



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

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

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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.

- Special Recognition of The Knightly News Award-Camelot Neighborhood
- Special Recognition of the Who's Who in Neighborhoods USA Award-Tommy Zapata

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 June 3, 2025 Regular Meeting

2. Approve the following bids:

- a. GP&L Oates Road to Lyons Road 138kV Transmission Line Rebuild Engineering Services** **Bid No. 1142-25**

Burns & McDonnell Engineering Company, Inc. \$2,231,800.00

This request is to obtain engineering services to design the rebuild of the GP&L Oates Road to Lyons Road 138kV Transmission Line. This is part of the approved Oates Road to Lyons Road 138kV Transmission Line Rebuild CIP project.

- b. GP&L King Mountain Terminal to Grandfalls Steel Structures** **Bid No. 0956-25**

Techline, Inc. \$315,000.00

This request is for the procurement of steel structures for the GP&L King Mountain Switch terminal addition. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP project. An optional contingency has been included for any unforeseen material items needed.

- c. GP&L Wylie Switch Station Reconfiguration Engineering Services** **Bid No. 1115-23**

Stanley Consultants, Inc. \$451,156.00

This request is to obtain Change Order No. 1 to Purchase Order 35250 issued for engineering services to support the reconfiguration of the GP&L Wylie Switch Station. This is part of the GP&L Wylie Switch Reconfiguration CIP project.

- d. TMPA Steep Hollow to Keith Switch Transmission Line Grounding Services** **Bid No. 1075-25**

Primoris T&D Services, LLC. \$1,800,000.00

This request is to obtain grounding enhancement construction services along the TMPA Steep Hollow to Keith Switch Transmission Line. This is part of the approved TMPA Steep Hollow to Keith Switch Transmission Line Rebuild CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional services that may be required.

- e. On-Demand Maintenance Contract Award for Pleasant Valley Road and Elm Grove Road** **Bid No. 0529-25**

This request is to award an on-demand maintenance contract to Rabine Paving Texas, LLC in the not-to-exceed amount of \$2,261,758 for the maintenance of Pleasant Valley Road and Elm Grove Road. This request is a companion to the construction contract award approved at the May 20, 2025 City Council Regular Meeting for the rehabilitation of Pleasant Valley Road and Elm Grove Road.

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

a. Z 24-02 Trak Group Inc. (District 6)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on a property zoned Community Retail (CR) District and (2) a Concept Plan for the existing Fuel Pumps, Retail Use on a 21,060 square ft lot addressed at 3420 W. Walnut Street; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Z 25-08 City of Garland (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a change in zoning from multiple zoning districts to Urban Residential (UR) and Urban Business (UB) Districts on two areas approximately 317 acres in total, generally located on the north side of I-635, on both sides of S Garland Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Z 25-16 CCM Engineering (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an Amendment of Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and reduce the number of provided parking spaces on a 4.67 tract of land addressed at 2126 Rowlett Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

d. Garland Development Code (GDC) Amendment 25-05

Approve an ordinance amending Chapter 2 Zoning Regulations, Attachment 1 - Land Use Chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) Districts; providing a Savings Clause; a Severability Clause; and an effective date.

4. Garland Youth Council Appointee Selection

Approve amendments to the Code of Ordinances regarding the Garland Youth Council. Amendments include an increase to the number of appointees each City Councilmember is able to select. Council was briefed on this item at the June 16, 2025 Work Session.

5. Notice of Intention to Issue Certificates of Obligation

Approve a resolution directing the publication of notice of intention to issue Certificates of Obligation to fund Capital Projects. Council was briefed on this item at the June 16, 2025 Work Session.

OLD BUSINESS

6. Approval of a Term Sheet for the Lease of a Multi-Use Soccer Fields Complex

City Council will consider approval of a term sheet for the lease of a multi-use soccer fields complex and authorize the City Manager to negotiate and the Mayor to execute a lease agreement consistent with said terms. Council was briefed on this item at the June 16, 2025 Work Session.

Presenter: Judson Rex, City Manager, Andy Hesser, Assistant City Manager

7. 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 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)

Presenter: Nabila Nur, Planning & Development Director

8. Consider Approval of an Ordinance Canvassing and Declaring the Results of the Runoff Election for Mayor held on June 7, 2025 and Issue a Certificate of Election to the Newly Elected Mayor

Adopt the ordinance canvassing the June 7, 2025 Runoff Election results.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

9. Councilmember Kris Beard

- **Kay Moore, Parks & Recreation Advisory Board**

NEW BUSINESS

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.

10. Conduct Swearing in Ceremony

Conduct swearing in ceremony for the newly elected Mayor of the City Council of the City of Garland, Texas, following the June 7, 2025 Runoff Election.

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 the goals to guide operational priorities, decision-making and resource allocation.





GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: June 17, 2025

Title: Approve the minutes of the June 3, 2025 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Approve the minutes of the June 3, 2025 Regular Meeting.

Background

N/A

Consideration / Recommendation

Approve the June 3, 2025 Regular Meeting Minutes as presented.

Attachments

A. June 3, 2025 Regular Meeting Minutes

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 3, 2025, 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
Councilmember Kris Beard
Councilmember Jeff Bass
Councilmember B.J. Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr
Councilmember 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
Deputy City Attorney Scott Levine
City Secretary Jennifer Stubbs
Planning Director Nabila Nur
Public Information Coordinator Courtney Vanover
Planning Administrator Emma Chetuya

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Councilmember Williams 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.

- Pet of the Month

Alberto Maldonado announced the pet of the month; Gigi.

- Proclamation Recognizing the Garland Parks and Recreation Department's pursuit of National accreditation through the Commission for Accreditation of Park and Recreation Agencies (CAPRA)

Mayor LeMay read the proclamation and presented it to team members of the Parks and Recreation Department and Parks & Recreation Advisory Board members.

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.

Mayor LeMay announced that items 9b and 9c would be moved to the end of the meeting. He stated that item 9f was scheduled for postponement. Councilmember Williams made a motion to approve the consent agenda as presented. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

1. **APPROVED Approve the minutes of the May 13, 2025 Special Meeting**
2. **APPROVED Approve the minutes of the May 20, 2025 Regular Meeting**
3. **Approve the following bids:**
 - a. **APPROVED City of Garland Advanced Metering Infrastructure** **Bid No. 0367-23**

Sensus, USA	\$35,780,699.04
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This request is to obtain an advanced metering system for electric and water meters. This award includes all materials, system implementations, and system integrations to the various City software platforms. An owner's contingency is included for any additional services that may be required.
4. **APPROVED Consider an Ordinance Related to the Issuance of Water and Wastewater Revenue Refunding Bonds, Series 2025**

Authorize the issuance of Water and Wastewater Revenue Refunding Bonds. Council was briefed on this item at the June 2, 2025 Work Session.
5. **APPROVED Consider an Ordinance related to the issuance of General Obligation Improvement Bonds, Series 2025**

Authorize the issuance, sale, and delivery of up to \$21 million in principal amount of General Obligation Improvement Bonds, Series 2025. Council was briefed on this item at the June 2, 2025 Work Session.
6. **APPROVED Consider an Ordinance to Issue Certificates of Obligation, Series 2025**

Authorize the issuance of the Certificates and delegating the authority to certain City Officials to execute certain documents relating to the sale of the certificates. Council was briefed on this item at the April 15, 2025 Regular Meeting.
7. **APPROVED Consider an Agreement Regarding City Pension Obligation Bonds**

Authorize an agreement with the TMRS system pertaining to the City of Garland, General Obligation Pension Bonds. Council was briefed on this item at the June 2, 2025 Work Session.
8. **APPROVED Abandonment of Utility Easement and Sanitary Sewer Utility Easement in Digital Realty Addition**

Approve a resolution authorizing an Abandonment of Utility Easement and a Sanitary Sewer

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.

9. Hold public hearing(s) on the following Case(s):

- a. **APPROVED** Consider a request by Everest Gas and Food Mart Inc. for approval of a variance regarding a distance less than the 300 feet minimum separation to South Garland High School from an establishment that sells alcoholic beverages. Everest Gas and Food Mart Inc., which currently sells beer & wine, will need a new wine and beer retailer's permit due to expire in July. The site is located at 3301 Broadway Boulevard in District 4. (File BW 25-01)

Consider and take appropriate action on the application of Everest Gas and Food Mart Inc., requesting approval of a variance regarding a distance less than the 300 feet minimum separation to South Garland High School from an establishment that sells alcoholic beverages. Everest Gas and Food Mart Inc., which currently sells beer & wine, will need a new wine and beer retailer's permit due to expiration in July. The site is located at 3301 Broadway Boulevard. (District 4) (File BW 25-01)

Ms. Nur provided a presentation on the item and provided additional information from the May 20th City Council meeting. Discussion followed.

Applicant on the Item: Nilesh Golakia and Sanjay Sah.

Speaker on the Item: Lindsey Fiegelman.

Councilmember Williams made a motion to approve the item as presented. Councilmember Beard seconded the motion. The vote was: Councilmember Williams, yes; Deputy Mayor Pro Tem Lucht yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Councilmember Ott, yes; Mayor LeMay, yes; Councilmember Bass, yes; Councilmember Beard, yes; and Mayor Pro Tem Moore, yes. The motion carried.

- b. **APPROVED** Consider a request by Trak Group Inc. for approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 3420 W. Walnut Street in District 6.

Consider and take appropriate action on the application of Trak Group Inc., requesting approval of a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR). The site is located at 3420 W. Walnut Street. (District 6) (File Z 24-02)

This item was moved to earlier in the meeting. Ms. Cheyuta provided a presentation on the item. She stated that staff recommended a 5-year SUP and the Plan Commission recommended a 10-year SUP. Discussion followed.

Councilmember Dutton made a motion to approve a 1-year SUP. Deputy Mayor Pro Tem Lucht seconded the motion. Discussion followed. All voted in favor. The motion carried.

- c. **APPROVED** Consider a request by Urban Strategy for approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and monument sign standards and 2) a Downtown Development Plan to allow for a church expansion and addition, including a Major Waiver for the at-grade and above-grade window percentage of the façade, architectural articulation,

Build-To-Zone, streetscaping, and monument sign standards on a property zoned Downtown (DT) District, Uptown (U) sub-district. The site is located at 801 W. Avenue D in District 2. (File DD 24-04)

Consider and take appropriate action on the application of Urban Strategy, requesting a Major Waiver from the Garland Development Code for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and monument sign standards. The site is located at 801 W. Avenue D (District 2) (File DD 24-04)

This item was moved to earlier in the meeting. Ms. Chetuya provided a presentation on the item. She stated that staff and the Plan Commission recommended approval.

Applicant on the Item: Dennis Neal, Tom Greenwood, and Shane Garthoff.

Councilmember Beard made a motion to approve the item as presented. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

- d. APPROVED Consider a request by The Kroger Co. for approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use. The site is located at 6850 N. Shiloh Road in District 1.**

Consider and take appropriate action on the application of The Kroger Co., requesting approval of a Specific Use Provision for Fuel Pumps, Retail use. The site is located at 6850 N. Shiloh Road. (District 1) (File Z 25-03)

This item was moved to earlier in the meeting. Mayor LeMay announced that the applicant requested a postponement to the July 8th meeting.

Councilmember Bass made a motion to postpone this item to the July 8th meeting. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

- e. APPROVED Consider a request by CCM Engineering for approval of 1) an Amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces. The site is located at 2126 Rowlett Road in District 3.**

Consider and take appropriate action on the application of CCM Engineering, requesting approval of an amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces. The site is located at 2126 Rowlett Road. (District 3) (File Z 25-16)

This item was moved to earlier in the meeting. Ms. Chetuya provided a presentation on the item. She stated that staff and the Plan Commission recommended approval.

Mayor Pro Tem Moore made a motion to approve the request. Councilmember Williams seconded the motion. The vote was: Mayor Pro Tem Moore, yes; Councilmember Williams, yes; Deputy Mayor Pro Tem Lucht, yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Councilmember Ott, yes; Mayor LeMay yes; Councilmember Bass, yes; and Councilmember Beard, yes. The motion carried.

- f. APPROVED Garland Development Code (GDC) Amendment 25-05**

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts.

This item was moved to the end of the meeting. Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval of the item. There was no one present who wished to speak under the public hearing.

Deputy Mayor Pro Tem Lucht made a motion to approve the request as presented with staff

recommendations.

Speaker on this item: Brent Rich.

Councilmember Williams seconded the motion. All voted in favor. The motion carried.

- g. APPROVED** Consider a request by City of Garland for approval of a change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S. Garland Avenue in District 5.

Consider and take appropriate action on the application of City of Garland, requesting approval of a change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S. Garland Avenue. (District 5) (File Z 25-08)

This item was moved to the end of the meeting. Ms. Nur provided a presentation on the item. She stated that staff recommended approval and that the Plan Commission recommended denial.

Speakers on the Item: Brad Parker, Steve Hudak, Jessica Dealey, Hunter Renick, Scott Sipes, Jonathan Theisen, Bryant Spann, Michael McGregor, Tom Oliver, Tyler Williams, Brent Rich, Riyadh Shraish, Layth Shroim, Karl Crawley, Christopher Bowers, Linon Phipps, Cathy Haedge, Sara Withrow, Lindsey Fiegelman, Frances Hiner, Tony Rutigham, Antonio Andrad, and Robert Azvarez.

Registered positions, not testifying: Michele Hreha and David Hzha.

Deputy Mayor Pro Tem Lucht made a motion to approve the request as presented. Councilmember Williams seconded the motion. The vote was: Deputy Mayor Pro Tem Lucht yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Councilmember Ott, yes; Mayor LeMay, yes; Councilmember Bass, yes; Councilmember Beard, yes; Mayor Pro Tem Moore, yes, and Councilmember Williams, yes. The motion carried.

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.

Diana Hightower.

ADJOURN

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Submitted By:

Scott LeMay, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: June 17, 2025

Title: GP&L Oates Road to Lyons Road 138kV Transmission Line Rebuild Engineering Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1142-25

Strategic Focus Area: Reliable / Cost-Efficient Utility Services
Customer-Focused City Services

Purchase Justification

This request is to obtain engineering services to design the rebuild of the GP&L Oates Road to Lyons Road 138kV Transmission Line. Services include transmission and distribution line design, field engineering, survey, easement and permitting support. This is part of the approved Oates Road to Lyons Road 138kV Transmission Line Rebuild CIP project.

Evaluation

Burns & McDonnell Engineering Company, Inc. was selected as the Most Qualified firm for this project from RFQ 0832-24. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Burns & McDonnell Engineering Company, Inc.	1142-25	All	\$2,231,800.00	Professional Services- Awarded on qualifications	53918

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the engineering services in the amount of \$2,231,800, which is within the approved budget of \$5,449,580 and will leave a remaining balance of \$2,703,641.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Proposed CIP - Page 278

Routing

Perla Cruz, Management Services Coordinator
Lauri Vornberg, Electric Budget & Procurement Analyst

Created/Initiated - 5/28/2025
Approved - 5/28/2025

Gary Holcomb, Procurement & Material Management Director
Fahad Qadir, Budget Analyst
Budget Analysts, Budget Analysts
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Approved - 6/2/2025
Approved - 6/6/2025
Approved - 6/6/2025
Approved - 6/9/2025
Final Approval - 6/9/2025



GARLAND

PURCHASING REPORT

2.b

Meeting Date: June 17, 2025

Title: GP&L King Mountain Terminal to Grandfalls Steel Structures

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 0956-25

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is for the procurement of steel structures for the GP&L King Mountain Switch terminal addition. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP project. An optional contingency has been included for any unforeseen material items needed.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with Techline, Inc. submitting the Straight Low Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Techline, Inc.	0956-25	All	\$315,000.00	Straight Low Bid	PR 53671

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the steel structures in the amount of \$315,000, which is within the approved budget of \$4,000,000 and will leave a remaining balance of \$2,273,705.

Attachments

A. Bid Evaluation Summary - Straight Low Bid

Budget Type:	CIP
Fiscal Year:	2025
Document Location:	Proposed CIP - Page 284

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Budget Analysts, Budget Analysts
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 5/29/2025
Approved - 6/2/2025
Approved - 6/6/2025
Approved - 6/9/2025
Final Approval - 6/9/2025



BID EVALUATION SUMMARY

DATE: May 29, 2025

PR#: PR 53671

BID #: 0956-25

AWARD BASIS: Straight Low Bid

EVALUATION: A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with Techline, Inc. submitting the Straight Low Bid.

AWARD AMOUNT: \$315,000.00

Vendor(s)	Item(s)	Amount
Techline, Inc.	All	\$265,336.00
Owner's Contingency		49,664.00
	Total:	\$315,000.00

PROCUREMENT REPRESENTATIVE: Teresa Smith, Purchasing Manager

DEPARTMENT REPRESENTATIVE: Lauri Vornberg, GP&L Administration

ATTACHMENTS: Bid Recap



GARLAND

PURCHASING REPORT

2.c

Meeting Date: June 17, 2025

Title: GP&L Wylie Switch Station Reconfiguration Engineering Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1115-23

Strategic Focus Area: Reliable / Cost-Efficient Utility Services
Well-Maintained City Infrastructure

Purchase Justification

The purpose of this request is to obtain change order No. 1 to Purchase Order 35250 issued for engineering services to support the reconfiguration of the GP&L Wylie Switch Station. Changes under this addendum include technical modifications for the Wylie Switch Station project, with key updates to communication systems and revised drawings. Electrical and structural changes include bus differential modifications, security system updates, drainage engineering, and fence relocation. This is part of the GP&L Wylie Switch Reconfiguration CIP project.

