

Council Chambers at City Hall  
Tuesday, January 7, 2025  
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](http://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 State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

Garland City Council meetings are livestreamed and available on-demand at [GarlandTX.tv](http://GarlandTX.tv). They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

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

### LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

### MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Present a Proclamation for the 2024 Garland Neighborhood Award Winner - Garland Neighborhood of the Year
- Pet of the Month

### 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 December 10, 2024 Regular Meeting

2. Approve the following bids:

- a. GP&L Street Light Maintenance Services Bid No. 0113-25

5 Star Electric, LLC. \$700,000.00

*This request is to obtain labor and equipment necessary for the maintenance of GP&L streetlight poles, wires, and luminaires. This will be a term contract with four optional renewals.*

- b. GP&L Underground Cable Replacement Bid No. 0201-25

The Fishel Company \$785,131.68

*This request is for the replacement of five GP&L underground distribution loops. This is part of the approved GP&L Distribution Underground 200 Amp Loop CIP project.*

- c. Construction Material Testing Services for the Naaman School Road (Brand Road to SH 78) Bid No. 0390-25

Alpha Testing, Inc. \$449,963.00

*This request is to provide Construction Material Testing services for the Naaman School Road (Brand Road to SH 78).*

- d. Change Order #3 to Bottleneck Improvements Package I Bid No. 0413-22

Urban Infraconstruction, LLC \$146,718.00

*This request is to approve Change Order No. 3 for the Bottleneck Improvements Package 1 construction project in the amount of \$146,718.00.*

- e. GP&L Spring Creek Substation Control Enclosure Bid No. 1357-24

Crown Texas, Inc. \$1,600,000.00

*This request is for the purchase of a control enclosure for the GP&L Spring Creek Substation as part of the approved Garland Spring Creek Substation CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency has been included for any unforeseen material items needed.*

- f. TMPA Rayburn Country Point of Interconnect Construction Services Bid No. 1523-24

Primoris T&D Services, LLC. \$2,000,000.00

*This request is to obtain construction services for the TMPA Rayburn Country Point of Interconnection. This is part of the approved TMPA Rayburn Country 138kV Point of Interconnection CIP project and will be reimbursed 100% to GP&L. An owner's contingency is included for any additional services that may be required.*

- g. **GP&L Mesa View 345kV Switch Station Engineering Services** **Bid No. 0399-25**
- Burns & McDonnell** **\$2,939,000.00**
- This request is to obtain geotechnical, civil, structural, and electrical engineering; and relaying and communications design engineering for a new 345kV switch station to be located on King Mountain Road, 1.5 miles north of US 67 in McCamey, Texas. This is part of the GP&L Mesa View Point of Interconnect CIP project.*
- h. **GP&L Mesa View 345kV Transmission Line Engineering Services** **Bid No. 0398-25**
- Burns & McDonnell** **\$1,167,000.00**
- This request is to obtain geotechnical and electrical design engineering services needed to support two new 345kV transmission line cut-ins on GPL's current King Mountain to North McCamey 345kV Transmission Line and one 345kV delivery point greenfield transmission line in Upton County, Texas for the generation interconnection of the Mesa View Storage Project. This is part of the GP&L Mesa View Point of Interconnect CIP project.*
- i. **GP&L Wylie Switch Steel Fabricated Structures** **Bid No. 0130-25**
- Techline, Inc.** **\$950,000.00**
- This request is for the purchase of steel structures needed for the reconfiguration of the GP&L Wylie Switch Station. This is part of the approved GP&L Wylie Switch Station Reconfiguration CIP project. An owner's contingency has been included for any additional material items that may be needed.*
- j. **GP&L Wylie Switch Station Control Enclosure Expansion** **Bid No. 0397-25**
- Electrical Power Products, Inc.** **\$1,300,000.00**
- This request is for the purchase of a control enclosure expansion for the GP&L Wylie Switch Station as part of the approved Wylie Switch Reconfiguration CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency has been included for any unforeseen material items needed.*
- k. **Change Order to KCS Company Grade Crossing Agreement for Shiloh Road - IH635 to Kingsley Road** **Bid No. 0405-25**
- Kansas City Southern Railway Company** **\$235,764.19**
- This request is to approve a change order for the Kansas City Southern Railway (KCS) Grade Crossing Agreement for Shiloh Road - IH635 to Kingsley Road Reconstruction Project.*
- l. **Celeste, Carolyn, Monica, Cumberland Wastewater Improvements** **Bid No. 0394-25**
- Kimley-Horn & Associates, Inc.** **\$540,700.00**
- This request is to provide professional engineering services for designing wastewater mains replacement serving residents along Celeste, Monica, Ridgewood, Vista, Carolyn, Calvin and Daugherty streets. The project includes the design of approximately 9,910 linear feet (LF) of 8" wastewater main replacement, including manholes and service laterals.*

Aqua-Metric Sales Company

\$585,868.78

*This request is to provide for water meters of various sizes to continue upgrading and replacing water meters to ensure billing accuracy.*

**3. Agreement for Real Property Transfer Between Glen Lee Arvilla and Angelica Arvilla and The City of Garland for Tracts Generally Located at 2001 and 2002 Harvest Run**

*Approve a Real Property Transfer and Development Agreement between Glen Lee Arvilla and Angelica Arvilla and the City of Garland for the exchange of an approximately 0.012-acre tract of land and authorize the City Manager to execute such documents necessary to complete the transaction.*

**4. 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 24-34 City of Garland (District 2)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas by approving a change in zoning from Planned Development (PD) District 85-65, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District on a 91.378-acre tract of land located at 2701 East Centerville 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.*

#### 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.

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

**a. Consider a request by Kimley-Horn proposing a Specific Use Provision for a Restaurant, Drive-Thru within a Shopping Center on a property zoned Planned Development (PD) 00-39. The site is located near 4802 North President George Bush Turnpike in District 1.**

*Consider and take appropriate action on the application of Kimley-Horn, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Thru Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Thru Use. The site is located near 4802 North President George Bush Turnpike. (District 1) (File Z 24-35)*

**b. Consider a request by Prime Data Centers/Munsch Hardt Kopf & Harr proposing an expansion of the existing Planned Development (PD) District 23-47 for a Data Center and Electric Substations to the northeast corner of Arapaho Road and Holford Road, currently zoned Agricultural (AG) District. The site is located at 2000 Holford Road in District 7.**

*Consider and take appropriate action on the application of Prime Data Centers / Munsch Hardt Kopf & Harr, requesting approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations. The site is located at the Northeast Corner of Arapaho Road and Holford Road. (District 7) (File Z 24-37)*



- c. Consider a request by Ferhan Zaki and Madeeha Zaki seeking an approval of an additional kitchen for a single-family dwelling to accommodate a multi-generational component for the home, where the definition within the Garland Development Code limits the number of kitchen to one.

*Consider and take appropriate action on the application of Ferhan Zaki and Madeeha Zaki requesting an approval of an additional kitchen for a single-family dwelling to accommodate a multi-generational component for the home, where the definition within the Garland Development Code limits the number of kitchen to one. The site is located at 1450 Todd Lane. (District 1)*

## 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.

### 6. Councilmember Kris Beard

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

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



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



**GARLAND**  
**CITY COUNCIL STAFF REPORT**

**City Council Regular Session**

**1.**

**Meeting Date:** 01/07/2025

**Title:** City Council Regular Meeting Minutes- December 10, 2024

**Submitted By:** Jennifer Stubbs, City Secretary

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**Issue/Summary**

Approve the minutes of the December 10, 2024 Regular Meeting

**Background**

N/A

**Consideration / Recommendation**

Approve the December 10, 2024 Regular Meeting Minutes.

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**Attachments**

City Council Regular Meeting Minutes-December 10, 2024

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**DRAFT**



# **GARLAND**

## **MINUTES**

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, December 10, 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 Ed Moore  
Deputy Mayor Pro Tem Margaret Lucht  
Council Member Jeff Bass  
Council Member Kris Beard  
Council Member B.J. Williams  
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 Phil Urrutia  
City Attorney Brian England  
City Secretary Jennifer Stubbs  
Department Coordinator II Courtney Vanover

### **LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

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

Councilmember Bass provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

### **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.

- Present Proclamations for the 2024 Garland Neighborhood Award Winners - Who's Who in Garland Neighborhoods, Neighborhood Newsletter Competition, Garland Public Servant Awards, and Garland Neighborhood of the Year

Mayor LeMay proudly presented the proclamations honoring the 2024 Garland Neighborhood Award winners. The Knightly News was recognized as the winner of the Neighborhood Newsletter Competition for its outstanding efforts in keeping residents informed and engaged. Tommy Zapata received the Who's Who in Garland Neighborhoods

Award for his exceptional contributions and leadership within the community.

The Garland Public Servant Awards were presented to Fire Lieutenant Matt Brawner of the Garland Fire Department for his unwavering dedication to improving the city and serving its residents, and to the Sanitation Department for their tireless efforts in providing bulk clean-up services following the devastating May storms that impacted residents across Garland.

Mayor LeMay stated that the Garland Neighborhood of the Year Award would be announced at a future meeting.

## 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.

Councilmember Bass made a motion to approve the consent agenda. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

### 1. APPROVED Approve the minutes of the December 3, 2024 Regular Meeting

### 2. Approve the following bids:

- a. APPROVED Contract with Dillon Morgan Consulting for Process Improvement Bid No. 0206-25

Dillon Morgan Consulting \$1,200,000.00

*This request is to approve a contract with Dillon Morgan Consulting for process improvement.*

- b. APPROVED Building Improvements at the Justice Center Complex Bid No. 0290-25

McKinstry Essention, LLC \$2,694,271.00

*This request is presented for approval as it represents a valuable enhancement to Garland's infrastructure offering significant long-term benefits. By prioritizing these essential facility improvements, the City will boost operational performance, create a safer and more sustainable environment, and generate significant cost savings through reduced utility and maintenance cost.*

- c. APPROVED Term Contract for Security Networking Equipment Bid No. 0272-25

ePlus Technology \$344,349.24

*This request is to authorize the City Manager or his designee to execute this request to renew the ongoing support on the network security devices. This approval is for a term agreement with two additional renewals for the use of Palo Alto network devices. This Agreement will be renewed annually as long as funding is approved in the budget and ePlus is a cooperative contract vendor. Staff recommends renewing the Agreement annually as long as the City has a need for said Agreement.*

- d. APPROVED Traffic Signal Cabinets Bid No. 0246-25

Consolidated Traffic Controls, Inc. \$442,020.00

*This request is for the purchase of traffic signal cabinets for warehouse inventory.*

- e. APPROVED Four Vermeer LP873XDT Hydro Vacuum Bid No. 0267-25

## **Excavators**

**Vermeer Equipment of Texas LLC** **\$353,195.88**

*This request is for four replacement Vermeer LP873XDT Hydro Vacuum Excavators that are trailer mounted.*

**f. APPROVED 2.5 MG Commerce Street Elevated Storage Tank Rehabilitation** **Bid No. 0102-25**

**Five12 Painting and Remodeling LLC** **\$759,200.00**

*This request is to provide construction services for the 2.5MG Commerce Street Elevated Storage Tank Rehabilitation. The project includes interior and exterior coating systems and miscellaneous structural repairs. An owner's contingency is included for any additional work or materials that may be required.*

**g. APPROVED GP&L Centerville to McCree 138kV Transmission Line Materials** **Bid No. 0001-25**

**KBS Electrical Distributors, Inc.** **\$315,581.00**

*The purpose of this bid is for the purchase of monopoles and associated apparatus needed for the upgrade of the GP&L Centerville to McCree 138kV Transmission Line. This is part of the approved GP&L Centerville to McCree 138kV Transmission Line CIP project. An owner's contingency has been included for any unforeseen material items needed.*

**h. APPROVED GP&L Holford to Lookout Steel Fabricated Structures** **Bid No. 0014-25**

**Techline, Inc.** **\$2,700,000.00**

*This request is for the purchase of steel structures and associated materials needed for the construction of the GP&L Holford to Lookout Transmission Line. This is part of the approved GP&L Holford 138kV Line Loop Addition CIP project. An owner's contingency has been included for any additional material items that may be needed.*

**3. APPROVED T-Mobile West Tower Castle Drive Site Lease Extension**

*Authorize a First Amendment to the Lease Agreement negotiated with T-Mobile West Tower LLC, which will add a revenue sharing provision and extend the lease term every five (5) years until May 31, 2048 and authorize the City Manager to execute such documents to complete the transaction.*

**4. APPROVED Interlocal Agreement for Solid Waste and Recycling Collection Services**

*Authorize the City Manager or designee to execute the implementation of an Interlocal Agreement between the City of Garland and the Garland Independent School District (GISD) for providing Solid Waste and Recycling Collection Services.*

**5. APPROVED Jon Comer Skatepark at Rick Oden Park Operating Hours**

*Amend the operating hours of the Jon Comer Skatepark at Rick Oden Park from 5:00 a.m. - 12:00 a.m. to 6:00 a.m. - 10:00 p.m.*

**6. APPROVED Revised Parks and Recreation Advisory Board By-Laws**

*Approve the revised by-laws for the Parks and Recreation Advisory Board. The City Council reviewed the by-laws and made a recommended change at the December 2, 2024 Work Session to amend the language to state that the Parks and Recreation Advisory Board will be*

### **CITIZEN COMMENTS**

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

There was no one who wished under the citizen comments item.

### **ADJOURN**

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Mayor LeMay adjourned the meeting at 7:22 p.m.

**Submitted By:**

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**Scott LeMay, Mayor**

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**Jennifer Stubbs, City Secretary**



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. a.

**Meeting Date:** 01/07/2025

**Item Title:** GP&L Street Light Maintenance Services

**Submitted By:** Jonas Whitehead, GP&L Distribution  
Director

**Bid Number:** 0113-25

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**Purchase Justification:**

This request is to obtain labor and equipment necessary for the maintenance of GP&L streetlight poles, wires, and luminaires. This will be a term contract with four optional renewals.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated based on the published criteria. 5 Star Electric, LLC. received the highest evaluated score, offering the Best Value for the City.

**Award Recommendation:**

| <i><b>Vendor</b></i>  | <i><b>Item</b></i> | <i><b>Amount</b></i> |
|-----------------------|--------------------|----------------------|
| 5 Star Electric, LLC. | All                | \$700,000.00         |
|                       |                    |                      |
|                       |                    |                      |
|                       | <b>TOTAL:</b>      | <b>\$700,000.00</b>  |

**Basis for Award:**

Best Value

**Purchase Requisition #:**

52468

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**Fiscal Impact**

**Total Project/Account:** N/A

**Expended/Encumbered to Date (Including this Item):** N/A

**Proposed Balance:** N/A

**Account #:** 451-6999

**Fund/Dept/Project Description and Comments:**

Term Contract sets price but does not commit funds. Expenses will be charged to Electric CIP Street and Thoroughfare Lighting program accounts as incurred.

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**Attachments**

**Bid Recap**

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Page 269

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/18/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/18/2024



[illegible]

[illegible]



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. b.

**Meeting Date:** 01/07/2025

**Item Title:** GP&L Underground Cable Replacement

**Submitted By:** Jonas Whitehead, GP&L Distribution  
Director

**Bid Number:** 0201-25

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**Purchase Justification:**

This request is for the replacement of five GP&L underground distribution loops. This is part of the approved GP&L Distribution Underground 200 Amp Loop CIP project.

**Evaluation:**

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

**Award Recommendation:**

| <i><b>Vendor</b></i> | <i><b>Item</b></i> | <i><b>Amount</b></i> |
|----------------------|--------------------|----------------------|
| The Fishel Company   | All                | \$785,131.68         |
|                      |                    |                      |
|                      |                    |                      |
|                      | <b>TOTAL:</b>      | <b>\$785,131.68</b>  |

**Basis for Award:**

Best Value

**Purchase Requisition #:**

52639

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**Fiscal Impact**

**Total Project/Account:** \$5,156,434

**Expended/Encumbered to Date (Including this Item):** \$2,054,173

**Proposed Balance:** \$3,102,261

**Account #:** 215/210-3299-3152501-7111

**Fund/Dept/Project Description and Comments:**

Electric CIP / GP&L Street Light Program

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**Attachments**

Bid Recap

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 273

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Budget Director Approval:

Allyson Bell Steadman

Approval Date:

12/17/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

12/17/2024





**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. c.

**Meeting Date:** 01/07/2025

**Item Title:** Construction Material Testing for Naaman School Road (Brand Road to SH-78)

**Submitted By:** Michael Polocek, Engineering Director

**Bid Number:** 0390-25

**Purchase Justification:**

This request is for Construction Material Testing (CMT) services for the Naaman School Road paving, drainage, bridge, water and wastewater improvements from E. Brand Road to State Highway 78. The scope of work includes construction of 5,000 linear feet of wastewater mains, 6,300 linear feet of water mains, 6,500 linear feet of stormwater mains, 1,000 square yards of concrete pavement, 7,500 square yards of sidewalk, and two new bridges.

**Evaluation:**

Alpha Testing, Inc. was selected as the Most Qualified firm for this project from RFQ 0078-21. As competitive bids were not received, a Bid Recap is not included.

**Award Recommendation:**

| <i><b>Vendor</b></i> | <i><b>Item</b></i> | <i><b>Amount</b></i> |
|----------------------|--------------------|----------------------|
| Alpha Testing, Inc.  | All                | \$449,963.00         |
| Owner's Contingency  |                    |                      |
|                      |                    |                      |
|                      | <b>TOTAL:</b>      | <b>\$449,963.00</b>  |

**Basis for Award:**

Most Qualified

**Purchase Requisition #:**

52916

**Fiscal Impact**

**Total Project/Account:** \$37,019,450

**Expended/Encumbered to Date (Including this Item):** \$32,232,797

**Proposed Balance:** \$4,786,653

**Account #:** Various

**Fund/Dept/Project Description and Comments:**

|                                                                        |                       |                     |
|------------------------------------------------------------------------|-----------------------|---------------------|
| Water / Relocation of Mains Prior to Paving                            | 220-4049-3019200-9214 | \$ 36,000.00        |
| Wastewater / Relocation of Mains Prior to Paving                       | 230-4149-3215700-9305 | 76,500.00           |
| Street / Transportation CIP / Naaman School Road - Brand Road to SH 78 | 650-1429-1430200-7101 | 337,463.00          |
| <b>Total</b>                                                           |                       | <b>\$449,963.00</b> |

**Attachments**

**Location Map**

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Pages 88, 218 & 242

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

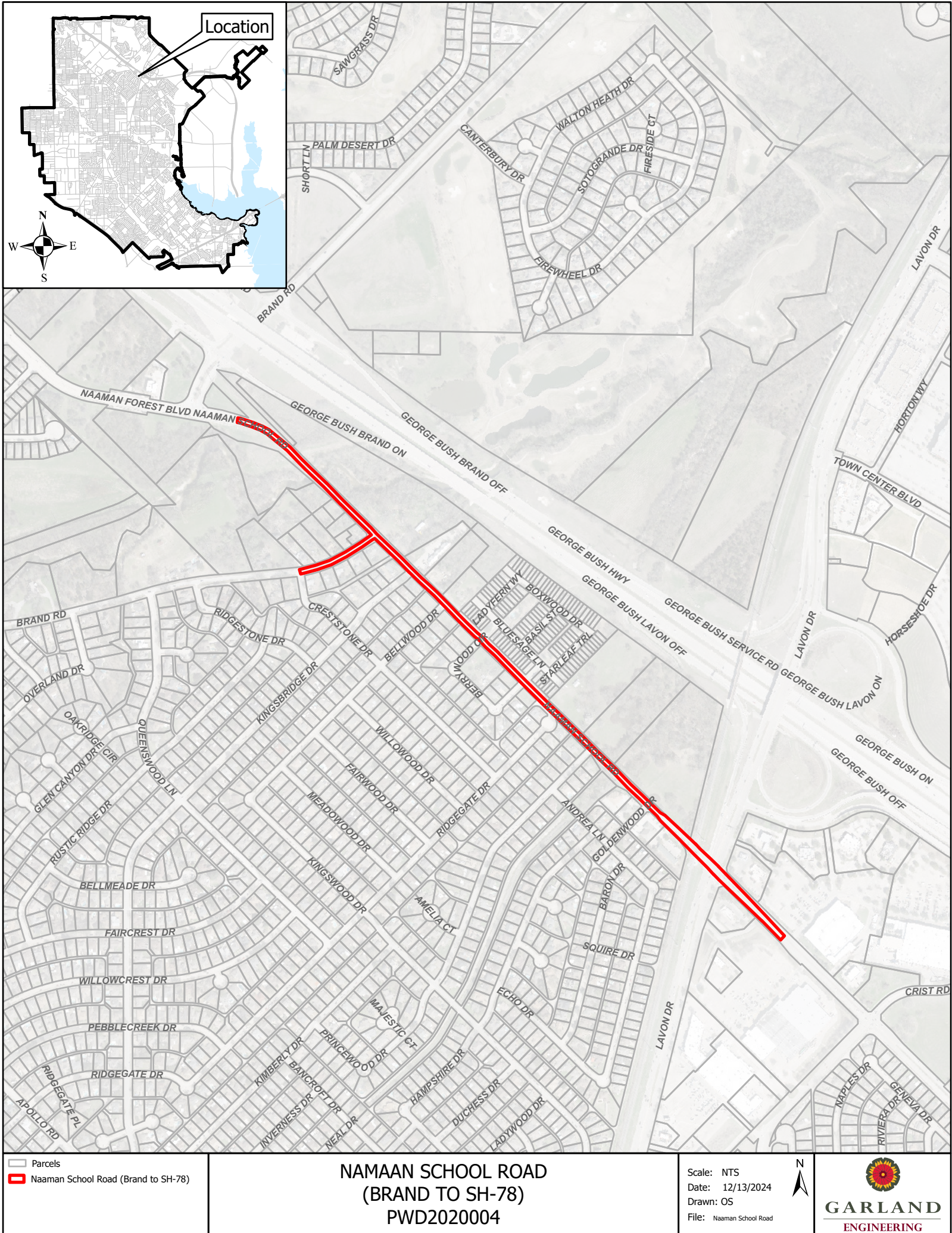
**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/19/2024





 Parcels

 Naaman School Road (Brand to SH-78)

NAMAAN SCHOOL ROAD  
(BRAND TO SH-78)  
PWD2020004

Scale: NTS

Date: 12/13/2024

Drawn: OS

File: Naaman School Road





GARLAND

ENGINEERING





**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. d.

**Meeting Date:** 01/07/2025

**Item Title:** Change Order #3 to Bottleneck Improvements Package I

**Submitted By:** Michael Polocek, Engineering Director

**Bid Number:** 0413-22

**Purchase Justification:**

This request is to approve Change Order No. 3 for the Bottleneck Improvements Package 1 construction project in the amount of \$146,718.00. The construction of Intersections at Broadway Boulevard and IH 30 and Forest Lane and Jupiter Road were delayed due to miscommunication between the Franchise Utilities and the City resulting in utility conflicts that had not been relocated. The contractor has requested a price escalation due to increasing costs for labor, materials and equipment during the time of work stoppage.

