



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.

- Pet of the Month
- Proclamation recognizing DAAST
- Proclamation recognizing July 18th as Kim Nguyen Day in the City of Garland

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 17, 2025 Regular Meeting

2. Approve the following bids:

a. Change Order for Computer-Aided Dispatch Software **Bid No. 6107-16**

Hexagon Safety & Infrastructure **\$270,000.00**

This request is to upgrade the current Computer-Aided Dispatch (CAD) software.

b. Design Contract for the 2025 Alley & Wastewater Improvements Group 1 Project **Bid No. 1151-25**

Quiddity Engineering, LLC. **\$549,490.00**

This request is to award a design contract to Quiddity Engineering, LLC in the amount of \$549,490 for the design of the 2025 Alley and Wastewater Improvements Group 1 Project.

c. Term Contract for GP&L and TMPA Substation Breakers **Bid No. 1107-25**

Mitsubishi Electric Power Products **\$7,000,000.00**

This request is to obtain a blanket contract for the as needed purchase of circuit breakers for use in GP&L and TMPA substations.

d. GP&L Oakland Substation Relay Settings Engineering Services **Bid No. 1231-25**

Power Engineers **\$473,000.00**

This request is to obtain substation design engineering services for the development of new protective relaying at the GP&L Oakland Substation.

3. Final Approval of the 2025-2026 CDBG, HOME and ESG Federal Grants

The Community Development Department is providing the Final Proposed Use of Funding and approval of the Plan of Action for the Community Development Block Grant (CDBG) funding, HOME Infill Partnership Grant (HOME) and the Emergency Solutions Grant (ESG) funding. Council was briefed on this item at the April 14, 2025 and the May 5, 2025 Work Sessions.

4. Agreement with Valley Creek/State Highway 190 Partners, L.P., related to the dedication of right-of-way to the public

Authorize an agreement related to the dedication of right-of-way to the public, including roadway

and drainage improvements, in exchange for the waiver of impact fees for property situated at the northeast corner of Firewheel Parkway and State Highway 190. Council was briefed on this item at the July 7, 2025 Work Session.

5. Parking Restrictions on Wall Street

Approve an ordinance to address parking restrictions on Wall Street. Vehicles are parking along Wall Street, making it difficult for workers from Daisy Brand to exit their parking lots. Council was briefed on this item at the June 16, 2025 Work Session.

6. Annual Performance Update on the City of Garland Housing Agency's 2025-2029 Five-Year/Annual Plan Approval

Approve a resolution adopting the Garland Housing Agency's first year of the 2025-2029 five-year/annual plan for submission to HUD. Council was briefed on this item at the June 2, 2025 Work Session.

7. City of Garland Housing Agency's Administrative Plan

Approve a resolution that adopts an Administrative Plan that identifies policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8). Council was briefed on this item at the June 2, 2025 Work Session.

8. "Clean-up" Amendments to the Code of Ordinances of the City of Garland, Texas

Approve the attached "clean-up" amendments to the Code of Ordinances of the City of Garland. Council was briefed on this item at the July 7, 2025 Work Session.

9. "Clean-up" Amendments to the Garland Development Code

Approve various "clean-up" amendments to certain provisions of the GDC. Council was briefed on this item at the July 7, 2025 Work Session.

10. Mayor Appointments

Approve and confirm the Mayor's appointments to Council Committees and Outside Boards.

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.

11. Hold public hearings:

a. Public Hearing and Possible Adoption - Garland ADA Transition Plan Update

Council is requested to hold a public hearing regarding the Garland ADA Transition Plan Update and approve a resolution that adopts the update. The City of Garland has performed an update to the ADA Transition Plan. This plan details the progress the city has made in ensuring that the city facilities are accessible to persons with disabilities. Council was briefed on this item at the June 16, 2025 Work Session.

Presenter: Paul Luedtke, Director of Transportation

- b. **Consider a request by The Kroger Co. requesting 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 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. (District 1) (File Z 25-03)

Presenter: Nabila Nur, Planning & Development Director

- c. **Consider a request by Dynamic Engineering Consultants, P.C. requesting approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway in District 1.**

Consider and take appropriate action on the application of Dynamic Engineering Consultants, P.C. requesting approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway. (District 1) (File Z 25-13)

Presenter: Nabila Nur, Planning & Development Director

- d. **Consider a request by ZoneDev, requesting approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use. The site is located at 1800 North Jupiter Road in District 6.**

Consider and take appropriate action on the application of ZoneDev, requesting approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use. (District 6) (File Z 25-11)

Presenter: Nabila Nur, Planning & Development Director

- e. **Consider a request by ParcHAUS Firewheel, LP., requesting an approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail Use. The site is located at 3241 Castle Dr. in District 1.**

Consider and take appropriate action on the application of ParcHAUS Firewheel, LP., requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail Use. (District 1) (File Z 25-14)

Presenter: Nabila Nur, Planning & Development Director

- f. **Consider a request by Carlos Porras, requesting approval of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries Use. The site is located at 532 Main Street Suite A in District 2.**

Consider and take appropriate action on the application of Carlos Porras, requesting approval of 1) of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries Use. The site is located at 532 Main Street Suite A. (District 2) (File Z 25-22)

Presenter: Nabila Nur, Planning & Development Director

12. Consider the Appointment of a Mayor Pro Tem

Council is requested to consider the election of a Mayor Pro Tem.

Presenter: Council Discussion

13. Consider the Appointment of a Deputy Mayor Pro Tem

Council is requested to consider the election of a Deputy Mayor Pro-Tem.

Presenter: Council Discussion

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

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

14. Texas Municipal Power Agency Appointment

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors. Council was briefed on this item at the July 7, 2025 Work Session.

15. Garland Youth Council Appointments

Approve the Garland Youth Council appointments for 2025-26. Council was briefed on this item at the July 7, 2025 Work Session.

16. Deputy Mayor Pro Tem Margaret Lucht

- **Trayc Claybrook - Cultural Arts Commission**

17. Deputy Mayor Pro Tem Margaret Lucht

- **Lucian Giambasu - TIF #1 Downtown Board**

CITIZEN COMMENTS

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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

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: July 8, 2025

Title: Approve the minutes of the June 17, 2025 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Approval of the June 17, 2025 Regular Meeting Minutes

Background

N/A

Consideration / Recommendation

Council is requested to consider approval of the minutes from the June 17, 2025 Regular Meeting.

Attachments

A. June 17, 2025 Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on June 17, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Outgoing Mayor, Scott LeMay
Mayor Dylan Hedrick
Councilmember Jeff Bass
Councilmember Kris Beard
Mayor Pro Tem Ed Moore
Councilmember BJ Williams
Deputy Mayor Pro Tem Margaret Lucht
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.
Councilmember Christopher Ott

Staff Present: Jud Rex, City Manager
Mitch Bates, Deputy City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Phil Urrutia, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Courtney Vanover, Public Information Coordinator

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Deputy Mayor Pro Tem Lucht 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.

- Special Recognition of The Knightly News Award-Camelot Neighborhood

Mayor LeMay presented a special recognition to some residents of the Camelot Neighborhood.

- Special Recognition of the Who's Who in Neighborhoods USA Award-Tommy Zapata

Mayor LeMay presented a special recognition to 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.

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

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

Rabine Paving Texas, LLC

\$2,261,758.00

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

Mr. Hesser provided a presentation on the lease terms of a multi-use soccer fields complex and answered questions of the Council.

Applicant on the item: Matt Valentine.

Mayor Pro Tem Moore made a motion to approve the item. Councilmember Bass 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.

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

Mayor LeMay announced that item 7 had been withdrawn.

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.

Councilmember Bass made a motion to approve the ordinance as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

9. Councilmember Kris Beard

- Kay Moore, Parks & Recreation Advisory Board

Councilmember Beard made a motion to approve the appointment. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

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.

Mr. Rex presented a plaque to outgoing Mayor LeMay. Mayor LeMay provided a farewell speech. Mayor Hedrick was sworn in and provided a speech.

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.

Randy Smith, Dave Brady, Dee Doai, PC Mathew, and Saminul Haqur.

ADJOURN

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Mayor Hedrick adjourned the meeting at 8:24 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: July 8, 2025

Title: Change Order for Computer-Aided Dispatch Software

Submitted by: Savannah Martin, Administrator

Bid Number: 6107-16

Strategic Focus Area: Safe Community

Purchase Justification

The Garland Police Department must upgrade its Computer-Aided Dispatch (CAD) software to ensure operational continuity and system compatibility. The department's current CAD software version is incompatible with Windows 11, and continued use of unsupported software presents significant cybersecurity, reliability, and compliance risks. Upgrading the CAD system is critical to maintaining uninterrupted police and fire dispatch operations and to align with the City's broader IT infrastructure standards.

Evaluation

Hexagon Safety & Infrastructure, formerly Intergraph Corporation, was awarded the original PO 23870 in the amount of \$291,656.86 at the January 5, 2016 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 #
Hexagon Safety & Infrastructure	6107-16	All	\$270,000.00	Change Order	54017

Fiscal Impact

Funding is available in the Public Safety Grant Fund through the CSEC Grant and CSEC Disbursement for the CAD upgrade in the amount of \$270,000, which is within the approved budget of \$1,711,360 between the two programs and will leave a remaining balance of \$1,433,797.

Attachments

None

Budget Type: Operating Budget
Fiscal Year: 2024-2025
Document Location: Page 213

Routing

Savannah Martin, Administrator
Savannah Martin, Administrator
Jeffrey Bryan, Chief of Police

Created/Initiated - 6/16/2025
Approved - 6/16/2025
Approved - 6/16/2025

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

Approved - 6/18/2025
Approved - 6/25/2025
Final Approval - 7/1/2025



GARLAND

PURCHASING REPORT

2.b

Meeting Date: July 8, 2025

Title: Design Contract for the 2025 Alley & Wastewater Improvements Group 1 Project

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: 1151-25

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to award a professional engineering services contract for the design of paving and wastewater improvements for the 2025 Alley & Wastewater Improvement Group 1 Project. The following alleys, located in City Council District 2 and District 6 are included in the package:

High Country Drive (S) (Highmont to High Country)	Castle Drive/Quebec Drive (Ontario to Yukon)
Highmont Drive/High Valley Drive (Highmont to Country Club)	Bayshore Drive/Morrison Drive (Morrison to Country Club)
Mosswood Circle/Vinewood Circle (Mosswood to O'Henry Alley)	Walnut Park Circle 3922 (Walnut Park to Bradfield (E) Alley)
Timbercreek Drive/Westcreek drive (Westcreek to Timbercreek)	Timbercreek Drive/Yale Drive (Buckingham to Yale)
Fieldcrest Drive (W) (Fieldcrest to Fieldcrest/Mosswood Alley)	

The scope includes approximately 5,325 linear feet of wastewater main upgrades and 8,790 square yards of concrete alley pavement reconstruction. This project is designated as an FY 2025 project in the Street Department's work program.

Evaluation

Quiddity Engineering, LLC. was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Quiddity Engineering, LLC.	1151-25	All	\$549,490.00	Most Qualified	53934

Fiscal Impact

Funding is available in the Wastewater Relocation of Mains Prior to Paving CIP Program, for the design award in the amount of \$198,141.08, which is within the approved budget of \$32,766,000 and will leave a remaining balance of \$150,867. Funding is available in the Infrastructure Repair & Replacement Operating Fund for the design award in the amount of \$351,348.92, which is within the approved budget of \$39,450.315 and will leave a remaining balance of \$20,604,686.

Attachments

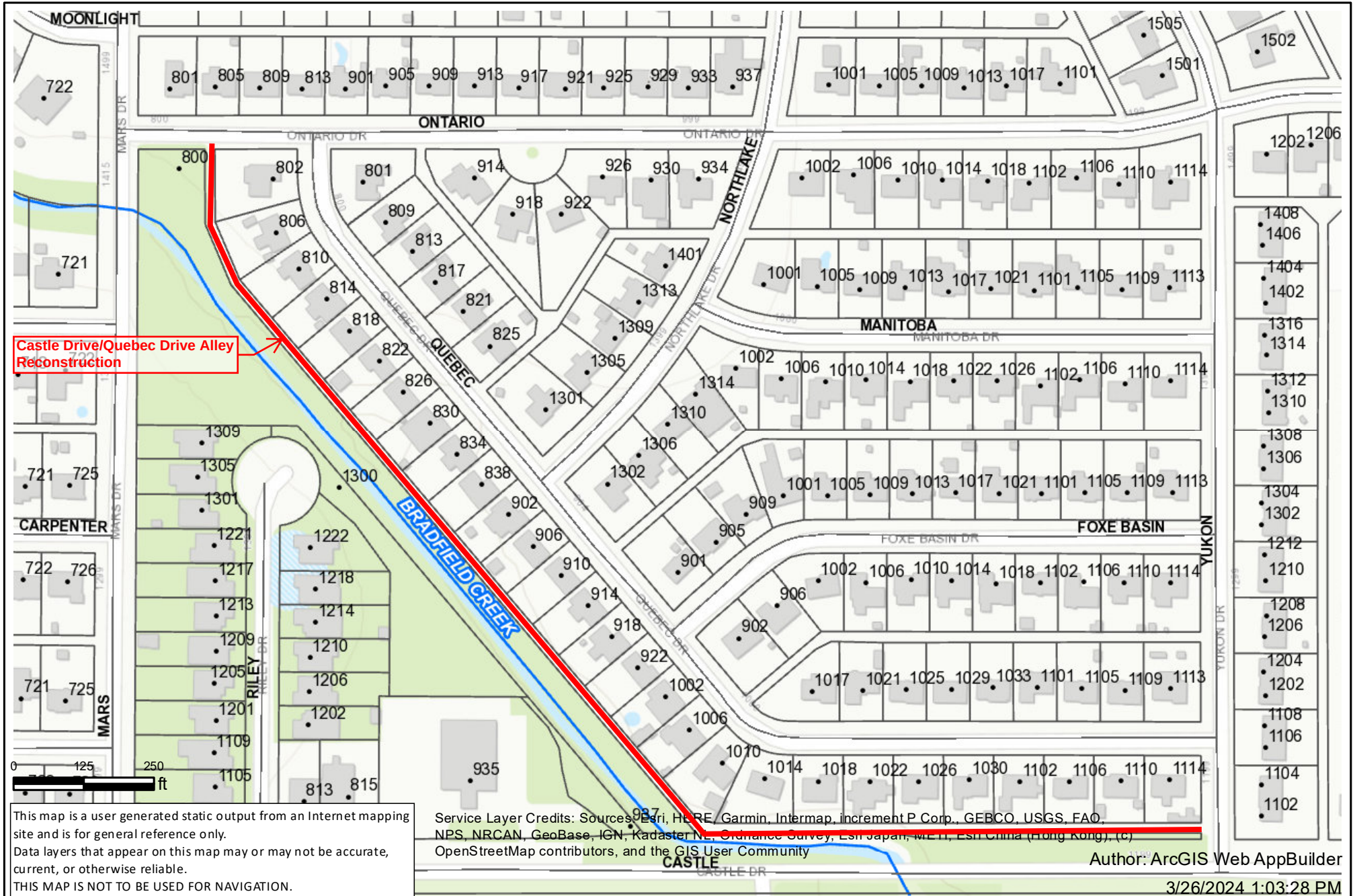
A. 2025 Alley Improvements-exhibit A-agenda

Budget Type:	CIP and Operating Budget
Fiscal Year:	2025
Document Location:	CIP - Page 241 and Operating - Page 243

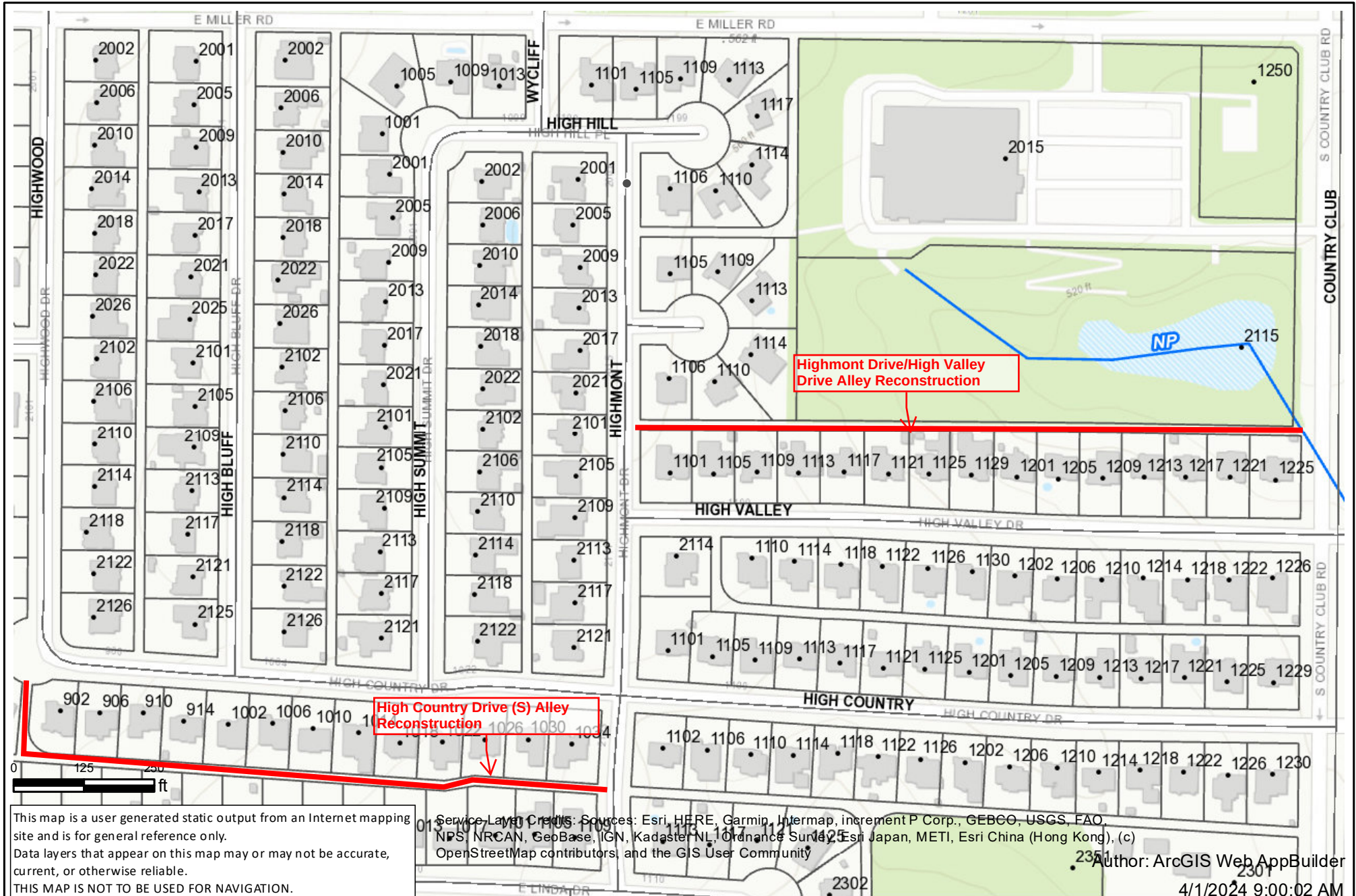
Routing

Tye Tingey, Sr. Civil Engineer	Created/Initiated - 6/10/2025
Tony Irvin, Streets Director	Approved - 6/18/2025
Gary Holcomb, Procurement & Material Management Director	Approved - 6/18/2025
Budget Analysts, Budget Analysts	Approved - 6/25/2025
Allyson Bell Steadman, Director of Budget & Research	Approved - 6/25/2025
Crystal Owens, Assistant City Manager	Approved - 6/26/2025
Jennifer Stubbs, City Secretary	Approved - 7/1/2025
Allyson Bell Steadman, Director of Budget & Research	Final Approval - 7/1/2025

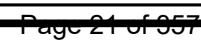
District 2 Alleys (FY25)-1



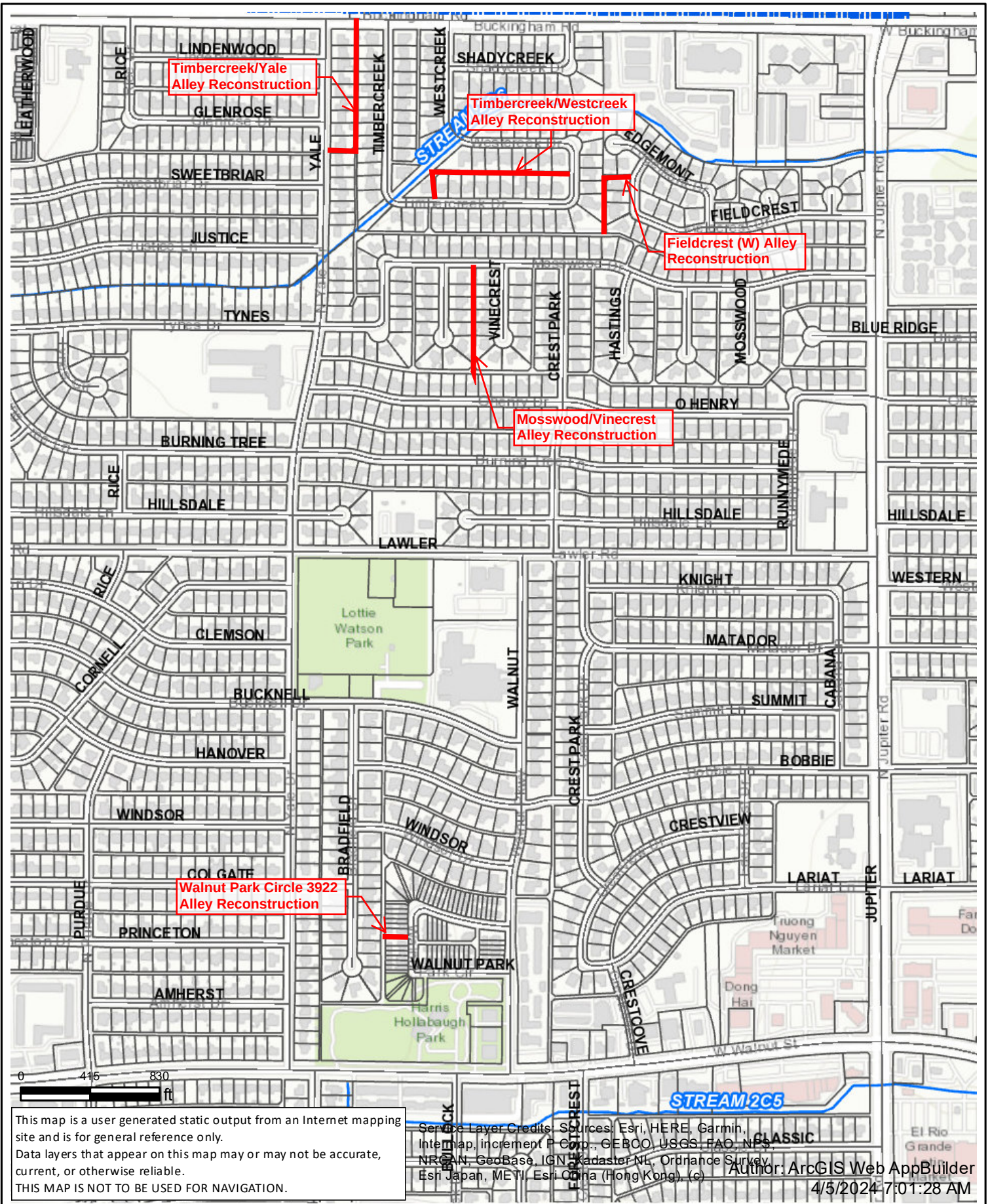
District 2 Alleys (FY25)



N



25 Alley District 6-2



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c)

Author: ArcGIS Web AppBuilder
4/5/2024 7:01:28 AM



GARLAND

PURCHASING REPORT

2.c

Meeting Date: July 8, 2025

Title: Term Contract for GP&L and TMPA Substation Breakers

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1107-25

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to obtain as-needed circuit breakers for use in the GP&L and TMPA substations. This will be an initial term contract with four optional renewals. Expenses related to TMPA will be reimbursed at 100%.

Evaluation

Mitsubishi Electric Power Products, Inc. is being awarded as a Sole Source based on Captive Replacement Parts/Components. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Mitsubishi Electric Power Products	1107-25	All	\$7,000,000.00	Sole Source	53874

Fiscal Impact

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Transmission Operating and GP&L Transmission Lines CIP Program accounts as incurred.

Attachments

None

Budget Type: Operating and CIP
Fiscal Year: 2024-25
Document Location: Operating - Page 251; Proposed CIP - Page 284

Routing

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

Created/Initiated - 6/18/2025
Approved - 6/20/2025
Approved - 6/23/2025
Approved - 6/25/2025
Final Approval - 7/1/2025



GARLAND

PURCHASING REPORT

2.d

Meeting Date: July 8, 2025

Title: GP&L Oakland Substation Relay Settings Engineering Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1231-25

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain substation design engineering services for the development of new protective relaying at the GP&L Oakland Substation. This is part of the approved GP&L Oakland Substation Upgrade CIP project.

Evaluation

Power Engineers, 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 #
Power Engineers	1231-25	All	\$473,000.00	Most Qualified	54126

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the engineering services in the amount of \$473,000, which is within the approved budget of \$13,234,696 and will leave a remaining balance of \$1,061,201.

Attachments

None

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

Created/Initiated - 6/20/2025
Approved - 6/23/2025
Approved - 6/25/2025
Final Approval - 7/1/2025



GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: July 8, 2025

Title: Final Approval of the 2025-2026 CDBG, HOME and ESG Federal Grants

Submitted by: Mona Woodard, Grant Administrator

Strategic Focus Area: Safe Community
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services

Issue / Summary

Final Approval of the 2025-2026 CDBG, HOME and ESG Federal Grants

Background

The Council was provided information during the April 14, 2025, and the May 5, 2025, Work Session regarding the CDBG, HOME and ESG grant applications and allocations. A public hearing was held on April 15, 2025.

Consideration / Recommendation

Staff recommends that the City Council approve the proposed allocations and authorize submission of the Annual Plan of Action to the U.S. Department of Housing and Urban Development (HUD) by August 15, 2025, following completion of the required 30-day public comment period.

Attachments

A. Proposed Use of Funds -2025-2026

**ALLOCATION OF COMMUNITY DEVELOPMENT GRANT FUNDING
FY 2025-2026**

The City will receive \$1,983,303 from the Department of Housing and Urban Development for the Community Development Block Grant. The HOME Investment Partnership Program allocation is \$633,813. Emergency Solutions Grant funding of \$181,972 is available. Specific grant-funded activities are as follows:

**COMMUNITY DEVELOPMENT BLOCK GRANT
2025-2026**

PUBLIC SERVICES	May 5 Estimated	Final 4% Reduction Allocation 5-15-25
Garland Police Boxing Program	\$35,359	\$33,945
Garland Elderly Yard Care Program	\$21,432	\$20,575
Garland Parks S.T.A.R.S Program	\$42,698	\$40,333
Garland Parks After School Program	\$37,204	\$35,716
Hope Clinic	\$50,995	\$48,955
Hopes Door/New Beginning Center	\$20,601	\$19,777
Counseling Institute of Texas	\$14,370	\$13,795
Meals on Wheels Program	\$13,735	\$13,186
Salvation Army Rent Assistance Program	\$24,536	\$23,555
Garland Senior Ombudsman Program	\$21,269	\$20,418
Achievement Center	\$19,092	\$18,328
Restoration Church – Summer Youth Program	\$4,761	\$4,571
Family Gateway	\$2,324	\$2,231
Under 1 Roof	\$2,199	\$2,111
	\$310,575	\$297,495

PROJECTS

Code Compliance	\$250,000	\$250,000
Garland Home Repair Programs	\$650,000	\$617,578
Library Outdoor Learning Program	\$445,825	\$421,570
	\$1,345,825	\$1,289,148

ADMINISTRATION

Grant Administration	\$414,100	\$396,660
TOTAL	\$414,100	\$396,660

TOTAL CDBG FUNDING ALLOCATION FROM HUD

\$1,983,303

**HOME INFILL PARTNERSHIP
2025-2026**

PUBLIC SERVICES	May 5 Estimated	Final 1% Reduction Allocation 5-15-25
HOME Administration	\$64,087	\$63,381
TOTAL	\$64,087	\$63,381

CHDO ACTIVITIES		
CHDO Infill Housing – Habitat for Humanity	\$96,130	\$95,072
TOTAL	\$96,130	\$95,072

HOME PROJECTS		
Housing and Community Services		
Infill Housing	\$480,650	\$475,360
TOTAL	\$480,650	\$475,360

TOTAL HOME FUNDING ALLOCATION FROM HUD

\$633,813

**EMERGENCY SOLUTIONS GRANT FUNDS
2025-2026**

SHELTER SERVICES	May 5 Estimated	Final 3% Reduction Allocation 5-15-25
Hopes Door New Beginning Center – Domestic Violence Shelter	\$69,429	\$71,765
Metro Relief – Street Outreach	\$19,429	\$17,460
Transcend CD – Street Outreach	\$22,347	\$20,000
	\$111,205	\$109,225

ESG RAPID RE-HOUSING		
Hopes Door New Beginning Center	\$20,547	\$19,850
Transcend CD	\$16,000	\$19,400
Under 1 Roof	\$25,000	\$19,850
	\$61,547	\$59,100

ESG ADMINISTRATION		
Grants Management	\$14,007	\$13,647
TOTAL	\$14,000	\$13,647

TOTAL ESG FUNDING ALLOCATED FROM HUD

\$181,972



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: July 8, 2025

Title: Agreement with Valley Creek/State Highway 190 Partners, L.P., related to the dedication of right-of-way to the public

Submitted by: Brian England, City Attorney

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider an Agreement with Valley Creek/State Highway 190 Partners, L.P., related to the dedication of right-of-way to the public.

Background

This item is related to approving a letter agreement to unlock a tract of land for future development. If approved, the landlocked property can be developed and provide tax revenue to the City. This transaction will also resolve a 20-year dispute between neighboring property owners.

Mike Dyer is the owner of a landlocked tract of land in the Firewheel Mall area ("Dyer Tract"). Mr. Dyer has reached out to the City numerous times over the past 20 years, including speaking to Council on multiple occasions. Mr. Dyer has been attempting to develop his property in partnership with a multi-family developer. Unfortunately, he lacks legal access from his property to a public ROW. There are two tracts of land, owned by two separate entities, located between Mr. Dyer's property and Firewheel Pkwy. The tract adjacent to his property is owned by LG Firewheel ("LG"), which is currently constructing a multi-family housing complex. The second property, located at the corner of 190 and Firewheel Pkwy., is owned by Jay Grogan's development company, Valley Creek/State Highway 190 Partners, L.P. ("Valley Creek").

LG Firewheel has granted access rights to Mr. Dyer allowing for future development on the Dyer Tract. However, Valley Creek has refused Mr. Dyer access.

The attached letter agreement between the City and Valley Creek, if approved by Council, will (1) open access and allow for development of an unimproved tract of land, and (2) resolve a long-term dispute between property owners. The letter agreement provides that Valley Creek will dedicate a portion of its property to the City for a public ROW in exchange for a waiver of future impact fees for Valley Creek. The portion of Valley Creek's property that will be dedicated as a public ROW currently has an improved drive that has been inspected and approved by the City. As a result, if the agreement is approved, the City will have no costs associated with the construction of the public ROW.

Consideration / Recommendation

The Office of the City Attorney recommends approval of the attached letter agreement.

Attachments

A. 250613 Letter Agreement



June __, 2025

VIA ELECTRONIC MAIL

**Valley Creek/State Highway 190 Partners, L.P.
1017 South Highway 5
Aledo, Texas 76008**

Re: Letter Agreement regarding dedication of 0.765 acres of land in the Daniel Crist Survey, Abstract 226, City of Garland, Dallas County, Texas.

Dear Mr. Grogan,

Please allow this letter to confirm the agreement between Valley Creek/State Highway 190 Partners, L.P. ("Valley Creek") and the City of Garland, Texas ("City," collectively with Valley Creek as the "Parties") regarding the dedication of certain property by Valley Creek in exchange for certain impact fee waivers by the City. If this letter conforms with your understanding of the agreement, please sign below where indicated.

WHEREAS, Valley Creek is the current owner of a tract of land generally located at the northeast intersection of President George Bush Tollway (aka State Highway 190) and Firewheel Parkway, commonly known as 3500 Firewheel Parkway in the City of Garland, Texas, situated in the Daniel Crist Survey, Abstract 226, Dallas County, Texas, and being an approximately 7.734 acre remainder of that certain 100.348 acre tract of land described in Deed Without Warranty or Covenant from Resolution Trust Corporation and BlueBonnet Savings Bank FSB to Valley Creek /State Highway 190 Partners, LP., as recorded in Volume 92194, Page 2474, of the Official Public Records of Dallas County, Texas (the "Property");

WHEREAS, the City has determined the need and necessity for right-of-way covering 0.765 acres out of the Property, immediately to the south of the intersection of Firewheel Parkway and Town Center Road, as more fully described in Exhibit "A" attached hereto (the "Roadway Dedication");

WHEREAS, the City has further determined based on information presented to it by the Owner, that this Agreement is in accordance with the City's economic development goals and will: (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the Parties desire to set forth in this letter the terms and conditions under which the dedication will be made to the City.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

CITY OF GARLAND
PO BOX 469002 GARLAND, TX 75046-9002
972-205-2000
WWW.GARLANDTX.GOV

1. Within thirty (30) days of the effective date of this agreement, Valley Creek shall dedicate the Roadway Dedication by providing the City an original, executed Dedication Deed in the form attached hereto as Exhibit "B."

2. The following are condition precedents to the conveyance and acceptance of the Property and the issuance of the impact fee waivers:

- a. Valley Creek shall obtain all necessary signatures from 210826-1, LCG Firewheel (or its assigns) ("LCG Firewheel"), conveying and abandoning all of its rights, title, and interests in and upon the Property to the City (specifically, although not limited to, Access Esmt. Inst. No. 202300091176 OPRDCT).
- b. LCG Firewheel shall assign all warranties, including but not limited to material and equipment, construction services, call back, vendor, design-build, and any statutory or common law implied warranties, to the City and provide sufficient evidence that all bills have been paid for the construction of the driveway improvements across the Property.

3. Following the dedication contemplated herein, the City agrees to provide impact fee waivers, as such impact fees may be incurred by Valley Creek in developing the Property, up to a maximum waiver of Five Hundred Thousand Dollars and No Cents (\$500,000.00). The impact fee waiver herein is limited solely as a waiver in the amount not to exceed Five Hundred Thousand Dollars and No Cents (\$500,000.00). There is no expiration date and the right to receive said impact fee waiver for the Property may be assigned by Valley Creek, in its sole discretion, upon written notice to the City.

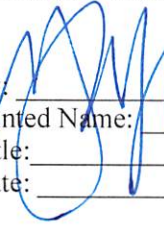
4. This letter agreement shall be effective as of the date it is signed by both Valley Creek and City.

Respectfully,

Judson J. Rex, AICP, ICMA-CM
City Manager
City of Garland
jrex@garlandtx.gov

APPROVED AND AGREED:

**VALLEY CREEK/STATE HIGHWAY 190 PARTNERS, L.P.,
A TEXAS LIMITED PARTNERSHIP**

By: 
Printed Name: R. J. Grogan Jr.
Title: VP of General Partner
Date: 6/13/25



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: July 8, 2025

Title: Parking Restrictions on Wall Street

Submitted by: Paul Luedtke, Director of Transportation

Strategic Focus Area: Safe Community
Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers
Growing Economic Base

Issue / Summary

Vehicles are parking along Wall Street - especially large trucks - making it difficult for workers from Daisy Brand to exit their parking lots.

Background

Daisy Brand is the primary business located along Wall Street adjacent to Leon Road in South Garland. Representatives from the Daisy Brand plant have requested that the city restrict parking in front of their facility to ensure adequate sight distance for vehicles turning onto Wall Street from their parking lots. If approved, parking would be restricted at all times on the south leg of Wall Street from 575 feet east of Leon Road to 1120 feet east of Leon Road on the south side and from 600 feet east of Leon Road to 1200 feet east of Leon Road on the north side.

Consideration / Recommendation

Parking will only be restricted on the portions of the street adjacent to the property owned by Daisy Brand.

Attachments

A. Wall Street Parking Restrictions South

ORDINANCE NO.

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

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

SECTION 1

That Section 33.48, Paragraph A, "Prohibited at all times", of Article IV, "Stopping, Standing, and Parking", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Wall Street	575 feet east of the south leg of Leon Road To 1120 feet east of the south leg of Leon Road	South
Wall Street	600 feet east of the south leg of Leon Road To 1200 feet east of the south leg of Leon Road	North

SECTION 2

That violation of the provisions of this Ordinance shall constitute a misdemeanor punishable in accordance with Section 10.01 through 10.06 of Chapter 10 of the Code of Ordinances, City of Garland, Texas.

SECTION 3

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

SECTION 4

That the terms and provisions of this Ordinance are severable and are governed by Section 10.01 through 10.06 of the Code of Ordinances of the City of Garland, Texas.

SECTION 5

That this Ordinance shall become and be effective on and after the date of adoption and publication in accordance with law.

PASSED AND APPROVED this _____

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: July 8, 2025

Title: Annual Performance Update on the City of Garland Housing Agency's 2025-2029 Five-Year/Annual Plan Approval

Submitted by: Steve Fitch, Executive Director

Strategic Focus Area: Safe Community
Sound Governance and Finances
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services

Issue / Summary

As part of the Quality Housing and Work Responsibility Act of 1998, the City of Garland Housing Agency (GHA) is required by the U.S. Department of Housing and Urban Development (HUD) to submit an annual performance progress report on their Five-Year Plan. At the June 2, 2025 Work Session, Council considered adopting the accomplishments presented in the first year of the 2025-2029 Annual Performance Plan update for submission to HUD.

Background

The U.S. Department of Housing and Urban Development (HUD) signed into law on October 4, 1988, the Quality Housing and Work Responsibility Act of 1998 (QHWRA). The QHWRA merges the Section 8 Voucher and Certificate programs, and it requires all housing authorities and agencies to develop a five-year plan and an annual strategic plan prior to receiving funds from HUD. The development of the Garland Housing Agency Plans requires the City to engage in a process that examines the needs of those being served in public housing, consult with interested and affected parties, and design strategies for addressing those needs.

HUD requires each agency to submit an annual performance progress report on their five-year plan; this being the first year of the 2025-2029 Annual Performance Plan update.

Consideration / Recommendation

Approve a resolution adopting the Garland Housing Agency's first year on the 2025-2029 five-year plan for submission to HUD.

Attachments

- A. RESOLUTION 2025 Annual Performance Report Update - GHA
- B. 2025-2029 Five-Year/Annual Plan - GHA

RESOLUTION NO. _____

A RESOLUTION ADOPTING AND APPROVING THE GARLAND HOUSING AGENCY'S FIRST YEAR UPDATE ON THE 2025-2029 FIVE YEAR PLAN; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, an annual update on the 2025-2029 five-year plan is required by the Department of Housing and Urban Development (HUD) to examine the progress of the Garland Housing Agency in meeting the needs of those being served by housing assistance; and

WHEREAS, a Public Housing Agency that operates a Section 8 Housing Choice Voucher Program must adopt a Five-Year and Annual Plan every five years; and

WHEREAS, the Garland Housing Agency has prepared a first year update to the 2025-2029 five-year plan for adoption and approval of the City Council, and the City Council desires to adopt and approve the plan.

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

Section 1

That the Garland City Council hereby adopts and approves the City of Garland Housing Agency's first year update on the Five-Year Annual Plan, in the form and substance attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2

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

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

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

PHA Plans for the City of Garland Housing Agency Five-Year/Annual Plan for FYB 2025

Steven Fitch, Executive Director

FYB October 1, 2025

FINAL DRAFT



Presented by:

The **Nelrod** Company

**3301 West Fwy.
Fort Worth, Texas 76107
(817) 922-9000/FAX (817) 922-9100**

Satellite Offices: Washington, D.C.; Houston, TX

E-Mail Address: info@nelrod.com

Web Site: www.nelrod.com

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5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024																																				
	Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.																																					
A	PHA Information.																																					
A.1	PHA Name: <u>City of Garland Housing Agency</u> PHA Code: <u>TX435</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u> PHA Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The following are the specific locations where the public may obtain copies of the 2025 5-Year PHA Plan: ▪ Administrative Office – 210 Carver Drive, Suite 201B, Garland, TX 75040 ☐ PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th style="width: 20%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 20%;">Program(s) in the Consortia</th> <th style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program						PH	HCV	Lead HA:																							
Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																																		
				PH	HCV																																	
Lead HA:																																						

B	Plan Elements. Required for <u>all</u> PHAs completing this form
B.1	Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years. The mission of the City of Garland Housing Agency is to assist low and moderate-income families in obtaining safe, decent and sanitary housing, while promoting self-sufficiency.
B.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #1: ▪ <i>Apply for additional rental vouchers, if available</i> PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #2: ▪ <i>Increase customer satisfaction</i> ▪ <i>Concentrate on efforts to improve specific management functions</i> ▪ <i>Provide replacement vouchers</i> PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES The PHA established the following objectives to strive in meeting goal #3 ▪ <i>Provide voucher mobility counseling</i> ▪ <i>Conduct outreach efforts to potential voucher landlords</i> PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS The PHA established the following objectives to strive in meeting goal #4 ▪ <i>Increase the number and percentage of employed persons in assisted families</i> ▪ <i>Provide or attract supportive services to improve assistance recipients’ employability</i> ▪ <i>Provide and encourage budget classes</i> PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING The PHA established the following objectives to strive in meeting goal #5 ▪ <i>Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability</i>

B.2	▪ <i>Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability</i> ▪ <i>Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</i>
B.3	<u>Progress Statements.</u> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>Goals/Objectives</u> PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #1: ▪ <i>Apply for additional rental vouchers, if available</i> <u>Progress Statement:</u> <i>No vouchers available.</i> PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #2: ▪ Increase customer satisfaction ▪ Concentrate on efforts to improve specific management functions ▪ Provide replacement vouchers <u>Progress Statement:</u> ▪ <i>GHA issues new vouchers to maintain a satisfactory lease up rate</i> ▪ <i>GHA works to educate voucher holders in finding units that are both safe and sanitary.</i> ▪ <i>GHA has also partnered with new technology to ease the burden on participants and landlords when completing paperwork</i> PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES The PHA established the following objectives to strive in meeting goal #3 ▪ Provide voucher mobility counseling ▪ Conduct outreach efforts to potential voucher landlords <u>Progress Statement:</u> ▪ <i>GHA continues to provide mobility counseling by using online technology</i> ▪ <i>GHA has provided an increased awareness of its voucher program and as a result, landlord participation and retention has increased.</i>

B.3	PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS The PHA established the following objectives to strive in meeting goal #4 ▪ Increase the number and percentage of employed persons in assisted families ▪ Provide or attract supportive services to improve assistance recipients' employability ▪ Provide and encourage budget classes <u>Progress Statement:</u> <i>GHA currently has 24 active families on the FSS program. GHA works with non-profits to provide budgeting, credit repair and Homeownership counseling classes.</i> PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING The PHA established the following objectives to strive in meeting goal #5 ▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, gender-identification, familial status and disability ▪ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, gender-identification, familial status and disability ▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required <u>Progress Statement:</u> <i>GHA continues to work alongside fair housing to ensure compliance and proactively take steps to provide access to safe and affordable housing.</i>
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. <i>(See attachment tx435c01)</i>
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. <u>Substantial Deviation</u> ▪ Any change to the Mission Statement ▪ 50% deletion from or addition to the goals and objectives as a whole; and ▪ 50% or more decrease in the quantifiable measurement of any individual goal or objective

C.1	<u>Significant Amendment/Modification</u> ▪ Any increase or decrease over 50% in the funds projected in the Financial Resource Statement; ▪ Any change in policy or operation that is inconsistent with the applicable Consolidated Plan
C.2	Resident Advisory Board (RAB Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N ☒ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>(See attachment tx435a01)</i>
C.3	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Required Submission of HUD FO Review (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements. <i>N/A</i>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <i>N/A</i>

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families Applicability. Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA <u>do not</u> need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs. Definitions. (1) High-Performer PHA – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing. (2) Small PHA – A PHA that is not designated as PHAS or SEMAP troubled or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550. (3) Housing Choice Voucher (HCV) Only PHA – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing. (4) Standard PHA – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments. (5) Troubled PHA – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent (6) Qualified PHA – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.		

A	PHA Information.																																				
A.1	PHA Name: <u>City of Garland Housing Agency</u> PHA Code: <u>TX435</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Housing Choice Voucher (HCVs): <u>1537</u> Number of Mainstream Vouchers: <u>31</u> Total Combined Vouchers: <u>1568</u> PHA Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. The following are the specific locations where the public may obtain copies of the 2025 Annual PHA Plan: ▪ Administrative Office – 210 Carver Drive, Suite 201B, Garland, TX 75040 ☐ PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 20%;">Program(s) in the Consortia</th> <th style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program						PH	HCV	Lead HA:																							
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				PH	HCV																																
Lead HA:																																					

B	Plan Elements
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☐ ☒ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☐ ☒ Homeownership Programs. ☒ ☐ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): Housing Needs and Strategy for Addressing Housing Needs <u>Statement of Housing Needs:</u> <u>Waiting List for Section 8</u> <i>Total: 3480</i> <i>Extremely Low Income: 850-24%</i> <i>High Income: 2630-76%</i> <i>Families with children: 2044-59%</i> <i>Elderly Families: 327-9%</i> <i>Families with Disabilities: 652-19%</i> <i>White: 213-6%</i> <i>Black/African American: 2834-81%</i> <i>American Indian/Alaska Native: 33-0.9%</i> <i>Asian: 28-0.80%</i> <i>Native Hawaiian/Other Pacific Islander: 2-0.06%</i> <i>Hispanic: 370-11%</i> <i>The waiting has been closed for 44 months. The PHA does not expect to reopen the waiting list in PHA Plan year.</i>

B.1

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2025 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	20,651,439.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Mainstream Voucher	101,208.00	Voucher funding
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$20,752,647.00	

Operation and Management**PHA Management Structure:**

A brief description of the management structure and organization of the PHA. *(See attachment tx435b01)*

B.1 HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	1537	<i>90</i>
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs (list individually)		
Mainstream Vouchers	<i>31</i>	<i>N/A</i>

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements**Family Self-Sufficiency Programs:**

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants <i>(As of: 02/07/2025)</i>
Public Housing	N/A	N/A
Section 8	75	<i>24</i>

B.2 New Activities.

- (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Project-Based Vouchers.

Y N
☐ ☒

- (b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan. *N/A*

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- *Apply for additional rental vouchers, if available*

Progress Statement: *No vouchers available.*

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Provide replacement vouchers

Progress Statement:

- *GHA issues new vouchers to maintain a satisfactory lease up rate*
- *GHA works to educate voucher holders in finding units that are both safe and sanitary.*
- *GHA has also partnered with new technology to ease the burden on participants and landlords when completing paperwork*

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords

Progress Statement:

- *GHA continues to provide mobility counseling by using online technology*
- *GHA has provided an increased awareness of its voucher program and as a result, landlord participation and retention has increased.*

PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #4

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide and encourage budget classes

B.3	<u>Progress Statement:</u> <i>GHA currently has 24 active families on the FSS program. GHA works with non-profits to provide budgeting, credit repair and Homeownership counseling classes.</i> PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING The PHA established the following objectives to strive in meeting goal #5 ▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, gender-identification, familial status and disability ▪ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, gender-identification, familial status and disability ▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required <u>Progress Statement:</u> <i>GHA continues to work alongside fair housing to ensure compliance and proactively take steps to provide access to safe and affordable housing.</i>
B.4	Capital Improvements. <i>Not Applicable</i>
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe: <i>N/A</i>
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>(See attachment tx435a01)</i>

C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements. <i>N/A</i>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <i>N/A</i>

Attachment: tx435a01
City of Garland Housing Agency
Resident Advisory Board Consultation Process and Comments –
FYB 2025

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board **Letters and questionnaire were uploaded via online participant portal, AssistanceCheck, on January 3, 2025. Resident Advisory Board members included any participants that had a recertification date in the month of March 2025. RAB participants were asked to return the questionnaire on/before March 1, 2025.**

2. Resident Advisory Board Selection

Selection made from resident/participant response **Selection made from participants on the Housing Choice Voucher Program**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan **January 3, 2025 - March 1, 2025**

Notify Resident Advisory Board of scheduled meeting **January 3, 2025**

Hold Resident Advisory Board meeting **March 1, 2025**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **March 21, 2025**

Notify Resident Advisory Board **March 21, 2025**

Hold Public Hearing meeting **May 15, 2025**

5. Documentation of resident recommendations and PHA's response to recommendations

City of Garland Housing Agency
Resident Advisory Board Responses/Recommendations and PHA
Comments FYB 2025

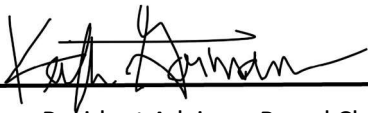
Resident Advisory Board recommendation(s) and the description in which the PHA addressed the Resident Advisory Board recommendations for the Annual Plan is follows:

1. Resident Advisory boards recommended that Occupancy Standards be redefined to mean one (1) person per bedroom. Specifically, it was thought to be unfair that different genders, especially older family members, had to share rooms.

PHA's Response: the Occupancy Standards were changed to two (2) to a room regardless of age and gender due to Budget cuts in 2010-2014. GHA implemented this rule in order to save money and maintain a number of families on the Housing Choice Voucher program without having to terminate them from the Housing Choice Voucher Program.

Maintaining two (2) family members per bedroom additionally allows the PHA to assist more families by spending less. This helps to reduce the amount of time that participants stay on the Waiting List.

The resident meeting recommendations/comments were collected and responded to. The Housing Authority made effort to incorporate resident concerns into the Annual Plan.



Signature, Resident Advisory Board Chairperson

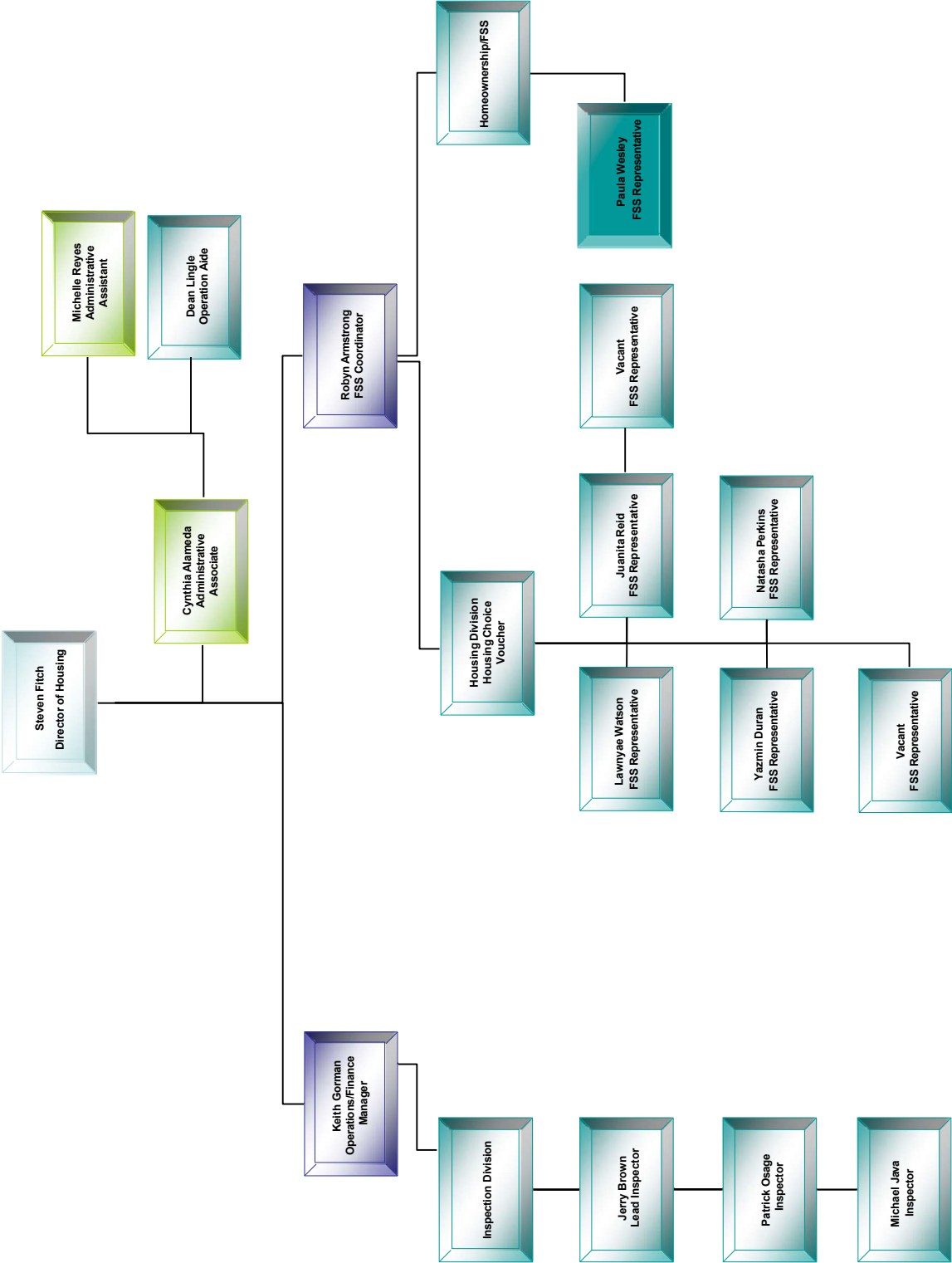
2/4/2025

Attachment: tx435b01

City of Garland Housing Agency

Organizational Chart

Garland Housing Agency Organizational Chart January 2025



Revised: January 2025

Attachment: tx435c01

City of Garland Housing Agency

Violence Against Women Act

(VAWA) Policy

A. VIOLENCE AGAINST WOMEN ACT and Justice Department
Reauthorization Act 2005 (VAWA)

1. Criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance if the tenant or an immediate member of the tenant's family is the victim or threatened victim of abuse. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of that violence and will not be "good cause" for termination of the assistance of a victim of such violence.
2. The PHA responding to an incident or incidents of actual or threatened domestic violence, dating violence, or stalking that may affect a tenant's participation in the housing program to request in writing that an individual complete, sign and submit, within 14 business days of the request, a HUD-approved certification form. On the form, the individual certifies that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse. On the certification form, the individual shall provide the name of the perpetrator.
3. In addition to the certification form, a tenant may be required to provide the PHA: a Federal, State, tribal, territorial, or local police record or court record; documentation signed and attested to by an employee, agent, or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attests under the penalty of perjury (28 U. S. C. 1746) to the professional's beliefs that the incident or incidents in question are bona fide incidents of abuse.
4. The PHA will require the participant to come into the office to pick up the certification form and will work to make sure that the delivery of the form to the PHA will not put the participant at risk.
5. If the individual does not provide the form HUD-50066 by the 14th business day or any extension of that date provided by the PHA, protections afforded to the victim of domestic violence, dating violence, or stalking by sections 606 or 607 will apply. The PHA will therefore be free to terminate assistance, in the circumstances authorized by otherwise applicable law and lease provisions, without regard to the amendments made by Sections 606 and 607.