Evaluation

Stanley Consultants, Inc. was awarded the original PO 35250 in the amount of \$1,485,425.55 at the September 5, 2023 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Stanley Consultants, Inc.	1115-23	All	\$451,156.00	Change Order	PR 53830

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the engineering services in the amount of \$451,156, which is within the approved budget of \$6,998,000 and will leave a remaining balance of \$1,817,259.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Proposed CIP - Page 284

Routing

Perla Cruz, Management Services Coordinator
Lauri Vornberg, Electric Budget & Procurement Analyst

Created/Initiated - 5/30/2025
Approved - 5/30/2025

Gary Holcomb, Procurement & Material Management Director
Budget Analysts, Budget Analysts
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Approved - 5/30/2025
Approved - 6/6/2025
Approved - 6/9/2025
Final Approval - 6/9/2025



GARLAND

PURCHASING REPORT

2.d

Meeting Date: June 17, 2025

Title: TMPA Steep Hollow to Keith Switch Transmission Line Grounding Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1075-25

Strategic Focus Area: Well-Maintained City Infrastructure
Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain grounding enhancement construction services along the TMPA Steep Hollow to Keith Switch Transmission Line. This is part of the approved TMPA Steep Hollow to Keith Switch Transmission Line Rebuild CIP project and will be reimbursed at 100%. 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. Four (4) bids were received and evaluated based on the published criteria. Chain Electric Company was considered non-responsive due to submitting an incomplete bid. Power Standard, LLC was considered non-responsive due to not meeting specifications. Primoris T&D Services, LLC. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Primoris T&D Services, LLC.	1075-25	All	\$1,800,000.00	Best Value	PR 53825

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the grounding services in the amount of \$1,800,000, which is within the approved budget of \$5,096,000 and will leave a remaining balance of \$3,149,208.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2025
Document Location: Proposed CIP - Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director

Created/Initiated - 5/30/2025
Approved - 6/2/2025

Budget Analysts, Budget Analysts
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Approved - 6/6/2025
Approved - 6/9/2025
Final Approval - 6/9/2025

[illegible]



GARLAND

PURCHASING REPORT

2.e

Meeting Date: June 17, 2025

Title: On-Demand Maintenance Contract Award for Pleasant Valley Road and Elm Grove Road

Submitted by: Tony Irvin, Streets Director

Bid Number: 0529-25

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

At the May 20, 2025 Regular Meeting, City Council approved a contract award to Rabine Paving Texas, LLC in the amount of \$2,584,908.50 for the rehabilitation of Pleasant Valley Road and Elm Grove Road located in the City of Sachse. This pavement rehabilitation work is proposed due to the City of Garland's responsibility for maintaining Pleasant Valley Road and Elm Grove Road through an agreement with Sachse. Though these roads are located in Sachse's city limits, they are primary routes to the C.M. Hinton Jr. Regional Landfill, which is owned and operated by the City of Garland.

The purchasing justification section of the May 20, 2025 staff report stated the project scope included:

- Pavement rehabilitation
- On-demand maintenance for five years

However, the specific award amount for the on-demand maintenance scope item was not included - only the pavement rehabilitation award amount was provided.

This action awards the on-demand maintenance scope component, consistent with the manner in which the project was bid. Rabine Paving Texas, LLC, the successful bidder, proposes to perform on-demand maintenance in the not-to-exceed amount of \$2,261,758 over a period of five years, resulting in a total project cost as follows:

Scope Item	Amount	Status
Pavement Rehabilitation	\$2,584,908.50	Council award on 5-20-2025
On-Demand Maintenance (5-year period)	\$2,261,758.00	Current request for authorization
Total Project Cost	\$4,846,666.50	

On-demand maintenance represents on-call maintenance services to be provided by the vendor upon request by the City in addition to pavement condition inspections conducted by the vendor every 6 months over a five-year period to include performing maintenance actions as necessary based on inspection findings. Because the on-demand maintenance duration is for a five-year period, a term contract will be established. Therefore, funding for the entire on-demand maintenance cost will not be initially encumbered. Annual funding for on-

demand maintenance will be based on required maintenance needs, but the cumulative amount shall not exceed \$2,261,758 over five years.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated with Rabine Paving Texas, LLC submitting the Straight Low Bid. As only one bid was received, and Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Rabine Paving Texas, LLC	0529-25	Primary	\$2,261,758.00	Straight Low Bid	53355

Fiscal Impact

Term Contract sets price but does not commit funds. Expenses will be charged to the Infrastructure Repair & Replacement Operations account as incurred.

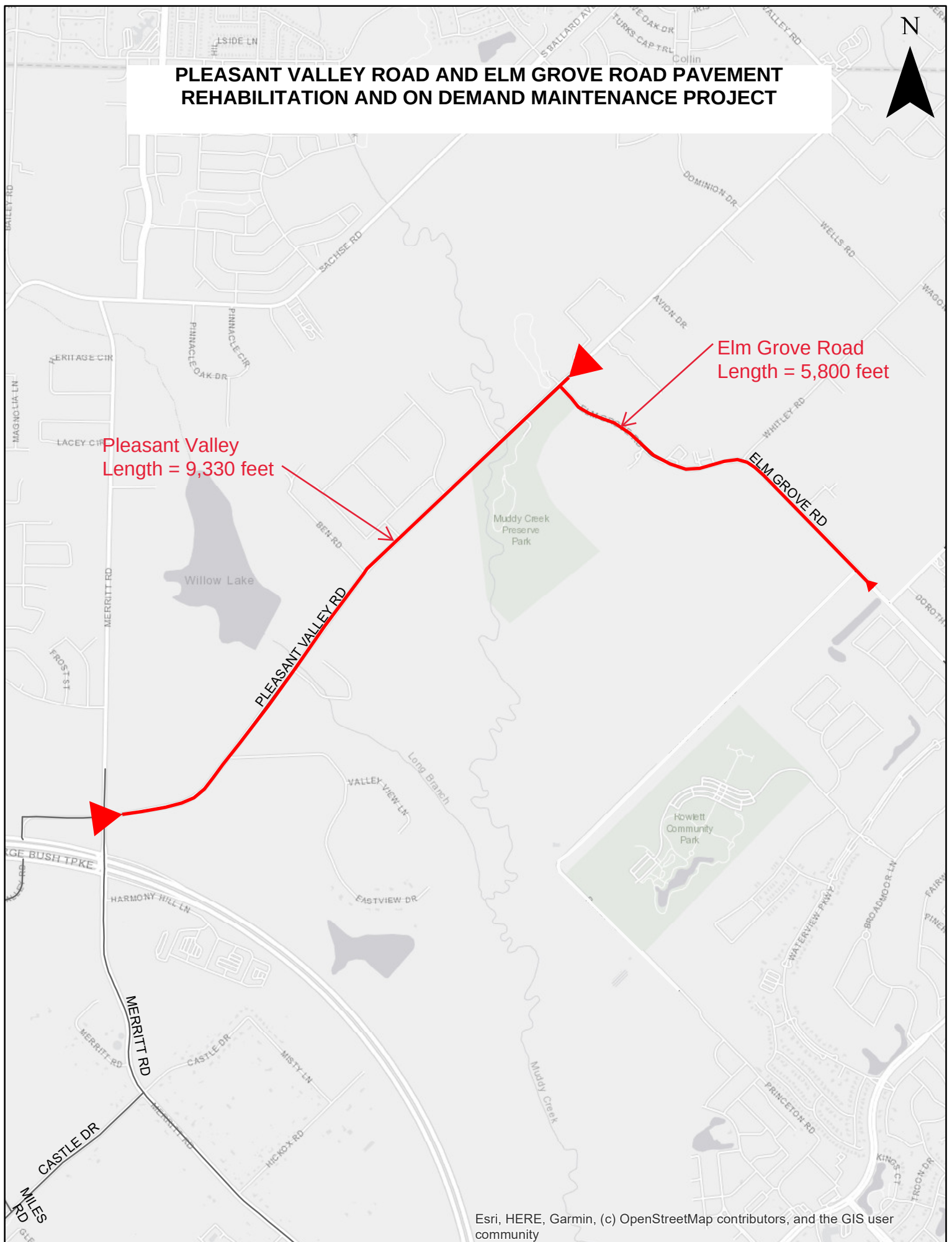
Attachments

A. Project Location Map

Budget Type:	Operating Budget
Fiscal Year:	FY 2024-25
Document Location:	Page 243

Routing

Tony Irvin, Streets Director	Created/Initiated - 6/2/2025
Tony Irvin, Streets Director	Approved - 6/2/2025
Gary Holcomb, Procurement & Material Management Director	Approved - 6/2/2025
Budget Analysts, Budget Analysts	Approved - 6/6/2025
Allyson Bell Steadman, Director of Budget & Research	Approved - 6/9/2025
Crystal Owens, Assistant City Manager	Approved - 6/10/2025
Jennifer Stubbs, City Secretary	Final Approval - 6/10/2025





GARLAND

CITY COUNCIL STAFF REPORT

3.a

Meeting Date: June 17, 2025

Title: Z 24-02 Trak Group Inc. (District 6)

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 24-02 Trak Group Inc.

Background

Zoning Case Z 24-02 was approved via public hearing during the June 3, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 24-02 Ordinance
- B. Z 24-02 Exhibit A
- C. Z 24-02 SUP Conditions
- D. Z 24-02 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR FUEL PUMPS, RETAIL USE ON PROPERTY ZONED COMMUNITY RETAIL (CR) DISTRICT AND 2) A CONCEPT PLAN FOR THE EXISTING FUEL PUMPS, RETAIL USE ON A 21,060 SQUARE FEET LOT ADDRESSED AS 3420 W. WALNUT STREET; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 12th day of May 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and additional landscaping be added on site per staff's recommendation and 2) a Concept Plan for the existing Fuel Pumps, Retail use by **Trak Group Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District for a period of one year and additional landscaping be added on site as identified on the Concept Plan and 2) a Concept Plan as shown in "Exhibit C" for the existing Fuel Pumps, Retail use on a 21,060 square feet lot addressed as 3420 W. Walnut Street 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, except as otherwise specified by the

conditions identified in "Exhibit B", attached hereto and made a part hereof.

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 24-02

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

Exhibit A

(Legal Description)

BEING a part of LOT 4, BLOCK 1 of WALNUT CREEK CENTER NO. 2, an Addition to the City of Garland, Dallas County, Texas according to the map thereof recorded in Volume 83034, Page 2957 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail set for corner in the South Right of Way line of West Walnut Street (100 foot Right of Way), being the Northwest corner of Lot 2, Block 1 of Walnut Creek Center, an addition to the City of Garland, Dallas County, Texas according to the map thereof recorded in Volume 82140, Page 2179 of the map Records of Dallas County, Texas and being the Northeast corner of said Lot 4, said point being in a curve to the right having a radius of 1860.33 feet;

THENCE, South 00 degrees 44 minutes 40 seconds East, passing a 1/2 inch yellow-capped iron rod set for reference at a distance of 130.00 feet, continuing a total distance of 140.00 feet to a point for corner in a North line of Lot 3, Block 1 of said Walnut Creek Center.

THENCE North 87 degrees 09 minutes 15 seconds West, a distance of 150.00 feet to a point for corner in the East Right of Way line of Jupiter Road (120 foot Right of Way);

THENCE North 00 degrees 44 minutes 40 seconds West, passing an 'X' set for reference at a distance of 20.00 feet, continuing a total a total distance of 130.00 feet to an 'X' set for corner.

THENCE North 44 degrees 58 minutes 21 seconds East, a distance of 13.96 feet to a 1/2 inch yellow-capped iron rod set for corner in the said South Right of Way line of West Walnut Street and said curve to the right.

THENCE in an Easterly direction along said curve to the right, an arc Length of 140.04 feet, a chord bearing of South 87 degrees 00 minutes 01 seconds East, a chord distance of 140.01 feet and a central angle of 04 degrees 18 minutes 47 seconds, to the PLACE OF BEGINNING and containing 21,060 square feet or 0.483 of an acres of land.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-02

3420 W. Walnut Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail 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 and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Concept Plan:**

Concept Plan: The site shall be in general conformance with the approved Concept Plan. 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, Technical Standard Manual (TSM), a, City code, or the approved SUP.

- I. 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;

EXHIBIT B

- 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.

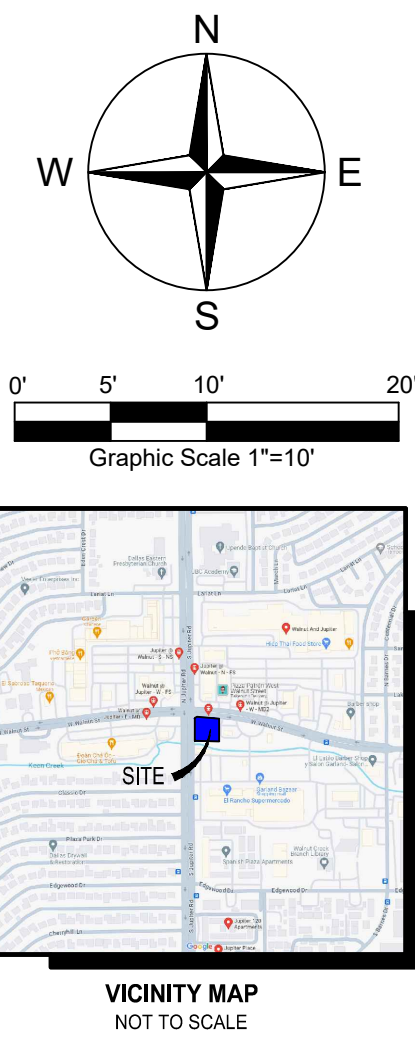
V. Specific Regulations:

- A. SUP Time Period: The Specific Use Provision for a Fuel Pumps, Retail Use shall be in effect for a period of one (1) years.

- A. Additional Landscaping:

- (1) There shall be a continuous row of shrubs planted on the south side of the site in the existing landscape median. The plants shall originate from the City's Approved Plant List.
- (2) A screening row of shrubs is required along at least 50% of each street frontage along South Jupiter Road and West Walnut Street.
- (3) Shrubs that are of a "dwarf" or "miniature" variety must be a minimum of one foot in planted height at time of installation unless that particular variety and size of shrub is typically less than one foot in planted height in North Central Texas.
- (4) All landscaping shall be installed within 60 days of approval of this ordinance.
- (5) All landscaping shall be maintained in accordance with Section 4.33 of the Garland Development Code.

Exhibit C



SITE DATA TABLE	
LAND AREA	0.483 ACRES (21060 SQ.FT)
EXITING ZONING	COMMERCIAL
EXISTING LAND USE	COMMERCIAL

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.

LEGEND

- PROPERTY LINE
- CONVENIENT STORE
- 3 NOS. FUEL DISPENSER
- EXISTING SIDEWALK
- EXISTING DUMPSTER
- EXISTING PAVEMENT
- ADDITIONAL LANDSCAPE TO BE ADDED
- EXISTING OFFSITE LANDSCAPE
- OFFSITE PAVEMENT
- OFFSITE SIDEWALK
- OFFSITE CHANNEL (KEEN CREEK)

OWNER: TRAK GROUP INC.
NAME OF APPLICANT: KHALID REZWAN
PLAN PREPARER: KHALID REZWAN
COMPANY NAME: TRAK GROUP INC.



SITE PLAN
PROJECT NAME- TRANK TEN
3420 W. WALNUT ST., GARLAND TX. 75042
DEVELOPMENT SERVICES



GARLAND

CITY COUNCIL STAFF REPORT

3.b

Meeting Date: June 17, 2025

Title: Z 25-08 City of Garland (District 5)

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

Z 25-08 City of Garland

Background

Zoning Case Z 25-08 was approved via public hearing during the June 3, 2025 Regular City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-08 Ordinance
- B. Z 25-08 Exhibit A

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A CHANGE IN ZONING FROM MULTIPLE ZONING DISTRICTS TO URBAN RESIDENTIAL (UR) AND URBAN BUSINESS (UB) DISTRICTS ON TWO AREAS APPROXIMATELY 317 ACRES IN TOTAL, GENERALLY LOCATED ON THE NORTH SIDE OF I-635, ON BOTH SIDES OF S GARLAND AVENUE; 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 12th day of May 2025, the Plan Commission did consider and make recommendations on a certain request for a change in zoning to Urban Residential (UR) and Urban Business (UB) Districts 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 multiple zoning districts to Urban Residential (UR) and Urban Business (UB) Districts on approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S Garland Avenue 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 24-40

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

ZONING 25-08

TRACT ONE

Being a tract of land situated in the John Casey Survey, Abstract No. 351, in the City of Garland, Dallas County, Texas, embracing all of the following subdivisions according to the plats thereof recorded in the Official Public Records of Dallas County, Texas:

1. Wal-Mart Super Center 2 Addition, Volume 87242, Page 5919;
2. Wal-Mart Super Center 2 Addition Replat of Lots 10R-1 & 11R-1, Block 1, Volume 200136, Page 472;
3. Wal-Mart Super Center 2 Addition, Replat of Lot 8R, Block 1, Instrument No. 201900086106;
4. Garland Kingsley Addition, Volume 67129, Page 81;
5. Wysong Addition No. 1, Volume 74230, Page 1216;
6. Racetrac Garland Avenue Addition, Instrument No. 201500033334;
7. Racetrac Garland Avenue Addition Replat, Instrument No. 201800028347;
8. Thirty-Two Hundred Shiloh Addition, Instrument No. 200600388510, and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the northwesterly right-of-way line of S. Garland Avenue (State Hwy. No. 78) and the centerline of Shiloh Road;

THENCE Northerly with centerline of Shiloh Road to the intersection of the centerlines of Shiloh Road and Kingsley Road;

THENCE Easterly with said centerline of Kingsley Road to said northwesterly right-of-way line of S. Garland Avenue (State Hwy. No. 78);

THENCE Southwesterly with said northwesterly right-of-way line of S. Garland (State Hwy. No. 78) to the PLACE OF BEGINNING.