**Evaluation:**

Urban Infraconstruction, LLC was awarded the original PO 33321 in the amount of \$4,146,848 at the April 19, 2022 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

**Award Recommendation:**

| <i>Vendor</i>                | <i>Item</i>   | <i>Amount</i>       |
|------------------------------|---------------|---------------------|
| Urban Infraconstruction, LLC | All           | \$146,718.00        |
|                              |               |                     |
|                              |               |                     |
|                              | <b>TOTAL:</b> | <b>\$146,718.00</b> |

**Basis for Award:**

Change Order

**Purchase Requisition #:**

52937

**Fiscal Impact**

**Total Project/Account:** \$3,905,017

**Expended/Encumbered to Date (Including this Item):** \$3,128,900

**Proposed Balance:** \$776,117

**Account #:** Various

**Fund/Dept/Project Description and Comments:**

|                                                                                               |                       |                     |
|-----------------------------------------------------------------------------------------------|-----------------------|---------------------|
| Street / Transportation CIP / Bottleneck Improvements Program / Intersection Broadway & IH-30 | 651-1429-1450519-9002 | \$ 74,054.50        |
| Street / Transportation CIP / Bottleneck Improvements Program / Intersection Forest & Jupiter | 651-1429-1450619-9002 | 63,178.00           |
| Street / Transportation CIP / Bottleneck Improvements Program / Intersection Forest & Jupiter | 650-1429-1450600-9011 | 9,485.50            |
| <b>Total</b>                                                                                  |                       | <b>\$146,718.00</b> |

**Attachments**

Location Map

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 101

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

12/23/2024

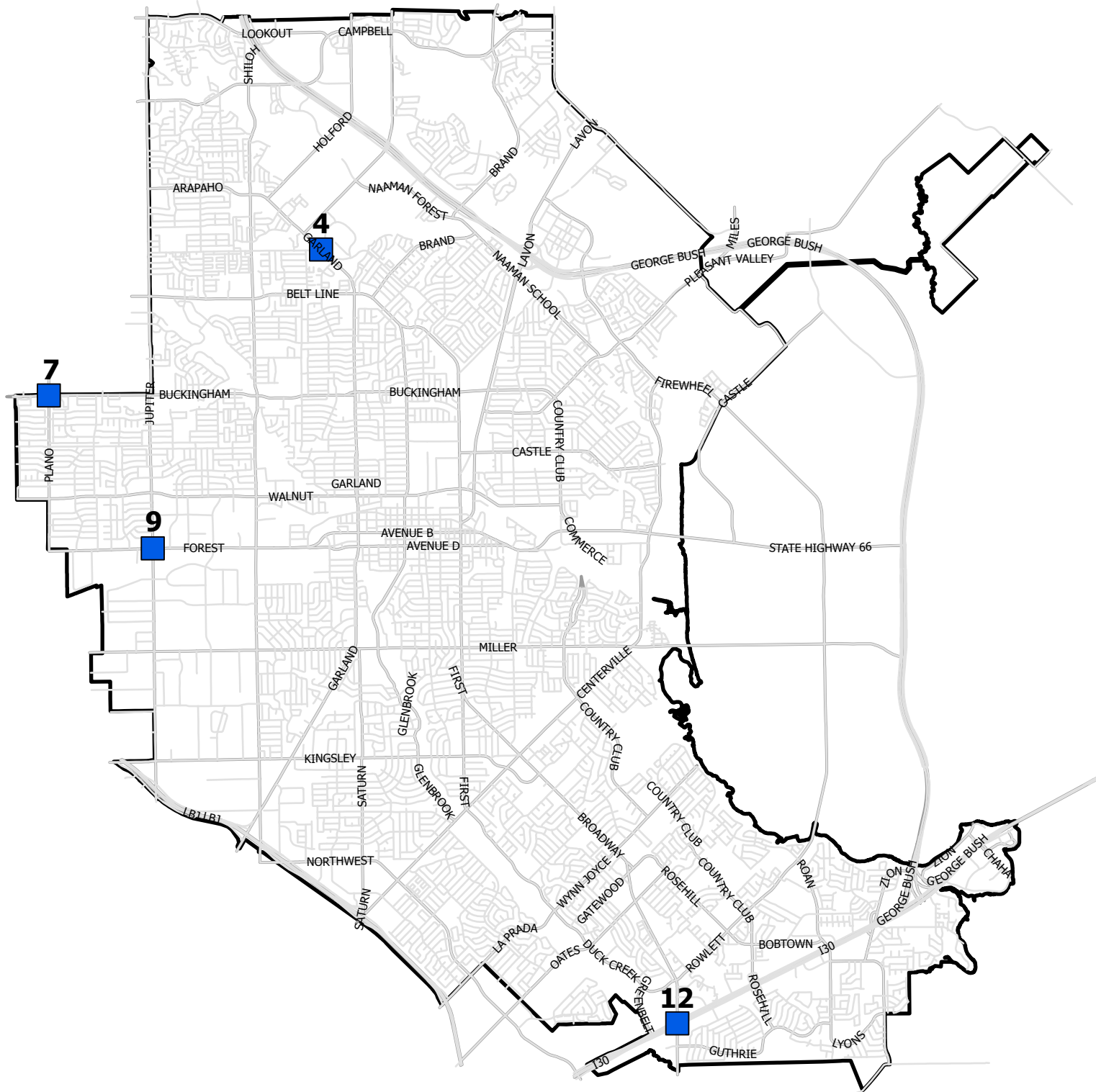
Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

12/20/2024





| ID | Original PSA                          |
|----|---------------------------------------|
| 4  | Apollo/Spring Creek at Garland Avenue |
| 7  | Buckingham Road at Plano Road         |
| 9  | Forest Lane at Jupiter Road           |
| 12 | Broadway Boulevard at IH-30           |

 Original PSA

CHANGE ORDER NO.3  
BOTTLENECK IMPROVEMENTS  
PACKAGE 1

Scale: NTS  
Date: 12/13/2024  
Drawn: OS  
File: PSA AMENDMENT No.1





**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. e.

**Meeting Date:** 01/07/2025

**Item Title:** GP&L Spring Creek Substation Control Enclosure

**Submitted By:** Charles Chapman, GP&L Transmission  
Director

**Bid Number:** 1357-24

**Purchase Justification:**

This request is for the purchase of a control enclosure for the GP&L Spring Creek Substation as part of the approved Garland Spring Creek Substation CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency has been included for any unforeseen material items needed.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. MET International Trading Company, Inc. is considered non-responsive due to not submitting the required Bid Bond with their response. Electrical Power Products, Inc. is considered non-responsive due to not meeting specifications. Crown Texas, Inc. received the highest evaluated score, offering the Best Value for the City.

**Award Recommendation:**

| <i>Vendor</i>       | <i>Item</i>   | <i>Amount</i>         |
|---------------------|---------------|-----------------------|
| Crown Texas, Inc.   | All           | \$1,398,726.89        |
| Owner's Contingency |               | 201,273.11            |
|                     |               |                       |
|                     | <b>TOTAL:</b> | <b>\$1,600,000.00</b> |

**Basis for Award:**

Best Value

**Purchase Requisition #:**

52075

**Fiscal Impact**

**Total Project/Account:** \$4,000,000

**Expended/Encumbered to Date (Including this Item):** \$3,692,880

**Proposed Balance:** \$307,120

**Account #:** 210-3799-3181101-6051

**Fund/Dept/Project Description and Comments:**

Electric CIP / GP&L Substations Upgrades Program

**Attachments**

**Bid Recap**

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Page 274

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/19/2024





**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. f.

**Meeting Date:** 01/07/2025

**Item Title:** TMPA Rayburn Country Point of Interconnect Construction Services

**Submitted By:** Charles Chapman, GP&L Transmission  
Director

**Bid Number:** 1523-24

**Purchase Justification:**

This request is to obtain construction services for the TMPA Rayburn Country Point of Interconnection. This is part of the approved TMPA Rayburn Country 138kV Point of Interconnection CIP project and will be reimbursed 100% to GP&L. An owner's contingency is included for any additional services that may be required.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria. Altitude Energy, LLC and MasTec North America, Inc. are considered non-responsive due to not submitting the required questionnaire. DD Grid, LLC is considered non-responsive due to not providing pricing for all line items. Irby Construction Company is considered non-responsive due to taking multiple unacceptable exceptions. Primoris T&D Services, LLC received the highest evaluated score, offering the Best Value for the City.

**Award Recommendation:**

| <i>Vendor</i>               | <i>Item</i>   | <i>Amount</i>         |
|-----------------------------|---------------|-----------------------|
| Primoris T&D Services, LLC. | All           | \$1,757,632.62        |
| Owner's Contingency         |               | 242,367.38            |
|                             |               |                       |
|                             | <b>TOTAL:</b> | <b>\$2,000,000.00</b> |

**Basis for Award:**

Best Value

**Purchase Requisition #:**

52307

**Fiscal Impact**

**Total Project/Account:** \$4,062,500

**Expended/Encumbered to Date (Including this Item):** \$2,300,969

**Proposed Balance:** \$1,761,531

**Account #:** 215-3542-3147201-7111

**Fund/Dept/Project Description and Comments:**

Electric CIP / GP&L Transmission Lines Program

**Attachments**

**Bid Recap**

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Page 268

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/20/2024





**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

**2. g.**

**Meeting Date:** 01/07/2025

**Item Title:** GP&L Mesa View 345kV Switch Station Engineering Services

**Submitted By:** Charles Chapman, GP&L Transmission  
Director

**Bid Number:** 0399-25

---

**Purchase Justification:**

This request is to obtain geotechnical, civil, structural, and electrical engineering; and relaying and communications design engineering for a new 345kV switch station to be located on King Mountain Road, 1.5 miles north of US 67 in McCamey, Texas. This is part of the GP&L Mesa View Point of Interconnect CIP project.

**Evaluation:**

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

**Award Recommendation:**

| <i><b>Vendor</b></i> | <i><b>Item</b></i> | <i><b>Amount</b></i>  |
|----------------------|--------------------|-----------------------|
| Burns & McDonnell    | All                | \$2,939,000.00        |
|                      |                    |                       |
|                      |                    |                       |
|                      | <b>TOTAL:</b>      | <b>\$2,939,000.00</b> |

**Basis for Award:**

Most Qualified

**Purchase Requisition #:**

52932

---

**Fiscal Impact**

**Total Project/Account:** \$9,900,000 \*  
**Expended/Encumbered to Date (Including this Item):** \$4,939,000  
**Proposed Balance:** \$4,961,000  
**Account #:** 210-3799-3181301-7111

**Fund/Dept/Project Description and Comments:**

Electric CIP / GP&L Substations Upgrades Program.

\* Funding for this project will be included in the Proposed 2025 CIP in 2025 and 2026. Expenditures are not anticipated to occur before 2025 and will continue into 2026.

---

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Page 274

---

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/20/2024



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. h.

**Meeting Date:** 01/07/2025

**Item Title:** GP&L Mesa View 345kV Transmission Line Engineering Services

**Submitted By:** Charles Chapman, GP&L Transmission  
Director

**Bid Number:** 0398-25

**Purchase Justification:**

This request is to obtain geotechnical and electrical design engineering services needed to support two new 345kV transmission line cut-ins on GPL's current King Mountain to North McCamey 345kV Transmission Line and one 345kV delivery point greenfield transmission line in Upton County, Texas for the generation interconnection of the Mesa View Storage Project. This is part of the GP&L Mesa View Point of Interconnect CIP project.

**Evaluation:**

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

**Award Recommendation:**

| <i>Vendor</i>     | <i>Item</i>   | <i>Amount</i>         |
|-------------------|---------------|-----------------------|
| Burns & McDonnell | All           | \$1,167,000.00        |
|                   |               |                       |
|                   |               |                       |
|                   | <b>TOTAL:</b> | <b>\$1,167,000.00</b> |

**Basis for Award:**

Most Qualified

**Purchase Requisition #:**

52914

**Fiscal Impact**

**Total Project/Account:** \$9,900,000 \*  
**Expended/Encumbered to Date (Including this Item):** \$6,106,000  
**Proposed Balance:** \$3,794,000  
**Account #:** 210-3799-3181301-7111

**Fund/Dept/Project Description and Comments:**

Electric CIP / GP&L Substations Upgrades Program

\* Funding for this project will be included in the Proposed 2025 CIP in 2025 and 2026. Expenditures are not anticipated to occur before 2025 and will continue into 2026.

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Page 274

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/19/2024



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. i.

**Meeting Date:** 01/07/2025

**Item Title:** GP&L Wylie Switch Steel Fabricated Structures

**Submitted By:** Charles Chapman, GP&L Transmission  
Director

**Bid Number:** 0130-25

**Purchase Justification:**

This request is for the purchase of steel structures needed for the reconfiguration of the GP&L Wylie Switch Station. This is part of the approved GP&L Wylie Switch Station Reconfiguration CIP project. An owner's contingency has been included for any additional material items that may be needed.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated. MVA Power, Inc. is considered non-responsive due to their production site being located outside the required 1,000-mile radius as specified in the bid documents. Klute, Inc. is considered non-responsive due to not meeting the required lead time. Techline, Inc. is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

**Award Recommendation:**

| <i>Vendor</i>       | <i>Item</i>   | <i>Amount</i>       |
|---------------------|---------------|---------------------|
| Techline, Inc.      | All           | \$778,056.00        |
| Owner's Contingency |               | 171,944.00          |
|                     |               |                     |
|                     | <b>TOTAL:</b> | <b>\$950,000.00</b> |

**Basis for Award:**

Lowest Responsible Bid

**Purchase Requisition #:**

52546

**Fiscal Impact**

**Total Project/Account:** \$4,285,000

**Expended/Encumbered to Date (Including this Item):** \$2,984,126

**Proposed Balance:** \$1,300,874

**Account #:** 210-3799-3180501-6051

**Fund/Dept/Project Description and Comments:**

Electric CIP / GP&L Substation Upgrades CIP

**Attachments**

**Bid Recap**

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Page 274

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/20/2024









**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. j.

**Meeting Date:** 01/07/2025

**Item Title:** GP&L Wylie Switch Station Control Enclosure Expansion

**Submitted By:** Charles Chapman, GP&L Transmission  
Director

**Bid Number:** 0397-25

**Purchase Justification:**

This request is for the purchase of a control enclosure expansion for the GP&L Wylie Switch Station as part of the approved Wylie Switch Reconfiguration CIP project. The control enclosure will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide all-weather protection and security for the control equipment. An owner's contingency has been included for any unforeseen material items needed.

**Evaluation:**

Electrical Power Products is being awarded as a Sole Source based on captive replacement parts/components. As competitive bids were not received, a Bid Recap is not included.

**Award Recommendation:**

| <i><b>Vendor</b></i>            | <i><b>Item</b></i> | <i><b>Amount</b></i>  |
|---------------------------------|--------------------|-----------------------|
| Electrical Power Products, Inc. | All                | \$1,018,397.00        |
| Owner's Contingency             |                    | 281,603.00            |
|                                 |                    |                       |
|                                 | <b>TOTAL:</b>      | <b>\$1,300,000.00</b> |

**Basis for Award:**

Sole Source

**Purchase Requisition #:**

52932

**Fiscal Impact**

**Total Project/Account:** \$4,285,000

**Expended/Encumbered to Date (Including this Item):** \$4,284,126

**Proposed Balance:** \$874

**Account #:** 210-3799-3180501-6051

**Fund/Dept/Project Description and Comments:**

Electric CIP / GP&L Substations Upgrades Program

**Attachments**

Bid Evaluation Summary 0397-25

**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Page 274

**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/19/2024



# **GARLAND**

## **PROCUREMENT**

### **BID EVALUATION SUMMARY**

**DATE:** December 19, 2024

**PR#:** 52932

**BID #:** 0397-25

**AWARD BASIS:** Sole Source

**EVALUATION:** Electrical Power Products is being awarded as a sole source based on captive replacement parts/components. As competitive bids were not received, a Bid Recap is not included.

**AWARD AMOUNT:** \$1,300,000.00

| <b>Vendor(s)</b>          | <b>Item(s)</b> | <b>Amount</b>  |
|---------------------------|----------------|----------------|
| Electrical Power Products | All            | \$1,018,397.00 |
| Owner's Contingency       |                | 281,603.00     |
|                           | Total:         | \$1,300,000.00 |

**PROCUREMENT REPRESENTATIVE:** Teresa Smith, Purchasing Manager

**DEPARTMENT REPRESENTATIVE:** Lauri Vornberg, GP&L Administration

**ATTACHMENTS:** n/a



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. k.

**Meeting Date:** 01/07/2025

**Item Title:** Change Order to KCS Company Grade Crossing Agreement for Shiloh Road - IH635 to Kingsley Road

**Submitted By:** Michael Polocek, Engineering Director

**Bid Number:** 0405-25

**Purchase Justification:**

This request is to approve a change order for the Kansas City Southern Railway (KCS) Grade Crossing Agreement for Shiloh Road - IH635 to Kingsley Road Reconstruction Project. The reconstruction of Shiloh Road included widening of the four lane divided thoroughfare to a six lane divided thoroughfare. This widening included replacing the existing rail, including the ballast, ties and concrete crossing panels, as well as, additional width of welded rail and widening the concrete crossing panels. The work also included replacing the existing crossing warning signals in conflict with the Shiloh improvements, replacing the underground electrical control system and replacing the crossing warning controller cabinet. This change order is for additional signal and track work performed by KCS for the railroad crossing on Shiloh Road just south of the Garland Ave. intersection. The work performed was in conjunction with the Shiloh Road project from IH-635 to Kingsley Rd.

**Evaluation:**

Kansas City Southern Railway Company (KCS) was awarded the original Grade Crossing Construction Agreement in the amount of \$866,111 at the December 1, 2015 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

**Award Recommendation:**

| <i>Vendor</i>                        | <i>Item</i>   | <i>Amount</i>       |
|--------------------------------------|---------------|---------------------|
| Kansas City Southern Railway Company | All           | \$235,764.19        |
|                                      |               |                     |
|                                      |               |                     |
|                                      | <b>TOTAL:</b> | <b>\$235,764.19</b> |

**Basis for Award:**

Change Order

**Purchase Requisition #:**

52955

**Fiscal Impact**

**Total Project/Account:** \$22,982,539 \*

**Expended/Encumbered to Date (Including this Item):** \$22,982,539

**Proposed Balance:** \$0

**Account #:** 692-1409-1428800-9011

**Fund/Dept/Project Description and Comments:**

Street/Transportation CIP / Shiloh Road - I.H. 635 to Kingsley Road

\* The Shiloh Road - I.H. 635 to Kingsley Road project was considered complete by the City of Garland in 2023. KCS Railway Company subsequently performed additional work related to the original project. The total project budget was \$27.4 Million. Project expenditures total approximately \$23 Million. Cost savings on the project will be used to pay this final invoice then reallocated to other projects existing in the City's CIP to reduce future debt issuance.