6. PHA's must notify participants of their rights under VAWA, which includes the existence of the HUD form to declare they are victim or domestic violence. All information provided to the PHA relating to the incident(s) of domestic violence, including that an individual is a victim of domestic violence, dating violence, or stalking, must be retained in confidence by the PHA or owner, and will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is (i) requested or consented by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance, or (iii) otherwise required by applicable law.
7. To request an emergency move the tenant shall notify the HA office and submit a written request. The PHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency move should include either:
 - a. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under the PHA's program; or
 - b. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.
8. Portability- A participant will not be denied portability to a unit located in another jurisdiction so long as the tenant has complied with all other requirements of the Housing Choice Voucher program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence, sexual assault or stalking and who reasonably believes that the head of household or other family member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: July 8, 2025

Title: City of Garland Housing Agency's Administrative Plan

Submitted by: Steve Fitch, Executive Director

Strategic Focus Area: Safe Community
Sound Governance and Finances
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services

Issue / Summary

The U.S. Department of Housing and Urban Development (HUD) requires each Housing Agency to develop and adopt an Administrative Plan that identifies the policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8). At the June 2, 2025 Work Session, Council considered adopting the updated Administrative Plan.

Background

The U.S. Department of Housing and Urban Development (HUD) signed into law on October 4, 1988, the Quality Housing and Work Responsibility Act of 1998 (QHWRA). The QHWRA merges the Section 8 Voucher and Certificate programs, and it requires all housing authorities and agencies to implement and follow policies as stated in an Administrative Plan and make annual revisions, as necessary, prior to receiving funds from HUD.

HUD requires each agency to utilize an approved Administrative Plan that clearly defines the policies and procedures it will follow while executing the Housing Choice Voucher program.

Consideration / Recommendation

Approve a resolution adopting the Garland Housing Agency's Administrative Plan for the Housing Choice Voucher Program.

Attachments

- A. RESOLUTION 2025 Admin Plan - GHA
- B. GHA - Administrative Plan (2025)

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY OF GARLAND HOUSING AGENCY ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of Garland Housing Agency has been designated as the Public Housing Agency (PHA) and is authorized to operate the Section 8 Housing Choice Voucher Program within the City of Garland; and

WHEREAS, a PHA which operates the Section 8 Housing Choice Voucher Program must adopt an Administrative Plan which states local policies on matters for which the PHA has discretion; and

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

Section 1

That the Garland City Council hereby approves the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program, in the form and substance attached hereto as Exhibit “A” and incorporated herein by reference.

Section 2

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

PASSED AND APPROVED this, the 8th day of July 2025.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

Garland Housing Agency

Administrative Plan



GARLAND

HOUSING AGENCY

Adopted by City of Garland City Council

Resolution No.: 10617

Date of Adoption: August 06, 2024

Administered by:
Garland Housing Agency
210 Carver; Suite 201
Garland, TX 75040
(972) 205-3393

Steven Fitch, Director of Housing

CITY OF GARLAND HOUSING AGENCY

HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

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CITY OF GARLAND HOUSING AGENCY
HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

I. INTRODUCTION AND STATEMENT OF APPROACH AND OBJECTIVES TO ADMINISTER THE HOUSING CHOICE VOUCHER PROGRAM

BACKGROUND

The City of Garland's Housing Agency was established in 1976, and was empowered with the responsibility and authority to maintain the Public Housing Program for the City of Garland, Texas. The Housing Choice Voucher Program (HCV), better known as Section 8, was created by the Housing and Community Development Act of 1974 and amended by the Housing and Community Development Act of 1981 and the Quality Housing and Work Responsibility Act of 1998. In 1976, the Housing Choice Voucher Program was established by The Housing Authority of the City of Garland (hereinafter referred to as PHA or Housing Authority), when it received the first Annual Contributions Contract (ACC) under the Housing Choice Voucher Existing Housing Assistance Payments Program.

Administration of the Housing Choice Voucher Housing Program and the function and the responsibilities of the PHA staff shall be in compliance with the Personnel Policy of the PHA, the Equal Opportunity for Housing regulations, the Housing Choice Voucher Administrative Plan, and applicable Standard Operating Procedures. All Federal, State and local housing laws will be followed and the PHA will comply with the City of Garland's Consolidated Plan.

A. HOUSING AUTHORITY MISSION STATEMENT AND HOUSING CHOICE VOUCHER PROGRAM OBJECTIVES

- The mission statement of the PHA is:

The Housing Authority's mission is to serve the needs of low-income, very low-income and extremely low-income families in the PHA's jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability.

The Garland Housing Authority will also strive to improve the quality of life of its residents through self-sufficiency.

- The following objectives of the Housing Choice Voucher Programs support the above mission statement:
 1. to provide decent, safe, and sanitary living conditions;
 2. to provide improved living conditions for very low-income families while maintaining their rent payments at an affordable level;

3. to promote personal, economic and social upward mobility to assist residents to make the transition from subsidized to non-subsidized housing; and
4. to provide an incentive to private property owners/landlords to rent to low-income families by offering timely assistance payments and excellent service.

B. LEGAL JURISDICTION

The area of operation of the PHA is geographically defined as the Garland, Texas city limits and units found within Dallas County, Collin County, Rockwall County, areas in Denton County south and east of Lake Lewisville and Kaufman County west of Terrell and north of Highway 175.

C. PURPOSE OF THE ADMINISTRATIVE PLAN

The purpose of the Administrative Plan is to establish policies for items that are not covered under Federal Regulations for the Housing Choice Voucher Program and other programs administered by the agency

The Administrative Plan, hereinafter referred to as the Plan, covers both the admission and continued participation in the above mentioned program.

Changes in the Plan will be approved by the Garland City Council for the PHA and a copy provided to the U.S. Department of Housing and Urban Development (HUD).

PHA staff shall develop and revise as needed operating procedures, systems, forms and methods designed to ensure that the policies set forth in this Administrative Plan are administered correctly, fairly and uniformly by all program staff.

D. NON-DISCRIMINATION

The PHA affirmatively furthers Fair Housing and works to remove impediments to Fair Housing in the administration of the program by complying fully with all Federal, State and local nondiscrimination laws and administers programs in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing, and marketing the program to members of protected classes who are “least likely to apply.”

The PHA shall not discriminate against applicants, participants, or landlords because of race, color, gender, religion, creed, national or ethnic origin, age, family or familial status, disability, or sexual orientation, in the performance of its obligations in any program under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended.

To further the commitment to full compliance with applicable Civil Rights laws, the PHA will provide information to Housing Choice Voucher participants with regard to housing discrimination. Information and Discrimination Complaint Forms will be made part of the briefing packet.

Posters and housing information with the Equal Opportunity Housing logo will be displayed in locations through the PHA office in such a manner as to be easily readable from a wheelchair.

The PHA's Housing Choice Voucher office space is accessible to persons with disabilities.

The PHA shall not discriminate against applicants, participants, or landlords because of race, color, gender, religious or political beliefs or affiliations, creed, national or ethnic origin, age, family or familial status, disability, or sexual orientation in the performance of its obligations in any program under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended.

E SERVICE POLICY/ACCOMMODATIONS

It is the policy of the PHA to be service-directed in the administration of its housing programs, and to exercise and demonstrate a high level of professionalism while providing housing services.

Policies and practices are designed to provide assurances that all persons with disabilities are provided reasonable accommodation so that they may fully access and utilize the housing program and related services. The availability of specific accommodations will be made known by including notices on forms and letters to all families, and all requests may be verified so that these needs can be properly accommodated. All mailings will be made available in an accessible format upon request, as a reasonable accommodation. Organizations which provide assistance for hearing-impaired and sight-impaired persons will be utilized.

Reasonable Accommodations for Persons with Disabilities

- An applicant or participant with a disability may request information or accommodations by contacting the Garland Housing Agency at 210 Carver Street, Suite 201, Garland, Texas 75040 or by calling 972.205.3347.
- A reasonable accommodation is a modification or change GHA can make to its offices, methods, or procedures to assist an otherwise eligible applicant or participant with a disability to take full advantage of and use GHA's programs.
- An accommodation is not reasonable if it: causes an undue financial and administrative burden; or represents a fundamental alteration in the nature of the program.
- Subject to the undue burdens and fundamental alterations tests, GHA will correct physical situations in its office or procedures that create a barrier to equal housing opportunity for all.
- To permit persons with disabilities to take full advantage of the program, in accordance with Section 504 and the Fair Housing Amendments Act of 1988, GHA shall comply with all requirements and prohibitions in applicable law.

- Facilities and programs used by applicants and participants shall be accessible to all persons with disabilities.
- Documents and procedures used by applicants and participants will be accessible for those with disabilities.

F. TRANSLATION OF DOCUMENTS

In order to determine whether it is feasible to translate documents into other languages, or Braille for the blind, the PHA will consider the following facts:

- number of applicants and residents who do not speak English and speak another language or need Braille for adequate understanding;
- cost of translation into other languages per client who speaks another language or into Braille;
- evaluation of the need for translation by the bilingual staff and by agencies that work with the non-English speaking clients;
- the availability of organizations to translate documents, letters and forms for non-English speaking families;
- availability of bilingual staff to explain untranslated documents to clients.

G. PRIVACY RIGHTS

Applicants and participants will be required to sign the Federal Privacy Act Statement in conjunction with HUD 50058 form which states under what conditions HUD will release resident and owner/landlord information at admission and every recertification thereafter. Applicants and participants will also be required to sign HUD 9886-A, Authorization for Release of Information.

The PHA policy regarding release of information is:

- Information shall not be released without the signed client release with the individual request for information unless the blanket authorization is used.
- However, the PHA will release information on amounts owed for claims paid and not reimbursed by the client.
- The PHA must release the client's current address and the name of the current owner/landlord, the client's former address and the name of the owner/landlord of the former address if known to the Housing Choice Voucher holder's prospective owner/landlord, upon written request of the prospective owner/landlord.
- The PHA will release information on amounts requested by court subpoena, a federal or state agency, or a law enforcement agency.

- The PHA must limit use and disclosure of family information obtained through release and consent to purposes directly connected with the program administration.

H RECORDS MANAGEMENT POLICY

- Purpose

The purpose of this policy is to direct the PHA's handling of all records and documents associated with the operation of the agency and the administration of its program.

- General Policy

In accordance with the Privacy Act of 1974, as revised, the PHA will maintain only such information on applicants/residents as is necessary and relevant to the performance of its mandated duties and will to the best of its ability protect the privacy of applicants/residents.

- Legal Action

In the event of current or pending litigation, legal counsel will be sought regarding applicable documents. If litigation is pending, all applicable documents and records, regardless of disposal dates will be retained until resolution of the legal matter.

- Back Up of the Electronic Data

Computer data will be backed-up on CDs or separate drive in order to avoid loss of important information due to equipment failure. If CDs are used, they will be locked in fireproof storage. Financial information will be backed up every day that new data is entered. Other files, including tenant files will be backed up daily.

- Special Security Measures for EIV Data

Privacy Protection Policy

1. HUD has provided specific guidelines for the protection of data retrieved from its online up front income verification system, entitled Enterprise Income Verification (EIV)
2. EIV resident data will be used only to verify a resident's eligibility for participation in the Housing Choice Voucher Program and to determine the level of assistance for which resident is eligible.
3. Data provided via EIV System will be protected to ensure that information is used only for official purposes and not disclosed in any way that would violate the privacy of the individuals represented in the system data.
4. In compliance with HUD requirements the PHA will:
 1. Maintain and enforce security procedures
 2. Keep records and monitor security issues
 3. Communicate security information and requirements to appropriate staff, and coordinate and conduct security awareness training for staff
 4. Conduct quarterly review of User Ids



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: July 8, 2025

Title: "Clean-up" Amendments to the Code of Ordinances of the City of Garland, Texas

Submitted by: Brian England, City Attorney

Strategic Focus Area: Sound Governance and Finances
Customer-Focused City Services
Future-Focused City Organization

Issue / Summary

The Office of the City Attorney, in conjunction with city staff, is asking Council to consider the attached amendments to various provisions of the Code of Ordinances to (1) better align with state regulations and law, (2) improve regulatory efficiency, and (3) allow for more efficient prosecutions.

Background

This item was presented to Council as a written briefing at the May 21, 2025 Work Session.

Consideration / Recommendation

Approve amendments as presented.

Attachments

A. COO Clean-up Ordinance FINAL 062625

ORDINANCE NO. _____

AN ORDINANCE AMENDING, AND PROVIDING FOR TECHNICAL "CLEAN-UPS," OF VARIOUS SECTIONS OF CHAPTER 22 AND 25 OF THE GARLAND CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 22.106, "Automobile wash rack wastes" of article 7, "General Disposal Standards"," of Chapter 22, "Health," of the Garland Code of Ordinances of the City of Garland, Texas, is hereby deleted and amended as follows:

~~Automobile wash rack waste shall be passed through a sand and grease interceptor acceptable to the approving authority before discharge and shall then be discharged into a sanitary sewer of the City.~~

Section 22.106 has been intentionally omitted.

Section 2

That Section 22.108, "Definitions," of article 7, "General Disposal Standards," of Chapter 22, "Health," of the Garland Code of Ordinance of the City of Garland, Texas, is hereby amended to read as follows:

. . .

(Q) Permit means the formal written document issued to a person by the ~~approving authority~~ City of Dallas or City of Fort Worth authorizing collection of grease trap waste, grit trap waste and septage.

. . .

~~(T) POTW means publicly owned treatment works.~~

~~(U)~~ (T) Sanitary sewer means a sewer which carries sewage and to which storm, surface, and groundwater are not normally admitted.

~~(V)~~ (U) Septage means wastes removed from a portable toilet, chemical

toilet or septic tank.

~~(W)~~ (V) Shall. The word "shall" wherever used in this article will be interpreted in its mandatory sense; "may" is permissive.

~~(X)~~ (W) Special wastes. Any solid waste or combination of solid wastes that, because of its quantity, concentration, physical or chemical characteristics or biological properties, require special handling and disposal to protect the human health or the environment.

~~(Y)~~ (X) Spill means the accidental or intentional loss or unauthorized discharge of grease trap waste, grit trap waste, and septage.

~~(Z)~~ (Y) Tank means a device, designed to contain an accumulation of grease trap waste, grit trap waste and septage which is constructed primarily of nonearthen materials (e.g., concrete, steel, plastic) to provide structural support for the containment.

~~(AA)~~ TDH means Texas Department of Health [Texas Department of State Health Services (DSHS)].

~~(BB)~~ TNRCC means Texas Natural Resource Conservation Commission [Texas Commission on Environmental Quality (TCEQ)].

~~(CC)~~ (Z) Toxic waste means any liquid, semi-liquid, or solid waste material which has the ability to chemically produce injury once it reaches a susceptible site in or on the body.

~~(DD)~~ (AA) Transporter means the person who operates a vehicle for the purpose of transporting liquid waste.

~~(EE)~~ (BB) Trip ticket means the shipping document originated and signed by the transporter which contains the information required by the ~~approving authority~~ City of Dallas or City of Fort Worth.

~~(FF)~~ (CC) Vehicle means a mobile device in which or by which liquid waste may be transported upon a public street or highway.

Section 3

That Section 22.109, "Liquid and hazardous waste transportation-permit required," of Chapter 22, "Health," of the Garland Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

§ 22.109. Liquid and hazardous waste transportation-Permit required.

- (A) A person commits an offense if he operates or causes to be operated a vehicle for the purpose of transporting liquid waste without an applicable permit issued by the City of Dallas or the City of Fort Worth. A permit shall be issued for transportation of the liquid waste and the approving authority shall designate on the permit the liquid waste authorized for transportation in the vehicle. A separate vehicle permit number is issued for each vehicle operated.
- (B) A person commits an offense if he operates or causes to be operated a vehicle for the purpose of transporting hazardous waste without an applicable permit issued by The Texas Commission on Environmental Quality.
- ~~(B) A person who desires to obtain a permit must make application on a form provided by the approving authority.~~
- ~~(C) A person who desires to obtain a permit must submit to the approving authority at the time of application a photocopy of the manager's drivers license. The approving authority shall be notified of manager employment changes during the permit period and shall be provided a copy of the new manager's drivers license.~~
- ~~(D) The approving authority shall not issue a permit unless the applicant submits for inspection by the approving authority the vehicle the applicant proposes to use to transport liquid waste and the vehicle is found by the approving authority to be constructed and equipped in accordance with the provisions of this article.~~
- ~~(E) A permit is not transferable.~~
- ~~(F) A permit issued by the City excludes the hauling of materials that are hazardous in nature.~~
- ~~(G) Transporters transporting hazardous wastes must have the applicable Texas Natural Resource Conservation Commission (TNRCC) and U.S. Environmental Protection Agency (EPA) registration number and use the appropriate EPA manifest system.~~
- ~~(H) Each applicant must specify the disposal site or sites to be used for the authorized disposal of liquid wastes. The approving authority shall be immediately notified of additional disposal sites used during the permit period.~~

Section 4

That Sections 22.110, "Fee and display of permit," 22.111, "Liquid waste vehicles: maintenance," and 22.112, "Liquid waste vehicles:

inspection," of Chapter 22, "Health," of the Garland Code of Ordinances of the City of Garland, Texas, is hereby deleted and amended as follows:

~~§ 22.110. Fee and display of permit.~~

~~(A) The approving authority shall not issue a permit until the appropriate established fee is paid. A person shall pay a fee in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10, for every vehicle operated by the permittee. Each permit must be renewed annually.~~

~~(B) The approving authority shall number permits consecutively, and each permit holder shall cause to be displayed on each side of each vehicle in a color contrasting with the background in three-inch letters or larger the business name, TDH registration number and the following: COG____.~~

~~COG-The first three letters (COG) shall represent the City issuing the permit. The blank space shall contain the permit number. The permit holder shall place business name, TDH registration number and the vehicle permit number on each vehicle before the vehicle is operated. The permit holder shall keep the permit receipt, or a copy, in the vehicle at all times.~~

Section 22.110 has been intentionally omitted.

~~§ 22.111. Liquid waste vehicles: maintenance.~~

~~(A) A liquid waste transporter shall:~~

~~(1) Maintain hoses, tanks, valves, pumps, cylinders, diaphragms, pipes, connections, and other appurtenances on a vehicle in good repair and free from leaks;~~

~~(2) Provide a safety plug or cap for each valve of a tank;~~

~~(3) Cause a vehicle exterior to be clean and the vehicle odor-free at the beginning of each work day.~~

~~(B) The approving authority may cause to be impounded a vehicle which is being operated in violation of this article, and he may authorize the holding of the vehicle until the violation is corrected. The approving authority may also revoke the permit for the improperly operated vehicle. If a vehicle is impounded or if a permit is revoked, an appeal may be filed by the transporter pursuant to section 22.120.~~

Section 22.111 has been intentionally omitted.

~~§ 22.112. Liquid waste vehicles: inspection.~~

~~A liquid waste transporter's vehicle shall be inspected by the approving authority prior to the issuance of a vehicle permit, and no permit shall be issued if any vehicle fails to comply with any of the following requirements:~~

- ~~(1) Use a vehicle with a single tank as an integral portion of vehicle to transport liquid wastes; portable tanks or other containers temporarily installed in vehicles are prohibited;~~
- ~~(2) Piping, valves and connectors shall be permanently attached to tank and/or vehicle;~~
- ~~(3) Tank shall be liquid tight;~~
- ~~(4) Tank shall be constructed so that every interior or exterior portion can be easily cleaned;~~
- ~~(5) Piping, valves and connectors shall be accessible and easy to clean;~~
- ~~(6) Inlet, or opening of tank shall be constructed so that collected waste will not spill during filling, transfer, or during transport;~~
- ~~(7) Outlet connections shall be constructed so that no liquid waste will leak, run, or spill out from the vehicle;~~
- ~~(8) Outlets shall be of a design and type suitable for the liquid waste handled and capable of controlling flow or discharge without spillage or undue spray on or flooding of immediate surroundings while in use;~~
- ~~(9) Pumps, valves, cylinders, diaphragms and other appurtenances shall be of a design and type suitable for the type of waste handled, capable of operation without spillage, spray, or leakage, and capable of being easily disassembled for cleaning.~~

Section 22.112 has been intentionally omitted.

Section 5

That Section 22.113, "Responsibilities of a liquid waste transporter," of Chapter 22, "Health," of the Garland Code of

Ordinances of the City of Garland, Texas, is hereby amended as follows:

. . .

(B) A transporter with a City of Dallas or City of Fort Worth liquid waste transporter permit shall not transport materials that are hazardous as defined in section 22.108(L) except in a vehicle permitted by the Texas Commission on Environmental Quality City for transporting liquid waste.

(C) A transporter holding a City of Dallas or City of Fort Worth permit shall use a disposal site permitted and approved by the City, or the state, or the federal government.

~~(D) A manifest system, consisting of a four-part trip ticket shall be used to document the generation, transportation and disposal of all applicable liquid waste generated in the City and shall be used as follows:~~

~~(1) Trip ticket books shall be purchased by the transporter from the City Health Department, for an established fee;~~

~~(2) A transporter shall complete one trip ticket for each location serviced, with the exception of chemical/portable toilet companies servicing their own units. Chemical/ portable toilet companies servicing their own units shall be exempt from trip ticket requirements but shall be required to submit a monthly report of the volumes and locations of disposal of all liquid wastes to the approving authority;~~

~~(3) The white copy of the trip ticket shall be signed by the transporter and the generator at the time the waste is collected; the yellow copy shall then be delivered to and maintained by the generator;~~

~~(4) The white copy of the trip ticket shall be signed by the disposer at the time of disposal; the pink copy shall then be delivered to and maintained by disposer;~~

~~(5) The green copy of the trip ticket shall be maintained by transporter;~~

~~(6) All completed trip ticket books shall contain the white copy of the trip tickets and shall be delivered no less than once a month by the transporter to the City Health Department;~~

~~(7) (1) A copy of all trip tickets shall be maintained by the transporter, generator, and disposer and City Health Department, for a minimum period of two (2) years.~~

Section 6

That Sections 22.116, "Grease inceptors required for food establishments," 22.117, "Responsibilities of liquid waste disposers," 22.118, "Responsibilities of liquid waste disposers," 22.119, "Rules and regulations," 22.120, "Appeal," and 22.121, "Responsibility of corporations or associations" of Chapter 22, "Health," of the Garland Code of Ordinances of the City of Garland, Texas, is hereby amended as follows:

§ 22.116. Grease inceptors required for food establishments

(A) Unless a facility sells only prepackaged food, grease traps, interceptors, or separators are required at new food establishments and existing food establishments that change ownership.

(B) Grease traps, interceptors, or separators shall be:

- (1) Adequately sized by a professional engineer, master plumber, or architect;
- (2) Installed and maintained in accordance with the Plumbing Code;
- (3) Located outside of the building footprint; and
- (4) Easily accessible for cleaning.

(C) Cleaning Schedules:

- (1) Grease traps and grease interceptors shall be cleaned as often as necessary to ensure that sediment and floating materials do not accumulate to impair the efficiency of the grease trap/interceptor; to ensure the discharge is in compliance with local discharge limits; and to ensure no visible grease is observed in discharge.
- (2) Grease traps and grease interceptors subject to these standards shall be completely evacuated a minimum of every ninety (90) days, or more frequently when:
 - i. twenty-five (25) percent or more of the wetted height of the grease trap or grease interceptor, as measured from the bottom of the device to the invert of the outlet pipe, contains floating materials, sediment, oils or greases; or
 - ii. the discharge exceeds BOD, COD, TSS, FOG, pH, or other pollutant levels established by the City; or

iii. if there is a history of non-compliance.

(3) Any person who owns or operates a grease trap/interceptor may submit to the City Health Department a request in writing for an exception to the ninety (90) day pumping frequency of their grease trap/interceptor. The City Health Department may grant an extension for required cleaning frequency on a case-by-case basis when:

- i. the grease trap/interceptor owner/operator has demonstrated the specific trap/interceptor will produce an effluent, based on defensible analytical results, in consistent compliance with established local discharge limits such as BOD, TSS, FOG, or other parameters as determined by the City; or
- ii. less than twenty-five (25) percent of the wetted height of the grease trap or grease interceptor, as measured from the bottom of the device to the invert of the outlet pipe, contains floating materials, sediment, oils, or greases.

In any event, a grease trap and grease interceptor shall be fully evacuated, cleaned, and inspected at least once every 180 days.

§ 22.117. ~~§ 22.116.~~ Responsibilities of liquid waste generator.

(A) A generator of liquid or hazardous waste shall have all liquid or hazardous waste material picked up from his premises by a permitted liquid waste transporter or permitted hazardous waste transporter, respectively and the liquid waste or hazardous waste shall be transported to an approved site for disposal.

~~(B) A generator of liquid wastes shall not have hazardous wastes or liquid waste in combination with hazardous waste removed from his premises by a liquid waste hauler operating under a City permit.~~

(C) ~~(B)~~A generator shall sign the trip ticket from the transporter when a load is picked up by the transporter and shall keep a copy of all trip tickets for a period of two (2) years, shall maintain them on the premises where the waste is generated, and be made available to the regulatory authority upon request. The approving authority may inspect these records during normal business hours.

(D) ~~(C)~~ A generator shall:

(1) Install or provide collection device of size and type

specified by ~~the approving authority~~ the City;

(2) Maintain collection device in continuous, proper operation;

~~(3) Supervise proper cleaning of collection device;~~

~~(4)~~ (3) Report spills and accidents involving collection device to ~~approving authority~~ the City within twenty-four (24) hours;

~~(5)~~ (4) Clean up all spills and accidents immediately and have material disposed of by permitted transporter by proper means.

§ 22.118. ~~§ 22.117.~~ Responsibilities of liquid waste disposers.

(A) A liquid waste disposer commits an offense if he allows accumulation of liquid waste on his premises so that rainfall could carry the material to storm sewers or adjacent property or create a noxious odor or health hazard.

(B) A liquid waste disposer shall:

(1) Obtain and maintain compliance with all licenses and/or permits required by local, state or federal laws;

(2) Accept waste only from a permitted transporter;

(3) Maintain trip ticket copies for a period of three (3) ~~two (2)~~ years;

(4) Accept only those classes of wastes authorized by license or permit;

(5) Make available all records required to be kept for inspection by the regulatory ~~approving~~ authority during normal business hours.

§ 22.119 ~~§ 22.118~~ Rules and regulations.

The approving authority may promulgate rules and regulations as may be necessary to carry out the provisions of this article and protect the public from health and safety hazards. The approving authority may undertake immediate actions as may be necessary to protect the public from health and safety hazards. ~~The approving authority may amend any permit issued hereunder to ensure compliance with applicable laws and regulations.~~

~~§ 22.119. Denial, suspension, revocation of permit.~~

~~(A) The approving authority may deny a permit if it is determined that an applicant is not qualified under section 22.109 of this article and may suspend or revoke a permit if it is determined that a permittee:~~

- ~~(1) Is not qualified under section 22.109 of this article;~~
 - ~~(2) Has violated a provision of this article;~~
 - ~~(3) Has failed to pay a required fee;~~
 - ~~(4) Has failed to comply with maintenance or inspection requirements;~~
 - ~~(5) Has failed to deliver trip tickets to the approving authority.~~
- ~~(B) After suspension under this section, a permittee may file a request for reinstatement of the permit. The approving authority may reinstate the permit if it determines that the permittee is again qualified, all violations have been corrected, precautions have been taken to prevent future violations, and all required fees have been paid.~~
- ~~(C) The approving authority may revoke for a period of one (1) year all permits held by a liquid waste transporter if the transporter or an employee of the transporter violates any of the provisions of this article, any rule or regulation promulgated by the approving authority, or applicable provisions of the City Code or state law.~~
- ~~(D) A permittee whose permit is suspended or revoked shall not collect, transport, or dispose of any waste materials within the jurisdiction of the approving authority.~~

~~§ 22.120. Appeal.~~

~~If the approving authority denies the issuance of a permit, or revokes a permit, he shall send to the applicant, or permit holder, by certified mail, return receipt requested, written notice of his~~

~~action and the right to an appeal. The applicant, or permit holder, may appeal the decision of the approving authority in accordance with the following criteria:~~

- ~~(1) The applicant shall file a request for appeal with the approving authority within ten (10) days from the date of permit denial or revocation;~~
- ~~(2) The approving authority shall provide the applicant a hearing before the Director of Health as soon as practicable;~~
- ~~(3) The Director of Health, after receiving testimony and reviewing records from the applicant and the approving authority, shall:~~
 - ~~(a) Uphold the denial or revocation; or~~
 - ~~Overturn the denial or revocation.~~

~~§ 22.121. Responsibility of corporations or associations.~~

- ~~(A) In addition to prohibiting certain conduct by natural persons, it is the intent of this article to hold a corporation or association legally responsible for prohibited conduct performed by an agent acting in behalf of a corporation or association and within the scope of his office or employment.~~
- ~~(B) Any person, operator, or owner who shall violate any provisions of this article, or who shall fail to comply with any provision hereof, shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed one thousand dollars (\$1,000.00), and each violation shall constitute a separate offense and shall be punished accordingly.~~
- ~~(C) Any person found to be guilty of violating provisions of this article shall become liable to the City for any expense, loss, or damage occasioned by the City for reason of appropriate clean- up and proper disposal of said waste materials. Additionally, an administrative fee equal to one-half (1/2) of assessed clean-up costs shall be levied by the City against the guilty person.~~

Section 7

That Section 22.124, "Preliminary environmental site evaluation," of Chapter 22, "Health," of the Garland Code of Ordinances of the City of Garland, Texas, is hereby deleted.

~~§ 22.124. Preliminary environmental site evaluation.~~

~~The fee for a preliminary environmental site evaluation shall be in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10.~~

Section 8

That Section 25.15, "Park hours," of Chapter 25, "Parks and Recreation," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

(A) Except as otherwise provided in subsections (B), (D), or (E) of this section, or anywhere else in the City's Code of Ordinances or other law, parks shall be open to the public from 6:00 a.m. until 10:00 p.m.

(B) In the event the Director of Police or Director of Fire, or one of their designees, determine in their sole discretion that a park or recreational facility, or any portion thereof, should be temporarily closed to protect public health, safety, and welfare, and notifies the City Manager, or his or her designee, of their recommendation to close the park or recreation facility, the City Manager may order the park or recreation facility closed until such time as needed to safely reopen the park or recreation facility.

(C) ~~(B)~~ A person commits an offense if the person enters or remains on park property or portions thereof when the park is closed.

(D) ~~(C)~~ Except when a park is closed under above subsection (B), it is a defense to prosecution under subsection (C) ~~(B)~~ of this section that a person was on park property between 10:00 p.m. and 6:00 a.m.; and

(1) Was attending an event for which a permit extending park hours had been issued by the Parks and Recreation Director or that director's designee; or

(2) A sign had been posted on the park property by the City extending park hours and the person was on park property during the posted, extended park hours.

(E) ~~(D)~~ The below listed athletic complexes and their respective parking lots shall be open to the public from 6:00 a.m. until midnight:

(1) Carter Softball Complex at Audubon Park, located at 550 W. Oates Road;

(2) Audubon Soccer Complex at Audubon Park, located at 720 W. Oates Road;

(3) Central Park Baseball, located at 1251 S. Glenbrook Drive;

(4) Groves Park Baseball, located at 1510 Bobbie Lane;

(5) Bradfield Park Baseball, located at 1220 Castle Drive;

(6) Holford Park Baseball, located at 2420 N. Shiloh Road;

(7) Winters Softball Complex, located at 1330 Spring Creek Drive;

(8) Winters Soccer Complex, located at 1601 Spring Creek Drive; and

(9) Rick Oden Baseball and Tennis Center, located at 1010 West Miller Road.

(F) ~~(E)~~ Windsurf Bay Park hours:

(1) Except as otherwise provided in this subsection (F) ~~(E)~~, Windsurf Bay Park shall be open to the public from 6:00 a.m. until 10:00 p.m. on weekdays.

(2) Windsurf Bay Park shall be closed on weekends beginning Friday at 12:00 p.m. through Monday at 6:00 a.m.

(3) Windsurf Bay Park shall be closed on all local, state, and federal holidays, including the two days preceding and succeeding the holiday.

(4) In the event the Director of Police or Director of Fire, or one of their designees, determine in their sole discretion that Windsurf Bay Park should be temporarily closed to protect public health, safety, and welfare, and notifies the City Manager, or his or her designee, of their recommendation to close the park, the City Manager may order the park closed until such time as needed to safely reopen the park.

(5) A person commits an offense if the person enters or remains within Windsurf Bay Park after receiving notice that the park is closed.

(6) For the purpose of this section, "notice" means oral or written communication by a peace officer or other City employee with apparent authority to act on behalf of the City, or a sign or signs conspicuously posted at the main entrance to the park, reasonably likely to come to the attention of the general public, indicating that the park is closed.

Section 9

That Chapters 22 and 25 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 10

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 11

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 12

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

9

Meeting Date: July 8, 2025

Title: "Clean-up" Amendments to the Garland Development Code

Submitted by: Brian England, City Attorney

Strategic Focus Area: Sound Governance and Finances
Customer-Focused City Services
Future-Focused City Organization

Issue / Summary

Council is requested to consider "clean-up" amendments to certain provisions of the GDC.

Background

This item was presented to Council at the July 7, 2025 Work Session.

Consideration / Recommendation

Approve the attached amendments of the GDC.

Attachments

A. GDC Clean-up Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2.05(I), "SUPER-MAJORITY VOTE (TWENTY-PERCENT RULE)," OF SECTION 2.05, "PROCESSING OF ZONING APPLICATION, PLAT, PLAN, AND DECISION," SECTION 2.05(K)(3), "RECONSIDERATION OF A ZONING APPLICATION," OF SECTION 2.05, "PROCESSING OF ZONING APPLICATION, PLAT, PLAN, AND DECISION," SECTION 2.52(A)(35), "BREWERIES, WINERIES, AND DISTILLERIES," OF SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," AND SECTION 2.54, "RESTAURANTS SELLING OR SERVING ALCOHOLIC BEVERAGES," OF CHAPTER 2, "ZONING REGULATIONS," OF THE DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 2.05(I), "Super-Majority Vote (Twenty-Percent Rule)," of Section 2.05, "Processing of Zoning Application, Plat, Plan, and Decision," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

(I) Super-Majority Vote (Twenty-Percent Rule). Where a written protest against the change of zoning application is filed in accordance with Section 211.006(d) of the Texas Local Government Code (as amended), a change of zoning does not become effective except by the favorable vote of three-fourths of all members of the full City Council. For the purposes of this Subsection, the following apply:

(1) The protest must be written and signed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(2) ~~(1)~~ The written protest of any one owner of land owned by two or more persons is presumed to be the protest of all such owners.

(3) ~~(2)~~ The written protest must be submitted to the Planning Director, or submitted directly to the Commission or Council prior to the close of the public hearing at which the proposed change of zoning is to be considered.

(4) ~~(3)~~ A person who wishes to withdraw a written protest must submit a signed, written request, or a request by email with an electronic signature, for the withdrawal to the Planning Director by the deadline for submitting a written protest. A protest may not be otherwise withdrawn.

Section 2

That Section 2.05(K)(3), "Reconsideration of a Zoning Application," of Section 2.05, "Processing of Zoning Application, Plat, Plan, and Decision," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

(3) Reconsideration of a Zoning Application.

. . . .

(g) In the event the motion for reconsideration passes by the requisite number of votes, the City Council shall then ~~immediately~~ hold a public hearing to determine the applicant's zoning case on its merits. The public hearing shall be scheduled for the next available Regular Meeting of the City Council, after all statutory posting and publication requirements have been satisfied.

Section 3

That Section 2.52(a)(35), "Breweries, Wineries, and Distilleries," of Section 2.52, "Special Standards for Certain Uses," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

(35) Breweries, Wineries, and Distilleries.

. . . .

(d) A facility operating as a brewery, winery, or distillery, may provide food service and, if so, shall be considered and may operate under this GDC as a restaurant if the facility:

- (1) operates its own permanent food service facility with commercial cooking equipment on its premises; and
- (2) prepares and offers to sell multiple entrees for consumption on or off the premises.

~~derives thirty-five percent or more of its gross revenues from food sales so long as the facility otherwise complies with the provisions of this section. Drive-through food service is not allowed at a brewery, winery, or distillery operating under the provisions of this section.~~

. . . .

Section 4

That Section 2.52, "Special Standards for Certain Uses," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part by addition*, to add a subsection (a)(38), "Smoke Shops," to read as follows:

(a)(38) Smoke Shops. A smoke shop, as defined in Chapter 6 of this GDC, may only operate with a valid SUP. There shall be a rebuttable presumption that a tobacco store is operating as a smoke shop when tobacco products in their original manufacturer packages (e.g., cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco) make up less than 75% of its inventory.

Section 5

That Section 2.54, "Restaurants Selling or Serving Alcoholic Beverages," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

2.54 Restaurants Selling or Serving Alcoholic Beverages.

An establishment selling alcoholic beverages is not a restaurant under the provisions of the GDC (whether operating as a general restaurant or a drive-through restaurant) unless the establishment ~~derives at least sixty-five percent of its gross revenues from the sale or service of food or~~ holds a valid alcoholic beverage certificate issued by the Alcoholic Beverage Commission. For the purposes of this GDC Article 5, Division 3, a general restaurant is an eating establishment that:

~~(A) That maintains and uses, on each day on which the establishment is open for business, food service facilities for the preparation and service of multiple entrees;~~

~~(B) At which customers are primarily served by waitpersons at tables; and~~

~~(C) That, if located in a freestanding building, has no less than three thousand square feet of gross floor area.~~

(1) operates its own permanent food service facility with commercial cooking equipment on its premises;
and

(2) prepares and offers to sell multiple entrees for consumption on or off the premises.

Section 5

That Chapter 22 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 6

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 7

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 8

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

10

Meeting Date: July 8, 2025
Title: Mayor Appointments
Submitted by: Mayor Dylan Hedrick
Strategic Focus Area: Future-Focused City Organization

Issue / Summary

The City Council may accept or disapprove the Mayor's nominations to Council committees and outside boards.

Background

Council is requested to approve and confirm the Mayor's appointments to Council Committees and Outside Boards. This was initially discussed at the July 7, 2025, Work Session.

Consideration / Recommendation

Council is requested to approve and confirm the Mayor's appointments to Council Committees and Outside Boards.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

11.a

Meeting Date: July 8, 2025

Title: Public Hearing and Possible Adoption - Garland ADA Transition Plan Update

Submitted by: Paul Luedtke, Director of Transportation

Strategic Focus Area: Safe Community
Well-Maintained City Infrastructure
Sound Governance and Finances
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services
Future-Focused City Organization

Issue / Summary

Council is requested to hold a public hearing regarding the Garland ADA Transition Plan Update. Depending on the outcome of the Public Hearing, Council is asked to adopt the Garland ADA Transition Plan Update.

Background

This item was reviewed at the June 16 Worksession. The City of Garland created the original ADA Transition Plan in 1993. This update expands on that plan and provides insight into the progress of that plan. This plan was also updated based on changes in federal requirements in 2010 and the more recently adopted PROWAG (Public Right Of Way Accessibility Guidelines). This updated document also notes the progress toward accessibility made through CIP projects and programs throughout the years. Council is requested to review the plan and hold a public hearing prior to formal adoption of this plan.

Consideration / Recommendation

Council is requested to hold a public hearing and approve the ADA Transition Plan Update.

Attachments

- A. ADA Transition Plan Update Resolution
- B. Garland ADA Transition Plan Update 20250228

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS, APPROVING ADA TRANSITION PLAN UPDATE BY THE CITY OF GARLAND AS HEREIN DESCRIBED AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that the ADA Transition Plan Update is in the best interest of the residents of the City of Garland;

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

Section 1

That the City Council of the City of Garland hereby approves the ADA Transition Plan as noted as Exhibit "A" attached hereto.

Section 2

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

City of Garland

Americans with Disabilities Act (ADA) Self-Evaluation & Transition Plan Update

February 2025

Prepared by:

Kimley»Horn

801 Cherry Street

Unit 11, Suite 1300

Fort Worth, Texas 76102

In association with:



The City of Garland has prepared this transition plan with the assistance of the consultant team led by Kimley-Horn and Associates, Inc along with its partner team member Accessology Too, LLC. The Consultant Team, the ADA Coordinator, and the contributing departments of the City of Garland are responsible for developing the ADA Self-Evaluation and Transition Plan report and program.



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Abbreviations

ABA – Architectural Barriers Act

ADA – Americans with Disabilities Act

ADAAG – Americans with Disabilities Act Accessibility Guidelines

ANSI – American National Standards Institute

CFR – Code of Federal Regulations

CIP – Capital Improvement Plan/Projects

DOJ – United States Department of Justice

FHWA – Federal Highway Administration

MUTCD – Manual on Uniform Traffic Control Devices

PROWAG – Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way

PSA – Programs, Services, and Activities

RAS – Registered Accessibility Specialist

TAS – Texas Accessibility Standards

TDLR – Texas Department of Licensing and Regulation

TxDOT – Texas Department of Transportation

UFAS – Uniform Federal Accessibility Standards



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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan Update is to summarize the activities completed to-date related to ADA compliance and to create a roadmap for the City of Garland to update their ADA Transition Plan. This document serves as an update to the City's 1993 Transition Plan; the original 1993 Transition Plan is available for reference upon request from a member of the public to the City. As part of this update, a prioritization methodology for evaluating and implementing improvements to achieve ADA compliance was developed based on the applicable 2010 ADA Standards and 2011 Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG). The details are provided in this document.

This document includes an overview of the ADA and provides recommendations for the City of Garland based on guidance from the Federal Highway Administration (FHWA) and U.S. Department of Justice (DOJ) to improve accessibility for the public.

1.2 Legislative Mandate

The Americans with Disabilities Act (ADA) is a civil rights law that mandates equal opportunity for individuals with disabilities. The ADA prohibits discrimination in access to jobs, public accommodations, government services, public transportation, and telecommunications. Title II of the ADA also requires that all programs, services, and activities (PSAs) of public entities provide equal access for individuals with disabilities.

The City of Garland will undertake a comprehensive evaluation of its PSAs to determine the extent that individuals with disabilities may be restricted in their access.

1.3 ADA Background

The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else.

The ADA gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services, and telecommunications. The ADA is divided into five titles (or sections) that relate to different areas of public life.

Titles of the ADA

- Title I (Employment)
 - Equal Employment Opportunity for Individuals with Disabilities
- Title II (State and Local government)
 - Nondiscrimination on the Basis of Disability in State and Local Government Services
- Title III (Public Accommodations)
 - Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities
- Title IV (Telecommunications)



- Title V (Miscellaneous Provisions)

Federal statutes that communicated the underlying principles of the ADA date back to 1968, with major updates occurring as follows:

Timeline of Accessibility Laws and Statutes:

- Architectural Barriers Act (ABA – originated 1968)
- Rehabilitation Act (1973) – Section 504 (49 CFR Part 27)
- Civil Rights Restoration Act (1987)
- Americans With Disabilities Act (ADA) (1990)
 - DOJ Implementing Regulations (28 CFR 35)

The Architectural Barriers Act of 1968 (ABA) required buildings and on-site facilities designed, constructed, altered, or leased with federal funds to comply with Accessible Design Standards which were maintained by the American National Standards Institute (ANSI) and were replaced by the Uniform Federal Accessibility Standards (UFAS) after 1982. These guidelines were updated and combined to form the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and in 2004, further supplemented in 2007 and adopted by DOJ in 2010.

The Rehabilitation Act of 1973 introduced section 504, which prohibited discrimination in programs and activities that used federal funding. It also required curb ramps to be included in federal-aid projects.

The Civil Rights Restoration Act of 1987 clarified the intent of many nondiscrimination laws and statutes by stating that if an entity receives federal funds in any of its programs and activities, all operations of that entity are subject to the requirements of non-discrimination laws and statutes whether they are federally funded or not. In short, the Restoration Act extended the reach of Section 504 to the entire operation of federal recipients and subrecipients.

The ADA of 1990 is the current civil rights law that prohibits discrimination against persons with disabilities in all aspects of life. The ADA applies to all entities (public, private, et al) regardless of funding source. Similar to the ABA, the ADA primarily pertains to buildings and site elements that are outside the public rights-of-way. The requirements of ADA closely mirror those of Section 504. In 2011 the U.S. Access Board developed PROWAG guidelines for public rights-of-way elements. These guidelines address various issues, including access for blind pedestrians at street crossings, wheelchair access to on-street parking, and various constraints posed by space limitations, roadway design practices, slope, and terrain. These guidelines provide information for pedestrian access to sidewalks and streets, including crosswalks, curb ramps, street furnishings, pedestrian signals, parking, and other components of public rights-of-way.



1.4 ADA Self-Evaluation and Transition Plan Update Development Requirements and Process

The City of Garland is obligated to observe all requirements of Title I in its employment practices; Title II in its policies, programs, and services; any parts of Titles IV and V that apply to the City and its programs, services, or facilities; and all requirements specified in the 2010 ADA Standards and 2011 PROWAG that apply to facilities and other physical holdings.

Title II has the broadest impact on the City. Included in Title II are administrative requirements for all government entities employing more than 50 people. These administrative requirements are:

- Completion of a Self-Evaluation;
- Development of an ADA complaint procedure;
- Designation of at least one (1) person who is responsible for overseeing Title II compliance; and
- Development of a Transition Plan Update to schedule the removal of the barriers uncovered by the Self-Evaluation process. The Transition Plan Update will become a working document until all barriers have been addressed.

This document describes the process developed to complete the evaluation of the City of Garland's PSAs and facilities, provides possible solutions to remove programmatic barriers, and provides an update to the City's 1993 Transition Plan for the modification of facilities and public rights-of way to improve accessibility, which will guide the planning and implementation of necessary program and facility modifications over the next several years. The ADA Self-Evaluation and Transition Plan Update is significant in that it establishes the City's ongoing commitment to the development and maintenance of PSAs and facilities that accommodate all its citizenry.

1.5 Discrimination and Accessibility

Program accessibility means that, when viewed in its entirety, each program is readily accessible to and usable by individuals with disabilities. Program accessibility is necessary not only for individuals with mobility needs, but also to individuals with sensory and cognitive disabilities.

Accessibility applies to all aspects of a program or service, including but not limited to physical access, advertisement, orientation, eligibility, participation, testing or evaluation, provision of auxiliary aids, transportation, policies, and communication.

The following are examples of elements that should be evaluated for barriers to accessibility:

1.5.1 Physical Barriers

- Parking
- Path of travel to, throughout, and between buildings and amenities
- Doors
- Service counters
- Restrooms
- Drinking fountains
- Public telephones
- Path of travel along sidewalk corridors within the public rights-of-way
- Access to pedestrian equipment at signalized intersections



1.5.2 Programmatic Barriers

- Building signage
- Customer communication and interaction
- Non-compliant sidewalks or curb ramps
- Emergency notifications, alarms, and visible signals
- Participation opportunities for City sponsored events

1.5.3 Ongoing Accessibility Improvements

City PSAs and facilities evaluated during the Self-Evaluation will continue to be evaluated on an ongoing basis, and the ADA Transition Plan Update will be revised to account for changes that have been or will be completed since the initial Self-Evaluation. This Plan will be posted on the City's website for review and consideration by the public.

1.5.4 City of Garland Approach

The purpose of the Transition Plan Update is to provide the framework for achieving equal access to the City of Garland's programs, services, and activities within a reasonable timeframe. The City's elected officials and staff believe that accommodating persons with disabilities is essential to good customer service, ensures the quality-of-life Garland residents seek to enjoy, and guides future improvements. This Plan has been prepared after careful study of the City's programs, services, activities, and completion of compliance evaluations for a select number of City facilities.

The City of Garland shall make reasonable modifications in PSAs when the modifications are necessary to avoid discrimination based on disability, unless the City can demonstrate that making the modifications will fundamentally alter the nature of the program, service, or activity. The City of Garland will not place surcharges on individuals with disabilities to cover the cost involved in making PSAs accessible.

1.5.5 Exceptions and Exemptions

A municipality is not required to take any action that would create any undue financial or administrative burden for the public entity, create a hazardous condition for other people, or threaten or destroy the historic significance of a historic property.

In determining whether an alteration would impose an undue financial or administrative burden on a covered entity, factors to be considered include: (i) the nature and cost of the alteration needed; (ii) the overall financial resources of the facility or facilities involved in the provision of the reasonable accommodation; the number of persons employed at such facility; the effect on expenses and resources, or the impact otherwise of such accommodation upon the operation of the facility; (iii) the overall financial resources of the covered entity; the overall size of the business of a covered entity with respect to the number of its employees; the number, type, and location of its facilities; and (iv) the type of operation or operations of the covered entity, including the composition, structure, and functions of the workforce of such entity; the geographic separateness, administrative, or fiscal relationship of the facility or facilities in question to the covered entity.

In determining whether an alteration would threaten or destroy the historic significance of a historic property, the City should first confirm if the property is on the National Register of Historic Places. Based on a search of the National Register of Historic Places NPGallery Database (<https://npgallery.nps.gov/nrhp>) and the associated geodatabase (<https://irma.nps.gov/DataStore/Reference/Profile/2210280>), there are no registered historical places within the City of Garland, but there may be other documentation available not provided on these websites.



A municipality is not necessarily required to make each of its existing facilities accessible to and usable by individuals with disabilities. In the event the City determines a proposed action would generate undue financial or administrative burden, create a hazardous condition for other people, or threaten or destroy the historic significance of a historic property, a municipality has a responsibility to communicate and document the decision and the methodology used to reach it. If an action would result in such an alteration or such burdens, a municipality shall take any other actions that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the City.

1.6 New Construction and Alterations

If the start date for construction is on or after March 15, 2012, all newly constructed or altered state and local government facilities shall comply with the 2010 ADA Standards for Accessible Design. Before that date, the 1991 Standards (without the elevator exemption), the Uniform Federal Accessibility Guidelines, or the 2010 ADA Standards may be used for such projects when the start of construction commences on or after September 15, 2010. State and local government facilities are held to the accessibility standard that was in place at the time of construction. Any facility built before March 15, 2012, will need to have altered areas brought into compliance with the current standard at the time the alterations are made to the facility.

The most recent standard is the 2010 ADA Standards for Accessible Design, which sets the minimum requirements – both scoping and technical – for newly designed and constructed or altered state and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities. It is effectuated from 28 Code of Federal Regulations (CFR) 35.151 and the 2004 Americans with Disabilities Act Accessibility Guidelines (ADAAG). However, the FHWA and DOJ recommend using 2011 PROWAG for designing facilities within the public rights-of-way as a best practice until it is adopted at the federal level. Additionally, the Texas Department of Transportation (TxDOT) has adopted PROWAG and incorporated the guidelines into design standards for pedestrian facilities. The Manual on Uniform Traffic Control Devices (MUTCD) is also incorporated by reference within 2011 PROWAG. It is recommended that the City of Garland adopt PROWAG so that it becomes an enforceable document for all City projects within the public rights-of-way, regardless of its adoption status at the state and federal level.

2010 ADA Standards for Accessible Design

The Department of Justice's revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) were published in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design, "2010 Standards." On March 15, 2012, compliance with the 2010 Standards was required for new construction and alterations under Titles II and III. March 15, 2012, is also the compliance date for using the 2010 Standards for program accessibility and barrier removal.