TRACT TWO

Being a tract of land situated in the John T. Corcoran Survey, Abstract No. 348, the John Casey Survey, Abstract No. 350, the John Casey Survey, Abstract No. 350, the Solomon Dixon Survey, Abstract No. 408, and the W.W. Keen Survey, Abstract No. 740, in the City of Garland, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of McCree Road and the southeasterly right-of-way of S. Garland Avenue (State Hwy. No. 78);

THENCE easterly with said centerline of said McCree Road to a point of intersection with the northerly projection of the west line of Lot 3R-1, Block 1 of Shiloh Office Park No. 2, an Addition to the City of Garland, Texas, according to the plat thereof recorded in County Clerk's Instrument Number 201600129734 of the Official Public Records of Dallas County, Texas (OPRDCT);

THENCE southerly with said west line of Lot 3R-1 to the southwest corner of same;

THENCE easterly with the south line of said Lot 3R-1, passing the southeast corner said Lot 3R-1, and continuing on a projection of said south line to a point in the centerline of Leon Road;

EXHIBIT A

THENCE southerly with said centerline of Leon Road to a point of intersection with the westerly projection of the north line of Carmax I.H. 635 Addition, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 97167, Page 2996, OPRDCT;

THENCE easterly with the northerly lines of said Carmax I.H. 635 Addition to a northeast corner of same, said northeast corner being in the west line of Towngate-75, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 71215, Page 1412, OPRDCT;

THENCE southerly with said west line of Towngate-75 to the centerline of Millay Boulevard;

THENCE southeasterly with said centerline of Millay Boulevard to the intersection of the centerlines of Millay Boulevard, Towngate Boulevard, and Town Court, and continuing with said centerline of Town Court to its intersection with the centerline of Greenway Drive;

THENCE easterly and parallel to the south line of Lot 1, Block 1, of said Towngate-75 to the west line of Southgate Acres No. 2, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 70154, Page 2082, OPRDCT;

THENCE southerly with said west line of Southgate Acres No. 2 to the southwest corner of same;

THENCE easterly with the south line of said Southgate Acres No. 2 to a point in the west line of Southgate Acres No. 4, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 78048, Page 2465, OPRDCT;

THENCE northerly with said west line of Southgate Acres No. 4 to the southerly terminus of a corner clip at a northwesterly corner of Lot 1, Block 1 of said Southgate Acres No. 4;

THENCE northeasterly with said Lot 1 and corner clip to a point in the south line of a 15' alley;

THENCE easterly with the southerly lines of said 15' alley and the northerly lines of said Southgate Acres No. 4 to the centerline of Saturn Road;

THENCE southerly with said centerline of Saturn Road to the centerline of Centerville Road;

THENCE southwesterly with said centerline of Centerville Road to the southwest right-of-way line of Interstate Highway 635(Lyndon B. Johnson Freeway);

THENCE northwesterly with said southwest right-of-way line of I.H. 635 to said southeasterly right-of-way line of S. Garland Avenue (State Hwy. No. 78);

THENCE northeasterly over and across I.H. 635, with said southeasterly right-of-way line of S. Garland Avenue to the PLACE OF BEGINNING.

The hereinabove described tracts of land contain an approximate area of 317 acres of land, more or less.



GARLAND

CITY COUNCIL STAFF REPORT

3.c

Meeting Date: June 17, 2025

Title: Z 25-16 CCM Engineering (District 3)

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

Z 25-16 CCM Engineering

Background

Zoning Case Z 25-16 was approved via public hearing during the June 3, 2025 Regular City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-16 Ordinance
- B. Z 25-16 Exhibit A
- C. Z 25-16 Exhibit B
- D. Z 25-16 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT OF PLANNED DEVELOPMENT (PD) DISTRICT 20-44 TO REDUCE THE MINIMUM LOT SIZE AND DEPTH REQUIREMENTS ON SPECIFIC LOTS AND REDUCE THE NUMBER OF PROVIDED PARKING SPACES ON A 4.67 TRACT OF LAND ADDRESSED AS 2126 ROWLETT 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 12th day of May 2025, the Plan Commission did consider and make recommendations on a certain request for (1) an Amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and reduce the number of provided parking spaces by **CCM ENGINEERING** and;

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) an Amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and reduce the number of provided parking spaces on the property addressed as 2126 Rowlett 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, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

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 25-16

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-16

BEING a 4.668-acre tract of land situated in the John L. Anderson Survey, Abstract No. 25, Dallas County, Texas.

[No changes in legal description from the original PD 20-44]

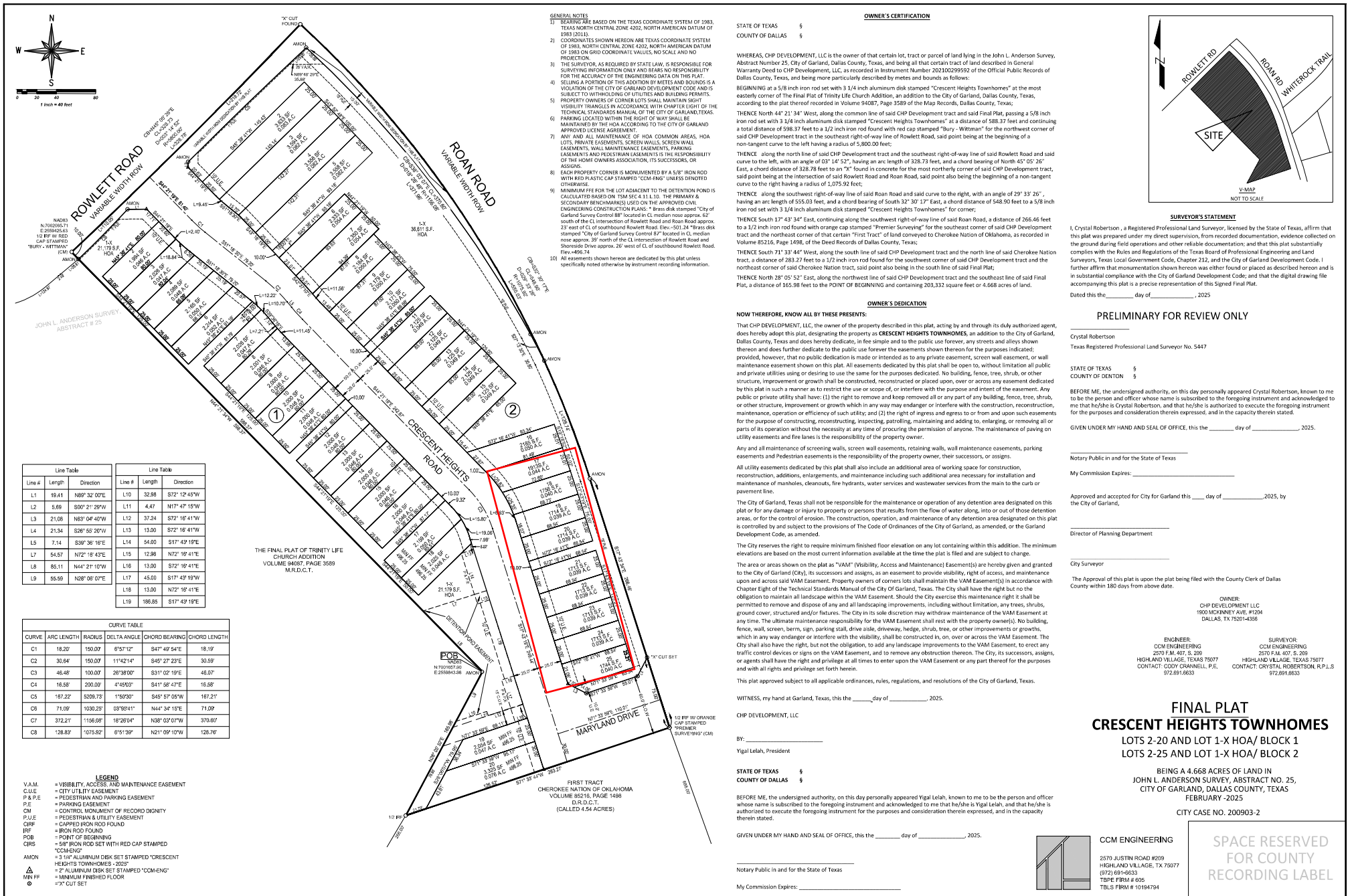
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-16

2126 Rowlett Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District PD 20-44 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.
- V. Specific Conditions:**
- A. Lot Size: Lots 17-25 of Block 2 as identified on Exhibit C shall be allowed a minimum lot size of 1,713 square feet.
 - B. Lot Depth: Lots 17-25 of Block 2 as identified on Exhibit C shall be allowed a minimum lot depth of 66 feet.
 - C. Parking: A minimum of 11 guest parking spaces shall be provided.

Exhibit C





GARLAND

CITY COUNCIL STAFF REPORT

3.d

Meeting Date: June 17, 2025

Title: Garland Development Code (GDC) Amendment 25-05

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers

Issue / Summary

GDC Amendment 25-05

Background

GDC Amendment 25-05 was approved via public hearing during the June 3, 2025 Regular City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. GDC Amendment 25-05 Ordinance
- B. Mixed-Use Districts GDC Amendment
- C. Land Use Matrix- GDC_South Garland Update

ORDINANCE NO. XXXXX

AN ORDINANCE AMENDING CHAPTER 2 ZONING REGULATIONS, ATTACHMENT 1 - LAND USE CHART AND ARTICLE 4, DIVISION 4 MIXED-USE DISTRICTS AS IT RELATES TO THE PERMITTED LAND USES AND DEVELOPMENT REGULATIONS FOR THE URBAN RESIDENTIAL (UR) AND URBAN BUSINESS (UB) DISTRICTS; PROVIDING A SAVINGS CLAUSE; A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.

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

Section 1

That Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts of the Garland Development Code of the City of Garland, Texas, is hereby amended *in its entirety* to read as depicted on "Exhibit A" and "Exhibit B".

Section 2

That Chapter 2 of the Garland Development Code shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 1.07 of the Garland Development Code of the City of Garland, Texas.

Section 5

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

PASSED AND APPROVED this [] day of [] 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:

DIVISION 4

Mixed-Use Districts**§ 2.49. U, Urban Districts (UR and UB).**

- (A) Purpose. The Urban (U) districts are intended to allow cohesive, orderly, creative, and predominantly vertically-oriented mixed-use and mixed-density developments. There are two types of Urban districts: Urban Residential (UR) and Urban Business (UB). UR districts are predominantly residentially-oriented districts that may also include a limited number of integrated nonresidential uses that are compatible with, harmonious with, and supportive of, a high-density, urban-style residential neighborhood. UB districts are predominantly business- and shopping-oriented districts that may also include **a limited amount of** integrated residential uses that are compatible with, and supportive of, a high-density, urban-style business district.

The Urban districts are also intended to establish a distinctive community character in specially selected areas through innovative and mutually-sustaining land uses, urban-style and pedestrian-oriented site design, efficient traffic and pedestrian circulation, innovative and high-quality architectural elements and landscaping concepts, and other similar enhanced design features that will in turn elicit a strong sense of community, civic pride, and of satisfaction with quality of life among those who choose to enjoy the lifestyle created by these districts.

Appropriate flexibility in final design should be given to developers and designers of Urban districts to allow creativity for the opportunities associated with individual sites. The Urban districts can include a mixture of architectural styles ranging from contemporary to traditional. The general intent of these districts is to maximize utilization of land for a mixture of mutually sustainable uses, while also utilizing open spaces to the greatest extent possible in an urban setting for public recreation and leisure purposes. Urban districts are intended to include a diverse mixture of residential housing choices and business/employment opportunities (for example, live-work units) in a symbiotic and urban-style environment that not only accommodates residents' needs to live, work, learn, and play within a neighborhood setting, but that also builds long-term stability, civic pride and fiscal value for the community in general.

- (B) Allowed Uses. All allowed uses (whether by right or by SUP) in the UR or UB district (as applicable) are indicated within the Land Use Matrix, Article 5 of this Chapter 2. Single- family attached residences are only allowed in the Urban districts to the extent they are in compliance with the SFA district requirements.
- (C) Use Integration. Developments within the Urban districts must be comprised of a mixture of residential and nonresidential uses that are conducive to a live-work environment.
- (1) **For URIn all Urban** districts, compatible, complementary nonresidential land uses on the first (ground) floor level are allowed but not required. However, all first (ground) floor levels must be constructed to retail building standards, including a minimum floor-to-ceiling height of twelve feet. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate retail and restaurant uses in response to market demand.

~~(2) For UB districts, a minimum of seventy percent of the total building square footage within each development must be devoted to nonresidential uses (such as, retail, office, personal services). The remaining building square footage (maximum 30%) must be devoted to residential land uses, predominantly on levels above the first floor.~~

~~(3)~~(2) Other combinations (in terms of percentages) of land use mixtures may be achieved by establishment of a Planned Development (PD) district that is based upon the applicable Urban district.

(D) Parking. Off-street parking and loading for Urban districts must be in compliance with provisions of the Land Use Matrix, Article 5 of this Chapter 2 and with Chapter 4, Article 2 of this GDC unless otherwise provided below.

- (1) Number of Parking Spaces. For all nonresidential uses in an Urban district, the number of required off-street parking spaces may be reduced as provided in Section ~~7.11(D)~~ **7.12(D)** in Chapter 7 of this GDC (the DT district) for each type of use as shown on the Land Use Matrix, Article 5 of this Chapter 2.
- (2) Location. Surface off-street parking areas in an Urban district is prohibited in front of any structure within a designated front yard unless specifically approved during the plan review process. Surface off-street parking areas must be located generally to the side or rear of the main buildings in designated side or rear yards.
- (3) Orientation. Surface off-street parking areas in an Urban district must be subdivided so as to avoid large expanses of pavement.
- (4) On-Street Head-In or Angled Parking. Unless a street segment is restricted by City ordinance as a “No Parking” zone, a single bay of angled or parallel parking in an Urban district may be provided along the street in front of main buildings (see Illustration 2-7).

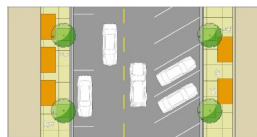


Illustration 2-7 Example of Angled and Parallel Parking in Urban Districts

- (5) Shared and Off-Site Parking. Shared or off-site parking arrangements in an Urban district may be approved during the review and approval of the initial development application. The requirements and procedures for a shared or off-site parking arrangement are provided in Article 2, Division 3 in Chapter 4 of this GDC.
- (6) Structured (Garage) Parking. To enhance the overall visual character of an Urban district, and to mitigate overall bulk appearance of parking structures, the following design standards apply to parking structures in an Urban district:
 - (a) All above-grade parking structures must be designed to be consistent with and complementary to the architectural style of the main building(s), and must

incorporate
design elements:

at least two of the following

- i. Distinctive architectural elements (cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or accentuating belt courses - see Illustration 2-8);
 - ii. Variation in wall planes (wall openings, canopies, articulations, wall convexities and/or concavities, balconies, or awnings - see Illustration 2-8);
 - iii. Change in materials (defined as a minimum of two separate, compatible materials excluding glazing - each separate material must be at least twenty percent of each facade's surface area, excluding glazing);
 - iv. Change in colors (defined as a minimum of two separate, compatible colors excluding glazing - each separate color must be at least twenty percent of each facade's surface area, excluding glazing).
- (b) All above-grade parking structures must be designed with a distinguishable first floor, upper facades, and roofs. Parking garage first floors must be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks, and door openings.
- (c) Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but non-decorative steel guard cables that are visible to the public or to adjacent properties are prohibited.
- (7) Individual Residential Garages and Driveways.
- (a) Individual residential garages and driveways in an Urban district must be designed, constructed, and operated to allow access only from a rear (or side) alley or an interior common access service drive aisle, a dedicated fire lane, or a dedicated shared parking court (and may not be facing or accessed from a public street).
 - (b) Garages in an Urban district must be set back from any street or alley right-of-way a minimum of twenty feet;
 - (c) Driveways for residential dwelling units must be no wider than twelve feet until the driveway is beyond the adjacent front building face.

Illustration 2-8 Examples of Acceptable Facade Articulation for Parking Structures



(E) Screening and Buffering.

(1) Screening and Buffering Between Uses. Screening walls or other buffering elements in an Urban district, which are typically required between varying types of uses (see Chapter 4, Article 3 in this GDC), are only required when establishing a new nonresidential use adjacent to a pre-existing residential use or residential zoning district. This requirement may be waived by the Planning Director during the review and approval of the initial development application if the Director determines the screening is not necessary to protect the adjacent property from the new use. Required screening devices in an Urban district must be designed in such a way that allows pedestrian access to the development from public sidewalks along streets, as well as from adjacent properties where cross-access would be beneficial to both properties.

(2) Screening of parking areas, loading areas, solid waste containers, ground-mounted and roof-mounted mechanical equipment, and other site features must be in compliance with the standards provided in Chapter 4, Article 3 of this GDC.

