 13, 2023

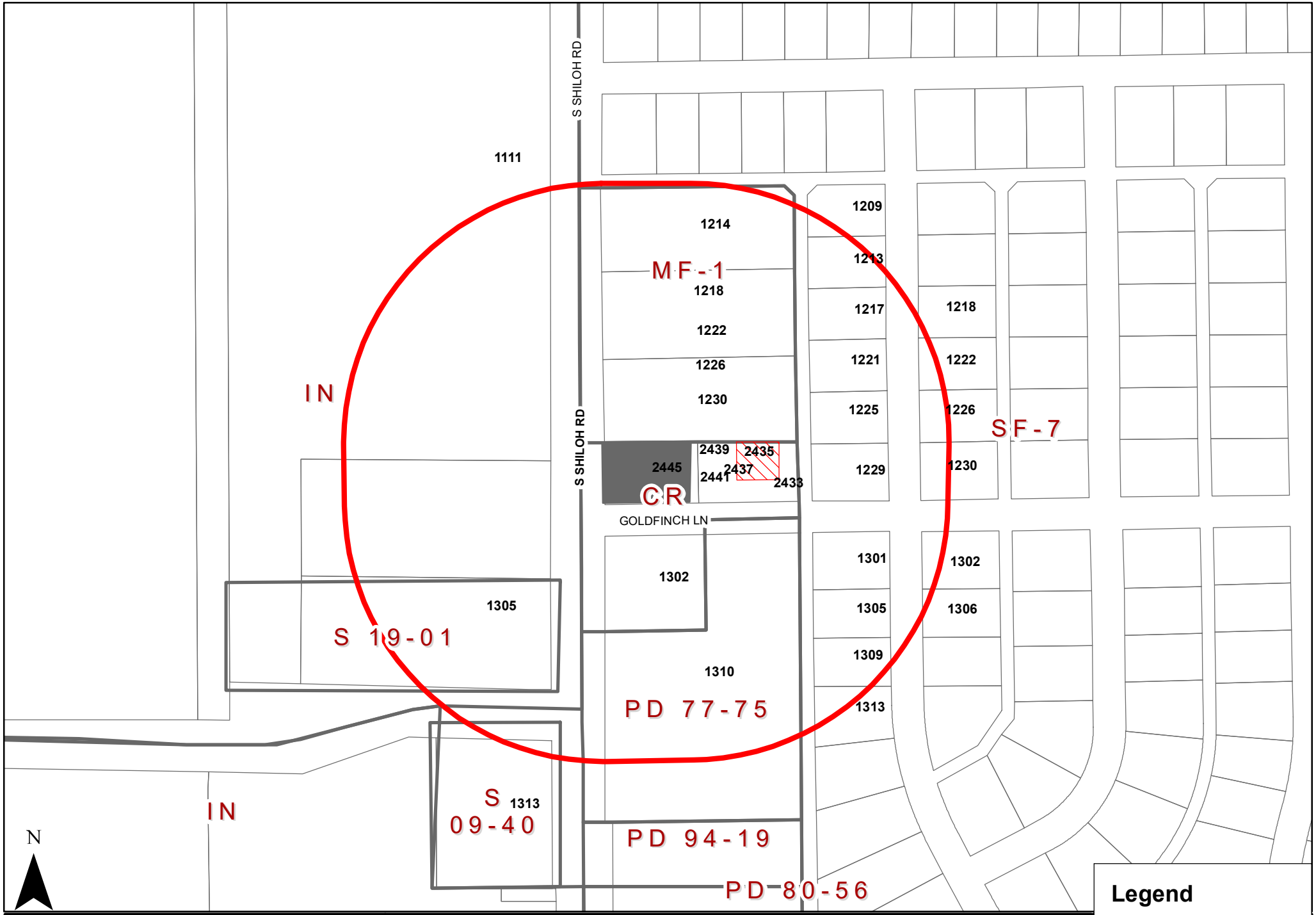
To whom it may concern

Regarding the matter concerning alcohol sales at the store located at 2445 Goldfinch Lane Garland Tx..
We have no problem with this issue since we only lease a space nearby it.

Sincerely

Pastor E. B. Clark

Pastor E. B. Clark



0 200 400 Feet

BEER & WINE DISTANCE VARIANCE

BW 23-02

Legend

Subject Property

Church Property

To date we have not received any responses for this case.

GARLAND
TEXAS MADE HERE

The applicant requests a variance to allow the continuation of a convenience store to sell beer and wine closer than 300 feet to an existing church.

City Council Meeting

January 23, 2024

BW 23-02

GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 2445 Goldfinch Lane

Applicant: C&C Consulting and Licensing

Owner: Crown Development, Inc.

Acreage: 0.3 acres

Zoning: Community Retail (CR) District

BW 23-02

GARLAND
TEXAS MADE HERE

LOCATION MAP

0 100 200 Feet
1 inch = 155 feet

BEER & WINE DISTANCE VARIANCE

BW 23-02

GARLAND

TEXAS MADE HERE

GARLAND

TEXAS MADE HERE

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **7.**
Meeting Date: 01/23/2024
Boards and Commission Appointment
Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary
Mayor Scott LeMay

- Charles Leonard - Community Multicultural Commission

Background

Consideration / Recommendation

Attachments

Charles Leonard - CMC

GARLAND

TEXAS MADE HERE

CITY OF GARLAND RECEIVED DEC 28 2023 CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly: Date: 29 Dec 2023

Name: Charles V. Leonard Phone: _____ (Home)

Address: 2213 Shady Oaks Ct. Phone: [redacted]

City, State, Zip: 75044 GARLAND Email: [redacted]

Resident of Garland for 39 years Resident of Texas for 45 years

✓ Dallas County Voter Registration Number [redacted] Garland City Council District Number 7

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

—

If you have previously served on a City Board or Commission, please specify and list dates of service.

—

List civic or community endeavors with which you have been involved.

GARLAND SYMPHONY Board 2023 - present

What is your educational background?

BA, Millikin U, Decatur IL 1967

MA, Wichita State U, Wichita KS 1972

What is your occupational experience?

SCHUDI ORGAN CO 1978 - 1989

RL SIPE ORGAN CO 1989 - 2020

I hereby affirm that all statements herein are true and correct. Charles V Leonard

Board or Commission of first, second and third choice:

___ Board of Adjustment	3 Garland Cultural Arts Commission	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plan Commission *
___ Civil Service Commission	___ Library Board	2 Senior Citizens Advisory Committee
1 Community Multicultural Commission	___ Property Standards Board	___ Unified Building Standards Commission
___ Charter Review Board	___ Bond Committee	** *Garland Youth Council has a separate application*

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed _____

Utility Account Status Current ✓ Past Due ___ Appointed By _____

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified _____

Clerk Signature & Date Courtney Vanover 1-3-24 Disclosure Form Filed _____

Revised 08/2023

GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session **8.**
Meeting Date: 01/23/2024
Boards and Commission Appointment
Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary
Council Member Chris Ott

- Richard Valle - Parks and Recreation Board

Background

Consideration / Recommendation

Attachments

Richard Valle

[redacted]

CITY OF GARLAND
RECEIVED
JAN 04 2024
CITY SECRETARY

GARLAND
TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly: Date: 01-04-2024

Name: Richard Valle Phone: [redacted]

Address: 521 Pebblecreek Dr Phone: [redacted]

City, State, Zip: Garland, TX 75040 Email: [redacted]

Resident of Garland for 50 years Resident of Texas for 58 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 8

Have you ever been convicted of a felony? ☐ Yes ☑ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☑ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I as a licensed Texas Realtor. Also, experience with PTA in the GISD - board member with Beaver & Jackson schools have 27

If you have previously served on a City Board or Commission, please specify and list dates of service.

na

List civic or community endeavors with which you have been involved.

I as a licensed Texas Realtor. Also, experience with PTA in the GISD - board member with Beaver & Jackson schools have 27

What is your educational background?

graduate of Garland HS - 2 year associates degree with Eastfield Community College in Dallas

What is your occupational experience?

currently licensed real estate agent with eXp Realty, LLC - and past Advertising Marketing executive with The Dallas Morning

I hereby affirm that all statements herein are true and correct. DocuSigned by: Richard Valle 7F8722B1B20C4A5... Signature of Applicant

Board or Commission of first, second and third choice:

- ___Board of Adjustment
- ___Bond Committee
- ___Charter Review Board
- ___Citizens Environmental and Neighborhood Advisory Committee
- ___Civil Service Commission
- ___Community Multicultural Commission
- ___Garland Cultural Arts Commission
- ___Garland Youth Council**
- ___Library Board
- ___Property Standards Board
- X Parks and Recreation Board
- ___Plan Commission
- ___Senior Citizens Advisory Committee
- ___Unified Building Standards Commission
- ___Tax Increment Financa #1 Downtown Board
- ___Tax Increment Finance #2 South Board
- ___Tax Increment #3 Board

*** Garland Youth Council has a separate application*

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ____ Date Appointed _____

Utility Account Status Current ✓ Past Due ____ Appointed By _____

CSO Suit/Claim Filed Yes ____ No ✓ Date Notified _____

Clerk Signature & Date Courtney Vanover 1.5.24 Disclosure Form Filed _____

Revised 08/2023