PROWAG

The U.S. Access Board is developing new guidelines for public rights-of-way that will address various issues, including access for blind pedestrians at street crossings, wheelchair access to on-street parking, and various constraints posed by space limitations, roadway design practices, slope, and terrain. The new guidelines will cover pedestrian access to sidewalks and streets, including crosswalks, curb ramps, street furnishings, pedestrian signals, parking, and other components of public rights-of-way. These guidelines can provide benefits for elements in the public rights-of-way when compared to the requirements in the 2010 ADA standards, and major differences between the two documents are summarized in the table below.



The 2010 ADA standards are stricter than 2011 PROWAG in terms of pedestrian access route grade and pedestrian street crossing slope. The 2011 PROWAG provides allowances for access route to match street grade when the access route is contained in the right-of-way, as well as, allowing a 5% max cross slope at free-flow approach intersections. See **Table 1** below for a full list of the differences between 2010 ADA Standards and 2011 PROWAG.

Table 1. Major Differences Between 2010 ADA Standards and 2011 PROWAG

Element	ADA Standards	PROWAG
Pedestrian Signal Equipment	Not addressed, with exception of operable parts requirements	- Incorporates MUTCD by reference - Requires installation of Accessible Pedestrian Signals (APS) and pedestrian pushbuttons when pedestrian signals are newly installed or replaced at signalized intersections
Pedestrian Access Route Clear Width	36 in. min.	4 ft. min., exclusive of curb
Pedestrian Access Route Grade	5% max.	When contained within a street or highway ROW, grade of pedestrian access route shall not exceed the general grade established for the adjacent street or highway
Detectable Warning Surfaces on Curb Ramps	Required on curb ramps at public streets	Placement guidance provided
Curb Ramp Length	Not addressed	15-ft. run max., to limit indefinitely "chasing grade"
Pedestrian Street Crossing Slope	2% max.	5% max. for free-flow approaches - Permitted to equal the street or highway grade for midblock crossings
On-Street Parking	Not addressed	Guidance provided
Perpendicular Curb Ramp Turning Space	3 ft. min. x at least as wide as the curb ramp	4 ft. min. x 4 ft. min. 4 ft. min. x 5 ft. min., if constrained at back-of-sidewalk
Parallel Curb Ramp Turning Space	Not addressed	4 ft. min. x 4 ft. min. 4 ft. min. x 5 ft. min., if constrained on two or more sides
Push Button Clear Space	2% max. slope in all directions	2% max. cross slope - Running slope consistent with grade of adjacent pedestrian access route
Shared-Use Paths	Not addressed	Addressed in 2013 PROWAG Supplement



The Board's aim in developing these guidelines is to ensure that access for persons with disabilities is provided wherever a pedestrian way is newly built or altered, and that the same degree of convenience, connection, and safety afforded the public generally is available to pedestrians with disabilities. When these guidelines are adopted, with or without modifications, as accessibility standards in regulations issued by other federal agencies implementing the ADA, Section 504 of the Rehabilitation Act, and the ABA, compliance with those enforceable accessibility standards is mandatory. The final rule was published on August 8, 2023, and becomes effective on September 7, 2023. PROWAG is the recommended best practice and can be considered the state of the practice that could be followed for areas not fully addressed by the 2010 ADA Standards.

In the state of Texas, the Texas Administrative Code (TAC) Chapter 68 (Elimination of Architectural Barriers), Rule §68.102 (Public Right-of-Ways Projects) references compliance with the latest version of PROWAG for elimination of barriers for public rights-of-way projects. The Texas Department of Licensing and Regulation (TDLR) adopted Rule §68.102, effective May 15, 2017. The applicable section of the rule states:

- (a) *For public right-of-way projects, in addition to accepting compliance with applicable TAS requirements, the department will also accept compliance with the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way, published by the Architectural and Transportation Compliance Board (Access Board) on July 26, 2011, 36 CFR Part 1190 or its final adopted guidelines.*

MUTCD

Traffic control devices shall be defined as all signs, signals, markings, and other devices used to regulate, warn, or guide traffic, placed on, over, or adjacent to a street, highway, pedestrian facility, bikeway, or private road open to public travel by authority of a public agency or official having jurisdiction, or, in the case of a private road, by authority of the private owner or private official having jurisdiction. The Manual on Uniform Traffic Control Devices is incorporated by reference in 23 CFR, Part 655, Subpart F and shall be recognized as the national standard for all traffic control devices installed on any street, highway, bikeway, or private road open to public travel in accordance with 23 U.S.C. 109(d) and 402(a). The policies and procedures of the FHWA to obtain basic uniformity of traffic control devices shall be as described in 23 CFR 655, Subpart F.

It should be noted that the Texas Manual on Uniform Traffic Control Devices (TMUTCD) is incorporated by reference in the TAC and shall be recognized as the Texas standard for all traffic control devices installed on any public street, highway, bikeway, or private road open to public travel.

2013 Outdoor Developed Areas Guidelines

The Access Board is responsible for developing accessibility guidelines for the construction and alteration of facilities covered by the ADA and the Architectural Barriers Act (ABA) of 1968, which include outdoor developed areas. The Outdoor Developed Areas guidelines ensure that the facilities are readily accessible to and usable by people with disabilities. The Access Board issued the current guidelines in 2004. The 2004 guidelines contain provisions for several types of recreation facilities, including boating facilities, fishing piers and platforms, golf facilities, play areas, sports facilities, and swimming pools. The Access Board amended the 2004 guidelines in 2013 by adding new provisions for trails, picnic and camping facilities, viewing areas, and beach access routes constructed or altered by federal agencies or by non-federal entities on federal land on behalf of a federal agency pursuant to a concession contract, partnership agreement, or similar arrangement.



The new provisions for trails, picnic and camping facilities, viewing areas, and beach access routes are not included in the DOJ's 2010 ADA Standards and have no legal effect on state and local governments and private entities subject to DOJ's ADA regulations. State and local governments and private entities may, however, use the provisions for guidance when designing trails, picnic and camping facilities, viewing areas, and beach access routes. State and local governments and private entities are cautioned to check with DOJ about using the technical requirements for outdoor recreation access routes, instead of accessible routes, to connect elements at picnic and camping facilities, viewing areas, and trailheads.

1.7 Maintenance Versus Alterations

The United States DOJ has issued a briefing memorandum on clarification of maintenance versus alteration projects. Information contained in the briefing memorandum is below. This clarification regarding when curb ramp installation is required as part of a project can be used as a reference for City of Garland staff who regularly are involved in maintenance and alteration projects.

The ADA is a civil rights statute prohibiting discrimination against persons with disabilities in all aspects of life, including transportation, based on regulations promulgated by the United States DOJ. DOJ's regulations require accessible planning, design, and construction to integrate people with disabilities into mainstream society. Further, these laws require that public entities responsible for operating and maintaining the public rights-of-way do not discriminate in their programs and activities against persons with disabilities. FHWA's ADA program implements the DOJ regulations through delegated authority to ensure that pedestrians with disabilities have the opportunity to use the transportation system's pedestrian facilities in an accessible and safe manner.

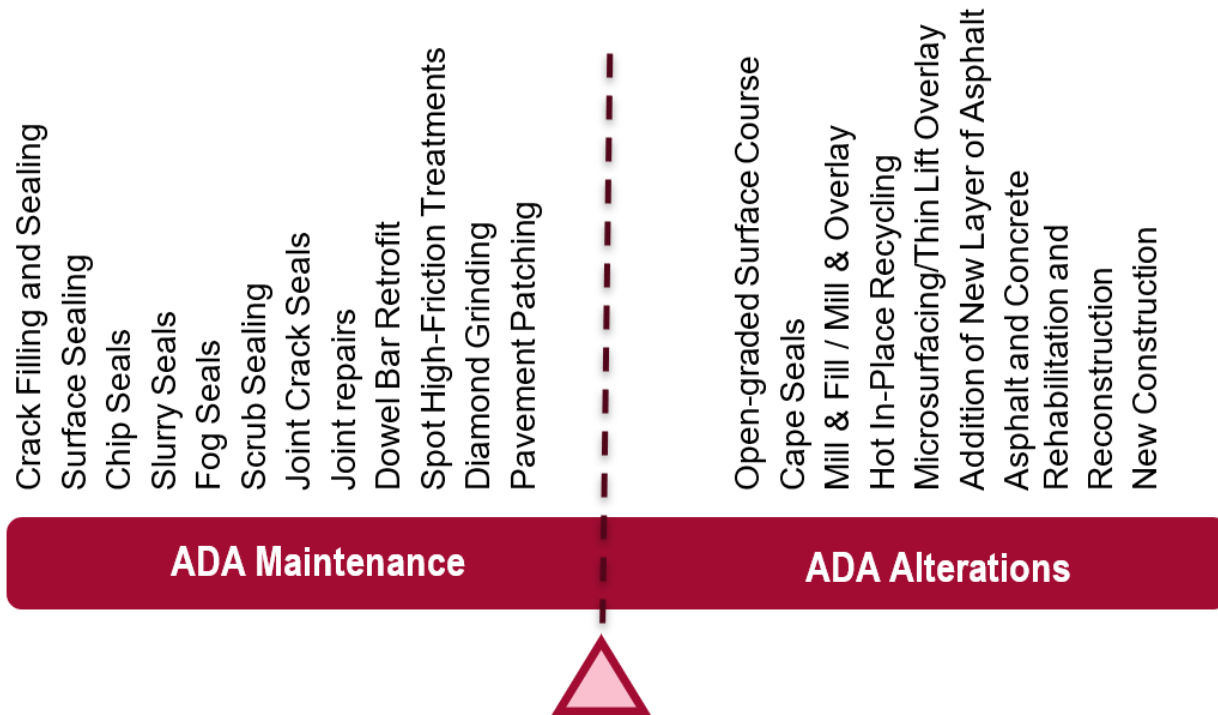
FHWA and DOJ met in March 2012 and March 2013 to clarify guidance on the ADA's requirements for constructing curb ramps on resurfacing projects. Projects deemed to be alterations shall include curb ramps within the scope of the project.

This clarification provides a single Federal policy that identifies specific asphalt and concrete-pavement repair treatments that are considered to be alterations – requiring installation of curb ramps within the scope of the project – and those that are considered to be maintenance, which do not require curb ramps at the time of the improvement. Figure 1 provides a summary of the types of projects that fall within maintenance versus alterations.

This approach clearly identifies the types of structural treatments that both DOJ and FHWA agree require curb ramps (when there is a pedestrian walkway with a prepared surface for pedestrian use and a curb, elevation, or other barrier between the street and the walkway) and furthers the goal of the ADA to provide increased accessibility to the public right-of-way for persons with disabilities. This single Federal policy will provide for increased consistency and improved enforcement.



Figure 1. Maintenance versus Alteration Projects



Source: DOJ Briefing Memorandum on Maintenance versus Alteration Projects

1.8 FHWA Guidance on Closing Pedestrian Crossings

An alteration that decreases or has the effect of decreasing the accessibility of a facility below the requirements for new construction at the time of the alteration is prohibited. For example, the removal of an existing curb ramp or sidewalk (without equivalent replacement) is prohibited. However, the FHWA has indicated a crossing may be closed if an engineering study (performed by the City and not included in the scope of this Transition Plan Update) determines the crossing is not safe for any user. The crossing should be closed by doing the following:

- A physical barrier is required to close a crossing at an intersection. FHWA has determined that a strip of grass between the sidewalk and the curb is acceptable as a physical barrier.
- A sign should be used to communicate the closure.

Agencies wishing to close certain intersection crossings should have a reasonable and consistent policy on when to do so written in their Transition Plan or as a standalone document. If safety concerns are established by an engineering study, a pedestrian crossing should not be accommodated for any user. The City of Garland will only consider closing an existing pedestrian crossing if it is determined to be unsafe by an engineering study.



1.9 Previous, Current and Ongoing City Programs that Implement ADA Upgrades

The City of Garland has a robust Capital Improvement Plan (CIP) and an annual maintenance program that include ADA components. These projects and programs have implemented ADA compliant facilities for both the public and City of Garland employees throughout Garland since 1993. New and renovated streets, sidewalks, parks, buildings, web sites, public meetings and council chambers have all been updated to the latest ADA standards as each facility has been renovated, reconstructed, or relocated. Additionally, programs developed by the city are assembled and promoted in accordance with ADA guidelines. While the lists below are extensive, they do not capture the full extent of the efforts the City of Garland has made to date in making the City of Garland fully ADA compliant.

1.9.1 Update on progress of the 1993 ADA Transition Plan

The following is a detailed account of the status of renovations identified in the 1993 ADA Transition Plan. Also demonstrated in this table is that many of these facilities have been completely renovated, reconstructed, or relocated to a newly built facility in which case the extent of the accessibility was fully upgraded to the most current standard upon completion.

Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Animal Pound		Animal pound	Complete	Relocated to new facility
Asphalt Plant	740 Tower St.	No structure-large piles of asphalt stored on the Service Center	Complete	
Auto Pound	1620 Commerce Str.	Due to services provided, no changes are recommended	Complete	N/A
Shared-Use Paths	Not addressed			Addressed in 2013 PROWAG Supplement



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Carver I	222 Carver Dr.	Single story office	Complete	Complete
Carver II	222 Carver Dr.	Single story office with childcare	Complete	Complete
Carver III	210 Carver Dr.	Two Story Office	Not Complete	To be completed: Pad roof beams and install detectable warning at beams.
Central Fire Station	1019 Austin Str.	Single story vehicle storage and living quarters	Not Complete	Full relocation and construction underway 2025/2026
City Hall	200 N Fifth St.	Four story office building	Complete	Fully Renovated
City Salvage Storage	520 Bayway	Two single story buildings (1) kiosk office and steel frame storage warehouse	Complete	N/A
City Warehouse	1720 Commerce St.	Single story building housing the Health Department, Print Shop and Warehouse	Complete	N/A
Communication Shop	1720 Traffic Trail	Single story office and storage	Not Complete	No updates made
Drive Through Tellers	1214 W Avenue A	Single Story office with four drive up, pneumatically served teller stations	Complete	Relocated to new facility
Duck Creek Treatment Plant	750 Duck Creek Way	A multi-structure complex used for offices storage and treating wastewater (27 structures)	Complete	Renovated



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Economic Development Complex	2722 E Kingsley & 2714 W Kingsley	Office, warehouse, and small mfg.	Complete	Relocated to new facility
Fire Station #2	3136 S Shiloh Rd	Single story vehicle storage and living quarters	Complete	Relocated to new facility
Fire Station #3	3501 Bobbie Ln	Single story vehicle storage and living quarters	Complete	Relocated to new facility
Fire Station #4	3422 Broadway	Single story vehicle storage and living quarters	Complete	Relocated to new facility
Fire Station #5	5626 Lyons Rd	Single story vehicle storage and living quarters	Complete	Relocated to new facility
Fire Station #6	2009 Holford Rd	One story vehicle storage and living quarters	Complete	Relocated to new facility 2024
Fire Station #7	2545 Naaman School Rd	One story vehicle storage and living quarters	Not Complete	No updates made but relocating 2025/2026
Fire Support Services	1027A Austin St.	Single story office and storage	Complete	Relocated to new facility
Fire Training Center	725 Tower St.	Single story classroom and three-story training tower	Complete	Relocated to a new facility
Firewheel Golf Course	600 W Blackburn Rd	Office and equipment storage	Not Complete	To be completed: Reroute golf carts or add warning devices at crossing
Firewheel Golf Course/Storage Compound	550 W Blackburn Rd.	Single story (portable building type) office and storage area	Complete	N/A



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Firewheel Golf Pavilion	434 W Blackburn Rd	Single story partially covered entertainment structure (assembly to 500)	Not Complete	To be completed: Provide better access to Pavilion
Fleet Maintenance Center	1725-1 Main Line	Portable office used to release repaired vehicles at end of main center	Complete	N/A
Fleet Maintenance Storage Center	1720 Gasoline Alley	Single story storage barn for tires	Complete	N/A
Fleet Maintenance Service Center (Light Vehicle)	1725 Gasoline Alley	Single story office, parts room and light vehicle maintenance center	Complete	Complete
Fleet Maintenance Service Center (Heavy Equipment)	601 Main Line	Single story office and heavy equipment maintenance and repair center	Complete	N/A
Health Department /Print Shop	1720 Commerce Str.	Single story office and warehouse complex	Not Complete	To be completed: Replace threshold with 1/2 inch material
Landmark Museum	311 State Str.	Single story frame railroad depot with pullman passenger car on display, assembly less than 50 people.	Not Complete	To be completed: replace latch set knobs with levers, install grab bars, replace faucet knobs
Lyle House	200 N Fourth Str.	Single story frame house (historical). storage facility	Complete	No longer part of City inventory.



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Main Street Municipal Building	800 Main Street	Three story office	Complete	Complete
Nicholson Library	625 Austin	Single story with basement	Complete	No longer part of City inventory.
Old Fire Station	102 S Sixth Str.	Two story office building being used as a meeting place for a boy scout troop and as a gym for the Police Department	Complete	N/A
Old Jail	605 Avenue A	Single story brick building	Complete	N/A
Pace House	200 N Fourth Str.	Single story frame house (Historical), assembly to 50 people	Complete	Facility has been raised
Parks Conference Building	624 Apollo	Single story assembly to 49 people	Complete	Complete
Parks Department Offices	624 Apollo	Single family residence converted to a office building	Complete	Complete
Parks Department Service Center	525 Tower	Single story office and minor maintenance and repair of Parks Department equipment complex (5 structures)	Not Complete	No updates made.
Parks Storage Building	105 S Fifth Str.	Metal storage building for park equipment	Complete	N/A



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Performing Art Center	300 N Fifth Str.	Single story, assembly to 700 main auditorium/400 small auditorium	Complete	Complete
Personnel Building	203 N Fifth Str.	Single story brick office building	Complete	Complete
Plaza on the Square	200 N Sixth Str.	Paved area with fountain and center reflecting pool	Complete	Complete
Plaza Theatre	529 State Str.	Single story theater with balcony (assembly less than 200)	Complete	N/A
Police & Courts Building	217 N Fifth Str.	Four Story Office	Complete	Relocated to new facility
Police Generator Building	217 N Fifth Str.	Single story equipment building	Complete	N/A
Police Property Storage Building	1640 Commerce Str.	Single story office and Storage	Complete	Relocated to new facility
Records Storage & PCB Containment Building	239 Main Line	Single story records storage, PCB and chemical containment building	Complete	N/A
Ridgewood Branch Library	120 Kingsley Rd	Single story public library	Complete	Facility to be raised
Rowlett Treatment Plant	2500 Centerville Rd	2500 Centerville Rd.	Complete	Complete



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Sanitation Department	1434 Commerce Str.	One story office building	Not Complete	Partial updates made/ renovation pending 2025
Sanitation Landfill	3637 Castle Rd.	(2) one story buildings (1 kiosk office 10'x14') (1 equipment maintenance building)	Complete	N/A
Sanitation Recycling Center	1434 Commerce Str.	Single story collection point for recyclable items	Complete	N/A
Sanitation Transfer Station	1434 Commerce Str.	Garbage collection station	Complete	N/A
Senior Citizen Center	901 State Str.	Single story office, assembly less than 50	Complete	Facility has been raised
Street Department	1775 Gasoline Alley	Single story office and vehicle maintenance shop	Complete	Relocated 2024
Transportation Operations	409 Forest Gate	Single story office and a vehicle and equipment yard	Complete	Complete Renovation 2021
1200 Main	1200 Main Str.	Two story offices - vacant	Complete	Not in City inventory.
Walnut Branch Library	3320 W Walnut	Single story public library	Complete	Renovated 2020
Water Department Operations Building	2343 Forest Ln	Single story office building with an equipment storage area	Complete	Relocated 2024
Water Utilities Building	2343 Forest Ln	Two story office, maintenance, and conference room	Complete	Facility raised 2024



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Women's Activity Building	713 Austin Rd	Single story office - assembly to 75	Not Complete	Most changes still pending - Temp Central Library.
Electric Administration	504 State Str.	Two story office Building	Relocated 2010	Relocated to new facility
Electric Distribution Center	1755 Gasoline Alley	Single story office and three vehicle storage sheds	Renovated 2018	Full renovation completed 2018
Electric Substations	different locations	N/A	N/A	
Electric Substations Office	521 E Avenue B	Single story office building with a mezzanine for storage and a small transformer brick building	No changes	
Newman Power Plant	525 E Avenue B	A multi structured complex used for offices, for generating power and storage two of the offices and storage areas have a gravel driving surface (8 structures)	Renovated 2010, complex no longer is generating power	Partial renovation completed 2010
Old Power Plant	601 Avenue A	Plant	N/A	
Olinger Power Plant	Lake Lavon Plant Site	One story office. power generating plant, machine shop and storage sheds (9 structures)	No changes	
UPS Building	200 N Fifth Str.	Backup power supply for the city computer system	N/A	



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Audubon Park Surf & Swim	342 Oates Rd	Swimming pool, Office & Concession stands	New facility design underway	N/A
Audubon Recreation & Gym	342 Oates Rd	Recreation center	Completed 2021	Building expansion and interior renovation
Audubon Soccer Field	342 Oates Rd	Soccer Field & Concession Building	Not Complete	None
Bradfield Baseball Park	1146 Castle Dr.	Baseball Field & Concession Stand	Completed 2022	Replaced restroom and concession building and surrounding plaza pavement
Bradfield Park Pool	1146 Castle Dr.	Swimming Pool	Not Complete	None
Bradfield Recreation & Gym	1146 Castle Dr.	Recreation Center	Not Complete	None
Carter Softball Complex	480 Oates Dr.	Softball complex with (1) Office building (1) Concession building (1) Storage building and restrooms	Completed 2023	Shade structure replaced
Central Park	1410 W Avenue F	Football and Baseball fields and tennis courts	Completed 2022	Replaced restroom and concession building and surrounding plaza pavement
Garland Tennis Center	845 Briarwood	Pro Shop and Tennis courts	Not Complete	None



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Granger Annex	1302 W Avenue F	Single story recreation room	Completed 2023	Renovated interior of building and surrounding access walks
Granger Recreation Center	1300 Avenue F	Single story recreation center	Completed 2019	Renovated interior of building and surrounding access walks
Holford Ball Park	2314 Homestead	Two baseball fields and one football field	Not Complete	None
Holford Park Pool	2314 Homestead	Pool equipment building and pool	New facility design underway	N/A
Holford Recreation Center & Park	2314 Homestead	Recreation Center	New facility design underway	N/A
Incubator	2734 W Kingsley	Management office for Economic Development	N/A	N/A
John Paul Jones	4099 Zion Rd	Several picnic areas connected by a concrete walkway and two restrooms	New facility design underway	N/A
Lou Huff Recreation Center	515 E Avenue B	Single story gymnasium and office	New facility design underway	N/A
111 Ranch Park Pavilion	2121 E Brand	Park with a pavilion	Not Complete	None



Table 2. Summary of Improvements for Barriers Identified in the City of Garland 1993 ADA Transition Plan (Continued)

Project Status of 1993 Upgrades				
Facility	Address	Description	2023 Status	Work Completed
Parks Department Green House	1221 Spring Creek Dr.	Single story	Repairs from damage caused by windstorm	TBD
Pecan Grove Park	3858 S Glenbrook Dr.	Concession stand, restrooms, swimming pool and park	Completed 2023	New splashpad and restroom replaced old facility
Winter Soccer Field	1601 Spring Creek	Concession Stand, restroom, and soccer fields	Not Complete	None
Winter Softball Complex	1330 Spring Creek	Softball Complex	Completed 2022	Playground added in 2022
Water Department Pump Stations	3217 Apollo, 1060 N Shiloh Rd, 817 E Centerville, 700 Wallace, 2343 Forest Ln	Above and underground pump stations for the water storage systems	N/A	N/A



1.9.2 City of Garland CIP Projects

The City of Garland builds, reconstructs, and rehabilitates numerous buildings, streets, and parks through its Capital Improvement Projects. As each of these are constructed, all facilities are updated to current ADA standards. The following is a list of CIP projects that have an ADA component since 1993. The City of Garland also partners with regional agencies such as the DART, Dallas County, TxDOT and the North Central Council of Governments (NCTCOG) and applies for federal and state funding through the Regional Transportation Council and TxDOT. Recently the City of Garland partnered with DART and the RTC to construct \$5M in sidewalks including barrier free ramps surrounding the DART LRT Downtown Station.

Table 3. Summary of CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993

CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993	
Year	Project
1993	Valley Creek Parkway (Firewheel Parkway) - SH-190 to Northeast Pkwy.
1993	Northeast Parkway (Firewheel Parkway) - Mars Dr. to Valley Creek Pkwy. (Firewheel Pkwy)
1994	Country Club Road - Centerville Rd. to Miller Rd.
1994	S. First Street - Valencia Dr. to Centerville Rd.
1994	Kingsley Road - Prescott Dr. to Gardenia Dr.
1994	Country Club Road and Miller Road Intersection Improvements
1994	Kingsley Road - Saturn Rd. to Pecan Dr.
1995	Crist Road - PGBT to Naaman School Rd.
1995	Lyons Road - Winell Dr. to Bobtown Rd.
1995	Miller Road - Duck Creek to Delmar Dr.
1997	Kingsley Road - S. Garland Ave. (SH-78) to Saturn Rd.
1997	Telecom Parkway Extension - SH-190 (PGBT) to Blackburn Rd. (Lookout Dr.)
1997	S. Garland Ave. (CH-78) Parkway Improvements - Patricia Ln. to Miller Rd.
1997	Avenue D (SH-66) Sidewalk Improvements - First St. to Dairy Rd.
1998	Campbell Road - SH-190 (PGBT) to Holford Rd.
1998	Jupiter Road - Forest Ln. to Buckingham Rd.



Table 3. Summary of CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993 (Continued)

CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993	
Year	Project
1993	Valley Creek Parkway (Firewheel Parkway) - SH-190 to Northeast Pkwy.
1993	Northeast Parkway (Firewheel Parkway) - Mars Dr. to Valley Creek Pkwy. (Firewheel Pkwy)
1994	Country Club Road - Centerville Rd. to Miller Rd.
1994	S. First Street - Valencia Dr. to Centerville Rd.
1994	Kingsley Road - Prescott Dr. to Gardenia Dr.
1994	Country Club Road and Miller Road Intersection Improvements
1994	Kingsley Road - Saturn Rd. to Pecan Dr.
1995	Crist Road - PGBT to Naaman School Rd.
1995	Lyons Road - Winell Dr. to Bobtown Rd.
1995	Miller Road - Duck Creek to Delmar Dr.
1997	Kingsley Road - S. Garland Ave. (SH-78) to Saturn Rd.
1997	Telecom Parkway Extension - SH-190 (PGBT) to Blackburn Rd. (Lookout Dr.)
1997	S. Garland Ave. (CH-78) Parkway Improvements - Patricia Ln. to Miller Rd.
1997	Avenue D (SH-66) Sidewalk Improvements - First St. to Dairy Rd.
1998	Campbell Road - SH-190 (PGBT) to Holford Rd.
1998	Jupiter Road - Forest Ln. to Buckingham Rd.
1998	SH-78 (Lavon Dr.) Soundwall - Walnut Cir. To Pyramid Dr. (Sidewalk included)
1999	Northwest Highway at Plaza Dr. Intersection Improvements
1999	Broadway Blvd. at Dairy Rd. Intersection Improvements
1999	O'Banion Road - LaPrada Dr. to Oates Rd.



Table 3. Summary of CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993 (Continued)

CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993	
Year	Project
2000	Campbell Road - Hidden Springs Ln. to SH-190 (PGBT)
2000	Buckingham Road - First St. to SH-78 (Lavon Dr.)
2000	Brand Road Bridge over Rowlett Creek - Muirfield Dr. to Talley Rd.
2001	LaPrada Drive - Northwest Hgwy. to O'Banion Rd.
2001	Naaman Forest Blvd. Extension - N. Garland Ave. to 700 LF West
2001	Naaman Forest Blvd. - N. Garland to 1123 LF Southeast
2001	Duck Creek Drive - Oates Rd. to Broadway Blvd.
2002	O'Banion Road - Centerville Rd. to Meadowhill Rd.
2002	Castle Drive Sidewalk - Mars Dr. to Navasota Dr.
2002	Campbell Road - Holford Rd. to Water Oak Dr.
2002	Apollo Road - Jupiter Rd. to N. Garland Ave.
2002	Dairy Road - Miller Rd. to SH-66
2002	Glenbrook Drive - Kingsley Rd. to Miller Rd.
2002	Lawler Road - Plano Rd. to Jupiter Rd.
2002	Yale Dr. - Justice Ln. to Cornell Dr. (Part of Lawler Project)
2003	Northwest Highway - IH-635 to Centerville Rd. (Sidewalk Replacement/Missing sections)
2003	N. Garland - SH-190 (PGBT) to Campbell Rd.
2003	Dairy Road - Miller Rd. to Celeste Dr.
2003	Firewheel Parkway - SH-190 to SH-78
2004	Fire Station No. 11 (Belt Line Rd. and Sam Houston Dr.)



Table 3. Summary of CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993 (Continued)

CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993	
Year	Project
2004	Saturn Road - Northwest Hgwy. To Kingsley Rd.
2004	Winters Park Parking Lot Expansion (Spring Creek Dr.)
2004	NE Corner of W. Walnut St. and N. Jupiter Rd. (Parking and Sidewalk Improvements)
2004	Texas Smartscape and Sidewalk (Ave. B, Garvon St. and Bankhead St.)
2004	Galaxie Road - Arapaho Rd. to Apollo Rd.
2004	Rosehill Road - Broadway Blvd. to Oates Rd.
2004	Bobtown Road - Lyons Rd. to High Dr.
2004	Garland Fire Station No. 2 (Shiloh Rd. and Wood St.)
2004	Greenbelt Parkway - Duck Creek Dr. to IH-30)
2004	Crist Road - Belt Line Rd. to SH-78
2005	Miller Road - First St. to Centerville Rd.
2005	Zion Road - IH-30 to Candlestick Rd.
2006	Kingsley Rod Realignment - First St. to Centerville Rd.
2007	Kingsley Road - First St. to Centerville Rd.
2007	Naaman School Road - SH-78 to Pleasant Valley Rd.
2007	Fifth Street - Ave. D to Cedar Dr.
2008	Country Club Road - Commerce St. to E. Walnut St.
2010	Yale Drive - Walnut St. to Lawler Rd.
2010	Windsor Park No. 3 Screening Wall - Waterhouse Blvd. to Wallingford Dr.
2011	Intersection Improvements - Buckingham Rd. and N. Shiloh Rd.



Table 3. Summary of CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993 (Continued)

CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993	
Year	Project
2011	Naaman Forest Blvd. - Ranger Dr. to E. Brand Rd.
2011	Bunker Hill Road - SH-78 to Miles Rd.
2012	Intersection Improvements - W. Walnut Cir. And SH-78
2013	West Pressure Place Improvements - Section I (Wallace Dr., Carmen Dr., Delano Dr. and S. Fifth St.)
2013	West Pressure Place Improvements - Section II (Ridgedale Dr. and Rainer Cir.)
2013	West Pressure Plane Improvements - Section III (Lewis Dr. and Old Orchard Rd.)
2014	Garland City Center - Austin St. Fifth St. and State St.
2014	Dairy Road - Broadway Blvd. to E. Celeste Dr.
2014	Northwest Hwy. at Marketplace Dr. Intersections Improvements
2014	Miller Road - Garland East City Limits to Dexham Rd. (Bridge over Rowlett Creek)
2014	Parkmont Drive Area Improvements (Parkmont Dr., Gary Dr., Larry Dr. and Daiel Dr.)
2015	Northwest Highway - Centerville Rd. to LaPrada Dr.
2015	Fifth Street - Cedar Dr. to Miller Rd.
2015	Sixth Street Crossing (Fifth St., Sixth St., Austin St. and Walnut St.)
2015	Northwest Hwy - Centerville Rd. to La Prada Dr.
2015	East Oates Road - Broadway Blvd. to Rosehill Rd.
2015	Bobtown Road - Rowlett Rd. to Roan Rd. (Trail Extension)
2015	Waterhouse Blvd. - Bobtown Rd. to Roan Rd. (Trail Extension)
2016	Pleasant Valley Road - Firewheel Pkwy. To Richfield Dr.
2016	Stonewall Street - Southern Dr. to Quail Hollow Dr.



Table 3. Summary of CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993 (Continued)

CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993	
Year	Project
2016	Fifth Street - Kingsley Rd. to Ridgedale Dr.
2016	Nash Street Water Main Replacement - Garland Ave. to Hillcrest Dr.
2016	Justice and Tynes Water Main Replacements
2016	S. Country Club Road - Wendell Way to Rowlett Rd.
2016	Pleasant Valley Road - Richfield Dr. to Old Miles Road (Bridge over Rowlett Creek Trail Extension)
2017	Fifth Street - Briarwood Dr. to W. Miller Rd.
2017	Shiloh Road - IH-635 to Kingsley Rd.
2017	Glenbrook Drive - Carroll Dr. to Centerville Rd.
2017	Guthrie Sidewalk - Emberwood Dr. Alley to Faircove Cir. Alley
2017	Heritage Crossing Phase II - Streetscape, Landscape and sidewalks along Walnut St.
2018	Valley Mills Drive Water Improvements and Street Replacement - La Prada Dr. to Grinnell Dr.
2018	Apollo Road Sidewalk Improvements - Garland Rd. to Spring Creek Dr.
2018	MGR Bikeway and Duck Creek Trail Connections - Glenbrook Dr. to Duck Creek Dr. and Greenbelt Pkwy. To Duck Creek (IH-30) Trail
2018	Buckingham Road and SH-78 (Lavon Dr.) Intersection Improvements
2018	2018 Paving, Water and Wastewater Replacements Phase 2 - Middle Glen Dr., Daugherty Dr., Carroll Dr., Carroll Way and Carroll Cir.
2018	Street Replacements - Club Creek Blvd. - Club Creek Cir. T Windridge Dr.
2019	Garland Pedestrian Path - Forest Jupiter DART Station to Medical Facility at Clara Barton Blvd./Marie Curie Blvd.
2019	Bosque Drive Water, Wastewater and Paving Improvements - Bringle Ln. to Rivercrest Ln.



Table 3. Summary of CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993 (Continued)

CIP Projects With Sidewalk and/or Barrier Free Ramp Improvements Since 1993	
Year	Project
2019	Alta Oaks Dr., Dove Meadow Dr. Emberwood Dr. and Freeport Dr. Water, Wastewater Paving Replacements
2019	Martindale Dr. and Blue Creek Dr. Water, Wastewater and Paving Replacements
2019	North Court, Coliad dr., and Meadow Green Dr. Water, Wastewater and Paving Replacements
2020	Field Knoll Drive - Clover Valley to End of Field Knoll Dr.
2020	Stroud Lane - Valley Mills Dr. to Chestnut Pl.
2021	Glenbrook Drive - Centerville Rd. To Carroll Dr.
2021	Carroll Drive Water, Wastewater and Paving Replacements - Douglas Dr. to Glenbrook Dr.
2021	Hanover Dr., Richland Dr. and Plantation Rd. Water Main Replacements - Barrier Free Ramps Installed at Intersections
2022	2022 Paving, Water and Wastewater Improvements (Delmar Dr., Briar Way, Columbine Dr., Mayapple Dr., Goldenrod Dr., Lupine,k Dr. and Dandelion Dr.)



Table 4. Summary of Parks Department CIP Projects Since 1993

Parks Department CIP Project List (1993 - 2024)	
Year	Project Name
1993	Spring Creek Greenbelt Development
1993	Winters Park Amphitheatre
1993	Playground Improvements
1994	Windsurf Bay Park Development
1994	Audubon Park – Carter Lighting
1997	Winters Softball Complex - Canopies
1999	Duck Creek Trail Improvements
1999	Surf and Swim Renovation
2000	John Paul Jones Shoreline Stabilization
2000	Acoustic Improvements at the Senior Activity Center
2000	Rivercrest Branch/Rowlett Creek Preserve
2000	Rick Oden Tennis Center Improvements
2000	Bill Cody Ballfield Lighting
2000	Athletic Fencing Improvements
2001	Surf and Swim/Conventional Pool Renovation
2001	Gale A. Fields Recreation Center
2001	Bradfield Park Pedestrian Bridge
2001	Joint GISD HS Baseball Field Lighting
2001	Pool Improvements at Bradfield
2001	Plaza Theater Renovation



Table 4. Summary of Parks Department CIP Projects Since 1993 (Continued)

Parks Department CIP Project List (1993 - 2024)	
Year	Project Name
2002	Gale A. Fields Recreation Center – Clocktower and Plaza
2002	Bradfield/Holford/Central Park Restroom Renovations
2002	Restrooms at Rick Oden and Central Parks
2002	Carter Softball Lighting
2004	Central Park Ballfield #5
2004	Winter Parking Lot Expansion
2009	Lon L. Wynne Park Improvements
2009	Rowlett Creek Greenbelt
2010	Bradfield Recreation Center Renovation
2011	Spring Creek Forest Visitors Center
2012	Bradfield, Wynne, & Holford Pools
2012	Carter Softball Facility Improvements
2013	Atrium Renovations
2013	Hollabaugh Park Dev. (W. Garland Rec. Ctr.)
2013	Carter Softball Facility Improvements
2013	Bradfield, Wynne, & Holford Pools
2013	Rowlett Creek Greenbelt
2013	Windsurf Bay Park
2013	Audubon Soccer Field Lighting
2013	Spring Creek Greenbelt Trail



Table 4. Summary of Parks Department CIP Projects Since 1993 (Continued)

Parks Department CIP Project List (1993 - 2024)	
Year	Project Name
2015	Audubon Picnic Area
2015	Downtown Square - Fountain/Pool Paving
2015	Fencing - Audubon and Winters Soccer Complex
2015	GALE FIELDS RECREATION CENTER - ADDITION
2019	GREENBELT DRAINAGE IMPROVEMENTS
2019	Winters Park/Spring Creek Greenbelt Trail
2019	Granger Recreation Center renovation
2019	Cultural Arts Facilities Renovations
2019	Surf & Swim Expansion
2020	Central Park – Dog Park Addition
2020	Central Park Playground Improvements
2020	Eastern Hill Playground Park Improvements
2020	One Eleven Ranch Park Playground Improvements
2020	Sports Field Lighting at Winters Park
2021	Audubon Recreation Center – Renovation/Expansion
2021	Central Park – Paving, Drainage, & Sanitary Sewer Improvements
2021	Duck Creek – Pedestrian Bridge / Trail Project
2021	Playground improvements/renovation at Bob Hall Park.
2021	Playground improvements/renovation at Douglas Park.
2021	Playground improvements/renovation at Duck Creek Greenbelt Park



Table 4. Summary of Parks Department CIP Projects Since 1993 (Continued)

Parks Department CIP Project List (1993 - 2024)	
Year	Project Name
2021	Playground improvements/renovation at Lou Huff Park
2021	Playground improvements/renovation at Oaks Branch Greenbelt Park
2022	Central Park Baseball –concession/storage building
2022	Central Park Football – restroom/ concession building
2022	Cullom Park – Parking Lot Renovation
2022	Holford Park – restroom/ concession building
2022	Playground improvements/renovation at Alamo Park.
2022	Playground improvements/renovation at Betsy Ross Park.
2022	Playground improvements/renovation at Dorfman Park.
2022	Playground improvements/renovation at Peavy Park.
2022	Duck Creek Greenbelt Park – Parking Lot Renovation
2022	Duck Creek O'Banion – Parking Lot Renovation
2022	Playground improvements/renovation at Edward White Park.
2022	Playground improvements/renovation at Grissom Park.
2022	Playground improvements/renovation at Harold R. Bisby Park.
2022	Playground improvements/renovation at John J. Cullom Park.
2022	Playground improvements/renovation at Meadowcreek Branch Park.
2022	Playground improvements/renovation at Winters Softball Complex.
2022	Rick Oden Skatepark
2023	Ablon Pond and Fishing Pier Improvements



Table 4. Summary of Parks Department CIP Projects Since 1993 (Continued)

Parks Department CIP Project List (1993 - 2024)	
Year	Project Name
2023	Audubon Park – Restroom Building
2023	Bill Cody Parking Lot Renovation
2023	Bradfield Park – Restroom/ Concession Building
2023	Central Park Baseball Parking Lot Renovation
2023	Downtown – Restroom Building
2023	Duck Creek Central Trail Segment 1
2023	Duck Creek Central Trail Segment 2
2023	Embree Park – Parking Lot Renovation
2023	Embree Park Splash Pad
2023	Garland Downtown Square
2023	Garland Downtown Streetscapes
2023	Granger Rec Center at Central Park Parking Lot Renovation
2023	Lon Wynne Park Splash Pad
2023	Playground Addition at M.G. (Jerry) Carter, Sr. Softball Complex
2023	Playground improvements/renovation at Armstrong Park.
2023	Playground improvements/renovation at Independence Park.
2023	Playground improvements/renovation at Lon Wynne Park.
2023	Playground improvements/renovation at Montgomery Park.
2023	Playground improvements/renovation at Spring Creek Greenbelt - Fred E. Harris
2023	Playground improvements/renovation at Tinsley Park.



Table 4. Summary of Parks Department CIP Projects Since 1993 (Continued)

Parks Department CIP Project List (1993 - 2024)	
Year	Project Name
2023	Playground improvements/renovation at Woodland Park.
2023	Playground improvements/renovation at Yarborough Park.
2023	Rick Oden Park Phase 1 & 2
2023	Tinsley Park - Parking Lot Renovation
2024	Bisby Transmission Trail
2024	Duck Creek South Extension Trail
2024	Garland Downtown Square - Infrastructure and Intersection Improvements
2024	Gatewood Pavilion Renovation and Parking Reconstruction
2024	Granger Annex Renovation
2024	Hollabaugh Recreation Center – Expansion/Renovation
2024	Lottie Watson Park – Futsal Court
2024	Lottie Watson Park - Splash Pad



1.9.3 City of Garland Programs

In addition to the ADA CIP projects from prior years, the City of Garland currently implements ADA compliant designs through the following programs:

The Public Works Department Street Maintenance Program encompasses curb and gutter, pavement, and sidewalk maintenance, all which improve the pedestrian path of travel in the public rights-of-way and help maintain accessible routes within the City of Garland in an accessible condition. The following are a list of yearly expenditures since the year 2000. The Transportation Department constructs and maintains traffic signals through various CIP Programs. As each new traffic signal is installed, it is constructed to the ADA standard in effect at that time. A separate Modernization program is in place that reconstructs aging traffic signals. As each signal is reconstructed, the accessibility of the signal is evaluated based on the current standard at that time and any deficiencies are updated accordingly. Ramp upgrades for these projects are included in the sidewalk funding below. Funding for ADA upgrades has not been tracked separately from the general signal upgrades so no data on this is provided here.

Table 5. Summary of Street ADA Project Expenditures Since 2000

Project Status of 1993 Upgrades					
Fiscal Yr	Description	ADA (sq. yd.)	Sidewalk (sq. yd.)	ADA Cost	Sidewalk Cost
FY 2001-02	Alley Rehab	15.00	0.00	\$1,565.70	\$0.00
FY 2001-02	Alley Reconstruction	150.00	0.00	\$15,657.03	\$0.00
FY 2001-02	Street Rehab	0.00	12.00	\$0.00	\$450.89
FY 2001-02	Street Reconstruction	35.40	2,264.40	\$3,695.06	\$85,083.47
FY 2001-02	CDBG	0.00	2,258.40	\$0.00	\$84,858.02
FY 2002-03	Alley Reconstruction	23.40	0.00	\$2,515.77	\$0.00
FY 2002-03	Street Rehab	106.55	148.00	\$11,455.36	\$5,727.84
FY 2002-03	Street Reconstruction	290.71	8,108.35	\$31,254.70	\$313,806.38
FY 2002-03	CDBG Alley Reconstruction	45.60	9.70	\$4,902.53	\$375.41
FY 2002-03	CDBG Street Rehab	0.00	105.60	\$0.00	\$4,086.89
FY 2002-03	CDBG Street Reconstruction	21.00	1,516.00	\$2,257.74	\$58,671.67
FY 2002-03	CDBG Sidewalk Rehab	0.00	548.00	\$0.00	\$21,208.49
FY 2004-05	Alley Reconstruction	37.30	0.00	\$4,254.40	\$0.00



Table 5. Summary of Street ADA Project Expenditures Since 2000 (Continued)

Project Status of 1993 Upgrades					
Fiscal Yr	Description	ADA (sq. yd.)	Sidewalk (sq. yd.)	ADA Cost	Sidewalk Cost
FY 2004-05	Street Rehab	406.20	1,031.70	\$46,330.79	\$42,360.12
FY 2004-05	Street Reconstruction	57.80	1,051.60	\$6,592.61	\$43,177.18
FY 2004-05	CDBG Street Rehab	104.00	551.05	\$11,862.14	\$22,625.32
FY 2004-05	CDBG Street Reconstruction	78.60	3,280.60	\$8,965.04	\$134,696.72
FY 2005-06	Alley Reconstruction	79.00	49.00	\$9,280.99	\$2,072.23
FY 2005-06	Street Rehab	0.00	16.00	\$0.00	\$676.65
FY 2005-06	Street Reconstruction	355.50	9,603.50	\$41,764.44	\$406,135.07
FY 2005-06	CDBG Alley Reconstruction	5.00	6.00	\$587.40	\$253.74
FY 2005-06	CDBG Street Rehab	10.00	35.00	\$1,174.81	\$1,480.16
FY 2005-06	CDBG Street Reconstruction	289.90	5,504.10	\$34,057.69	\$232,770.14
FY 2006-07	Alley Reconstruction	142.00	0.00	\$17,182.75	\$0.00
FY 2006-07	Street Reconstruction	165.00	7,057.00	\$19,965.87	\$307,396.06
FY 2006-07	CDBG Street Reconstruction	168.20	4,486.00	\$20,353.08	\$195,405.80
FY 2007-08	Alley Reconstruction	33.60	175.40	\$4,187.75	\$7,869.46
FY 2007-08	Street Rehab	85.00	0.00	\$10,594.01	\$0.00
FY 2007-08	Street Reconstruction	63.00	8,587.00	\$7,852.03	\$385,262.61
FY 2007-08	CDBG Street Reconstruction	34.00	465.00	\$4,237.60	\$20,862.60
FY 2008-09	Alley Reconstruction	87.30	83.70	\$11,207.09	\$3,867.93
FY 2008-09	Street Rehab	80.00	423.00	\$10,269.96	\$19,547.58
FY 2008-09	Street Reconstruction	590.50	7,293.50	\$75,805.13	\$337,045.56
FY 2008-09	CDBG Street Reconstruction	149.90	3,305.10	\$19,243.33	\$152,734.53



Table 5. Summary of Street ADA Project Expenditures Since 2000 (Continued)

Project Status of 1993 Upgrades					
Fiscal Yr	Description	ADA (sq. yd.)	Sidewalk (sq. yd.)	ADA Cost	Sidewalk Cost
FY 2009-10	Alley Reconstruction	41.00	59.00	\$5,421.25	\$2,808.29
FY 2009-10	Street Reconstruction	415.50	9,715.50	\$54,939.78	\$462,439.59
FY 2009-10	CDBG Street Reconstruction	107.60	1,999.40	\$14,227.49	\$95,167.69
FY 2010-11	Alley Reconstruction	41.20	77.30	\$5,611.13	\$3,789.72
FY 2010-11	Street Reconstruction	367.00	9,209.50	\$49,982.64	\$451,505.59
FY 2010-11	CDBG Street Reconstruction	51.00	723.00	\$6,945.82	\$35,445.85
FY 2011-12	Alley Reconstruction	18.60	66.40	\$2,609.18	\$3,352.99
FY 2011-12	Street Rehab	17.00	15.00	\$2,384.73	\$757.45
FY 2011-12	Street Reconstruction	1,886.20	8,750.80	\$264,592.85	\$441,887.85
FY 2011-12	CDBG Street Reconstruction	101.10	1,491.90	\$14,182.13	\$75,336.25
FY 2012-13	Alley Reconstruction	39.20	58.30	\$5,663.88	\$3,032.29
FY 2012-13	Street Reconstruction	356.00	10,165.00	\$51,437.23	\$528,699.51
FY 2012-13	CDBG Street Reconstruction	96.05	1,610.95	\$13,877.94	\$83,788.34
FY 2013-14	Alley Reconstruction	58.50	160.50	\$8,706.04	\$8,598.32
FY 2013-14	Street Reconstruction	344.00	7,660.00	\$51,194.50	\$410,362.36
FY 2013-14	CDBG Street Reconstruction	85.50	1,391.50	\$12,724.21	\$74,545.59
FY 2014-15	Alley Reconstruction	45.10	178.90	\$6,913.19	\$9,871.57
FY 2014-15	Street Rehab	0.00	7.00	\$0.00	\$386.25
FY 2014-15	Street Reconstruction	205.70	4,266.80	\$31,530.90	\$235,438.92
FY 2014-15	CDBG Street Reconstruction	188.80	1,853.80	\$28,940.37	\$102,291.34
FY 2015-16	Alley Reconstruction	105.90	201.10	\$16,719.96	\$11,429.45



Table 5. Summary of Street ADA Project Expenditures Since 2000 (Continued)

Project Status of 1993 Upgrades					
Fiscal Yr	Description	ADA (sq. yd.)	Sidewalk (sq. yd.)	ADA Cost	Sidewalk Cost
FY 2015-16	Street Reconstruction	392.00	5,319.00	\$61,890.69	\$302,303.51
FY 2015-16	CDBG Street Reconstruction	21.00	1,807.00	\$3,315.57	\$102,700.22
FY 2016-17	Alley Reconstruction	145.50	134.50	\$23,661.35	\$7,873.59
FY 2016-17	Street Reconstruction	594.00	7,656.00	\$96,596.84	\$448,179.87
FY 2016-17	CDBG Street Reconstruction	73.00	2,240.00	\$11,871.33	\$131,128.91
FY 2017-18	Alley Reconstruction	223.00	92.00	\$37,352.41	\$5,547.22
FY 2017-18	Street Reconstruction	409.00	7,030.50	\$68,507.33	\$423,910.20
FY 2017-18	CDBG Street Reconstruction	298.00	2,738.00	\$49,914.87	\$165,090.12
FY 2018-19	Alley Reconstruction	213.00	70.00	\$36,747.73	\$4,347.33
FY 2018-19	Street Reconstruction	619.00	6,431.00	\$106,792.71	\$399,395.70
FY 2018-19	CDBG Street Reconstruction	22.00	697.00	\$3,795.54	\$43,287.02
FY 2019-20	Alley Reconstruction	299.00	0.00	\$53,132.39	\$0.00
FY 2019-20	Street Reconstruction	316.00	5,987.00	\$56,153.30	\$382,975.82
FY 2020-21	Alley Reconstruction	83.00	0.00	\$15,191.60	\$0.00
FY 2020-21	Street Reconstruction	113.00	5,404.00	\$20,682.54	\$356,053.01
FY 2021-22	Street Reconstruction	481.00	7,221.00	\$90,679.20	\$490,042.67
FY 2022-23	Street Reconstruction	642.00	8,965.00	\$124,662.22	\$626,648.59
FY 2023-24	Street Reconstruction	218.00	6,081.00	\$43,600.71	\$437,810.33
Total		13,441.91	195,509.35	\$1,992,226.39	\$10,258,737.84



The City's Sidewalk Replacement Plan is a Capital Improvement Program (CIP) that began in 2017 and will include the replacement of approximately two (2) miles of sidewalk adjacent to and within proximity of schools, parks, and community centers in the City, including sidewalk adjacent to major and collector roadways and local neighborhood streets.

Table 6. Summary of Sidewalk and ADA Expenditures Per Year

Sidewalk and ADA Expenditures Per Year		
Year	Expenditure	Quantity of Pavement (Sq yd)
2021	\$708,899.32	10,995
2022	\$1,179,629.97	14,440
2023	\$390,439.13	5,085
2024	\$575,873.44	6,640

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2.0 PUBLIC OUTREACH

The City will hold a public hearing to receive feedback from the general public, external stakeholders, and special interest groups regarding the Transition Plan Update. The proposed Transition Plan Update will be posted on the City's website a minimum of 3-days prior to any public hearing for the public to have an opportunity to review and form a basis for any feedback or recommended amendments. The date, location, and times of each public meeting will be posted on the City's website.

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3.0 SELF-EVALUATION AND SUMMARY OF FINDINGS

This update to the City of Garland's ADA Transition Plan includes the development of an inventory of the programs, services, and activities provided to employees and the public. The updated plan also includes the findings from facility evaluations of a subset of all City-owned/maintained buildings and associated parking lots, parks and associated parking lots, park sidewalk and associated curb ramps, signalized intersections, and public rights-of-way sidewalks and associated curb ramps.

3.1 Programs, Services, and Activities Review

Under the ADA, the City of Garland is required to complete a Self-Evaluation of the City's facilities, programs, policies, and practices. The Self-Evaluation identifies and provides possible solutions to those policies and practices that are inconsistent with Title II requirements. To be compliant, the Self-Evaluation shall consider all the City's programs, services, and activities, as well as the policies and practices the City uses to implement its various programs and services.

To comply with requirements of the plan, the City shall take corrective measures to achieve program accessibility through several methods, including, but not limited to:

- (1) Relocation of programs to accessible facilities;
- (2) Modifications to existing programs so they are offered in an accessible manner;
- (3) Structural methods such as altering an existing facility;
- (4) Policy modifications to ensure nondiscrimination; and
- (5) Auxiliary aids needed to provide effective communication.

When choosing a method of providing program access, the City will attempt to give priority to the method that promotes inclusion among all users, including individuals with disabilities.