(F) Signage. All signage within an Urban district must be in compliance with Chapter 4, Article 5 unless otherwise provided below:

- (1) Unity in Design. Signs within an Urban district must conform to a unified design, such that size, materials, and colors of each sign are similar and complementary.
 - (2) Freestanding Signs. All freestanding signs within an Urban district must be monument style (that is, not pole or pylon style), unless otherwise varied and approved during the sign permitting process.
 - (3) Pedestrian-Scale Signs. Signs in a pedestrian-scale setting (such as along storefront pedestrian walkways) within an Urban district must be pedestrian-oriented and may include under-awning, hanging signs, or perpendicular signs attached to a building.
- (G) Pedestrian Access - Sidewalks. Sidewalks must be provided between the street and the building, and shall be a minimum of eight feet in width except in pre-developed areas where the sidewalk system is already established prior to the effective date of this GDC. In those areas, redevelopment of lots or tracts must include repairs or replacement of the adjacent portion of the existing sidewalk, as determined by the Director of Transportation and in compliance with the City's standards in effect at the time. Barrier-free ramps must be added (or replaced) at all street corners and at any designated mid-block pedestrian crossings in accordance with local, state, and federal law.
- (H) Building/Architectural Design.
- (1) Purpose. The intent of architectural design controls in Urban districts is to promote distinctive, high-quality architectural design in a pedestrian-scale setting that sets a particular Urban development apart visually (and thematically) from other developments in the vicinity. The development standards provided in this Section are intended to promote continuity among redevelopment projects and new structures within a particular Urban district.
 - (2) Compatibility. Exterior construction in an Urban district must be compatible and complementary as to design and colors throughout each development.
 - (3) Uniformity. All buildings must employ "four-sided architecture" in an Urban district, meaning that comparable design elements must be used on all exposed sides of a building. No lesser quality design elements may be used in an Urban district for the rear or any side of a building unless the rear or side is screened from ground level view.
 - (4) Articulation. Architectural features of buildings in an Urban district must provide diversity and articulation of wall surfaces through use of one or more of the following architectural elements: pilasters, quoins, projected awnings, solid canopies, bay windows, or towers. Additional horizontal and vertical building articulation requirements of an Urban district are as follows:
 - (a) Horizontal Building Articulation.
 - i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one horizontal articulation break that is a minimum of two feet in depth for at least twenty percent of the total length of the building facade. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the

minimum two-foot depth.

- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one horizontal articulation break per fifty linear feet that is a minimum of two feet in depth, so that the cumulative articulation breaks total at least twenty percent of the building facade's total length. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the minimum two-foot depth.

(b) Vertical (Roofline) and Building Articulation.

- i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for at least twenty percent of the building facade's total length.
- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for every fifty linear feet, so that the cumulative vertical articulation breaks total at least twenty percent of the building facade's total length.

- (c) Each sequential block of new development within an Urban district must contain a unique, but visually compatible, building facade to encourage architectural variety within larger projects by using a combination of architectural elements.

- (5) Facades and Building Forms. An identifiable first floor, upper facade, and rooflines. First floor facades must be designed Building facades that are visible to a public street in an Urban district must be designed with at human scale with elements such as window bays, recessed entries, awnings, canopies, and other human-scale architectural features. Additional building facade and form requirements for Urban districts are as follows:

- (a) First floor facades may not exceed twenty feet in height, but interior spaces may be taller than upper level building floor-to-ceiling heights;
- (b) First floor facade heights must be consistent for individual buildings, so as to form a distinctive horizontal "base floor" visual element;
- (c) Buildings must reflect a small-scale visual pattern along the street frontage with building bay widths of approximately twenty-five to fifty feet;
- (d) Upper facades must be designed using architectural elements such as window spacing, facade sections, projections/concavities, awnings, window covers, window hoods, and balconies;
- (e) Individual floors must be identifiable with elements such as material changes, trim, color changes, moldings, cornices, belt courses, awnings, balconies, or other

similar architectural features; and

- (f) To emphasize the pedestrian scale, building facades must incorporate at least one element from at least two of the following groupings:
 - i. Architectural elements such as cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or belt courses.
 - ii. Variations in wall planes with canopies, balconies, or awnings.
 - iii. Changes in materials or color - each facade must incorporate at least two separate materials or color changes, excluding glazing. Each separate material or color change must comprise at least twenty percent of each facade's appearance, excluding glazing.
- (6) Highly Reflective Exterior Construction Materials. Highly reflective materials and surfaces, including reflective metal siding and mirrored glass glazing, must be installed in such a manner as to diffuse reflective light and prevent the focused redirection of sunlight or other luminants beyond the boundary line of the premises on which the facility is located.
- (7) Exterior Colors.
 - (a) The use of florescent paint and florescent colors are prohibited in an Urban district.
 - (b) Exterior colors must complement one another, and must promote the architectural style of the Urban district.
- (8) Building Entries.
 - (a) Main building entrances in an Urban district must be from public sidewalks or plazas and comply with the following:
 - i. In order to create a pedestrian-oriented and access-friendly environment, a building must have its main entrance from a public sidewalk or plaza or from a private sidewalk or plaza that is publicly accessible through a public easement.
 - ii. Secondary entrances to a building from a parking lot are permitted.
 - iii. Main entrances to a building must be easily identifiable and must utilize pedestrian-scale design elements.
 - (b) Building entrances in an Urban district must be accented by architectural elements such as recessed facades, columns, overhanging roofs, awnings, or balconies.
 - (c) Spaces in an Urban district that are along pedestrian walkways and parking lots must provide rear entrances to buildings that are identifiable with elements such as signage, plantings, awnings above rear windows, or other human-scale elements.
 - (d) Residential Entries. Street-level dwelling units within multi-unit structures in an Urban district must have individual street-oriented or common corridor entries.

The fronts of all townhouse, row home or other single-family attached dwelling units shall face an adjacent open space, park or street.

(9) Residential Entries. Street-level dwelling units within multi-unit structures in an Urban district must have individual street-oriented entries. The fronts of all townhouse, row home or other single-family attached dwelling units shall face an adjacent open space, park or street.

(9)(10) Active Depth. The street-facing ground level of any building must have at least nine feet of active uses. Active uses do not include storage, parking or other uses with no or very little activity. Active depth refers to the interior depth of the building from the front façade.

(11) Roofs.

- (a) Roof lines in an Urban district must be consistent with the coordinated architectural theme and variable in terms of shape, pitch, and height, in order to avoid long expanses of flat similar roof lines.
- (b) Roofs in an Urban district must be designed as individual design elements, and must be utilized to screen roof-mounted mechanical equipment and satellite dishes.
- (c) The use of mansard or gambrel roofs is prohibited in an Urban district.

(I) Site Design.

- (1) Purpose. The intent of site design controls in Urban districts is to optimize pedestrian scale, building utilization, efficient traffic circulation, and visual quality. The arrangement of building masses, parking areas, open spaces, landscaping, pedestrian walkways, and site furnishings must encourage pedestrian activity, create unique views, and create an attractive, safe, and sustainable development site.

(2) Site Design.

- (a) Building Orientation. Building orientation in an Urban district must consider uses both within structures and outside; plazas, open spaces, and other pedestrian spaces must be integrated into the site.
- (b) Block Lengths. Block lengths in Urban districts must be characterized by smaller, walkable blocks that are connected to each other; cul-de-sacs or other single-entrance streets are prohibited unless, due to topography or existing development patterns, there is no other reasonable alternative to serve the Urban development. Single-entrance streets may be approved by the Planning Director during the development review process based on the foregoing criteria. Small block lengths and connected street patterns provide opportunities for traffic efficiency and pedestrian connectivity.
 - i. The minimum length of a street block is two hundred feet in an Urban district.
 - ii. The maximum length of a street block is five hundred feet in an Urban district.
- (c) View Corridors. The arrangement of streets, open spaces, and buildings in an Urban district must create view corridors where practicable.

- (d) Scale. The massing of new buildings in an Urban district must be articulated in a

variety of ways, including the use of projecting and recessed elements such as porches, cantilevers, balconies, bay windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scale development. Larger-scale residential buildings with a box-like appearance are prohibited in an Urban district unless approved by the Planning Director during the development approval process to the extent that the Planning Director determines that the buildings meet the spirit and intent of the Urban district.

(3) Height, Density and Area Requirements. The following are the height, density, and area requirements required for lots and structures in an Urban district, unless otherwise provided in this Section:

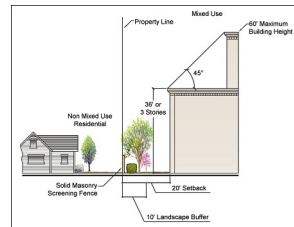
- (a) Minimum size of an Urban district rezoning request is three acres unless the area to be rezoned is immediately adjacent to an existing Urban district.
- (b) Minimum lot width is thirty feet.
- (c) Minimum lot width for multifamily tracts is seventy-five feet.
- (d) Minimum lot depth is one hundred feet.
- (e) Maximum lot coverage may not exceed eighty percent of the site unless a higher amount is granted as part of a Planned Development.
- (f) Minimum building height is ~~24~~thirty feet if residential or vertical mixed-use, fifteen feet if nonresidential.
- (g) Maximum building height is ~~only applicable where the subject property abuts an existing single-family residential zoned property as regulated by Section 2.49(I)(4)(d)(ii)seventy-five feet, excluding roof-mounted mechanical equipment or architectural design features.~~
- (h) Minimum density of multifamily residential is thirty dwelling units per net developable acre of land ~~for Urban Residential (UR) and forty dwelling units Urban Business (UB).~~
- (i) Maximum density of multifamily residential is eighty dwelling units per net developable acre of land.
- (j) The minimum dwelling unit sizes in the Urban district must follow the MF district standards.

(4) Yard and Build-To Lines.

- (a) Yards in an Urban district must be free from any encroachments, unless otherwise provided for in this GDC, including primary buildings, accessory buildings, detached garages, and ground-mounted mechanical equipment.
- (b) Buildings and structures in an Urban district must be in compliance with the following provisions (all setbacks are measured from the property line):
 - i. Front maximum build-to line is twenty feet; all areas adjacent to a street are front yards; no parking is allowed in the front yard unless otherwise approved during the site permitting process.

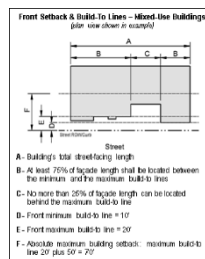
- ii. Front minimum build-to line is ten feet from a public street right-of-way line, and zero feet from a private street or access easement provided that utilities and pedestrian circulation (sidewalks) are accommodated.
 - iii. The maximum front porch setback is fifteen feet.
 - iv. All rear **and side**-yards must be a minimum of ten feet.
 - ~~iv-v.~~ **All side yards must be a minimum of five feet for residential structure and a minimum of ten feet for all other structures.**
 - ~~v-vi.~~ Dwelling units may be attached to each other with appropriate fire walls (in accordance with the City Code).
 - ~~vi-vii.~~ **All buildings must maintain a 100 feet setback when abutting an existing single-family residential use.**
- (c) At least seventy-five percent of the front facade of any structure facing a street in an Urban district must be located between the minimum and the maximum build-to lines. Up to twenty-five percent of the facade may be located further from the back-of-curb than the **front yard** maximum build-to line but may not be located greater than fifty feet beyond the **front street** maximum build-to line **and not greater than thirty five feet beyond the side street maximum build-to line**. No part of any front facade in an Urban district may be located between the back-of-curb and the minimum build-to line (see Illustration 2-10).
- (d) The following provisions apply to side-yard and rear-yard setbacks in an Urban district, where adjacent to traditional single- or two-family residential districts:
- i. Urban developments must provide a solid masonry screening wall that is in compliance with the design standards provided in Chapter 4, Article 3 of this GDC), and the minimum side and rear setbacks must be 1.25 times the maximum height of the building or a maximum of fifty feet.
 - ii. Where adjacent to a single-family district, all portions of the building above thirty-five feet in height must be set back to fit within a forty-five degree slope measured from the residential property line to maintain privacy for adjacent traditional single- or two-family residential zoning (see Illustration 2-9).

Illustration 2-9 Example of Setback for Shallow Parcels Adjacent to Traditional Single- and Two-



Family Zoned Residential Areas

Illustration 2-10 Front Setback and Build-To Lines for Mixed-Use



Buildings

- (5) Amenities. The residential components of an Urban district must incorporate and provide communal and personal convenience amenities on-site (that is, within the development), in accordance with the minimum number requirements provided in Subsection (6) below, unless provision of the amenities is approved in an off-site location in accordance with Subsection (7) below. Communal and personal amenities may include the following:

- (a) Swimming pool;
- (b) Fitness center;
- (c) Business center;
- (d) Dining establishment;
- (e) Game and leisure room;
- (f) Personal services (such as, hair salon, therapeutic massage);
- (g) Multi-purpose gymnasium;
- (h) Meeting/conference rooms;
- (i) Convenience/sundries shop; or
- (j) Child care center.

- (6) Amenities Required by Size of Development. The minimum number of amenities that

must be provided on-site (or as may be approved off-site pursuant to Subsection (7) below) for the residential components of an Urban district are as follows:

- (a) A development having up to, and including two hundred dwelling units must provide at least two of the amenities listed in Subsection (5) above;
 - (b) A development having two hundred and one dwelling units to five hundred units must provide at least four of the amenities listed in Subsection (5) above; and
 - (c) A development having five hundred and one or more dwelling units must provide at least six of the amenities listed in Subsection (5) above.
- (7) Shared Amenities. The Planning Director may, using the procedure for alternative compliance (as set forth in Chapter 4, Article 1, Division 2 of this GDC), approve shared use of amenities among two or more developments provided that use of the amenities by residents of all applicable developments is ensured in perpetuity in a form that is acceptable to the City.
- (8) Site Furnishings. Site furnishings in an Urban district development must comply with the following:
- (a) Site furnishings, including (but not limited to) benches, litter receptacles, planters, bollards, lighting, bicycle racks, public art, and fountains in an Urban district must emphasize the architectural character of each individual Urban development.
 - (b) Individual Urban developments must maintain continuity in the style, forms, materials, and colors of site furnishings. Site furnishings must be of the same architectural character as the buildings in the development.
 - (c) Site furnishings must be durable, low-maintenance, and resistant to vandalism.
 - (d) Site furnishings must be placed so as to maintain an unencumbered walkway of at least four feet in width for pedestrians.
 - (e) Lighting for off-street parking facilities and pedestrian corridors must be of the same height, style, and color. Lighting must complement the architectural style and character of the buildings in the development.

(Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 27, adopted 8/20/19; Ordinance 7107, sec. 25, adopted 12/3/19; Ordinance 7344 adopted 7/5/22)

EXHIBIT B

2 Attachment 1

LAND USE MATRIX

N/A – Not applicable (i.e., no parking requirement)

* – See Chapter 2, Section 2.52 for special standards

gfa – Gross floor area

P

The land use is allowed by right in the zoning district indicated.

The land use is prohibited in the zoning district indicated.

S

The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

EXHIBIT B

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
AGRICULTURAL USES																				
Farm, Ranch, Orchard	P												S	S				-	2/dwelling unit	-
Feed Store	S												S	S				-	1/250 gfa	-
Stable, Commercial	P																	-	.5/stall	-
Stable, Private	P	S																-	N/A	Sec. 22.09, Art.1, Ch. 22, City Code
Stockyards, Livestock Auction, Livestock Hauling																		-	-	-
RESIDENTIAL USES																				
Accessory Dwellings:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guard/Manager/ Caretaker	S												S	S	S			-	2/dwelling unit	Sec. 2.58
Guest House	S	S	S	S														-	1/dwelling unit	Sec. 2.58
Rental Unit	S	S																-	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential	S	S	S				S	S									S	-	.2/resident	-
Rehabilitation Facility, Institutionalized								S										-	.3/resident	-
Elder Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assisted Living								P		S1						S	S	-	1/3 dwelling units	Sec. 2.52(A) (12)
Continuing Care (combination)								P		S1						S	S	-	as determined by components, and best/current practices	Sec. 2.52(A) (12)
Independent Living								P								P	P	-	1/dwelling unit	Sec. 2.52(A) (12)
Nursing/Convalescent Care								P		S1						S	S	-	.5/bed	Sec. 2.52(A) (12)

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Household Living Units:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Dwelling, Two-Family (duplex)							P	P										-	2 enclosed/dwelling unit	Sec. 2.38
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P											-	2 enclosed/dwelling unit	Sec. 2.52(A)(5)(d)
Dwelling, Manufactured/HUD-Code Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Mobile Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Multifamily								P								P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A)(5)(e)
Dwelling, Zero-Lot-Line Home					P			P										-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P										-	2 enclosed/dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P								P	P	-	2.25 enclosed/dwelling unit	Sec. 2.37
Dwelling, Apartment																P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	-
Manufactured/Mobile Home Park or Subdivision																		-	-	-
ACCESSORY & TEMPORARY USES																				
Accessory Building	P	P	P	P	P	P	P	P										-	N/A	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Drive-In Service												S	S	S	S			-	1/order station + 1 space per employee at maximum shift	-
Drive-Through Service										S		S	S	S	S			-	N/A	Sec. 4.20
Walk-Up Service											P	P	P	P	P	P	P	-	1/walk-up window or order station + 1 space per employee at maximum shift	-
Fuel Pumps, Retail												S	P	P	P			-	N/A	Sec. 2.52(A) (3)
Itinerant Retail Vendor												*	*	*	*	*	*	-	N/A	Art. IX, Ch. 26, City Code
Kiosks, Self-Service:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up										P		P	P	P	P	S	PS	-	1/ATM station (at the ATM)	Sec. 2.52(A) (7), Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up									P	P	P	P	P	P	P	P	P	-	1/walk-up ATM	Sec. 2.52(A) (7)
Retail (ice, water, etc.)												S	S	S				-	1 space	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection											S	S	S	P	P			-	1 space	Sec. 2.52(A) (8), Sec. 4.20
Outside Display, New Materials											P	P	P	P	P		S	-	N/A	Sec. 2.52(A) (14)
Outside Display, Used Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, New Materials												S	S	P	P			-	N/A	Sec. 2.52(A) (14)
Outside Storage, Used Materials													S	S	P			-	N/A	Sec. 2.52(A) (14)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Outside Storage Unit, Portable (POD)		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Sec. 2.52(A) (14)
Seasonal Sales									*	*	*	*	*	*	*	*	*	-	N/A	Art. VIII, Ch. 30, City Code
Shelter Tent																		-	N/A	-
Shipping Container												*	*	*	*			-	N/A	Sec. 2.52(A) (15), Art. XII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	1/1,000sf site area	Sec. 2.52(A) (19), and 30.03, 30.06, 30.194, City Code
INSTITUTIONAL AND EDUCATIONAL USES																				
Church or Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1/4 seats for buildings designed or constructed to accommodate assemblies of 100 persons or greater; 1/100 sq. feet for buildings designed or constructed to accommodate small assemblies under 100 persons.	Sec. 2.52(A) (29)
College or University									S	P		P	P	P		S	P	-	.5/student (site-specific study required)	-
Convention Facility										S		S	P	P	P		P	-	1/100 gfa	-
Day Care Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Day Care Center, Adult	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/3 clients + 1 per employee at maximum shift	Sec. 2.52(A) (13)
Day Care, Youth – Licensed Child-Care Center	S	S	S	S	S	S	S	S	P	P	P	P	P		S	S	S	-	1/10 children + 1 per employee at maximum shift	Sec. 2.52(A) (2)
Day Care, Youth – Registered Child-Care Home	2	2	2	2	2	2	2	2								S	S	-	N/A	Sec. 2.61
Learning Center, Specialized									S	P	S	P	P	P	S	S	S	-	1/10 students	-
Makerspace (Hackerspace)															P		S		1/3 students + 1/500 sq. ft gross floor area workshop + 1/1000 sq. ft. gross floor area of warehouse	Sec. 2.52(A) (36)
School, Business									S	P	S	P	P	P	P		P	-	1/3 students	-
School, Retail/Personal Services Training									S	S	S	P	P	P	P	S	P	-	1/3 students	-
School, Trade													S	P	P			-	1/3 students	-
School, Private, Religious or Charter	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	2.52(A)(2)
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	Elementary: 1/17 students Middle: 1/17 students High: 1/3 students	-
GOVERNMENT & HUMAN SERVICES USES																				
Charitable Boarding								S	S	S		S	S	S				-	.5/bed	-
Garden, Charitable	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	-	2 spaces	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Garden, Civic	P	P	P	P	P	P	P	P								P	P	-	2 spaces	-
Post Office									P	P		P	P	P	P	P	P	-	1/300 gfa	-
Social Service Facility/Agency									S	S	S	P	P	P				-	1/300 gfa	-
MEDICAL & HEALTH SERVICES USES																				
Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional										S		S	S	S	S				1 space per 4 beds	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	Determined by SUP	-
Hospital										P		S	P	P	S			-	1.5/bed	-
Medical and Dental Office/Clinic									P	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Mortuary/Funeral Home	S											S	S	P	S			-	1/200 gfa, or 1/4 seats in sanctuary and chapel(s) (whichever is greater)	-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES																				
Athletic Events Facility, Indoor										S		P	P	P	P		PS	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Events Facility, Outdoor	S												S	S	S		S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Athletic Field, Stadium, Arena	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	1/125 gfa or 1/3 bleacher and spectator seats (whichever is greater)	-
Civic Club/Fraternal Lodge										P		P	P	P	P		P	-	1/200 gfa	-

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	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Commercial Amusement, Indoor												P	P	P	P	S	P	-	1/150 gfa	-
Commercial Amusement, Outdoor												S	P	P	S		S	-	1/1,000 sf of amusement area and accessory uses	-
Cultural Facility										P	S	P	P	P	S		P	-	1/300 gfa	-
Day Camp, Private	S																	-	Determined by SUP	-
Dry Boat Storage	S												S	S	P			-	1/2000 gfa	-
Equestrian Camp, Private	P	S																-	.5/stall	-
Golf Course/Country Club	S	S	S	S														-	5/green + 1/150 gfa for clubhouse/ dining areas	-
Health & Fitness Gym (indoor)										S		P	P	P	S	P	P	-	1/150 gfa	-
Marina	S											S	S	S			S	-	1/5 slips + 1/2000 gfa for dry boat storage + 1/150 gfa for retail/dining areas	-
Public Amusement, Temporary												*	*	*	*		*	-	N/A	Art. VIII, Ch. 30, City Code.
Racing Track																		-	-	-
Reception Facility, Large Scale												S	S	S	S			-	1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)
Reception Facility, Small Scale												P	P	P	P				1/100 gfa or 1 space for each 3 occupants (whichever is greater)	Sec. 2.52(A) (20)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Recreational Vehicle Park													P (PD req.)					-	1/RV pad + 1/8 RV pads for guest/customer/employee parking	Sec. 2.52(A) (34)
Shooting Range, Indoor													S	P	P			-	1/500 gfa + 1/target alley	-
Shooting Range, Outdoor	S																	-	1/500 gfa + 1/target alley	-
Theater, Large Scale												S	P	P				-	1/3 seats	-
Theater, Small Scale												P	P	P			S	-	1/3 seats	-
Zoo	S																	-	1/600 square feet of exhibit area	-
OFFICE, RETAIL & SERVICE USES																				
Alternative Financial Establishment													S					-	1/250 gfa	-
Antique Shop (indoors only)												P	P	P			S	-	1/250 gfa	-
Bait Sales, Live												S	S	P				-	1/250 gfa	-
Bakery, Retail									S	P	P	P	P	P	P	P	P	-	1/250 gfa	-
Bed and Breakfast	P	S	S													S	S	-	1/guest room + residential use requirement (according to that use)	Sec. 2.52(A) (11)
Business & Media Service									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Call Center										P		P	P	P	P		S	-	1/150 gfa	-
Commercial Blood, Plasma, Tissue and Cell Collection Center												P	P	P					1/250 gfa	Sec. 2.52(A) (28)
Convenience Store (1,000–5,000sf)										S	S	P	P	P	P	P	PS	-	1/250 gfa	Sec. 2.52(A) (1)
Financial Institution									P	P	P	P	P	P		P	P	-	1/300 gfa	Sec. 4.20
Flea Market, Indoor													S	S				-	1/200 gfa	Sec. 2.52(A) (32)
Flea Market, Outdoor														S				-	1/500 sf site area	Sec. 2.52(A) (32)

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	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Furniture, Household Furnishings and Appliance Sales/Rental												P	P	P				-	1/400 gfa	-
Grocery/Supermarket (>5,000sf)												P	P	P		S	S	-	1/250 gfa	-
Home Improvement Center (>50,000sf)												P	P	P				-	1/250 gfa	-
Hotel/Motel, Extended Stay										S		S	S		S		S	-	1.25/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Full Service										P		P	P		S		PS	-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Hotel/Motel, Limited Service										S		S	S		S		S	-	1/room + 1/200sf restaurant, retail, conference and office area	Sec. 2.52(A) (11)
Indoor Shopping Mall												P	P	P				-	0-400,000 gfa: 1/250 gfa 401,000+ gfa: 1/300 gfa	Sec. 2.52(A) (33)
Kiosk, Trailer or Mini-Structure (attended):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Service											S	P	P	P	P		S	-	1/employee	Sec. 2.52(A) (7), Sec. 4.20
Recycled Materials Collection												S	P	P	P			-	1/employee	Sec. 2.52(A) (8), Sec. 4.20

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Landscape Nursery (retail)												P	P	P	S			-	1/250 gfa + 1/2,000sf outdoor area	-
Landscape Nursery/Tree Farm (wholesale)	S												S	P	P			-	1/2,000sf outdoor area	Sec. 2.52(A) (17)
Laundry, Drop-Off (with drive-through or window)											P	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Laundry, Drop-Off (without drive-through or window)											P	P	P	P		PS	PS	-	1/250 gfa	-
Laundry, Self-Serve (Laundromat)											S	P	P	P		S	S	-	1/250 gfa	-
Mobile Food Truck Park												S	S	S	S		S		Set by SUP	Sec. 2.52(A) (37)
Office, General									P	P	P	P	P	P	P	P	P	-	1/300 gfa	-
Pawn Shop														P				-	1/250 gfa	-
Personal Services										S	P	P	P	P	S	P	P	-	1/250 gfa	-
Pet Store (indoors only)											S	P	P	P		P	P	-	1/250 gfa	-
Pharmacy (with drive-through or window)										P	S	P	P	P		S	S	-	1/250 gfa	Sec. 4.20
Pharmacy (without drive-through or window)										P	S	P	P	P		P	P	-	1/250 gfa	-
Produce Stand/Outdoor Farmers Market	S										S	S	P	P			S	-	4 + 1/600sf of site area	-
Restaurant										P	S	P	P	P	P	P	P	-	1/100 gfa	-
Restaurant, Drive-Through												S	S	S	S			-	1/100 gfa	Sec. 4.20
Retail Store											P	P	P	P		P	P	-	1/333 gfa	-
Sexually Oriented Business															P			-	1/250 gfa	Art. VIII, Ch. 26, City Code
Smoke Shop															S			-	1/250 gfa	-
Studio, Arts/Crafts											P	P	P	P		P	P	-	1/250 gfa	-
Studio, Fitness or Performing Arts											P	P	P	P		P	P	-	1/150 gfa	-
Tattooing/Body Piercing Establishment												S	S	S				-	1/250 gfa	Sec. 2.52(A) (6)
Used Goods, Retail Sales (Indoors)												S	P	P				-	1/250 gfa	-

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COMMERCIAL USES																				
Bakery, Commercial													S	P	P			-	1/1,000 gfa	-
Building/Garden Materials Sales & Storage (wholesale)														P	P			-	1/400 gfa + 1/1,000 gfa storage area	Sec. 2.52(A) (23)
Bulk Material Sales & Storage (retail or wholesale)														S	S			-	1/1,000 gfa or 1/1,000 outdoor area (whichever is greater)	Sec. 2.52(A) (18)
Contractor's Office/Storage Yard (outside storage)													S	S	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (24)
Contractor's Office/Warehouse (indoors only)													P	P	P			-	1/500 gfa for office + 1/1,000sf for warehouse	Sec. 2.52(A) (25)
Custom Products Manufacturing													S	P	P			-	1/1,000 gfa	-
Equipment Leasing/Rental, Indoor												P	P	P	P			-	1/250 gfa	-
Equipment Leasing/Rental, Outdoor														S	P			-	1/600 gfa	Sec. 2.52(A) (27)
Feed/Grain Mill																		-	-	-
Furniture and Appliance Cleaning/Repair												S	P	P	P			-	1/1,000 gfa	-
Garden, Commercial	P																	-	1/5,000sf of site area-	-
Laundry Plant, Commercial													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Meat and Game Processing													S	P	P			-	1/500 gfa	-
Pet Care/Play Facility (indoor)												S	P	P	P	PS	PS	-	1/300 gfa	Sec. 2.52(A) (9)
Pet Care/Play Facility (outdoor)	S												S	P	P			-	1/300 gfa	Sec. 2.52(A) (9)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Portable Building Sales/Leasing														P	P			-	1/300 office gfa + 1/1,000sf for indoor sales/storage area	-
Printing/Publishing House										S		S	S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S	-	1/300 gfa	-
Recycling Collection Center (no outside storage)														S	S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Recycling Salvage Yard (unlimited outside storage)															S			-	1/300 gfa for office + 1/1,000sf warehouse and storage area	Sec. 2.52(A) (8)
Self-Storage Facility (mini-warehouse)												S	S	P	P			-	1/20 units (1/25 units if over 100 units in development) + 1/300 office gfa	Sec. 2.52(A) (16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P			-	1/300 gfa	-
Taxidermist													S	P	P			-	1/400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1/400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1/300 gfa	-

GARLAND DEVELOPMENT CODE

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1/300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental										S		P	P	P	P			-	1/400 gfa	Sec. 2.52(A) (3)
Automobile Repair, Major													S	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Repair, Minor												S	P	P	P			-	1/400 gfa + 2/repair bay	Sec. 2.52(A) (3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1/400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1/600 gfa	Sec. 2.52(A) (14)
Car Wash, Automated/Rollover												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Full-Service/Detail												S	P	P	P			-	1/200 gfa	Sec. 2.52(A) (3), Sec. 4.20
Car Wash, Self-Service/Wand													S	P	P			-	1/bay	Sec. 2.52(A) (3), Sec. 4.20
Impoundment Lot (commercial/private)															S			-	1/300 office gfa	-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)													P	P	S			-	1/400 gfa	-
Parking Lot or Garage, Commercial										P		P	P	P	P	P	P	-	1/300 office gfa	-

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Personal Watercraft Sales, Leasing & Repair (new and used)												S	P	P	S			-	1/400 gfa	-
Recreational Vehicle/Trailer Sales, Leasing & Repair													S	P	S			-	1/600 gfa	-
Salvage Yard, Automotive																		-	-	-
Travel Center																		-	-	-
Truck/Bus Repair														S	S			-	1/600 gfa	-
Truck/Bus Sales & Leasing/Rental														S	S			-	1/600 gfa	-
Truck/Bus Storage														S	S			-	1/300 office gfa	-
Truck/Bus Wash														P	P			-	1/250 gfa + 1/bay	Sec. 2.52(A) (3), Sec. 4.20
Wrecker/Towing Service														P	P			-	1/300 office gfa + 1/wrecker	-
TRANSPORTATION USES																				
Airport/Heliport														S	S			-	1/4 seating accommodation + .5/employee at maximum shift	-
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	NA	-
Helipad										S		S	S	S	S		S	-	5/helipad	-
Motor Freight Terminal/Railroad Switching Yard															P			-	1/1,000 gfa	-
Transit Station, Public									P	P	P	P	P	P	P	P	P	-	Determined by operating agency	-
Transportation Depot, Passenger (commercial)													S	S	S			-	Determined by SUP	Sec. 2.52(A) (10)
Transportation Terminal, Passenger (commercial)																		-	-	-
INDUSTRIAL USES																				

GARLAND DEVELOPMENT CODE

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Animal Feed Processing & Storage															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Batching Plant															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Batching Plant, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (26)
Breweries/Wineries/ Distilleries												S	S	S	P	S	S		1/1,000 gfa or 5 visitors + 1/employee at max. shift, whichever is greater 1/100 gfa for dining and tasting areas	Sec. 2.52(A) (35)
Data Center										S				P	P		S		1/5,000 gfa	-
Distribution Center, Large (indoors only)														S	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)
Distribution Center, Small (indoors only)													S	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	Sec. 2.52(A) (30)

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Food Processing & Storage														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Gas or Petroleum Drilling or Pipeline	S														S			-	N/A	Sec. 2.52(A) (21)
Heavy Machinery Sales, Rental, Storage & Repair														S	S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
High Risk Use															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Industrial or Manufacturing, Heavy															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Industrial or Manufacturing, Light													S	P/S3	P/S3			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	Sec. 2.52(A) (31)
Laboratory, Analytical or Research (indoor)										S		S	P	P	P			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-

GARLAND DEVELOPMENT CODE

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Leather & Allied Products Manufacturing															S			-	1/1,000 gfa or 5 visitors + 1/employee at maximum shift, whichever is greater	-
Mining/Mineral Extraction																		-	-	-
Warehouse, Office/Showroom (indoors only)												S	P	P	P			-	1/300 office gfa + 1/1,000 remainder gfa	-
UTILITY & SERVICE USES																				
Antenna, Commercial	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 5, Art. 5, Ch. 2
Antenna, Private	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-	N/A	Div. 6, Art. 5, Ch. 2
Electric Generating Plant	S														S			-	1/employee at maximum shift	-
Electric Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-
Gas Regulating Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			-	1/employee at maximum shift	-
Telecommunications Switching Station	S	S	S	S	S	S	S	S	P/S4	P/S4	P/S4	P/S4	P/S4	P/S4	P/S4			-	1/employee at maximum shift	-
Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	N/A	Div. 7, Art. 5, Ch.2

ZONING REGULATIONS

2 Attachment 1:21

ZONING REGULATIONS

- ¹ These Elder Care uses are permitted by right in this district if located within 1,000 feet of a Hospital, measured property line to property line.
- ² Day Care, Youth - Registered Child-Care Home: Allowed by right in the designated zoning districts, subject to the regulations for Home Occupations (see Section 2.61 of Chapter 2)
- ³ Light Industrial/Manufacturing uses require issuance of an SUP where contiguous or where within 100' of a residential zoning district or a residential use.
- ⁴ Telecommunications Switching Station uses require issuance of an SUP when located within 1,000 feet of a residential zoning district.

(Ordinance 6773 adopted 5/19/15; Ordinance 6876 adopted 12/13/16; Ordinance 6925 adopted 7/18/17; Ordinance 6979, sec. 1, adopted 4/17/18; Ordinance 7001, sec. 1, adopted 8/7/18; Ordinance 7104, sec. 2, adopted 11/5/19; Ordinance 7107, sec. 26, adopted 12/3/19; Ordinance 7138, sec. 2, adopted 4/7/20; Ordinance 7142, sec. 1, adopted 5/5/20; Ordinance 7323 adopted 5/3/22; Ordinance 7344 adopted 7/5/22; Ordinance 7352 adopted 8/16/22; Ordinance 7370 adopted 10/11/2022; Ordinance 7371 adopted 10/11/2022; Ordinance 7483 adopted 11/14/2023; Ordinance 7497 adopted 1/9/2023)



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: June 17, 2025

Title: Garland Youth Council Appointee Selection

Submitted by: Tiffany Veno, Chief Communications Officer

Strategic Focus Area: Customer-Focused City Services
Future-Focused City Organization

Issue / Summary

Approve amendments to the Code of Ordinances regarding the Garland Youth Council. Amendments include an increase to the number of appointees each City Councilmember is able to select.

Background

Currently, the Code of Ordinances allows each City Councilmember to select two applicants per year as appointees to the Garland Youth Council, creating a total of 18 spots. For the 2024-25 GYC class, 18 applications were received and forwarded to City Council for selection. For the 2025-26 class, 39 applications were received and forwarded to City Council for selection. Staff is suggesting a potential amendment to the Code of Ordinances that would allow each City Councilmember to select up to four applicants per year as appointees to the Garland Youth Council.

Consideration / Recommendation

The Garland Youth Council Appointee Selection item is presented for Council approval.

Attachments

- A. Ordinance Amending Ch 10 re Youth Council 0610 Draft

ORDINANCE NO. _____

AN ORDINANCE AMENDING IN PART SECTION 10.36, "YOUTH COUNCIL," OF ARTICLE III, "BOARDS AND COMMISSIONS," CHAPTER 10, "ADMINISTRATION," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 10.36, "Youth Council," of Article III, "Boards and Commissions," of Chapter 10, "Administration," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

§ 10.36 **Youth Council.**

(A) Creation and mission. There is hereby created the City Youth Council. The mission of the Youth Council is to provide a means through which the City's younger citizens may learn about the various workings of City business, and a forum which allows youth to be a voice to address their particular ideas and concerns.

(B) Appointment of members. The Youth Council shall consist of up to thirty-six ~~twenty~~ members, ~~eighteen of which shall be~~ appointed by the City Council. The Mayor and each member of the City Council may appoint up to four ~~two~~ members. ~~The chairperson of the Youth Council shall appoint the other two members.~~ Members shall serve without compensation.

(C) Term. The members of the Youth Council shall serve a term of one year but may be appointed to successive terms of one year provided the member otherwise qualifies under the provisions of subsection (D).

(D) Qualifications. The members of the Youth Council shall be selected from an applicant pool of high school students (freshman through senior). Members may not be more than 19 years of age at the time of appointment and should be residents of Garland and/or attend a Garland Independent School District school ~~and may not be more than 19 years of~~

~~age at the time of appointment. Applicants shall complete a standard boards and commissions application form. An applicant applying for an initial term of service shall provide two letters of recommendation and shall submit a written essay explaining the applicant's reasons for desiring to serve on the Youth Council. All applicants, whether applying for an initial or successive term, shall submit an application form. Applicants applying for an initial term shall also submit a letter of recommendation.~~

(E) Responsibilities and duties. The Youth Council shall serve the City Council as an advisory commission and, in that capacity, shall have the following responsibilities and duties:

- (1)** To serve as a means through which the City Council may be made aware of the needs and wants of youth throughout the City;
- (2)** To educate the young people of the City about the local political process;
- (3)** To assist the Mayor and City Council in scheduling meetings which address youth concerns;
- (4)** To serve as ambassadors and messengers for the City on matters of concern to young persons.

(F) Procedural rules; operation. The Youth Council shall adopt procedural rules governing the conduct of its meetings and activities. The Youth Council shall elect a chairperson and vice-chairperson each year from its own membership. The Youth Council shall meet at least once each month. The City Manager shall assign a staff liaison to assist the Youth Council in its activities.

Section 2

That Chapter 10 of the Code of Ordinances 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 3

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 4

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

PASSED AND APPROVED this the _____ day of _____,
2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: June 17, 2025

Title: Notice of Intention to Issue Certificates of Obligation

Submitted by: Matthew Watson, Managing Director-Financial Services

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Council is asked to consider approving a notice of intent resolution to provide legal authorization for the certificates. It should be noted that approval of a notice of intent resolution will not obligate the City to issue debt and formal approval of the Certificates of Obligation is expected to occur at the September 2, 2025 Regular Council Meeting.

Background

The City of Garland utilizes Certificates of Obligation to fund Capital Improvement Program (CIP) projects that do not have voter-approved authorization nor cash funding to complete. The City Council approved the issuance of Certificates of Obligation to fund the 2025 CIP at the June 3, 2025 Regular Meeting. However, in order to fund various street improvements, the Holford Road soccer complex, facility and parks upgrades, and equipment replacement needs, staff and the city's financial advisor, Hilltop Securities, are recommending a second issuance for 2025. The purpose of this transaction is to fund \$25 million for the Holford Road Soccer Complex, which was not included in the Adopted 2025 CIP. In addition, based on preliminary tax base values received from DCAD, it is estimated that \$50 million of capacity will be available under the debt service tax rate to fund streets and infrastructure, equipment, facilities and parks upgrades. Historically, the City would recommend the issuance of a short-term tax note to fund the \$50 million in improvements with a call-option to pay off the loan within 6 months. However, due to the need to fund the Soccer Complex in the CIP, the City and Hilltop Securities are recommending structuring the finance as a Certificate of Obligation. In compliance with City Council's Financial Policy, the Certificates of Obligation for the Soccer Complex portion of the issuance will have maturity that aligns with the useful life of the Capital Improvement of 20 Years. The additional \$50 million being requested will have a maturity date of less than one year and be structured similar to the annual tax note. The maximum amount of issuance in the notice of intent resolution is set at \$76 million to fund these capital projects. A CIP Budget Amendment will be prepared and considered by City Council before the issuance of these funds.

Consideration / Recommendation

Approve a resolution authorizing the publication of a Notice of Intent to Issue Certificates of Obligation

Attachments

None

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

1. The City Council of the City (the "City Council") convened in REGULAR MEETING ON THE 17TH DAY OF JUNE, 2025, at the designated meeting place, and the roll was called of the duly constituted officers and members of the City Council, to wit:

Jennifer Stubbs, City Secretary

RESOLUTION DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO
ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND; AND
PROVIDING FOR AN EFFECTIVE DATE

ABSTAIN:

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of the City (or the Mayor Pro-tem in the absence of the Mayor) has approved and hereby approves the aforesaid Resolution; and that the Mayor (or the Mayor Pro-tem in the absence of the Mayor) and the City Secretary (or the Deputy City Secretary in the absence of the City Secretary) of the City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of the Resolution for all purposes.

SIGNED AND SEALED the 17th day of June, 2025.

City Secretary

Mayor

(SEAL)

RESOLUTION NO. _____

A RESOLUTION
DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND;
AND PROVIDING FOR AN EFFECTIVE DATE

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

WHEREAS, it is deemed necessary and advisable that the Notice of Intention to Issue Certificates of Obligation be given as hereinafter provided; NOW, THEREFORE,

BE IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS THAT:

SECTION 1. Attached hereto is a form of "NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND", the form and substance of which are hereby adopted and approved and made a part of this Resolution for all purposes.

SECTION 2. The City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be published once a week for two consecutive weeks in a newspaper of general circulation in the City, with the date of the first publication to be at least forty-six (46) days before the date tentatively set for the passage of the Resolution authorizing the issuance of such Certificates of Obligation. And further that the City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be posted continuously on the City's Internet website for at least 45 days before the date tentatively set for the passage of the Resolution authorizing the issuance of the Certificates of Obligation.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

THE STATE OF TEXAS
COUNTIES OF DALLAS, COLLIN AND ROCKWALL
CITY OF GARLAND

NOTICE OF INTENTION
TO ISSUE CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND

THE CITY OF GARLAND, in the Counties of Dallas, Collin and Rockwall, Texas, hereby gives notice of its intention to issue CITY OF GARLAND CERTIFICATES OF OBLIGATION, in accordance with the Certificate of Obligation Act of 1971, as amended and codified, and other applicable laws, in the maximum principal amount of \$76,000,000 for the purpose of paying all or a portion of the City's contractual obligations incurred pursuant to contracts for the purchase, construction, renovation and acquisition of certain real and personal property, to wit: (a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements and the acquisition of land and interests in land related thereto, including Firewheel Golf Park improvements, soccer fields, and related infrastructure; (b) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (c) acquisition of vehicles and equipment for the fire, and police departments and programs, parks and neighborhood services; (d) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments, administrative buildings, libraries and parks and recreation department; (e) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and improvements for the City's street department and sanitation department, including the landfill and transfer station; and (f) for the purpose of paying all or a portion of the City's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects and said Certificates of Obligation. The City proposes to provide for the payment of such Certificates of Obligation from the levy and collection of ad valorem taxes in the City as provided by law, and a limited pledge of the net revenues derived by the City from the ownership and operation of the City's Water and Sewer System. The City Council of the City tentatively proposes to authorize the issuance of such Certificates of Obligation, in one or more series, at a meeting commencing at 7:00 p.m. on August 5, 2025, in the City Council room at the Garland City Hall, 200 N. Fifth Street, Garland, Texas. In the event that the City Council will be unable to meet at the Garland City Hall on August 5, 2025, the City will post on its website, www.garlandtx.gov, information for persons to attend the meeting by telephone, teleconference or other electronic means.

The maximum interest rate for such Certificates of Obligation will not exceed the maximum legal interest rate, the maximum maturity date for such Certificates of Obligation is February 15, 2045, and the estimated combined principal and interest required to pay such Certificates of Obligation to be authorized on time and in full is \$111,950,237.

The City currently has outstanding debt obligations secured by and payable from ad valorem taxes equal to \$533,635,000 in principal amount and \$738,862,322 in combined principal and interest required to pay such outstanding debt obligations on time and in full.

CITY OF GARLAND, TEXAS

By: Jennifer Stubbs, City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: June 17, 2025

Title: Approval of a Term Sheet for the Lease of a Multi-Use Soccer Fields Complex

Submitted by: Judson Rex, City Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

City Council will consider approval of a term sheet for the lease of a multi-use soccer fields complex and authorize the City Manager to negotiate and the Mayor to execute a lease agreement consistent with said terms.

Background

The proposed project includes the development of a multipurpose soccer complex supported by training and operational facilities. Located at a key gateway into Garland, the project is part of a broader vision that includes recreational amenities, economic development, and public-private partnership opportunities. Council has previously taken actions related to this project, including design contract approval and associated funding mechanisms through the Capital Improvement Program (CIP).

Consideration / Recommendation

Authorize the terms of the Lease Agreement as presented.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: June 17, 2025

Title: 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 2000 Holford Road in District 7.

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

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 9, 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.

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.

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.

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.

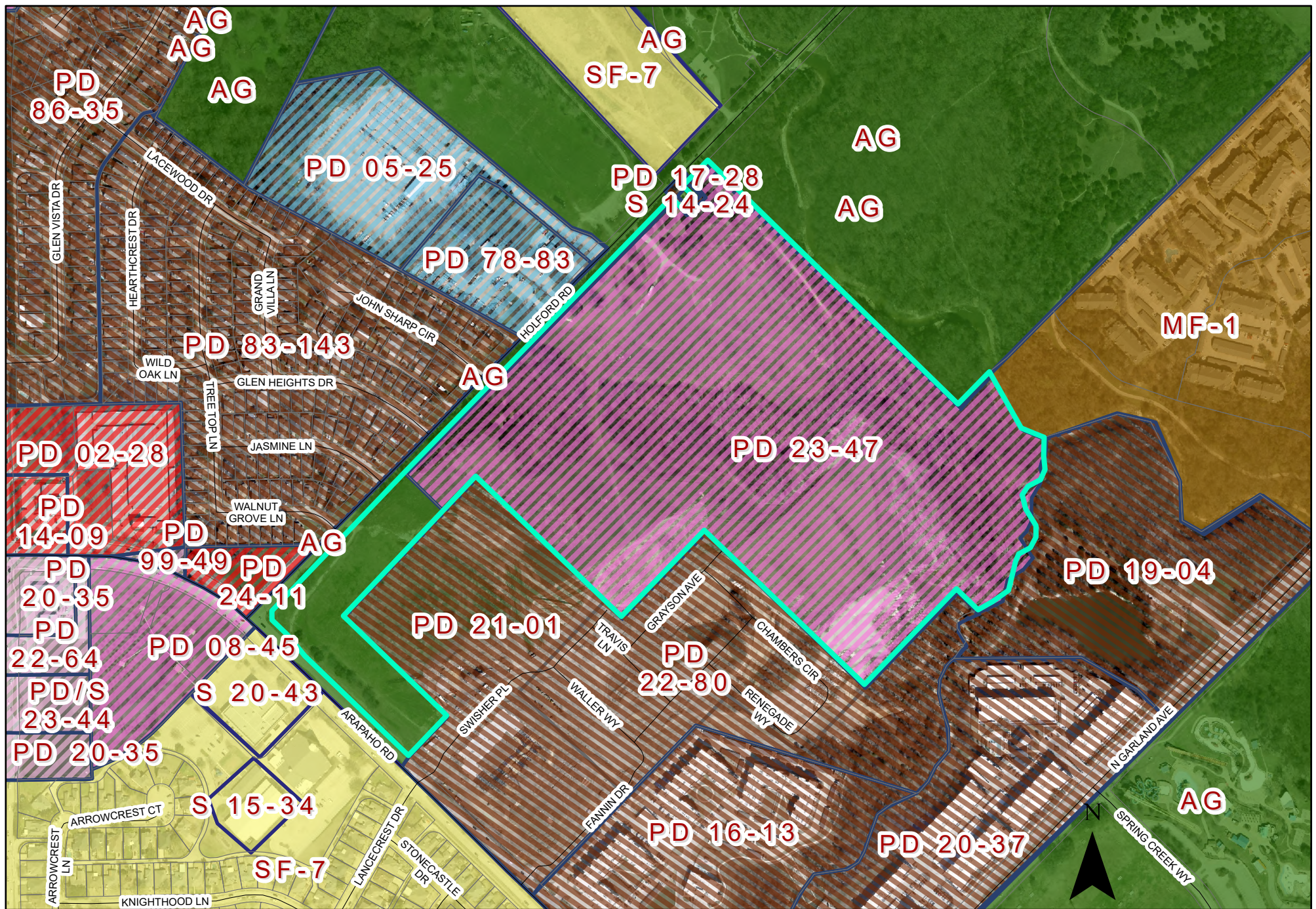
Consideration / Recommendation

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.

Attachments

- A. Z 24-37 Location Map
- B. Z 24-37 PD Conditions
- C. Z 24-37 Concept Plan
- D. Z 24-37 R&M
- E. Z 24-37 CC Responses
- F. Z 24-37 CC Presentation



0 500 1,000 ft	ZONING MAP Z 24-37	 INDICATES AREA OF REQUEST
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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

EXHIBIT B

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.

EXHIBIT B

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

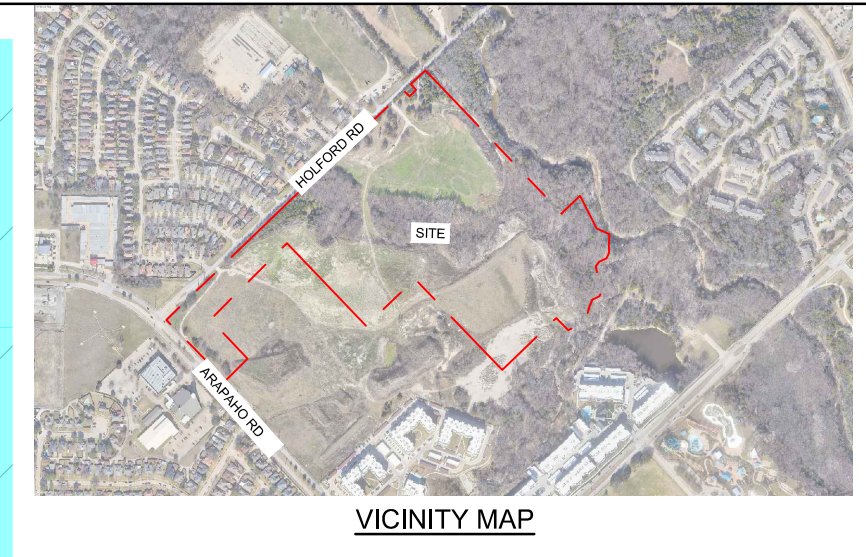
SITE DATA SUMMARY TABLE - CASE NUMBER 230928-1	
GENERAL SITE DATA ZONING (CURRENT) ZONING (PROPOSED) PROJECT ADDRESS LOT AREA (SQUARE FEET & ACRES) (REMAINING LOT AFTER PREVIOUS	AGRICULTURAL (AG) PLANNED DEVELOPMENT (PD 23-47) 4221 N GARLAND AVE 2,369,874 SF/54.40 ACRES

LEGEND

-
- The diagram illustrates a proposed development layout with various zones and boundaries. The layout is divided into several horizontal sections, each with a corresponding label on the right. The sections are as follows:
- ROW** (Right-of-Way Line): Indicated by a solid black line at the top.
 - PROPERTY/LEASE LINE**: Indicated by a dashed black line below the ROW.
 - PROP. BUILDING SETBACK**: Indicated by a solid black line below the property/lease line.
 - EXISTING UTILITY EASEMENT**: Indicated by a dashed black line below the setback line.
 - LANDSCAPE BUFFER**: Indicated by a solid black line below the utility easement.
 - PREVIOUS PD BOUNDARY**: Indicated by a solid black line below the landscape buffer.
 - ADDED PD BOUNDARY**: Indicated by a solid black line below the previous PD boundary.
 - FEMA ZONE AE FLOODWAY**: Indicated by a hatched pattern below the added PD boundary.
 - FEMA ZONE AE (100 YEAR)**: Indicated by a solid gray pattern below the floodway.
 - FEMA ZONE X SHADED (500 YEAR)**: Indicated by a solid dark gray pattern below the 100-year zone.
 - 1988 SPRING CREEK STUDY (100 YR)**: Indicated by a dotted pattern below the shaded zone.
 - BUILDINGS**: Indicated by a solid red pattern below the 1988 study zone.
 - DRIVES**: Indicated by a solid gray pattern below the buildings.
 - PARKING**: Indicated by a solid light gray pattern below the drives.
 - GREENSPACE**: Indicated by a solid green pattern below the parking.
 - CREEK**: Indicated by a solid blue pattern at the bottom.

GENERAL NOTES:

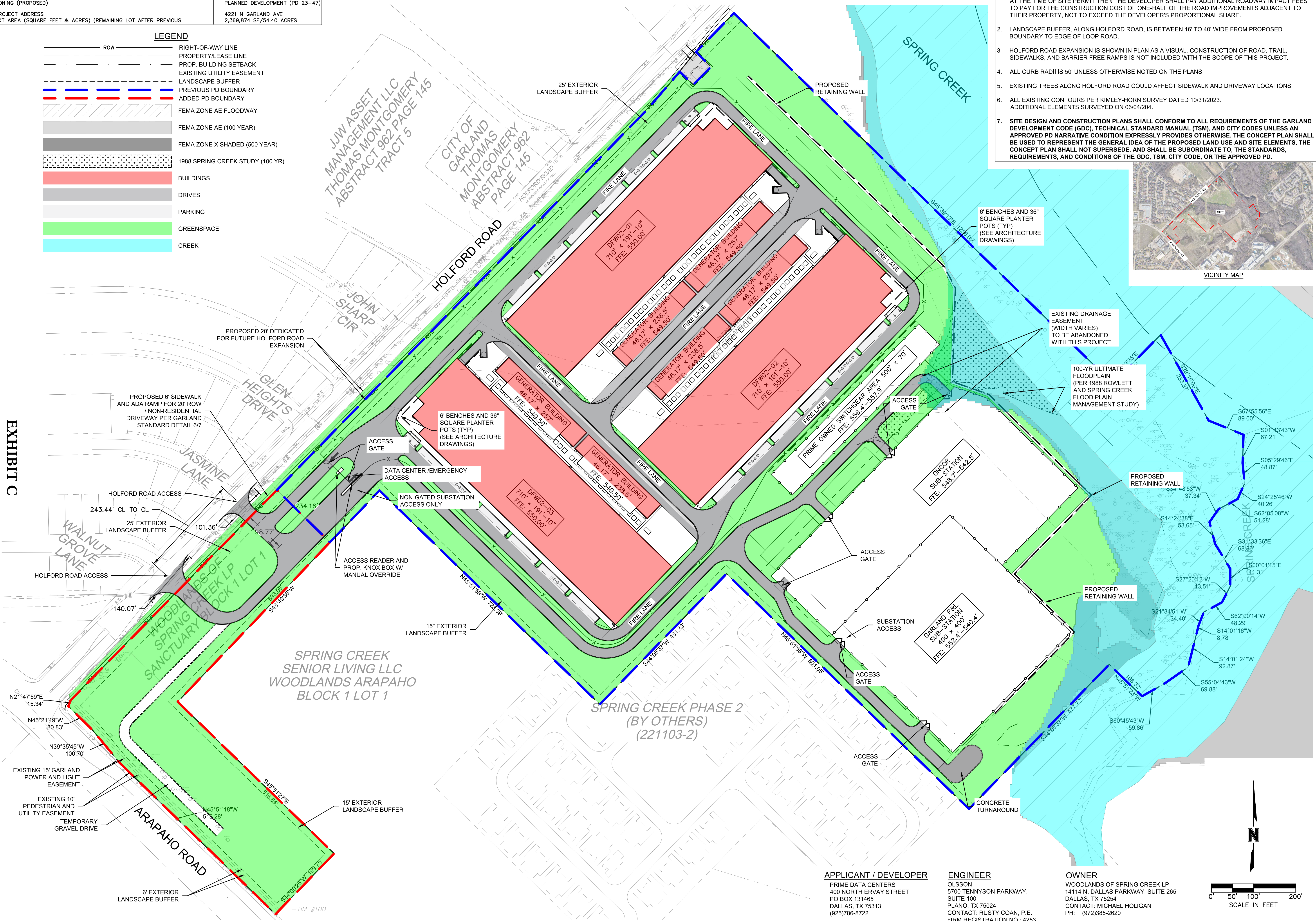
1. PER THE THOROUGHFARE PLAN, HOLFORD ROAD IS PROGRAMMED TO BE EXPANDED IN THE FUTURE. PER THE GDC, SECTION 3.47, IF HOLFORD ROAD BOND PROJECT CONSTRUCTION HAS NOT COMMENCED AT THE TIME OF SITE PERMIT THEN THE DEVELOPER SHALL PAY ADDITIONAL ROADWAY IMPACT FEES TO PAY FOR THE CONSTRUCTION COST OF ONE-HALF 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 RAMPS 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 06/04/2024.
7. **SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODES, TECHNICAL SPECIFICATIONS AND 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.**



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_XBNIDY_02303967B C_PTBULK_02303967B C_PBASE_02303967B CONCEPT



APPLICANT / DEVELOPER

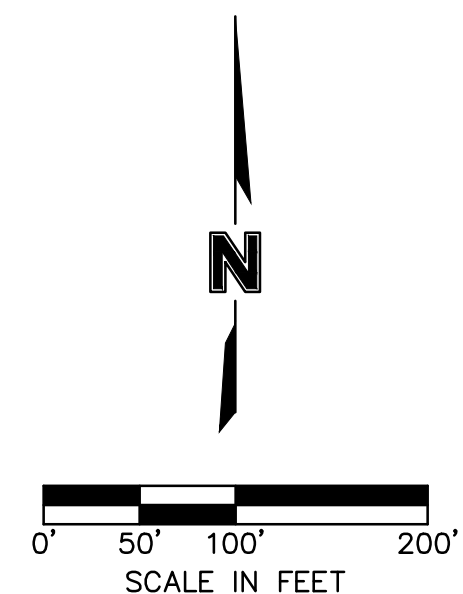
PRIME DATA CENTERS
400 NORTH ERVAY STREET
PO BOX 131465
DALLAS, TX 75313
(925)786-8722

ENGINEER

OLSSON
5700 TENNYSON PARKWAY,
SUITE 100
PLANO, TX 75024
CONTACT: RUSTY COAN, P.E.
FIRM REGISTRATION NO.: 4253
PH: (479)443-3404

OWNER

WOODLANDS OF SPRING CREEK LP
14114 N. DALLAS PARKWAY, SUITE 265
DALLAS, TX 75254
CONTACT: MICHAEL HOLIGAN
PH: (972)385-2620



olsson

TX State Certificate of Authority #F-4253
3537 N Steele Blvd.
Fayetteville, AR 72703 TEL 479.443.3404 www.olsson.com

[illegible]

GARLAND, TX	PRIME DATA CENTER-DFW02 CONCEPT PLAN	SITE PLAN
		2024

drawn by: JBW
checked by: CJL
approved by: MKL
QA/QC by: MKL
project no.: E23-03967
drawing no.: _____
date: 11/13/2024

SHEET
1 of 1

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.

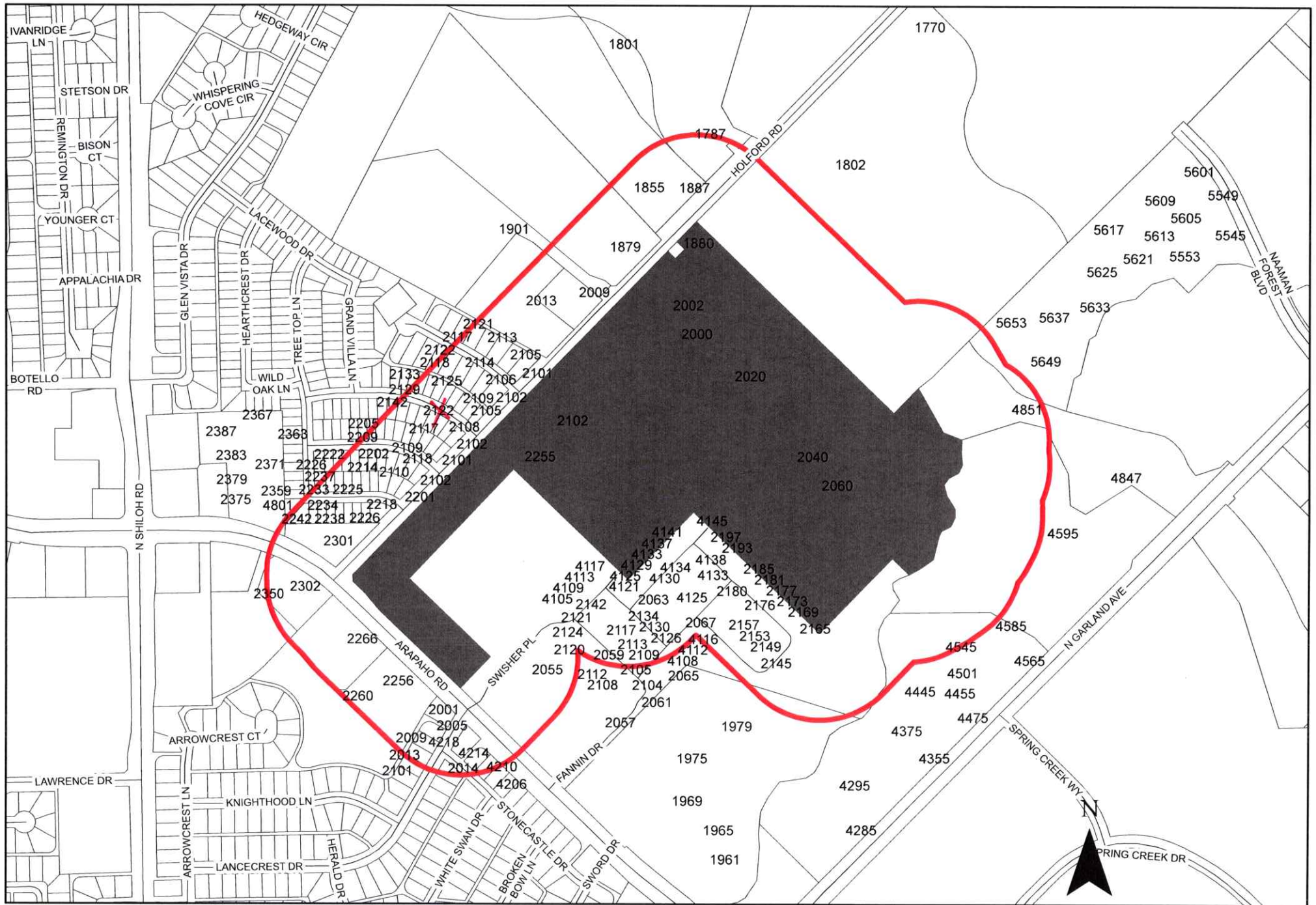
Staff clarified that this development would not produce an increase in traffic.

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

 INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

Northeast Corner of Arapaho Road and Holford Road

Comment Form

Case Z 24-37

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

Z 24-37 Prime Data Centers/Munsch Hardt Kopf & Harr. El solicitante propone una expansión del Distrito de Desarrollo Planificado (PD) 23-47 Existente hasta la esquina noroeste de Arapaho Road y Holford Road, actualmente zonificado como Distrito Agrícola (AG). El sitio está ubicado en 2000 Holford Road. (Distrito 7).

Z 24-37 Prime Data Centers/Munsch Hardt Kopf & Harr. Người nộp đơn đề xuất mở rộng Quận 23-47 Phát triển theo Kế hoạch Hiện tại (PD) đến Góc Tây Bắc của Đường Arapaho và Đường Holford, Quận Nông nghiệp (AG) hiện được quy hoạch. Địa điểm tọa lạc tại 2000 Holford Road (Quận 7).

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

SAKIKO MITO

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

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

2122 Glen Hughes Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 24-37

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

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

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

Those in our household are against building out this land as described.

The intersection of Arapaho Rd. and Hartford Rd. is already getting more congested as it is with the development of land north of I-190.

Hartford Rd. cannot sustain the increased traffic of a data center without being further ~~dev~~ developed as well.

The loss of the land for wildlife will also be a reason we are against the development.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-37	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)

Dustin Stracener
12/27/2024
10:40:49 PM

Against

6214 N Shiloh Rd

Garland

Texas

United States

<null>

Outside the Notification Area

I feel that a number of un-utilized/vacant commercial or retail zones would be a better choice of location for a data center.

The Spring Creek area is one of the few remaining nature areas that does so much to make the city beautiful and inviting. Construction that is so near to the creek, as this is, inevitably leads to more trash and chemical runoff making it into the waterway and nearby areas.

There are much better location choices than this one for a data center. Please consider other areas of the city for utilization. Thank you.

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

Against

3601 Bluesage

Garland

Texas

United States

75040

Outside the Notification Area



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

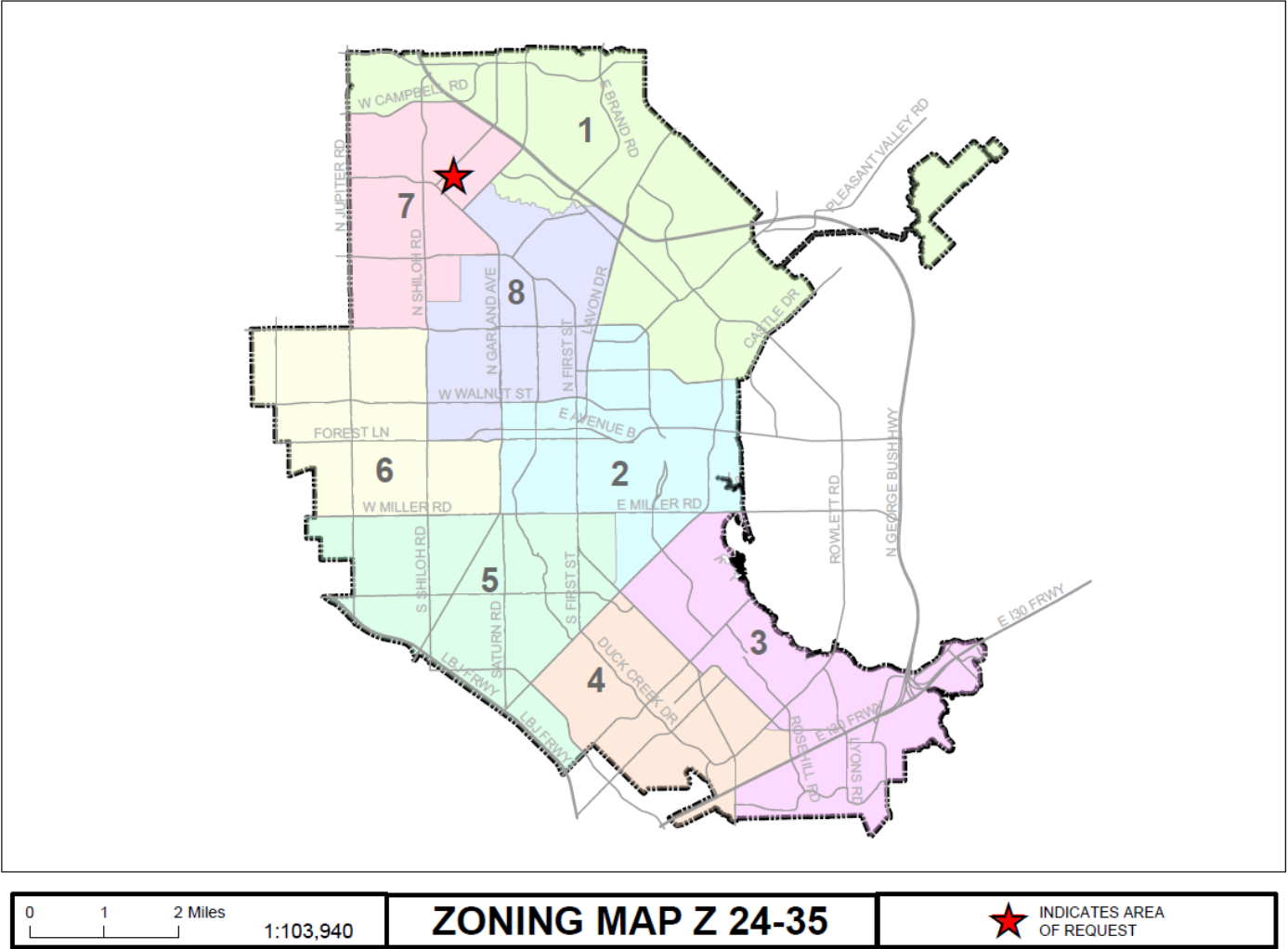
Owner: Woodlands of Spring Creek LP

Acreage: 54.54 acres

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

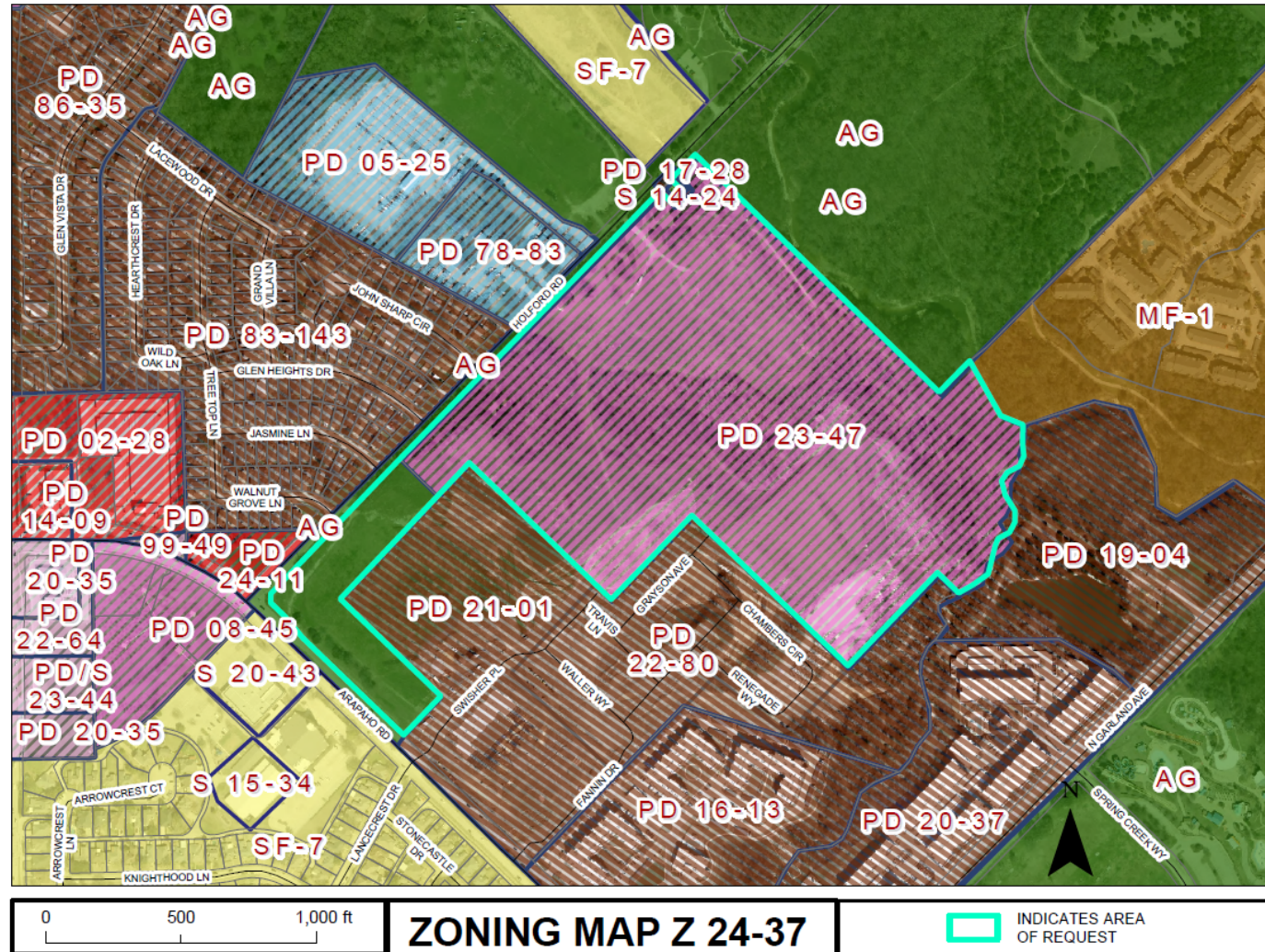


CITYWIDE LOCATION MAP





LOCATION MAP



Northwest Corner of Arapaho Road and Holford Road

Z 24-37



PHOTOS



View from the subject site looking West Toward the neighborhood.



View from the subject site looking down Arapaho Road



PHOTOS



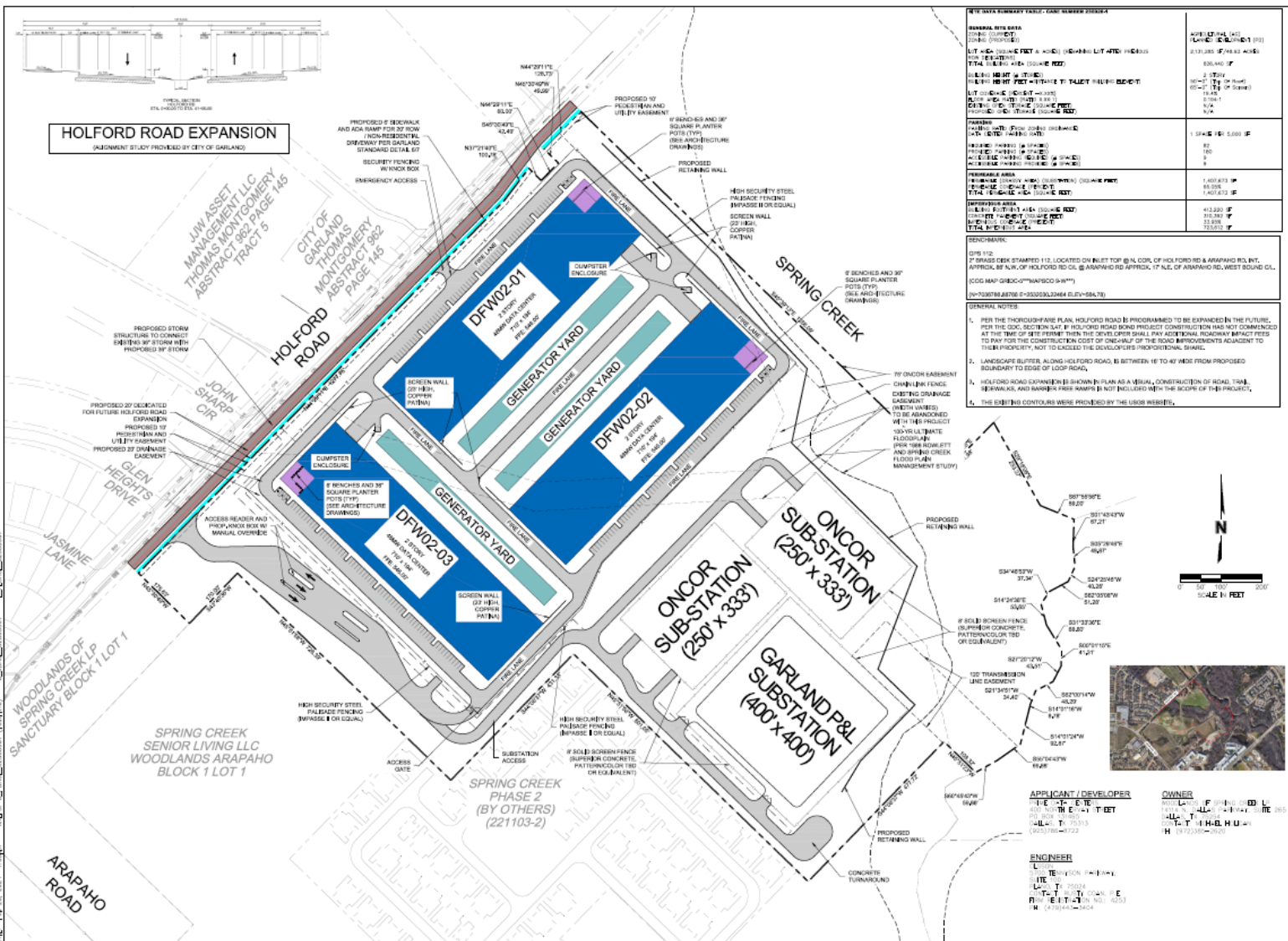
View from the subject site looking North up Holford Road



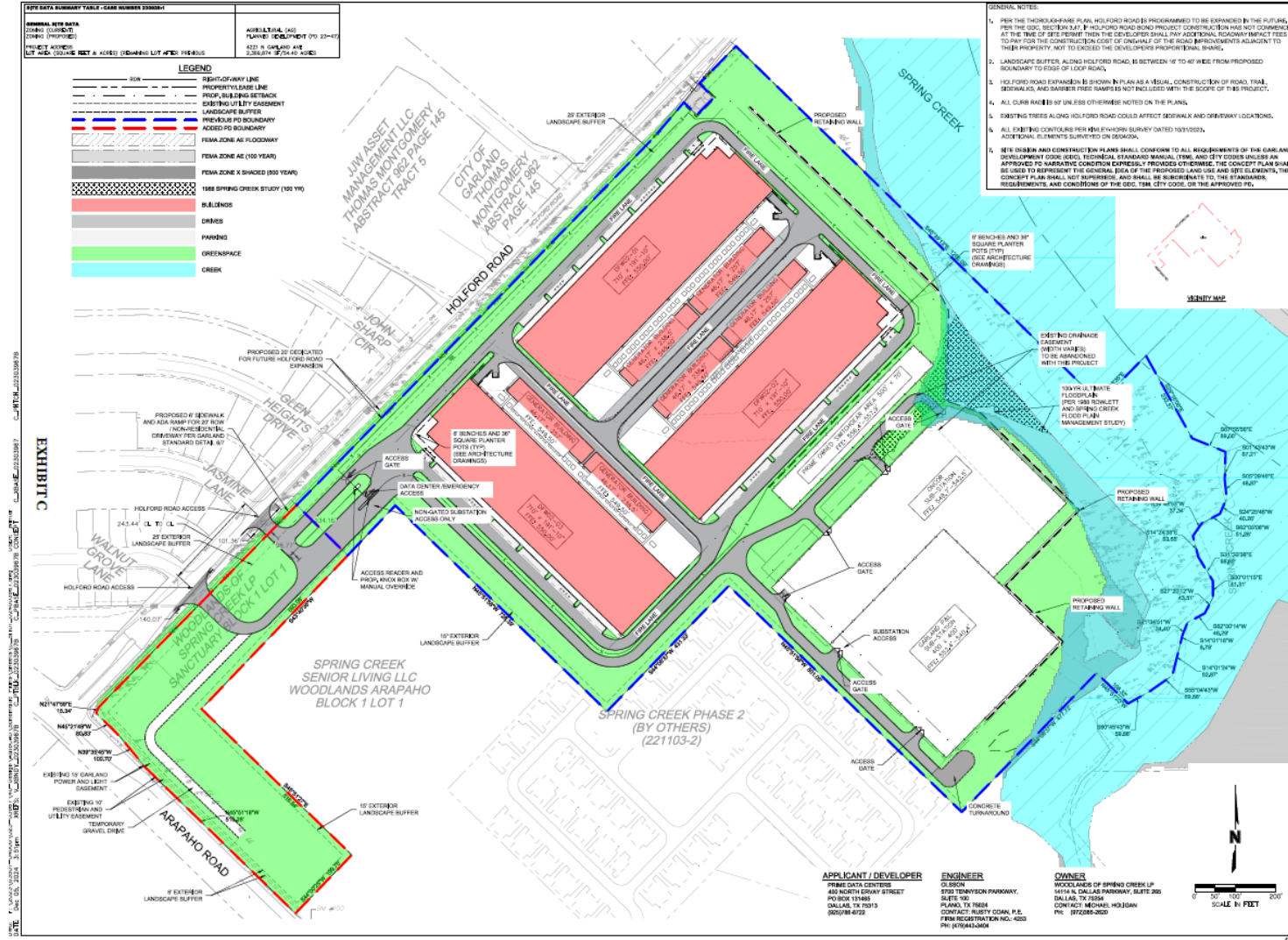
View of the subject site South down Holford Road



PREVIOUS CONCEPT PLAN



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
TEXAS MADE HERE





GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: June 17, 2025

Title: Consider Approval of an Ordinance Canvassing and Declaring the Results of the Runoff Election for Mayor held on June 7, 2025 and Issue a Certificate of Election to the Newly Elected Mayor

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider Approval of an Ordinance Canvassing and Declaring the Results of the Runoff Election for Mayor held on June 7, 2025 and Issue a Certificate of Election to the Newly Elected Mayor.

Background

A General Election was held on May 3, 2025 and no Mayoral candidate received a majority win. On June 7, 2025, a runoff election was held to determine the next Mayoral position in the City of Garland. At the time of posting the agenda, the final unofficial reconciliation results had not been sent to the City. The results will be available for inspection at the meeting on Tuesday, June 17th.

Consideration / Recommendation

Consider approval of the ordinance as presented, declaring the next Mayor for the City of Garland.

Attachments

A. Draft Ord No. ____ - 2025 Runoff Election Canvass

ORDINANCE NO. _____

AN ORDINANCE CANVASSING THE RESULTS OF A RUN-OFF ELECTION FOR THE PURPOSE OF ELECTING A CANDIDATE TO THE OFFICE OF MAYOR OF THE CITY OF GARLAND, TEXAS, FOR THE ELECTION HELD ON JUNE 7, 2025; DECLARING THE RESULTS OF THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 17th of June, 2025, at a meeting of the City Council of the City of Garland, Texas, the City Council canvassed the results of an election held on the 7th day of June, 2025, for the purpose of electing a candidate to the office of Mayor of the City of Garland, Texas; such election having been duly ordered by the City Council under the authority of the Constitution and laws of this State; and

WHEREAS, the City Council has determined that the election officials of the voting districts of the City have, in compliance with the law, made returns to the City Council in the time and manner required; and the City Council having canvassed the votes from each of those districts does find the total number of votes cast for each candidate is as follows:

NAME OF CANDIDATE	TOTAL VOTES	PERCENTAGE OF VOTES PER COUNTY
-------------------	-------------	-----------------------------------

MAYOR

Dylan Hedrick	___ (Dallas Co.)	xx.xx%
	___ (Collin Co.)	xx.xx%
Deborah S. Morris	___ (Dallas Co.)	xx.xx%
	___ (Collin Co.)	xx.xx%

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

Section 1

All of the recitals contained in the preamble of this ordinance are found to be true and correct and are adopted as findings of fact by this governing body and are incorporated herein.

Section 2

That, having canvassed the results of the election held on the 7th day of June, 2025, as are tabulated in the preamble hereof and as

summarized in Exhibit A attached hereto, the City Council determines that the following candidate was elected to the following position and is hereby declared elected to office, subject to the taking of the oath of office as prescribed by the Texas Constitution:

Mayor

[Name]

Section 3

The City Secretary is hereby authorized and directed to make the appropriate entries of information appearing in the tabulation of precinct results shown in Exhibit A attached hereto in the election register maintained by the City in accordance with the provisions of Section 67.004(b) and Section 67.006 of the Election Code.

Section 4

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

PASSED AND APPROVED this 17TH day of June, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: June 17, 2025

Title: Councilmember Kris Beard

- Kay Moore, Parks & Recreation Advisory Board

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Approve Kay Moore to the Parks & Recreation Advisory Board.

Background

There became a vacancy in District 2. Councilmember Beard would like to appoint Kay Moore to the Parks & Recreation Advisory Board with a term expiring on August 31, 2026.

Consideration / Recommendation

Consider approval of the Boards and Commissions Appointment as presented.

Attachments

A. Kay Moore Application



Application for City of Garland Boards and Commissions

First Name:	Kay	Last Name:	Moore		
Address:	313 South 11th Street		Apt./Suite:		
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)?		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, Twitter, Instagram, LinkedIn					
☐ 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 st	Community Multicultural Commission		2 nd Choice:	Garland Cultural Arts Commission	
			3 rd Choice:		

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

Our nonprofit uses performing and visual arts to tell the stories of under-recognized individuals, sites, and people groups in our community. Author and composer of four full-length original musical dramas and several solo numbers telling some little-known aspect of Garland's history. Emphasis is on telling un- or under-told stories of minority groups that make up Garland's diverse population. Spearheaded our nonprofit's efforts in obtaining a Texas Historical Marker to commemorate the Manuel and Maria Valle Family, Garland's first Latino family of record, and has published the Garland Latino Heritage Cookbook containing the history of Garland's Latino population. We have produced and installed a commemorative marker honoring the Hon. Annie Dickson, Garland's first Black female city councilmember and first person of color to run for mayor. Represented our nonprofit in speaking before HOGAR (Latino genealogy organization in Dallas) and at the Texas Hispanic Genealogical and Historical Conference.

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

none

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

Friends of Garland's Historic Magic 11th Street nonprofit (secretary) and founding board member. Our nonprofit charitable organization works for the betterment of Grand through historic preservation, community development, and improvement of Garland's 11th Street as well as the wider downtown area. A secondary purpose is to recognize under-recognized individuals and sites that are a part of Garland's history.

What is your educational background?

B.A., Baylor University

Referred by: Various community leaders in Garland 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:



GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: June 17, 2025

Title: Conduct Swearing in Ceremony

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Conduct Swearing in Ceremony.

Background

This event is ceremonial, following the results of canvassing the election earlier in the meeting.

Consideration / Recommendation

No action needed.

Attachments

None