**Attachments**

Location Map

Budget Type:

CIP

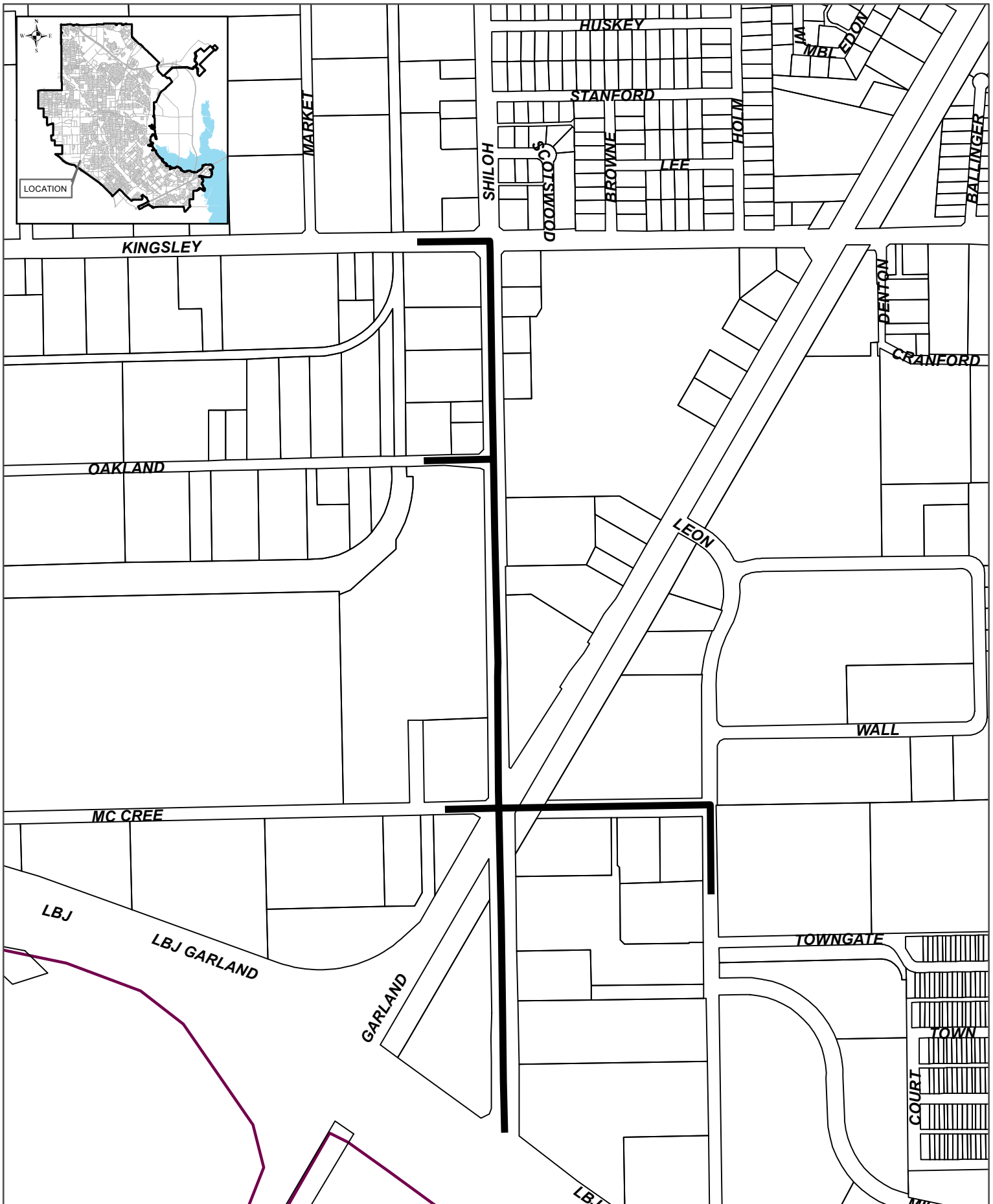
Fiscal Year: 2024

Document Location: N/A

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|                           |                       |                |            |
|---------------------------|-----------------------|----------------|------------|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 12/23/2024 |
|---------------------------|-----------------------|----------------|------------|

|                               |                 |                |            |
|-------------------------------|-----------------|----------------|------------|
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 12/20/2024 |
|-------------------------------|-----------------|----------------|------------|





**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

2. I.

**Meeting Date:** 01/07/2025

**Item Title:** Celeste, Carolyn, Monica, Cumberland Wastewater Improvements

**Submitted By:** Michael Brinkmann, Managing Director

**Bid Number:** 0394-25

---

**Purchase Justification:**

This request is to provide Professional engineering services for designing wastewater mains replacement serving residents along Celeste, Monica, Ridgewood, Vista, Carolyn, Calvin and Daugherty streets. The project includes design of approximately 9,910 linear feet (LF) of 8" wastewater main replacement, including manholes and service laterals.

**Evaluation:**

Kimley-Horn & Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

**Award Recommendation:**

| <i><b>Vendor</b></i>           | <i><b>Item</b></i> | <i><b>Amount</b></i> |
|--------------------------------|--------------------|----------------------|
| Kimley-Horn & Associates, Inc. | All                | \$540,700.00         |
|                                |                    |                      |
|                                |                    |                      |
|                                | <b>TOTAL:</b>      | <b>\$540,700.00</b>  |

**Basis for Award:**

Most Qualified

**Purchase Requisition #:**

52920

---

**Fiscal Impact**

**Total Project/Account:** \$5,690,000 \*  
**Expended/Encumbered to Date (Including this Item):** \$540,700.00  
**Proposed Balance:** \$5,149,300  
**Account #:** 230-4149-3219700-7101

**Fund/Dept/Project Description and Comments:**

Wastewater CIP / Monica Park Wastewater Replacement

\* The Monica Park Wastewater Replacement project is a new project that was previously included in the Wastewater Infiltration Correction Program and will be brought forward with additional funding in the upcoming 2025 Proposed CIP. Expenditures are not anticipated to occur until 2025.

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**Attachments**

Fiscal Impact Report

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**Budget Type:** CIP  
**Fiscal Year:** 2025  
**Document Location:** NA- 2025 Proposed CIP

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|                                      |                       |                       |            |
|--------------------------------------|-----------------------|-----------------------|------------|
| <b>Budget Director Approval:</b>     | Allyson Bell Steadman | <b>Approval Date:</b> | 12/23/2024 |
| <b>Purchasing Director Approval:</b> | Gary L. Holcomb       | <b>Approval Date:</b> | 12/20/2024 |



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

|                         |                | <u>Total</u><br><u>Appropriation</u> | <u>Actual &amp;</u><br><u>Emcumbered to</u><br><u>Date</u> | <u>Available Budget</u> |
|-------------------------|----------------|--------------------------------------|------------------------------------------------------------|-------------------------|
| <b>FUND</b>             | <b>230</b>     |                                      |                                                            |                         |
| <b><u>PROJECT #</u></b> | <b>0032197</b> | 550,000.00                           | 540,700.00                                                 | 9,300.00                |

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

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

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



**GARLAND**



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session**

**2. m.**

**Meeting Date:** 01/07/2025

**Item Title:** Sensus Water Meters

**Submitted By:** Michael Brinkmann, Managing Director

**Bid Number:** 0375-25

---

**Purchase Justification:**

This request is to provide for water meters of various sizes to continue upgrading and replacing water meters to ensure billing accuracy.

**Evaluation:**

The Sensus Water Meters are available from Aqua-Metrics Sales Company through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Contract WM09-20. As competitive bids were not received, a Bid Recap is not included.

**Award Recommendation:**

| <i><b>Vendor</b></i>       | <i><b>Item</b></i> | <i><b>Amount</b></i> |
|----------------------------|--------------------|----------------------|
| Aqua-Metrics Sales Company | All                | \$585,868.78         |
|                            |                    |                      |
|                            |                    |                      |
|                            | <b>TOTAL:</b>      | <b>\$585,868.78</b>  |

**Basis for Award:**

Cooperative Purchase

**Purchase Requisition #:**

52880

---

**Fiscal Impact**

**Total Project/Account:**

N/A

**Expended/Encumbered to Date (Including this Item):**

N/A

**Proposed Balance:**

N/A

**Account #:**

451-6999

**Fund/Dept/Project Description and Comments:**

These water meters are warehouse inventory items that will be expensed to the Water Service Installation and Radio Read Water Meter Retrofit CIP projects when installed.

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**Budget Type:**

CIP

**Fiscal Year:**

2024

**Document Location:**

Pages 221 & 223

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**Budget Director Approval:**

Allyson Bell Steadman

**Approval Date:**

12/23/2024

**Purchasing Director Approval:**

Gary L. Holcomb

**Approval Date:**

12/20/2024



**GARLAND**  
**CITY COUNCIL STAFF REPORT**

**City Council Regular Session**

**3.**

**Meeting Date:** 01/07/2025

**Title:** Agreement for Real Property Transfer Between Glen Lee Arvilla and Angelica Arvilla, and The City of Garland regarding the Tracts Generally Located at 2001 and 2002 Harvest Run

**Submitted By:** Niels Brown, Real Estate Director

**Strategic Focus Area:** Future-Focused City Organization

---

**Issue/Summary**

Glen Lee Arvilla and Angelica Arvilla (the "Developers") constructed an improvement on their 0.209-acre property that encroaches and infringes upon the City's 14.91-acre tract of land located at 2002 Harvest Run. The City desires to obtain a portion of the Developers' property, located at 2001 Harvest Run, in exchange for the portion of the City's tract the Developers seek to acquire.

**Background**

The Developers are the owners of a certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, being Lot 48, Block 2, of Fall Creek Estates, according to the plat thereof as recorded in Volume 2001196, Page 89, consisting of approximately 0.209 acres (the "Arvilla's Tract"). The City of Garland is the owner of a certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, as described in the Dedication Deed from William H. Wisner to the City of Garland, as recorded in Volume 2000166, Page 1180, consisting of approximately 14.91 acres ("City's Tract").

The real property transfer includes approximately 0.033 acres (1,427 Sq. Ft.) of the City's Tract, which will be conveyed to the Developers, and approximately 0.012 acres (525 Sq. Ft.) of the Arvilla's Tract, which will be conveyed to the City. The Development Agreement ("Agreement"), which outlines each party's obligations throughout the property exchange, is contingent upon the City Council's approval. The obligations to which the Developers, at their sole cost and expense, have agreed include: upon execution of the Agreement, convey the relevant portion of the Arvilla's Tract to the City by general warranty deed; within three months, provide exhibits that shall become part of the Agreement containing metes and bounds descriptions and sketches of the subject tracts for review and approval by the City; and within six months, submit an Amending Plat to the City that reflects the property exchange referenced within the Agreement. The City's obligation includes conveyance of the relevant portion of the City's Tract to the Developers, contingent upon the Developers conveying the relevant portion of the Arvilla Tract to the City.

**Consideration / Recommendation**

Authorize staff to proceed with the preparation of documents to transfer the tracts between the City and the Developers, and authorize the terms of the Development Agreement presented to City Council for final approval.

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**Attachments**

2001 Harvest Run Draft Agreement

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**DEVELOPMENT AGREEMENT BETWEEN GLEN LEE ARVILLA  
AND ANGELICA ARVILLA AND THE CITY OF GARLAND, TEXAS**

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and executed effective as of \_\_\_\_\_, 2024, by and between Glen Lee Arvilla and Angelica Arvilla (the “Arvillas” or the “Developers”), and the City of Garland, Texas, a Texas home-rule municipality (“City”) (collectively, “Parties”).

**RECITALS:**

The RECITALS in this Section are (1) true and correct; (2) incorporated as part of this Agreement for all purposes; (3) evidence the intent of the Parties in entering into this Agreement; and (4) to be used in interpreting this Agreement:

**WHEREAS**, the Arvillas are the owners of that certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, Dallas County, Texas, being Lot 48, in Block 2, of Fall Creek Estates, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof as recorded in Volume 2001196, Page 89, Deed Records of Dallas County, Texas (“DRDCT”), consisting of approximately 0.209 acres of land (the “Arvilla’s Tract”);

**WHEREAS**, the City is the owner of that certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, Dallas County, Texas, as described in Dedication Deed from William H. Wisner to the City of Garland, Texas, a Texas home-rule municipality, as recorded in Volume 2000166, Page 1180, DRDCT, consisting of approximately 14.91 acres of land (“City’s Tract”);

**WHEREAS**, the Developers constructed an improvement on the Arvilla’s Tract that encroaches and infringes upon the City’s Tract;

**WHEREAS**, the Developers seek to acquire and develop a portion of the City’s Tract, which the parties have determined is the highest and best use for that portion of the City’s Tract, said portion being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes;

**WHEREAS**, the City desires to obtain a portion of the Arvilla’s Tract in exchange for the portion of the City’s tract the Arvillas are acquiring, said portion of the Arvilla’s Tract being more particularly described in Exhibit B attached hereto and incorporated herein for all purposes; and

**WHEREAS**, the Developers and the City now desire to enter into this Agreement for the purposes of allowing the Developers to acquire that portion of the City’s Tract described in Exhibit “A” and allowing the City to acquire that portion of the Arvilla’s Tract described in Exhibit “B” by a mutual exchange of the properties;

**NOW, THEREFORE**, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

## **TERMS AND CONDITIONS**

A. **Definitions.**

B. **The Developers' Obligations.**

1. Upon approval the City Council's approval of this Agreement, the Developers shall convey the relevant portion of the Arvilla's Tract to the City by general warranty deed.

2. **Three Month Deadlines.**

- a. The Developers shall provide Exhibits to this Agreement containing metes & bounds descriptions and sketches of the subject tracts for review and approval by the City. Upon review and approval by the City, these Exhibits shall become a part of this Agreement for all purposes.
  - i. The metes & bounds description and sketch of the City's tract shall be subject to the following limitation: all existing improvement encroachments constructed by Developers shall be contained on and wholly within said City's tract.
  - ii. The metes & bounds description and sketch of the Arvilla's tract shall be subject to the following limitation: the westerly boundary line which shall terminate at Harvest Run, shall conform to applicable setbacks provided for in the Garland Development Code ("GDC").
  - iii. The Developers shall submit the Exhibits to the City Engineering Department for review within three months of Council approval of this Agreement.

3. **Six Month Deadlines:**

- a. Contingent upon the City Council approving this Agreement, the Developers shall provide an Amending Plat.
  - i. The Amending Plat shall include the Arvilla's Tract (Lot 48, Block 2, of Fall Creek Estates).
  - ii. The Amending Plat shall reflect that portion of the City's Tract being conveyed to the Arvillas.
  - iii. The Amending Plat shall include the associated recording information for the warranty deeds for the portions of the City's Tract and the Arvilla's tract, respectively.

- iv. The Developers shall submit a Working Plat version of the Amending Plat to the City Engineering Department within six (6) months of the City Council's approving this Agreement.
  - b. The Developers shall submit the Amending Plat to the City Engineering and Planning Departments for review by staff for administrative and technical compliance with the GDC. Upon review by City staff, the Amending Plat may be submitted to the Plan Commission for consideration, if necessary, or may be approved administratively.
- 4. The Developers shall be responsible for filing all documents (the deeds and plat) in the Dallas County Official Public Records, including all associated expenses, filing fees, and other costs associated with the Agreement. The Developers shall include on each instrument the request that a file-stamped be forwarded to the City upon filing to

City of Garland  
Real Estate Management Office  
ATTN: Niels Brown  
P.O. Box 469002  
Garland, TX 75046-9002

C. City's Obligations

- 1. Upon the City Council's approval of this Agreement, the City shall convey the relevant portion of the City's Tract to the Developers, contingent upon the Developers conveying the relevant portion of the Arvilla Tract to the City.
- D. Severability. If any term or provision of this Agreement is held to be illegal, invalid, or unenforceable, the legality, validity, or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid, or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid, or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- E. Waiver. Either the City or the Developers shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.
- F. Assignment. This Agreement may not otherwise be assigned by the Developers without the City Manager's written consent, which shall not be unreasonably withheld.

- G. Governing Law; Venue. This Agreement and all the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in any state court of competent jurisdiction in Dallas County, Texas.
- H. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both Parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.
- I. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.
- J. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.
- K. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, or understandings between the parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.
- L. Relationship of Parties; No Third-Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.
- M. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this Agreement, the parties will first attempt to resolve the dispute by taking the following steps:
1. A written notice (the "Notice of Dispute") substantially describing the nature of the dispute shall be delivered by the dissatisfied party (the "Dissatisfied Party") to the other party (the "Responding Party"), which Notice of Dispute shall request a written response (the "Response") which attempts to resolve the dispute; and
  2. If the Responding Party fails to deliver the Response within ten (10) days after its receipt of the Notice of Dispute, either party may proceed to institute any lawsuit

or proceeding arising from this Agreement. If the Responding Party timely delivers the Response to the Dissatisfied Party and the Response does not reasonably resolve the dispute in the opinion of the Dissatisfied Party, the Dissatisfied Party shall deliver written notice to that effect (the "Notice of Continuing Dispute") to the Responding Party. Within thirty (30) days after the Responding Party's receipt of the Notice of Continuing Dispute, an individual appointed by the Dissatisfied Party having authority over the activities of the Dissatisfied Party and an individual appointed by the Responding Party having authority over the activities of the Responding Party shall meet in person at a time and location mutually acceptable to the parties to resolve the dispute. If the Dissatisfied Party and the Responding Party are unable to agree on the time and location of such meeting, or after such meeting a dispute remains, either party may proceed to institute any lawsuit or proceeding arising from this Agreement.

- N. Authority. The City represents and warrants that this Agreement has been approved by resolution duly adopted by the Garland City Council in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.
- O. Governmental Powers; Waiver of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights that would otherwise be available to it by law except for Developer to enforce the terms of this Agreement. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions.
- P. Effective Date. The effective date of this Agreement shall be the date on which this Agreement is executed by the City Manager for the City of Garland, Texas, or his designee.

[  
]

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the \_\_\_\_ day of \_\_\_\_\_, 2024.

THE CITY OF GARLAND,  
a Texas home-rule municipality

By: \_\_\_\_\_

Name: Judson Rex

Title: City Manager

\_\_\_\_\_  
Glen Lee Arvilla

\_\_\_\_\_  
Angelica Arvilla

## EXHIBIT "A"

### Portion of City's Tract Being Transferred

#### **EXHIBIT "A"** **1,427 SQUARE FEET / 0.033 ACRES**

BEING a tract of land situated in the Reason Crist Survey, Abstract No. 225, City of Garland, Dallas County, Texas, being a portion of that tract of land described in Dedication Deed to the City of Garland as recorded in Volume 2000166, Page 1180, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows;

COMMENCING at an "X" cut in concrete for the southernmost corner of Common Area Lot 36, Block 2 and the easternmost corner of Lot 48, Block 2, both of Fall Creek Estates, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2001196, Page 89, Deed Records, Dallas County, Texas;

THENCE South 42 degrees 08 minutes 08 seconds West, along the northwest line of said City of Garland tract, a distance of 61.00 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod on the southeast line of said Lot 48, Block 2, same being the POINT OF BEGINNING;

THENCE South 11 degrees 37 minutes 36 seconds West, traversing said City of Garland tract, a distance of 32.87 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod for corner;

THENCE South 42 degrees 08 minutes 08 seconds West, continuing to traverse said City of Garland tract, a distance of 71.67 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod in the northeast line of Lot 19, Block 4, Northlake Estates No. 13, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 85101, Page 2464, Deed Records, Dallas County, Texas

THENCE North 45 degrees 34 minutes 40 seconds West, along the said northeast line of Lot 19, Block 4, a distance of 16.70 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of said Lot 48, Block 2;

THENCE North 42 degrees 08 minutes 08 seconds East, along the southeast line of said Lot 48, Block 2, a distance of 99.32 feet to the POINT OF BEGINNING and containing 1,427 square feet or 0.033 acres of land more or less.

A DRAWING OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.

  
Gary E. Johnson, R.P.L.S.# 5299



**TEXAS HERITAGE**  
**SURVEYING, LLC**

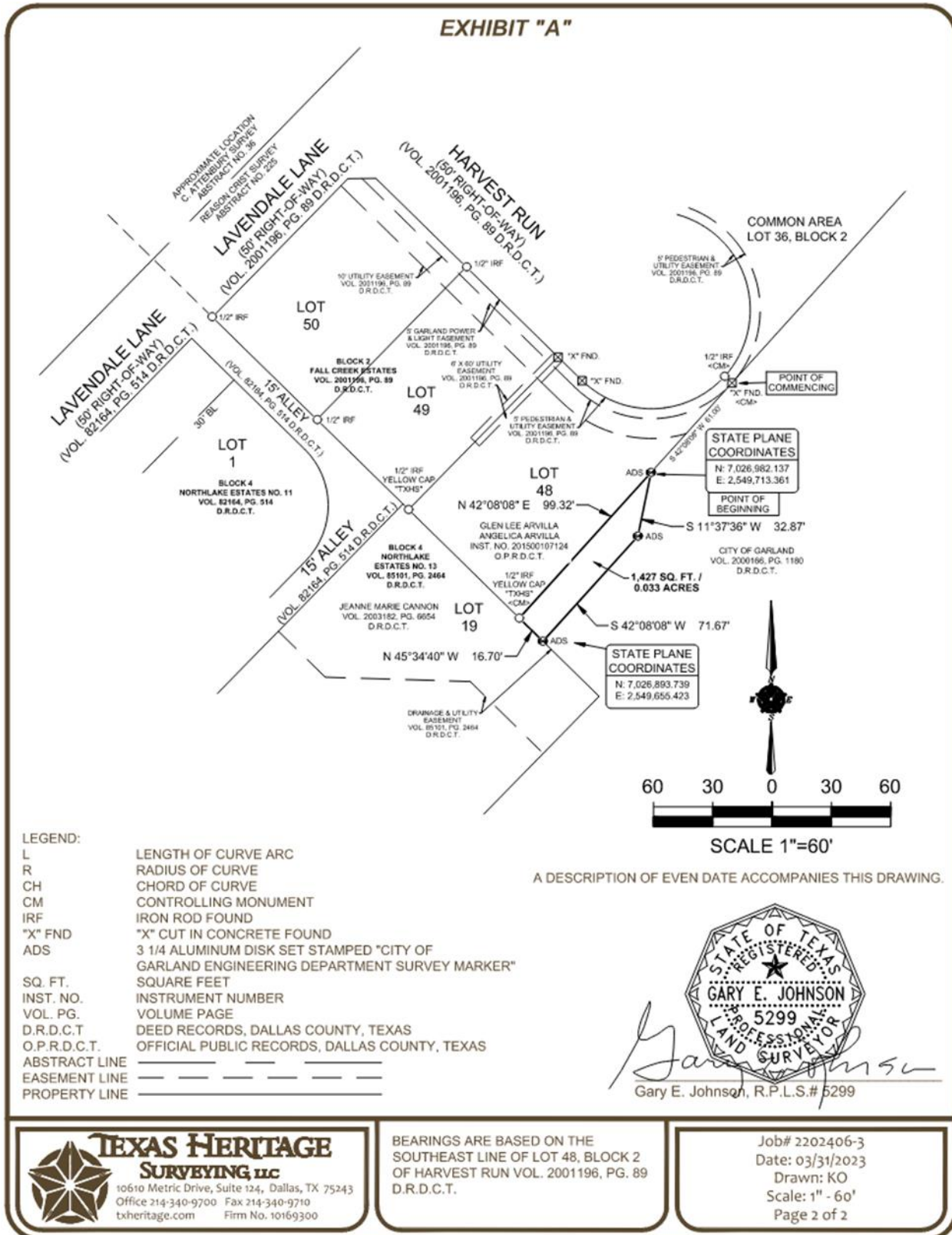
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

BEARINGS ARE BASED ON THE  
SOUTHEAST LINE OF LOT 48, BLOCK 2  
OF HARVEST RUN VOL. 2001196, PG. 89  
D.R.D.C.T.

Job# 2202406-3  
Date: 03/31/2023  
Drawn: KO  
Scale: 1" = 60'  
Page 1 of 2

# EXHIBIT "A"

## Portion of City's Tract Being Transferred





## EXHIBIT "B"

### Portion of Arvilla's Tract Being Transferred

**EXHIBIT "B"**  
**525 SQUARE FEET / 0.012 ACRES**  
**PART OF LOT 48, BLOCK 2**  
**FALL CREEK ESTATES**

BEING a tract of land situated in the Reason Crist Survey, Abstract No. 225, City of Garland, Dallas County, Texas, being a portion of Lot 48, Block 2, Fall Creek Estates, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2001196, Page 89, Deed Records, Dallas County, Texas, same being a portion of that tract of land described in Warranty Deed with Vendor's lien to Glen Lee Arvilla and Angelica Arvilla as recorded in Instrument Number 201500107124, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at an "X" cut in concrete for the southernmost corner of Common Area Lot 36, Block 2 of said Fall Creek Estates, same lying in the northwest line of that tract of land described in Dedication Deed to the City of Garland as recorded in Volume 2000166, Page 1180, Deed Records, Dallas County, Texas;

THENCE South 42 degrees 08 minutes 08 seconds West, along the northwest line of said City of Garland tract, a distance of 61.00 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod, from which a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" bears South 42 degrees 08 minutes 08 seconds West 99.32 feet;

THENCE North 11 degrees 37 minutes 36 seconds East, traversing said Lot 48, Block 2, a distance of 33.25 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod in the southern right-of-way line of Harvest Run (50' right-of-way), same being a POINT ON CURVE to the left, said curve having a radius of 50.00 feet, a delta angle of 40 degrees 19 minutes 20 seconds and a chord bearing and distance of North 62 degrees 17 minutes 57 seconds East 34.47 feet;

THENCE along southern right-of-way line of Harvest Run and with said curve to the left, an arc distance of 35.19 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 48, Block 2;

THENCE South 47 degrees 51 minutes 52 seconds East, along the shared line of said Lot 48, Block 2 and Lot 32, Block 2, a distance of 5.00 feet to the POINT OF BEGINNING and containing 525 square feet or 0.012 acres of land more or less.

  
*Gary E. Johnson*  
Gary E. Johnson, R.P.L.S.# 5299

A DRAWING OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.



**TEXAS HERITAGE**  
**SURVEYING, LLC**

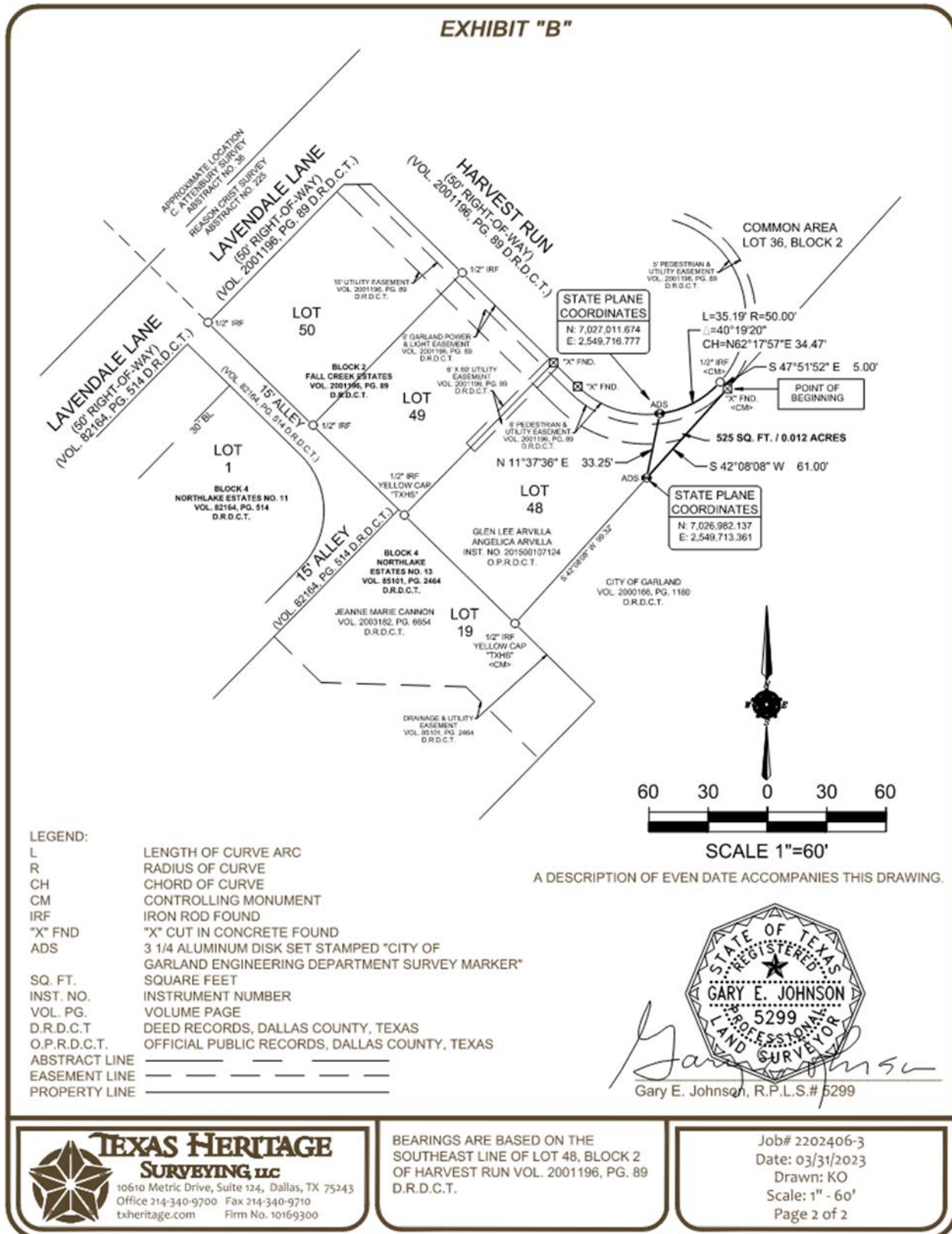
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

BEARINGS ARE BASED ON THE  
SOUTHEAST LINE OF LOT 48, BLOCK 2  
OF HARVEST RUN VOL. 2001196, PG. 89  
D.R.D.C.T.

Job# 2202406-3  
Date: 03/31/2023  
Drawn: KO  
Scale: 1" = 60'  
Page 1 of 2

# EXHIBIT "B"

## Portion of Arvilla's Tract Being Transferred





**GARLAND**  
**CITY COUNCIL STAFF REPORT**

**City Council Regular Session**

4. a.

**Meeting Date:** 01/07/2025

**Title:** Z 24-34 City of Garland (District 2)

**Submitted By:** Nabila Nur, Planning and Development Director

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**Issue/Summary**

Zoning Ordinance Z 24-34 City of Garland

**Background**

Zoning Case Z 24-34 was approved via public hearing during the December 3, 2024 Regular City Council meeting.

**Consideration / Recommendation**

Consider adoption of the attached ordinance.

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**Attachments**

Z 24-34 Ordinance

Z 24-34 Exhibit A

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 85-62, PLANNED DEVELOPMENT (PD) DISTRICT 86-5, AND SINGLE-FAMILY-7 (SF-7) DISTRICT TO AGRICULTURAL (AG) DISTRICT ON A 91.378-ACRE TRACT OF LAND LOCATED AT 2701 EAST CENTERVILLE 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 November 2024, the Plan Commission did consider and make recommendations on a certain request for a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District by **City of Garland**; 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 Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District on a 91.378-acre tract of land located at 2701 East Centerville Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

**Section 2**

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

### **Section 3**

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

### **Section 4**

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

### **Section 5**

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

### **Section 6**

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

### **Section 7**

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



FILE NO. Z 24-34

**PASSED AND APPROVED** this\_\_\_\_\_ day of \_\_\_\_\_,  
2024.

**THE CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 24-34**

WHEREAS the City of Garland, Texas, a home-rule municipality, is the owner of a 91.378 acre tract of land situated in the E. Crockett Survey, Abstract 227, and the E. Mills Survey, Abstract 952, located in the City of Garland, Dallas County, Texas, being all of that called 49.8794 acre tract described in Deed without Warranty from the Garland Independent School District to the City of Garland, as recorded in County Clerk Instrument Number 202400036808 of the Official Public Records of Dallas County, Texas (OPRDCT), and also being all of Mill Creek Crossing No. 8, an Addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 86244, Page 2040 OPRDCT, and also being all of Mill Creek Crossing No. 9, an Addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 86244, Page 2048 OPRDCT, and also being all of Mill Creek Crossing No. 7, an Addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 86217, Page 2790 OPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at the centerline intersection of East Centerville Road (100-foot right-of-way) and Dallas Area Rapid Transportation (DART) right-of-way (100 feet at this point);

ZONING FILE NUMBER Z 24-34

THENCE South 00 degrees 39 minutes 49 seconds East with said centerline of E. Centerville Road a distance of 1,127.35 feet to point for corner;

THENCE South 89 degrees 20 minutes 11 seconds West, departing said centerline, a distance of 50.00 feet to the most easterly northeast corner of Summerfield Addition, Revised, an Addition to the City of Garland, Texas, according to the plat thereof, as recorded in Volume 2001058, Page 1642, OPRDCT;

THENCE with the north lines of said Summerfield Addition, Revised the following courses:

South 71 degrees 41 minutes 12 seconds West a distance of 5.31 feet;

North 86 degrees 14 minutes 48 seconds West a distance of 59.50 feet;

South 59 degrees 10 minutes 12 seconds West a distance of 56.00 feet;

South 56 degrees 10 minutes 12 seconds West a distance of 80.00 feet;

North 63 degrees 24 minutes 48 seconds West a distance of 103.00 feet;

North 11 degrees 14 minutes 48 seconds West a distance of 119.50 feet;

North 49 degrees 35 minutes 12 seconds East a distance of 43.00 feet;

North 02 degrees 14 minutes 48 seconds West a distance of 44.12 feet;

North 46 degrees 19 minutes 48 seconds West a distance of 81.05 feet;

**EXHIBIT A**

ZONING FILE NUMBER Z 24-34

North 12 degrees 39 minutes 48 seconds West a distance of 67.20 feet;

North 19 degrees 24 minutes 48 seconds West a distance of 96.00 feet;

South 72 degrees 00 minutes 12 seconds West a distance of 67.40 feet;

South 77 degrees 20 minutes 12 seconds West a distance of 109.00 feet;

North 58 degrees 29 minutes 48 seconds West a distance of 89.00 feet;

North 25 degrees 59 minutes 48 seconds West a distance of 71.50 feet;

North 09 degrees 20 minutes 12 seconds East a distance of 60.90 feet;

North 49 degrees 14 minutes 48 seconds West a distance of 119.40 feet;

North 29 degrees 49 minutes 48 seconds West a distance of 62.90 feet;

South 48 degrees 20 minutes 12 seconds West a distance of 106.30 feet;

South 43 degrees 29 minutes 48 seconds East a distance of 55.40 feet;

South 31 degrees 55 minutes 12 seconds West a distance of 90.70 feet;

North 81 degrees 54 minutes 48 seconds West a distance of 238.20 feet;

South 77 degrees 05 minutes 12 seconds West a distance of 100.00 feet;

South 08 degrees 33 minutes 18 seconds West a distance of 171.26 feet to the northeast corner of Mill Creek Crossing No. 3, an Addition to the City of Garland, Texas, according

**EXHIBIT A**

to the plat thereof, as recorded in Volume 89108, Page 3328, OPRDCT;

THENCE with the north lines of said Mill Creek Crossing No. 3 the following courses:

North 75 degrees 16 minutes 50 seconds West a distance of 224.99 feet;

South 64 degrees 11 minutes 36 seconds West a distance of 107.02 feet;

North 83 degrees 16 minutes 49 seconds West a distance of 310.00 feet;

North 78 degrees 16 minutes 49 seconds West a distance of 120.00 feet;

North 59 degrees 46 minutes 49 seconds West a distance of 120.00 feet;

North 41 degrees 16 minutes 49 seconds West a distance of 320.00 feet;

North 59 degrees 46 minutes 49 seconds West a distance of 179.99 feet;

North 04 degrees 44 minutes 11 seconds East a distance of 137.35 feet;

North 62 degrees 16 minutes 49 seconds West a distance of 190.00 feet;

South 72 degrees 43 minutes 11 seconds West a distance of 160.00 feet;

South 00 degrees 16 minutes 49 seconds East a distance of 125.00 feet;

South 36 degrees 35 minutes 23 seconds West a distance of 250.00 feet;

South 89 degrees 43 minutes 11 seconds West a distance of 25.00 feet to the most westerly northwest corner of said

Mill Creek Crossing No. 3, same being in the easterly right-of-way line of South Country Club Road East as described in Mill Creek Crossing No. 7, an Addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 86217, Page 2790, OPRDCT;

THENCE with said east right-of-way line of South Country Club Road East (50 foot right-of-way) the following courses:

South 14 degrees 18 minutes 59 seconds East a distance of 169.02 feet to the beginning of a tangent curve to the right, having a radius of 1,075.00 feet, a central angle of 43 degrees 51 minutes 10 seconds, and a chord which bears South 07 degrees 36 minutes 40 seconds West a distance of 802.84 feet;

Southwesterly along said curve to the right and said right-of-way line, an arc distance of 822.78 feet;

South 29 degrees 32 minutes 12 seconds West a distance of 127.15 feet to the intersection of said east right-of-way line of South Country Club Road East with the centerline of High Meadow Drive (60 foot right-of-way);

THENCE North 65 degrees 57 minutes 48 seconds West with said centerline of High Meadow Drive, a distance of 345.04 feet to the intersection of said centerline with the west right-of-way line of South Country Club West (50 foot right-of-way) and the beginning of a non-tangent curve to the right, having a radius of 1,515.00 feet, a central angle of 2 degrees 00 minutes 15 seconds, and a chord which bears North 33 degrees 17 minutes 05 seconds East a distance of 52.99 feet;

ZONING FILE NUMBER Z 24-34

THENCE with said east right-of-way line of South Country Club Road West and the west boundary of said Mill Creek Crossing No. 7 the following courses:

Northeasterly with said curve to the right, an arc distance of 52.99 feet;

North 34 degrees 17 minutes 12 seconds East a distance of 77.11 feet to the beginning of a tangent curve to the left, having a radius of 1025.00 feet, a central angle of 26 degrees 40 minutes 01 seconds, and a chord which bears North 20 degrees 57 minutes 12 seconds East a distance of 472.77 feet;

Northeasterly with said curve to the left, an arc distance of 477.06 feet;

North 07 degrees 37 minutes 12 seconds East a distance of 312.00 feet to the beginning of a tangent curve to the left, having a radius of 1025.00 feet, a central angle of 7 degrees 54 minutes 04 seconds, and a chord which bears North 03 degrees 40 minutes 12 seconds East a distance of 141.22 feet;

North 00 degrees 16 minutes 48 seconds West a distance of 129.22 feet to an inner ell corner of said Mill Creek Crossing No. 7 and the most easterly northeast corner of Mill Creek Crossing No. 4, an Addition to the City of Garland, Texas, according to the plat thereof, as recorded in Volume 87049, Page 1616, OPRDCT;

THENCE with the north lines of said Mill Creek Crossing No. 4 the following courses:

**EXHIBIT A**

ZONING FILE NUMBER Z 24-34

South 89 degrees 43 minutes 12 seconds<sup>6</sup>.West a distance of 25.00 feet;

North 25 degrees 43 minutes 40 seconds West a distance of 359.27 feet;

North 44 degrees 00 minutes 16 seconds West a distance of 179.39 feet;

North 86 degrees 40 minutes 07 seconds West a distance of 150.00 feet;

North 44 degrees 40 minutes 07 seconds West a distance of 400.00 feet;

North 73 degrees 40 minutes 07 seconds West a distance of 200.00 feet;

South 65 degrees 12 minutes 38 seconds West a distance of 377.29 feet to the most northerly northwest corner of said Mill Creek Crossing No. 4 and the south corner of New Safe Haven Addition, an Addition to the City of Garland, Texas, according to the plat thereof, as recorded in County Clerk Instrument Number 201000207672, OPRDCT;

THENCE with the south and east lines of New Safe Haven Addition the following courses:

North 14 degrees 57 minutes 08 seconds East a distance of 300.98 feet;

North 81 degrees 41 minutes 58 seconds East a distance of 65.00 feet;

North 26 degrees 41 minutes 58 seconds East a distance of 50.00 feet;

North 59 degrees 41 minutes 58 seconds East a distance of 50.00 feet;

South 67 degrees 27 minutes 16 seconds East a distance of 119.52 feet;



ZONING FILE NUMBER Z 24-34

North 01 degrees 39 minutes 41 seconds West a distance of 652.34 feet to a point in the southwesterly line of the aforementioned DART right-of-way;

THENCE North 26 degrees 00 minutes 40 seconds East a distance of 50.00 feet to the centerline of said DART right-of-way and the beginning of a non-tangent curve to the left, having a radius of 5729.65 feet, a central angle of 1 degrees 58 minutes 17 seconds, and a chord which bears South 64 degrees 58 minutes 29 seconds East a distance of 197.14 feet;

THENCE with the centerline of said DART right-of-way the following courses:

Southeasterly, along said curve to the left, an arc distance of 197.15 feet;

South 65 degrees 57 minutes 37 seconds East a distance of 2,927.93 feet to the beginning of a tangent curve to the left, having a radius of 1910.00 feet, a central angle of 37 degrees 47 minutes 10 seconds, and a chord which bears South 84 degrees 51 minutes 12 seconds East a distance of 1,236.93 feet;

Southeasterly, along said curve to the left, an arc distance of 1,259.63 feet to the PLACE OF BEGINNING, and containing a calculated area of 98.072 acres of land;

LESS AND EXCEPT that certain 6.694 acre tract of land described in General Warranty Deed from Deiatra Wright to Scott Malone, as recorded in County Clerk Instrument Number 202100222434, OPRDCT, leaving a net calculated area of 91.378 acres, more or less.

**EXHIBIT A**



## **GARLAND**

### **PLANNING REPORT**

#### **City Council Regular Session**

5. a.

**Meeting Date:** 01/07/2025

**Item Title:** Z 24-35 Kimley-Horn (District 1)

**Submitted By:** Matthew Wolverton, Development Planner

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#### **REQUEST**

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

#### **LOCATION**

Near 4802 North President George Bush Turnpike

#### **OWNER**

C&M Villarreal Family Limited Partnership

#### **PLAN COMMISSION RECOMMENDATION**

On December 9th, 2024, with eight (8) votes in favor and one (1) abstained, the Plan Commission recommended approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

In addition, they recommended the Specific Use Provision (SUP) for a time period of twenty-five (25) years.

#### **STAFF RECOMMENDATION**

As the proposed restaurant with drive through use is consistent with the Future Land Use Map and the is generally compatible with surrounding area, staff recommends approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

Staff also recommends that the SUP time period be twenty-five (25) years, following the SUP time period guide.

#### **BACKGROUND**

The subject property is currently unimproved. The applicant proposes to open a shopping center with a Restaurant, Drive-Through. Per the GDC, the Restaurant, Drive-Through Use is only allowed by Specific Use Provision (SUP).

#### **SITE DATA**

The subject property contains approximately 2.00 acres and has approximately 215 linear feet of frontage along North President George Bush Turnpike. The site can be accessed from a mutual access drive along North President George Bush Turnpike only. There will be no direct access from the neighborhood to the North.

#### **USE OF PROPERTY UNDER CURRENT ZONING**

The PD is currently under the base zoning of Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

## **CONSIDERATIONS**

### **SPECIFIC USE PROVISION:**

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

### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposed use is compatible with the Comprehensive Plan.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the North are zoned Planned Development (PD) District 94-12 & Planned Development (PD) District 86-83/87-43. These districts are used as Single-Family Detached housing and a golf course. The properties to the West are zoned Planned Development (PD) District 15-09, Planned Development (PD) District 03-39, Planned Development/SUP (PD) District 24-19 & Planned Development (PD) District 06-80, all for Community Retail (CR) Uses. These districts contain a dental clinic and multiple restaurants. A future Licensed Day Care will be constructed directly to the West. The property to the East is Planned Development (PD) District 00-39, which lies vacant and is for Community Retail uses. To the South lies the President George Bush Turnpike.

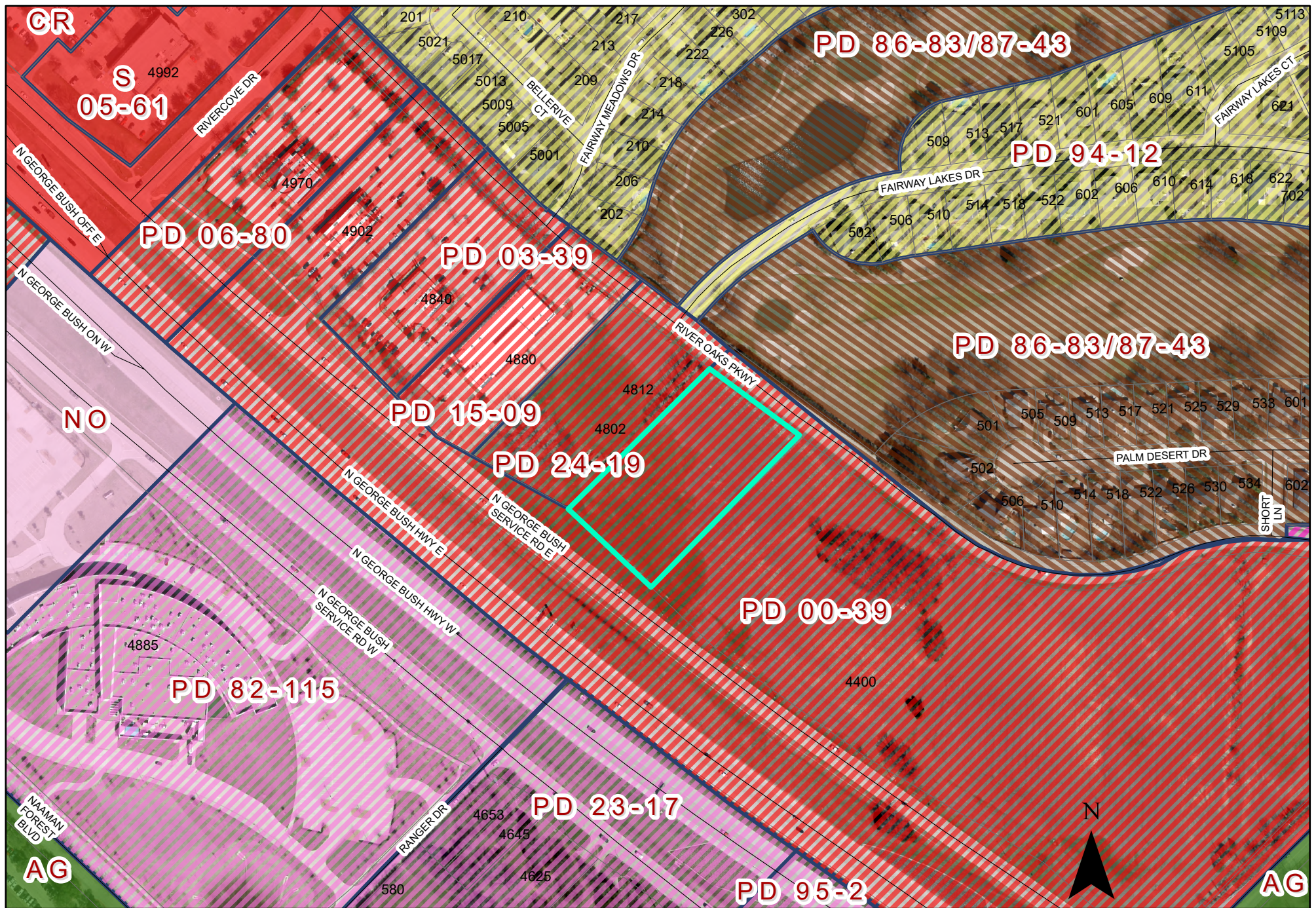
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### **Attachments**

Z 24-35 Location Map  
Z 24-35 SUP Conditions  
Z 24-35 Concept Plan  
Z 24-35 R&M  
Z 24-35 Responses  
Z 24-35 Staff Presentation

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0 250 500 ft

## ZONING MAP Z 24-35

 INDICATES AREA OF REQUEST

Next to 4802 N George Bush Hwy



## **SPECIFIC USE PROVISION CONDITIONS**

### **ZONING FILE Z 24-35**

#### **Near 4802 North President George Bush Turnpike**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant Drive-Through 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 Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. 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 PD, 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

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

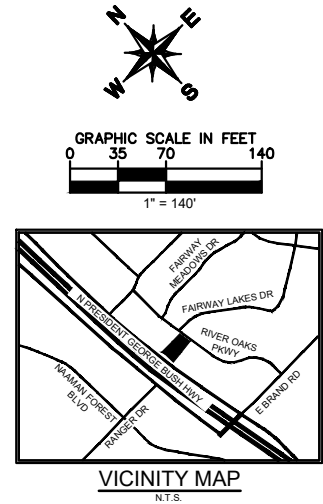
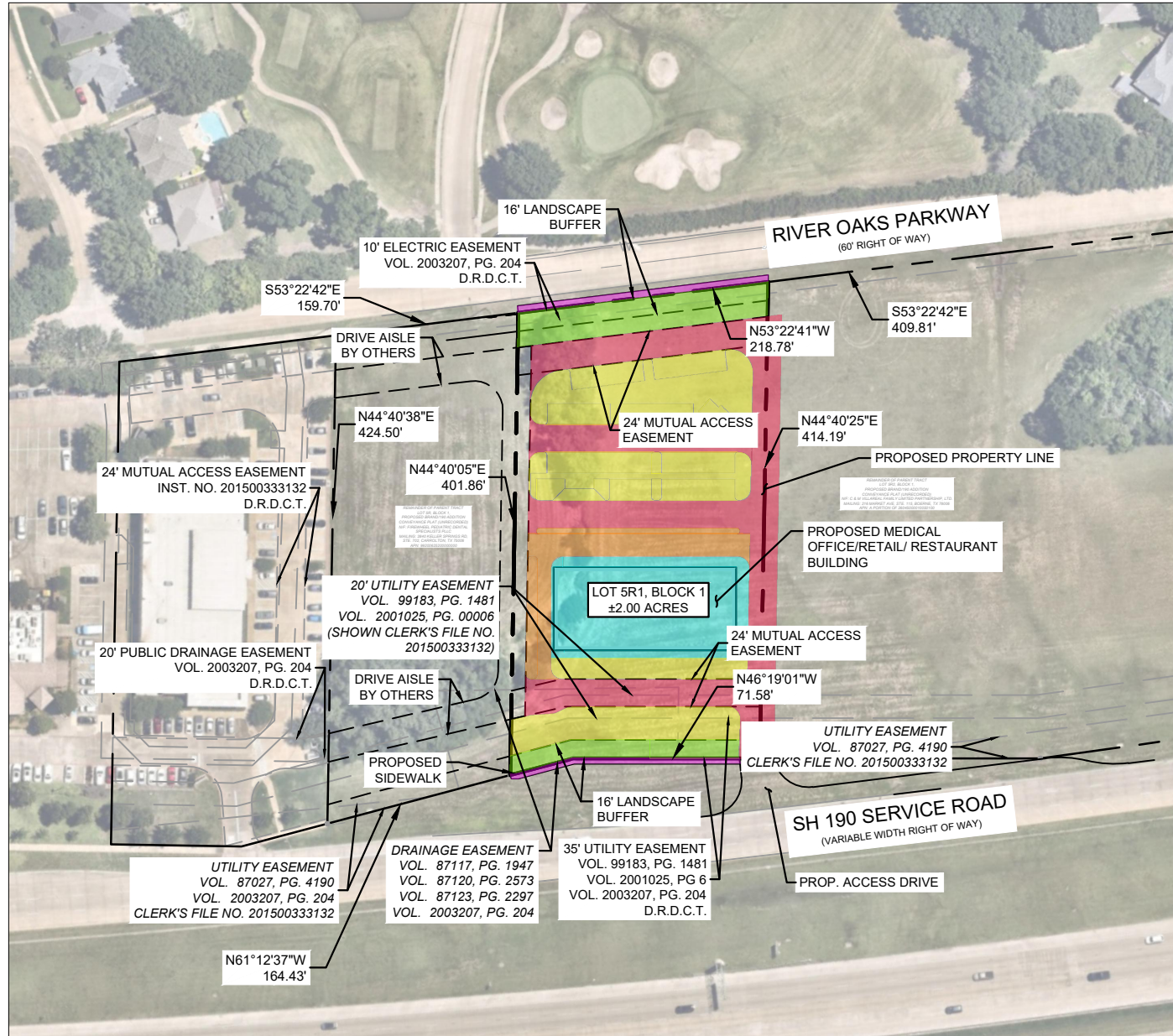
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

**V. Specific Regulations:**

Time Period: The Specific Use Provision shall have a twenty-five-year time period.

COALSON, ASHLEY 11/27/2024 5:50 PM  
K:\WCH\CIVIL\064689712 - GARLAND COMMERCIAL\CAD\EXHIBITS\20241107 - GARLAND COMMERCIAL CONCEPT PLAN\SITE PLAN-LETTER SIZING  
11/20/2024 4:19 PM

PLOTTED BY  
DNG NAME  
LAST SAVED



| LEGEND |                             |
|--------|-----------------------------|
|        | PROPOSED BUILDING FOOTPRINT |
|        | PROPOSED DRIVE-THRU         |
|        | PROPOSED DRIVE AISLES       |
|        | PROPOSED PARKING            |
|        | PROPOSED SIDEWALK           |
|        | PROPOSED LANDSCAPE AREAS    |

| SITE DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| SITE AREA:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ±2.00 AC                                                                                                           |
| OWNER/APPLICANT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ASHTON GRAY<br>6723-071-9877<br>12360 MARKET DR.<br>OKLAHOMA, OK 73114                                             |
| PLAN PREPARER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ASHLEY COALSON<br>KIMLEY-HORN<br>+1 972-581-6560<br>2600 N CENTRAL<br>EXPRESSWAY SUITE 400<br>RICHARDSON, TX 75080 |
| FT CONSULTATION NUMBER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 240912-1                                                                                                           |
| EXISTING ZONING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PD-00-39                                                                                                           |
| CITY NOTE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                    |
| SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD. |                                                                                                                    |

# GARLAND COMMERCIAL

GARLAND, TEXAS  
NOVEMBER 2024

**Kimley»Horn**  
2600 N. CENTRAL EXPRESSWAY, SUITE 400  
RICHARDSON, TEXAS 75080  
214-617-0535  
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

## REPORT & MINUTES

### P.C. Meeting, December 9, 2024

**3a. APPROVED** Consideration of the application of **Kimley-Horn**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use. The site is located near 4802 North President George Bush Turnpike. (District 1) (Z 24-35)

Ms. Nur provided a presentation and answered questions of the Plan Commission. The Commission asked for clarification on whether there is a difference between a shopping center with a restaurant and restaurant.

Staff clarified that the SUP being considered is for the Restaurant, Drive Through Use. The mention of the shopping center was provided as background information only to denote that the Restaurant, Drive-Through Use would be within a shopping center setting.

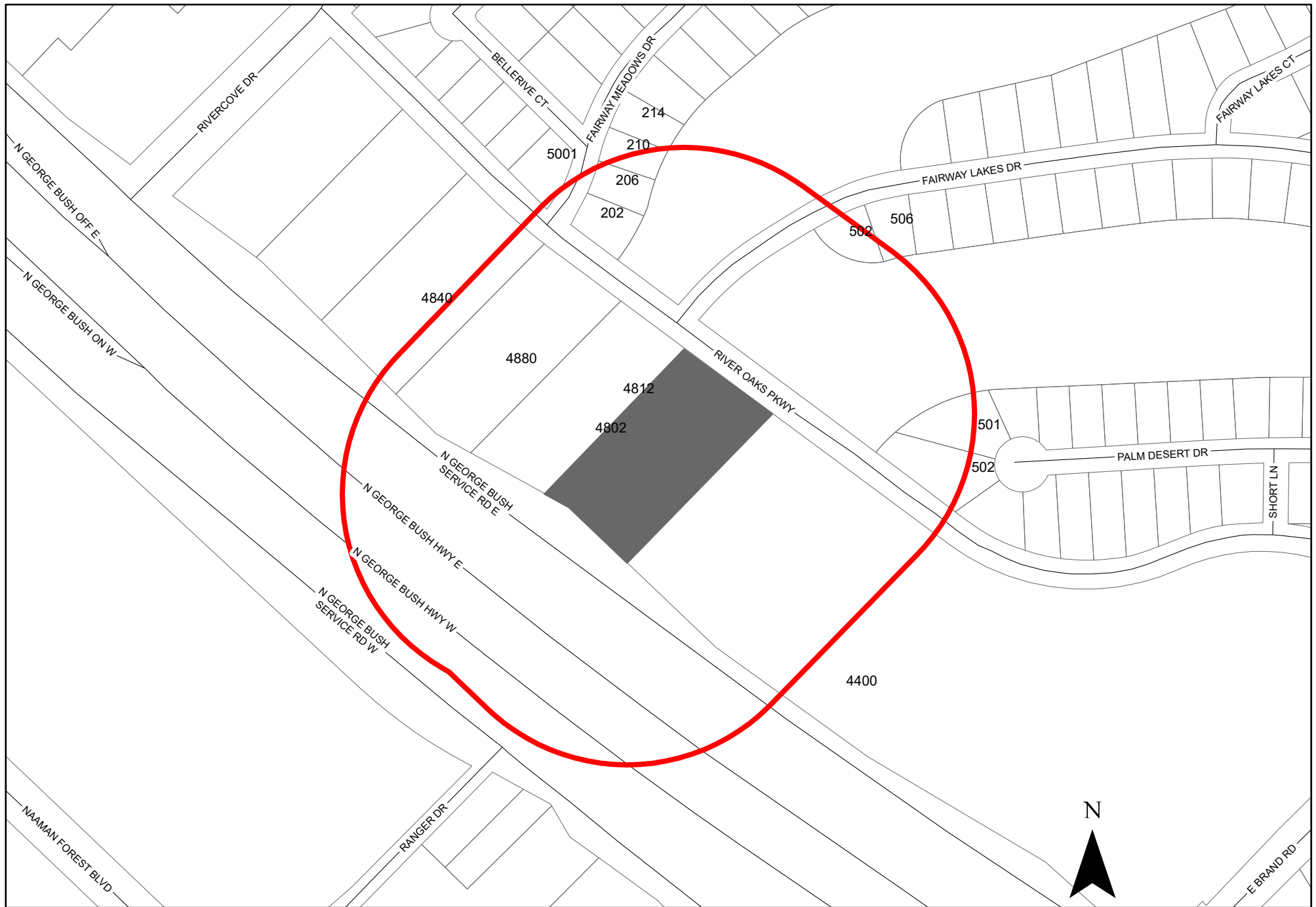
The applicant, Ashley Coalson, 2600 N Central Expressway, Garland, TX 75040, provided an overview of the request and remained available for questions.

The Commission asked if there has been a use identified for the property.

The applicant clarified that while a tenant has not been identified, the use of the property will be for a Restaurant, Drive-Through Use with the remainder of the property for medical office use.

**Motion** was made by Commissioner Abell to **approve** the application as presented with a 25-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 1 Abstention** by Commissioner Jones.





0 250 500 ft

## ZONING MAP Z 24-35

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Next to 4802 N George Bush Hwy

# Zoning Response Case Comments

| Case Number    | PC Hearing Date  | CC Hearing Date | Planner Name      |
|----------------|------------------|-----------------|-------------------|
| <b>Z 24-35</b> | December 9, 2024 | January 7, 2025 | Matthew Wolverton |

Z 24-35 Kimley-Horn. The applicant proposes a Specific Use Provision for a Restaurant Drive-Through within a Shopping Center on a property zoned Planned Development (PD) 00-39. The site is located near 4802 North George Bush Highway. (District 1)

**Andrea  
Rodriguez**

12/19/2024  
1:07:30 AM

**Against**

3601 Bluesage

**Outside of the Notification Area**

Garland

Texas

United States

75040

**White**

12/5/2024  
2:02:51 PM

**Against**

426 Baltusrol Cir

**Outside of the Notification Area**

Garland

Texas

United States

75044

I am against this until the particulars are posted on this website.



**GARLAND**  
TEXAS MADE HERE

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use

# City Council Meeting

January 7, 2025

Z 24-35

# CASE INFORMATION

Location: Near 4802 North President George Bush Turnpike

Applicant: Kimley-Horn

Owner: C&M Villarreal FLP

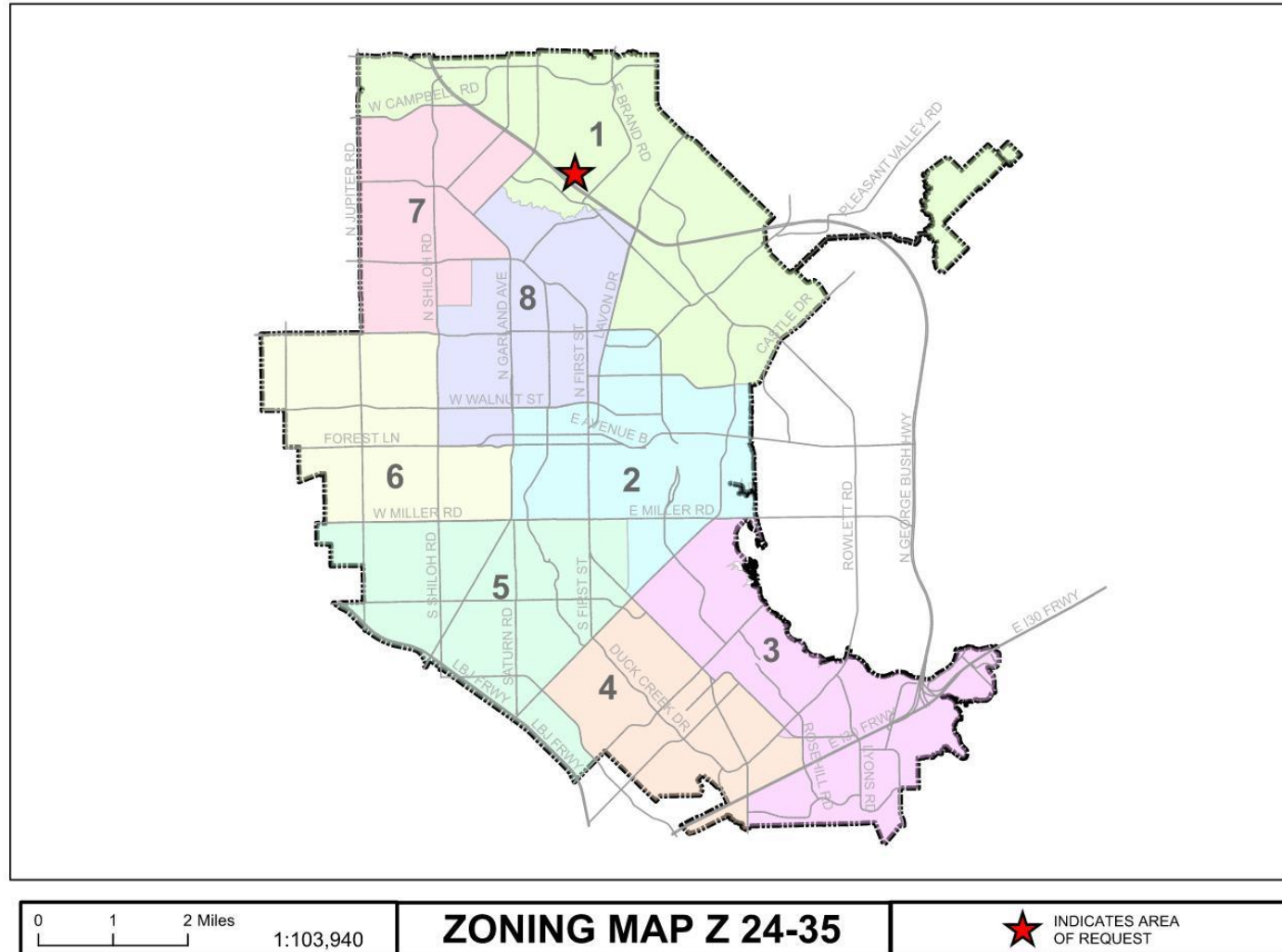
Acreage: 2.00 acres

Zoning: Planned Development (PD) District 00-39



**GARLAND**  
TEXAS MADE HERE

# CITYWIDE LOCATION MAP



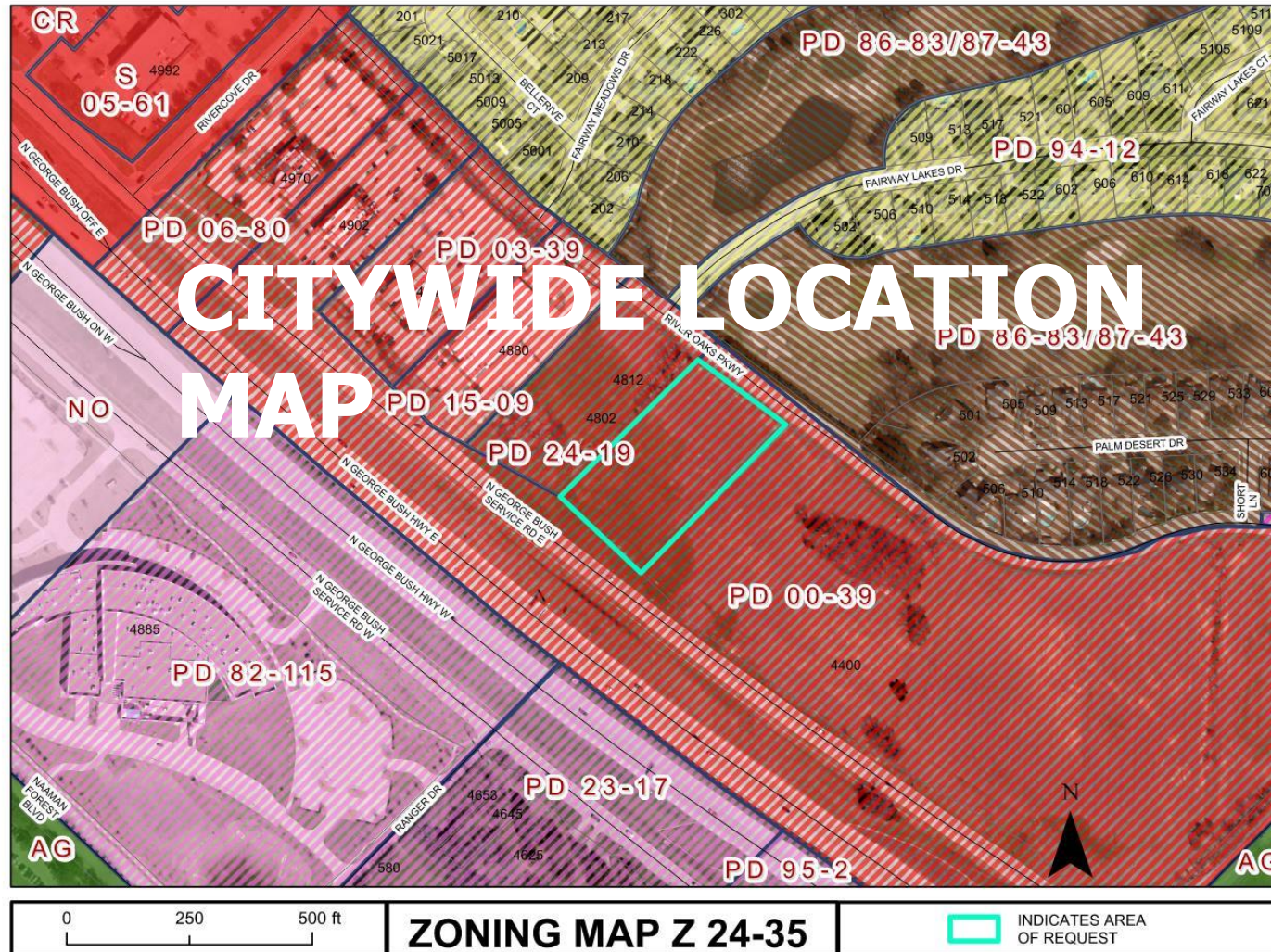
**Z 24-35**





**GARLAND**  
TEXAS MADE HERE

# LOCATION MAP

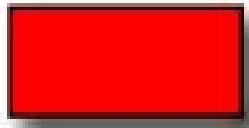


Next to 4802 N George Bush Hwy

**Z 24-35**



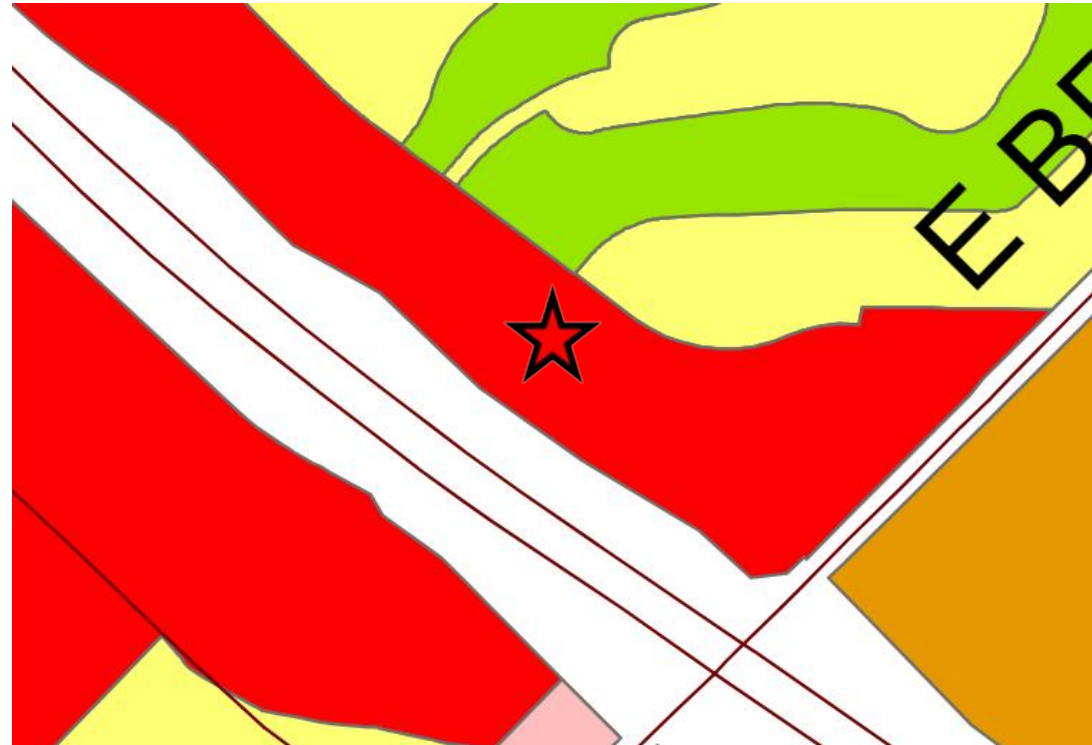
# COMPREHENSIVE PLAN



*Community Centers*



Areas with compact development, primarily non-residential, serving a collection of neighborhoods.





# PHOTOS



View from the subject site looking North from the PGBT.



View from the subject site looking West down the PGBT.





**GARLAND**  
TEXAS MADE HERE

# PHOTOS



View from the subject site looking East down River Oaks Parkway.



View of the subject site looking East from the site.



# CONCEPT PLAN





## **SPECIFIC USE PROVISION**

The applicant is requesting:

- Approval of Specific Use Provision for indefinite time-period.

[The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years]



# STAFF RECOMMENDATION

Staff is recommending:

- Approval of

- 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for a twenty-five (25) year timeline;
- 2) A Concept Plan for a Restaurant, Drive-Through Use



# PC RECOMMENDATION

Plan Commission is recommending:

- Approval of

- 1) A Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District for a twenty-five (25) year timeline;
- 2) A Concept Plan for a Restaurant, Drive-Through Use



**GARLAND**  
TEXAS MADE HERE





## GARLAND

### PLANNING REPORT

#### City Council Regular Session

5. b.

Meeting Date: 01/07/2025

Item Title: Z 24-37 Prime Data Centers / Munsch Hardt Kopf & Harr (District 7)

Submitted By: Matthew Wolverton, Development Planner

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#### REQUEST

Approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations.

#### LOCATION

Northeast Corner of Arapaho Road and Holford Road

#### OWNER

Woodlands of Spring Creek LP

#### PLAN COMMISSION RECOMMENDATION

On December 9th, 2024, with a nine (9) to zero (0) vote, the Plan Commission recommended approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations.

#### STAFF RECOMMENDATION

As the proposed expansion of an existing PD generates the path for a more efficient use of an approved development site and enables building footprint to be placed away from a natural preserve, staff recommends approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary 2) an updated Concept Plan for a Data Center and Electric Substations.

#### BACKGROUND

The subject property is currently undeveloped. The applicant proposes an update to Planned Development (PD) District 23-47 for Community Office (CO) District Uses containing a data center and an electric substation to support the data center. This update will expand the site from 48.93 acres to 54.54 acres by adding a 5.611-acre piece of land zoned Agricultural (AG) District at the corner of Arapaho Road and Holford Road. This land is proposed to be rezoned and incorporated into the existing PD and data center site, containing access points, a gate, and other proposed equipment.

#### SITE DATA

The subject property contains approximately 54.54 acres with the addition to the site being 5.611 acres. Also, the site has approximately 2,275 linear feet of frontage along Holford Road and 700 linear feet along Arapaho Road. The site can be accessed from two access points along Holford Road within the 5.611-acre addition.

#### USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 23-47 for Community Office Uses and Data Center with an accompanying substation and Agricultural (AG) District. The Agricultural District is generally intended for agricultural or open space purposes.

The expansion of the Planned Development (PD) District 23-47 onto the neighboring Agricultural (AG) District lot triggers a rezoning of the site, though a data center and accompanying substation are now allowed by right on the land included in the Planned Development. The inclusion of the additional area within the PD would ensure the entire



development of the proposed data center remain under one zoning district. Additionally, the updated concept plan incorporates the change of the driveway location and access points, which creates improved vehicular entry/exit and flow for the site and also shifts the buildings southward, away from the Spring Creek Forest Preserve, which is considered an added benefit. There are no proposed changes to the provisions and conditions approved with the original PD 23-47.

## **CONSIDERATIONS**

### **Planned Development:**

The Planned Development (PD) District Ordinance 23-47 will remain in effect on the current site and applied to the proposed area of expansion, if approved.

### **COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

The proposed expansion will not have an additional impact on the area as it would be an expansion of an approved development.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the northeast is zoned Agricultural (Ag) and contains the Spring Creek preserve. The properties to the east are zoned Planned Development (PD) District 19-04 and Multi-Family-1 (MF-1) District; these properties are developed with apartment complexes. The properties to the south are zoned Planned Development (PD) District 22-80 and Planned development (PD) District 21-01; there is a senior living complex under construction. The properties to the west, across Holford Road, are zoned Agricultural (AG) District, Single-Family-7 (SF-7) District and Planned Development (PD) District 78-83; there is a fire station across Holford Road.

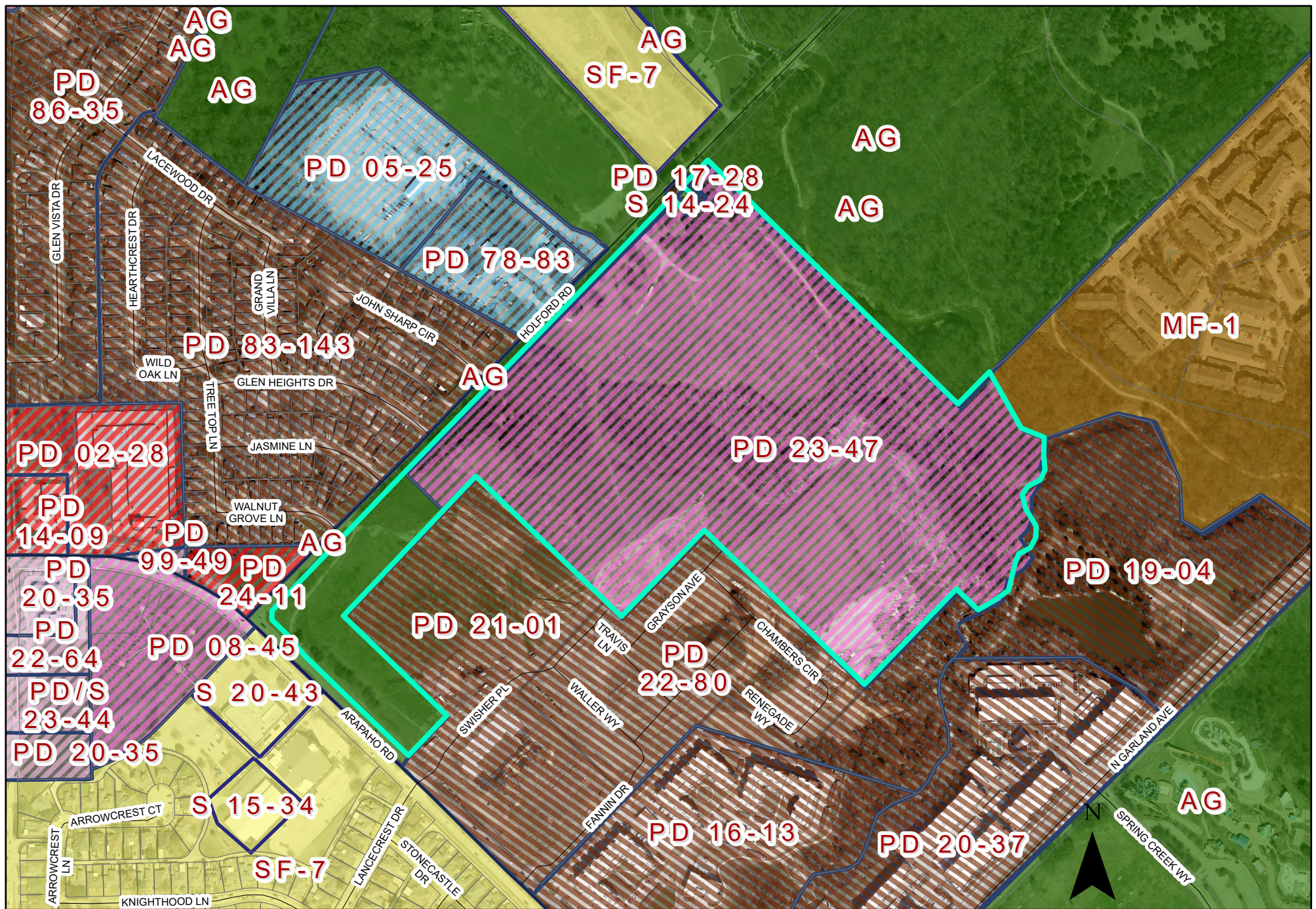
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### **Attachments**

Z 24-37 Location Map  
Z 24-37 PD Conditions  
Z 24-37 Concept Plan  
Z 24-37 R&M  
Z 24-37 Responses  
Z 24-37 Staff Presentation

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0 500 1,000 ft

## ZONING MAP Z 24-37



INDICATES AREA  
OF REQUEST

Northwest Corner of Arapaho Road and Holford Road



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-47

2000 Holford Road

- I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Data Center and Electric Substations.
- 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 Community Office (CO) District 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: Only a Data Center Use and Electric Substation Use shall be permitted on the subject property.
- 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. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

If an easement interferes with landscaping along Holford Road, the large canopy trees may be

substituted with small ornamental trees.

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.

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



|                                                              |                                |
|--------------------------------------------------------------|--------------------------------|
| <b>SITE DATA SUMMARY TABLE - CASE NUMBER 230928-1</b>        |                                |
| <b>GENERAL SITE DATA</b>                                     |                                |
| ZONING (CURRENT)                                             | AGRICULTURAL (AG)              |
| ZONING (PROPOSED)                                            | PLANNED DEVELOPMENT (PD 23-47) |
| PROJECT ADDRESS                                              | 4221 N GARLAND AVE             |
| LOT AREA (SQUARE FEET & ACRES) (REMAINING LOT AFTER PREVIOUS | 2,369,874 SF/54.40 ACRES       |

### LEGEND

- | ROW |                                  |
|-----|----------------------------------|
|     | RIGHT-OF-WAY LINE                |
|     | PROPERTY/LEASE LINE              |
|     | PROP. BUILDING SETBACK           |
|     | EXISTING UTILITY EASEMENT        |
|     | LANDSCAPE BUFFER                 |
|     | PREVIOUS PD BOUNDARY             |
|     | ADDED PD BOUNDARY                |
|     | FEMA ZONE AE FLOODWAY            |
|     | FEMA ZONE AE (100 YEAR)          |
|     | FEMA ZONE X SHADED (500 YEAR)    |
|     | 1988 SPRING CREEK STUDY (100 YR) |
|     | BUILDINGS                        |
|     | DRIVES                           |
|     | PARKING                          |
|     | GREENSPACE                       |
|     | CREEK                            |

|                |
|----------------|
| GENERAL NOTES: |
|----------------|

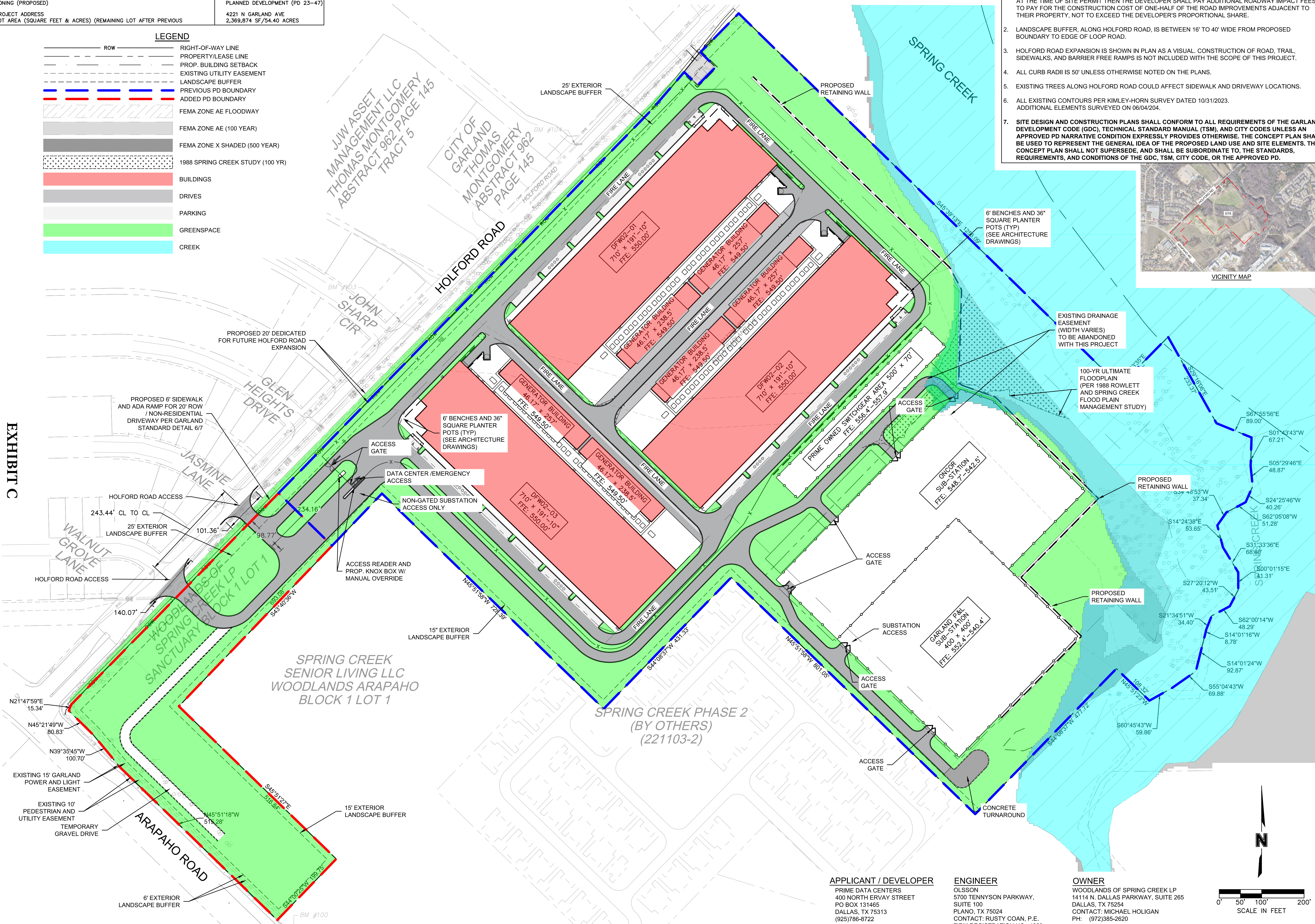
1. PER THE THOROUGHFARE PLAN, HOLFORD ROAD IS PROGRAMMED TO BE EXPANDED IN THE FUTURE. PER THE GDC, SECTION 3.47, IF HOLFORD ROAD BOND PROJECT CONSTRUCTION HAS NOT COMMENCED AT THE TIME OF SITE PERMIT THEN THE DEVELOPER SHALL PAY ADDITIONAL ROADWAY IMPACT FEES TO PAY FOR THE CONSTRUCTION COST OF ONE-HALF OF THE ROAD IMPROVEMENTS ADJACENT TO THEIR PROPERTY, NOT TO EXCEED THE DEVELOPER'S PROPORTIONAL SHARE.
2. LANDSCAPE BUFFER, ALONG HOLFORD ROAD, IS BETWEEN 16' TO 40' WIDE FROM PROPOSED BOUNDARY TO EDGE OF LOOP ROAD.
3. HOLFORD ROAD EXPANSION IS SHOWN IN PLAN AS A VISUAL. CONSTRUCTION OF ROAD, TRAIL, SIDEWALKS, AND BARRIER FREE RAMP IS NOT INCLUDED WITH THE SCOPE OF THIS PROJECT.
4. ALL CURB RADII IS 50' UNLESS OTHERWISE NOTED ON THE PLANS.
5. EXISTING TREES ALONG HOLFORD ROAD COULD AFFECT SIDEWALK AND DRIVEWAY LOCATIONS.
6. ALL EXISTING CONTOURS PER KIMLEY-HORN SURVEY DATED 10/31/2023.  
ADDITIONAL ELEMENTS SURVEYED ON 06/04/204.
7. SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPLICABLE PD NARRATION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.



VICINITY MAP

## EXHIBIT C

DWG: F:\2023\03501-04000\023-03967\40-Design\AutoCAD\Schematic Plans\Sheets\C\_SIT01\_024003967.dwg USER: jwinter  
DATE: Dec 05, 2024 3:51pm XREFS: V:\BNDY\_02303967B C:\PTBLK\_02303967B C:\PBASE\_02303967B CONCEPT



**olsson**

TX State Certificate of Authority #F-4253  
 3537 N Steele Blvd.  
 Fayetteville, AR 72703  
 TEL 479.443.3404  
[www.olsson.com](http://www.olsson.com)

[illegible]

## REVISIONS

|                                                                                                                                                                                |                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| SITE PLAN                                                                                                                                                                      | PRIME DATA CENTER-DFW02<br>CONCEPT PLAN |
| drawn by: _____ JWB<br>checked by: _____ C.JL<br>approved by: _____ MKL<br>QA/QC by: _____ MKL<br>project no.: _____ E23-03967<br>drawing no.: _____<br>date: _____ 11/13/2024 | GARLAND, TX      2024                   |
| SHEET<br>1 of 1                                                                                                                                                                |                                         |

CASE NUMBER 230928-



## REPORT & MINUTES

### P.C. Meeting, December 9, 2024

**3b. APPROVED** Consideration of the application of **Prime Data Centers / Munsch Hardt Kopf & Harr**, requesting approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations. The site is located at the Northeast Corner of Arapaho Road and Holford Road. (District 7) (File Z 24-37)

Ms. Nur provided a presentation and answered questions of the Plan Commission.

There was a question by the Commission regarding the traffic that this development could potentially bring.

Staff clarified that this development would not produce an increase in traffic.

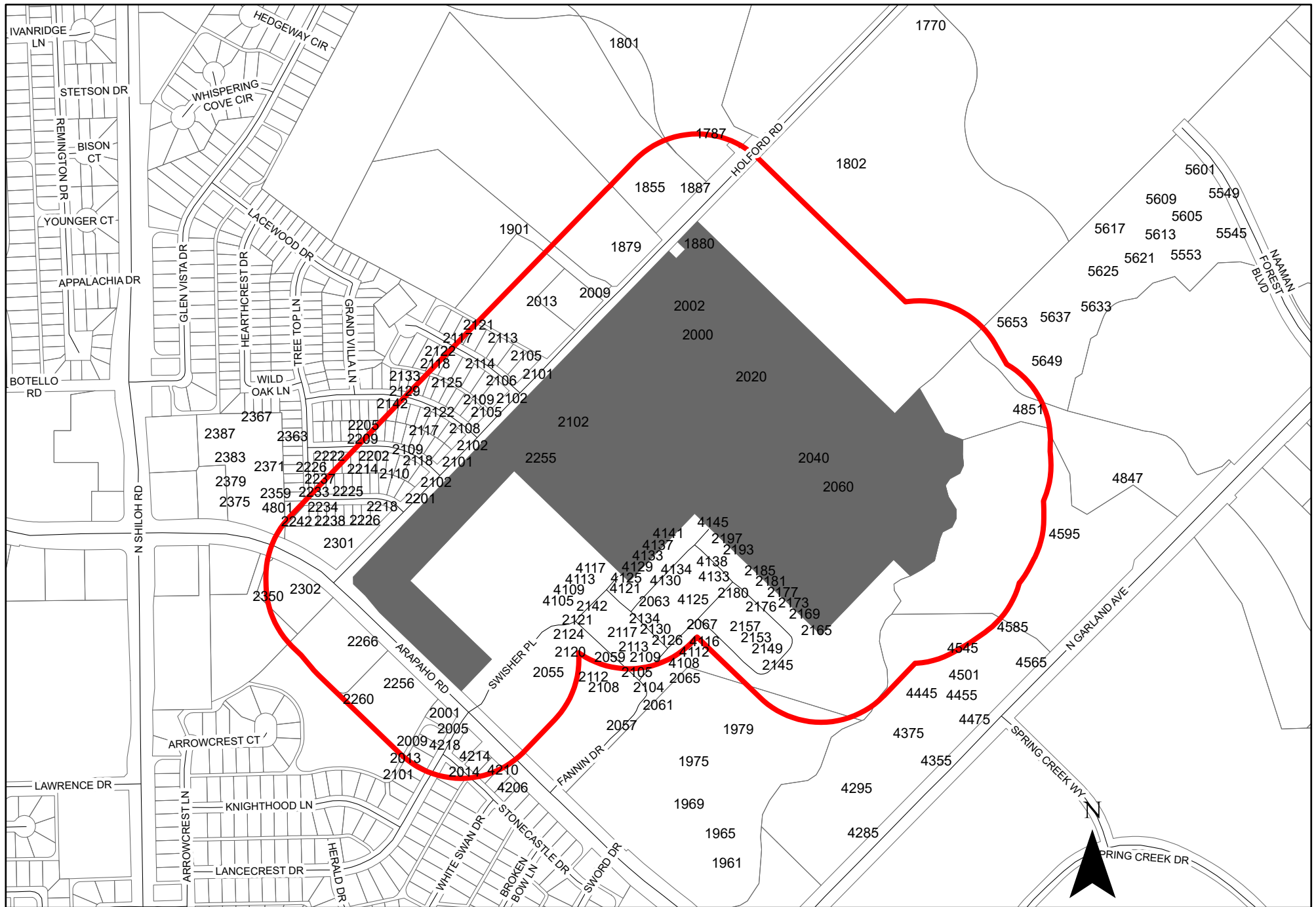
The applicant, Angela Hunt, 500 N. Akard St., Dallas, TX 75201, provided an overview of the request and remained available for questions.

There was a question by the Commission regarding the future use of the corner of the property once the construction is finished.

The applicant stated that the plans will be to speak with the City for potential uses down the line once the development is finished.

**Motion** was made by Commissioner Abell to close the public hearing and **approve** the application as presented. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**





# ZONING MAP Z 24-37

Northeast Corner of Arapaho Road and Holford Road

# Zoning Response Case Comments

| Case Number    | PC Hearing Date  | CC Hearing Date | Planner Name      |
|----------------|------------------|-----------------|-------------------|
| <b>Z 24-37</b> | December 9, 2024 | January 7, 2025 | Matthew Wolverton |

Z 24-37 Prime Data Centers/Munsch Hardt Kopf & Harr. The applicant proposes an expansion of the existing Planned Development (PD) District 23-47 for a Data Center and Electric Substations to the northeast corner of Arapaho Road and Holford Road, currently zoned Agricultural (AG) District. The site is located at 2000 Holford Road. (District 7)

**Andrea  
Rodriguez**  
12/19/2024  
1:06:07 AM

## Against

3601 Bluesage  
Garland  
Texas  
United States  
75040

**Outside of Notification Area**



**GARLAND**  
TEXAS MADE HERE

Approval of 1) An expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) An updated Concept Plan for a Data Center and Electric Substations.

# City Council Meeting

January 7, 2025

Z 24-37

# CASE INFORMATION

Location: Northeast Corner of Arapaho Road and Holford Road

Applicant: Prime Data Centers / Munsch Hardt Kopf & Harr

Owner: Woodlands of Spring Creek LP

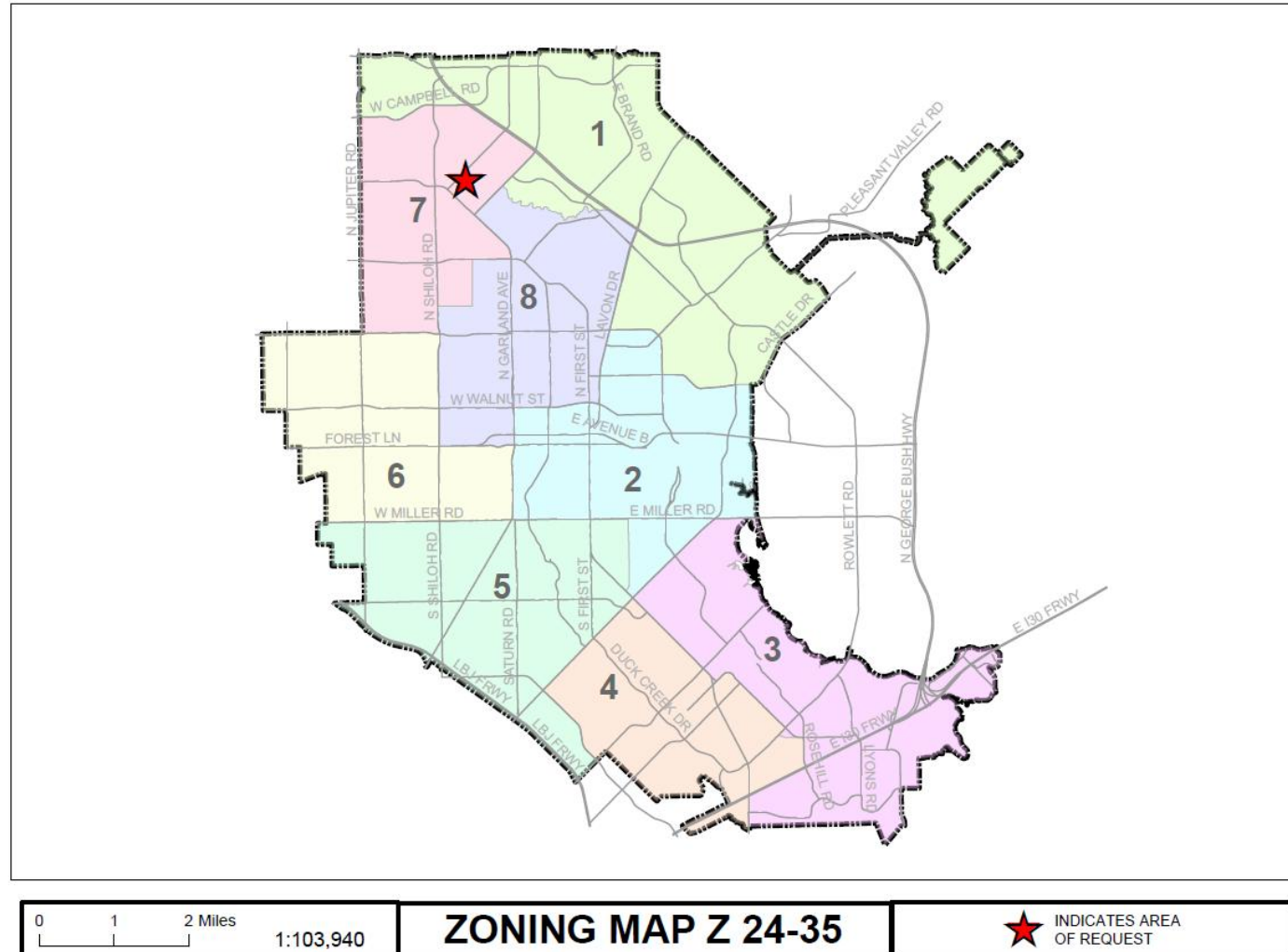
Acreage: 54.54 acres

Zoning: Planned Development (PD) District 00-39 and Agricultural

Z 24-37



# CITYWIDE LOCATION MAP

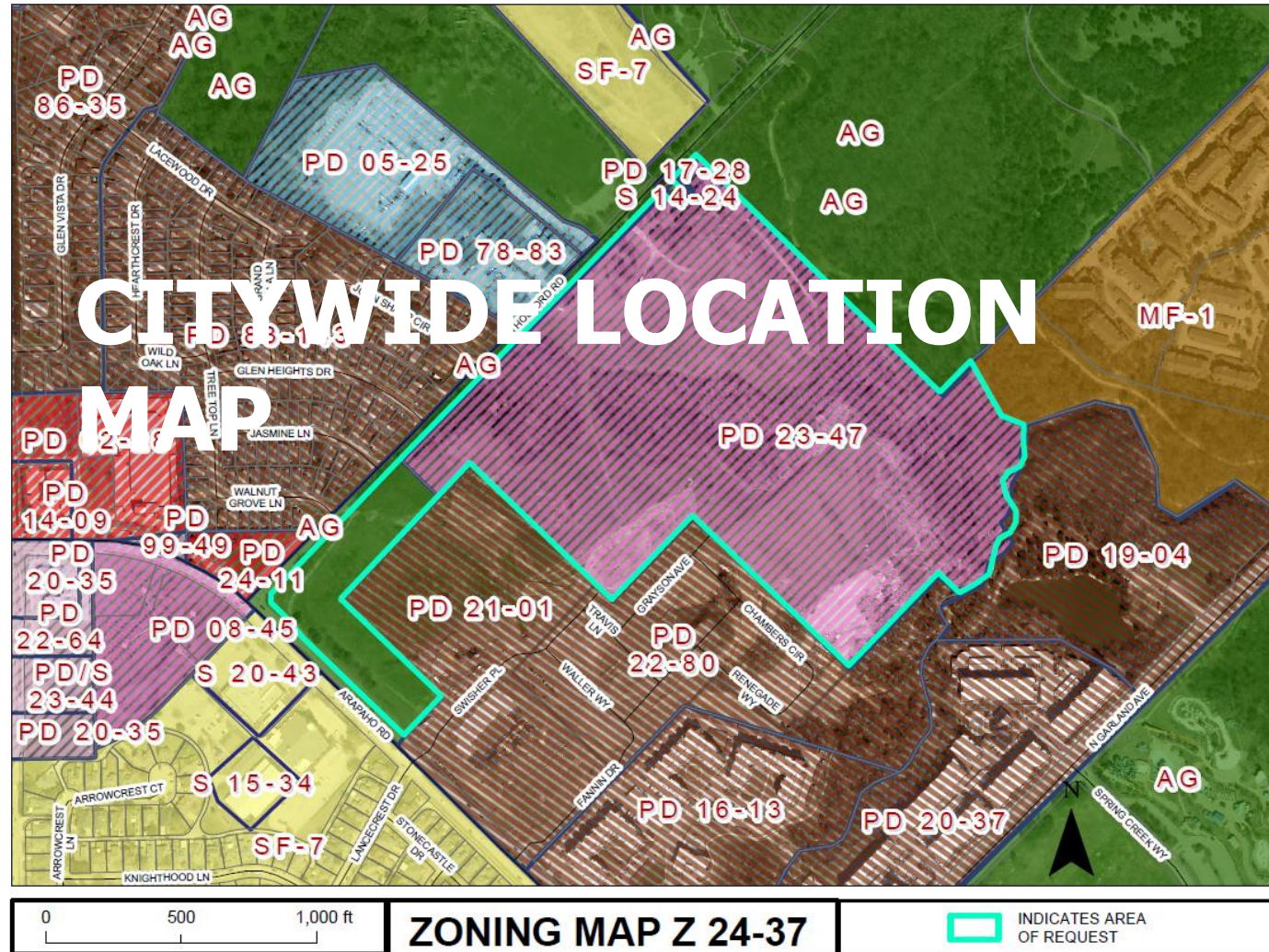






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# LOCATION MAP



Northwest Corner of Arapaho Road and Holford Road

**Z 24-37**





**GARLAND**  
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# PHOTOS



View from the subject site looking West Toward the neighborhood.



View from the subject site looking down Arapaho Road

**Z 24-37**





**GARLAND**  
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# PHOTOS



View from the subject site looking North up Holford Road



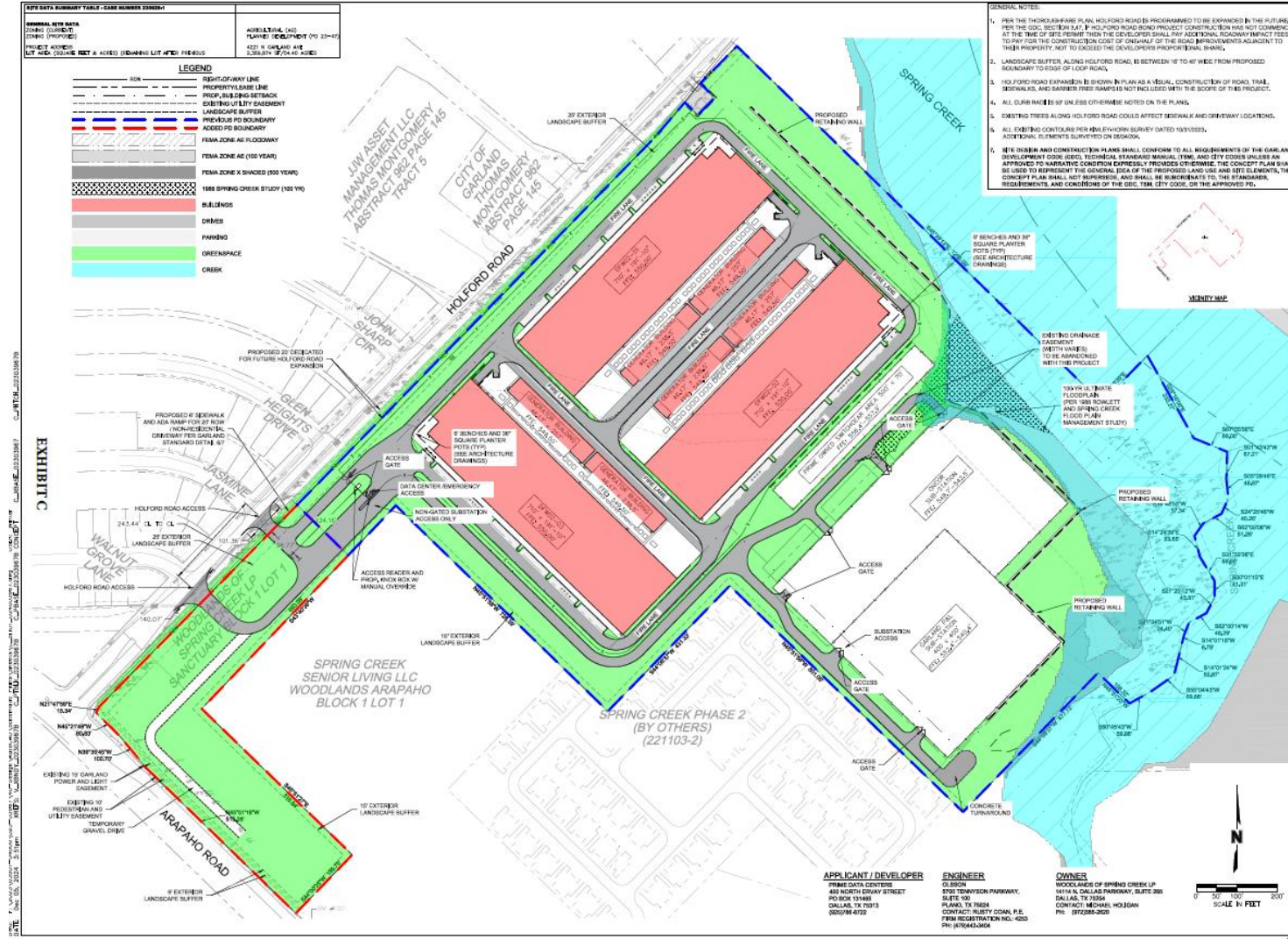
View of the subject site South down Holford Road







# UPDATED CONCEPT PLAN





# STAFF RECOMMENDATION

Staff is recommending:

- Approval of

- 1) An expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary;
- 2) An updated Concept Plan for a Data Center and Electric Substations.





# PLAN COMMISSION

Plan Commission is recommending:

- Approval of

- 1) An expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary;
- 2) An updated Concept Plan for a Data Center and Electric Substations.



**GARLAND**  
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**GARLAND**  
**PLANNING REPORT**

**City Council Regular Session**

5. c.

**Meeting Date:** 01/07/2025

**Item Title:** Single-Family Home / Ferhan Zaki and Madeeha Zaki (District

**Submitted By:** Nabila Nur, Planning and Development Director

---

**REQUEST**

Approval of an additional kitchen for a single-family dwelling to accommodate a multi-generational component for the home, where the definition within the Garland Development Code limits the number of kitchen to one.

**LOCATION**

1450 Todd Lane

**OWNER**

Ferhan Zaki

**BACKGROUND**

The Garland Development Code defines Dwelling or Dwelling Unit as:

*Any building or portion thereof which is designed or used exclusively for residential purposes by one family for living, sanitary, and sleeping purposes, and that has no more than one cooking facility (that is, only one kitchen). The term does not include hotels or motels.*

It is Staff's understanding that the limitation to one kitchen is included to avoid instances where more than one family can live within a single-family home.

Per the applicant and the owner of this site, they are planning on building a custom home that includes a generational suite for their immediate/extended family. To provide some level of comfort and independence for that suite, they are requesting to build an additional kitchen.

The definition within the GDC poses a constraint and the applicant is requesting a relief from this limitation. The property owner has obtained a building permit with the stipulation that they would only be able to build the second kitchen if they receive a relief from City Council on that. If Council denies this request, the applicant will need to update the floor plan to convert the area for the second kitchen into something else.

**SITE DATA**

The subject property contains approximately 1.72 acres with two lots, with approximately 539.85 lineal feet of frontage along Todd Lane. The property can be accessed from Todd Lane. The property was rezoned from Agricultural (A) to Single-Family Estate (SF-E) in 2022 for the purpose of this construction. The proposed building is approximately 10,000 square feet, including a garage and covered porches.

**CONSIDERATIONS**

With this home being substantially larger than an average single-family home (for reference, the minimum dwelling area required for SF-E district is 2,100 square feet), there are some merits to consider a second kitchen to accommodate multigenerational living. However, it should also be considered that there can be change in ownership in the future, and the purpose of the additional kitchen use may potentially change.

---

**Attachments**

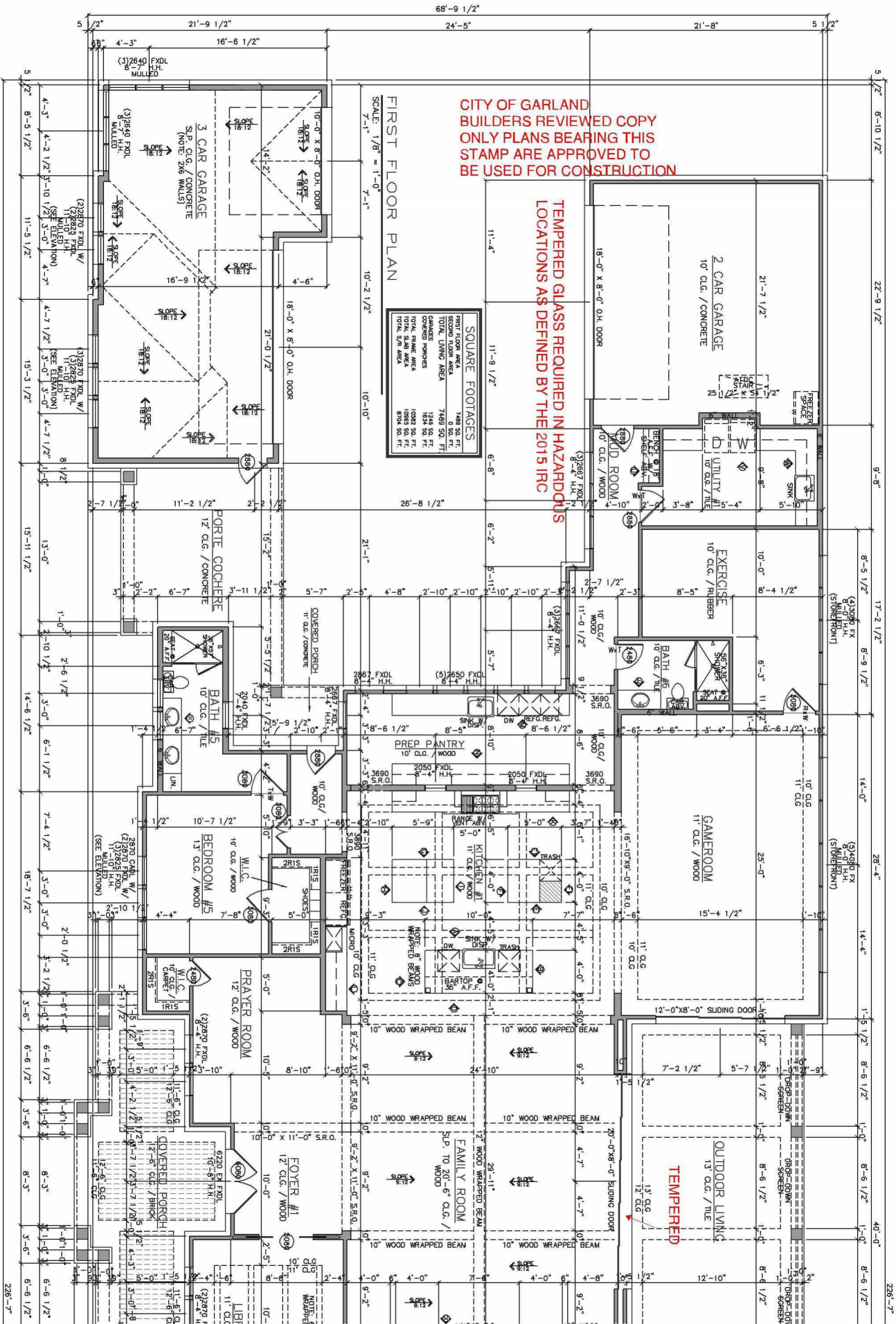
Plot Plan & Floor Plan

Staff Presentation

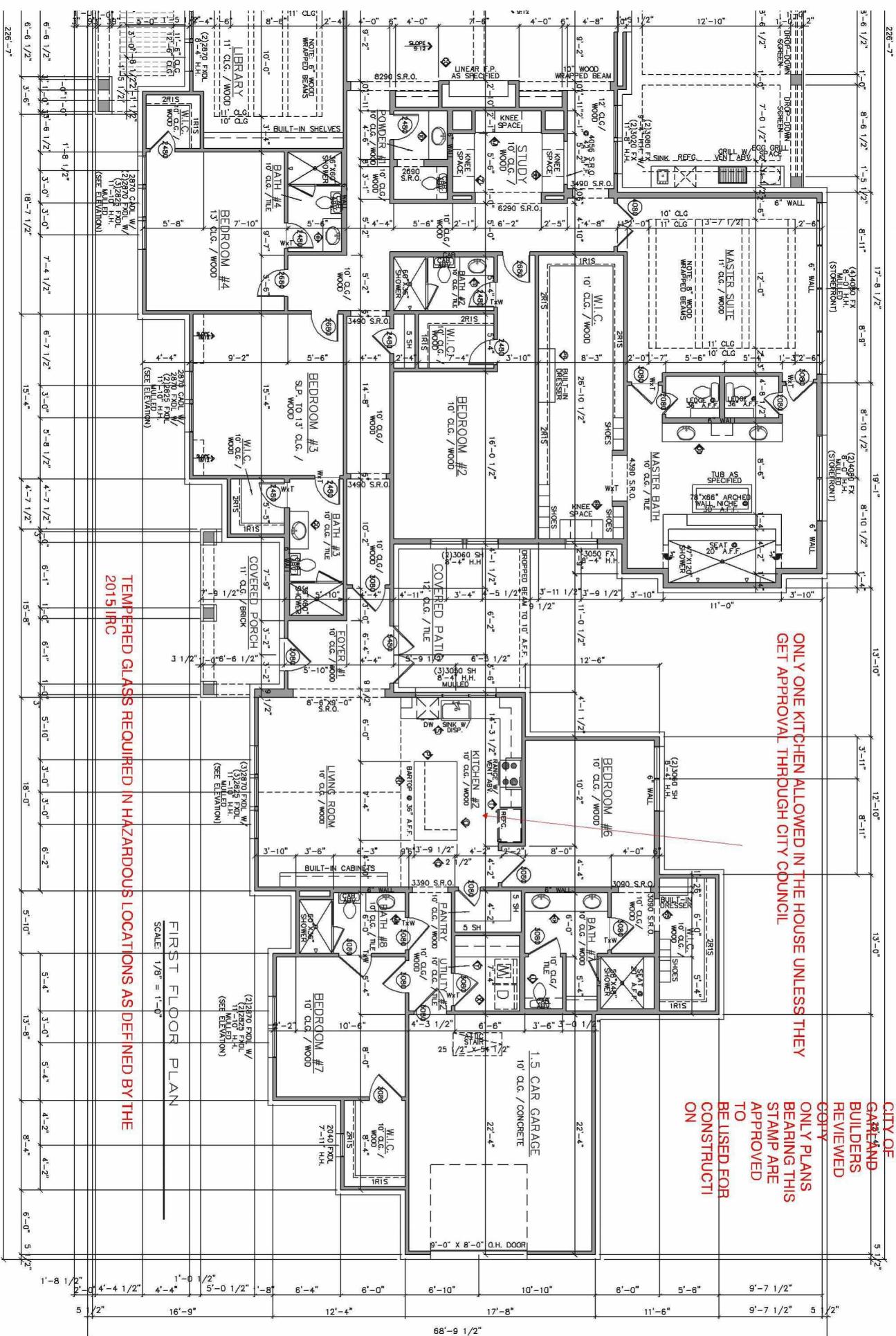
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**CITY OF GARLAND  
BUILDERS REVIEWED COPY  
ONLY PLANS BEARING THIS  
STAMP ARE APPROVED TO  
BE USED FOR CONSTRUCTION**

|                                                                                                                                                            |  |                                                                      |  |                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>  <br/> <b>JOSEPH PAUL</b> <br/> <small>ATTORNEY AT LAW</small> </p> |  | <p> <b>RE WORKS</b> <br/> <b>6-2-2023</b> <br/> <b>6-1-2023</b> </p> |  | <p> <b>FIELD #</b> <br/> <b>JAMES HOWARD SUREY, ABSTRACT NO 542</b> <br/> <b>ADDRESS</b> <br/> <b>JAMES HOWARD SUREY, ABSTRACT NO 542</b> </p> |  |
| <p> <b>OFFICE</b> <br/> <b>1450 TODD LANE</b> </p>                                                                                                         |  | <p> <b>TOT</b> <br/> <b>1&amp;2</b> </p>                             |  | <p> <b>SUB</b> <br/> <b>1</b> </p>                                                                                                             |  |
| <p> <b>CITY</b> <br/> <b>GARLAND, DALLAS COUNTY, TEXAS</b> </p>                                                                                            |  | <p> <b>DATE</b> <br/> <b>5/29/2023</b> </p>                          |  | <p> <b>PERSON</b> <br/> <b>ZAKI RESIDENCE</b> </p>                                                                                             |  |







A CUSTOM RESIDENCE FOR:  
**ZAKI**  
1450 TODD ROAD  
LOT 1 & 2 BLOCK 1  
JAMES HOWARD SURVEY, ABSTRACT NO 542  
GARLAND, DALLAS COUNTY, TEXAS



Joseph Paul Homes expressly reserves all copyright and other property rights in these plans and drawings. Drawing Fee Paid is for Drafting Services, not Copyright. Plans, Any Used in or copied without written consent will result in a \$120,000 fine. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. It is the responsibility of the owner to verify and check all dimensions, materials, and specifications with the local building department. The owner is responsible for obtaining all necessary permits and approvals. All work, materials and equipment must comply with the local building department. All work must be done in accordance with the local building department. All work must be done in accordance with the local building department. All work must be done in accordance with the local building department.

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**GARLAND**  
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Approval of an additional kitchen for a single-family dwelling to accommodate a multi-generational component for the home, where the definition within the Garland Development Code limits the number of kitchen to one.

# **City Council Meeting**

January 7, 2025

# SITE INFORMATION

Location: 1450 Todd Lane

Applicant: Ferhan Zaki and Madeeha Zaki

Owner: Ferhan Zaki

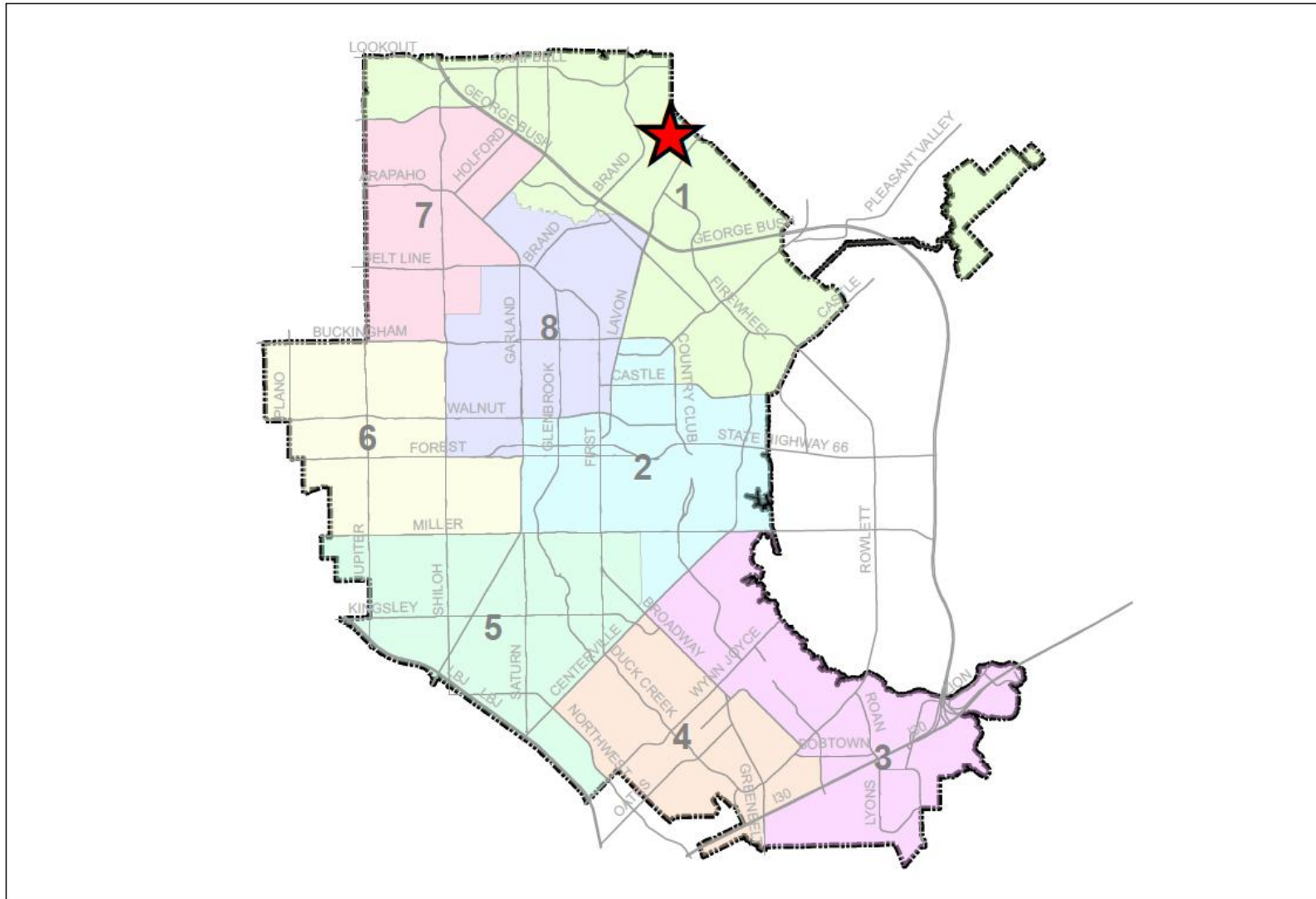
Acreage: 1.72 acres

Zoning: Single-Family Estate (SF-E) 7204511846



**GARLAND**  
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# CITYWIDE LOCATION MAP







GARLAND  
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# LOCATION MAP

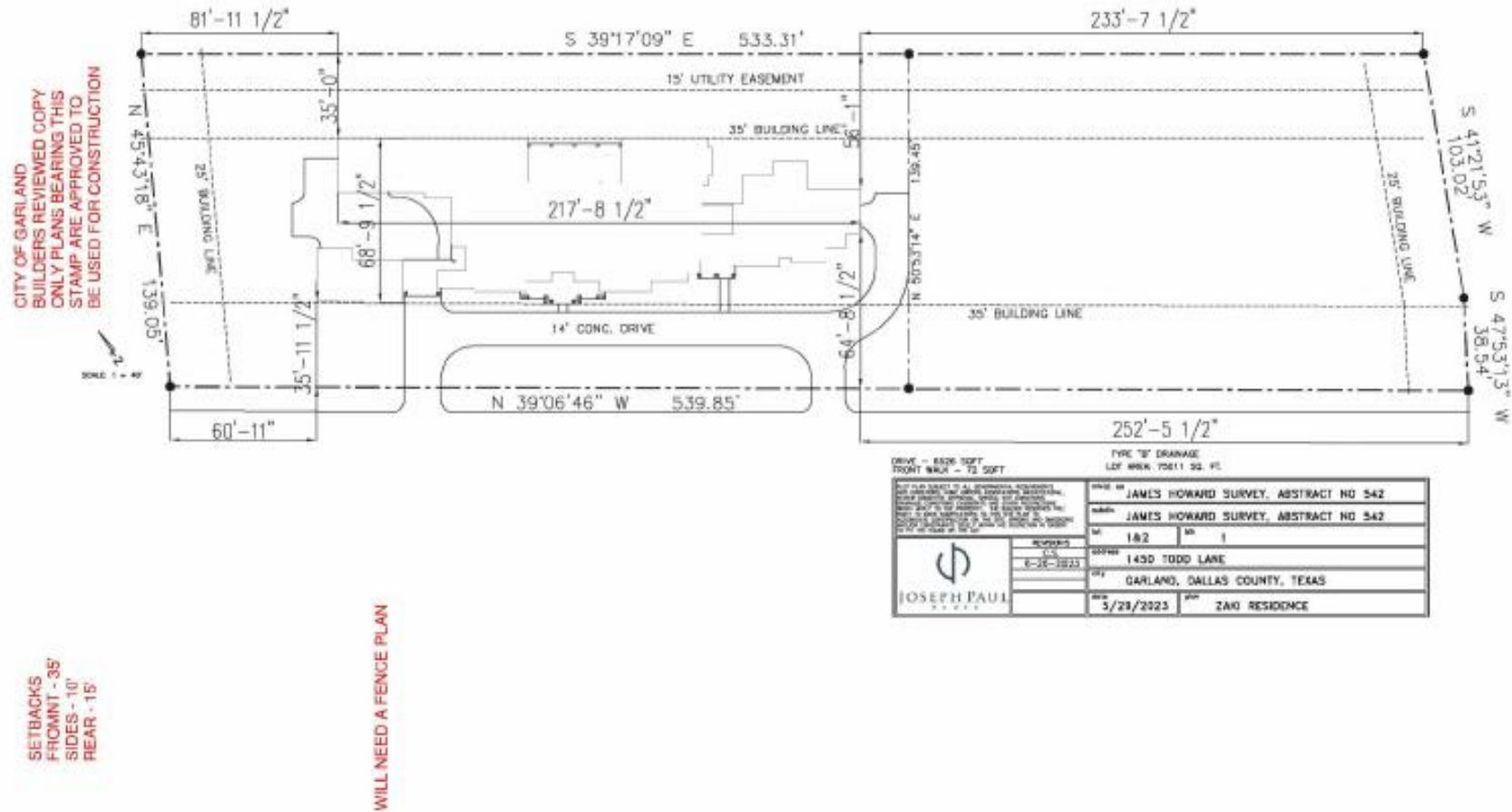
## CITYWIDE LOCATION MAP







# PLOT PLAN





**GARLAND**  
**CITY COUNCIL STAFF REPORT**

**City Council Regular Session**

**6.**

**Meeting Date:** 01/07/2025

**Title:** Boards and Commissions Appointment

**Submitted By:** Courtney Vanover, Department Coordinator II

---

**Issue/Summary**

**Councilmember Kris Beard**

- Joseph Maverro - Parks and Recreation Board

**Background**

**Consideration / Recommendation**

---

**Attachments**

Joseph Maverro

---



## Application for City of Garland Boards and Commissions

|                                                                                   |                |                                                   |                                                           |
|-----------------------------------------------------------------------------------|----------------|---------------------------------------------------|-----------------------------------------------------------|
| First Name:                                                                       | Joseph         | Last Name:                                        | Mavero                                                    |
| Address:                                                                          | 250 Nth 5th St |                                                   | Apt./Suite: Oak 5th Street Crossing City Center Apt# 2252 |
| City:                                                                             | Garland        | State:                                            | TX                                                        |
|                                                                                   |                | Zip Code:                                         | 75040                                                     |
| Phone (preferred):                                                                |                | Phone (alt):                                      |                                                           |
| Dallas County Voter Registration Number (or Date of Birth):                       |                |                                                   |                                                           |
| Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No |                |                                                   |                                                           |
| Length of Garland residency (in years)? 5 - 10 years                              |                | Length of Garland residency (in years)? 10+ years |                                                           |
| Email address:                                                                    |                |                                                   |                                                           |

Do you use, or have you ever used, any of the following: Facebook

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

|                 |                 |                         |                                    |                         |               |
|-----------------|-----------------|-------------------------|------------------------------------|-------------------------|---------------|
| 1 <sup>st</sup> | Plan Commission | 2 <sup>nd</sup> Choice: | Community Multicultural Commission | 3 <sup>rd</sup> Choice: | Library Board |
|-----------------|-----------------|-------------------------|------------------------------------|-------------------------|---------------|

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

*Parks*

I am a Garland ISD educator and that has given me experiences and qualities that would uniquely benefit the 3 areas I have indicated. As an educator I understand the importance of property and its impact on the population. When I advocated for the GISD Bond I would be the first one to break into the numbers of how this would increase taxes and why it would be worth it for our students. I would bring this same rigor to the Plan Commission. My experience as educator makes me an asset to the Community Multicultural Commission as well. In the public school system I have created lessons for, talked with, and learned from the various creeds and cultures that make up Garland's population. I have already had a lot of experience through job training on how to be sensitive and collaborative with those of different cultures. Lastly, my time as an English Language Arts Teacher has shown me the importance of literacy and the necessity of Libraries. As a member of the Library Board I would take the fight for a literate population from the front lines of my classrooms to the all of Garland.

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

N/A

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

I am currently apart of Garland's Juneteenth Planning Committee. Specifically I am a member of the Youth Outreach Subcommittee. Aside from that I am contributor and organizer and O'banion Middle School's monthly drive-thru food pantry.

What is your educational background?

I have a BA in Psychology from Texas A&M University of Corpus Christi.

|              |     |           |   |
|--------------|-----|-----------|---|
| Referred by: | N/A | District: | 2 |
|--------------|-----|-----------|---|



## Disclosure Form

### For Ordinance Boards and Commission Applicants

First Name:  Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

**Business entity:** Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

**Substantial interest means:** (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland  
City Secretary's Office  
PO Box 469002  
Garland, TX 75046-9002

Signature:  Date: