



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

City of Garland
- REMOTE MEETING -
Monday, May 4, 2020
6:00 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_wd7B9us2QMKz89prp9Cniw

Registration for the online meeting is required. The meeting will be recorded. It is available online shortly after the meeting online at www.garlandtx.gov.

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

877-853-5247

888-788-0099

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

346-248-7799

470-250-9358

470-381-2552

The Meeting ID is: 624 670 680

For participants (online and by phone) who wish to speak, a public comments period is provided as the first item on the agenda. If you desire to address the City Council on a matter that is posted on this agenda, please be prepared to do so at the beginning of the meeting. After the City Council has begun its discussion of the agenda, you will not be recognized to speak. The public comments portion of the meeting is provided for citizen comments. You are invited to offer a comment or make a statement on any item on the agenda. However, please bear in mind that offering comments should not be done in the form of posing questions. Generally, due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda. Your comments must relate to an item on this agenda – non-germane comments are not in order.

If an executive session is included as part of the agenda for this meeting, the executive session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.

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 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]

1. Public Comments on Work Session Items

Persons who desire to address the City Council on any item on the Work Session agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony.

Speakers are grouped by Work Session item and will be taken in the order of the Work Session agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order. Speaker cards are available in the lobby, at the visitor's side of the Work Session Room, and from members of staff.

Speakers are limited to addressing items on the Work Session agenda – any item relating to a Regular Session agenda item should be addressed at the Regular Session and any item not on an agenda may be addressed during the open microphone at the end of the Regular Session.

2. Consider the Consent Agenda

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

3. Written Briefing(s):

- a. Consider an ordinance amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.**

Council is requested to consider amendments to Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding parking ratios for Retail Store use and Commercial Amusement, Indoor use. The Council had a Work Session discussion regarding this subject matter on February 17, 2020 and staff is bringing forward the changes accordingly. This item is included on the May 5, 2020 Regular City Council meeting agenda for formal consideration.

4. Verbal Briefing(s):

a. COVID-19 Updates

Staff will provide Council an update on various matters related to COVID-19 and actions being taken by the City.

b. Reprogramming of CDBG-20 and Advancing ESG-COVID Funds

Staff will present an overview of funding assistance resources that may be available for COVID-19 response and recovery activities. Included in this presentation will be an update on grant funding the City of Garland has received to date or anticipates receiving in the future. In addition to the briefing, staff will seek Council's direction on options to enable immediate deployment of rental and mortgage assistance to qualifying Garland residents.

5. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

6. Adjourn



GARLAND PLANNING REPORT

City Council Work Session Agenda

3. a.

Meeting Date: May 4, 2020

Item Title: Garland Development Code Amendments regarding Retail and Entertainment Parking Ratios

Submitted By: Will Guerin, Planning Director

REQUEST

Consider amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

PLAN COMMISSION RECOMMENDATION

During the April 13, 2020 meeting, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

STAFF RECOMMENDATION

Approval of amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

BACKGROUND

During the February 17, 2020 City Council work session, the Council discussed parking requirements for certain uses in the context of large existing parking areas left underutilized. Examples of retail and entertainment uses and their subsequent largely vacant parking lots (and possible redevelopment opportunities) such as those of the Firewheel Town Center were discussed. Underutilized parking areas represent uncaptured land value potential, as well as unnecessary impervious surfaces. Given modern customer behaviors especially in the retail industry, as well as emerging transportation technologies, parking needs have changed in recent years. Per the discussion with City Council, staff brings forward an ordinance lowering the GDC parking ratios in the Chapter 2 and Chapter 7 Land Use Matrices for Retail Store use and Commercial Amusement, Indoor use.

This item is scheduled for formal consideration on the May 5, 2020 Regular City Council meeting agenda.

CONSIDERATIONS

1. The existing parking ratio for Retail Store is 1 space per 250 gross floor area (gfa) for stores 85,000 square feet and below, and 1/275 gfa for stores over 85,000 square feet. The proposal would reduce the ratio to 1/333 gfa. This proposed ratio is currently required for Retail use in Arlington, Texas, to provide a local example.
2. The existing parking ratio for Commercial Amusement, Indoor is 1/100 gfa. The proposal would reduce the ratio to 1/150 gfa. A 1/150 ratio splits the difference between the requirements of Garland and another city in the region (Grand Prairie which requires 1/200 gfa) and is in line with a proposed Commercial Amusement, Indoor's needs.
3. With rapidly changing transportation technologies such as rideshares and the development of automated vehicles, as well as changing user/customer behaviors, flexibility is often needed in administering parking standards. Flexibility may also be needed to accommodate future infill redevelopment opportunities. The GDC offers parking flexibility for reduced or increased parking through the Alternative Compliance review process, with a parking study required to be submitted by the applicant. In addition, shared parking arrangements are an option. However, it is preferred that the prescribed parking ratios can better meet the realistic and modern needs of the development community. Given the changing retail environment and transportation technologies mentioned above, occasional "audits" of the GDC parking requirements may be needed.
4. The draft ordinance is attached for the City Council's review and consideration. As mentioned above, this item is scheduled for formal consideration on the May 5, 2020 Regular City Council meeting agenda.

Attachments

Draft Ordinance GDC Parking Ratios

ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 2, LAND USE MATRIX; AND AMENDING IN PART CHAPTER 7, ARTICLE 2, DOWNTOWN LAND USE MATRIX OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That the **Land Use Matrix** of Chapter 2, "Zoning Regulations" of the Garland Development Code of the City of Garland, Texas, is hereby amended; that the parking requirements be amended by addition to read as follows:

"1/333 gfa" for "Retail Store" use; and

"1/150 gfa" for "Commercial Amusement, Indoor" use.

Section 2

That the **Downtown District Land Use Matrix** of Chapter 7 "Downtown (DT) District" of the Garland Development Code of the City of Garland, Texas, is hereby amended; that the parking requirements be amended by addition to read as follows:

"1/333 gfa" for "Retail Store" use; and

"1/150 gfa" for "Commercial Amusement, Indoor" use

Section 3

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

Section 4

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

Section 5

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 6

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

PASSED AND APPROVED this the ____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. a.

Meeting Date: May 4, 2020

Item Title: COVID-19 Updates

Submitted By: Jason Chessher, Health Director

Summary of Request/Problem

Staff will provide Council an update on various matters related to COVID-19 and actions being taken by the City.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND POLICY REPORT

City Council Work Session Agenda

4. b.

Meeting Date: May 4, 2020

Item Title: Reprogramming of CDBG-20 Funds and Approval of Advancing ESG-COVID Funds to Deploy Assistance Programs in May

Submitted By: Mona Woodard, Neighborhood Services Administrator

Strategic Focus Areas: Enhanced Quality of Life through Amenities, Arts, and Events
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services

ISSUE

Staff will present an overview of Community Development Block Grant (CDBG) funding and Emergency Solutions Grant (ESG) funding that will be received from HUD through the CARES Act, and CDBG reprogrammed funding available to use for COVID-19 response and recovery activities. In addition to the briefing, staff will seek Council's direction on options to enable immediate deployment of rental and mortgage assistance to qualifying Garland residents.

OPTIONS

1. Approve or deny reprogramming \$400,000 of FY19-20 CDBG funds to provide immediate rental and mortgage assistance to qualifying residents;
2. Approve or deny immediate acceptance and deployment of ESG-COVID funds to provide immediate emergency rental assistance to qualifying residents;
3. Approve modified approach to budgeting CDBG-CV funds for COVID-19 recovery assistance;
4. Postpone decisions on items 1,2, and/or 3 until CDBG-CV and CDBG-21 budgets are presented to City Council for consideration.

RECOMMENDATION

Staff recommends approving Options 1, 2, and 3.

BACKGROUND

On April 2, 2020, the City was notified of additional Emergency Solutions Grant Funding (ESG) being provided through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The ESG Program is an existing program for which the City of Garland receives annual funding. Use of the funds are limited in scope to providing emergency housing solutions to prevent homelessness. The CARES Act has set eligibility criteria for the program at 50% of Medium Household Income (MHI), and staff recommends awarding a portion of the funds (\$184,866) to our existing sub-recipient partner, Hope's Door New Beginning's Center, for support of domestic violence victims.

On April 2, 2020, the City was notified of additional Community Development Block Grant for COVID-19 Recovery (CDBG-CV) funds being provided through the CARES Act. These funds must be used for COVID-19 response and recovery activities. Specific details regarding qualifying rules and uses are yet to be published by HUD, but expected uses include housing assistance for households with up to 80% MHI, medical assistance, mental health assistance, and food services and senior assistance. To expedite deployment of these funds, staff recommends a Categorical approach to budget approval. A categorical approach would allow staff to set aside percent allocations of funds by use category (ex: 47% for housing assistance, 28% for medical assistance, 16% for food and senior assistance and 9% for mental health assistance), rather than identifying specific amounts to be awarded to designated sub-recipients. This allows housing assistance funds to be made available quickly, while giving staff and potential sub-recipient organizations time to develop detailed budget agreements on the deployment of the remaining funds. If Council approves a Categorical budget approach, staff would target bringing the CDBG-CV budget to Council within 30 days.

To provide immediate housing assistance to households up to 80% of MHI, staff recommends reprogramming \$400,000 of existing CDBG-20 funds from the FY19-20 operating budget for mortgage and rental assistance. These funds would be reprogrammed from the Blight Abatement Project. A sub-recipient agreement is being finalized with Salvation Army to administer this program.

Staff is seeking Council's direction on the following items to enable immediate deployment of rental and mortgage assistance to qualifying Garland residents:

- 1.) Reprogramming \$400,000 of existing FY19-20 CDBG-20 Funds to provide Rental and Mortgage Assistance; and
- 2.) Authorizing the City Manager to initiate roll-out of a Rental and Mortgage Assistance program using \$648,962 of ESG funding.
- 3.) Authorizing a Categorical Budgeting approach for CDBG-CV funds.

If the City Council desires to move forward with items #1 and/or #2 above, a public hearing has been posted for the May 5 Regular Session. The budget for new CARES Act CDBG-CV funding, as well as the annual operating budget for FY20-21 (CDBG-21) funds will be presented to Council in mid-May or June.

CONSIDERATION

CDBG-20 funds may be used for a variety of purposes not limited to COVID-19 response and recovery.

CDBG-CV funds may only be used for COVID-19 response and recovery.