PSAs offered by the City to the public should be accessible. Accessibility applies to all aspects of a program, services, or activity, including advertisement, orientation, eligibility, participation, testing or evaluation, physical access, provision of auxiliary aids, transportation, policies, and communication.

However, the City does not have to take any action that will result in a fundamental alteration in the nature of a program or activity, create a hazardous condition for other people, or result in an undue financial and/or administrative burden. This determination should generally be made by the ADA/504 Coordinator and/or an authorized designee of the City, such as the City Manager or their designee, and shall be accompanied by a written statement detailing the reasons for reaching the determination. The determination of undue burden shall be based on an evaluation of all resources available for use. If a barrier removal action is judged unduly burdensome, the City shall consider all other options for providing access that will ensure that individuals with disabilities receive the benefits and services of the program or activity. This process shall be fully documented.



3.1.1 ADA/504 Coordinator (Title I / Title II)

Under the ADA Title II, when a public entity has 50 or more employees based on an entity-wide employee total count, the entity is required to designate at least one (1) qualified responsible employee to coordinate compliance with ADA requirements. The name, office address, and telephone number of this individual shall be available and advertised to employees and the public. This allows for someone to assist with questions and concerns regarding disability discrimination to be easily identified.

The City of Garland has appointed Abel Aguirre as ADA/504 Coordinator for Title I and Title II. Below is the ADA Coordinator's contact information.

Abel Aguirre, ADA/504 Coordinator
Legal Compliance Specialist
200 North Fifth Street
Garland, TX 75040
Office: 972-205-2375
Texas Relay: 7-1-1
aaguirre@garlandtx.gov

The ADA/504 Coordinator contact information shall be provided to interested parties. The following distribution methods should be considered:

- Post on the City website;
- Prominently display in common areas that are accessible to all employees and areas open to the public;
- Provide in materials that are distributed by the City for meetings and events where requests for auxiliary aids or services for effective communication might be needed; and
- Provide in materials that are distributed by the City where ADA questions or concerns may arise.

The ADA Coordinator's information is available on the City's website here: <https://www.garlandtx.gov/4027/ADA-Information.htm>

3.1.2 Roles and Responsibilities of the ADA/504 Coordinator

The responsibilities of the ADA/504 Coordinator include coordinating the City's efforts to comply with Title II and investigating any complaints related to potential violations of Title II. The role of the ADA Coordinator typically includes being the primary contact when members of the public request an auxiliary aid or service for effective communication, such as a sign language interpreter or documents in Braille. An effective ADA Coordinator will be able to efficiently assist people with disabilities with their questions. These roles and responsibilities are consistent with the Department of Justice's guidance for "An Effective ADA Coordinator" (<https://www.ada.gov/pcatoolkit/chap2toolkit.htm>).



3.1.3 ADA Grievance Policy, Procedure, and Form with Appeal Process for the ADA

Local governments with 50 or more employees are required to adopt and publish procedures for resolving grievances in a prompt and fair manner that may arise under Title II of the ADA. The purpose of the ADA grievance procedure is to provide a mechanism for the resolution of discrimination issues at the City level, rather than require the complainant to resort to resolution at the federal level. ADA grievance policies and procedures were developed in December 2021.

The City of Garland Title II ADA Grievance Procedure and Form are provided in **Appendix B** and are also available on the City's website here: <https://www.garlandtx.gov/4029/ADA-Grievance-Procedure>

3.1.4 Public Notice Under the ADA

The ADA public notice requirement applies to all state and local governments covered by Title II, including entities with fewer than 50 employees. The target audience for the public notice includes applicants, beneficiaries, and other people interested in the entity's PSAs. This notice is required to include information regarding Title II of the ADA and how it applies to the PSAs of the public entity. Publishing and publicizing the ADA notice is not a one-time requirement. State and local government entities shall provide the information on an ongoing basis, whenever necessary. The Department of Justice suggests including brief statements about:

- Employment;
- Effective communication;
- Making reasonable modifications to policies and programs;
- Not placing surcharges on modifications or auxiliary aids and services; and
- Filing complaints.

Public Notice Under the ADA: Completed Actions

A City of Garland Public Notice Under the ADA was developed in January 2022. A copy of the City's Public Notice Under the ADA is provided in **Appendix B** and is available on the City's website here: <https://www.garlandtx.gov/4030/Notice-under-ADA>. Publicizing the ADA notice is not a one-time requirement, and the City will provide the information on an ongoing basis, whenever necessary.

3.1.5 ADA Liaison Committee

The ADA Liaison Committee is comprised of representatives from the following City departments: Facilities, Engineering, Parks, Public & Media Relations, Transportation, Streets and the ADA Coordinator. The Chair of this committee will rotate between the following departments on a 1-year term: Facilities, Engineering, Parks, Transportation and Streets. These individuals work closely with the ADA Coordinator to resolve issues regarding the needs of their department and the programs under their management. The ADA Coordinator works closely with the ADA Liaison Committee to coordinate the implementation of plans, programs, policies, and procedures. Each department representative is responsible for keeping a detailed log for all ADA inquiries within their department. This log will be shared with the ADA Coordinator and shall be retained for at least three (3) years.



3.2 Program, Services, and Activities Inventory

The City of Garland has compiled a list of all City programs, services, and activities (PSAs) required to be reviewed for compliance with Title II of the ADA. The City will evaluate current status regarding ADA requirements including eligibility requirements, participation requirements, facilities used, staff training, tours, transportation, communication, notifications, public meetings, the use of contracted services, purchasing, maintenance of accessible features, and emergency procedures.

The Self-Evaluation of these PSAs will be completed over an estimated ten (10) year period and updates to the City's Transition Plan will be made to including findings and possible solutions for identified barriers. The following sections detail the identified PSAs for review.

Complete lists of the following are provided in **Appendix C:**

- Boards, Commissions, Committees, and Councils;
- Code of Ordinances;
- Communication Services;
- Departments;
- Documents;
- Employment Practices;
- Events, Programs, Services, and Activities;
- Forms and Checklists;
- Miscellaneous Ordinances;
- Standards; and
- Videos.

Design Standards

The City of Garland has adopted the International Building Code. The City is not responsible for this code. The following City standards shall be evaluated for consistency with the 2010 ADA Standards for Accessible Design and 2011 PROWAG:

- City of Garland Engineering Design Manual

Detailed information from a complete review of the City's design standards is included in **Section 3.8**.

Website

A review of the City's website for compliance with Section 508 of the Rehabilitation Act of 1973 and Web Content Accessibility Guidelines (WCAG) 2.0 AA will be completed as part of a future phase of the Transition Plan.

3.3 Existing Facility Inventory

The first step in completing a Self-Evaluation Action Plan is understanding what facilities the City is responsible for maintaining and where each of these facilities is located. The existing facility inventory includes City-owned or maintained buildings, parks, signalized intersections, and sidewalk corridors. The City initially completed an existing facilities inventory in 1992 and subsequently updated that inventory in 2021-2024. The results of the most recent update are documented in the following sections. An overview map of the inventoried facilities is provided in **Appendix D**.



3.3.1 Buildings

The City owns two hundred and thirty buildings, and forty-six of those buildings provide access to the public. All City-owned buildings with public access will be evaluated for compliance with the 2010 ADA Standards for Accessible Design and 2012 Texas Accessibility Standards, including parking lots, path of travel from the parking lot to the building, access into the building, signage, drinking fountains, telephones, bathrooms, and counter heights. Approximately 2.7 miles of on-site sidewalk and all associated curb ramps, ramps, stairs, and other paths of travel required to be ADA compliant will also be evaluated.

If a City of Garland employee requests an accommodation to be able to work at one of the buildings without public access, the City will evaluate the property at the time of the request.

A map of building facilities is provided in **Appendix D**.

3.3.2 Parks

The City of Garland owns and maintains sixty-four public parks. All existing parks will be evaluated for compliance with the 2010 ADA Standards for Accessible Design and 2012 Texas Accessibility Standards, including parking lots, path of travel from the parking lot to the park amenities, access into facilities, signage, drinking fountains and restrooms. The City owns or maintains 2 pedestrian bridges within these parks.

A map of park facilities is provided in **Appendix D**.

3.3.3 Signalized Intersections

All City-owned or maintained signalized intersections will be evaluated for compliance with PROWAG. Signalized intersection evaluations will document the conditions and measurements along the pedestrian path of travel, which includes street crossings, curb ramps, sidewalk adjacent to the curb ramps, and pedestrian signal equipment and adjacent clear spaces. Based on the inventory, the City maintains 200 signalized intersections which are shown on a map in **Appendix D**.

3.3.4 Sidewalk Corridors

Using aerial imagery, the City developed a GIS-based inventory of City-maintained sidewalk corridors and cross street locations in late 2021. Based on the inventory, the City of Garland maintains approximately 1,286 miles of sidewalk corridors, including pedestrian street and driveway crossings. There are approximately 5,535 unsignalized cross street intersections and approximately 3,361 driveways and alleys along the City-maintained sidewalk corridors.

All City-maintained pedestrian paths of travel will be evaluated for compliance with PROWAG based on the conditions and measurements along the pedestrian path of travel, which includes the sidewalk, curb ramps, pedestrian crossings at driveway openings, and pedestrian crossings at unsignalized intersections with cross streets. At intersections where existing sidewalk does not cross the curb and curb ramps are not installed, no evaluations are needed. Locations where curb ramps are missing, but are required, will also be identified and included in the Transition Plan.

The ADA of 1990, Section 35.150, Existing Facilities, requires that the Transition Plan include a schedule for providing curb ramps or other sloped areas at existing pedestrian walkways, which applies to all facilities constructed prior to 1992. For any sidewalk installations constructed from 1992 to March 15, 2012, the curb ramps should have been installed as part of the sidewalk construction project per the 1991 Standards for Accessible Design, Section 4.7



Curb Ramp, which states, “curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.” For sidewalk installations constructed on or after March 15, 2012, similar guidance is provided in the 2010 Standards for Accessible Design, Section 35.151 of 28 CFR Part 35, New Construction and Alterations, which states, “newly constructed or altered street level pedestrian walkways must contain curb ramps or other sloped area at any intersection having curb or other sloped area at intersections to streets, roads, or highways.”

A map of the sidewalk corridors to be evaluated is included in **Appendix D**.

3.3.5 Transit Stops

All 804 stops within the City are owned and maintained by DART and are not the responsibility of the City of Garland.

3.3.6 Facility Inventory Summary

Based on the completed inventory, the City has identified the following facilities for future evaluation:

- 46 buildings;
- 64 parks;
- 200 signalized intersections;
- 1,286 miles of sidewalk; and
- 5,535 unsignalized intersections and 3,361 driveways along the sidewalk corridors.

3.4 Self-Evaluation Action Plan

The Federal Highway Administration (FHWA) has provided guidance on the ADA Transition Plan process in their “INFORMATION: ADA Transition Plans” memo dated June 27, 2019 (see **Appendix E**). While this memo specifically addresses state departments of transportations, FHWA also recommends this guidance for local municipalities until municipality-specific guidance is developed by FHWA. Provided in the memo is a checklist for elements to be included in an ADA Transition Plan and other ADA requirements that agencies should fulfill.

Items included in the FHWA checklist related to the public rights-of-way are:

- **Inventory of Barriers** (identification of physical obstacles)
 - Identify intersection information, including curb ramps and other associated accessibility elements.
 - Require an Action Plan to develop an inventory of sidewalks (slopes, obstructions, protruding objects, changes in level, etc.), signals (including accessible pedestrian signals), bus stops (bus pads), buildings, parking, rest areas (tourist areas, picnic areas, visitor centers, etc.), mixed use trails, linkages to transit.
 - Discuss jurisdictional issues/responsibilities for sidewalks.
- **Schedule**
 - Show a strong commitment toward upgrading ADA elements identified in the inventory of barriers in the short-term (planned capital improvement projects).
 - Show a strong commitment over time toward prioritizing curb ramps at walkways serving entities covered by the ADA.
 - Schedule shall include prioritization information, planning, and investments directed at eliminating other identified barriers over time.
 - Dedicate resources to eliminate identified ADA deficiencies.



- **Implementation Methods**

- Describe the methods that will be used to make the facilities accessible and include the governing standard (e.g., 2010 ADA Standards, 2011 PROWAG).

The City of Garland plans to evaluate all City-owned and/or maintained facilities for compliance with 2010 ADA Standards for Accessible Design and current version of PROWAG at the time of evaluation. The City's Action Plan to complete the evaluation of these facilities will be completed by the end of an estimated ten (10) year period and updates to the City's Transition Plan will be made to including findings and possible solutions for identified barriers. Facilities evaluated to date are included in **Section 3.7 Facilities Review**.

3.4.1 City of Garland Self-Evaluation Action Plan

This City's Self-Evaluation Action Plan assigns an evaluation priority level to all inventoried facilities, which allows the City to prepare a schedule to complete the evaluations.

Phased Self-Evaluation Approach

All facilities shall be evaluated as part of an agency's overall ADA Transition Plan. The City plans to phase the Self-Evaluation over the next several fiscal years.

Minimizing risk for pedestrians and risk for litigation are the City's goals when determining the order in which to evaluate facilities. The facility evaluation priority levels were determined based on the following factors:

- **Number of existing complaints** – Locations with complaints identified by the public as problem areas shall be evaluated as soon as possible to determine if the complaints are valid.
- **Proximity to pedestrian attractors** – Locations near pedestrian attractors (e.g., hospitals, retirement facilities, medical offices, parking garages, major employers, disability service providers, event facilities, bus or transit stop/routes, schools, government and public facilities, parks, libraries, and churches) are more likely to have a higher risk compared to those locations without pedestrian attractors.
- **Proximity to residential areas** – Locations near residential areas are more likely to have a higher risk than those locations adjacent to industrial areas where pedestrians are less likely to travel.
- **Number of crashes** – Locations with pedestrian-related crashes shall be evaluated to determine if there is a design reason for the crashes.
- **Age of facility** – Facilities constructed after July 26, 1991 are a higher risk than those constructed before the 1991 Standards for Accessible Design were published since they are not compliant with current standard.
- **Roadway functional classification** – Arterials typically have higher pedestrian activity than local roadways and may be a higher risk.
- **Pedestrian/vehicle volumes** – Higher pedestrian/vehicle volume roadways are more likely to have higher risk than lower volume pedestrian/vehicle roadways. Pedestrian volumes may be quantified using indicators such as number of pedestrian actuations at signalized intersections.



- **Existing sidewalks** – The ADA does not require sidewalks to be installed, but existing sidewalks shall be compliant and the accessible route shall be maintained in an accessible condition. Locations with existing sidewalks are a higher risk than locations without existing sidewalks.
- **Public input** – Receiving and taking into consideration feedback from the public to better understand their concerns is recommended.

Other factors to consider include:

- **Spatial distribution of facilities** – Selecting facilities to be evaluated evenly across different areas of the City or Council districts might be more well-received by the public, assuming all the risk factors above are equal.
- **Facility type** – Selecting a variety of different facilities to be evaluated during each phase, instead of all of the same facility type, may provide a better understanding of your high-risk areas. If the sidewalks evaluated are determined to be mostly compliant and the curb ramps evaluated are determined to be mostly non-compliant, the City may want to consider including a higher percentage of curb ramps during the next phase of evaluations.

Upcoming Capital Improvement Projects (CIP) – If curb ramps will be completely removed and replaced as part of an upcoming project, the ADA compliance of the new construction shall be confirmed during construction inspections and resources would be better spent evaluating curb ramps that are not planned for reconstruction.

The final step is to execute the Self-Evaluation Action Plan. The Action Plan may be modified as needed during and in between Self-Evaluation phases to account for lessons learned or budget changes.

3.5 Schedule and Implementation Methods

It is acceptable for the City to phase the Self-Evaluation over several fiscal years; however, the DOJ and FHWA will not consider the initiative to be complete until all evaluations have been completed. The City shall determine and document in the Transition Plan the anticipated number of years required to complete the Self-Evaluation of City programs, services, activities, and facilities identified in **Section 3.2 Program, Services, and Activities Inventory** and **Section 3.3 Existing Facility Inventory**.

After the Self-Evaluation is complete, possible solutions have been identified, and cost estimates have been determined for each improvement, an implementation plan can be developed. Depending on the estimated cost of improvements, a typical implementation plan for an entity the size of the City of Garland can range from 10 to 30 years. The implementation plan needs to show both a strong commitment toward upgrading ADA elements identified in the inventory of barriers in the short-term (planned capital improvement projects) and a strong commitment over time toward prioritizing curb ramps at walkways serving entities covered by the ADA. The implementation plan should also include prioritization information, planning, and investments directed at eliminating other identified barriers over time.

3.6 Prioritization

To aid in the development of the implementation plan, prioritization information has been provided for each facility with identified compliance barriers. **Table 7** provides the prioritization criteria for evaluated buildings and parks. **Table**



8 provides the prioritization criteria for signalized and unsignalized intersection curb ramps. **Table 9** provides the prioritization schedule for the evaluated sidewalk corridors. All compliance elements included in the prioritization schedule are based on requirements from the 2010 ADA Standards for Accessible Design and 2011 PROWAG. While every effort will be made to design and implement improvements to be consistent with these standards, the City will provide access to the maximum extent feasible where full compliance is technically infeasible. Priorities were assigned based on DOJ priorities for facility access, previous project experience, and case law with respect to the severity of non-compliance. FHWA and DOJ have not provided any guidance on how to prioritize barriers, only that prioritization information should be included as part of the schedule; however, best practices suggest that the prioritization methodology and resulting thresholds be first based on the severity of non-compliance (i.e., safety concern) and then second based on the barrier's proximity to pedestrian attractors (e.g., adjacent to a hospital or governmental facility with high daily pedestrian traffic). Since raw data has been collected during the Self-Evaluation, all data needed for prioritization is contained in the database except for known complaints. Any complaints received by the City will be reviewed, and associated prioritization updates will be incorporated into the database.

Sidewalk corridors include the entire pedestrian path of travel, including sidewalk, cross streets, and driveways. When prioritizing a sidewalk corridor, priorities for the entire pedestrian path of travel should be reported together. However, for project design and costing purposes, the recommended improvements for cross streets are more appropriately reported with the rest of the intersection improvements.

It should also be noted that sidewalks are not required by the ADA, but if they are installed, sidewalks shall be compliant. Therefore, missing sidewalk segments with lengths of 200' or less are given a low priority.

To determine the priority for each facility, the raw data should be compared to the criteria in **Tables 7, 8, and 9**. To do this, start at Priority 1 and determine if any of the criteria apply. If yes, assign the facility a priority of 1. If no, move to Priority 2 and determine if any of the criteria apply. This process should be repeated until a priority has been assigned to all intersections and each sidewalk corridor segment.

3.6.1 Prioritization Factors for Facilities

The date of construction for each building or park was used to determine which standard was used to evaluate current conditions, and observations described in the facilities review **Section 3.7.1 Buildings** and **3.7.2 Parks** include references to the associated standards. Buildings and parks were prioritized on a 12-point scale, which is defined in **Table 7**. This prioritization methodology was developed by the Consultant Team to aid the City in determining how the building or park should be prioritized for improvements based on the severity of non-compliance with ADA.

The 2011 PROWAG was used to evaluate the current conditions of signalized and unsignalized intersections, and sidewalk corridors.

Signalized and unsignalized intersections were prioritized on a 13-point scale, which is defined in **Table 8**. This prioritization methodology was developed by the Consultant Team to aid the City in determining which intersections should be prioritized for improvements over others based on the severity of non-compliance with the 2011 PROWAG.

Sidewalk corridors were prioritized on a 3-point scale and were given a priority of either "High", "Medium", or "Low" based on the severity of non-compliance with 2011 PROWAG, which is defined in **Table 9**. Compliant segments of the sidewalk corridor were given a priority label of "Compliant".



Table 7. Prioritization Factors for Buildings/Parks

Priority	Criteria
1 (high)	Complaint known or safety concern
2 (high)	- Element is more than twice the allowable requirement. No known complaint. - AND (for exterior conditions) location is near a hospital, school, transit stop, government building, or other pedestrian attractor.
3 (high)	- Element is more than twice the allowable requirement. No known complaint. - AND (for exterior conditions) location is not near a hospital, school, transit stop, government building, or other pedestrian attractor.
4 (high)	Barriers with parking or exterior conditions (DOJ level 1) – moderately not compliant with current standards
5 (medium)	Barriers with access to goods and services (DOJ level 2) – significantly not compliant with current standards
6 (medium)	Barriers with: - Access to goods and services (DOJ level 2) – moderately not compliant with current standards; - Parking or exterior conditions (DOJ level 1) – minimally not compliant with current standards; OR - Restrooms (DOJ level 3) – significantly not compliant with current standards
7 (medium)	Barriers with: - Access to goods and services (DOJ level 2) – minimally not compliant with current standards; - Restrooms (DOJ level 3) – moderately not compliant with current standards; OR - Drinking fountains or public phones (DOJ level 4 & 5) – significantly not compliant with current standards
8 (medium)	Barriers with drinking fountains or public phones (DOJ level 4 & 5) - moderately not compliant with current standards
9 (low)	Barriers with restrooms (DOJ level 3) – minimally not compliant with current standards
10 (low)	Barriers with drinking fountains or public phones (DOJ level 4 & 5) - minimally not compliant with current standards
11 (low)	- Client is a Title II agency; AND - Elements not compliant with current standards, but may be able to be handled programmatically or do not need to be handled unless or until the agency hires a person with a disability
12 (low)	Element is fully compliant with an older standard (safe-harbored), but will need to be brought into compliance with current standards if altered



Table 8. Prioritization Factors for Signalized and Unsignalized Intersections

Priority	Criteria
1 (high)	Complaint filed on curb ramp or intersection
2 (high)	Existing curb ramp with any of the following conditions: - Running slope > 12% - Cross slope > 7% - Obstruction to or in the curb ramp or landing - Level change > ¼ inch at the bottom of the curb ramp - No detectable warnings AND within a couple of blocks of a hospital, retirement facility, medical facility, parking garage, major employer, disability service provider, event facility, bus/transit stop, school, government facility, public facility, park, library, or church, based on field observations.
3 (high)	No curb ramp where sidewalk or pedestrian path exists AND within a couple of blocks of a hospital, retirement facility, medical facility, parking garage, major employer, disability service provider, event facility, bus/transit stop, school, government facility, public facility, park, library, or church, based on field observations.
4 (high)	No curb ramps, but striped crosswalk exists
5 (medium)	Existing curb ramp with any of the following conditions: - Running slope > 12% - Cross slope > 7% - Obstruction to or in the curb ramp or landing - Level change > ¼ inch at the bottom of the curb ramp - No detectable warnings AND NOT within a couple of blocks of a hospital, retirement facility, medical facility, parking garage, major employer, disability service provider, event facility, bus/transit stop, school, government facility, public facility, park, library, or church, based on field observations.
6 (medium)	No curb ramp where sidewalk or pedestrian path exists AND NOT within a couple of blocks of a hospital, retirement facility, medical facility, parking garage, major employer, disability service provider, event facility, bus/transit stop, school, government facility, public facility, park, library, or church, based on field observations.
7 (medium)	Existing diagonal curb ramp (serving both crossing directions on the corner) is not compliant with current standards and shall be replaced with two curb ramps, one serving each crossing direction on the corner.
8 (medium)	Existing curb ramp with any of the following conditions: - Cross slope > 5% - Width < 36 inches - Median/island crossings that are inaccessible
9 (low)	Existing curb ramp with either running slope between 8.3% and 11.9% or insufficient turning space
10 (low)	Existing diagonal curb ramp without a 48-inch extension into the crosswalk
11 (low)	Existing pedestrian push button is not accessible from the sidewalk and/or curb ramp
12 (low)	Existing curb ramp with returned curbs where pedestrian travel across the curb is not protected
13 (low)	All other intersections not prioritized above



Table 9. Prioritization Factors for Sidewalk Corridors

Criteria	Priority		
	1 (high)	2 (medium)	3 (low)
Cross slope of sidewalk is greater than 2%	Value > 3.5%	3.5% ≥ Value > 2.0%	
Width of sidewalk is less than 48 inches	Value ≤ 36.0"	36.0" < Value < 42.0"	42.0" < Value < 48.0"
Obstruction present along sidewalk	Obstruction - Permanent	Obstruction - Temporary	
Heaving, sinking, or cracking present on sidewalk	Heaving Sinking Cracking		
Ponding on sidewalk		Ponding	
Missing sidewalk			Missing Sidewalk
Signalized cross street cross slope is greater than 5%	Value > 9.0%	9.0% ≥ Value ≥ 7.0%	7.0% > Value > 5.0%
Unsignalized cross street cross slope is greater than 2%	Value > 6.0%	6.0% ≥ Value ≥ 4.0%	4.0% > Value > 2.0%
Cross street running slope is greater than 5%	Value > 7.0%	7.0% ≥ Value ≥ 6.0%	6.0% > Value > 5.0%
Driveway sidewalk width is less than 48 inches	Value ≤ 36.0"	36.0" < Value < 42.0"	42.0" < Value < 48.0"
Driveway (or sidewalk if applicable) cross slope is greater than 2%	Value > 6.0%	6.0% ≥ Value ≥ 4.0%	4.0% > Value > 2.0%
Driveway (or sidewalk if applicable) condition is poor or is a safety concern	Elevation change greater than 1/2 inch or gaps greater than 1 inch	Elevation change between 1/4 inch and 1/2 inch or gaps between 1/2 inch and 1 inch	
Railroad crossing excessive sidewalk vertical discontinuity	Elevation change greater than 1/4 inch or gaps greater than 1 inch)		
Railroad crossing prefabricated plate is plastic or does not exist	Yes – Plastic or No		
Railroad crossing flangeway gap > 3 inches (freight) or flangeway gap > 2.5 inches (non-freight)	Value > 3.0" (freight) or 2.5" (non-freight)		
Railroad crossing is missing detectable warning surface(s)	No – Neither Side or Yes – 1 Side Only		



3.7 Facilities Review

3.7.1 Buildings

Three buildings within the City of Garland were evaluated. All buildings included in the evaluation are listed in **Table 10** and shown on the map in **Appendix F**.

Table 10. Summary of Buildings Reviewed

Buildings	
1. Duckworth Utility Services Building	217 N 5 th St
2. Granville Performing Arts Center	300 N 5 th St
3. South Garland Branch Library	4845 Broadway Blvd

Buildings: Self-Evaluation Findings

Areas that were evaluated for each building included parking lots, path of travel from the parking lot to the building, access into the building, signage, drinking fountains, telephones, bathrooms, and counter heights. A complete list of barriers not compliant with the current standards is provided in the building facility reports (see **Appendix G**). Common barriers identified included:

- Non-compliant exterior routes
- Non-compliant public transaction counters
- Non-compliant restrooms

Buildings: Possible Solutions

A complete list of possible solutions is provided in the building facility reports (see **Appendix G**).

3.7.2 Parks

Three parks within the City of Garland were evaluated. All parks included in the evaluation are listed in **Table 11** and shown on the map in **Appendix F**.

Table 11. Summary of Parks Reviewed

Parks	
1. Auduban Park	342 W Oates Rd
2. Bradfield Park	1220 Castle Dr
3. James Park	1213 High Meadow Dr



Parks: Self-Evaluation Findings

Areas that were evaluated for each park included parking lots, path of travel from the parking lot to the park amenities, access into facilities, signage, drinking fountains and restrooms. A complete list of barriers not compliant with the current standards is provided in the park facility reports (see **Appendix G**). Common barriers identified included:

- Non-compliant accessible parking
- Non-compliant pathway surfaces
- No accessible route to park amenities

Parks: Possible Solutions

A complete list of possible solutions is provided in the park facility reports (see **Appendix G**).

3.7.3 Signalized Intersections

Twelve (12) signalized intersections within the City of Garland were evaluated. Signalized intersection evaluations cataloged the conditions and measurements along the pedestrian path of travel, which includes street crossings, curb ramps, sidewalk adjacent to the curb ramps, and pedestrian signal equipment and adjacent clear spaces.

All signalized intersections included in the evaluation are listed on a map included in **Appendix F**.

Signalized Intersections: Self-Evaluation Findings

Common curb ramp barriers not compliant with current standards included non-conforming detectable warning surfaces, no presence of detectable warning surfaces, excessive curb ramp turning space (landing) running slopes, and ponding at the base of the curb ramps or in curb ramp landings or flares. **Table 12** provides a summary of the curb ramp barriers not compliant with the current standards at signalized intersections.

Roughly two (2) percent of pedestrian crossings at signalized intersections did not have pedestrian signal heads or pedestrian push buttons. Pedestrian push buttons and signal heads were recommended to be installed at all signalized intersection pedestrian crossings where they did not exist. Common barriers associated with the existing pedestrian push buttons included push button signs inconsistent with the current *Texas Manual on Uniform Traffic Control Devices (TX MUTCD)* guidance, excessive push button clear cross slopes, and push buttons placed at locations inconsistent with the current *Texas Manual on Uniform Traffic Control Devices (TX MUTCD)* guidance. **Table 13** provides a summary of the push button barriers not compliant with the current standards.

It should be noted that although locations may not be compliant with the most current standard, they may still be in compliance with applicable law. If the installation was made in accordance with the standard at that time, it is considered in compliance. However, the City of Garland does plan to bring all installations up to the most recent standard through the implementation of the Transition Plan.

Signalized Intersections: Possible Solutions

A complete list of possible solutions can be found in the signalized intersection reports provided in **Appendix G**.



Table 12. Summary of Curb Ramp Barriers at Signalized Intersections

Curb Ramp Element	Number Evaluated	Number Compliant	Percent Compliant
Curb ramp present where curb ramp is needed	57	57	100.0%
Cut-thru ramp cross slope $\leq 2\%$	2	2	100.0%
Curb ramp lands in crosswalk	57	56	98.0%
Curb ramp does not have traversable sides	22	21	95.5%
Curb ramp counter slope $\leq 5\%$	57	53	93.0%
Curb ramp turning space (landing) exists	55	48	87.3%
Flush transition to roadway exists	57	47	82.5%
Curbed sides are 90°	22	18	81.8%
Curb ramp width $\geq 48''$	55	45	81.8%
Curb ramp running slope $\leq 8.3\%$	55	40	72.7%
Curb ramp turning space (landing) cross slope $\leq 2\%$	48	33	68.8%
48" crosswalk extension exists	36	24	67.0%
Flare cross slope $\leq 10\%$	35	23	65.7%
Curb ramp cross slope $\leq 2\%$	55	35	63.6%
No obstruction in curb ramp, turning space (landing), or flares	57	36	63.2%
No ponding in curb ramp, turning space (landing), or flares	57	33	57.9%
Curb ramp turning space (landing) running slope $\leq 2\%$	48	25	52.1%
Cut-thru ramp running slope $\leq 5\%$	2	1	50.0%
Detectable warning surface exists	57	27	47.4%
Detectable warning surface is compliant	27	10	37.0%
Cut-thru ramp width $\geq 60''$	2	0	0.0%



Table 13. Summary of Push Button Barriers

Push Button Element	Number Evaluated	Number Compliant	Percent Compliant
Pedestrian head present where needed	80	80	100.0%
Push button present where needed	84	82	98.0%
Pedestrian push button sign exists	84	81	96.4%
Push button orientation parallel to crossing	82	78	95.1%
Clear space is $\geq 30'' \times 48''$	58	55	94.8%
Push button height $\leq 48''$	82	70	85.4%
Push button offset from curb $\leq 10'$	82	69	84.1%
Push button diameter 2''	82	66	80.5%
Push button offset from crosswalk $\leq 5'$	82	64	78.0%
Push button reach range $> 10''$	82	58	70.7%
Clear space cross slope $\leq 2\%$	58	30	51.7%
Pedestrian push button sign is MUTCD approved	81	20	24.7%

Table 9 provides a summary of the prioritization classifications for evaluated signalized intersections.

Table 14. Prioritization Summary for Evaluated Signalized Intersections

Priority	Number of Intersections
0 (compliant)	0
1 (high)	0
2 (high)	8
3 (high)	0
4 (high)	0
5 (medium)	3
6 (medium)	0
7 (medium)	1
8 (medium)	0
9 (low)	0
10 (low)	0
11 (low)	0
12 (low)	0
13 (low)	0
Total	12



3.7.4 Sidewalk Corridors

The sidewalk corridor evaluations documented conditions and measurements along the pedestrian path of travel, which includes the sidewalk, railroad crossings, curb ramps, pedestrian crossings at driveway openings, and pedestrian crossings at unsignalized intersections with cross streets. Approximately five miles of sidewalk were evaluated. The included sidewalk corridors were selected due to their high level of pedestrian activity as well as their proximity to pedestrian traffic generators. A map of the evaluated sidewalk corridors is provided in **Appendix F**.

Sidewalk Corridors: Self-Evaluation Findings

Common barriers not compliant with the current standards along the sidewalk corridors were excessive sidewalk cross slopes, vertical surface discontinuities that caused excessive level changes, excessive driveway and cross street cross slopes, permanent obstructions in the sidewalk such as power poles or utilities, and temporary obstructions in the sidewalk or path of travel such as weeds and low hanging branches. Where excessive vegetation was present, field crews attempted to assess the condition of the underlying sidewalk. Where possible, the condition of the underlying sidewalk was recorded; however, the City of Garland may find additional barriers with the sidewalk once the temporary obstruction is removed.

Common curb ramp barriers at unsignalized intersections along the sidewalk corridors included no presence of detectable warning surfaces, excessive curb ramp cross slopes, non-compliant detectable warning surfaces, and excessive curb ramp turn space (landing) running slopes. A summary of the unsignalized intersection curb ramp barriers not compliant with the current standards is provided in **Table 15**. Non-compliant curb ramps, sidewalk, and pedestrian paths of travel along driveways and street crossings at unsignalized interactions were recommended to be removed and replaced.

The ADA of 1990, Section 35.150, Existing Facilities, requires that the Transition Plan include a schedule for providing curb ramps or other sloped area at existing pedestrian walkways, which applies to all facilities constructed prior to 1992. For any sidewalk installations constructed from 1992 to March 15, 2012, the curb ramps should have been installed as part of the sidewalk construction project per the 1991 Standards for Accessible Design, Section 4.7

Curb Ramp, which states, "curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb." For sidewalk installations constructed on or after March 15, 2012, similar guidance is provided in the 2010 Standards for Accessible Design, Section 35.151 of 28 Code of Federal Regulations (CFR) Part 35, New Construction and Alterations, which states, "newly constructed or altered street level pedestrian walkways must contain curb ramps or other sloped area at any intersection having curb or other sloped area at intersections to streets, roads, or highways."

Sidewalk Corridors: Possible Solutions

To meet the federal requirements for curb ramp installations, the following recommendations were made:

- Where sidewalk leads up to the curb at an intersection, both parallel and perpendicular to the project corridor, two (2) directional curb ramps were recommended to be installed where geometry permitted. 2011 PROWAG requires two (2) directional curb ramps be installed during modifications unless there are existing physical constraints.
- Where sidewalk parallel to the project corridor leads up to the curb at a driveway, directional curbs ramps were recommended to be installed to serve the driveway crossing.



- Where diagonal curb ramps were installed with the intent to serve a side-street crossing only, receiving curb ramps are still required to be installed on the opposite side of the major street. However, an engineering study should be performed prior to the installation of the receiving curb ramps to determine if the major street crossing is safe to accommodate. If the engineering study determines the major street crossing is unsafe to accommodate, the existing diagonal curb ramps should be removed and replaced with directional curb ramps in addition to the other requirements noted in **Section 1.7 Federal Highway Administration (FHWA) Guidance on Closing Pedestrian Crossings**.

The following possible solutions were made to improve pedestrian safety and are incorporated into the unsignalized intersection and driveway reports. These improvements are based on engineering judgement but are not required by federal accessibility standards.

- For all existing, unmarked pedestrian street crossings at unsignalized intersections, the installation of crosswalk markings is recommended. Pedestrian street crossings are defined by the curb ramp installation recommendations on the previous page. The 2009 MUTCD states that on approaches controlled by STOP or YIELD signs, crosswalk markings should be installed where engineering judgement dictates markings are needed to provide guidance for pedestrians who are crossing roadways by defining and delineating paths on approaches where traffic stops. Additionally, in conjunction with signs and other measures, crosswalk markings help to alert road users of a designated pedestrian crossing point across roadways at locations that are not controlled by traffic control signals or STOP or YIELD signs.
- For pedestrian crossings across commercial driveways, detectable warning surfaces are recommended to be installed on curb ramps or sidewalk approaches on either side of the driveway. 2011 PROWAG states that detectable warning surfaces should not be provided at crossings of residential driveways since the pedestrian right-of-way continues across residential driveway aprons. However, where commercial driveways are provided with yield or stop control, detectable warning surfaces should be provided at the junction between the pedestrian route and the vehicular route.

A complete list of possible solutions can be found in the sidewalk, unsignalized intersection, and railroad crossing facility reports provided in **Appendix G**.

[Remainder of page intentionally left blank]



Table 15. Summary of Curb Ramp Barriers at Unsignalized Intersections

Curb Ramp Element	Number Evaluated	Number Compliant	Percent Compliant
Curb ramp lands in crosswalk	79	79	100.0%
Cut-thru ramp running slope $\leq 5\%$	1	1	100.0%
Cut-thru ramp width $\geq 60''$	1	1	100.0%
Curb ramp does not have traversable sides	39	38	97.4%
Curb ramp counter slope $\leq 5\%$	79	75	94.9%
Curb ramp turning space (landing) exists	78	71	91.0%
Curb ramp width $\geq 48''$	78	69	88.5%
48" crosswalk extension exists	9	7	77.8%
Flush transition to roadway exists	79	60	75.9%
Curbed sides are 90°	39	25	64.1%
Curb ramp running slope $\leq 8.3\%$	78	50	64.1%
Curb ramp present where curb ramp is needed	132	79	60.0%
No ponding in curb ramp, turning space (landing), or flares	79	33	41.8%
No obstruction in curb ramp, turning space (landing), or flares	79	32	40.5%
Flare cross slope $\leq 10\%$	40	16	40.0%
Curb ramp turning space (landing) cross slope $\leq 2\%$	71	27	38.0%
Curb ramp turning space (landing) running slope $\leq 2\%$	71	27	38.0%
Detectable warning surface is compliant	16	6	37.5%
Curb ramp cross slope $\leq 2\%$	78	21	26.9%
Detectable warning surface exists	218	16	7.3%
Cut-thru ramp cross slope $\leq 2\%$	1	0	0.0%



Table 16 and **Table 17** provide summaries of the prioritization classifications for sidewalks and unsignalized intersections, respectively.

Table 16. Prioritization Summary for Evaluated Sidewalk Corridors

Line type	Length (miles) by Priority				
	1 (high)	2 (medium)	3 (low)	Compliant	Total
Sidewalks	2.66	0.60	0.10	0.58	3.93
Driveways	0.32	0.28	0.12	0.14	0.86
Cross Streets	0.02	0.01	0.04	0.16	0.22
Total	3.00	0.88	0.25	0.88	5.01

Table 17. Prioritization Summary for Evaluated Unsignalized Intersections

Priority	Number of Intersections
0 (compliant)	0
1 (high)	0
2 (high)	16
3 (high)	8
4 (high)	0
5 (medium)	19
6 (medium)	8
7 (medium)	0
8 (medium)	1
9 (low)	2
10 (low)	0
11 (low)	0
12 (low)	0
13 (low)	57
Total	111

3.8 Design Standard Review

The City of Garland Engineering Design Manual was reviewed for compliance with the 2012 Texas Accessibility Standards, 2010 Standards for accessible Design, and 2011 PROWAG. A complete list of findings and possible solutions is provided in **Appendix H**.



4.0 IMPLEMENTATION PLAN

4.1 Facilities Cost Projection Overview

To identify funding sources and develop a reasonable implementation schedule, cost projection summaries for only the facilities evaluated were developed for each facility type. To develop these summaries, recent bid tabulations from the Texas Department of Transportation (TxDOT) construction projects, along with Consultant Team experience with similar types of projects, were the basis for the unit prices used to calculate the improvement costs. A contingency percentage (20%) was added to the subtotal to account for increases in unit prices in the future in addition to an engineering design percentage (15%). All costs are in 2022 dollars. **Table 18** provides a summary of the estimated costs to bring each facility into compliance.

Table 18. Summary of Facility Costs

Facility Type	Priority			
	High	Medium	Low	Total*
Buildings	\$374,200	\$592,300	\$112,600	\$1,079,100
Parks	\$652,900	\$931,100	\$24,900	\$1,608,900
Signalized Intersections	\$473,200	\$283,900	\$0	\$757,100
Public Rights-of-Way Sidewalk	\$1,027,000	\$333,400	\$142,900	\$1,503,300
Public Rights-of-Way Unsignalized Intersections	\$299,700	\$333,300	\$140,200	\$773,200
City Totals	\$2,827,000	\$2,474,000	\$420,600	\$5,721,600

*Table values are rounded for simplification

It is important to note that the facility cost estimates in **Table 18** only include the costs to remediate accessibility barriers not compliant with the current standards as determined by a visual inspection of the facilities. Additional budget considerations should be given to the following:

- Aesthetic upgrades, such as remodeling/upgrading of outdated facilities;
- Current market conditions that may affect pricing of construction materials and labor;
- Construction challenges not visible during inspection, such as underground or in-wall utilities; and
- Other factors that may affect costs.

It is recommended that a design professional assist the City in determining the best overall design solutions with respect to various factors, including but not limited to, existing conditions, available construction budget, and consideration for all elements that are non-compliant with current standard in a particular area of a facility.

4.2 Implementation Schedule

Table 19 details the barrier removal costs and proposed implementation schedule by facility type for all City-owned facilities evaluated. Actual annual budgets will vary to accommodate project scopes. For example, all barriers at a single intersection are recommended to be removed within the same project scope. Because cost projections vary by intersection, the actual annual budget may vary to accommodate all improvements at an intersection. This 3-year



plan will serve as the initial implementation schedule for the Transition Plan and includes improvements for the facilities evaluated to date. The City of Garland reserves the right to change the barrier removal priorities on an ongoing basis to allow flexibility in accommodating community requests, petitions for reasonable modifications from persons with disabilities, and changes in City programs.

It is the intent of the City to have the ADA Liaison Committee work together with budget staff to determine the funding sources for barrier removal projects. Once funding is identified, the ADA Liaison Committee will coordinate the placement of the projects in the Capital Improvement Program (CIP) to be addressed on a fiscal year basis. The City plans to apply a 3-year implementation schedule utilizing bond program funding, existing sidewalk maintenance programs, and capital project funding allocated specifically for accessibility improvements.

Table 19. Implementation Schedule

Facility Type	Estimated Cost	Implementation Schedule (years)	Approximate Annual Budget*
Buildings	\$1,079,100	3	\$359,700
Parks	\$1,608,900	3	\$536,300
Signalized Intersections	\$757,100	3	\$252,400
Public Rights-of-Way Sidewalk	\$1,503,300	3	\$501,100
Public Rights-of-Way Unsignalized Intersections	\$773,200	3	\$257,800
City Total	\$5,721,600		
Total Annual Budget			\$1,907,300

*Table values are rounded for simplification

4.3 Funding Opportunities

Several alternative funding sources are available to the City to complete the improvements in this Transition Plan Update. The funding opportunities include applying for resources at the federal and state level, consideration of local options, and leveraging private resources. The following sections detail some different funding source options.

4.3.1 Federal and State Funding

There is federal and state funding available for the City to apply for through numerous agencies for various improvements. A summary of the available funding opportunities is provided on the FHWA website:

https://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.cfm.

Most of these programs are competitive type grants; therefore, the City of Garland is not guaranteed to receive these funds. It will be important for the City to track these programs to apply for the funds. Federal-aid funding programs have specific requirements that projects must meet, and eligibility must be determined on a case-by-case basis.

4.3.2 Local Funding

There are several local funding options for the City to consider, including:

- Community Development Block Grants (CDBG)



- Community Improvement District (CID) – A geographically defined district in which commercial property owners vote to impose a self-tax. Funds are then collected by the taxing authority and given to a board of directors elected by the property owners.
- General fund (sales tax and bond issue)
- Scheduled/funded CIP projects that are funded through bonds
- Sidewalk or Access Improvement Fee
- Special tax districts – A district with the power to provide some governmental or quasi-governmental service and to raise revenue by taxation, special assessment, or charges for services.
- Tax Allocation District (TAD) – A defined area where real estate property tax monies gathered above a certain threshold for a certain period of time (typically 25 years) is to be used for a specified improvement. The funds raised from a TAD are placed in a tax-free bond (finance) where the money can continue to grow. These improvements are typically for revitalization and especially to complete redevelopment efforts.
- Tax Increment Financing District (TIF) – A TIF allows cities to create special districts and to make public improvements within those districts that will generate private-sector development. During the development period, the tax base is frozen at the predevelopment level. Property taxes continue to be paid, but taxes derived from increases in assessed values (the tax increment) resulting from new development either go into a special fund created to retire bonds issued to originate the development, or leverage future growth in the district.
- Transportation User Fee / Street Maintenance Fee

4.3.3 Private Funding

Private funding may include local and national foundations, endowments, private development, and private individuals. While obtaining private funding to provide improvements along entire corridors might be difficult, it is important for the City to require private developers to improve pedestrian facilities to current ADA requirements, whether it by new development or redevelopment of an existing property.

4.4 Conclusion and Next Steps

This document serves as the ADA Transition Plan Update for the City of Garland. In developing the Transition Plan, PSAs and facilities were inventoried, and a subset of facilities were reviewed for compliance with ADA guidelines. Additionally, previous years projects that have been completed were identified including ongoing programs through which ADA updates are made.

Detailed compliance reviews and project reports have been prepared for:

- 3 buildings;
- 3 parks;
- 12 signalized intersections; and
- 5 miles of sidewalk including all unsignalized intersections and driveways within these selected sidewalk corridors.

The possible solutions were prioritized, and an implementation plan was developed to provide guidance for the City's improvement projects in the coming years. Public outreach was also conducted to aid in the development of the plan. The City will continue to look for and remedy, barriers to access to ensure that Garland citizens who are disabled are given access to the City's PSAs.



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To confirm follow-up on corrective actions required under the Transition Plan, the City will institute an ADA Action Log, documenting its efforts at compliance with the ADA. At a minimum, the Action Log will identify items that are not compliant with the current standards and will include anticipated completion dates. It is anticipated that the ADA action log and improvement implementation schedule will be updated on an annual basis. The ADA Action Log should be available upon request. See the ADA Action Log provided in **Appendix I**.

[Remainder of page intentionally left blank]



APPENDIX

Appendix A: Public Outreach

Appendix B: Grievance Procedure and Public Notice

City of Garland Title II Grievance Procedure

City of Garland Title II Grievance Form

Public Notice Under the ADA

Appendix C: Programs, Services, and Activities Inventory

Boards, Commissions, Committees, and Councils

Code of Ordinances

Communication Services

Departments

Documents

Employment Practices

Events, Programs, Services, and Activities

Miscellaneous Ordinances

Standards

Videos

Appendix D: Facility Inventory Map

Facility Inventory Map

Appendix E: Federal Highway Administration ADA Transition Plans Memo



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Appendix F: Evaluated Facility Maps

Buildings

Parks

Signalized Intersections

Sidewalk Corridors

Appendix G: Facility Reports

Buildings

Parks

Signalized Intersections

Sidewalk Corridors

Unsignalized Intersections

Appendix H: Design Standard Review

Appendix I: ADA Action Log



GARLAND

CITY COUNCIL STAFF REPORT

11.b

Meeting Date: July 8, 2025

Title: Consider a request by The Kroger Co. requesting 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.

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

Approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use.

OWNER

US Regency Shiloh Springs, LLC

PLAN COMMISSION RECOMMENDATION

On May 12th, 2025, with nine (9) votes in favor and zero (0) in opposition, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use for a period of 20 years with a condition that the applicant work with staff to install additional landscaping along Shiloh Road and 2) a Concept Plan for a Fuel Pumps, Retail Use.

BACKGROUND

The subject property is currently a shopping center containing a Kroger and many individual suites on both sides of the Kroger containing various uses such as retail, restaurant, personal services, and more. The Kroger wishes to replace 63 parking spots with a 10-fuel pump gas station. This gas station would be associated with the Kroger grocery stores and similar concept can be found at many other locations within the metroplex.

The applicant also wishes to have the ability to add more fuel pumps than currently proposed in the future. They will need to submit an SUP amendment request if they wish to expand in the future.

SITE DATA

The subject site is a 6.183-acre tract of land developed with a shopping center containing a Kroger and has approximately 895 linear feet along North Shiloh Road while the fuel area will have approximately 260 linear feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road where a traffic signal will be added per the request of the Transportation department. Even though this development will replace 63 parking spaces, there will still be a parking surplus on site.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 98-28. This site's base zoning is Community Retail (CR).

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

CONSIDERATIONS

SPECIFIC USE PROVISION:

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

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, which serves nearby neighborhoods with a mix of uses that include retail, office, multi-family, and entertainment.

It is envisioned that retail centers such as these promote high quality retail and service uses which promote placemaking and desirable destinations. While gas stations are not always a desired use in Garland due to the existing number of stations in the city and its auto centric nature, especially on vacant land, this would be attached to the existing Kroger and replace a parking lot.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Planned Development (PD) District 00-69, Planned Development (PD) District 97-54, Specific Use provision (SUP) 00-18, and Planned Development (PD) District 00-72 all with a base zoning of Community Retail (CR) District. These sites contain a fast-food restaurant with drive-through, animal clinic, urgent care, doctor's office, and a gas station with convenience store. The property to the East is zoned Planned Development (PD) district 97-04 with a base zoning of Multi-Family-1 and contains an apartment development. The properties to the West are zoned Planned development (PD) District 92-30 for Single-Family-7 uses and contains a single-family detached neighborhood. The properties to the south are zoned Planned Development (PD) District 03-49 and Planned Development (PD) District 15-35 both with a Community Retail (CR) District base zoning. The sites contain a bank with drive-through ATM lanes and a minor automobile repair (oil and lube change establishment).

Although the proposed gas station will increase the amount of traffic in this area, the proposed use may be considered a neighborhood service use in this context as there is an existing grocery store that will be associated with the fuel pumps if approved. A Traffic Impact Analysis (TIA) was conducted for the project and a traffic signal is being proposed as an outcome of that TIA. The proposed traffic signal will help alleviate the traffic generated by this new use, as well as improve the existing traffic situation.

The applicant requests they be allowed more fuel pumps in the future than currently proposed to permit for a potential expansion in the future. In staff's opinion, the proposed 10 fuel pumps (that are included within this request) would fit within the scale and size of the existing development, and the maximum allowed number of pumps should be restricted to 10. However, that request would need to be separately evaluated as an SUP amendment.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use for 20 years and 2) a Concept Plan for a Fuel Pumps, Retail Use.

Background

Consideration / Recommendation

Attachments

- A. Z 25-03 SUP Conditions
- B. Z 25-03 Location Map
- C. Z 25-03 Concept Plan
- D. Z 25-03 Photos
- E. Z 25-03 Applicant Written Request
- F. Z 25-03 R&M
- G. Z 25-03 CC Responses
- H. Z 25-03 Staff Presentation

Exhibit B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 25-03

6850 N. Shiloh Road

- 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 Planned Development (PD) District 98-28 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 indefinitely.

[Condition recommended by Plan Commission]

- A. SUP Time Period: The Specific Use Provision for a Fuel Pumps, Retail Use shall be in effect for a period of twenty (20) years.
- B. Additional Landscaping:
 - (1) There shall be additional ornamental trees or evergreen shrubs planted along Shiloh Road to screen the fuel pumps. The plants shall originate from the City's Approved Plant List.
 - (2) All landscaping shall be maintained in accordance with Section 4.33 of the Garland Development Code.

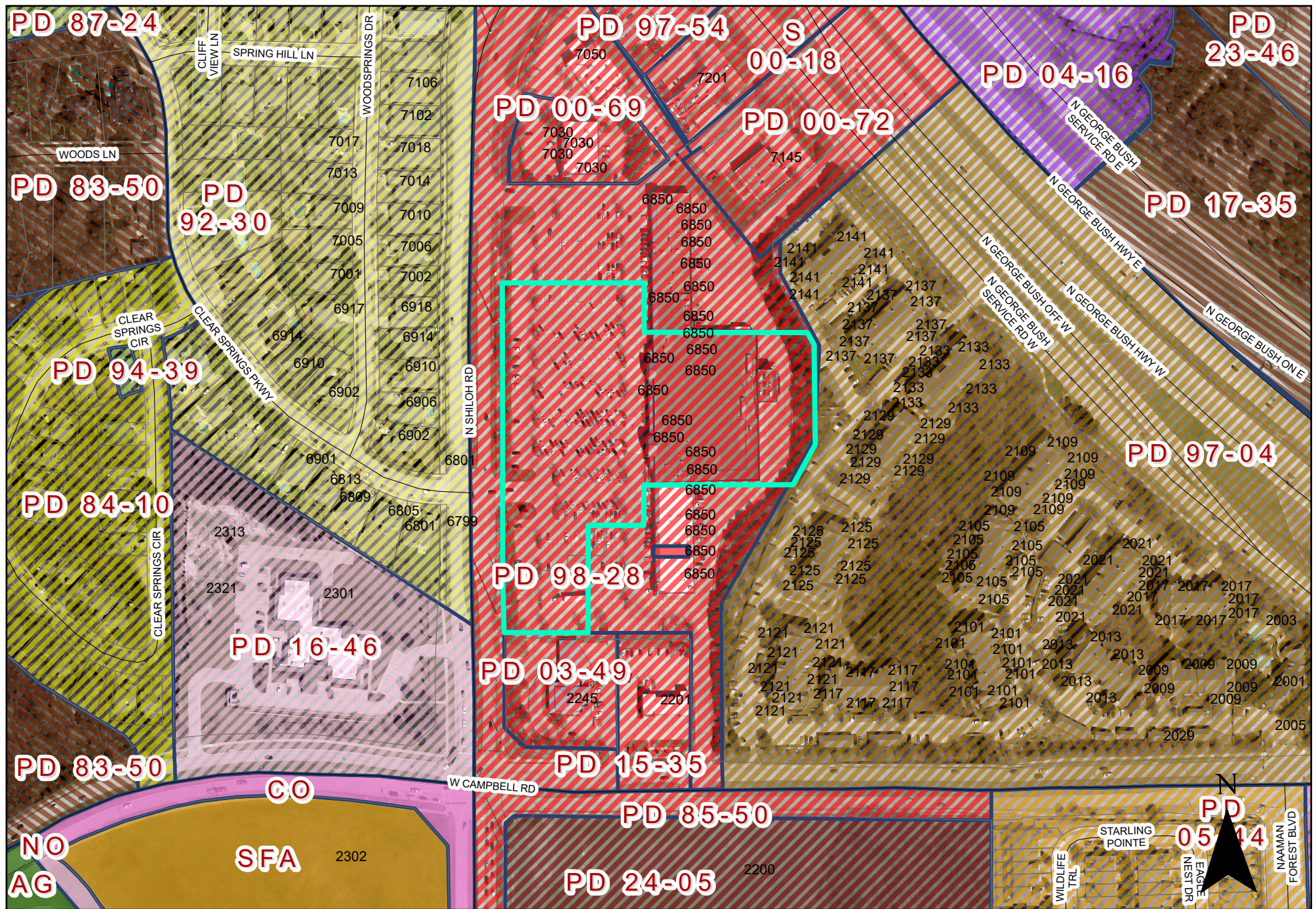
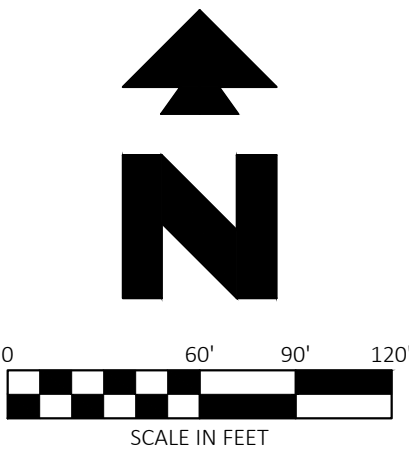


Exhibit C

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA, AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.



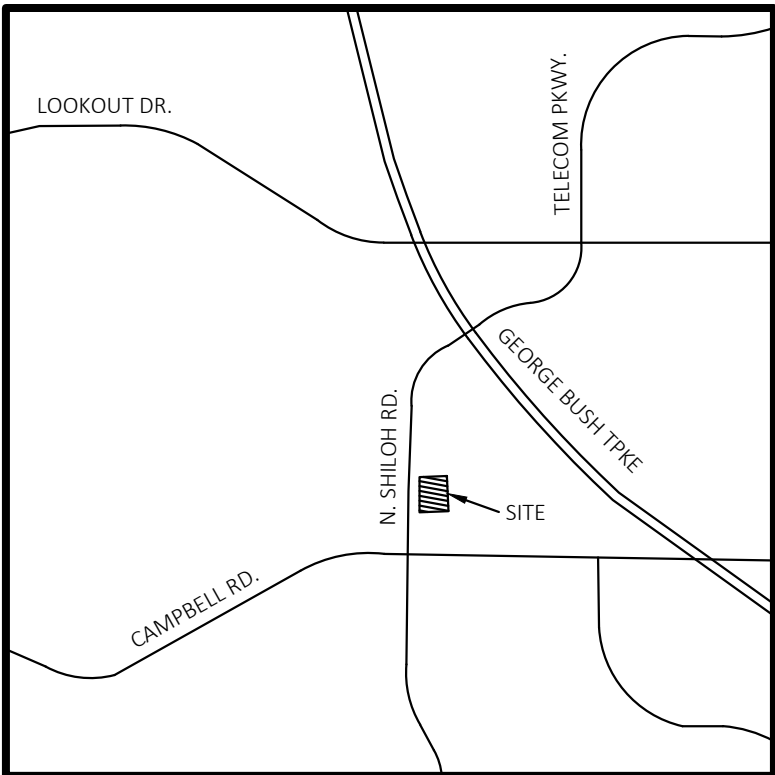
Know what's below.
Call before you dig.



CEI ENGINEERING ASSOCIATES, INC.
710 W PINE DALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

SITE ZONING: PD CR 98-28

SITE DATA		SETBACKS	
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VICINITY MAP
NOT TO SCALE

FIT CONSULTATION NUMBER:
240425-2

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CITY: GARLAND	STATE: TEXAS	
COUNTY: DALLAS	SURVEY: NORTH TEXAS SURVEYING LLC	FIT NO. 240425-2

KROGER FUEL - 557
6850 N. SHILOH ROAD
GARLAND, TX

PRELIMINARY
NOT FOR
CONSTRUCTION

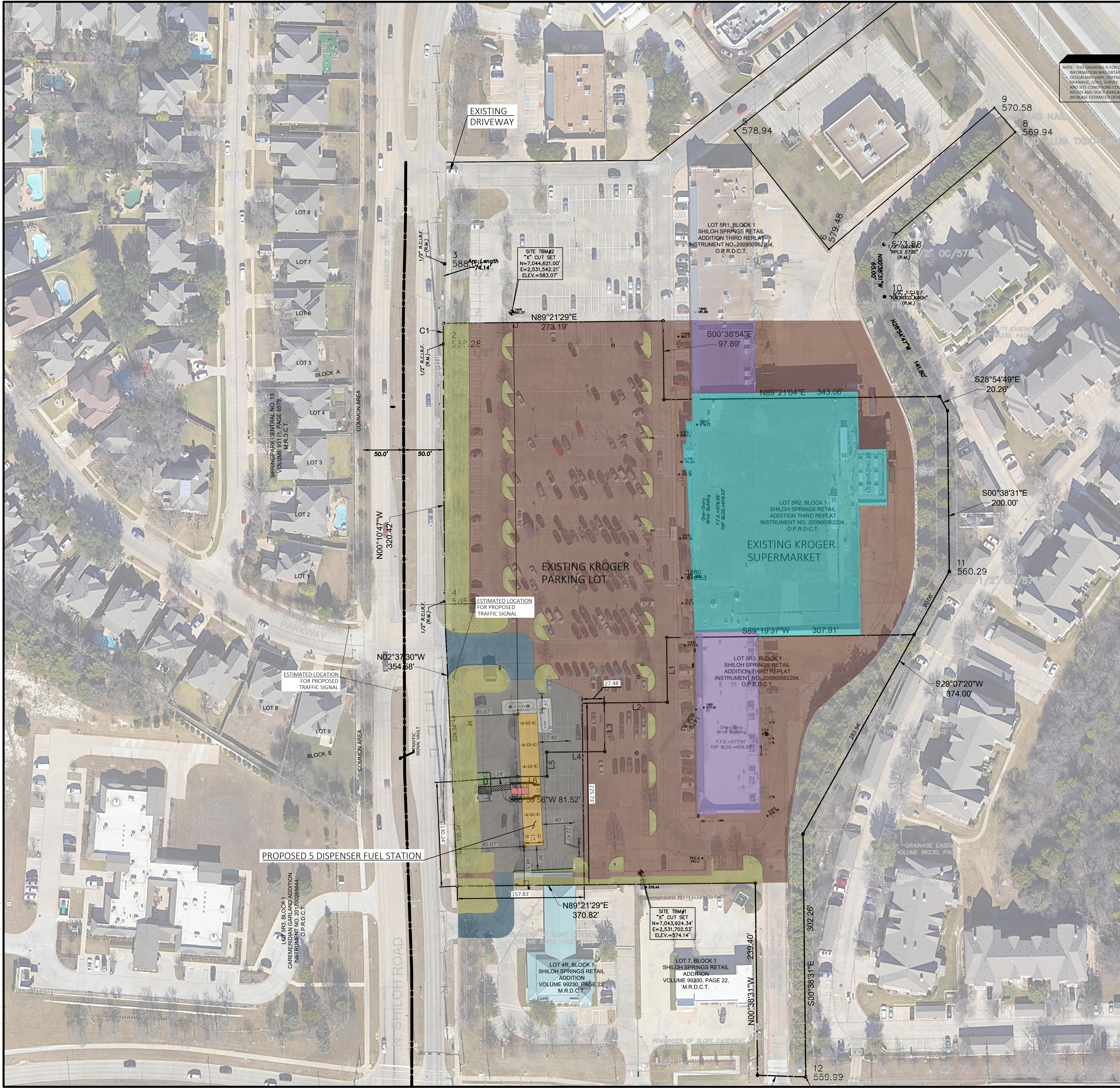
PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

CONCEPTUAL SITE
PLAN
SHEET TITLE
SHEET NUMBER

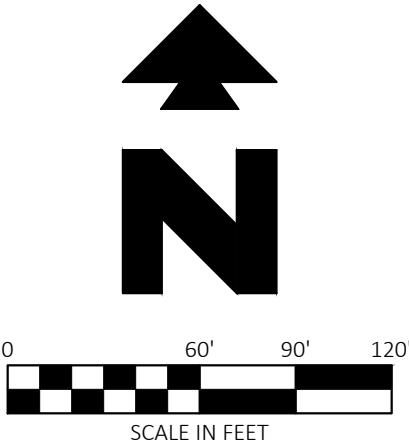
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DRAWING LOCATION: P:\3200\3282\0 DRAWINGS\CONCEPT\13282-KROGER-557-GARLAND-TX.CSP-3 COLOR.DWG - SAVED BY: E.MARTINEZ



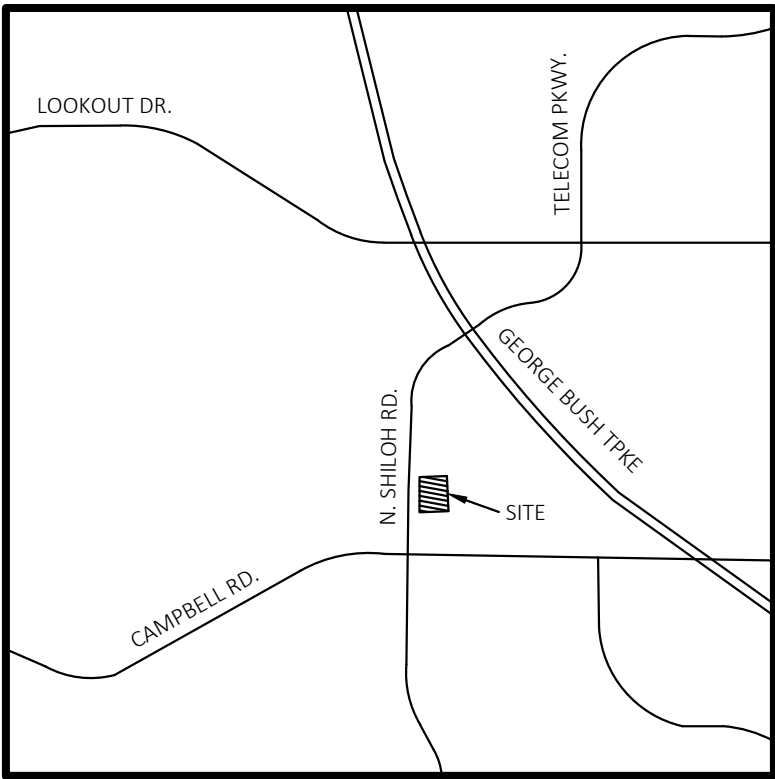
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Know what's below.
Call before you dig.

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VICINITY MAP
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FRESNO, CA 93711
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KROGER FUEL - 557
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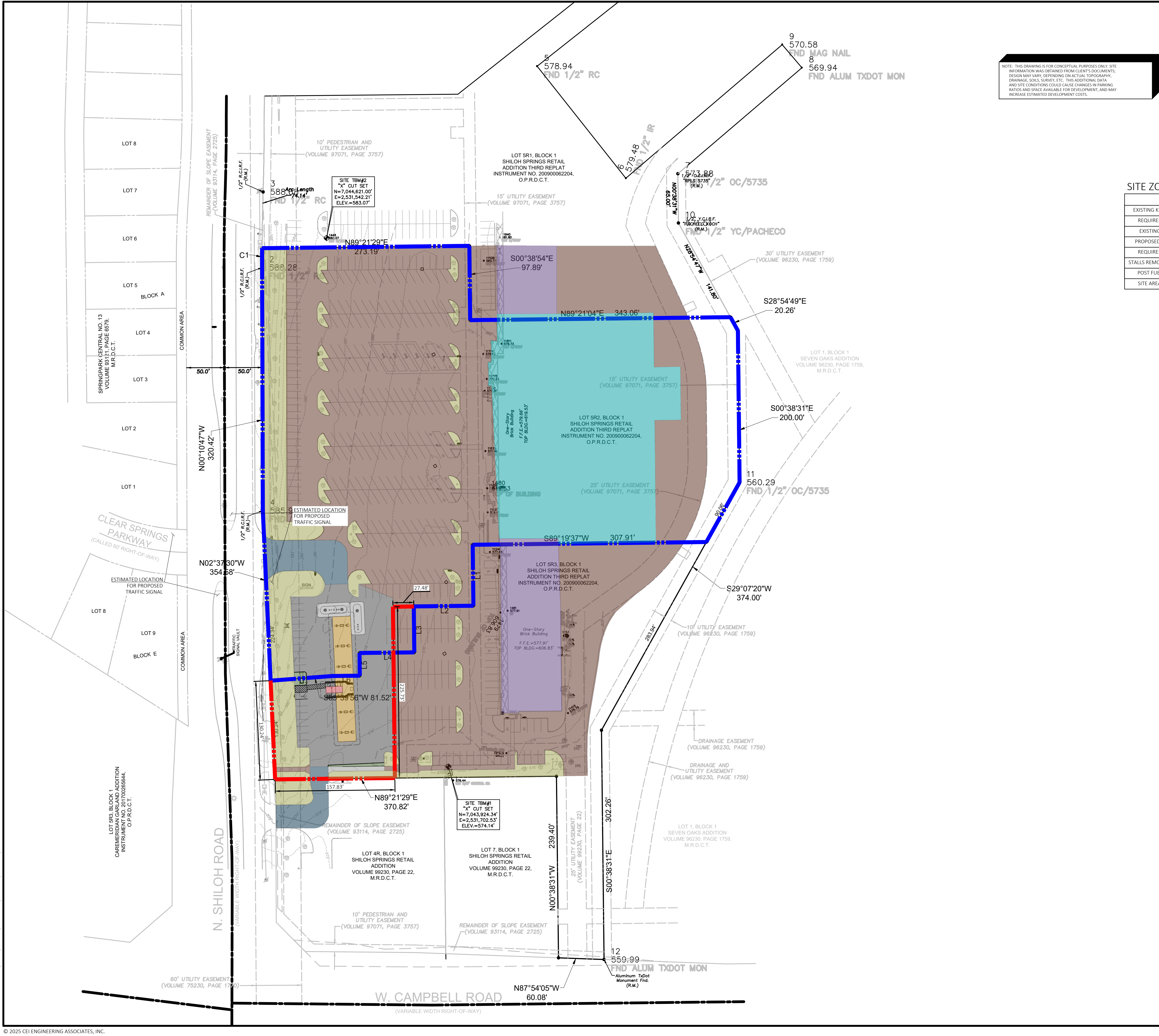
PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

CONCEPTUAL SITE
PLAN

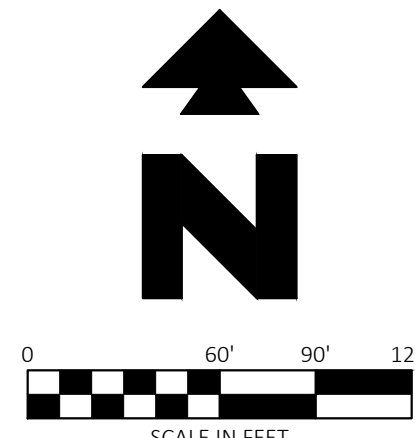
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SHEET NUMBER

CSP-1A

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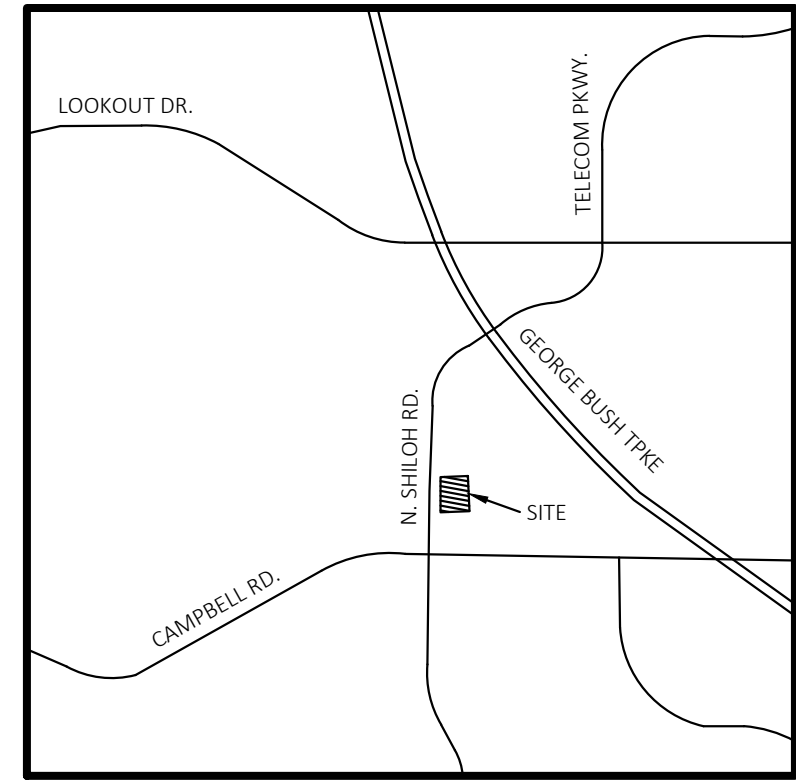
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240425-2

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KROGER FUEL - 557
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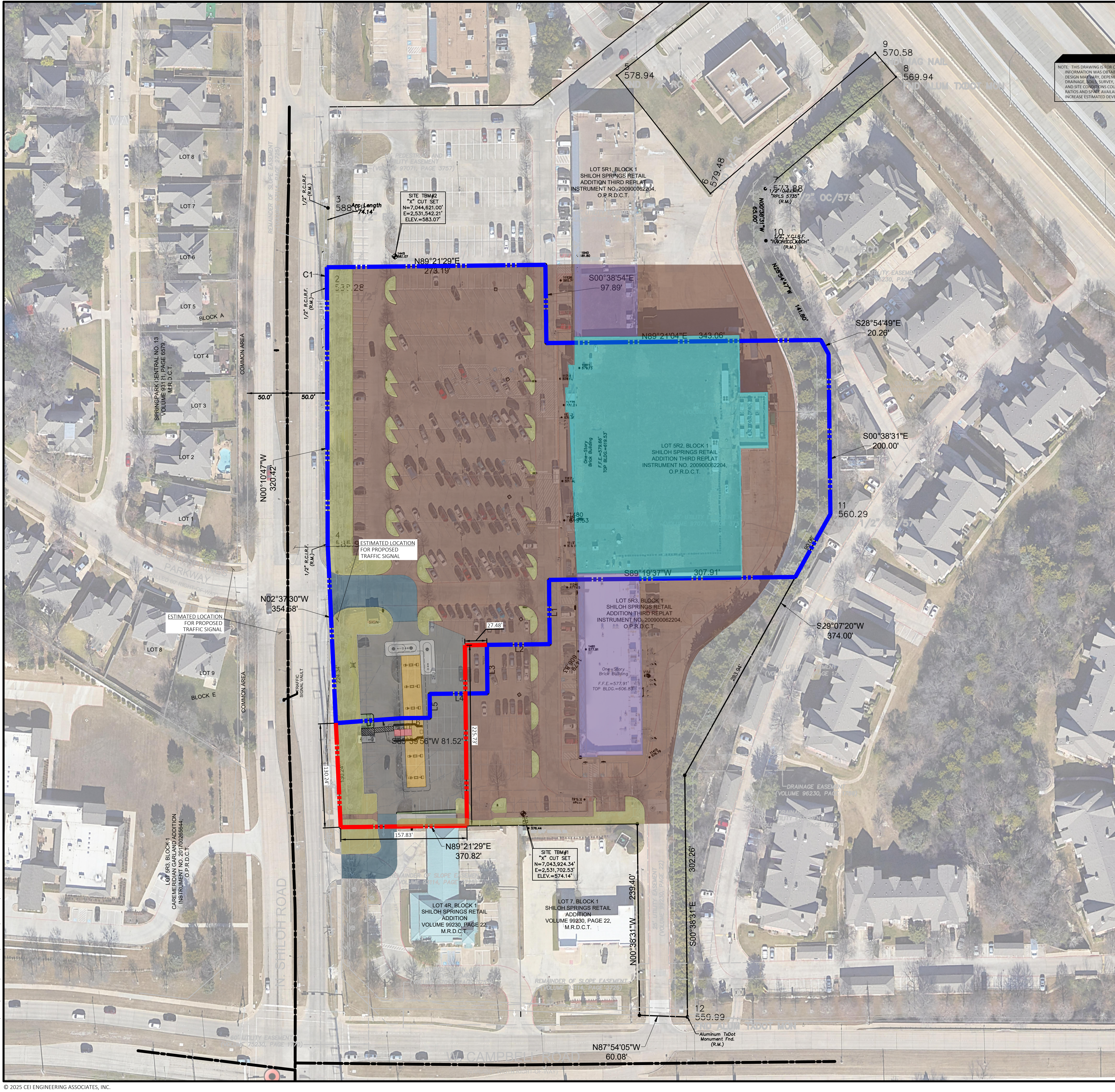
PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

CONCEPTUAL SITE
PLAN PROPERTY
EXHIBIT

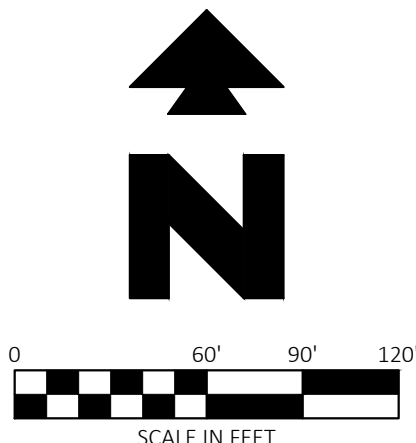
SHEET TITLE
SHEET NUMBER

CSP-1E

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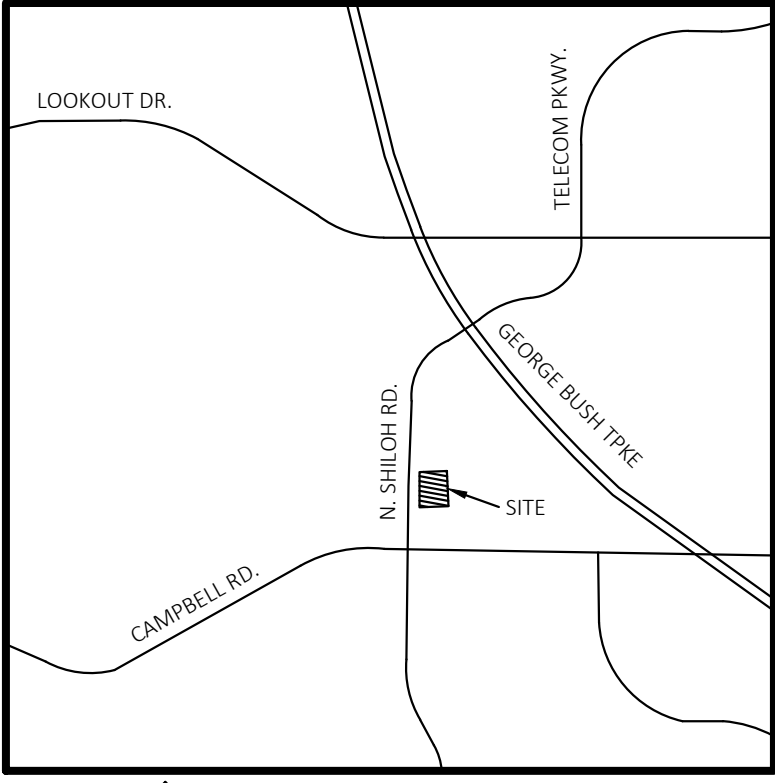
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PRELIMINARY
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CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

CSP-3AE
CONCEPTUAL SITE
PLAN PROPERTY
EXHIBIT

SHEET TITLE
SHEET NUMBER

CSP-1AE

Z 25-03



View of the subject site from N Shiloh Road.



View from the subject site North up North Shiloh Road.



View from the subject site looking South down North Shiloh Road.



View of the subject site looking across North Shiloh Road.



*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

710 W. Pinedale Avenue
Fresno, CA 93711
Office: 559.447.3119
Toll-free: 1.800.473.1887
ceieng.com

April 23, 2025

City of Garland
Planning Department
200 N. Fifth St.
Garland, TX 75046

Re: SUP Request - Kroger – 6850 N. Shiloh Road

Planning Department:

Please let this letter serve as a request for a Specific Use permit for the proposed Kroger Fuel Center to accompany the Existing Kroger Grocery Store located at 6850 N. Shiloh Road.

Summary of Project:

We are requesting the approval to develop a portion of an existing Kroger Fuel store to add an accessory use of a Fuel Station to the property. The Existing Kroger Grocery Store is currently 65,350 SF. The Fuel Kiosk would add an additional 179 SF with a Kiosk building height of 11ft and a canopy height of 19ft. The proposed fuel station would include a dual product fuel price sign and a monument sign. The proposed fuel station would have a total of 5 inline fuel pumps with each pump having 2 fueling positions (a fueling position at each side) totaling 10 fueling positions for the site. Kroger would consider a maximum fuel pump limit being set in the SUP ordinance, but requests that we be allowed more fuel pumps than currently proposed to allow for potential expansion in the future. If Kroger does expand its fuel station in the future, the expansion would be limited to the currently proposed fuel station area.

The proposed development is comprised of a total of 0.75 acres and is known as Lot 5R2 Block 1 of the Shiloh Springs Retail Addition. This SUP will only apply to Lot 5R2. The SUP will address allowing the use of a Fuel Facility as a supplemental use. The site will have 3 points of access to N. Shiloh Road (public roadway) and 2 points of access to W. Campbell Road (public roadway). These access points will remain as existing with the proposed development onsite.

The proposed fuel center will be operational 24 hours via pay at the pump and will have an attendant from 7AM – 10PM. The proposed development will be harmonious with the surrounding areas as the property and will provide service to the surrounding residential homes. The activities associated with the addition of the fuel center will fall in line with the current developed site and is appropriate within the area shown. This should not create a negative impact to the surrounding area.

The proposed Fuel Center will offer access to the current customers visiting the Grocery store. We are not proposing any retention or detention ponds with this expansion. This site is not located within a floodplain.

SUP Criteria

1. The use is harmonious and compatible with surrounding existing uses or proposed uses; The proposed use of the Kroger Fuel Center will fit into the surrounding settings. The proposed site is located within a community retail zone and will provide a service that is compatible within the area.
2. The activities requested by the applicant are normally associated with the permitted uses in the base district; The activities/uses are in line as a complementary use to the Community Retail zoning district. The proposed use is commonly located within a commercial development such as the Shiloh Springs retail center.
3. The nature of the use is reasonable and appropriate in the immediate area; The proposed site offers a great opportunity to offer the surrounding area with a service to complement their grocery shopping. The service/use of the proposed development is appropriate for a commercial development such as the Shiloh Springs retail center.
4. The City traffic engineer identified the need for a traffic impact analysis for the intersection of N. Shiloh Rd and Clear Springs Pkwy due to historical issues. CEI and Kroger have hired Lee Engineering to conduct a traffic impact analysis based on items requested during the initial meeting with the City traffic engineer. Based on the traffic impact analysis, Kroger and the City of Garland have worked together to propose the addition of traffic signals to the intersection of N Shiloh Road and Clear Springs Parkway. This will ensure that access to both the residential community and commercial development are safer and experience a little impact as possible.
5. The development of the fuel station will remove approximately 63 stalls.
6. That any additional conditions specified ensure that the intent of the district purposes are being upheld. There are not any additional special conditions requested at this time.

Kroger is very excited to bring their development into the Town of Garland. Please let us know if you need additional information for this request. Should you have any questions or concerns, please contact me at 479-715-4425.

Sincerely,

Michael Serrato, P.M.

REPORT & MINUTES

P.C. Meeting, May 12, 2025

2c. APPROVED Consideration of the application of **The Kroger Co.**, requesting approval of requesting approval of a Specific Use Provision for Fuel Pumps, Retail use. The site is located at 6850 North Shiloh Road. (District 1) (File Z 25-03)

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The Commission asked several questions regarding the turn signal, landscaping, traffic issues and total number of fuel pumps.

The applicants, Michael Serrato, 3030 Lyndon B. Johnson, Dallas, TX and Craig Winkler, 751 Freeport Parkway, Coppell, TX, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding the landscaping and signage.

Resident speaking in opposition of the request:

Norma Walker, 6813 Clear Springs Parkway, Garland, TX 75044.

The resident speaking in opposition expressed concerns about the traffic and multiple gas stations within a short distance.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

Motion was made by Commissioner Dalton to **approve** the application with a 20-year SUP and landscaping requirements along Shiloh Road. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

Comment Form

Case Z 25-03

Z 25-03 The Kroger Co. The applicant requests a Specific Use Provision for Fuel Pumps. The site is located at 6850 North Shiloh Road. (District 1)

Z 25-03 The Kroger Co. El solicitante solicita una Disposición de Uso Específico para Surtidores de Combustible. El sitio está ubicado en 6850 North Shiloh Road. (Distrito 1)

Z 25-03 The Kroger Co. Người nộp đơn đang yêu cầu Quy định sử dụng cụ thể cho Máy bơm nhiên liệu. Địa điểm nằm tại 6850 North Shiloh Road. (Quận 1)

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.

RAJ GOPAL / Franchise Owner / PIZZA HUT

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.)

6850 N. Shiloh Rd, Suite 1

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

Garland

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Ch ữ ký

05/04/25

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.)

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Kim Phuong Vu Pham

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.)

6902 Woodsprings Drive

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 B u Chính

Kim Phuong Vu Pham

Signature / Firma / Chữ ký

May 04, 2025

Date / Fecha / Ngày

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

**Comment Form Continued –
Case Z 25-03**

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

Our home is situated at the entrance to the Spring Park subdivision, directly facing the Krogers shopping plaza, and only a few yards from the Campbell/Shuleh intersection. It's a high traffic area during rush hour and motor vehicle accidents are regular occurrences. In fact, cars have collided directly into the residence at 6801 Clear Springs Pkwy (the other single family dwelling flanking the Spring Park entrance) more than a few times in recent years. Aside from the obvious nuisance caused by the fuel truck pumps themselves, the increased traffic that follows the (presumed) introduction of a Kroger fuel station at this intersection increases already problematic concerns for public safety. Meaning there is already a fuel station at 7235 PG BT serving the neighborhood's needs, therefore the addition of another fuel station in the same shopping plaza would not provide much, if any, benefit.

Comment Form

Case Z 25-03

Z 25-03 The Kroger Co. The applicant requests a Specific Use Provision for Fuel Pumps. The site is located at 6850 North Shiloh Road. (District 1)

Z 25-03 The Kroger Co. El solicitante solicita una Disposición de Uso Específico para Surtidores de Combustible. El sitio está ubicado en 6850 North Shiloh Road. (Distrito 1)

Z 25-03 The Kroger Co. Người nộp đơn đang yêu cầu Quy định sử dụng cụ thể cho Máy bơm nhiên liệu. Địa điểm nằm tại 6850 North Shiloh Road. (Quận 1)

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.

Thomas V Murto IV (Property Owner)

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

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

7010 Woodsprings Dr.

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

Garland, Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Thomas V Murto IV

Signature / Firma / Ch ữ ký

5/7/25

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

Case Z 25-03

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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MIN CHAN - PROPERTY OWNER

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

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

6906 WOODSPRINGS 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 B u Chính



Signature / Firma / Chữ ký

5/4/2025

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 25-03

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

DO NOT WANT CHANGE ~~of~~ OF USE FOR NEW FUEL PUMP. BELIEVE IT WILL CAUSE HEAVY AMOUNT OF TRAFFIC AT INTERSECTION OF LOT, WHERE THERE ARE ALREADY MANY ACCIDENTS. DON'T WANT THE FUEL STATION VISIBLE FROM BACKYARD/WINDOWS FACING MAIN ROAD. BELIEVE IT WILL BE A HAZARD TO HEALTH, ~~WHICH~~ DUE TO THE EXPOSURE TO GASOLINE & FUEL IN AIR.

Comment Form

Case Z 25-03

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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HABEEB MOHAMAD

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.)

6805 Clear Springs Pkwy

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 B u Chính

Haarab Md I

Signature / Firma / Chữ ký

5/12/2025

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 25-03

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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

My Opinion

1) This Fuel Pump installation is very detrimental to our neighborhood and especially to my house and my neighbors for following reasons:

- We are very closely situated to the proposed Fuel Pump site and this could pose serious Fire Hazard to us
- The value of our houses will decrease and selling our property will be difficult and lead to losses.
- Our Home Insurance rates will go up due to Fire Hazard
- The junction of Shiloh Road and Clear Springs Pkwy has seen many many traffic accidents, and Car Collisions. This could again increase the chances of the fuel pump catching fire.

2) Because of the above listed reasons, I vehemently oppose this Zoning Change and I request this Zoning Request may be denied.

Comment Form

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

☐

For / A Favor / Đúng

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Against / En Contra / Không

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norma Rachel walker

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.)

6813 Clear Springs Plwy

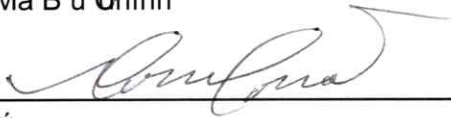
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u chính



Signature / Firma / Chữ ký

5/12/2025

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 25-03

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

As a resident in the community of Spring Park, I am vehemently opposed to having a gas station across from my property. This Kroger gas station would decrease our property values and bring more traffic to an already congested intersection of Campbell and Shiloh and even more to Clear Springs park and Shiloh, where I have personally witnessed many accidents due to the lack of traffic light at this intersection.

I would like to highlight that there is an already existing Chevron gas station at the corner of George Bush and Shiloh; it makes zero sense to build an additional gas station, which will bring more crime and loitering to the existing nearby communities.

Thank you for your kind consideration to this matter,
noma walker

Comment Form

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David and Elizabeth McKnight

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.)

7001 Woodsprings 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 B u Chính

Elizabeth McKnight

Signature / Firma / Chữ ký

5/19/2025

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 25-03

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

① Increase traffic at an already congested crossing from ~~the~~ Clearsprings to Kroger parking lot. This is already a dangerous place, we would need a traffic light.

② Concerns about tank leakage. With the Springs it will easily drain into the river (Spring Creek) which flows into Rowlett Creek and then into Lake Ray Hubbard.

If allowed to go ahead then extra precautions are needed to protect against leakage and for containment.

③ If it proceeds then a fast (high power) charging capability for electric cars should be included for apartment dwellers nearby. (if you see the need)

Comment Form

Case Z 25-03

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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MIN UHAN - PROPERTY OWNER

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

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

6906 WOODSPRINGS 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 B u Chính

Signature / Firma / Chữ ký

5/18/2025

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 25-03

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

DO NOT WANT FUEL PUMP STATION, AS WILL CAUSE A
VERY BUSY INTERSECTION AT ENTRANCE OF ADJACENT
NEIGHBORHOOD. MANY ACCIDENTS HAVE ALREADY HAPPENED HERE.
ADDING A FUEL PUMP STATION WILL INCREASE THE NUMBER
OF CARS & CONSUMERS CREATING A VERY BUSY INTERSECTION.
COULD BE DANGEROUS WITH FUEL FUMES IN AIR.

Morales, Elisa

From: Wolverton, Matthew
Sent: Tuesday, May 27, 2025 11:08 AM
To: Morales, Elisa
Subject: FW: Case: Z 25-03 6809 Clear springs pkwy Garland TX 75044, Chauhan Ritesh S,

Comment on zoning case Z 25-03.

From: Ritesh Chauhan <ritesh.chauhan93@hotmail.com>
Sent: Tuesday, May 27, 2025 11:05 AM
To: Wolverton, Matthew <MWolverton@garlandtx.gov>
Subject: Re: Case: Z 25-03 6809 Clear springs pkwy Garland TX 75044, Chauhan Ritesh S,

You don't often get email from ritesh.chauhan93@hotmail.com. [Learn why this is important](#)

We are against the Gas pump. We do not want any gas pump closer to our house. Our home is 400 ft within the gas station. Home near gas stations will reduce the home price 30%-50% less. This intersection Shiloh rd. and Clear Springs pkwy is high traffic area. Lots of accidents have happened and many people have lost their lives in that accident. You can get the report from fire department and police department. There are safety risks, such as potential fires or explosions. Gas station within 500 to 1,000 feet also increased risk of childhood leukemia and other adverse health effects to living within of a gas station.

Regards,
Riteshkumar Chauhan
6809 clear springs pkwy Garland TX 75044

From: Wolverton, Matthew <MWolverton@garlandtx.gov>
Sent: Tuesday, May 27, 2025 8:09 AM
To: Ritesh Chauhan <ritesh.chauhan93@hotmail.com>
Subject: RE: Case: Z 25-03 6809 Clear springs pkwy Garland TX 75044, Chauhan Ritesh S,

Your response to this zoning case? Yes.

Best,

Matthew Wolverton

Planner II
Planning & Development
City of Garland
D: 972-205-2454 | mwolverton@garlandtx.gov



GARLAND
TEXAS MADE HERE

From: Ritesh Chauhan <ritesh.chauhan93@hotmail.com>
Sent: Saturday, May 24, 2025 8:55 PM
To: Wolverton, Matthew <MWolverton@garlandtx.gov>
Subject: Case: Z 25-03 6809 Clear springs pkwy Garland TX 75044, Chauhan Ritesh S,

You don't often get email from ritesh.chauhan93@hotmail.com. [Learn why this is important](#)

Hello Matthew,

Can I send my response on the email?

Regards,

Riteshkumar Chauhan

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

Comment Form

Case Z 25-03

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

☐

For / AFavor / 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.

Carlene Whitaker

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.)

6902 Clear Springs Pkwy.

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

Carlene Whitaker

Signature / Firma / Chữ ký

5-31-2025

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 25-03

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

① VERY LITTLE COMMUNICATION

② INCREASED ACCIDENTS

③ PROPERTY VALUE REDUCTION

④ DELAY THE MEETINGS
DECISION

Comment Form

Case Z 25-03

Z 25-03 The Kroger Co. The applicant requests a Specific Use Provision for Fuel Pumps. The site is located at 6850 North Shiloh Road. (District 1)

Z 25-03 The Kroger Co. El solicitante solicita una Disposición de Uso Específico para Surtidores de Combustible. El sitio está ubicado en 6850 North Shiloh Road. (Distrito 1)

Z 25-03 The Kroger Co. Người nộp đơn đang yêu cầu Quy định sử dụng cụ thể cho Máy bơm nhiên liệu. Địa điểm nằm tại 6850 North Shiloh Road. (Quận 1)

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



For / AFavor / Đồng ý



Against / En Contra / Không

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TRACEY WHITAKER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiểu 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.)

6902 CLEAR SPRING PARKWAY

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

Tracey M Whitaker

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 25-03

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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

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DECISION

Comment Form

Case Z 25-03

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Viren Chauhan

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.)

6809 Clear Springs Pkwy

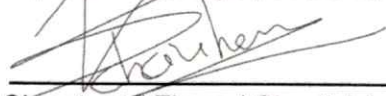
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính



Signature / Firma / Ch ữ ký

6/2/2025

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.)

Case Z 25-03

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

We are proud homeowner on Clear Springs Parkway and I stand firmly against the proposed Kroger fuel pump installation.

This intersection—Clear Springs Parkway and Shiloh Road—is already one of the most dangerous and congested areas in our community. Introducing a high-traffic fuel station will significantly increase the risk of collisions, endangering both drivers and pedestrians.

Beyond traffic concerns, this development poses a direct threat to: Residential property values: Fuel pumps near homes are proven to lower real estate appeal.

Public safety: Increased foot traffic, late-night visits, and potential loitering can raise crime and disturbance risks.

Elder well-being: There's a senior care facility nearby whose peace, safety, and quality of life will be negatively impacted.

This is not just about zoning—it's about protecting the peace, safety, and long-term integrity of our community.

We urge the City of Garland to reject this proposal and instead invest in developments that enhance the quality of life, not harm it. Please stand with the residents who have invested their lives, families, and futures into this neighborhood.

Morales, Elisa

From: Wolverton, Matthew
Sent: Friday, May 30, 2025 4:34 PM
To: Morales, Elisa
Subject: FW: Z 25-03 Kroger request for zoning change

Elisa,

I responded earlier but forgot to forward this vote against for Z 25-03 to you.

Matthew

-----Original Message-----

From: Patti Villalobos <pattivillalobos@icloud.com>
Sent: Thursday, May 29, 2025 6:06 PM
To: Wolverton, Matthew <MWolverton@garlandtx.gov>
Subject: Z 25-03 Kroger request for zoning change

[You don't often get email from pattivillalobos@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello -

We live at 6910 Clear Springs Pkwy, Garland, TX 75044. My neighbor just showed me a notice for public hearing scheduled June 3rd regarding a proposed zoning change to put gas pumps into the parking lot of the Kroger at Shiloh and 190. My husband and I NEVER received anything in the mail regarding this. We are adamantly opposed to this, and are gathering neighbors who also may not be aware of what is going on, to attend the June 3rd hearing.

There is already a gas station (Chevron) by the McDonalds, facing 190. There are gas stations on Shiloh at the Tom Thumb and the Murphy at Shiloh and Arapaho. There are MANY gas stations, and the last thing our neighbor hood needs is one so close to Springpark neighborhood.

Can you send out the request for zoning change again? I don't think everyone affected received one.

Thank you,

Patti Villalobos & Robert Dunlap
6910 Clear Springs Pkwy
Garland, Tx. 75044
pattivillalobos@icloud.com

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Morales, Elisa

From: Wolverton, Matthew
Sent: Friday, May 30, 2025 4:34 PM
To: Morales, Elisa
Subject: FW: Shiloh Rd Kroger gas pumps

Outside the Notification Area

As well as this one 😊

From: kyle moorehead <kyle.moorehead17@gmail.com>
Sent: Friday, May 30, 2025 2:08 AM
To: Wolverton, Matthew <MWolverton@garlandtx.gov>
Subject: Shiloh Rd Kroger gas pumps

You don't often get email from kyle.moorehead17@gmail.com. [Learn why this is important](#)

Good evening, I'm a resident of spring park. I am not able to access the garland planning website, but I would like to state my position regarding the potential gas pumps at Kroger. I am heavily AGAINST this proposition. The traffic on clear springs parkway and Shiloh is already a disaster on a daily occurrence. I can often not even get into the neighborhood. This is a poor decision that most of my neighbors are heavily against. Thank you for your time.

Thank you, Kyle

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Morales, Elisa

From: Wolverton, Matthew
Sent: Wednesday, June 4, 2025 12:15 PM
To: Morales, Elisa
Subject: FW: Concern about rezoning and adding gas pumps at Kroger

A vote against the Kroger.

From: Diana Hightower <diana.j.hightower@gmail.com>
Sent: Monday, June 2, 2025 8:39 PM
To: Wolverton, Matthew <MWolverton@garlandtx.gov>
Cc: Diana Hightower <diana.j.hightower@gmail.com>; Richard Hightower <bfwe79@gmail.com>
Subject: Concern about rezoning and adding gas pumps at Kroger

You don't often get email from diana.j.hightower@gmail.com. [Learn why this is important](#)

We live across the street from Kroger and want to go on record to let you know we did NOT receive a notification about the potential gas pumps at Kroger. We are literally finding out today -- one day before the vote. We are AGAINST this for the following reasons:

1. Environmental Concerns

- **Soil and Water Contamination:** Leaks from underground fuel tanks can contaminate soil and groundwater, posing long-term environmental and health risks.
- **Air Pollution:** Gasoline vapors contribute to air pollution and may pose respiratory risks, especially to children, the elderly, or anyone with asthma or other lung conditions.
- **Fuel Spills:** Routine fueling activities can lead to small spills, which accumulate over time and degrade local environmental quality.

2. Health and Safety Risks

- **Fire and Explosion Hazards:** Gasoline is highly flammable, and having pumps close to residential areas increases fire risk.
- **Toxic Fumes:** Benzene and other volatile organic compounds (VOCs) released during fueling are known carcinogens.
- **Noise Pollution:** Fuel stations can generate noise from vehicles, deliveries, and mechanical equipment.

3. Decreased Property Value

- **Reduced Curb Appeal:** The presence of a gas station can make the area less attractive to potential homebuyers.
- **Buyer Concerns:** Many people avoid buying homes near gas stations due to safety, health, and environmental concerns.

4. Traffic and Safety Issues

- **Increased Traffic:** A gas station brings more cars, trucks, and possibly delivery vehicles, increasing congestion.
- **Accident Risk:** More vehicles turning in and out of the station can increase the likelihood of traffic accidents, especially if children play or walk nearby.

5. Quality of Life

- **Light Pollution:** Stations often operate 24/7 with bright lighting that can disturb sleep and diminish nighttime ambiance.
- **Odors and Aesthetics:** Gasoline smells and unattractive infrastructure can negatively impact daily living.
- **Commercial Intrusion:** Adding gas pumps may signal a shift toward increased commercial development in an otherwise residential area.

6. Zoning and Planning Violations

- **Precedent Setting:** Allowing one commercial development may encourage others, altering the character of the neighborhood.

Regards,

Diana & Richard Hightower

6905 Clear Springs Pkwy

Garland, TX 75044

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

Z 25-03 The Kroger Co. The applicant requests a Specific Use Provision for Fuel Pumps. The site is located at 6850 North Shiloh Road. (District 1)

Jeff Branch**For**

6/11/2025
3:29:46 PM

3206 Greenleaf Ct

jbranch@nefx.com

Garland

Texas

United States

75044

For

Outside the Notification Area

Susan Hood**Against**

6/5/2025
8:38:20 PM

7414 Fitchburg

Shood10111@aol.com

Garland

972-816-2914

Texas

United States

<null>

Outside the Notification Area

As I said in the text to Mr. Bass, we have lived in Spring Park for over 30 years. Gas pumps in the Kroger parking lot will be an eyesore, environmental hazard, safety hazard and only produce more traffic on Shiloh and more large trucks, etc. getting gas. I understand Kroger has made this proposal. I can see why. That is the worst Kroger in the area and they need the foot traffic in hopes of more business. When the traffic is heavy you can exit left on Shiloh near the bank and get in the left turn lane to turn on Clear Sorinhs or exit right on Shiloh and left on Bush service road and left on Lookout into the neighborhood. I can't imagine the people on Clear Springs and backing up to Shiloh want to look out their windows or up the street to see gas pumps. We all moved here to enjoy the beautiful trees, paths, ponds and homes here in Spring Park. You don't live here, Mr. Bass, we do!!

**Randall
Jamison****For**

6/5/2025
8:14:48 PM

2801 Milford Ave,
Garland, TX 75044
Garland

9724955744

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

Texas
United States
75044

This intersection is currently a death trap!

Richard Zartler

against

6/4/2025
11:16:13 PM

2626 Foxboro Drive

frzartler@gmail.com

Garland

9727429419

Texas

United States

75044

Outside the Notification Area

Traffic is terrible on Shiloh at this location and presumably this will add more cars, or Kroger would not have requested this change. There already is a service station a few hundred feet to the north.

Aaron Corey

For

6/4/2025
4:59:06 PM

6621 LAKE SHORE DR

acemakey@gmail.com

Garland

2149264161

Texas

United States

75044

Outside the Notification Area

Traffic safety improvements at this intersection is critical. I support this.

Lynn Corey

For

6/4/2025
4:58:16 PM

6621 Lakeshore Drive

Lynncorey@msn.com

Garland

214-597-9127

Texas

United States

75044

Outside the Notification Area

It's about time!

**Dustin and
Christina**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

Hickey

6/4/2025
3:53:09 PM

7210 Gorham

Christina@hickeyhome.net

Garland

Texas

United States

75044

Outside the Notification Area

Sean Connelly

For

6/4/2025
3:51:36 PM

3005 Mountain Ash Court

spconnelly@yahoo.com

Garland

2149144364

Texas

United States

75044

Outside the Notification Area

Emily McMullin

For

6/4/2025
3:36:51 AM

6705 Clear Springs Circle

Garland

Texas

United States

75044

Outside the Notification Area

For

**Rebecca
Crabtree**

For

6/4/2025
3:15:12 AM

6813 Clear Springs Circle

Garland

Texas

United States

<null>

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

Don Crabtree

Against

6/4/2025
1:28:47 AM

6813 Clear Springs Circle

Garland
Texas
United States
75044

Ashley Ford

Against

6/4/2025
12:28:04 AM

7418 Vineyard Trl

Garland
Texas
United States
75044

Outside the Notification Area

There is already a gas station just yards away at the Chevron. This will clog up the area even more causing disruptions to the people who live in Spring Park and making getting in and out of the neighborhood a nightmare.

Jim Aiken

For

6/4/2025
12:11:38 AM

6729 Lakeshore

Aikentexas@yahoo.com

Garland
Texas
United States
<null>

9728249801

Outside the Notification Area

Please approve traffic signal at Shiloh and Clearsprings

Heather Bass

For

6/4/2025
12:10:55 AM

7018 Clear Springs Pkwy

Garland
Texas
United States
<null>

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

I would love to have a convenient Kroger gas that is discounted for me and a light that will help reduce accidents which are very common at this intersection.

Dinnah Dent

For

6/3/2025
11:56:03 PM

3109 Debra Ct

dinnah.gustavo@gmail.com

Garland

6514094550

Texas

United States

75044

Outside the Notification Area

Rhonda Brown

Against

6/3/2025
11:09:01 PM

2529 Timber Ridge Drive

rebbbeb@verizon.net

Garland

9724952572

Texas

United States

75044

Outside the Notification Area

Brian Jensen

For

6/3/2025
10:59:26 PM

7510 Spring Meadow Ln

bjensentx@outlook.com

Garland

Texas

United States

75044

Outside the Notification Area

I am in favor of Kroger adding a gas station at their Garland Shiloh Rd location. It is long overdue. We shop Kroger fuel in Sachse, Wylie and Plano. This would be a much closer location. There are currently no discount gas stations near Springpark. There is plenty of room to place the gas station on the south end of the Kroger parking lot nearest Regions Bank. This would create the least amount of light and noise pollution for the homes on the west side of Shiloh.

I am not in favor of adding a traffic light at Clear Springs and Shiloh. This is TOO CLOSE to the Campbell and Shiloh traffic light. The addition of a traffic

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

light always increases traffic congestion and backup; unless the two traffic lights were synchronized with other. The two traffic lights **MUST** be synchronized with each other for north/south traffic on Shiloh, else this will be a complete mess and worse than current.

Carl Couch

For

6/3/2025
10:52:50 PM

2521 Clear Ridge

Garland
Texas
United States
75044

Carlouchmd@gmail.com

214.238.5812

Outside the Notification Area

I favor the proposal **ONLY** if it includes a new traffic light at Clear Springs and Shiloh. Ideally it should synchronize with the traffic light at Campbell and Shiloh.

Randy & Beth Guillot

For

6/3/2025
10:36:09 PM

7413 Windmill Ln

Garland
Texas
United States
75044

rguillot@verizon.net

214-395-4903

Outside the Notification Area

We have lived in SpringPark over 35 years and use this intersection regularly. To have gas pumps and potentially traffic control at this intersection is a definite WIN-WIN, in our opinion. We drive to the Kroger gas pumps on Lavon Dr/78 for gas so having them in our backyard would be great. And crossing Shiloh at Clear Springs is nothing less than a death trap that needs to be resolved sooner than later.

Debra Mansfield

For

6/3/2025
10:35:22 PM

7525 Courtside Drive

Garland
Texas
United States
75044

debbiemansfield@ebby.com

214-960-8926

Outside the Notification Area

FOR

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

Mike Basile

For

6/3/2025
10:18:11 PM

7405 Vineyard Trail
Garland Tx 75044
Garland
Texas
United States
75044

For

Outside the Notification Area

Robert Payne

Against

6/3/2025
10:12:03 PM

6717 Lake Shore Drive

Garland
Texas
United States
75044

bob@creator.net

Outside the Notification Area

We have plenty of gas stations in the area already. The addition of another is likely to increase crime, noise, and pollution.

Kyle Wyzard

For

6/3/2025
9:52:23 PM

3001 Waterside Ct

Garland
Texas
United States
75044

kylewyzard@yahoo.com

9189483825

Outside the Notification Area

For

Tom Murto

For

6/3/2025
9:48:14 PM

7010 WOODSPRINGS
DR
Garland
Texas
United States
75044

tvmurto4@gmail.com

9726586343

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

Diana Cheney

Against

6/3/2025
9:46:50 PM

7518 Courtside Dr

Garland
Texas
United States
75044

Cheneyd@earthlink.net

2148081185

Outside the Notification Area

Andrew Vasquez

For

6/3/2025
9:23:56 PM

2817 Newburyport Ave

Garland
Texas
United States
<null>

Outside the Notification Area

Ryon Rhue

For

6/3/2025
7:29:37 PM

3104 Annette Ct

Garland
Texas
United States
75044

ryon.rhue@Gmail.com

4694321512

Outside the Notification Area

For

Maria Jose Rhue

For

6/3/2025
7:20:49 PM

3104 Annette Court

Garland
Texas
United States
75044

marijorhue@gmail.com

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

As long as there is a signal light on clear springs!

Jeff Bass

For

6/3/2025
6:11:10 PM

7018 Clear Springs
Parkway
Garland
Texas
United States
75044

jeffery_bass@hotmail.com
4698315620

Outside the Notification Area

I live on Clear Springs Pkwy and I support this addition. Traffic is a nightmare at this intersection; we even had a fatal accident here a few years ago. If getting fuel pumps also gets us a signal light, I am all for it!

Richard Hightower

6/3/2025
1:35:04 AM

Against

6905 Clear Springs
Parkway
Garland, TX 75044
Garland
Texas
United States
75044

BFWE79@gmail.com
972-742-2747

Outside the Notification Area

I am AGAINST adding gas pumps in the Kroger Parking Lot on Shiloh.

Here are some of my concerns:

1. Environmental Concerns

Soil and Water Contamination: Leaks from underground fuel tanks can contaminate soil and groundwater, posing long-term environmental and health risks.

Air Pollution: Gasoline vapors contribute to air pollution and may pose respiratory risks, especially to children, the elderly, or anyone with asthma or other lung conditions.

Fuel Spills: Routine fueling activities can lead to small spills, which accumulate over time and degrade local environmental quality.

2. Health and Safety Risks

Fire and Explosion Hazards: Gasoline is highly flammable, and having pumps close to residential areas increases fire risk.

Toxic Fumes: Benzene and other volatile organic compounds (VOCs) released during fueling are known carcinogens.

Noise Pollution: Fuel stations can generate noise from vehicles, deliveries,

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

and mechanical equipment.

3. Decreased Property Value

**Diana
Hightower**
6/3/2025
1:31:07 AM

Against

6905 Clear Springs Pkwy
Garland, TX 75044
Garland
Texas
United States
75044

Diana.J.Hightower@gmail.com

9727427077

Outside the Notification Area

I live immediately across the street and DID NOT get a notification. I am just finding out the day before the council vote. My goodness. Very disappointed in my rep and even in our HOA - where was the communication?

I am against because:

- ~ Traffic is already horrible along Shiloh
- ~ There are often accidents at the entrance of our neighborhood
- ~ Our home values will go down
- ~ I cannot imagine the lights etc lighting up our neighborhood
- ~ We have numerous gas stations within a 2 mile radius
- ~ We have a few Kroger gas stations (for points) within 5-10 miles (I know because I use them)
- ~ The downside greatly out weighs the upside for our neighborhood.

Please DEFEAT this vote.

Thank you
Diana Hightower

Greg Wakefield

AGAINST

6/1/2025
6:10:45 AM

6618 Lakeshore Dr.
Garland
Texas
United States
75044

Outside the Notification Area

AGAINST

Cindi Wakefield

AGAINST

6/1/2025

6618 Lakeshore Dr.

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

6:10:08 AM

Garland
Texas
United States
75044

AGAINST

**Kevin
McDonough**
6/1/2025
3:37:01 AM

For

2726 Woods Ln

Garland
Texas
United States
75044

kevin@mcdonoughs.net

2147623700

Outside the Notification Area

I welcome gas pumps at my local Kroger. I am tired of having to drive a long way to get discounted gas.

**Nilanjan
Bhattacharya &
Marian
Bhattacharya**
6/1/2025
12:41:54 AM

AGAINST

7522 Twin Oaks Ct

Garland
Texas
United States
75044

bhattacharya.nilanjan@gmail.com

2017908353

Outside the Notification Area

**Linda
Schoendienst**
6/1/2025
12:28:51 AM

For

7421 Fitchburg Ave

Garland
Texas
United States
75044

Linda.Schoendienst@gmail.com

214-675-7624

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

**James
Schoendienst**

5/31/2025
6:52:54 PM

For

7421 Fitchburg Ave

jschoend@aol.com

Garland

8173715111

Texas

United States

75044

Outside the Notification Area

I would love to have Kroger discounted gas options closer to my home.

Pattie Hubbard

5/30/2025
2:31:36 PM

Against

3006 Cross Timbers

Pkhubbard47@gmail.com

Garland

9728961017

Texas

United States

75044

Outside the Notification Area

Pattie Hubbard

5/30/2025
2:31:36 PM

Against

3006 Cross Timbers

Pkhubbard47@gmail.com

Garland

9728961017

Texas

United States

75044

Outside the Notification Area

Bobby Brown

5/30/2025
1:40:22 AM

Against

2529 Timber Ridge Drive

rebb@verizon.net

Garland

9724952572

Texas

United States

75044

Outside the Notification Area

We already have a gas station at 190 and Shiloh. Kroger parking lot is not

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-03	May 12, 2025	June 3, 2025	Matthew Wolverton

large enough to properly handle current traffic flow and parking as is. Addition of pumps will consume parking and add to traffic flow problems that already exist in this area.
This is not a good thing for the citizens in this area.

Patricia Villalobos & Robert Dunlap
5/29/2025
11:22:24 PM

Against

6910 Clear Springs Pkwy pattivillalobos@icloud.com
Garland 214-686-6212
Texas
United States
75044

We adamantly oppose this zoning request. There are plenty of gas stations (Chevron .2 miles away; Tom Thum and Murphy stations 1 mile away; etc.). This will just cause more traffic and adversely affect our property values.

Michael and Rebecca Norvell
5/12/2025
11:04:44 PM

Against

7014 Woodsprings
Garland
Texas
United States
75044

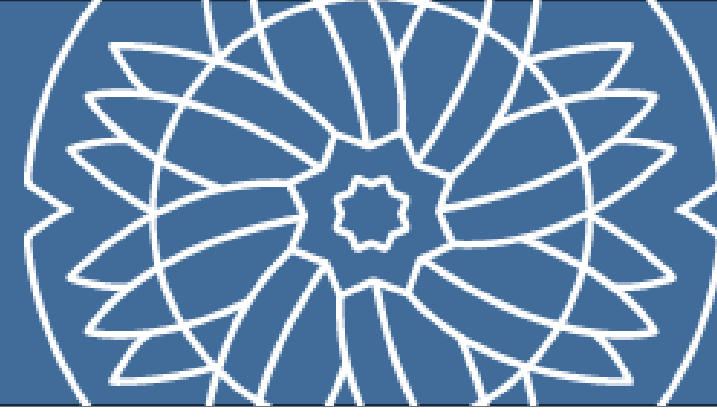
Our home backs up to Kroger, and we are against the request to put in fuel pumps in the location.



GARLAND

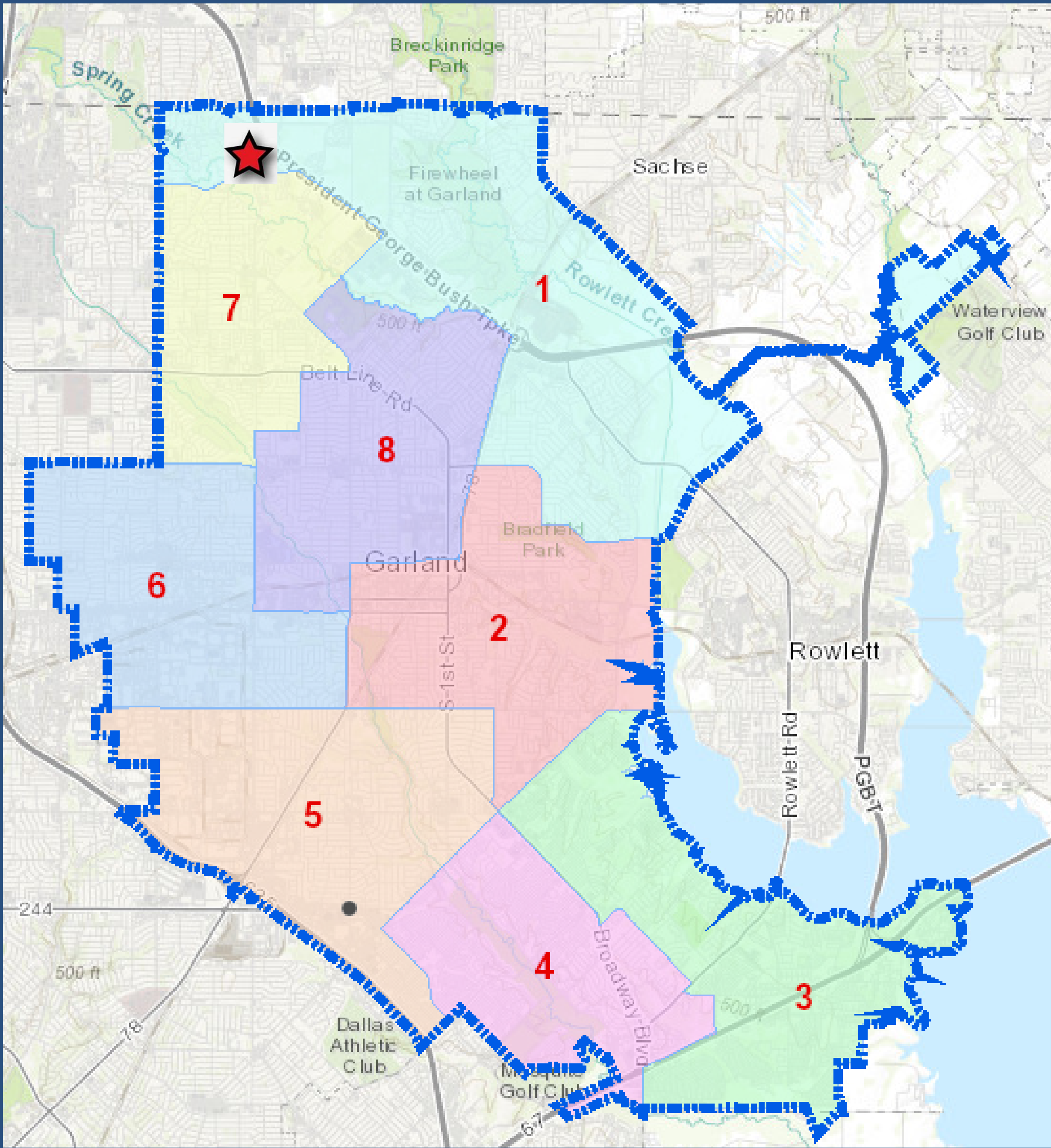
City Council Meeting

July 8, 2025



Request

The applicant requests a Specific Use Provision for a **Fuel Pumps, Retail Use** on a property zoned Planned Development (PD) District 98-28 containing an existing Kroger grocery store and shopping center.



Case Information

Location: 6850 North Shiloh Road

Applicant: The Kroger Co.

Owner: US Regency Shiloh Springs, LLC

Acreage: 6.183-Acres

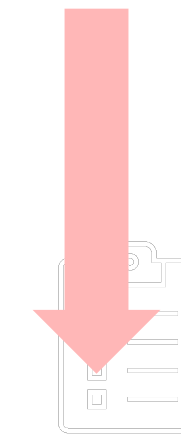
Zoning: PD 98-28 Community Retail (CR)
District (base zoning)



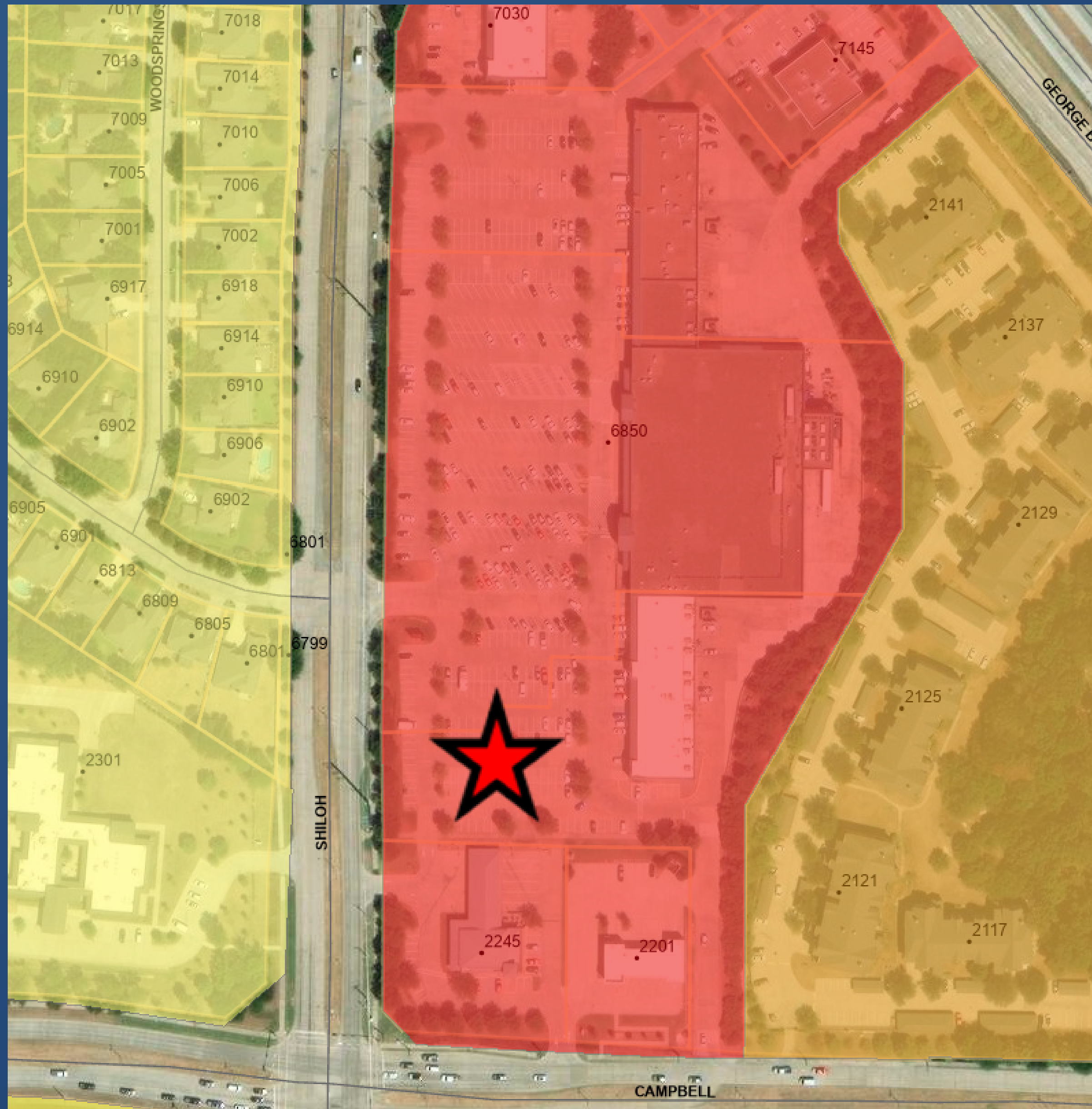
Comprehensive Plan



Community Centers



Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.



Site Photos

6850 N Shiloh Road



View of the subject site from N Shiloh Rd



View from the subject site looking North up
North Shiloh Road

Site Photos

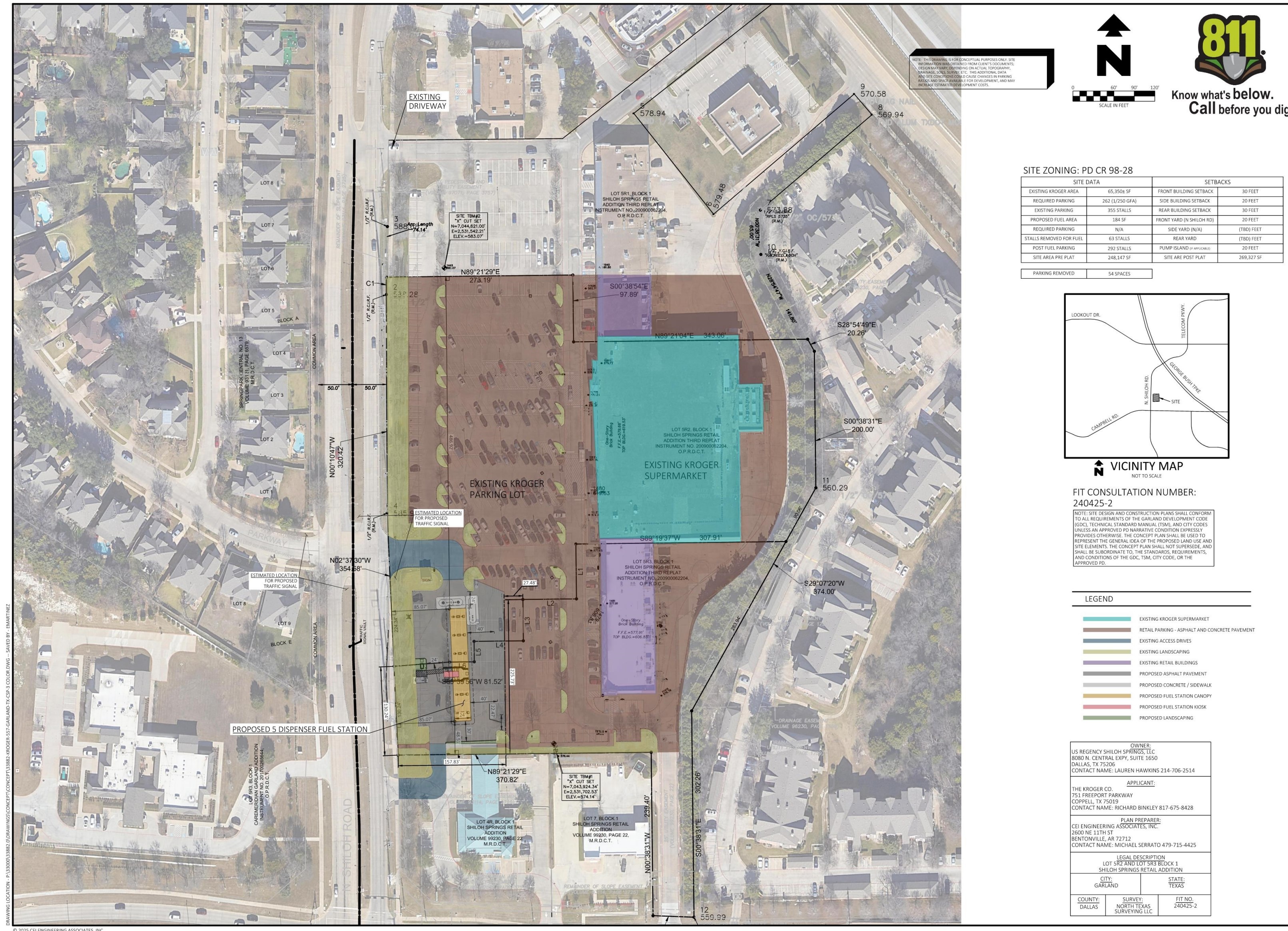
6850 N Shiloh Road



View from the subject site looking South down N Shiloh Road.



View from the subject site looking across North Shiloh Road.

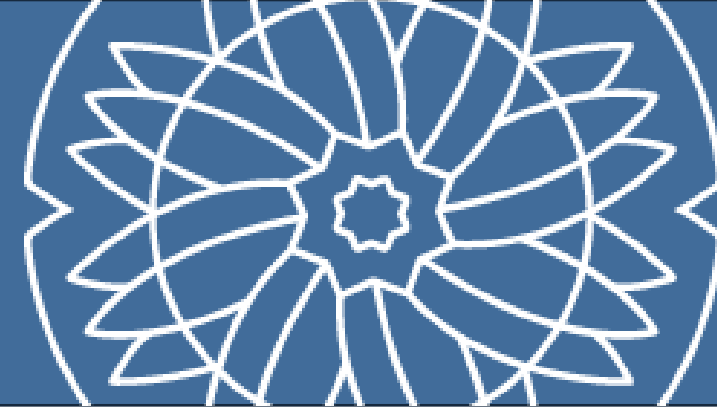


CEI ENGINEERING ASSOCIATES, INC.
710 W PINEDALE AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

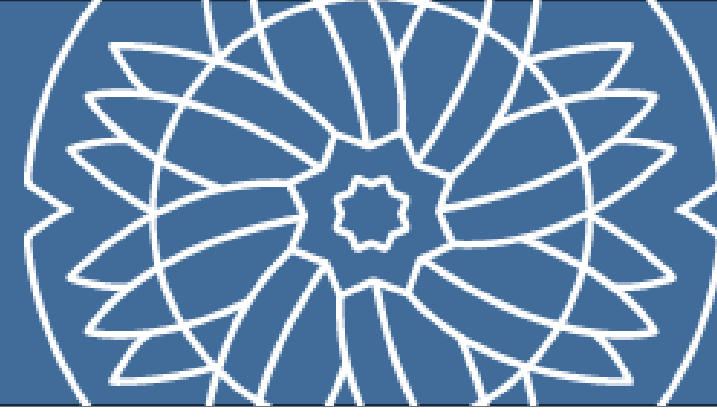
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MS
DESIGNER	EN
CEI PROJECT NUMBER	96000
DATE	4/23/2025

CONCEPTUAL SITE
PLAN
SHEET TITLE
SHEET NUMBER
CSP-1A



Applicant Request: Specific Use Provision (SUP) to allow for Fuel Pumps, Retail Use with an indefinite time period.



The Plan Commission recommended approval of a 20-year SUP and additional landscaping be installed.



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

11.c

Meeting Date: July 8, 2025

Title: Consider a request by Dynamic Engineering Consultants, P.C. requesting approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway in District 1.

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse).

OWNER

Springfield JV

PLAN COMMISSION RECOMMENDATION

On May 12th, 2025, with eight (8) votes in favor and one (1) in opposition, the Plan Commission recommended approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse).

BACKGROUND

The subject property is currently an undeveloped tract of land within Planned Development (PD) District 85-55. The Planned Development allows for a variety of other uses that are permitted in the Community Retail (CR) District. It does not currently allow a Self-Storage Facility (mini-warehouse) by right as a primary use, but only as a secondary use.

SITE DATA

The subject site is approximately four acres of undeveloped tract of land and has approximately 680 linear feet of frontage along Firewheel Parkway. The site can be accessed from two points along Firewheel Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 85-55. This site's base zoning is Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of

allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Planned Development:

The applicant is requesting the Self-Storage Facility (mini-warehouse) use to be permitted by right as the use is not currently allowed in Planned Development (PD) District 00-39 as a primary use.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and small detached housing. It expands housing options through infill and redevelopment, while continuing valuable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas support mixed-use small commercial centers (goods and services), office space, and public services. Building heights and development intensities in these areas are compatible with adjacent residential development.

A self-storage use is not compatible with the Future Land Use Map as it is considered more of an intense commercial use with 106,680 square feet of proposed building area. Although the vision supports commercial centers, it is in the context of mixed-use and neighborhood service developments. This is a critical area that can serve as a gateway to the City of Garland, and a self-storage use does not contribute positively toward creating a vibrant place to provide that sense of arrival.

Under the Garland Development Code, self-storage facility uses are only permitted by right in the Industrial and Heavy Commercial Districts. The PD of this site permits it only as a secondary use as part of a larger commercial/retail development. A self-storage in this context would not be compatible with the vision of the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Agricultural (AG) District (including S 77-17) and contain vacant wooded floodplain land. Further North within S 77-17 is the landfill. The property to the East is zoned Planned Development (PD) District 21-62 for a horizontal multi-family development which is nearly complete. The property to the West is also zoned Agricultural (AG) District and contains vacant and wooded land that is entirely flood plain. Finally, the property to the South is zoned Planned Development (PD) District 09-06 with a base zoning of Community Retail and is vacant.

The proposed Self-Storage Facility (mini-warehouse) use is not compatible with the surrounding areas as there is prospect for other retail, service, residential, and mixed uses here.

STAFF RECOMMENDATION

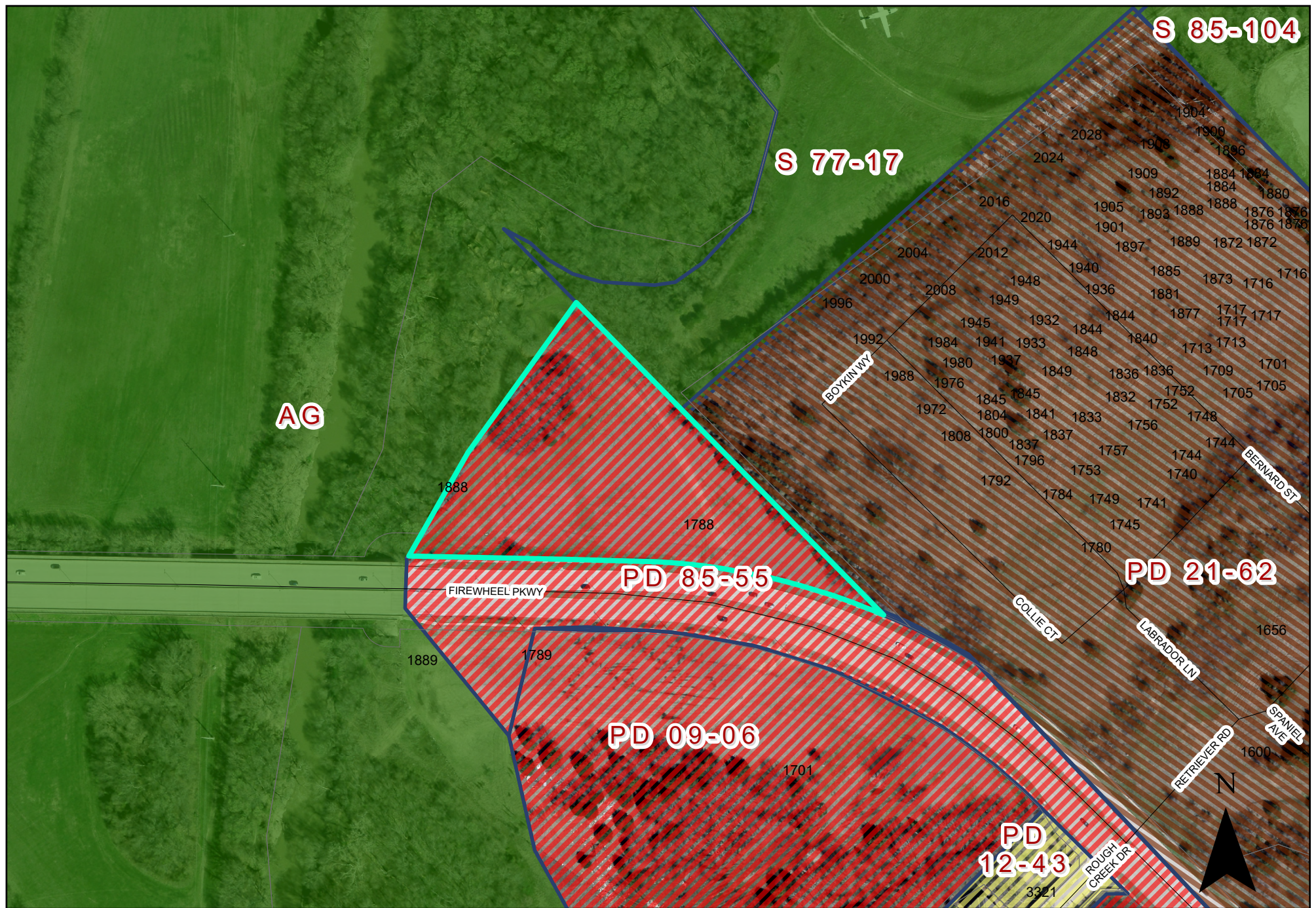
Staff recommends denial of the applicant's proposal. The proposed Self-Storage (mini-warehouse) is not compatible with the Future Land Use Map's designation of Compact Neighborhoods for the property nor with the surrounding areas.

Background

Consideration / Recommendation

Attachments

- A. Z 25-13 Location Map
- B. Z 25-13 PD Conditions
- C. Z 25-13 Concept Plan
- D. Z 25-13 R&M
- E. Z 25-13 CC Responses
- F. Z 25-13 CC Presentation



0 200 400 Feet

Zoning Map 25-13

 INDICATES AREA OF REQUEST

1788 Firewheel Pkwy

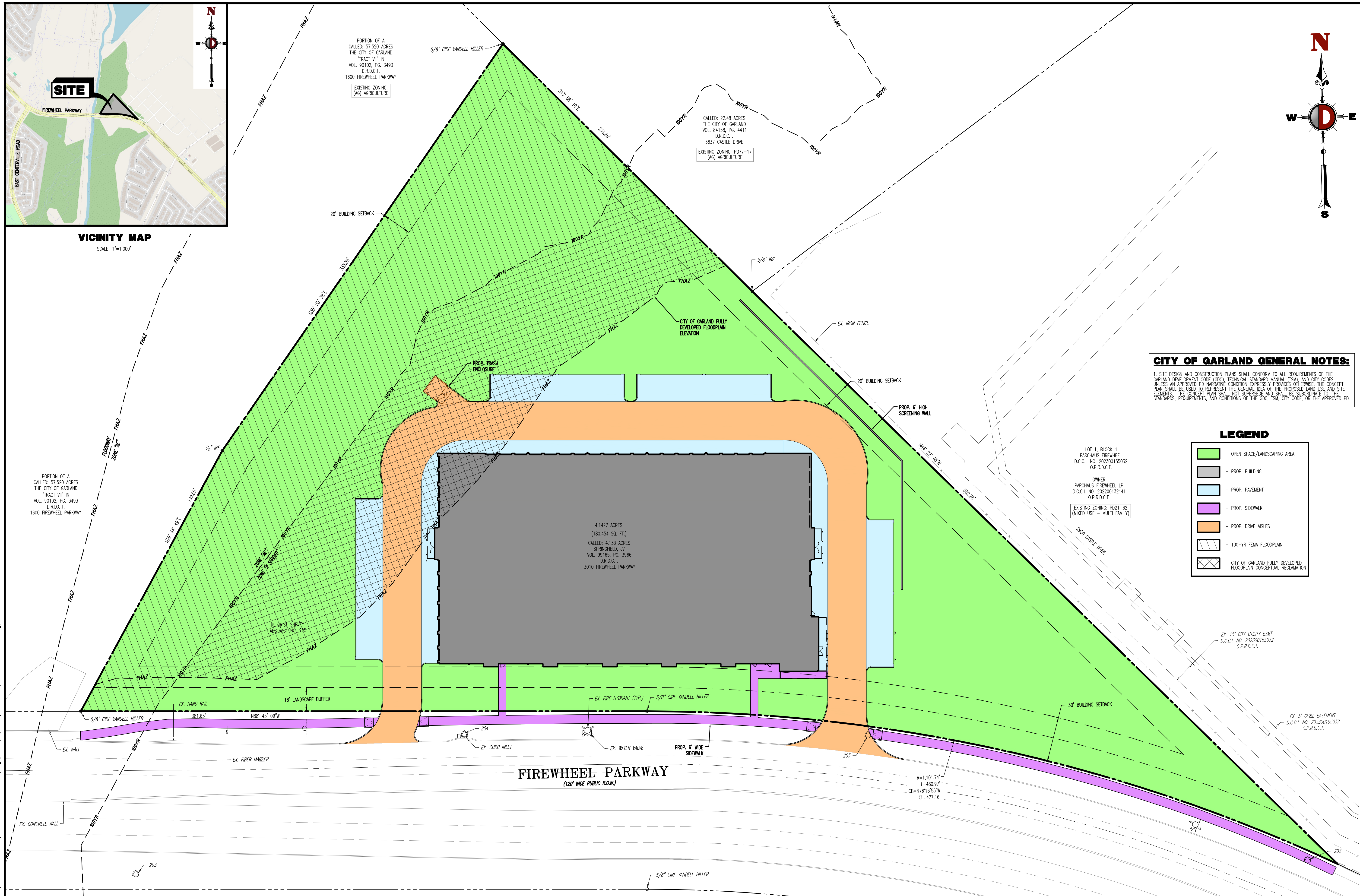
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-13

1788 Firewheel Parkway

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate the development of a Self-Storage (mini-warehouse) Use.
- 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 the Community Retail (CR) District and Planned Development (PD) District 85-55 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: In addition to the uses permitted within Planned Development (PD) District 85-55, Self-Storage Facility (mini-warehouse) Use shall be permitted by right.
- B. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

[illegible]

REPORT & MINUTES

P.C. Meeting, May 12, 2025

2d. APPROVED Consideration of the application of **Dynamic Engineering Consultants, P.C.**, requesting approval of an amendment to Planned Development District (PD 85-55) to allow a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway. (District 1) (File Z 25-13)

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicants, Bill Dahlstrom, 2323 Ross Ave., Ste. 600, Dallas, TX 75201, Greer Gordon, 4030 Gilbert Ave., Dallas, TX, and Josh Edge, 714 S. Greenville Ave., Ste. 100, Allen, TX 75002, provided an overview of the request and remained available for questions.

Resident speaking in favor of the request:

Joseph Tallal, 6316 Abercorn Drive, Rowlett, TX 75089.

The resident speaking in favor, who is actually one of the owners of the property, stated this is the best use for the property as it is not ideal for residential development.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Jenkins.

Comment Form

Case Z 25-13

Z 25-13 Dynamic Engineering Consultants, P.C. The applicant requests an amendment to Planned Development District (PD 85-55) to allow a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel parkway. (District 1)

Z 25-13 Dynamic Engineering Consultants, P.C. El solicitante solicita una enmienda al Distrito de Desarrollo Planificado (PD 85-55) para permitir una instalación de autoalmacenamiento (mini-almacén). El terreno está ubicado en 1788 Firewheel Parkway. (Distrito 1)

Z 25-13 Dynamic Engineering Consultants, P.C. Người nộp đơn yêu cầu sửa đổi Khu phát triển theo quy hoạch (PD 85-55) để cho phép xây dựng Cơ sở lưu trữ tự phục vụ (kho mini). Địa điểm này nằm tại 1788 Firewheel parkway. (Quận 1)

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.

Glenn Lanier, Director

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.)

1600 Firewheel Parkway

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

5/14/25
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.)

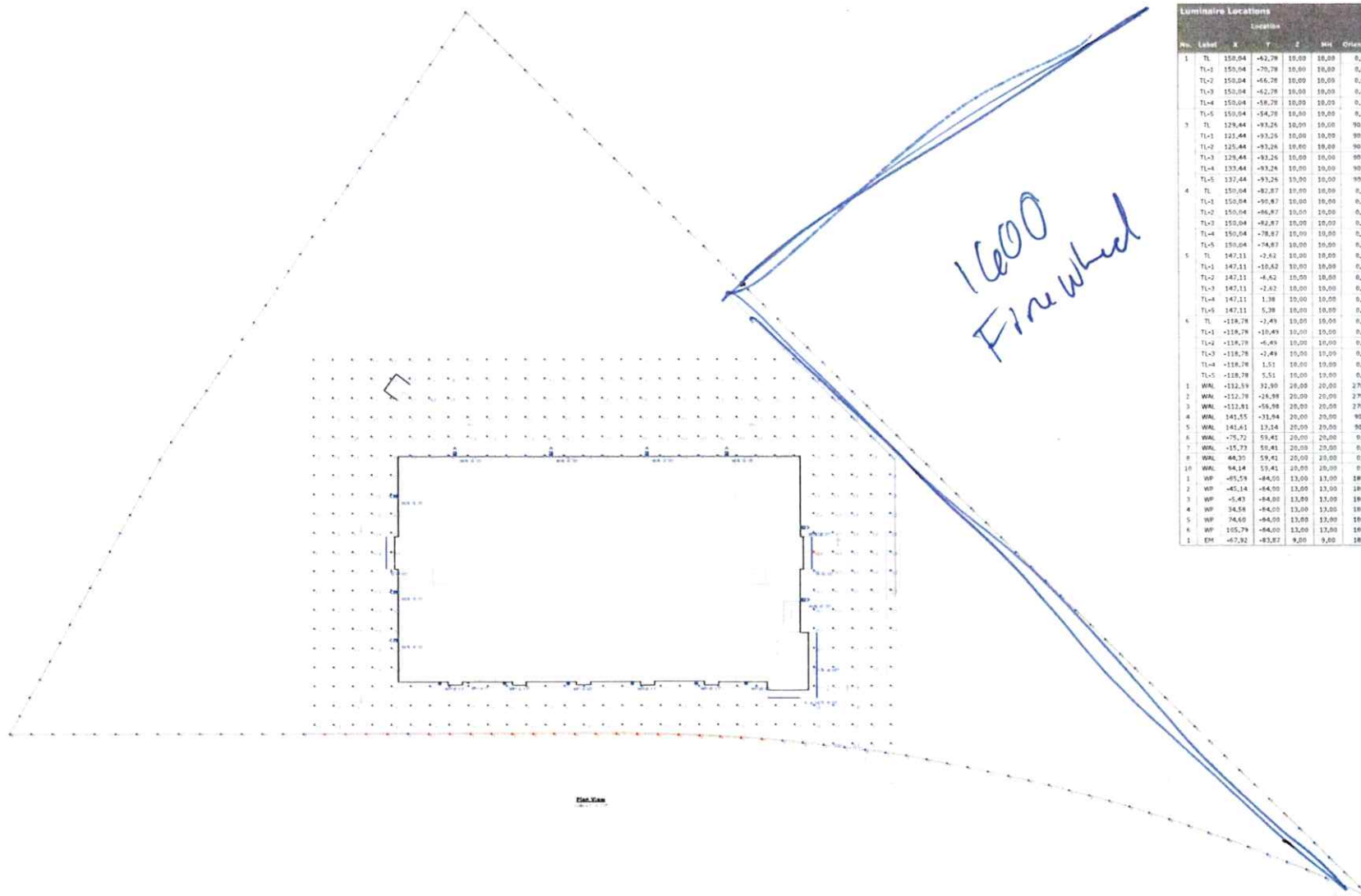
Comment Form Continued – Case Z 25-13

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

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

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

We are in favor of the proposed use conditioned on the 6ft masonry perimeter wall, and light fixtures that do not cast onto our property as reflected in the appended exhibits.



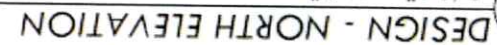
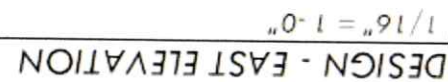
Luminaire Locations											
No.	Label	X	Y	Z	Height	Orientation	Tilt	X	Y	Z	
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	TL-1	150.04	-70.78	10.00	10.00	0.00	0.00	150.04	-70.78	10.00	
	TL-2	150.04	-46.78	10.00	10.00	0.00	0.00	150.04	-46.78	10.00	
	TL-3	150.04	-42.78	10.00	10.00	0.00	0.00	150.04	-42.78	10.00	
	TL-4	150.04	-18.78	10.00	10.00	0.00	0.00	150.04	-18.78	10.00	
	TL-5	150.04	-14.78	10.00	10.00	0.00	0.00	150.04	-14.78	10.00	
3	TL	129.44	-93.26	10.00	10.00	90.00	0.00	129.44	-93.26	10.00	
	TL-1	121.44	-93.26	10.00	10.00	90.00	0.00	121.44	-93.26	10.00	
	TL-2	125.44	-93.26	10.00	10.00	90.00	0.00	125.44	-93.26	10.00	
	TL-3	129.44	-93.26	10.00	10.00	90.00	0.00	129.44	-93.26	10.00	
	TL-4	133.44	-93.26	10.00	10.00	90.00	0.00	133.44	-93.26	10.00	
	TL-5	137.44	-93.26	10.00	10.00	90.00	0.00	137.44	-93.26	10.00	
4	TL	150.04	-90.87	10.00	10.00	0.00	0.00	150.04	-90.87	10.00	
	TL-1	150.04	-66.87	10.00	10.00	0.00	0.00	150.04	-66.87	10.00	
	TL-2	150.04	-62.87	10.00	10.00	0.00	0.00	150.04	-62.87	10.00	
	TL-4	150.04	-78.87	10.00	10.00	0.00	0.00	150.04	-78.87	10.00	
	TL-5	150.04	-74.87	10.00	10.00	0.00	0.00	150.04	-74.87	10.00	
5	TL	147.11	-2.62	10.00	10.00	0.00	0.00	147.11	-2.62	10.00	
	TL-1	147.11	-10.62	10.00	10.00	0.00	0.00	147.11	-10.62	10.00	
	TL-2	147.11	-6.62	10.00	10.00	0.00	0.00	147.11	-6.62	10.00	
	TL-3	147.11	-2.62	10.00	10.00	0.00	0.00	147.11	-2.62	10.00	
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	TL-5	147.11	5.38	10.00	10.00	0.00	0.00	147.11	5.38	10.00	
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	TL-4	-118.78	1.51	10.00	10.00	0.00	0.00	-118.78	1.51	10.00	
	TL-5	-118.78	5.51	10.00	10.00	0.00	0.00	-118.78	5.51	10.00	
1	WAL	-112.59	32.90	20.00	20.00	270.00	0.00	-112.59	32.90	20.00	
2	WAL	-112.78	-26.98	20.00	20.00	270.00	0.00	-112.78	-26.98	20.00	
3	WAL	-112.81	-56.98	20.00	20.00	270.00	0.00	-112.81	-56.98	20.00	
4	WAL	141.55	-31.94	20.00	20.00	90.00	0.00	141.55	-31.94	20.00	
5	WAL	141.61	13.14	20.00	20.00	90.00	0.00	141.61	13.14	20.00	
6	WAL	-75.72	59.41	20.00	20.00	0.00	0.00	-75.72	59.41	20.00	
7	WAL	-15.73	59.41	20.00	20.00	0.00	0.00	-15.73	59.41	20.00	
8	WAL	44.30	59.41	20.00	20.00	0.00	0.00	44.30	59.41	20.00	
10	WAL	94.14	59.41	20.00	20.00	0.00	0.00	94.14	59.41	20.00	
1	WP	-45.59	-84.00	13.00	13.00	180.00	0.00	-45.59	-84.00	13.00	
2	WP	-45.14	-84.00	13.00	13.00	180.00	0.00	-45.14	-84.00	13.00	
3	WP	-5.43	-84.00	13.00	13.00	180.00	0.00	-5.43	-84.00	13.00	
4	WP	34.58	-84.00	13.00	13.00	180.00	0.00	34.58	-84.00	13.00	
5	WP	74.60	-84.00	13.00	13.00	180.00	0.00	74.60	-84.00	13.00	
6	WP	105.79	-84.00	13.00	13.00	180.00	0.00	105.79	-84.00	13.00	
1	EM	-47.92	-83.87	9.00	9.00	180.00	0.00	-47.92	-83.87	9.00	

1600
Firewheel

Item	Code	Quantity	Description	Unit	Notes	Material	Notes	Material	Notes
1	TL	1	TL-1	1	TL-1	TL-1	TL-1	TL-1	TL-1
2	TL	1	TL-2	1	TL-2	TL-2	TL-2	TL-2	TL-2
3	TL	1	TL-3	1	TL-3	TL-3	TL-3	TL-3	TL-3
4	TL	1	TL-4	1	TL-4	TL-4	TL-4	TL-4	TL-4
5	TL	1	TL-5	1	TL-5	TL-5	TL-5	TL-5	TL-5
6	TL	1	TL-6	1	TL-6	TL-6	TL-6	TL-6	TL-6
7	TL	1	TL-7	1	TL-7	TL-7	TL-7	TL-7	TL-7
8	TL	1	TL-8	1	TL-8	TL-8	TL-8	TL-8	TL-8
9	TL	1	TL-9	1	TL-9	TL-9	TL-9	TL-9	TL-9
10	TL	1	TL-10	1	TL-10	TL-10	TL-10	TL-10	TL-10

Statistics	Property	Value	Unit	Notes
Property Boundaries	0.0%	1.0%	0.0%	N/A
Property Boundaries	0.0%	1.0%	0.0%	N/A

Lighting Survey Notes
1. Readings are shown in units of measured foot-candles.
2. Total Light Level (TL) = Extended to accurately reflect measured light level calculations.
3. Test Method = 0.00
4. Future Planning: None - See Future Location Schedule for details.
5. Building Height = 43.00
6. Building Footprint = 100.00
7. Future Planning: None - See Future Location Schedule.
8. The photometric data was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
9. These lighting calculations are not a substitute for independent engineering analysis of lighting system reliability and safety.

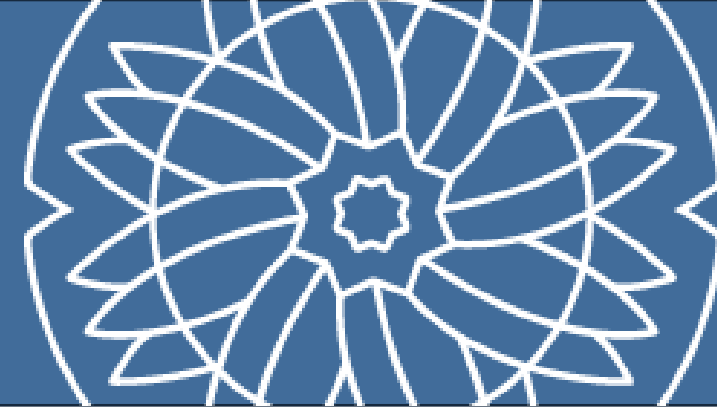




GARLAND

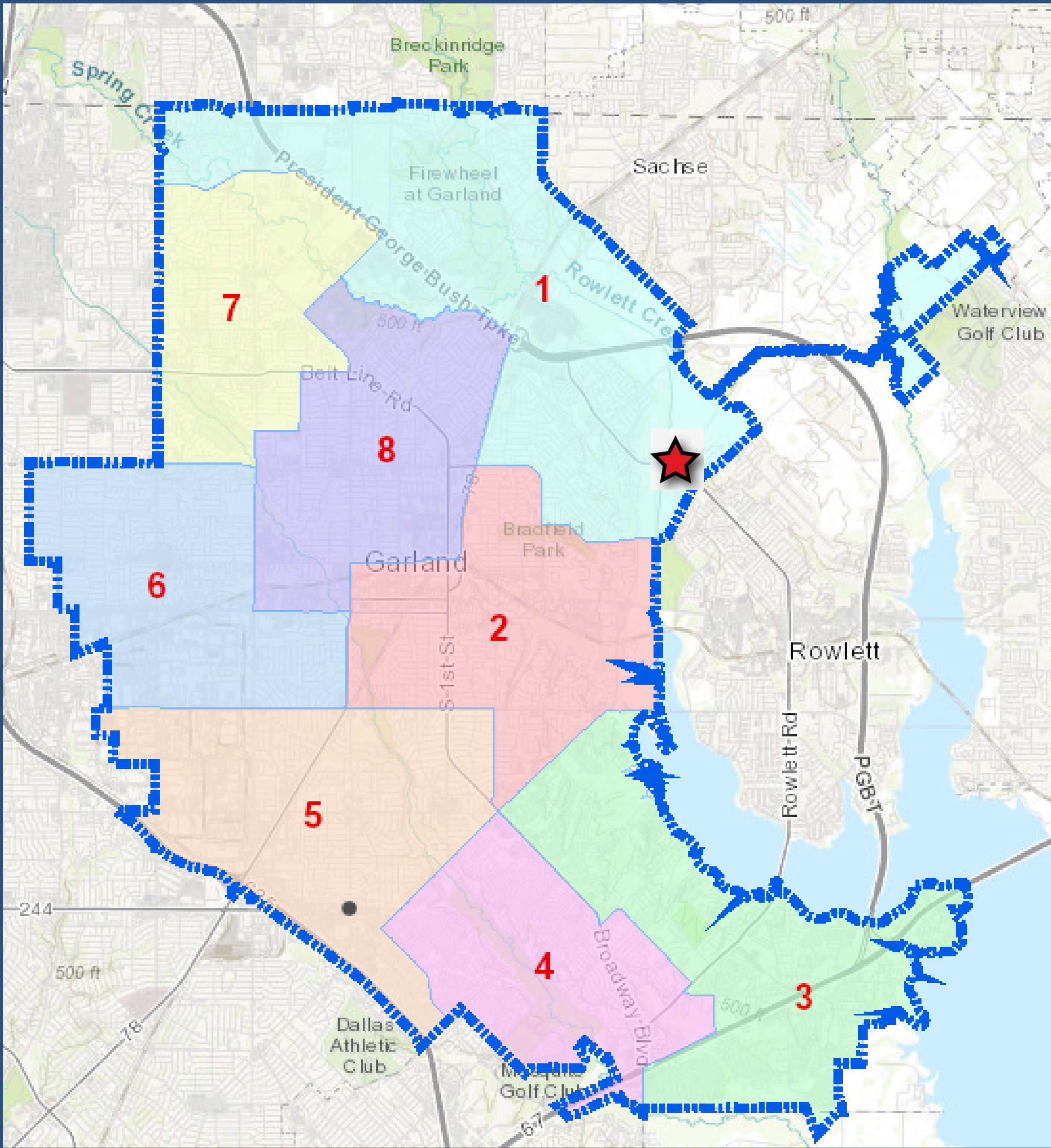
City Council Meeting

July 8, 2025



Request

The applicant requests a Planned Development Amendment for a **Self-Storage facility (mini-warehouse) Use** as a primary use on an undeveloped property zoned Planned Development (PD) District 85-55 with a base zoning of Community Retail (CR).



Case Information

Location: 1788 Firewheel Parkway

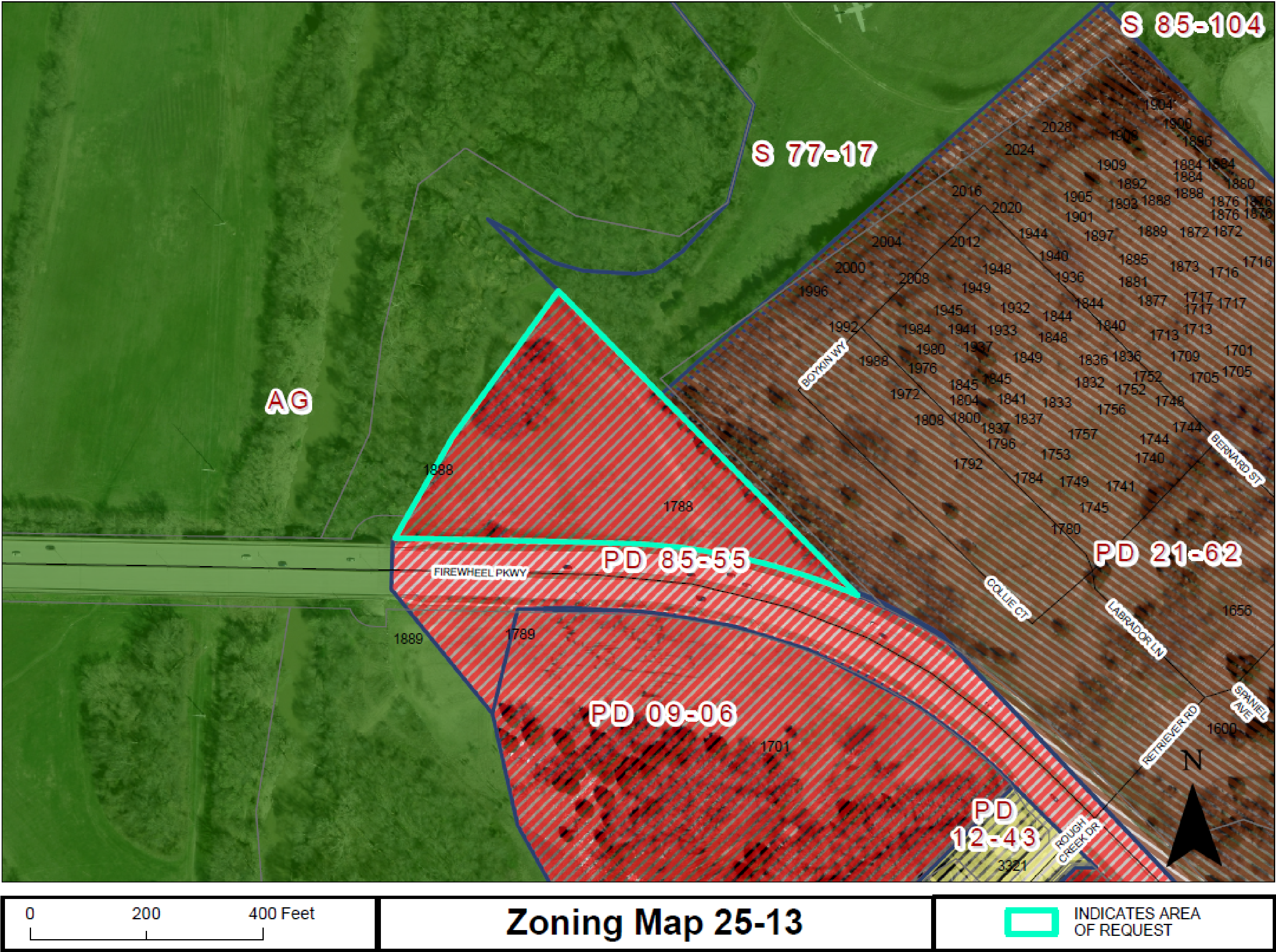
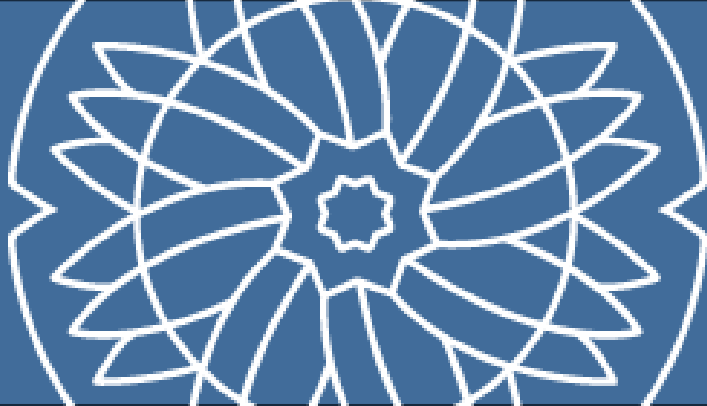
Applicant: Dynamic Engineering Consultants, P.C.

Owner: Springfield JV

Acreage: 4.14-acres

Zoning: PD 85-55 Community Retail (CR)
District (base zoning)

Location Map

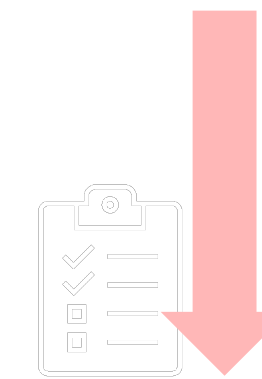


1788 Firewheel Pkwy

Comprehensive Plan



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.

Site Photos

1788 Firewheel Parkway



View of the subject site from Firewheel Parkway



View from the subject site looking East down Firewheel Parkway

Site Photos

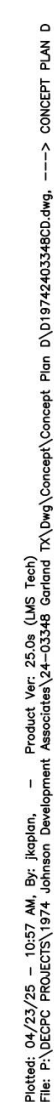
1788 Firewheel Parkway

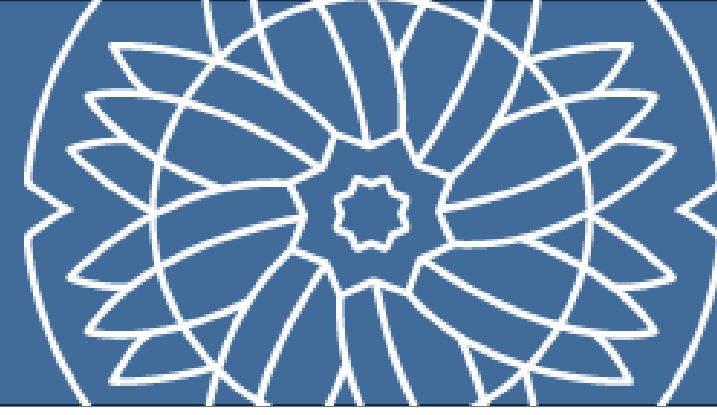


View from the subject site looking Southeast down Firewheel Parkway

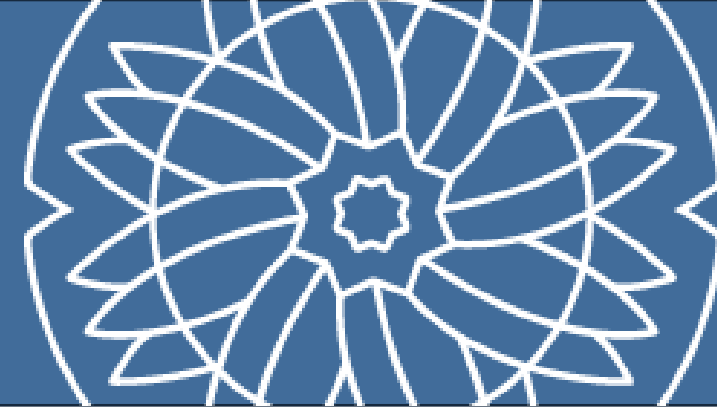


View from the subject site looking West down Firewheel Parkway





Applicant Request: Planned Development (PD) District Amendment to allow Self-Storage (mini-warehouse) as a primary use.



Staff Recommendation: Denial

Plan Commission Recommendation: Approval



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

11.d

Meeting Date: July 8, 2025

Title: Consider a request by ZoneDev, requesting approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use. The site is located at 1800 North Jupiter Road in District 6.

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use.

OWNER

SRRAF, LLC

PLAN COMMISSION RECOMMENDATION

On June 9th, 2025, with eight (8) votes in favor and zero (0) in opposition, the Plan Commission recommended approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use.

Additionally, the Plan Commission recommended a condition that up to five (5) lots are allowed to have a minimum lot depth of 80 feet per the applicant's statement. The Plan Commission also recommended that rear entry garages be required. The applicant agrees with the recommendation.

BACKGROUND

The subject property is currently an undeveloped tract of land zoned Planned Development (PD) District 17-18 for Community Retail Uses. The applicant requests a rezoning to a Planned Development (PD) District for 45 Single-Family-Attached homes to be constructed, as well as account for 5 lots which won't be able to meet the minimum lot depth requirement of 90 feet. The applicant requests a minimum lot depth of 80 feet for 5 lots. The applicant notes that these 5 lots are all adjacent to a cul-de-sac, elbow, or alley. Nine lots were originally requested to deviate, but the applicant stated that only three to five were needed upon further review at the June 9th Plan Commission.

The Garland Development Code (GDC) Section 2.34(C) allows a 10-foot reduction in lot width for elbow and cul-de-sac lots, as well as a 5-foot reduction in setbacks for cul-de-sac lots. Lots facing alleys are treated like lots facing public streets. The code does not allow any reduction in lot depth.

SITE DATA

The subject site is a 12.62-acre undeveloped tract of land and has approximately 287 linear feet of frontage on Buckingham Road and approximately 177 linear feet of frontage on North Jupiter Road, which will remain untouched flood plain. The site will be accessed via Buckingham Road as well as via an access easement on North Jupiter Road that is shared with a Walgreens Pharmacy and eventually connects to an HTEaO drive-through and medical office/emergency room.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 17-18 for Community Retail Uses. This site's base zoning is Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Planned Development:

1. The applicant is requesting a new Planned Development (PD) District replace the current Planned Development for Community Retail Uses to allow for the construction of Dwelling, Single Family Attached Uses (townhouses).
2. The applicant is requesting that five (5) lots have a minimum lot depth of 80 feet as opposed to the GDC standard 90 feet.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Vital Neighborhoods with a Compact Neighborhoods subcategory for the subject site. Compact Neighborhoods provide for areas of moderate increases in density and provide transitions between traditional residential neighborhoods and higher density multi-family and non-residential developments.

The proposed use complies with the comprehensive plan. On top of being in line with the Future Land Use Map, the development provides infill housing and allows the "Compact Neighborhoods" and "Neighborhood Centers" nearby retail to play off of each other as the Garland Development Code (GDC) intends.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Planned Development (PD) District 22-53 and Planned Development (PD) District 21-20 for Community Retail District Uses as well as Community Retail (CR) District across Buckingham Road. These properties contain a doctor's office and ER, drive-through tea restaurant, place of worship, and a day care. The property to the East is zoned Multi-Family-1 (MF-1) District and contains a Multi-Family development. The properties to the South are zoned Multi-Family-1 (MF-1) District and Single-Family-7 (SF-7) District respectively containing a multi-family development as well as a single-family subdivision. Finally, the property to the East is zoned Planned Development (PD) District 97-10 for Community Retail Uses and contains a pharmacy.

The site is compatible with the surrounding area as the proposed townhouses will provide a natural transition between the neighboring multi-density, non-residential, and traditional residential neighborhood development.

STAFF RECOMMENDATION

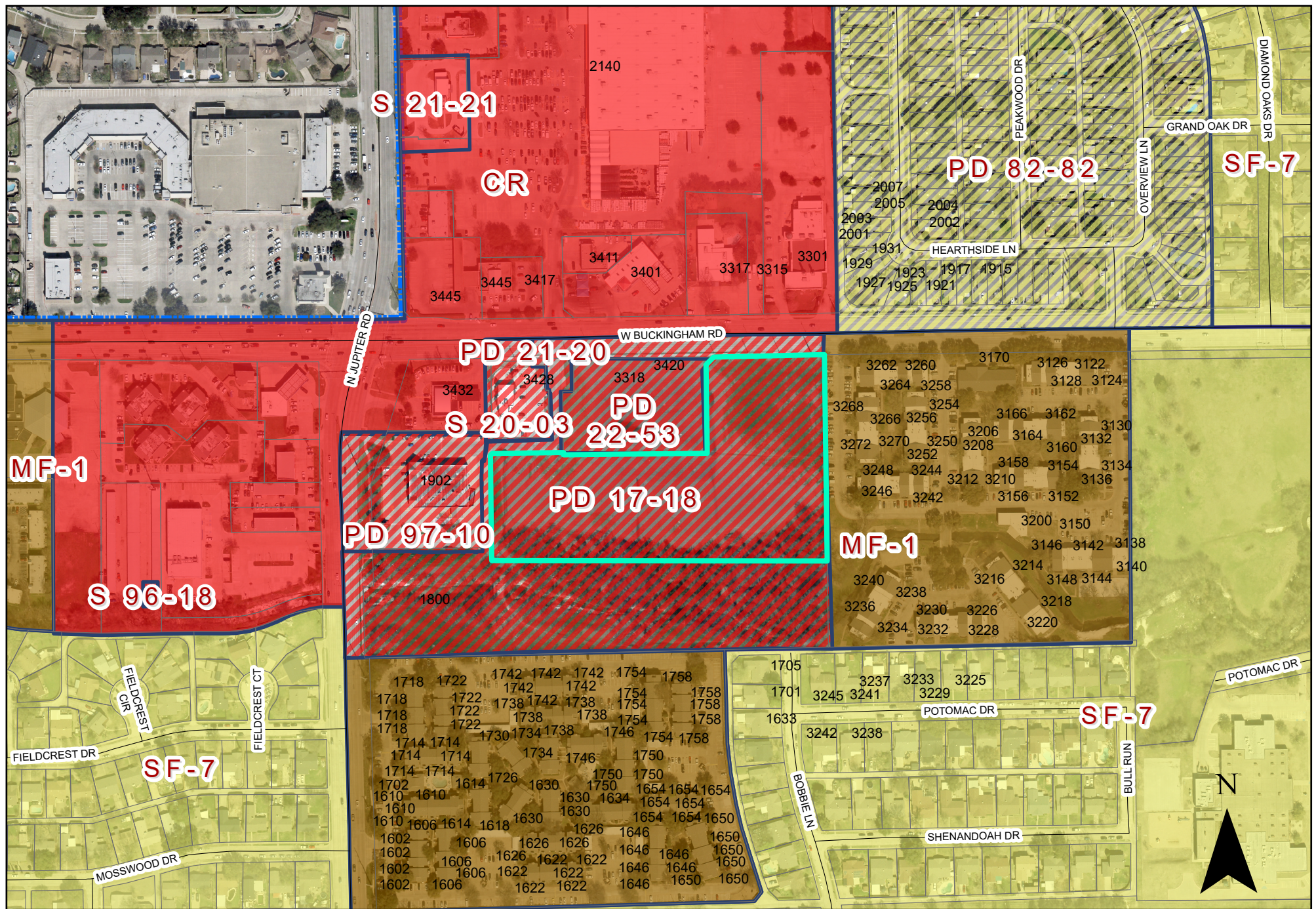
Staff recommends approval of a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and a Concept Plan for a Dwelling, Single Family Attached Use. The proposal fits the Future Land Use Map and the deviations requested are minor in order to make the site work.

Background

Consideration / Recommendation

Attachments

- A. Z 25-11 Location Map
- B. Z 25-11 Site Photos
- C. Z 25-11 Concept Plan
- D. Z 25-11 PD Conditions
- E. Z 25-11 R&M
- F. Z 25-11 CC Responses
- G. Z 25-11 Staff Presentation



0 200 400 Feet

Zoning Map 25-11

 INDICATES AREA OF REQUEST

1800 N Jupiter Rd

Z 25-11



View of the property from W Buckingham Rd.



Looking East down W Buckingham Rd



Looking West down W Buckingham Rd.



The site from the Walgreens mutual access on Jupiter Road.

- LAND USE SUMMARY
- 12.621 Acres Existing PD 17-18 Zoning (lot 3, block 1)
- 12.621 Acres Proposed PD SFA Zoning
- 6.34 Acres Proposed PD-SFA
- Proposed Density = 7.10 units/AC
- Required Open Space = 0.634 Acres
- Open Space Provided = 1.153 Acres
- Maximum Lot Coverage = 75%
- MINIMUM YARD SETBACKS
- Adjacent to Street:
- Front = 10'
 - Side = 10'
 - Rear = 10'
- Not Adjacent to Street
- Front = 5'
 - Side = 5'
 - Zero Lot Line for Units That Share a Common Wall

Diagram illustrating the proposed easement and setbacks for the subject property. The diagram shows the property boundaries and the proposed easement area. The easement is shown as a shaded area between the property lines. The setbacks are indicated by dashed lines. The diagram includes the following labels:

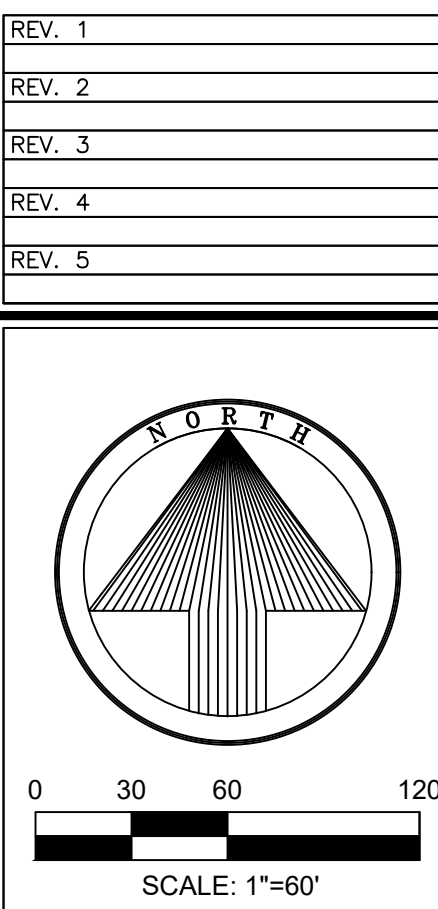
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- STREET CENTERLINE
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- CONCEPTUAL FLOODPLAIN
- PROPOSED PAVEMENT
- TOWNHOME LOT ENVELOPE
- AMENITY/OPEN SPACE
- HOA GUEST PARKING

W BUCKINGHAM RD

JUPITER RD

PROJECT LOCATION

VICINITY MAP
1" = 1,000'



PRELIMINARY
FOR REVIEW ONLY

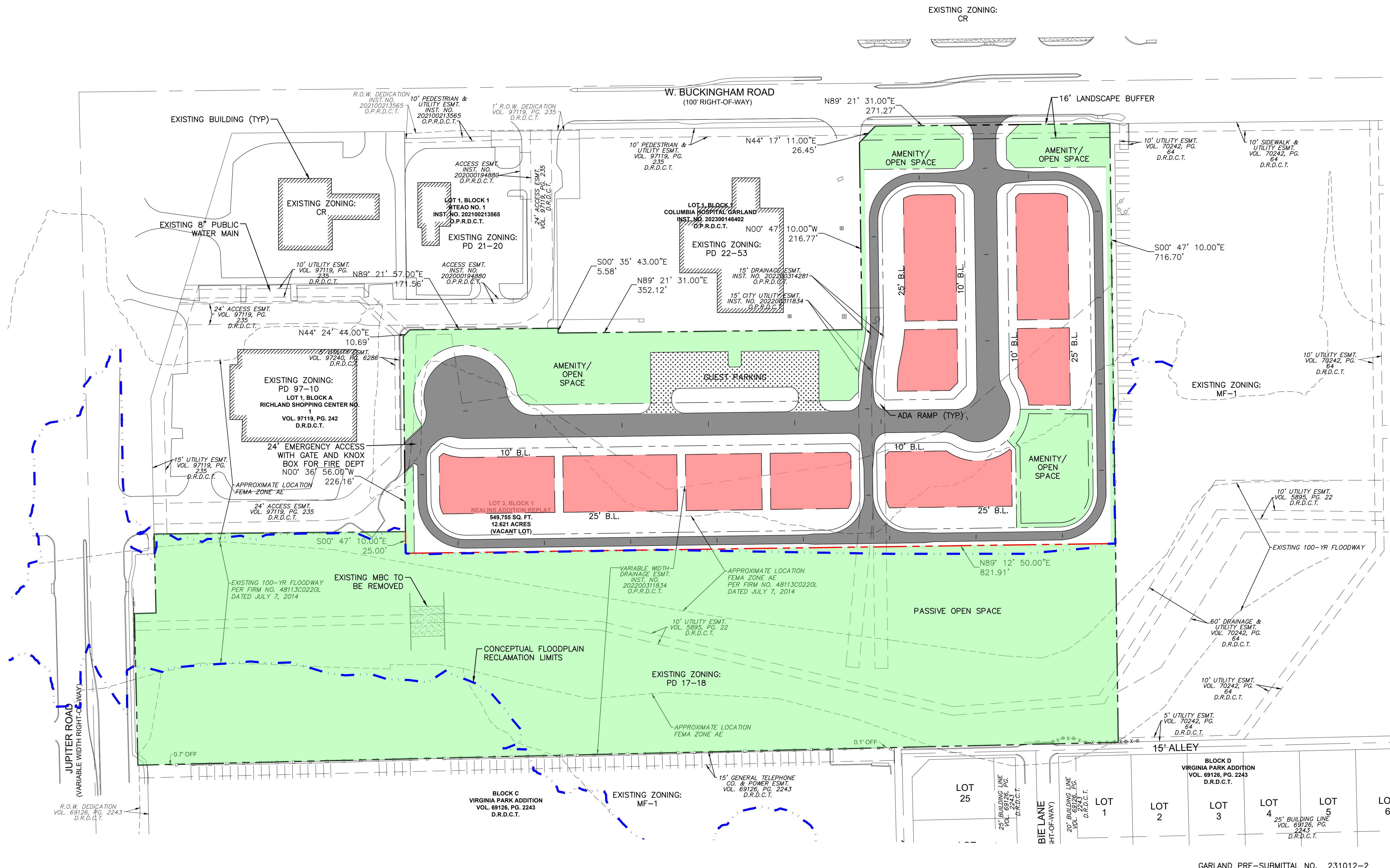
These documents are for
Design Review and not
intended for Construction,
Final Bidding, or Permit
Purposes. They were
prepared by, or under the
supervision of:

Jeffrey M. Davis
P.E.# 100302

Date: 07/28/2024

Drawn by: JRM
Checked by: JMD

Job: 202402
SHEET
1



Plotted By: Justin Moeller
Plot Date: Monday, May 5, 2025 4:50:32 PM

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-11

1800 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Dwelling, Single-Family-Attached (townhouse).
- 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 Single-Family-Attached (SFA) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- B. Lot Depth: A maximum of five (5) lots may have a minimum lot depth requirement of 80 feet.
- C. Garages: Rear-entry garages shall be required.

REPORT & MINUTES

P.C. Meeting, June 9, 2025

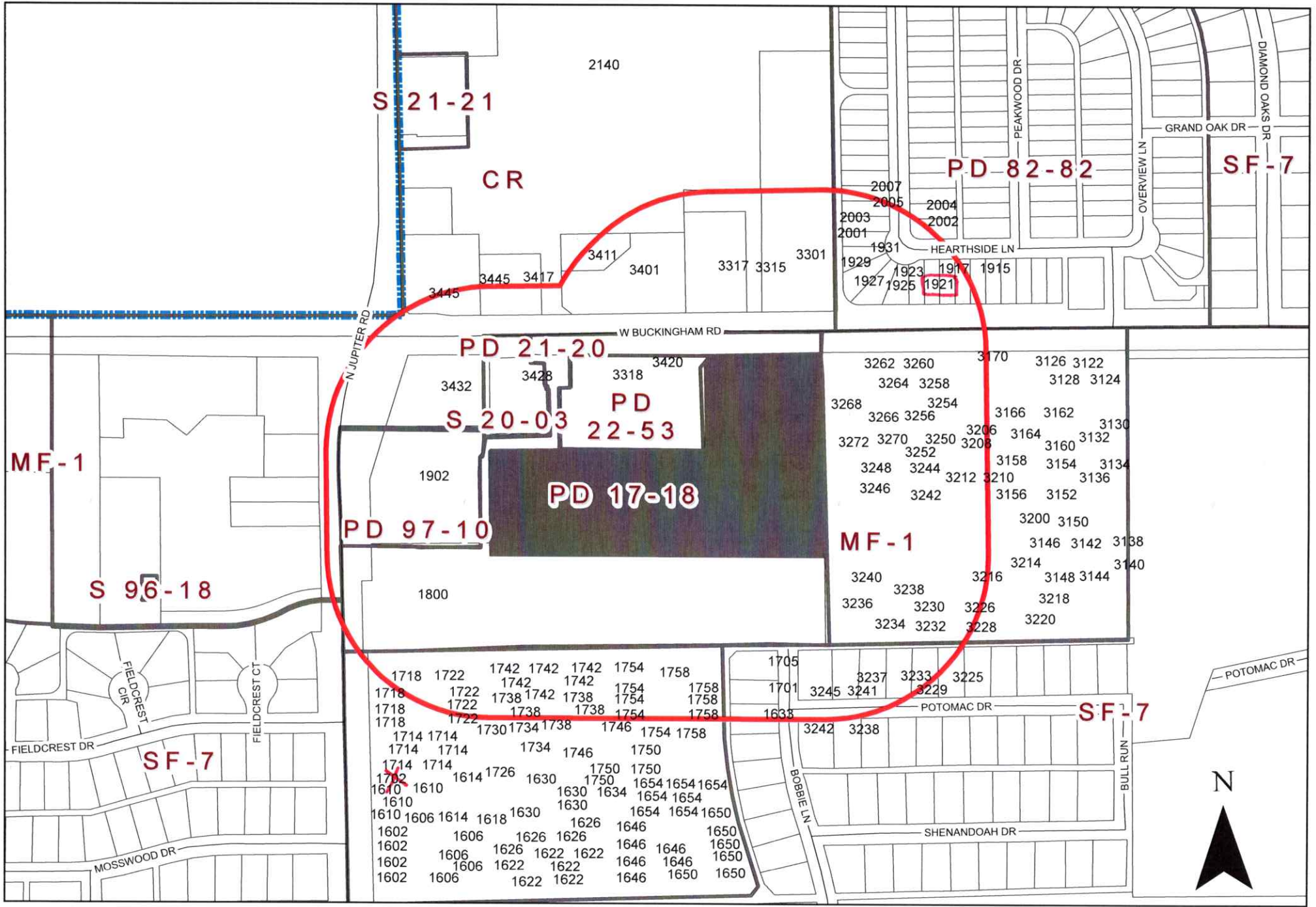
2d. APPROVED Consideration of the application of **ZoneDev**, requesting approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use. The site is located at 1800 North Jupiter Road. (District 6) (File Z 25-11)

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Maxwell Fisher, 2502 Grandview Dr., Richardson, TX 75080, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding possible left-turn lanes from Buckingham Road, exterior wall surrounding the property, increased traffic at nearby intersection and potential square footage of units.

Motion was made by Commissioner Rose to close the public hearing and **approve** the application as presented with the condition allowing five lots to be less than 90 feet with a minimum of 80 feet with rear entry units. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**



0 200 400 Feet

Zoning Map 25-11

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1800 N Jupiter Rd

Comment Form

Case Z 25-11

Z 25-11 ZoneDev. The applicant requests a Planned Development (PD) District for a Single-Family Attached (SFA) Townhouse development with proposed deviations related to lot depth. The site is currently zoned Planned Development (PD) District 17-88 and located at 1800 North Jupiter Road. (District 6)

Z 25-11 ZoneDev. El solicitante solicita un Distrito de Desarrollo Planificado (PD) para un desarrollo de viviendas unifamiliares adosadas (SFA) con desviaciones propuestas en cuanto a la profundidad del terreno. El terreno está actualmente clasificado como Distrito de Desarrollo Planificado (PD) 17-88 y se encuentra en 1800 North Jupiter Road. (Distrito 6)

Z 25-11 ZoneDev. Người nộp đơn yêu cầu một Khu phát triển theo kế hoạch (PD) cho một dự án phát triển Nhà phố liền kề (SFA) dành cho một hộ gia đình với các sai lệch được đề xuất liên quan đến độ sâu của lô đất. Khu đất hiện được phân vùng là Khu phát triển theo kế hoạch (PD) 17-88 và nằm tại 1800 North Jupiter Road. (Quận 6)

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

☐

For / A Favor / Đúng

☒

XXXX

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.

JOHN URSINO Division Vice President

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.)

1702 N Jupiter Road

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

John Ursino

Signature / Firma / Chữ ký

6/4/2025

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

Case Z 25-11

Z 25-11 ZoneDev. The applicant requests a Planned Development (PD) District for a Single-Family Attached (SFA) Townhouse development with proposed deviations related to lot depth. The site is currently zoned Planned Development (PD) District 17-88 and located at 1800 North Jupiter Road. (District 6)

Z 25-11 ZoneDev. El solicitante solicita un Distrito de Desarrollo Planificado (PD) para un desarrollo de viviendas unifamiliares adosadas (SFA) con desviaciones propuestas en cuanto a la profundidad del terreno. El terreno está actualmente clasificado como Distrito de Desarrollo Planificado (PD) 17-88 y se encuentra en 1800 North Jupiter Road. (Distrito 6)

Z 25-11 ZoneDev. Người nộp đơn yêu cầu một Khu phát triển theo kế hoạch (PD) cho một dự án phát triển Nhà phố liền kề (SFA) dành cho một hộ gia đình với các sai lệch được đề xuất liên quan đến độ sâu của lô đất. Khu đất hiện được phân vùng là Khu phát triển theo kế hoạch (PD) 17-88 và nằm tại 1800 North Jupiter Road. (Quận 6)

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.

Jennifer Jeong

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.)

1921 Hearthsides Ln.

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 B u Chính

Jennifer Jeong

Signature / Firma / Chữ ký

June 4, 2025

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.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-11	June 9, 2025	July 8, 2025	Matthew Wolverton

Z 25-11 ZoneDev. The applicant requests a Planned Development (PD) District for a Single-Family Attached (SFA) Townhouse development with proposed deviations related to lot depth. The site is currently zoned Planned Development (PD) District 17-88 and located at 1800 North Jupiter Road. (District 6)

Charles Mason

For

6/6/2025
5:52:41 PM

2011 Peakwood Dr.,

Garland
Texas
United States
75044

chucklight@verizon.net

8186921449

Outside the Notification Area

Ashley Ford

Against

6/4/2025
12:29:23 AM

7418 Vineyard Trl

Garland
Texas
United States
<null>

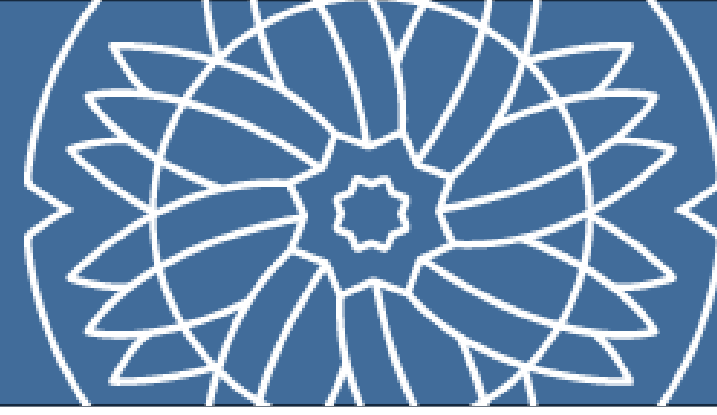
Outside the Notification Area



GARLAND

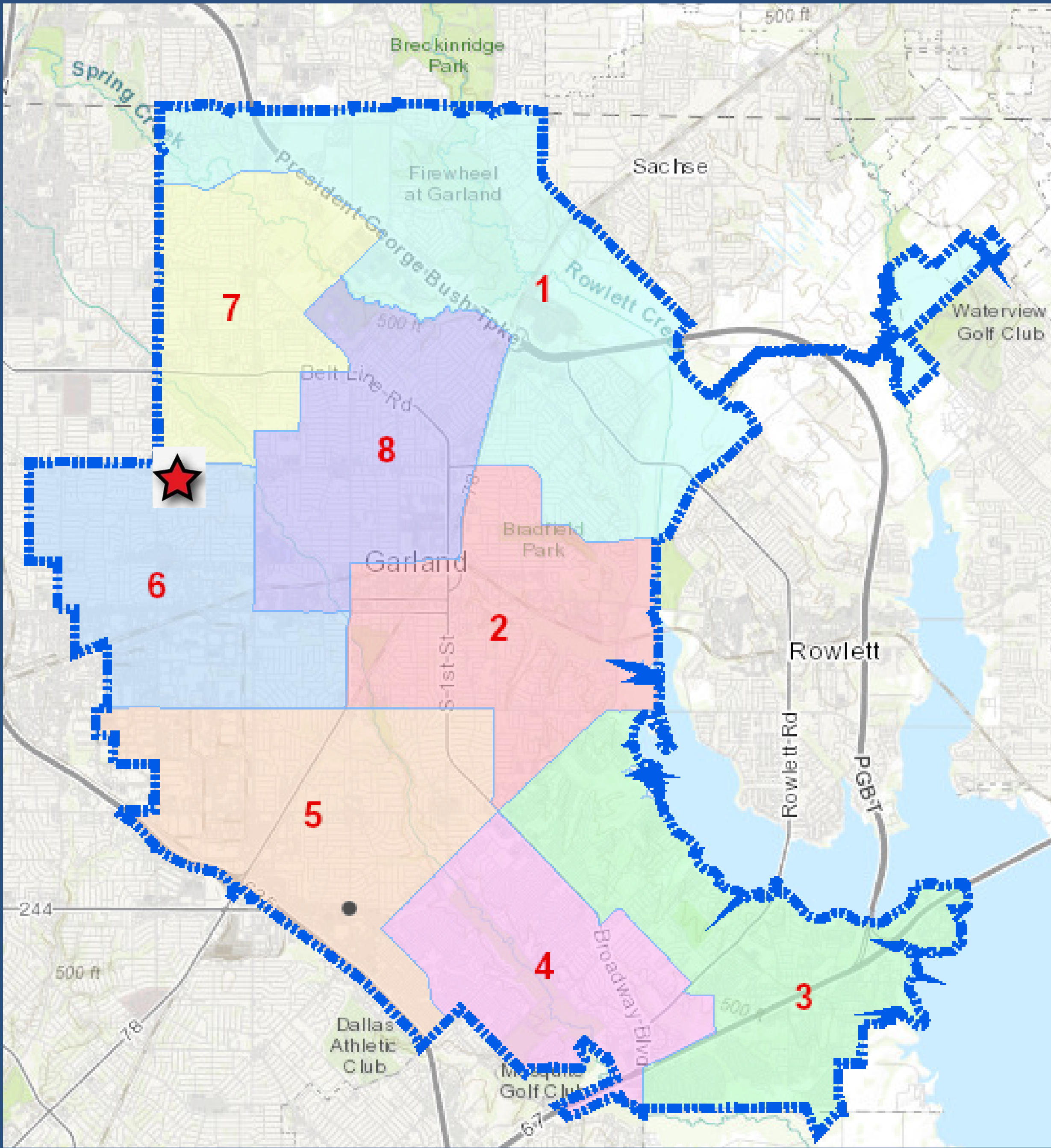
City Council Meeting

July 8, 2025



Request

The applicant requests a Planned Development for a Dwelling, Single Family Attached Uses on property zoned Planned Development (PD) District 17-18 for Community Retail (CR) Uses and a Concept Plan for a Dwelling, Single Family Attached Use.



Case Information

Location: 1800 North Jupiter Road

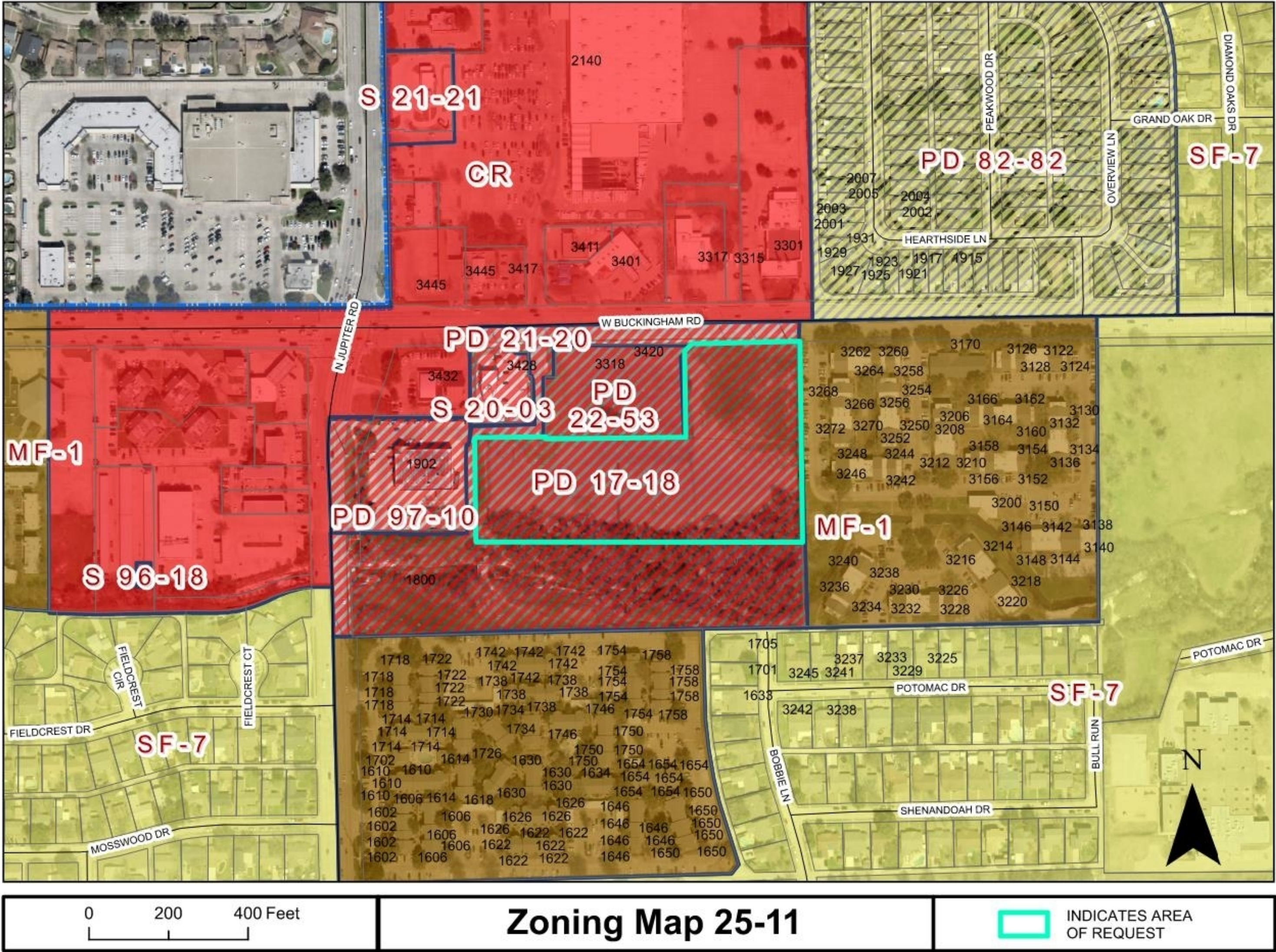
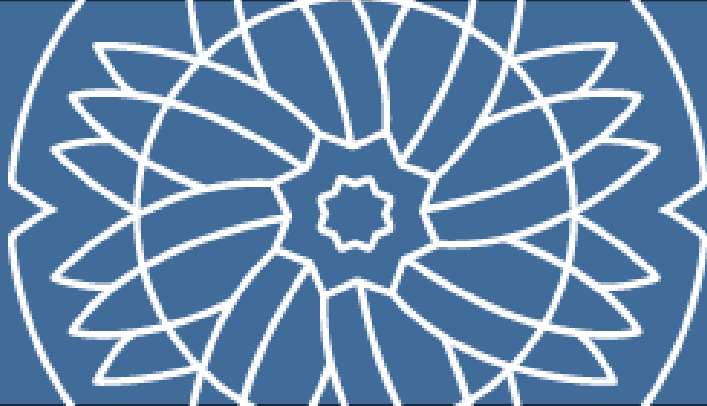
Applicant: ZoneDev

Owner: SRRAF, LLC

Acreage: 12.62-acres

Zoning: Planned Development (PD) District 17-18

Location Map



1800 N Jupiter Rd

Comprehensive Plan



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.

Site Photos

1800 North Jupiter Road



View of the property from West Buckingham Road.



Looking East down West Buckingham Road.

Site Photos

1800 North Jupiter Road

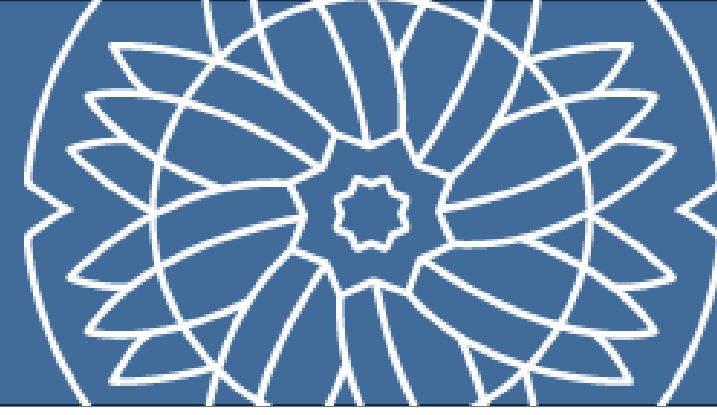


Looking West down West Buckingham Road.



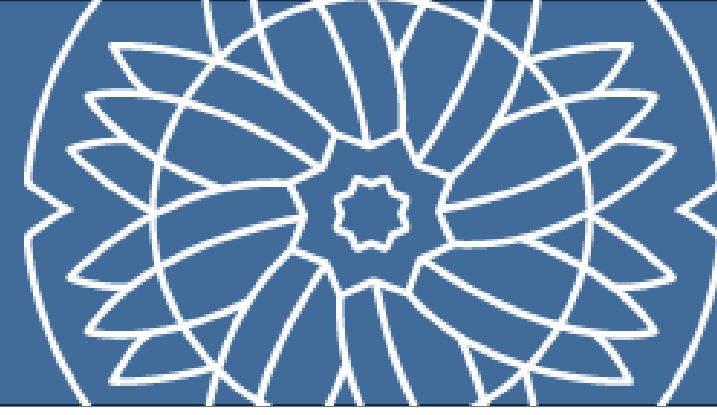
The site from the Walgreens mutual access on Jupiter Road.





The applicant requests nine (9) townhouse lots have a minimum lot depth of 80 feet.

The GDC requires a minimum lot depth of 90 feet.



Staff Recommendation: Staff recommends approval of the request.

Plan Commission Recommendation: Approval with the added recommendation that five (5) lots have a minimum lot depth of 80 feet and that rear entry garages be required.



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

11.e

Meeting Date: July 8, 2025

Title: Consider a request by ParcHAUS Firewheel, LP., requesting an approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail Use. The site is located at 3241 Castle Dr. in District 1.

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail use.

OWNER

ParcHAUS Firewheel LP

PLAN COMMISSION RECOMMENDATION

On June 9, 2025, with a seven (7) to one (1) vote, the Plan Commission recommended denial of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail use.

BACKGROUND

The subject property is currently undeveloped.

SITE DATA

The subject site is a 2.1039-acre tract of vacant land that is proposed to be developed into a 4,319 SF convenience store with 20 retail fuel pumps. The site will be accessed from Firewheel Parkway and Castle Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 21-62. This site's base zoning is Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major

thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision:

1. The SUP Time period guide recommends 20-25 years for Fuel Pumps, Retail. The applicant requests the maximum allowed time period.
2. The use is not compatible with the intent of the Compact Neighborhoods section of the Envision Garland Plan as gas stations are not typically pedestrian oriented and are rather transient in nature.
3. During the Feasibility, Inquiry, and Timeline (F.I.T) meeting, staff recommended a design change to the site to bring the store front to the curb and push the fuel pumps to the rear. This would create a more urban, pedestrian friendly design. However, the site has maintained the same design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact neighborhoods for the subject site. 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.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the North is zoned Planned Development (PD) District 21-62 with a base zoning of Community Retail (CR) District. This site contains a multifamily development. The property to the East is the City of Rowlett and contains a public storage facility. The property to the west is zoned Planned development (PD) District 85-55 with a base zone of Community Retail (CR) District and is currently undeveloped. The property to the south is the City of Rowlett. The site contains a convenience store with a Retail Fuel Pumps use. The Envision Garland Comprehensive Plan calls for Compact neighborhoods in this area and the use of Retail Fuel pumps does not align with the intent of the Compact Neighborhoods designation. These neighborhoods are intended to act as a transition between lower and higher density residential. Additionally, these areas accommodate uses such as retail (goods and services), office space, and public services.

A convenience store with fuel pumps currently exists directly across the street from the subject site. Higher quality Neighborhood Services (NS) uses would be more compatible with the surrounding residential areas in Garland.

STAFF RECOMMENDATION

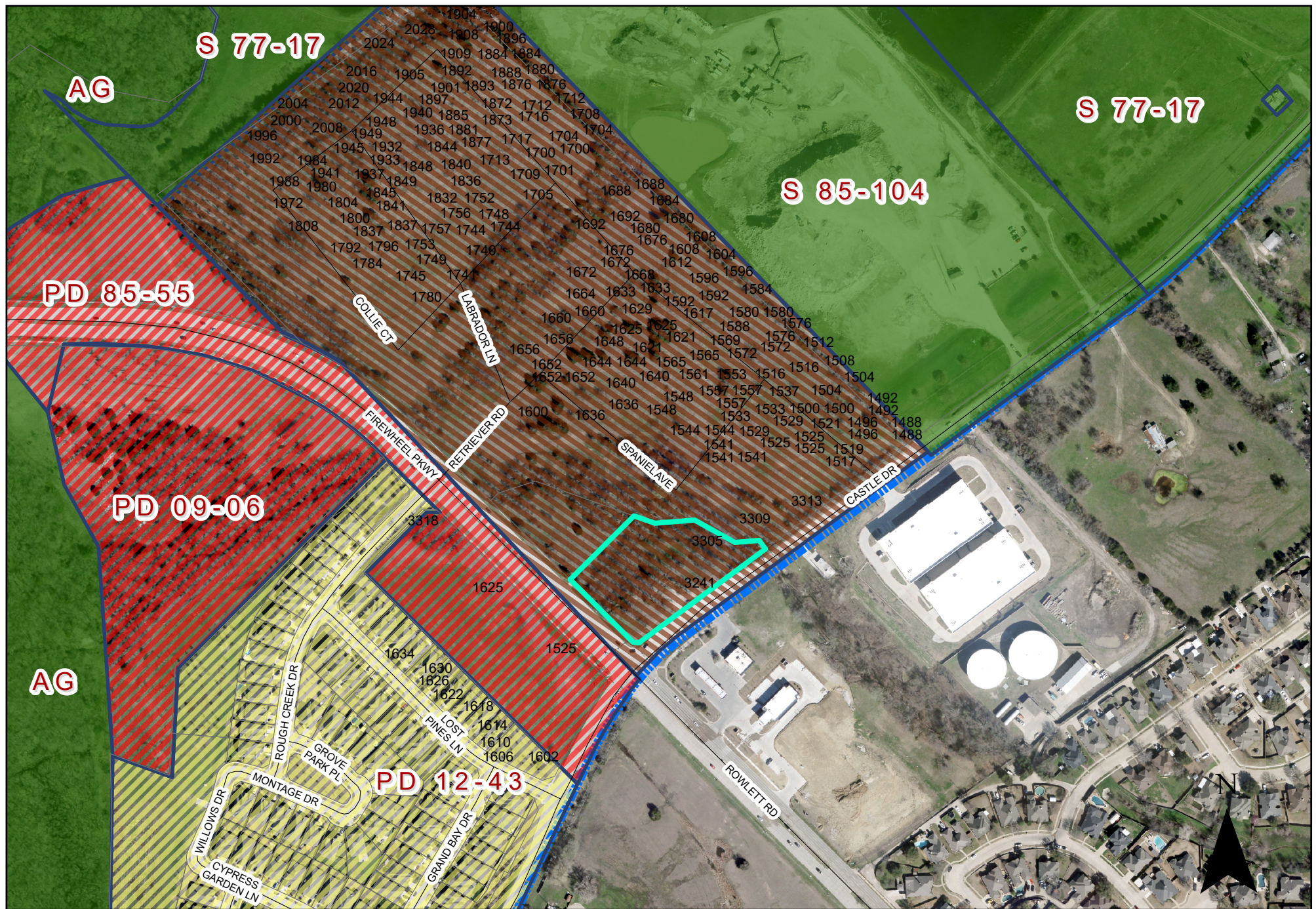
Staff recommends denial of a Specific Use Provision (SUP) for a Fuel Pumps, Retail use at this location. Retail Fuel pumps do not align with the Envision Garland Comprehensive plan for the subject site. These neighborhoods are intended to act as a transition between lower and higher density residential.

Background

Consideration / Recommendation

Attachments

- A. Z 25-14 Location Map
- B. Z 25-14 Caseys Firewheel Pkwy SUP Concept Plan
- C. Z 25-14 Photos
- D. Z 25-14 SUP Conditions
- E. Z 25-14 R&M
- F. Z 25-14 CC Responses
- G. Z 25-14 Staff Presentation



0 200 400 Feet

Zoning Map 25-14



INDICATES AREA
OF REQUEST

3241 Castle Dr

Drawn by: J. L. HORN
Checked by: J. L. HORN
Date: 4/2/2025
Project: 060007503
Sheet: CP-1
Title: CASEY'S GARLAND FIREWHEEL CONCEPT PLAN

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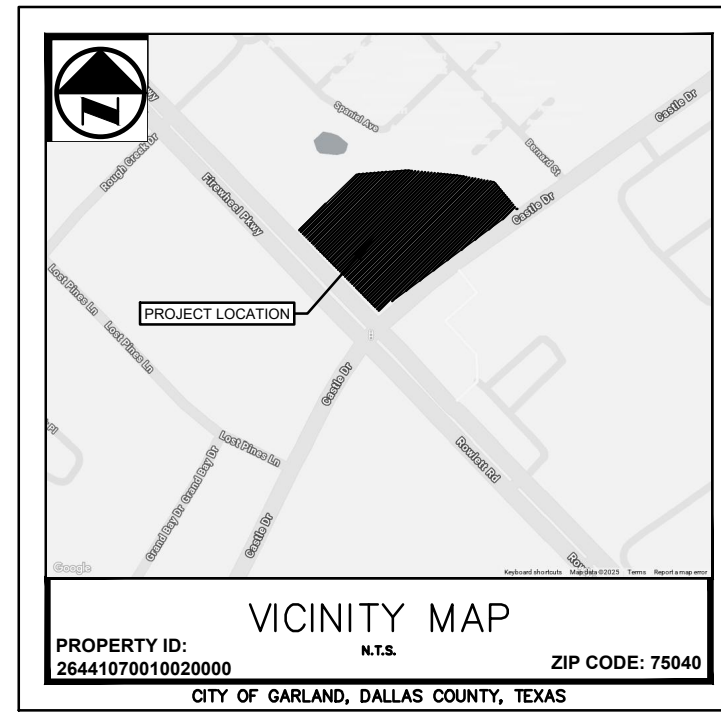
DEVELOPER:
Odyssey Services Group
9540 Garland Road, Suite 381-188
Dallas, TX 75218
Phone: (832) 373-7577
Contact: Narciso Lira

ENGINEER:
Kimley-Horn and Associates, Inc.
2600 N. Central Expy, Suite 400
Richardson, Texas 75080
Phone: (214) 617-0535
Contact: Stephanie Tutt, P.E.

OWNER:
Parchaus Firewheel LP
10210 N. Central Expy, Suite 300
Dallas, Texas 75231
Phone: (214) 808-6094
Contact: Glenn Lanier

Exhibit C

SITE DATA TABLE	
SITE AREA	2.1039 ACRES (91,645 SQ. FT.)
SIT MEETING NUMBER	CASE NO. 250313-1
EXISTING ZONING	PD-21-62 (BASE ZONING ON SITE: CR)
PROPOSED ZONING	PD-21-62 (BASE ZONING ON SITE: CR)
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	CONVENIENCE STORE AND FUEL STATION



NOTE:
1. 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.
2. PER THE THOROUGHFARE PLAN, CASTLE DRIVE IS PROGRAMMED TO BE EXPANDED IN THE FUTURE. PER THE GDC, SECTION 5.47, 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.

LEGEND

---	PROPERTY OR LOT LINE
---	PROPOSED ROW DEDICATION
---	ADJACENT PROPERTY LINE
---	PROPOSED FIRE LANE
---	PROPOSED PAVEMENT
---	PROPOSED SIDEWALK
---	PROPOSED LANDSCAPE AREA
---	PROPOSED BUILDING AREA
---	EXISTING DRAINAGE EASEMENT
---	PROPOSED FUEL CANOPY
---	PROPOSED ROW DEDICATION (TO BE LANDSCAPED)

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPY, SUITE 400 RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-628

PROFESSIONAL ENGINEER
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
STEPHANIE TUTT
P.E. No. 145394 Date APRIL 2025

KHA PROJECT	060007503	DATE	APRIL 2025	SCALE	AS SHOWN	DESIGNED BY	ST	DRAWN BY	IC	CHECKED BY	ST
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CASEY'S GARLAND
FIREWHEEL

GARLAND, TEXAS

CONCEPT PLAN

SHEET NUMBER
CP-1



Facing North



Facing West



Facing East



Facing South

SPECIFIC USE PROVISION

ZONING FILE Z 25-14

3241 Castle Rd

[Requested by the Applicant]

- 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 as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

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

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

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 25-year time period.

REPORT & MINUTES

P.C. Meeting, June 9, 2025

2e. DENIED Consideration of the application of **Parchause Firewheel, LP.**, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 3241 Castle Dr. (District 1) (File Z 25-14)

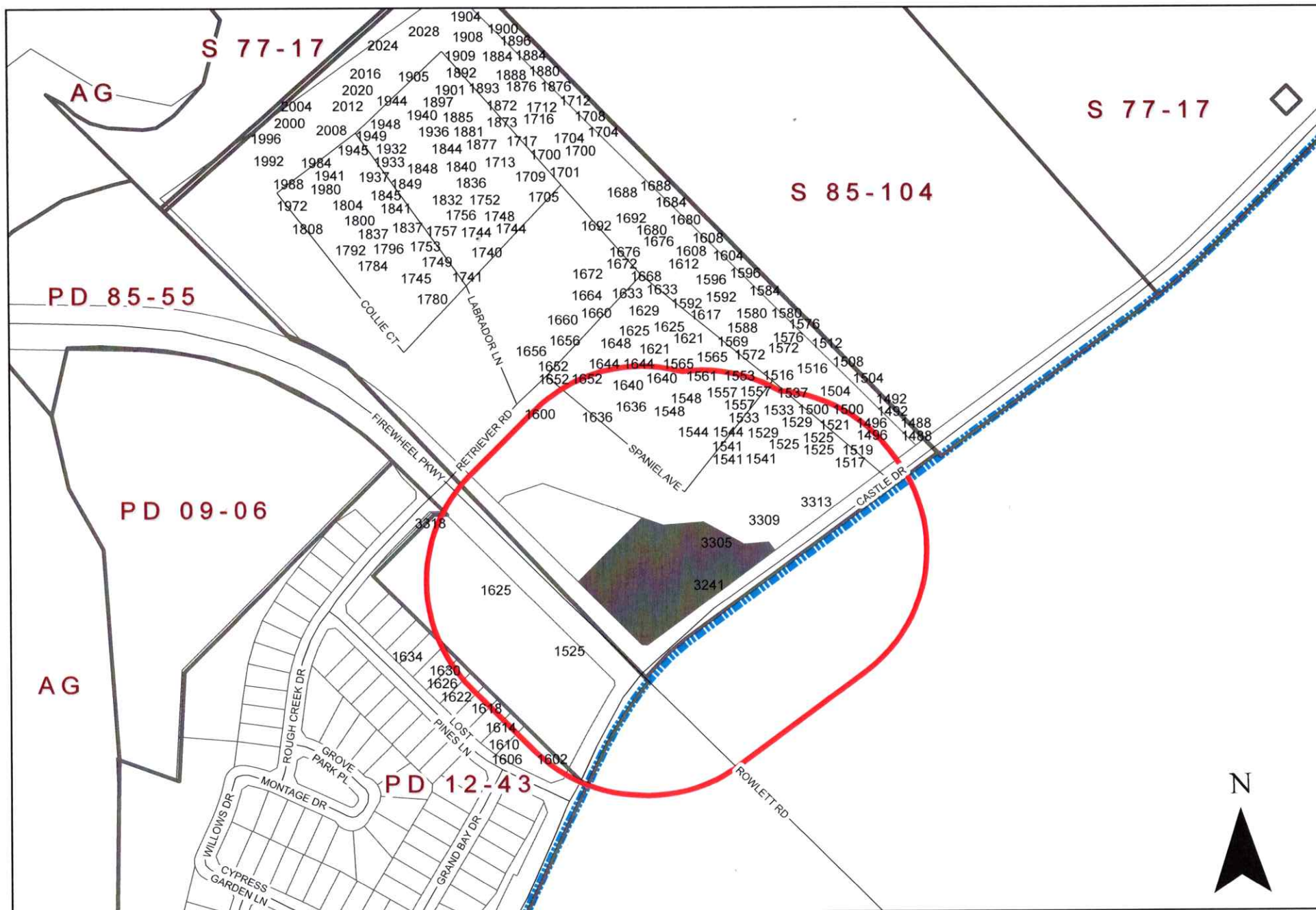
Planner I, David Jones, presented the request to the Commission and remained available for questions.

The applicant, Stephanie Tutt, 2600 North Central Expy., Ste. 400, Richardson, TX 75080, provided an overview of the request and remained available for questions.

The Commission asked a question regarding recharge stations for electric vehicles.

Motion was made by Commissioner Abell to close the public hearing. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Duckworth to **deny** the application as presented. Seconded by Commissioner Jenkins. **Motion carried: 6 Ayes, 1 Nay** by Commissioner Abell and 1 Abstention by Commissioner Jones.



0 200 400 Feet

Zoning Map 25-14

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

3241 Castle Dr

Comment Form

Case Z 25-14

Z 25-14 Parchause Firewheel LP. The applicant requests a Specific Use Provision for Fuel Pumps, Retail. The property is zoned PD 21-62. The site is located at 3241 Castle Dr. (District 1) (see included map)

Z 25-14 Parchause Firewheel LP. El solicitante solicita una Disposición de Uso Específico para un Surtidor de Combustible, Venta Minorista. La propiedad está zonificada como PD 21-62. El sitio está ubicado en 3241 Castle Dr. (Distrito 1) (ver mapa incluido)

Z 25-14 Parchause Firewheel LP. Người nộp đơn yêu cầu một Quy định Sử dụng Cụ thể cho Bơm Nhiên liệu, Bán lẻ. Tài sản được quy hoạch là PD 21-62. Địa điểm nằm tại 3241 Castle Dr. (Quận 1) (xem bản đồ kèm theo)

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



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Outside the Notification Area



Against / En Contra / Không

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Glenn Larier, Director

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

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1600 Firewheel Parkway

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã B u 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

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Abigail Coats, Tenant

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

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1684 Bernard St APT 345

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City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Abigail Coats

Signature / Firma / Ch ữ ký

06/02/2025

Date / Fecha / Ngày

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Ashley Crowe

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

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1988 Collie Court #1022

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75040

Zip Code / Código postal / Mã B u Chính

Ashley Crowe

11-3-25

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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Madelynn Newman

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

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Zip Code / Código postal / Mã B u Chính

Madelynn Newman

Signature / Firma / Chữ ký

6-3-2025

Date / Fecha / Ngày

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Comment Form

Case Z 25-14

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Bobby Saelkow

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

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1588 Bernard St. Apt 321, ~~Garland, TX 75040~~

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Bobby Saelkow

Signature / Firma / Chữ ký

6/3/2025

Date / Fecha / Ngày

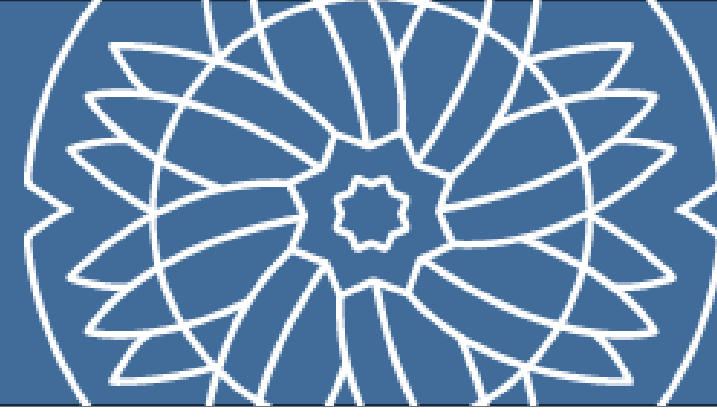
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GARLAND

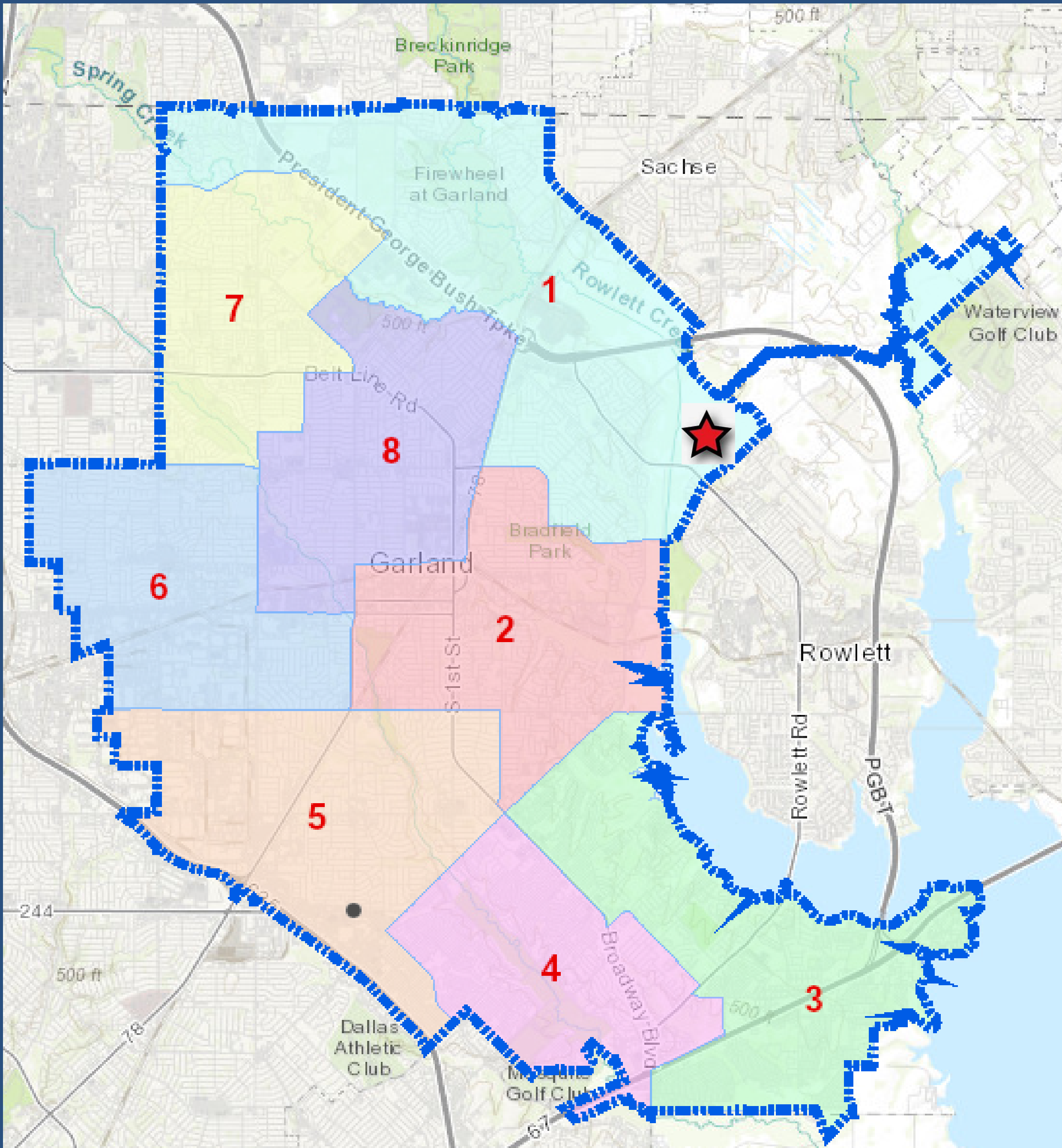
City Council Meeting

July 8, 2025



Request

The applicant requests a Specific Use Provision for a **Fuel Pumps, Retail Use** on a property zoned Planned Development (PD) District 21-62 (CR) District and is undeveloped.



Case Information

Location: 3241 Castle Dr

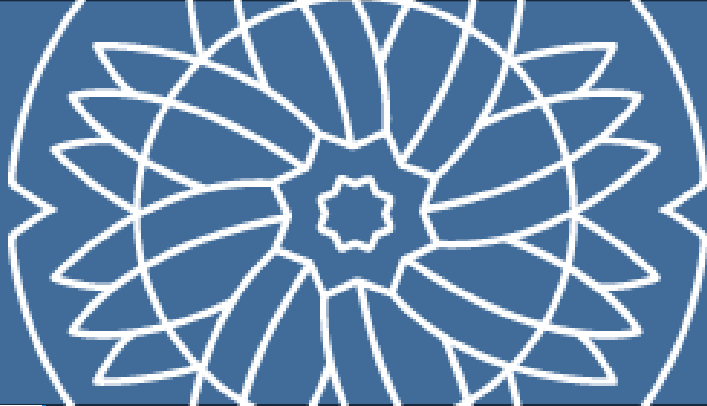
Applicant: Kimely-Horn

Owner: Parachause Firewheel LP

Acreage: 2.1039 -Acres

Zoning: PD 21-62 Community Retail (CR)
District (base zoning)

Location Map



0200400 Feet

Zoning Map 25-14

3241 Castle Dr

INDICATES AREA OF REQUEST

Comprehensive Plan



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.

Site Photos

3241 Castle Dr



View of the subject site facing North from
Castle Drive and Firewheel Parkway



View of the subject site facing West

Site Photos

3421 Castle Dr

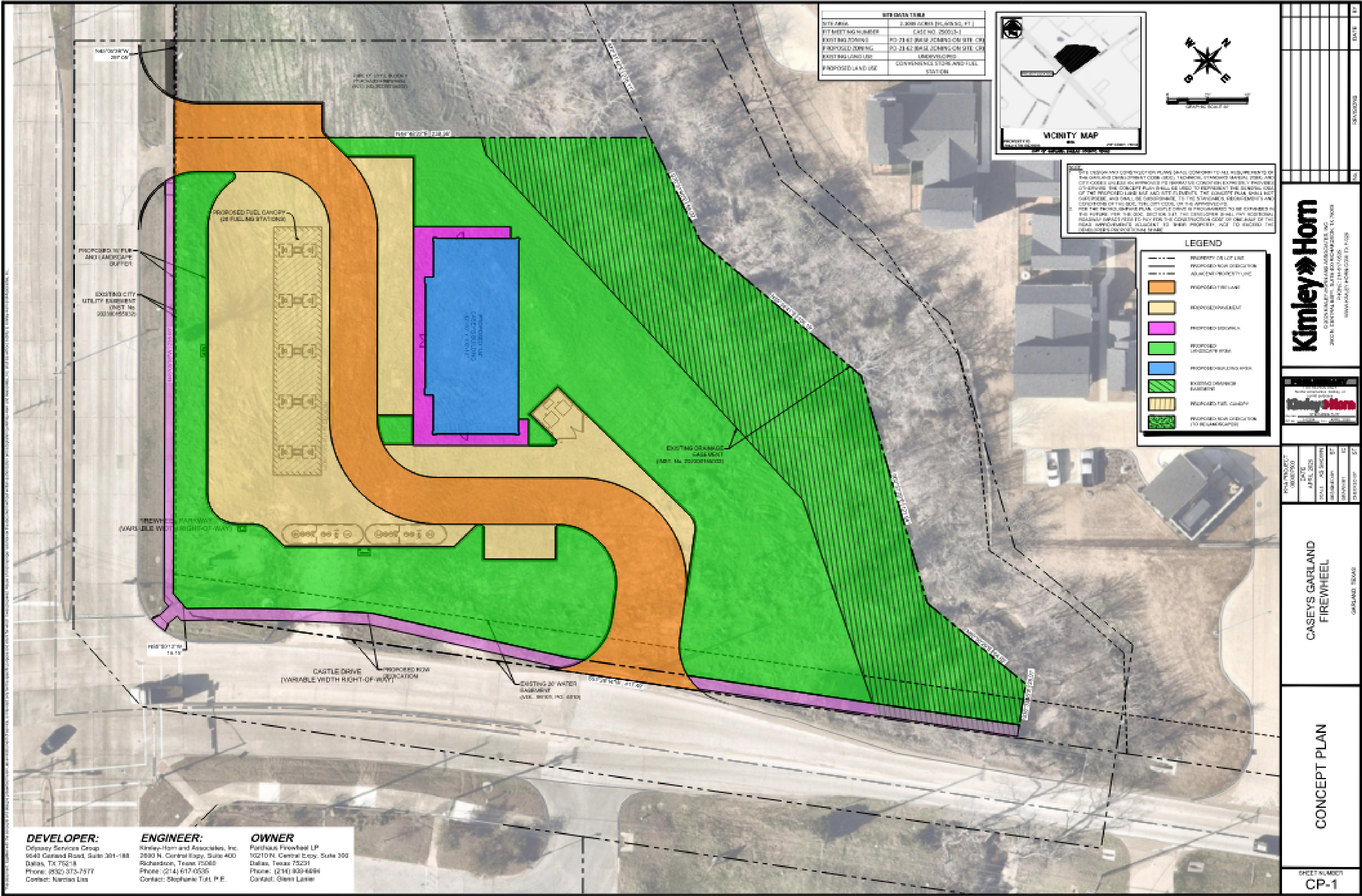
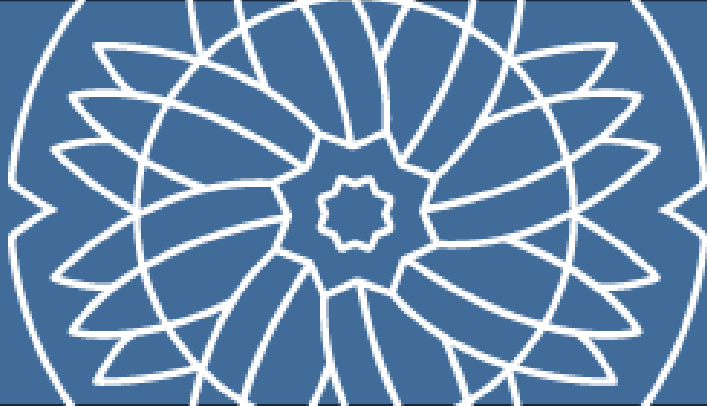


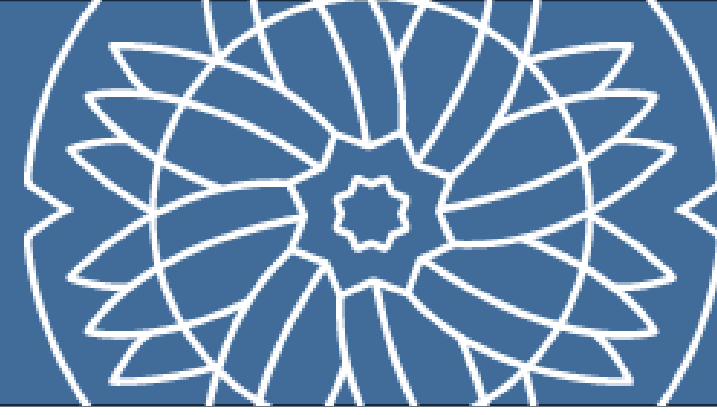
View from the subject site looking East



View from the subject site looking South.

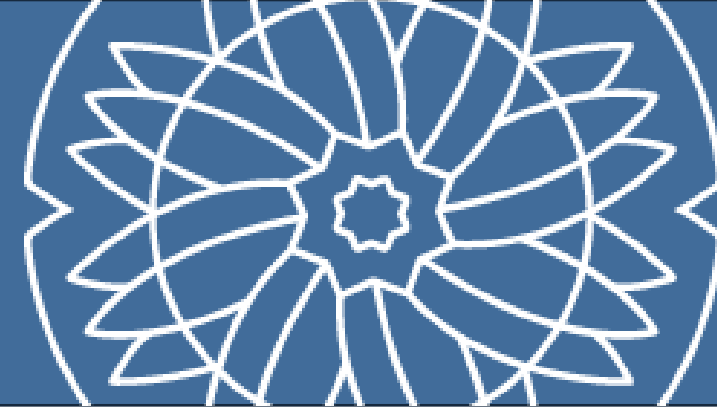
Concept Plan





Applicant Request: Specific Use Provision (SUP) to allow for Fuel Pumps, Retail Use with a 25-year time period.

The SUP Policy Guidelines recommend 20-25 years.



Plan Commission Recommendation: Denial



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

11.f

Meeting Date: July 8, 2025

Title: Consider a request by Carlos Porras, requesting approval of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries Use. The site is located at 532 Main Street Suite A in District 2.

Submitted by: Nabila Nur, Planning & Development Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

REQUEST

Approval of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries use.

OWNER

Carlos Porras

PLAN COMMISSION RECOMMENDATION

On June 9, 2025, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of a Specific Use Provision (SUP) for a Breweries/Wineries/Distilleries use for a period of 30 years.

BACKGROUND

The subject property is currently a vacant suite with a tattoo shop in the adjacent suite. The property was formally Infinity Arcade, a commercial amusement (indoor) use. The applicant wishes to transform the space into a restaurant/distillery to serve the downtown square.

Based on the information provided by the applicant, the proposed use may be classified as a restaurant, however, their license requires the site to be zoned for a distillery, which is triggering the need for a Specific Use Provision.

SITE DATA

The subject site is a 5,000 SF Suite located in the Downtown Square.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Downtown District in the Downtown Historic (DH) sub-district. The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment. A distillery use requires an SUP within this district.

CONSIDERATIONS

Specific Use Provision:

1. The SUP Time period policy guide has no specific time period for Breweries/Wineries/Distilleries. Staff recommends an indefinite time period for the SUP to allow for the business to receive proper economic investment for the site. A distillery at this location would also be considered appropriate and beneficiary for the Downtown district.
2. The proposed use has the potential to attract patrons from other businesses and increase the amount of foot-traffic on the square.
3. Although a concept plan is typically included with an SUP submittal, the suite is already constructed so a concept plan is not applicable in this instance. An aerial image has been provided for reference.

COMPREHENSIVE PLAN

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

Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the North is zoned Downtown Historic (DH) sub-district. This site contains the Garland City Square. The property to the East is zoned Downtown Historic (DH) sub-district. The Site contains a contractor's office. The property to the west is zoned Downtown Historic (DH) sub-district. This site contains a general office use. The property to the south is zoned Downtown Historic (DH) sub-district. With the Downtown Square hosting many city events, the Distillery will provide additional entertainment options for citizens visiting the Square.

STAFF RECOMMENDATION

Staff recommends approval of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries use. This use aligns with the intent of the Downtown district to encourage the use of public parks, plazas, and walkability.

Background

Consideration / Recommendation

Attachments

- A. Z 25-22 Location Map
- B. Z 25-22 Aerial Photo
- C. Z 25-22 Photos
- D. Z 25-22 SUP Conditions
- E. Z 25-22 R&M
- F. Z 25-22 CC Responses
- G. Z 25-22 Staff Presentation







Facing North



Facing South



Facing West



Facing East

SPECIFIC USE PROVISION

ZONING FILE Z 25-22

532 Main Street Suite A

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Breweries/Wineries/Distilleries 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 Downtown District Downtown Historic (DH) sub-district as set forth in Chapter 7 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.
- For the purposes of this Specific Use Provision, Abandonment is any of the following acts:
- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
 - B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
 - C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
 - D. Discontinuance of the Land Use for a period of 180 days;
 - E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

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

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

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 30-year time period.

REPORT & MINUTES

P.C. Meeting, June 9, 2025

2f. APPROVED Consideration of the application of **Carlos Porras**, requesting a Specific Use Provision (SUP) for a Breweries/Wineries/Distilleries use. The site is located at 532 Main Street Suite A. (District 2) (File Z 25-22)

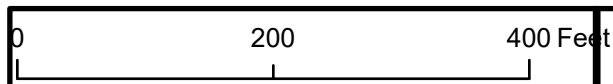
Planner I, David Jones, presented the request to the Commission and remained available for questions.

The applicant, Evan Batt, 6104 Oakcrest Road, Dallas, TX 75248, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding whether food would be served and the flexibility on the SUP timeframe.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented with a 30-year SUP. Seconded by Commissioner Paris.

Motion carried: 8 Ayes, 0 Nays.



Zoning Map 25-22

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

532 Main St, Suite A

From: Karin Wiseman
To: Planning Group
Subject: Case Z 25-22
Date: Friday, May 30, 2025 1:25:10 PM

Comment Form
Case Z 25-22

Z 25-22 Carline Parris. The applicant requests a Specific Use Provision for a Residential/Office/Storefront use. The site is located at 532 Main Street Suite A. The property is zoned Downtown - Historic District (Downtown 2) (see included map).

Z 25-22 Carline Parris. El solicitante solicita una Disposición de Uso Específico para residencial/oficina/ventanilla de comercio. El terreno está ubicado en 532 Main Street, Suite A. La propiedad está clasificada como Distrito Histórico del Centro (Downtown 2) (véase el mapa adjunto).

Z 25-22 Carline Parris. Người nộp đơn yêu cầu Quy định sử dụng cụ thể cho mục đích sử dụng nhà máy văn phòng/văn phòng máy chung các. Địa điểm này nằm tại 532 Main Street Suite A. Bất động sản được phân vùng là Khu trung tâm lịch sử (Downtown 2) (xem bản đồ kèm theo).

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

☒ For / A Favor / Đồng ý

☐ Against / En Contra / Không

Please complete the following information and email the form to Planning@carrollton.com, deliver to the Planning Department at 510 Main Street Garland, TX, or mail to City of Garland, Planning Department, P.O. Box 489902, Garland, TX 75040-0902. Por favor complete la siguiente información y envíe el formulario por correo electrónico a Planning@carrollton.com, entregue al Departamento de Planeación en 510 Main Street Garland, TX, o envíelo por correo a City of Garland, Planning Department, P.O. Box 489902, Garland, TX 75040-0902. Vui lòng điền đầy đủ thông tin sau và gửi kèm mẫu qua email tới Planning@carrollton.com gửi qua bưu phẩm 48 hoặc gửi 510 Main Street Garland, TX, hoặc gửi thư đến Thành phố Garland, Box 489902, Garland, TX 75040-0902.

Karin Wiseman Owner Carrollton Collection

Printed Name & Title / Nombre Apellido y Título / Tên in và Tựa B

Property Address / Dirección de la propiedad / Địa chỉ tài sản

510 Main St

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã bưu chính

[Signature] 5/30/25

Signature / Firma / Chữ ký Date / Fecha / Ngày

including email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / sẽ và số điện thoại là tùy chọn.

Comment Form Continued -
Case Z 25-22

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.

Enthusiastic! Looking forward to more downtown growth. We are a changing community and this SHIP is in line with what is happening downtown.

Sent from my iPad

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-22	June 9, 2025	July 8, 2025	David Jones

Z 25-22 Carlos Porras. The applicant requests a Specific Use Provision for a Breweries/Wineries/Distilleries use. The site is located at 532 Main Street Suite A. The property is zoned Downtown- Historic District (District 2)

Ashley Ford

For

6/4/2025
12:31:40 AM

7418 Vineyard Trl

Garland

Texas

United States

<null>

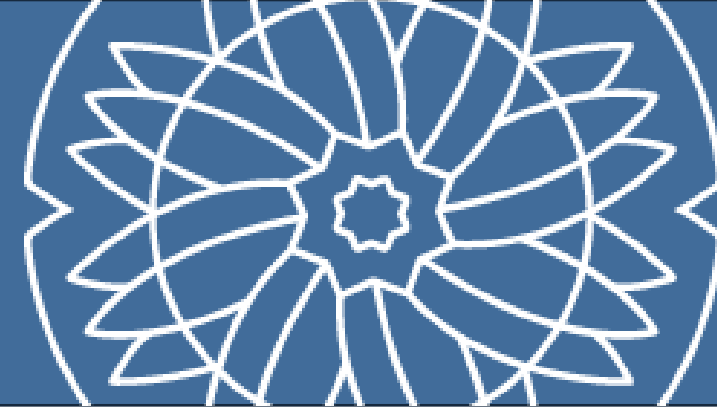
Outside the Notification Area



GARLAND

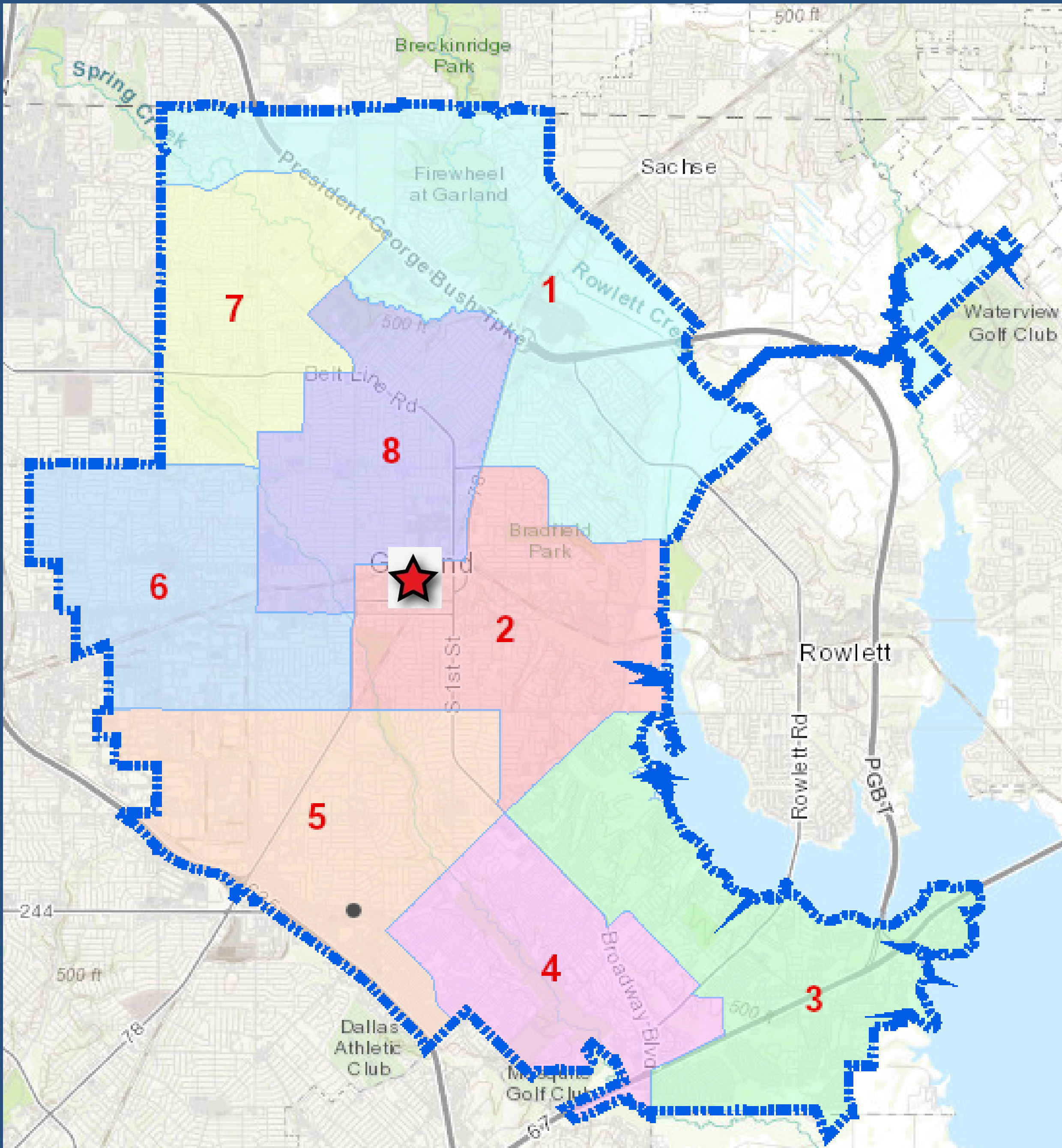
City Council Meeting

July 8, 2025



Request

The applicant requests a Specific Use Provision for a **Breweries/Wineries/Distilleries Use** on a property zoned Downtown District in the Downtown Historic (DH) sub-district and the suite is currently vacant.



Case Information

Location: 532 Main Street Suite A

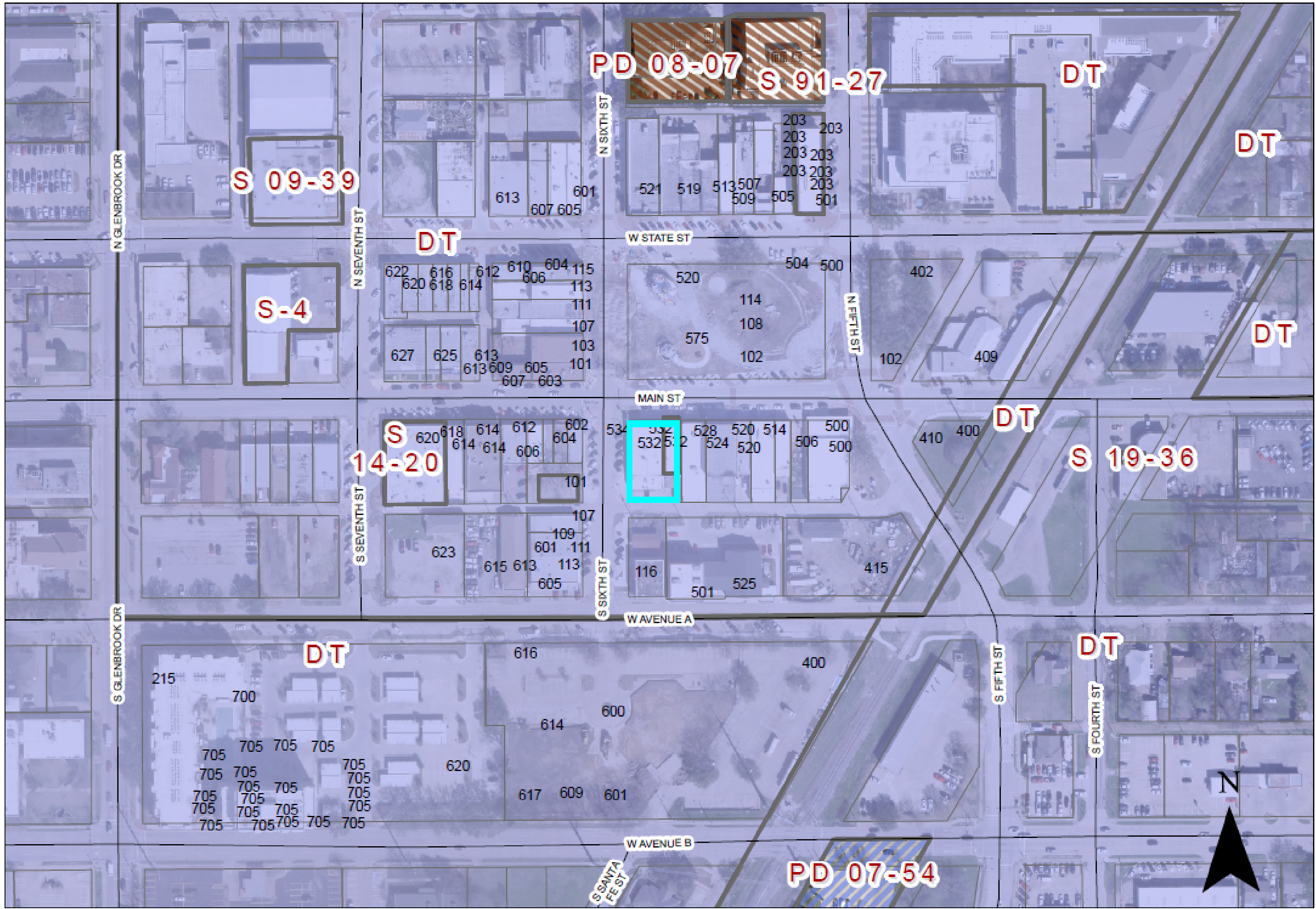
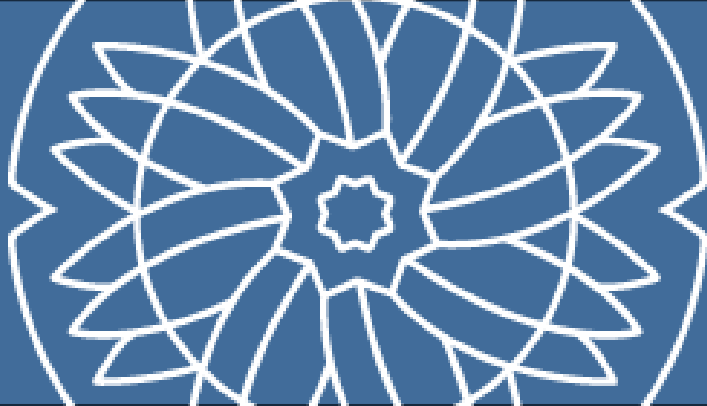
Applicant: Lockwood Distilling Company

Owner: Carlos Porras

Suite Size: 5,000 SF

Zoning: Downtown District in the Downtown
Historic (DH) sub-district

Location Map

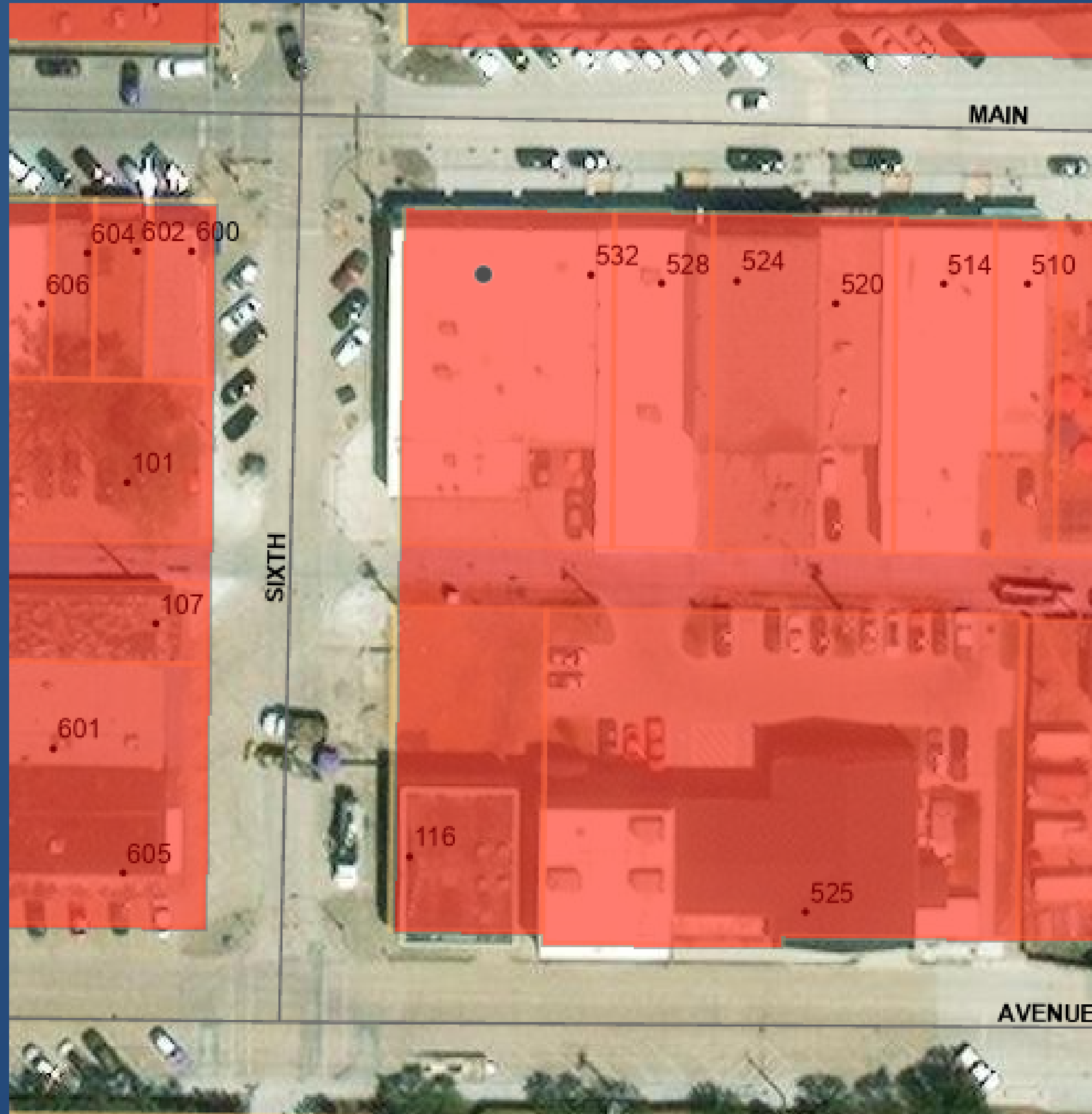


0 200 400 Feet

Zoning Map 25-22

 INDICATES AREA OF REQUEST

532 Main St, Suite A



Comprehensive Plan



Community Centers



Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Site Photos

532 Main Street SuiteA



View from the subject site facing North



View from the subject site facing South

Site Photos

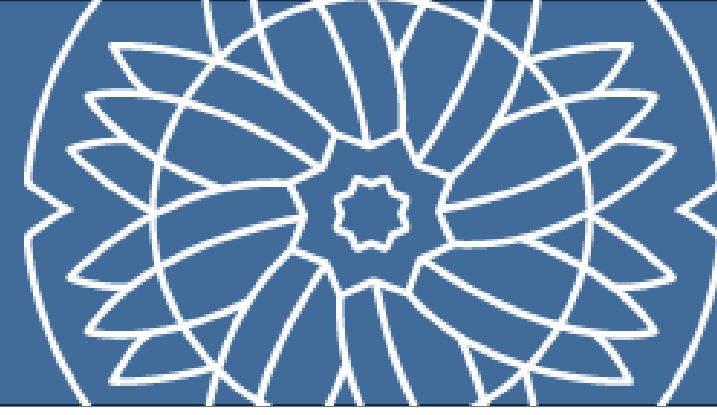
532 Main Street Suite A



View from the subject site looking East

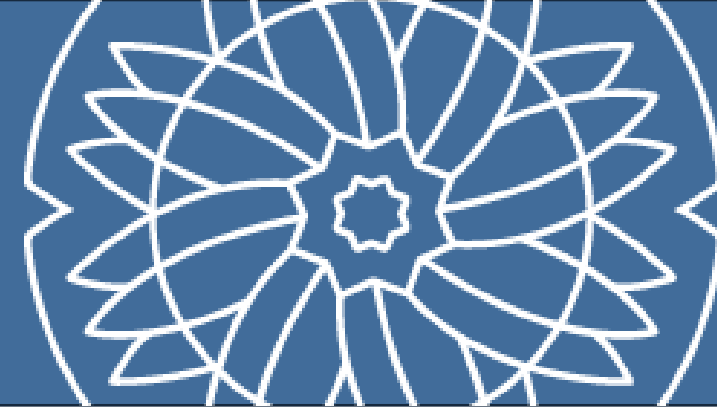


View from the subject site looking West.



**Applicant Request: Specific Use Provision (SUP) to allow for
Breweries/Wineries/Distilleries Use with an indefinite time period.**

**The SUP Time Period Policy Guidelines do not have a recommended
timeframe for this use.**



Plan Commission Recommendation: Approval with 30-year time period



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

12

Meeting Date: July 8, 2025

Title: Consider the Appointment of a Mayor Pro Tem

Submitted by: Carma Potter, Assistant to the City Council

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider the election of a Mayor Pro Tem.

Background

In accordance with Article 3, Section 4 of the City's Home Rule Charter, the Council shall elect a Mayor Pro Tem.

Consideration / Recommendation

Council is requested to consider the election of a Mayor Pro Tem.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

13

Meeting Date: July 8, 2025

Title: Consider the Appointment of a Deputy Mayor Pro Tem

Submitted by: Carma Potter, Assistant to the City Council

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider the election of a Deputy Mayor Pro Tem.

Background

In accordance with Article 3, Section 4 of the City's Home Rule Charter, the Council shall elect a Deputy Mayor Pro Tem.

Consideration / Recommendation

Council is requested to consider the election of a Deputy Mayor Pro Tem.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

14

Meeting Date: July 8, 2025

Title: Texas Municipal Power Agency Appointment

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Appointment to the Texas Municipal Power Agency.

Background

Information was posted on the City's website for 21 days regarding the qualification for the Texas Municipal Power Agency Board Member in order to provide an opportunity for citizens to apply for the position. Qualified applicants were requested to apply by June 25, 2025. At the close of the notice period, seven applicants responded. Council is scheduled to formally appoint a representative to the Texas Municipal Power Agency at the July 8, 2025 Regular Meeting.

Consideration / Recommendation

Council will confirm the appointment to the TMPA Board.

Attachments

- A. Tom Jefferies
- B. Tomas Perez
- C. Tyler Williams
- D. John Kusewitt
- E. Nicholas Nix
- F. Simon Mathew
- G. Steven Flores



Application for City of Garland Boards and Commissions

First Name:	TOM	Last Name:	JEFFERIES
Address:	1606 LEXINGTON DR	Apt./Suite:	
City:	GARLAND	State:	TX
		Zip Code:	75041
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 ☐ Nextdoor ☐ TikTok

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

1 st	Texas Municipal Power Agency Board	2 nd Choice:		3 rd Choice:	
-----------------	------------------------------------	-------------------------	--	-------------------------	--

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

SERVED ON TMPA BOARD FOR 23 YEARS.

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

PLAN COMMISSION 1981-1985 INCLUDING CHAIRMAN. CITY COUNCIL 1985-1989 INCLUDING MAYOR PROTEM. CHAIRD BLUE RIBBON COMMITTEE FOR NON APARTMENT RESIDENTIAL RENTAL ORDINANCE. TAX INCREMENT FINANCE BOARD #2.

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

LOCAL HOME BUILDER FOR MANY YEARS

What is your educational background?

BBA KENT STATE. CPA TEXAS.

Referred by:		District:	5
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: JEFFERIES

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.

THOMAS AND PATRICIA JEFFERIES LIVING TRUST. THOMAS JEFFERIES MARTIAL TRUST. 1606 LEXINGTON DR. GARLAND TX 75041

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.

1606 LEXINGTON DR. 4002 WALNUT PARK CR.

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:



Application for City of Garland Boards and Commissions

First Name:	Tomas	Last Name:	Perez		
Address:	213 Stillmeadow Dr		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)?		1 - 5 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, Nextdoor					
☐ 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	North Texas Municipal Water District Board		2 nd Choice:	Bond Committee	
			3 rd Choice:	Texas Municipal Power Agency Board	
Please list any experience that qualifies you to serve in the areas you have indicated.					
Civil Engineer 12 years -work in the utility sector Licensed Engineer in Texas					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
N/A					
List civic or community projects with which you have been involved.					
N/A					
What is your educational background?					
Civil Engineering Texas A&M Fall 2013 Licensed Engineer in Texas					
Referred by:			N/A		
District:			8		



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.

Halff Associates 1201 N Bowser Rd Richardson, TX 75081 United States

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.

213 Stillmeadow Drive

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:



Application for City of Garland Boards and Commissions

First Name:	Tyler	Last Name:	Williams
Address:	1806 Charleston dr.	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75041
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)?		1 - 5 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, Nextdoor			
☐ 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	Unified Building Standards Commission	2 nd Choice:	Texas Municipal Power Agency Board
		3 rd Choice:	Library Board

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

BA in Philosophy, Politics, and Economics, home owner, Businessman, looking to serve his community.

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

None 29 years old and looking to start investing in my local community. Hopeful to be shaped by our institutions.

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

Member of Watermark community church for 6+ years. Volunteered at the Boys and Girls club mesquite. Election clerk Delta County Texas.

What is your educational background?

BA in Philosophy, Politics, and Economics

Referred by: District: 5



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:



Application for City of Garland Boards and Commissions

First Name:	John	Last Name:	Kusewitt		
Address:	206 Hockaday Avenue		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
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 ☐ Nextdoor ☐ TikTok

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

1 st	Texas Municipal Power Agency Board	2 nd Choice:	Board of Adjustment	3 rd Choice:	Garland Housing Finance Corporation
-----------------	------------------------------------	-------------------------	---------------------	-------------------------	-------------------------------------

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

22 year Garland resident. Retired professional law enforcement leader. Active church member serving as ordained elder and Deacon on many committees.

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

New to city government, but did bring a successful case before the Board of Adjustment.

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

Addressing Mesquite, National Night Out, crime watch

What is your educational background?

Bachelor in Criminal Justice

Referred by:		District:	4
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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.

360 Consulting Services 3330 N. Galloway Ave
Suite304 #52
Mesquite, TX 75150

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.

206 Hockaday Ave.
Garland, TX 75043

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:



Application for City of Garland Boards and Commissions

First Name:	Nicholas	Last Name:	Nix
Address:	3349 Briaroaks Drive	Apt./Suite:	N/A
City:	Garland	State:	TX
		Zip Code:	75044
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)?		1 - 5 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 ☐ Nextdoor ☐ TikTok

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

1 st	Texas Municipal Power Agency Board	2 nd Choice:	Tax Increment Finance #3 Board	3 rd Choice:	Unified Building Standards Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

Grants Coordinator, City of Forney (Current)
Oversee all grant-related activities, collaborating with every city department under the City Manager's Office.

Vice President, Poetry Road Municipal Utility District (Current)

NCTCOG Committee Member of the following:
DFW Clean Cities - Technical Advisory Committee (Current)
Public Education Task Force, NCTCOG (Current)
Pollution Prevention Roundtable (Current)

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

Director of Finance, City of Jonestown, Texas (Previous)
Graduate Intern, City of Heath, Texas (Previous)

None

Assisted with the comprehensive update of the City's Code of Ordinances, including extensive work with the Uniform Building Code.

I am also open to considering other board or commission positions, particularly those filling a needed vacancy, leveraging my comprehensive experience in municipal operations and inter-departmental collaboration.

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

DFW Clean Cities Technical Advisory Committee, NCTCOG
Public Education Task Force, NCTCOG
Pollution Prevention Roundtable
Poetry Road Municipal Utility District (Vice President)
City of Forney (Grants Coordinator)
City of Jonestown, Texas (Director of Finance)
City of Heath, Texas (Graduate Intern)

What is your educational background?

Master of Public Affairs (specializing in Public Management) from the University of Texas at Dallas
Bachelor of Science (History) East Texas A&M University
Bachelor of Science (Political Science) East Texas A&M University

Referred by:	None	District:	7
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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.

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None

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.

None

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:



Application for City of Garland Boards and Commissions

First Name:	Simon	Last Name:	Mathew		
Address:	4502 bobtown rd		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
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, Nextdoor, TikTok					
☐ 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	Tax Increment Finance #2 South Board		2 nd Choice:	Dallas Area Rapid Transit Board	
			3 rd Choice:	Texas Municipal Power Agency Board	
Please list any experience that qualifies you to serve in the areas you have indicated.					
None I would be a a novice to this.					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
No					
List civic or community projects with which you have been involved.					
None					
What is your educational background?					
Bachelors Applied Technology Performance Improvement					
Referred by:			Ed Moore		
District:			3		



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

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Grace Trading Inc. Db a Oh My Curry

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.

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

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Steven	Last Name:	Flores
Address:	4713 MARITIME CV	Apt./Suite:	
City:	GARLAND	State:	TX
		Zip Code:	75043
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			

☐ 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	Parks and Recreation Board	2 nd Choice:	Tax Increment Finance #2 South Board	3 rd Choice:	Texas Municipal Power Agency Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have worked for 25+ years in Texas Park systems.
San Antonio, San Marcos & Dallas.

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

N/A

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

Career & Education Workforce Partnerships-Recognition
July Park & Recreation Month events,
UNIDOS Soccer Camp, FIFA 2026 Dallas Planning team.

What is your educational background?

BA & MEd from Texas State University
certified for Public Assembly Facility Management.

Referred by:		District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: Flores

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.

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Signature: Date:



GARLAND

CITY COUNCIL STAFF REPORT

15

Meeting Date: July 8, 2025

Title: Garland Youth Council Appointments

Submitted by: Tiffany Veno, Chief Communications Officer

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

Issue / Summary

Approve Garland Youth Council Appointments for 2025-26.

Background

High school students in grades 9-12 who either live in Garland or attend a Garland ISD school are eligible to participate in the Garland Youth Council. Following the application deadline for 2025-26 on May 31, City Council reviewed the materials and made their selections.

Below are the proposed appointments:

Mayor Dylan Hedrick - Aletheia Yu, Ivanka Hernández, Nancy Nguyen, Pranav Gautam
Councilmember Jeff Bass - Amsi Orozco, Halexander Garza, Jacob Arteaga, Lucas Le
Councilmember Kris Beard - Kamyla Garcia, Mai'ana Tajalle, Maria Isabella Acuna, Tamara Zamora
Mayor Pro Tem Ed Moore - Andrew Kuzhippillil, Emily Miles, Esther Odetola, Xavier Price
Councilmember BJ Williams - Catherine Le, Tasi Tajalle
Deputy Mayor Pro Tem Margaret Lucht - George Prado, Natalie Ritter, Preston Bass, Sophia Sal
Councilmember Carissa Dutton - Anna Tankersley, Ariana Sanchez, Karen Rubio Rosales, Olivia Aubin
Councilmember Joe Thomas Jr. - Brisa Morales, Cole McCleskey, Enya Rosales, Fiona Buford
Councilmember Chris Ott - Arora Ngo, Julia Arruwen Barrera, Juliana De Jesus, Vanessa Garcia Bello

Consideration / Recommendation

Garland Youth Council appointments are presented for Council approval.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

16

Meeting Date: July 8, 2025

Title: Deputy Mayor Pro Tem Margaret Lucht

- Trayc Claybrook - Cultural Arts Commission

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider approval of the appointment of Trayc Claybrook to the Cultural Arts Commission.

Background

There became a vacancy on the Cultural Arts Commission. Deputy Mayor Pro Tem Lucht would like to nominate Trayc Claybrook for an unexpired term, ending on 8/31/2026.

Consideration / Recommendation

Approve Deputy Mayor Pro Tem Lucht's appointment to the Cultural Arts Commission.

Attachments

A. Trayc Claybrook



Application for City of Garland Boards and Commissions

First Name: Trayc	Last Name: Claybrook
Address: 1502 Meadow Way	
Apt./Suite:	
City: Garland	State: TX
Zip Code: 75042	
Phone (preferred):	Phone (alt):
Dallas County Voter Registration Number (or Date of Birth):	
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No	
Length of Garland residency (in years)? 5 - 10 years	Length of Garland residency (in years)? 10+ years
Email address:	
Do you use, or have you ever used, any of the following: Facebook, Instagram, LinkedIn, Nextdoor, TikTok	
☐ 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 Garland Cultural Arts Commission	2 nd Choice:
3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.	
I have served on this board before. I have taught fine art at the college level for 25 years and I am a professional practicing artist. I am very engaged in the community and teach art classes out of my studio to young kids and teenagers.	
If you have previously served on a City Board or Commission, please specify and list dates of service.	
I served on the Garland Cultural Arts Commission in 2022.	
List civic or community projects with which you have been involved.	
I am currently the Treasurer for the Downtown Garland Business Association, I own a business in downtown Garland and work with city during events and celebrations.	
What is your educational background?	
I have the following degrees: B.F.A. In Painting/Printmaking A.A. In Computer Animation M.F.A. in Painting/Graphic Design PhD. In Art & Technology	
Referred by: M. Lucht	District: 8



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

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

Signature: Date:



GARLAND

CITY COUNCIL STAFF REPORT

17

Meeting Date: July 8, 2025

Title: Deputy Mayor Pro Tem Margaret Lucht

- Lucian Giambasu - TIF #1 Downtown Board

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider approval of the appointment of Lucian Giambasu to the TIF #1 Downtown Board.

Background

There became a vacancy on the TIF #1 Downtown Board. Deputy Mayor Pro Tem Lucht would like to nominate Lucian Giambasu for an unexpired term, ending on 8/31/2026.

Consideration / Recommendation

Approve Deputy Mayor Pro Tem Lucht's appointment to the TIF #1 Downtown Board.

Attachments

A. Lucian Giambasu



Application for City of Garland Boards and Commissions

First Name:	Lucian	Last Name:	Giambasu
Address:	2806 Fairfax Dr.	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75041
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 ☐ Nextdoor ☐ TikTok

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

1 st	Tax Increment Finance #1 Downtown Board	2 nd Choice:	Tax Increment Finance #2 South Board	3 rd Choice:	Tax Increment Finance #2 South Board
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Please list any experience that qualifies you to serve in the areas you have indicated.

Served on multicultural commission
Garland resident for 27 years
Employed in Garland for 25 years

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

Multicultural commission 2011-12 (iirc)

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

Nothing specific, just the above mentioned. I try to keep up with what's going on and the inner workings of city management and government.

What is your educational background?

BA, Spanish and Advertising University of North Texas
MA Spanish Universidad de Salamanca, Salamanca Spain

Referred by:	Margaret Lucht	District:	5
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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.

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Signature: Date: