



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, January 10, 2023
7:00 p.m.**

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and 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.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

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 to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the December 12, 2022 Regular Meeting.

2. Consider approval of the following bids:

a.	GP&L Generation Plant Motor Maintenance & Repair	Bid No. 0063-23
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Brandon and Clark, Inc.	\$1,000,000.00
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This request is to provide maintenance and repair services for Olinger, Spencer and Hydro Plant motors on an as-needed basis. This approval is for a Term Agreement with four optional renewals.

**b. TMPA Nevada to Shelby Tap 138kV
Transmission Line Engineering Services**

Bid No. 0293-23

Burns & McDonnell	\$269,200.00
Optional Contingency	40,400.00
TOTAL:	\$309,600.00

This request is to obtain geotechnical, design, and civil engineering services to support the construction of the TMPA Shelby to Nevada Tap 138kV Transmission Line. An Optional Contingency is included for any additional services that may be required.

c. Term Contract for Thermoplastic Installation

Bid No. 0204-23

Linear Traffic Markings LLC	\$343,635.00
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This request is to provide thermoplastic pavement markings installation of various sizes throughout the city. This approval is for a Term Agreement with four optional renewals.

d. First Street Wastewater Mains Replacement

Bid No. 0088-23

Trinity Miller Utility & Construction, LLC	\$1,428,831.75
Optional Contingency	230,000.00
TOTAL:	\$1,658,831.75

This request is to install approximately 5,690 linear feet of 8-inch wastewater mains including manholes and service laterals. An Optional Contingency is included for any additional work that may be required.

e. GP&L Air Break & Disconnect Switches

Bid No. 0127-23

Hubbell Power Systems	\$500,000.00
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This request is to provide air break and disconnect switches for use in GP&L and TMPA substations on an as-needed basis. This approval is for a Term Agreement with four optional renewals.

f. Body Armor and Rifle Plates Bid No. 0045-22

Galls, LLC \$43,870.00

This request is to approve a Change Order for the Body Armor and Rifle Plates Term Contract used by the Garland Police Department.

g. Print and Mailing of the Garland City Press Bid No. 0392-19

Midway Press \$17,471.66

This request is to approve a Change Order to the final renewal of the Garland City Press Term Contract due to increasing paper costs.

h. 2022 Residential Concrete Repair Contract Bid No. 0105-23

R & A Legacy Construction, LLC \$3,000,000.00

This request is for the 2022 Residential Concrete Repair Contract. This project consists of removing and replacing areas of failed concrete pavement and related repairs on various residential streets within the city of Garland. This approval is for a Term Agreement with four optional renewals.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File No. Z 22-44, Golden Franchising Corporation (District 7)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.415-acre tract of land located at 6102 North Jupiter 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.

b. Zoning File No. Z 22-51, Winkelmann & Associates, Inc. (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for Multi-family / Mixed-use development on an approximate 10.37-acre tract of land zoned Planned Development (PD) District 22-25 and located at 6302 Greenbelt Parkway; 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. Zoning File No. Z 22-52, Hanan Salman (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 03-47 for Community Retail Uses and 2) a Detail Plan for a Contractor's Office/Warehouse (indoors only) Use on a 1.0276-acre tract of land located at 3065 Forest Lane; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Approve by minute action the attached 2022 Council Rules of Order and Policies.

The City Council deliberated this item at the December 5, 2022 Work Session and requested that the attached version be placed on the Consent Agenda.

5. Approve by minute action the employment agreements, or amendments to existing employment agreements, with John Sholden (Municipal Court Judge), Natalie Banuelos (Associate Municipal Court Judge), Jedson Johnson (City Auditor), Bryan L. Bradford (City Manager Emeritus), Judson Rex (City Manager), and Brian England (City Attorney) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

Council is requested to approve by minute action the employment agreements, or amendments to existing employment agreements, with John Sholden (Municipal Court Judge), Natalie Banuelos (Associate Municipal Court Judge), Jedson Johnson (City Auditor), Bryan L. Bradford (City Manager Emeritus), Judson Rex (City Manager), and Brian England (City Attorney) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

6. **Approve by minute action the request from the Police Department to allow the Mayor to execute an Amendment to the Memorandum of Understanding for Criminal Justice Information Sharing via Dallas County Prosecutor and an Amendment to the Memorandum of Understanding to participate in the Dallas County Juvenile Case Management System.**

At the January 9, 2023 Work Session, Council considered a request from the Police Department to allow the Mayor to execute an Amendment to the Memorandum of Understanding for Criminal Justice Information Sharing via Dallas County Prosecutor and an Amendment to the Memorandum of Understanding to participate in the Dallas County Juvenile Case Management System.

7. **Consider a resolution of the City Council of the City of Garland, Texas adopting the Federal Emergency Management (FEMA) approved and revised Hazard Mitigation Action Plan; and providing an effective date.**

At the January 9, 2023 Work Session, Council considered adoption of the City of Garland updated and revised Hazard Mitigation Action Plan (HazMap) to meet the planning requirements set forth by the Texas Division of Emergency Management (TDEM) and the planning requirements set forth by the Federal Emergency Management Agency (FEMA).

8. **Consider a resolution authorizing the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement, and homeland security projects; and providing an effective date.**

At the January 9, 2023 Work Session, Council considered a resolution that will assist the City with acquiring funding to help support public safety. The funding will be used to purchase resources to support the Garland Police Department Bomb Squad and SWAT Team, Garland Office of Emergency Management, and Garland Fire Department Swiftwater Search and Rescue Team.

9. **Approve an Interlocal Agreement allowing the Garland Housing Agency to perform Housing Quality Standards (HQS) inspections on an as-needed basis for the Plano Housing Authority's public housing program units.**

At the December 12, 2022 Work Session, Council considered an Interlocal Agreement allowing the Garland Housing Agency to perform Housing Quality Standards (HQS) inspections on an as-needed basis for the Plano Housing Authority's public housing program units.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

10. Hold public hearings on:

- a. **Consider a Zoning request by Claudia Rodriguez to allow a Guest House. The site is located at 2112 Brookhollow Drive in District 5. (The applicant requests postponement to the February 7, 2022 Regular City Council Meeting.)**

Consideration of the application of Claudia Rodriguez, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses and 2) approval of a Specific Use Provision for a Guest House. This property is located at 2112 Brookhollow Drive. (File Z 22-17, District 5)

- b. **Consider a Detail Plan request by Claudia Rodriguez to allow a Guest House. The site is located at 2112 Brookhollow Drive in District 5. (The applicant requests postponement to the February 7, 2022 Regular City Council Meeting.)**

Consideration of the application of Claudia Rodriguez, requesting approval of a Detail Plan for a Guest House. This property is located at 2112 Brookhollow Drive. (File Z 22-17, District 5)

- c. **Consider a Zoning request by Quiddity Engineering, LLC to allow a restaurant with a drive-through (Salad and Go). The site is located at 5200 North Garland Avenue in District 1.**

Consideration of the application of Quiddity Engineering, LLC., requesting approval of 1) an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses and 2) a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 5200 North Garland Avenue. (File Z 22-63, District 1)

- d. **Consider a Detail Plan request by Quiddity Engineering, LLC to allow a restaurant with a drive-through (Salad and Go). The site is located at 5200 North Garland Avenue in District 1.**

Consideration of the application of Quiddity Engineering, LLC., requesting approval of a Detail Plan for a Restaurant, Drive-Through. This property is located at 5200 North Garland Avenue. (File Z 22-63, District 1)

- e. **Consider a Specific Use Provision request by Matt Moore to allow a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road in District 7.**

Consideration of the application of Matt Moore, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. This property is located at 4680 North Shiloh Road. (File Z 22-64, District 7)

- f. **Consider a Detail Plan request by Matt Moore to allow a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road in District 7.**

Consideration of the application of Matt Moore, requesting approval of a Detail Plan for a Restaurant, Drive-Through. This property is located at 4680 North Shiloh Road. (File Z 22-64, District 7)

11. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Member Margaret Lucht

- Paola Sanchez - Community Multicultural Commission

12. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

13. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 01/10/2023

Item Title:

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Consider approval of the minutes of the December 12, 2022 Regular Meeting.

Attachments

December 13 2022 Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, December 13, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Deborah Morris
Deputy Mayor Pro Tem Robert John Smith
Council Member Jeff Bass
Council Member Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager Judson Rex
Assistant City Manager Phillip Urrutia
City Attorney Brian England
City Secretary Eloyce Rene Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

Mayor LeMay acknowledged The Honorable Weldon Bradley (District 4) and Leadership Garland Class 42.

Mayor LeMay recognized the winners of the 2022 Garland Neighborhood Awards: Camelot Neighborhood Association, for their publication, The Knightly News, Cynthia Houck accepted the award; Stephan Sila, Who's Who in Garland Neighborhoods Award; and Fall Creek Estates for Garland Neighborhood of the Year, Adam Ismail, President of Fall Creek Estates HOA, accepted the award.

Mayor LeMay recognized Brian England, City Attorney, for his 15 years of service as both a police officer and attorney in the City of Garland.

Mayor LeMay recognized Bryan Bradford, City Manager, for his 29-years of service to the City and announced Mr. Bradford's upcoming retirement May 1, 2023.

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 to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

The motion was made by Deputy Mayor Pro Tem Smith to approve the Consent Agenda, with the exception, of Items 7, 8 and 9, which were removed, seconded by Council Member Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the December 6, 2022, Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Cooper and Southern Gardens Drainage Improvements Design **Bid No. 0556-20**

R-Delta Engineers, Inc. **\$142,060.00**

This request is to provide design revisions for the proposed water and wastewater lines in Avenue B and Avenue D. Both segments of roadway are part of S.H. 66 in the Texas Department of Transportation (TxDOT) highway system. Upon TxDOT's review of the City's proposed improvement plans, TxDOT requires additional modifications to City facilities within their ROW. Also included are revisions of the Hopkins Street Plan and Profile, additional Franchise Utility coordination, and updates to the Storm Sewer System.

b. **APPROVED** Satellite Image Leak Detection Survey **Bid No. 0258-23**

Utilis, Inc., DBA ASTERRA **\$145,000.00**

This request is to provide bi-annual satellite imagery of suspected water leaks in the City's water distribution system.

c. **APPROVED** Sports Lighting for Holford Park Football Field **Bid No. 0253-23**

Musco Sports Lighting, LLC **\$287,283.00**
Optional Contingency **\$28,728.00**
TOTAL: \$316,011.00

This request is for the purchase of new LED sports lighting for the Holford Park football field. An optional contingency is included for any additional work that may be required.

d. **APPROVED** GP&L Girvin 345kV Switch Station Engineering Services **Bid No. 0247-23**

Burns & McDonnell **\$1,589,000.00**

This request is to obtain geotechnical, civil, structural, and electric design engineering as well as protection, control, and communications design for the GP&L Girvin 345kV Switch Station. Services will also include field engineering to support construction management for the project.

e. **APPROVED** GP&L Girvin 345kV Switch Station to Greaswood II 345kV Transmission Line Engineering Services **Bid No. 0248-23**

Burns & McDonnell

\$447,100.00

This request is to obtain geotechnical and electric design engineering services to support the construction of the GP&L Girvin 345kV Switch Station to Greasewood II 345kV Transmission Line and Girvin Switch 345kV Cut-ins. Services will also include ground and subsurface utility engineering surveying and field engineering services to support construction management for the project.

f. APPROVED Health Benefits Stop-Loss Coverage

Bid No. 0120-23

Blue Cross Blue Shield of Texas

\$2,706,738.00

This request is to provide stop-loss insurance protection for the City of Garland by serving as a reimbursement mechanism for medical claims exceeding predetermined levels. This approval is for a Term Agreement with two optional renewals.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. APPROVED Zoning File No. Z 21-45, Atlantic Urbana Acquisition Company II, LLC (District 2)

Ordinance No. 7386 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use; and 2) a Detail Plan for Multi-Family development on an approximate 38.37-acre tract of land located at 2201 East Miller Road and 2370 East Centerville Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 22-39, JC Collision (District 6)

Ordinance No. 7387 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Automobile Sales, New or Used on a 1.014-acre tract of land zoned Industrial (IN) District located at 2905 Forest Lane; 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. APPROVED Zoning File No. Z 22-47, Digital Garland Ferris, LP (District 1)

Ordinance No. 7388 amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for a Data Center on a 18.636-acre tract of land zoned Planned Development (PD) District 20-17 and located at 805 Holford 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.

4. APPROVED Ordinance No. 7389 amending Sections 24.44, "Civil Penalty," and 24.45, "Enforcement of Parking Violation Orders," of Article III, "Administrative Adjudication of Parking Offenses," of Chapter 24, "Municipal Court and Administrative Adjudication," of the 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.

At the December 12, 2022, Work Session, Council considered an ordinance which clarifies the City's ability under State law to send unpaid parking tickets to a third-party collection agency and all that agency to collect an amount up to an additional third party percent of any unpaid parking fees.

5. APPROVED Resolution No. 10569 for Master Interlocal Agreement with Dallas County for Maintenance on Certain Designated Roadways; and providing an effective date

At the December 5, 2022, Work Session, Council considered a Resolution authorizing the City Manager to execute a master agreement with Dallas County for transportation related maintenance on designated roadways within the City of Garland, Dallas County; and providing an effective date.

6. **APPROVED Resolution No. 10570** accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Impaired Driving Mobilization (IDM) Grant in the amount of \$14,998.68; and providing an effective date.
- At the December 12, 2022, Work Session, Council considered a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant for FY 2023 in the amount of \$14,998.68.
7. **PULLED Consider approving by minute action an amendment to the employment agreement with Brian England relating to his employment as City Attorney.**
- Council postponed an amendment to the employment agreement with Brian England relating to his employment in the position of City Attorney until the January 10, 2023, Regular Session.
8. **PULLED Consider approving by minute action an amendment to the employment agreement with Jedson Johnson to continue his employment as City Auditor.**
- Council postponed an amendment to the employment agreement with Jedson Johnson to continue his employment in the position of City Auditor until the January 10, 2023, Regular Session.
9. **PULLED Consider approving by minute action an amendment to the employment agreement with John Sholden to continue his employment as Municipal Court Judge.**
- Council postponed an amendment to the employment agreement with John Sholden to continue his employment in the position of Municipal Court Judge until the January 10, 2023 Regular Session.
10. **APPROVED Resolution No. 10571** was adopted by Council to approve the 2023 Legislative Agenda.
11. **APPROVED Minute action approving the 2022 Council Rules of Order and Policies.**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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12. **Hold public hearings on:**
- a. **APPROVED Consider a Specific Use Provision request by Golden Franchising Corporation to allow a drive-through restaurant, Golden Chick. The site is located at 6102 North Jupiter Road in District 7**
- Consideration of the application of Golden Franchising Corporation, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (File Z 22-44, District 7)
- The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Mark Parmelee, Kelly Harbacheck, and Mathew Thomas (applicant). David Gladney gave oral testimony against approval of the project.
- There was discussion by the Council.
- The motion was made by Council Member Hedrick to approve the Specific Use Provision (Item 12a) and the Site Plan (Item 12b), seconded by Council Member Vera. Motion carried:
- Vote:** 9 ayes, 0 ayes

- b. **APPROVED** Consider a Site Plan request by Golden Franchising Corporation to allow a drive-through restaurant, Golden Chick. The site is located at 6102 North Jupiter Road in District 7.

Consideration of the application of Golden Franchising Corporation, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (File Z 22-44, District 7)

- c. **APPROVED** Consider a Detail Plan request by Winkelmann & Associates, Inc. to construct 340 multi-family units with the ability to convert the ground floor to retail uses. This proposal is the first phase of a master-planned site for mixed uses. The site is located at 6302 Greenbelt Parkway in District 4.

Consideration of the application of Winkelmann & Associates, Inc., requesting approval of a Detail Plan for Multi-family/Mixed-use development. This item may include amendments to Planned Development (PD) District 22-25. This property is located at 6302 Greenbelt Parkway. (File Z 22-51, District 4)

The staff report was presented by William Guerin, Director of Planning and Paul Luedtke, Director of Transportation. The speaker on this item was Ross Frankfurt, Anthem Development, applicant. Allicia Frye, Chief Executive Officer, Jonathan's Place, gave oral testimony in support of the request.

There was discussion by the Council.

The motion was made by Council Member Williams to approve the Detail Plan, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

- d. **APPROVED** Consider a Planned Development amendment request by Hanan Salman to construct a Contractor's Office/Warehouse building. The site is located at 3065 Forest Lane in District 6.

Consideration of the application of Hanan Salman, requesting approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses, to allow a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (File Z 22-52, District 6)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Hanan Salman.

The motion was made by Council Member Vera to approve the Planned Development (Item 12d) and Detail Plan (12e), seconded by Deputy Mayor Pro Tem Smith. Motion carried:

Vote: 9 ayes, 0 nays

- e. **APPROVED** Consider a Detail Plan request by Hanan Salman to construct a Contractor's Office/Warehouse building. The site is located at 3065 Forest Lane in District 6.

Consideration of the application of Hanan Salman, requesting approval of a Detail Plan for a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (File Z 22-52, District 6)

13. **Citizen comments:** There were no speakers on this item.

14. **Adjourn.:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:55 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 01/10/2023

Item Title: GP&L Generation Plant Motor Maintenance & Repair

Submitted By: Darrell Cline, GP&L General
Manager & CEO

Bid Number: 0063-23

Purchase Justification:

This request is to provide maintenance and repair services for Olinger, Spencer and Hydro Plant motors on an as-needed basis. Services may include the rewind and reconditioning of service water, boiler feed, circulating water, draft fan, and auxiliary equipment motors. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on published criteria. Brandon and Clark, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Brandon and Clark, Inc.	All	\$1,000,000.00

TOTAL:		\$1,000,000.00

Basis for Award: Best Value

Purchase Requisition #: 47920

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$1,000,000
Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Agreement sets price but does not commit funds. Expenses will be charged to the appropriate Electric Production account(s) as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 241

Budget Director Approval: Allyson Bell Steadman

Approval Date: 12/29/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/19/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. b.

Meeting Date: 01/10/2023

Item Title: TMPA Nevada to Shelby Tap 138kV Transmission Line Engineering Services

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0293-23

Purchase Justification:

This request is to obtain geotechnical, design, and civil engineering services to support the construction of the TMPA Shelby to Nevada Tap 138kV Transmission Line. The line will provide radial tap service to a new Rayburn Country Electric Cooperative substation in Collin County, Texas. Services also include LiDAR support, ground and subsurface utility engineering, surveying, and field engineering services to support construction management for the project. This is part of the approved TMPA Rayburn Country 138kV Point of Inter-connection CIP project and will be reimbursed to GP&L at 100%. An Optional Contingency is included for any additional services that may be required.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from RFQ 0753-19. Burns & McDonnell has been successful in providing GP&L with innovative ideas which will be required for this unique project.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Burns & McDonnell	All	\$269,200.00
Optional Contingency		40,400.00
TOTAL:		\$309,600.00

Basis for Award: Most Qualified

Purchase Requisition #: 48462

Fiscal Impact

Total Project/Account: \$2,750,000

Expended/Encumbered to Date: 0

Balance: \$2,750,000
This Item: 309,600
Proposed Balance: \$2,440,400
Account #: 215-3542-3147201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Page 290

Budget Director Approval: Allyson Bell Steadman

Approval Date: 12/29/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/22/2022

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 01/10/2023

Item Title: Term Contract for Thermoplastic Installation

Submitted By: Paul Luedtke, Transportation
Director

Bid Number: 0204-23

Purchase Justification:

This request is to provide thermoplastic pavement markings installation of various sizes throughout the city. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Linear Traffic Markings LLC submitting the Lowest Responsible Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Linear Traffic Markings LLC	All	\$343,635.00
TOTAL:		\$343,635.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 48402

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$343,635
Proposed Balance: N/A
Account #: 831-4693-6063
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the Street's traffic markings account as incurred.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 220

Budget Director Approval: Allyson Bell Steadman

Approval Date: 12/29/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/22/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. d.

Meeting Date: 01/10/2023

Item Title: First Street Wastewater Mains Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0088-23

Purchase Justification:

This request is to install approximately 5,690 linear feet of 8-inch wastewater mains including manholes and service laterals. The project also includes approximately 1,340 square yards of 6-inch concrete alley paving replacement; 850 square yards of street, driveway, and sidewalk replacement; and 3,620 square yards of gravel alley replacement. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Eight (8) bids with alternates were received and evaluated with Trinity Miller Utility & Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Trinity Miller Utility & Construction, LLC	All	\$1,428,831.75
Optional Contingency		230,000.00

TOTAL:		\$1,658,831.75

Basis for Award: Straight Low Bid

Purchase Requisition #: 48235

Fiscal Impact

Total Project/Account: \$9,055,000
Expended/Encumbered to Date: 10,236,372
Balance: \$(1,181,372)
This Item: 1,658,832
Proposed Balance: \$(2,840,204)*

Account #: 230-4149-3219000-9305

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rehab Sewer Collection Mains in Dirt Alleys Program

* Installation will continue into 2023, and an additional \$7.0 million of Revenue Bond/Commercial Paper and Cash funding is included in 2023 for the continuation of the Rehab Sewer Collection Mains in Dirt Alleys Program in the 2023 Proposed CIP.

Attachments

Bid Recap 1 of 3

Bid Recap 2 of 3

Bid Recap 3 of 3

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Page 276

Budget Director Approval: Allyson Bell Steadman

Approval Date: 12/29/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/22/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. e.

Meeting Date: 01/10/2023

Item Title: GP&L Air Break & Disconnect Switches

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0127-23

Purchase Justification:

This request is to provide air break and disconnect switches for use in GP&L and TMPA substations on an as-needed basis. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated with Hubbell Power Systems submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Hubbell Power Systems	All	\$500,000.00
TOTAL:		\$500,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 48302

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$500,000

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Agreement sets price but does not commit funds. Expenses will be charged to the appropriate Electric Substations Operating and/or CIP account(s) as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	Operating Budget CIP
Fiscal Year:	2022-23
Document Location:	Op. - Page 241; CIP - 296

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 12/29/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 12/19/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. f.

Meeting Date: 01/10/2023

Item Title: Body Armor and Rifle Plates

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 0045-22

Purchase Justification:

This request is to approve a Change Order for the Body Armor and Rifle Plates Term Contract used by the Garland Police Department. The Department has increased the projected quantity of body armor and rifle plates that will need to be ordered in the upcoming year.

Evaluation:

The body armor and rifle plates are available from Galls, LLC, through the BuyBoard Cooperative Purchasing Contract 670-22. Galls, LLC, was awarded the initial BL 8698 in the amount of \$67,295 on Oct. 19, 2021.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	Galls, LLC	All	\$43,870.00
TOTAL:			\$43,870.00

Basis for Award: Change Order

Purchase Requisition #: 48586

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$43,870

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Police operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 72

Budget Director Approval: Allyson Bell Steadman

Approval Date: 12/29/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/28/2022

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. g.

Meeting Date: 01/10/2023

Item Title: Print and Mailing of the Garland City Press

Submitted By: Dorothy White, Public & Media
Relations Director

Bid Number: 0392-19

Purchase Justification:

This request is to approve a Change Order to the final renewal of the *Garland City Press* Term Contract due to increasing paper costs.

Evaluation:

Midway Press was awarded the initial BL 7484 in the amount of \$49,500 on Jan. 16, 2019. An administrative Change Order was approved in the amount of \$5,500 on Nov. 18, 2021.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
	Midway Press	All	\$17,471.66
TOTAL: -----			\$17,471.66

Basis for Award: Change Order

Purchase Requisition #: 48555

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$17,472
Proposed Balance: N/A
Account #: 461-4905-7142
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the City Press' printing & photocopying account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 306

Budget Director Approval: Allyson Bell Steadman

Approval Date: 12/29/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/22/2022

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. h.

Meeting Date: 01/10/2023

Item Title: 2022 Residential Concrete Repair Contract

Submitted By: Tye Tingey, Sr. Civil Engineer

Bid Number: 0105-23

Purchase Justification:

This request is for the 2022 Residential Concrete Repair Contract. This project consists of removing and replacing areas of failed concrete pavement and related repairs on various residential streets within the city of Garland. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated with R & A Legacy Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
R & A Legacy Construction, LLC	All	\$3,000,000.00
TOTAL:		\$3,000,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 48274

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$3,000,000
Proposed Balance: N/A
Account #: 831-4693-7111
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the Street Construction account as incurred.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 220

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/03/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/30/2022

[illegible]

[illegible]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. a.

Meeting Date: 01/10/2023

Item Title: Z 22-44 Golden Franchising Corporation (District 7)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-44 Golden Franchising Corporation

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-44 Ordinance

Z 22-44 Exhibit A

Z 22-44 Exhibit B

Z 22-44 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH ON A 0.415-ACRE TRACT OF LAND LOCATED AT 6102 NORTH JUPITER ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of November, 2022, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Restaurant, Drive-Through made by **Golden Franchising Corporation**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.415-acre tract of land located at 6102 North Jupiter Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this_____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

FILE NO. Z 22-44

By:

Mayor

ATTEST:

City Secretary

Published:

ZONING FILE NUMBER Z 22-44

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-44

Being Lot 2, Block 1, of Sonic's Addition, an addition to the City of Garland, Dallas County, Texas, according to the Final Plat thereof recorded in Volume 98055, Page 103, Map Records, Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-44

6102 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

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

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

EXHIBIT B

- 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 zoning 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.

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall be valid for twenty-five (25) years.

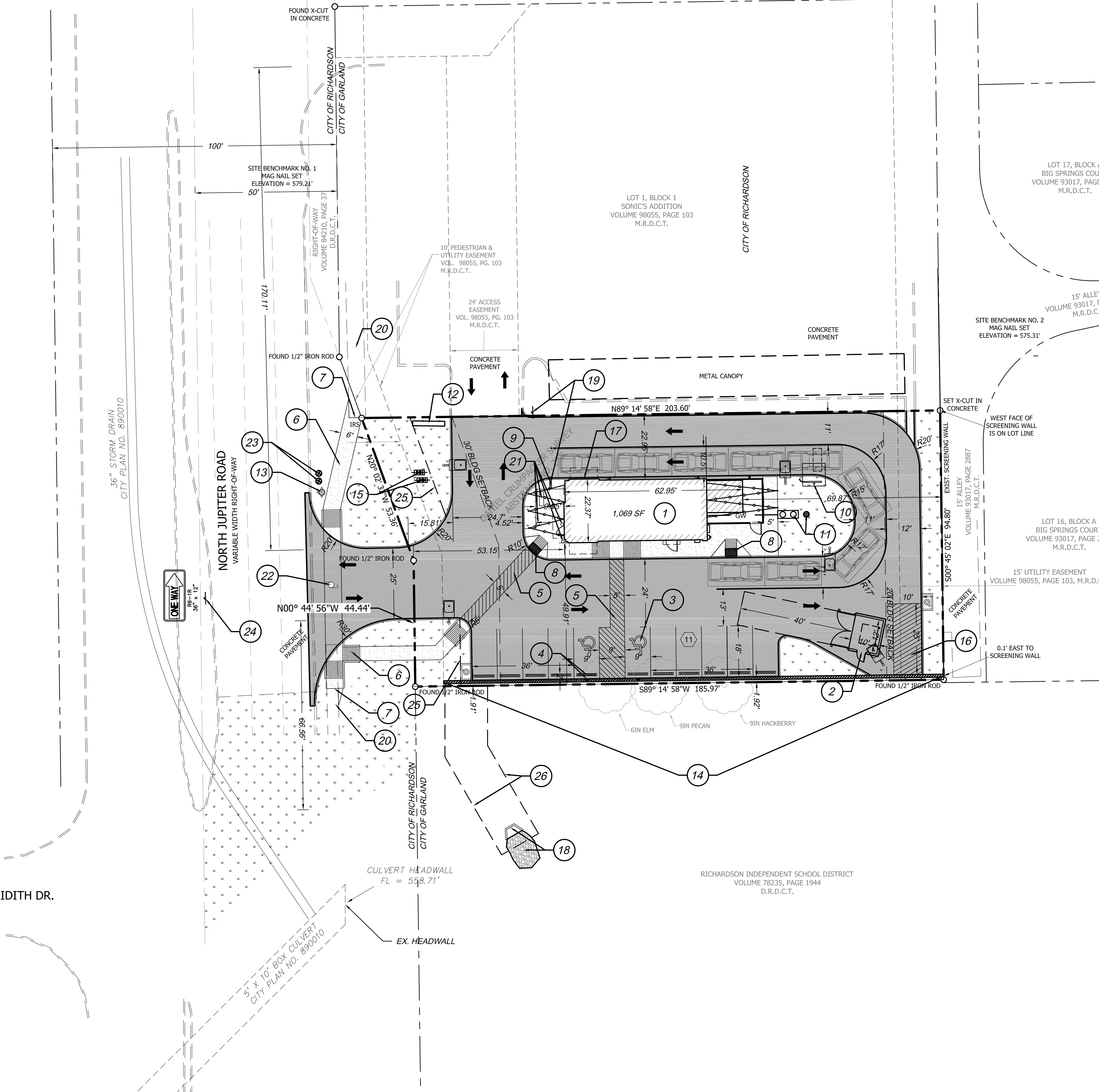
EXHIBIT C

C:\JULIEN\WORK\JULIEN\CD\WORK FOLDER\2022\17 GC JUPITER RD GARLAND DESIGN SHEETS\C-2.0 SITE PLAN - GC JUPITER ROAD GARLAND.DWG 12/11/2022 4:53:44 PM

MERIDITH DR.

GENERAL NOTES:

- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

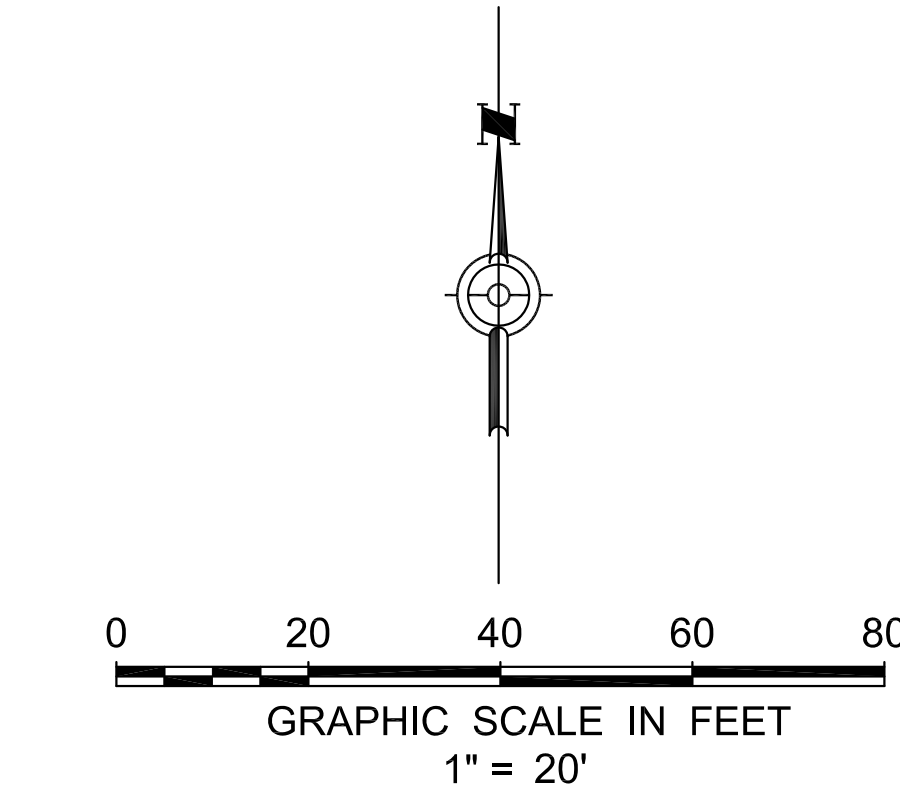


NOTES BY SYMBOL:

- PROPOSED BUILDING FOOTPRINT
- DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- ACCESSIBLE PARKING SPACE (TYP.)
- ACCESSIBLE PARKING POLE SIGNAGE - 1 VAN ACCESSIBLE SIGNAGE
- ADA COMPLIANT WALKWAY
- PROPOSED 6' SIDEWALK IN CITY ROW.
- CONNECT ADA COMPLIANT WALKWAY TO PROPOSED SIDEWALK IN CITY ROW.
- INSTALL ACCESSIBLE RAMP
- "DO NOT ENTER" SIGNAGE
- ORDER BOARD (REFER ARCH. SHEETS)
- GREASE INTERCEPTOR AND SAMPLE WELL
- PROPOSED MONUMENT SIGNAGE BY SEPARATE PERMIT (LOCATION SHOWN FOR REFERENCE ONLY)
- EXISTING FIRE HYDRANT
- 175 LF OF REINFORCED CONCRETE RETAINING WALL
- DCVA BACKFLOW DETECTORS FOR DOMESTIC AND IRRIGATION SERVICES.
- LOADING ZONE
- PICK-UP WINDOW
- STORM DRAIN HEADWALL WITH EROSION CONTROL BLANKET
- INSTALL "YIELD SIGN"
- EXISTING SIDEWALK
- BENCH & PLANTERS
- POWER POLE TO BE RELOCATED AT DEVELOPERS EXPENSE
- PROPOSED WATER METERS
- INSTALL R6-1R (ONE WAY) SIGNAGE
- 6' LANDSCAPE BUFFER
- 15' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)

LAND USE CHART

PROPOSED DEVELOPMENT	GOLDEN CHICK RESTAURANT
EXISTING ZONING	CR
PROPOSED USE	RESTAURANT WITH DRIVE-THRU
SITE AREA (Ac.)	0.415 Ac. (18,074 sf)
BUILDING AREA (sf)	1,069
BUILDING HEIGHT (ft) ALLOWED/PROPOSED	30' / 22'-2.5"
IMPERVIOUS SURFACE COVER	14,794 SF / 81.9%
FLOOR AREA RATIO	0.06
FLOOR AREA RATIO ALLOWED	0.75
LOT COVERAGE ALLOWED/PROPOSED	60% / 7.5%
FRONT SETBACK REQUIRED / PROVIDED	30' / 53.15' MIN
SIDE SETBACK REQUIRED / PROVIDED	20' / 69.87'
REAR SETBACK REQUIRED / PROVIDED	20' / 22.95'
PARKING REQUIRED (1 PER 100SF GFA)	11
PARKING PROVIDED	11
DRIVE THRU STACKING REQUIRED	5 SPACES FROM MENU BOARD
DRIVE THRU STACKING PROVIDED	5
HANDICAP SPACE PROVIDED	2 SPACES



CASE NO.: 220331-1

ZONING SITE PLAN

18,074 SQUARE FEET (0.415 ACRE)
LOT 2, BLOCK 1, SONIC'S ADDITION
FINAL PLAT VOLUME 98055, PAGE 103, M.R.C.C.
CITY OF GARLAND DALLAS COUNTY, TEXAS

DEVELOPER
GOLDEN TREE RESTAURANTS, LLC
1131 ROCKINGHAM DR., SUITE 290
RICHARDSON, TX 75080
JAY ALEXANDER PHONE: 214-543-9222

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261, COLLEYVILLE, TX 76034
ATTN: MATHEW THOMAS, P.E.
PH: (214) 680-2728; MATHEW@THOMAS-ENG.COM

THOMAS SITE DEVELOPMENT ENGINEERING INC.
REGISTRATION NO. F-10289
P.O. BOX 1261, COLLEYVILLE, TX 76034
PHONE: (214) 680-2728; THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

MATHEW THOMAS, P.E.
LICENSED ENGINEER # 81576

1 Dec 2022

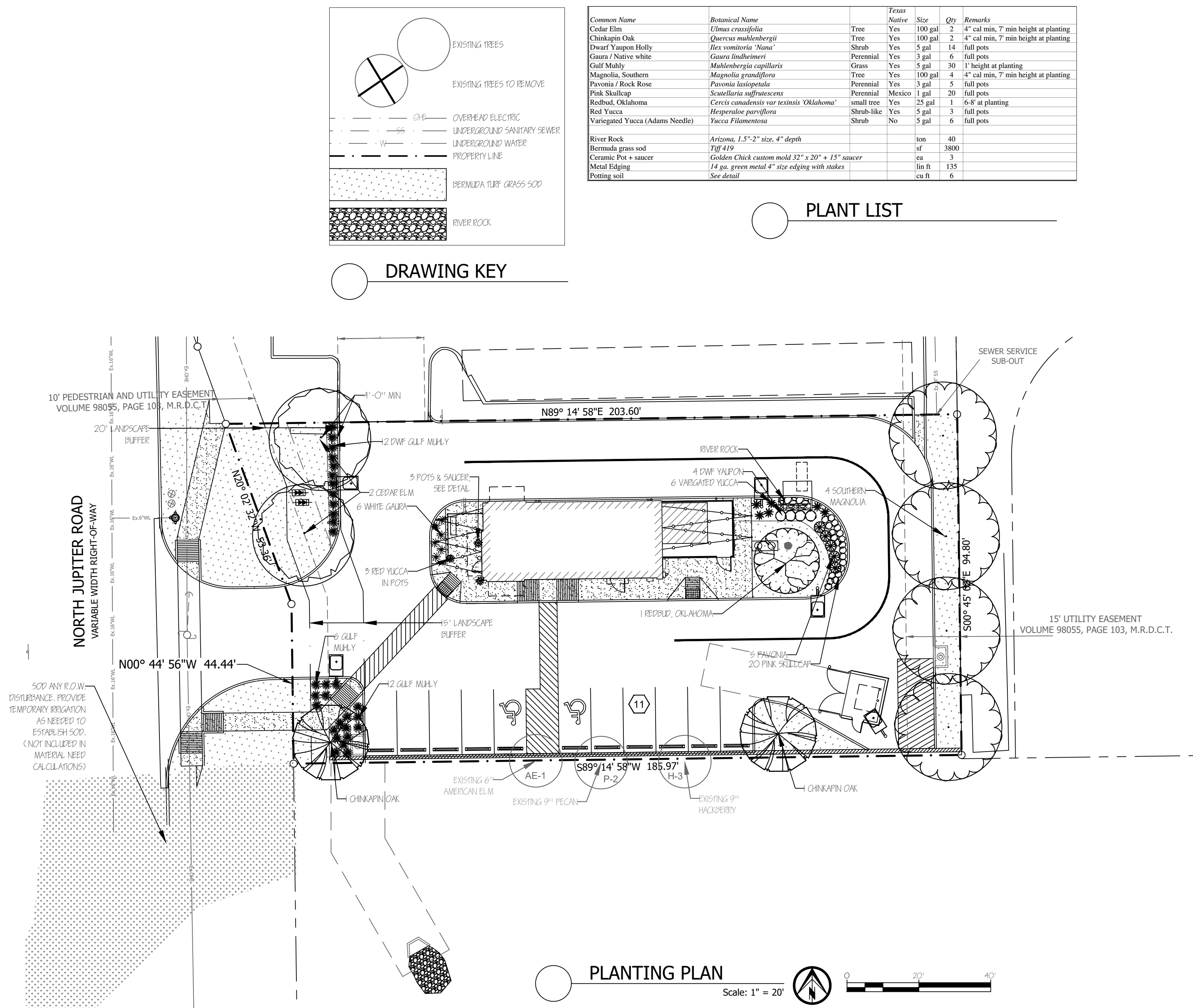
PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

GOLDEN CHICK RESTAURANT
6102 N JUPITER RD, GARLAND, TX 75044



REVISION	DESCRIPTION	DATE

C-2.0



Jurisdiction of Project

REGULATORY AUTHORITIES

CITY OF GARLAND
BUILDING INSPECTIONS DEPARTMENT
800 MAIN ST., FIRST FLOOR
GARLAND, TEXAS 75040

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Landscaping Requirements

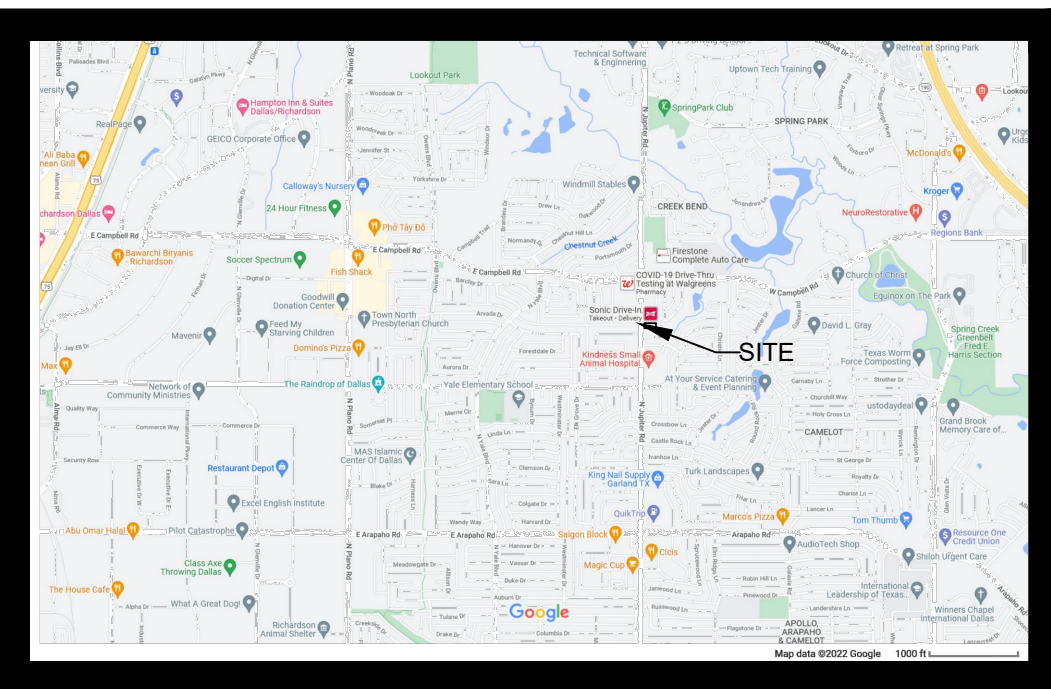
CITY OF GARLAND DEVELOPMENT CODE
CHAPTER 4 SITE DEVELOPMENT
ARTICLE 3 - SCREENING & LANDSCAPING

- A. LANDSCAPE AREAS MIN 10% SITE. (18.07/4 SF)
REQUIRED: 1,807 SF PROVIDED: 3,343 SF
- B. LANDSCAPE BUFFERS
NORTH JUPITER RD.
REQUIRED: 15 LIN FT WIDTH
PROVIDED: VARIABLE WIDTH BUFFER 15 MIN TO 20 MAX WIDTH
(OVERLAPS UTILITY EASEMENT IN SOME LOCATIONS)
- C. SCREENING NON RESIDENTIAL ADJACENT TO RESIDENTIAL
EXISTING 8' TALL MASONRY WALL TO REMAIN
REQUIRED: 1 CANOPY TREE PER 25 LIN FT OF BOUNDARY (94 LIN FT)
PROVIDED: 4 CANOPY TREES (EVENLY SPACED)
- D. 1 TREE AND 7 SHRUBS OR ORNAMENTAL GRASSES PER 30 LIN FT OF
ROW ADJACENT TO THOROUGHFARE
NORTH JUPITER RD. (97.5 LIN FT)
REQUIRED: 3.3 TREES & 23 SHRUBS OR ORNAMENTAL GRASSES
PROVIDED: 3 TREES & 29 SHRUBS OR ORNAMENTAL
GRASSES
- E. MAX 75% OF BUFFER IN TURF GRASS
PROVIDED
- F. LIVING LANDSCAPE MATERIAL TO BE GREATER THAN 5% OF PARKING
LOT AREA (TOTAL PARKING AREA 1,953 SF)
REQUIRED: 195 SF
PROVIDED: 463 SF
- F. ONE LARGE CANOPY TREE LOCATED IN THE TERMINUS ISLAND OF
EACH PARKING ROW
PROVIDED
- G. EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE.
PROVIDED
- H. ONE LARGE CANOPY TREE PER EVERY 10 PARKING SPACES. (10 SPACES)
REQUIRED: 1 CANOPY TREE
PROVIDED: 1 CANOPY TREE
- I. SCREENING OF PARKING AREAS ADJACENT TO A PUBLIC STREET
PROVIDED: CONTINUOUS ROW OF SHRUBS
- J. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND
REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF.
THE SYSTEM SHALL INCLUDE A FREEZE & MOISTURE SENSOR.

Site Location



Owner & Professionals Information

<p>DEVELOPER</p> <p>GOLDEN TREE RESTAURANTS, LLC 1131 ROCKINGHAM DR., SUITE 250, RICHARDSON, TEXAS 75080 ATTN: JAY ALEXANDER, 154-589-9237 EMAIL: JAYA@GOLDENCHICK.COM</p>	<p>LANDSCAPE ARCHITECT</p> <p>FELDMAN DESIGN STUDIOS P.O. BOX 832346, RICHARDSON, TEXAS 75083 ATTN: CAROL FELDMAN, 972-523-4944 CAROL@FELDMANDESIGN.COM</p>
<p>ENGINEER</p> <p>THOMAS SITE DEVELOPMENT ENGINEERING INC. P.O. BOX 1261 COLLEEVILLE, TX. 76034 ATTN: MATTHEW THOMAS, PE, 214-680-2728</p>	

GOLDEN CHICK RESAURANT
6102 N JUPITER
GARLAND, TX 75044




SHEET NO.

L1.01

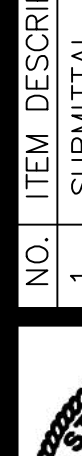
LANDSCAPE PLANTING PLAN

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	7.25.22
2.	REVISED PER CITY COMMENTS	9.2.22
3.	SITE PLAN CHANGE	9.13.22
4.	SITE PLAN CHANGE -- INCLUDES TREE REMOVAL	10.25.22
5.	MOVED TREE OUT OF EASEMENT	11.7.22
6.	SITE PLAN CHANGE--DUMPSTER	11.8.22
7.	CITY REQUEST TO USE MAGNOLIA	12.1.22



**FELDMAN
DESIGN STUDIOS**

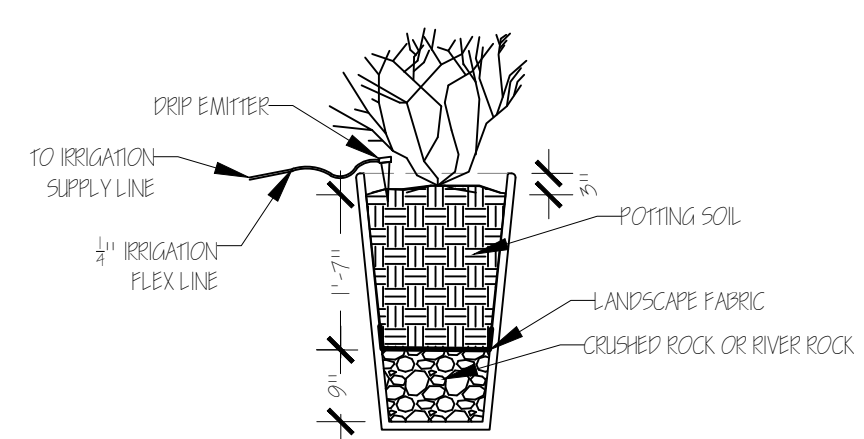
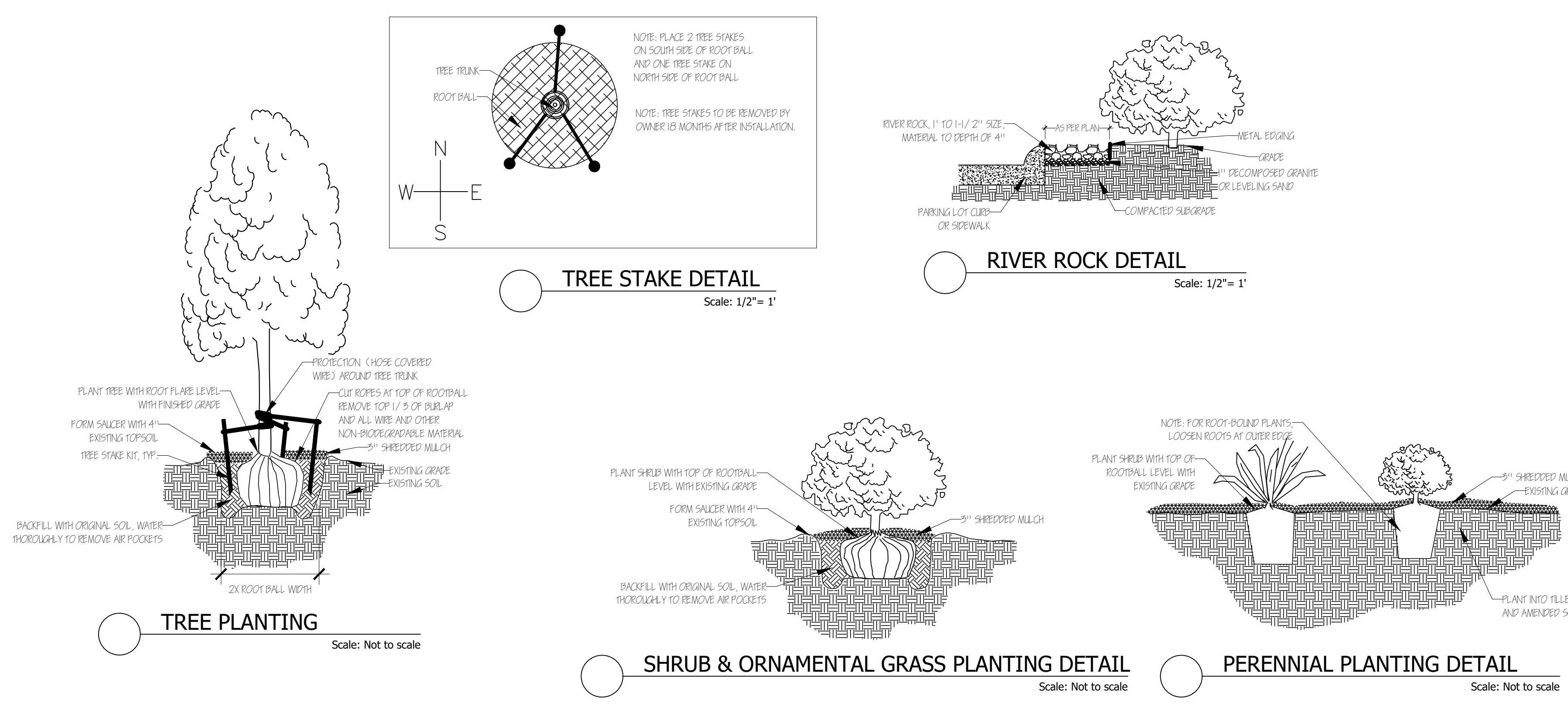
P.O. Box 892346, Richardson, Texas 75083
 Mobile: 972.525-4944
 carol@feldmandesign.com



Carol Feldman



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245



- NOTES:
- POTTING SOIL – VIGORO POTTING SOIL MIX OR OTHER EQUAL POTTING SOIL MIX
 - LANDSCAPE FABRIC – LANDSCAPE FABRIC BARRIER THAT ALLOWS WATER PENETRATION BUT BLOCKS SOIL SILT TO LAYER BELOW
 - CRUSHED ROCK – CRUSHED LIMESTONE OR OTHER $\frac{3}{4}$ " – 1" CRUSHED ROCK OR RIVER ROCK

POT PLANTING DETAIL

Scale: 1/2" = 1'



CERAMIC POTS & SAUCERS

Not to Scale

GOLDEN CHICK CUSTOM MOLD RIPPLE POT
32" TALL X 20" DIAMETER - TEAL COLOR
15" DIAMETER SAUCER (NOT SHOWN)
AVAILABLE BY CONTACTING CORPORATE
GOLDEN CHICK, RICHARDSON

- SECTION 02910 — SOIL PREPARATION
- PART 1 — GENERAL
- A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING ADJUSTMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
- C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- PART 2 — PRODUCTS
- A. MATERIALS
1. COMPOST:
 - 1.1. COTTON BUR COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.
- PART 3 — EXECUTION
- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
 - 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
 2. SHRUB BEDS:
 - 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
 3. SOD AND SEED AREAS
 - 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD ½ INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

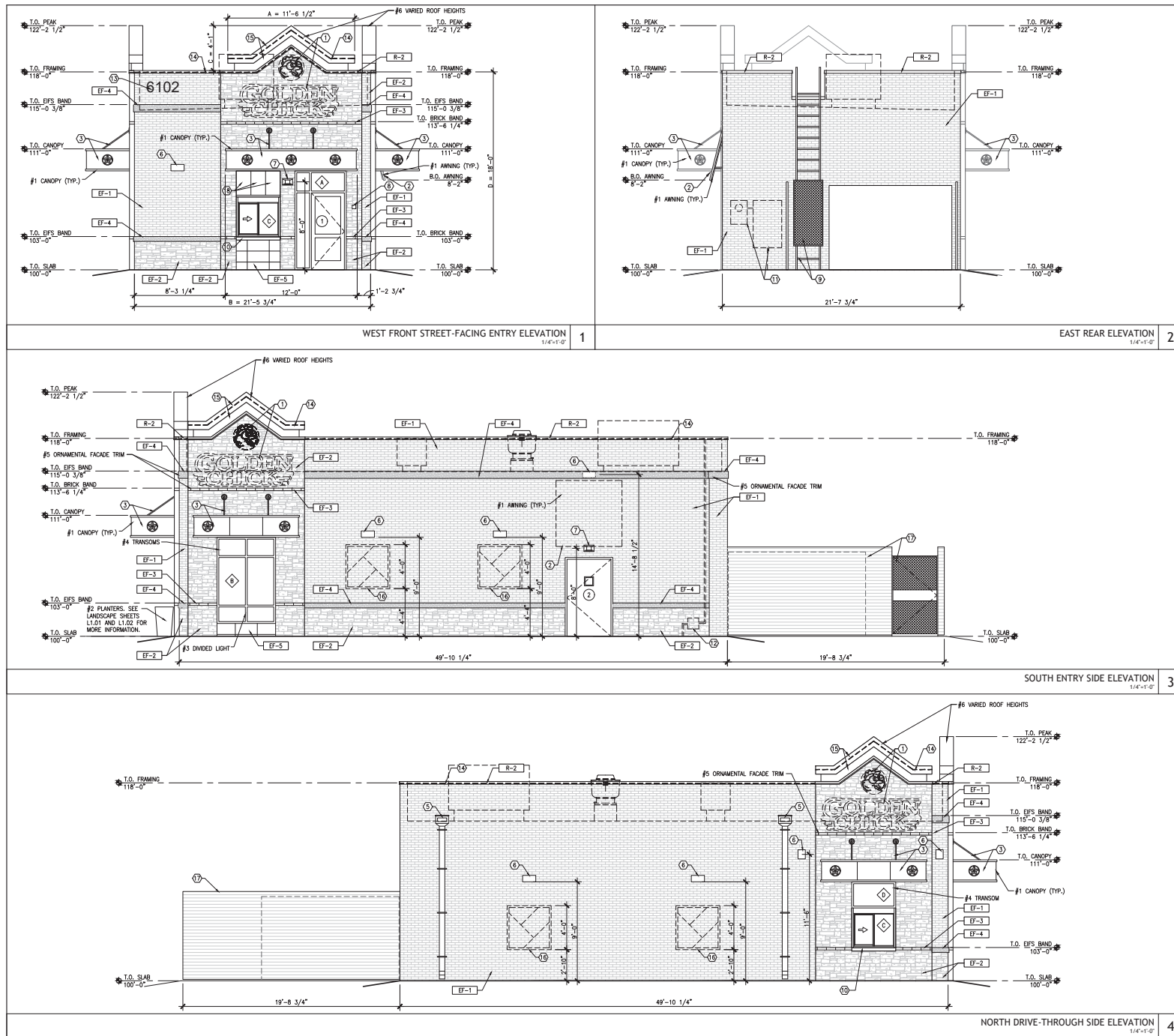
END OF SECTION 02910

- NOTES
GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
 5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

- SECTION 02915 – LANDSCAPE PLANTING
- PART 1 – GENERAL
- A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. ONLY ONE EXPERIENCE PERSONNEL FAMILAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SOURCE OF LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHAWNOR & SONS' S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP EXCEPT TRUNK MAY BE COVERED WITH BURLAP DURING PLANTING OPERATIONS ON TREES.
 4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL OR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

- PART 3 — EXECUTION
- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
 8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 2. GENTLY CUT UNDER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 3. ADD A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
- F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
 2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
 3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
 5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915



KEY NOTES:	
1	PROPOSED BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
2	PRE-FABRICATED ALUMINUM AWNING BY SIGNAGE VENDOR
3	PRE-FABRICATED ALUMINUM CANOPY AND TURNBUCKLES BY SIGNAGE VENDOR
4	DASHED LINE INDICATES ROOF LINE BEYOND
5	PRE-FINISHED DOWNSPOUT AND COLLECTION BOX, RE: 5/A3.4
6	WALL MOUNTED SCONCES, RE: ELECTRICAL
7	EMERGENCY LIGHTING FOR EGRESS DOOR, RE: ELECTRICAL
8	WIND BOX MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 8'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
9	STEEL LADDER MOUNTED TO THE BUILDING FOR ROOF ACCESS, PAINT [EP-1], RE: 1/A3.4
10	STAINLESS STEEL TRANSACTION EDGE
11	ELECTRICAL SWITCH GEAR, METER AND C.T. PAINT [EP-1]
12	GAS METER, RE: PLUMBING, PAINT [EP-1]
13	G.C. TO PROVIDE CODE COMPLIANT STREET ADDRESS SIGNAGE
14	LED STRIP LIGHT ON PARAPET CAP BY SIGNAGE VENDOR, RE: ELEC.
15	BUILDING ROOF PEAK PROVIDED BY SIGNAGE VENDOR, RE: WALL SECTIONS FOR LIMITS OF BUILDING ROOF PEAK AND INSTALLATION
16	METAL DECOR FRAME
17	WOODEN SERVICE YARD FENCE WITH CUSTOM STEEL GATE, RE: 13/A1.7 & A4.0
18	EXTERIOR MENU BOARDS, RE: ELECTRICAL
EXTERIOR FINISH SCHEDULE	
EXTERIOR FINISH	
EF-1	KING SIZE THIN BRICK
EF-2	THIN STONE
EF-3	KING SIZE BLACK GLAZED FULL BRICK (FACED IN FIELD)
EF-4	INTEGRAL COLOR EPS BAND
EF-5	BLACK WALL TILE
EXTERIOR PAINT	
EP-1	TOL BASED PAINT PAPERKIA
ROOFING	
R-1	SINGLE PLY MEMBRANE
R-2	PREFINISHED METAL PARAPET CAP

600 CAMPUS DRIVE
SUITE 200
DALLAS, TEXAS 75201
TEL: 214.734.0000
WWW.IDSTUDIO.COM

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10/26/2022

PRE-SUBMITTAL
220331-1

GOLDEN CHICK-DTWU PROTO
GARLAND, TX

CLIENT: GFC LEASING CORPORATION, LLC
4002 N. JUPITER RD.
GARLAND, TX 75044

131 ROCKINGHAM DRIVE
RICHARDSON, TX 75080

VERTICAL BUILDING ARTICULATION	
A	ARTICULATION WIDTH = 11'-6 1/2" = 54% OF TOTAL STREET-FACING WIDTH
B	STREET-FACING BUILDING WIDTH = 21'-5 1/2"
C	HEIGHT ARTICULATION = 4'-1"
D	BUILDING'S NON-ARTICULATED HEIGHT = 18'-0"
ARCHITECTURAL ELEMENTS	
#1	CANOPIES AND AWNINGS
#2	PLANTERS
#3	DIVIDED LIGHT WINDOWS
#4	TRANSOMS
#5	ORNAMENTAL FACADE TRIM
#6	VARIED ROOF HEIGHTS

SHEET TITLE:

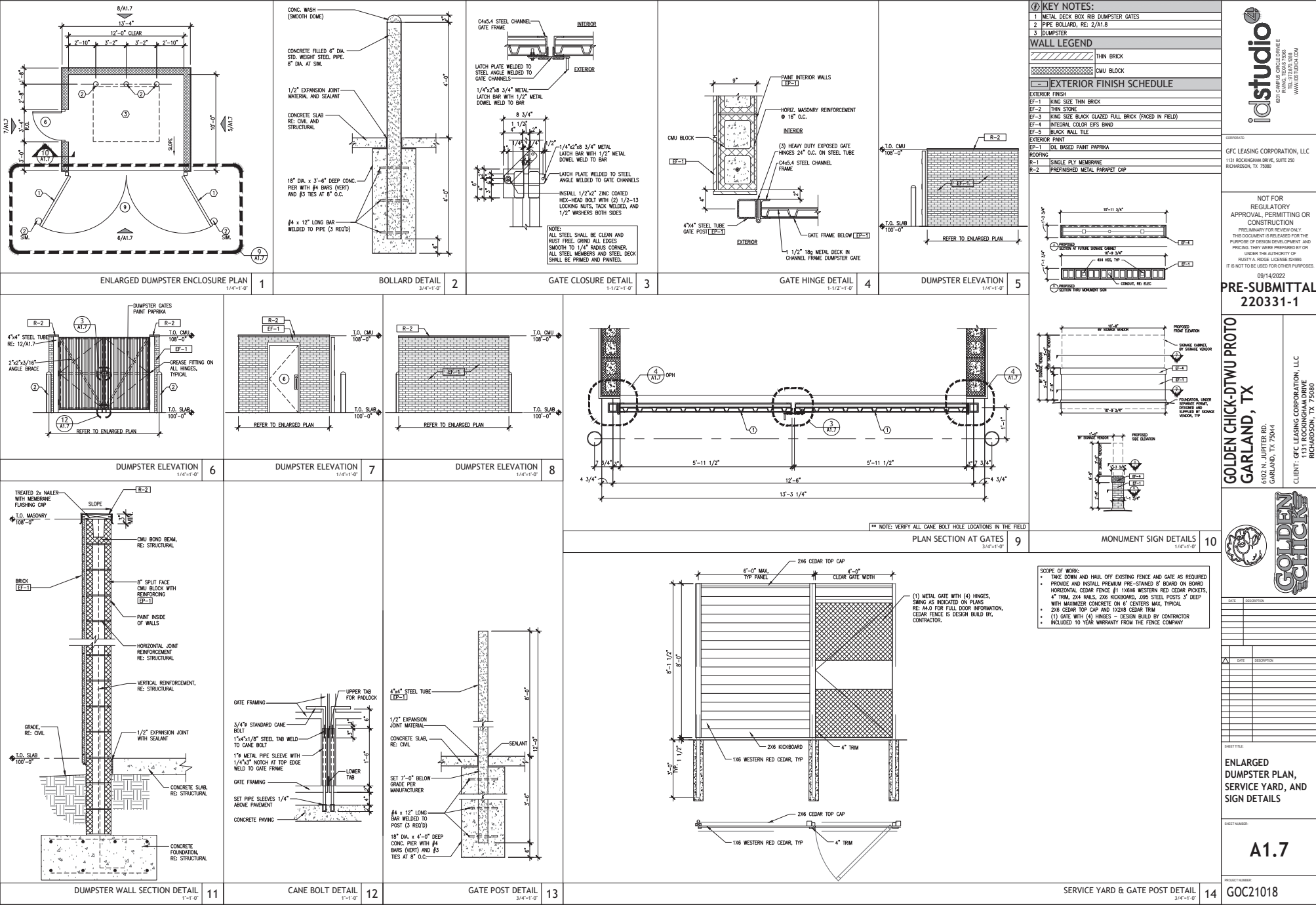
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0

PROJECT NUMBER:

GOC21018



idstudio
600 CAMPUS DRIVE
TEL: 774.345.0000
WWW.IDSTUDIO.COM

08/14/2022

PRE-SUBMITTAL
220331-1

GOLDEN CHICK-DTWU PROTO
GARLAND, TX
4072 N. JUPITER RD.
GARLAND, TX 75044

CLIENT: GFC LEASING CORPORATION, LLC
131 ROCKINGHAM DRIVE
RICHARDSON, TX 75080

GOLDEN CHICK

DATE: 08/14/2022
DESCRIPTION: ENLARGED DUMPSTER PLAN, SERVICE YARD, AND SIGN DETAILS
SHEET TITLE: A1.7
SHEET NUMBER: GOC21018

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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. b.

Meeting Date: 01/10/2023

Item Title: Z 22-51 Winkelmann & Associates, Inc. (District 4)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-51 Winkelmann & Associates, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-51 Ordinance

Z 22-51 Exhibit A

Z 22-51 Exhibit B

Z 22-51 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR MULTI-FAMILY / MIXED-USE DEVELOPMENT ON AN APPROXIMATE 10.37-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 22-25 AND LOCATED AT 6302 GREENBELT PARKWAY; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of November, 2022, the Plan Commission did consider and make recommendations on a certain request for a Detail Plan for Multi-Family / Mixed-Use Development by **Winkelmann & Associates, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Detail Plan for Multi-Family / Mixed-Use Development on an approximate 10.37-acre tract of land zoned Planned Development (PD) District 22-25 and located at 6302 Greenbelt Parkway and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-51

PASSED AND APPROVED this_____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

ZONING FILE NUMBER Z 22-51

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-51

Being Lot 1R-A, Block 1, of Lofts iThirty Addition, an addition to the City of Garland, Dallas County, Texas, according to the Conveyance Plat thereof recorded in Instrument Number 202200296388 of the Official Public Records, Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 22-51

6302 Greenbelt Parkway

- I. Statement of Purpose:** The purpose of this Detail Plan is to allow for a multi-family/mixed-use development subject to conditions.
- II. Statement of Effect:** This Detail Plan shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, or Planned Development (PD) District 22-25, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC) and Planned Development (PD) District 22-25 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Permitted Uses: Land Uses are only permitted as in PD 22-25, sub-district 2.
 - B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
 - C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
 - E. Site Elements: Trash enclosures, carports, and boulevard cross sections shall be in general conformance with the cross section drawings labeled Exhibit F.
 - F. Amenities: Amenities shall be provided as shown on the Exhibits.

EXHIBIT B

- G. Dwelling Units: A total of 340 dwelling units shall be permitted.
- H. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- I. Signage: All signage shall comply with the standards in the Garland Development Code.

EXHIBIT C

PROPERTY LINE
10' BUILDING SETBACK
ACCESS TO WALMART

TRASH ENCLOSURE
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
GARAGE
5
E
CARPORT
PET SPA
DOG PARK
BIKE RACK
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
CROSSWALK
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE

VICINITY MAP
NOT TO SCALE
GREENBELT PKWY
INTERSTATE 30
BROADWAY BLVD

SITE DATA	
SITE DATA	10.37 ACRES
UNITS	340
UNITS/ACRE	32.79

PARKING COUNT	
GARAGES	63
CARPORTS	91
UNCOVERED	357
TOTAL PARKING	511

PROPOSED AMENITIES:

- POOLS
- FITNESS CENTER
- GAME ROOM
- WORK LOUNGE
- DOG PARK
- PET SPA
- (2) LEISURE AREAS (MIN. 1,000 SQFT.)
- PICNIC TABLES
- GRILLS
- PERGOLA
- LOUNGE RECLINERS

3
C
GARAGE
MNT.
POOL
LEISURE AREA (1,418 SF)
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
CARPORT
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
TRASH ENCLOSURE
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
BIKE RACK
CROSSWALK
GARAGE
4
D
RETAINING WALL

1
A
GARAGE
LEISURE AREA (1,427 SF)
POOL
CLUBHOUSE
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
CARPORT

2
B
GARAGE
CROSSWALK
26' UTILITY DRAINAGE & EMERGENCY ACCESS DRIVE
CARPORT

GRAPHIC SCALE (IN FEET)
1" = 40'-0"

SITE PLAN
SCALE: 1" = 40'-0"

15' LANDSCAPE BUFFER
PROPERTY LINE

GREENBELT PARKWAY



Cross
architects

ARCHITECTS:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

PROJECT NUMBER:
22092

REVISIONS

[illegible]

ISSUED FOR:
DETAIL PLAN

SHEET NUMBER

A1.0

SITE PLAN

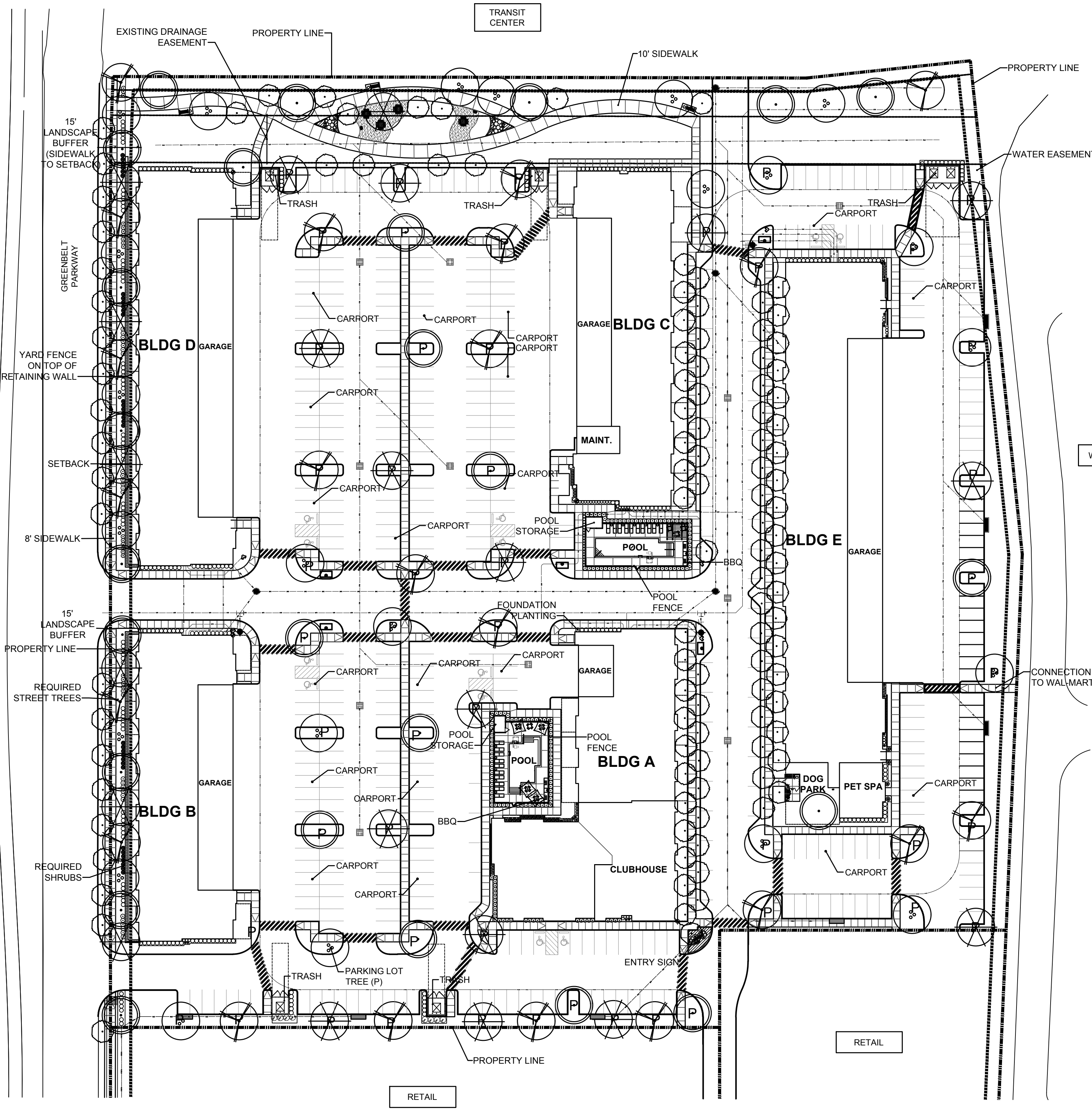
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GREENBELT PARKWAY

EXHIBIT C

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EXHIBIT D



PLANT LEGEND				
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE
LARGE CANOPY TREES				
BC	Taxodium distichum	Bald Cypress	25	3" Cal.
CE	Ulmus crassifolia	Cedar Elm	22	3" Cal.
LO	Quercus virginia	Live Oak	22	3" Cal.
RO	Quercus shumardii	Shumard Oak	22	3" Cal.
SMALL ORNAMENTAL TREES				
CM	Lagerstroemia Indica 'Natchez'	Crepe Myrtle 'Natchez'	110	1.5" Cal.
HIGH LEVEL SCREENING SHRUBS				
NR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8	7 gal.
EL	Eleagnus	Eleagnus	40	5 gal.
LOW LEVEL SCREENING SHRUBS				
AB	Abelia grandiflora 'Edward Goucher'	Abelia	38	5 gal.
AS	Salvia greggii	Autumn Sage	11	3 gal.
CL	Cleyera	Cleyera	46	5 gal.
DB	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	220	5 gal.
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	75	3 gal.
GC	Muhlenbergia capillaris	Gulf Muhly	31	3 gal.
MG	Miscanthus sinensis	Maiden Grass	6	5 gal.
PD	Loropetalum chinense	Loropetalum	160	5 gal.
SL	Ligustrum sinense 'sunshine'	Sunshine Ligustrum	13	3 gal.
TS	Leucophyllum frutescens	Texas Sage	53	5 gal.
GROUNDCOVERS				
LIR	Liriope muscari	Liriope 'Big Blue'	238	4" pots

LANDSCAPE CALCULATIONS

SITE INFORMATION:
CURRENT ZONING: PD
TOTAL LOT AREA: 452,934 S.F. (10.398 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:
REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE 452,934 S.F. X 40% = 181,173.6 S.F. LANDSCAPE AREA
PROVIDED: 131,000 SQ. FT. (DEVIATION SUBMITTED)

GREENBELT PARKWAY (641 L.F. WITHOUT ENTRY DRIVES):
REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH: (1) CANOPY TREE PER 25 LINEAR FEET (641/25 = 25.64 TREES) (7) SHRUBS PER 30 LINEAR FEET (641/30 = 21.36 X 7 = 149.56 SHRUBS)
PROVIDED: 15' WIDE LANDSCAPE BUFFER + (26) CANOPY TREES & (150) SHRUBS
REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (7,657 S.F. X 75% = 5,742.75 S.F.) MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (7,657 S.F. X 25% = 1,914.25 S.F.)
PROVIDED: 4,888 S.F. TURF (64%), 2,769 S.F. PLANTING (36%)

PARKING LOT:
REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (514 SPACES / 10 = 51.4 TREES) (1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (218,434 X 5% = 10,921.7 S.F.)
PROVIDED: PARKING LOT REQUIREMENTS MET, (52) SHADE TREES + 10,921.7+ S.F. LANDSCAPE AREA

LANDSCAPE ARCHITECT

MECKS DESIGN GROUP, INC.
HERB MECKS
1755 NORTH COLLINS BLVD., STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

ANTHEM LLC
ROSS FRANKFURT
13101 PRESTON ROAD, STE 510
DALLAS, TX 75240
(214) 335-8709

CASE # 210701-1

GENERAL NOTE:

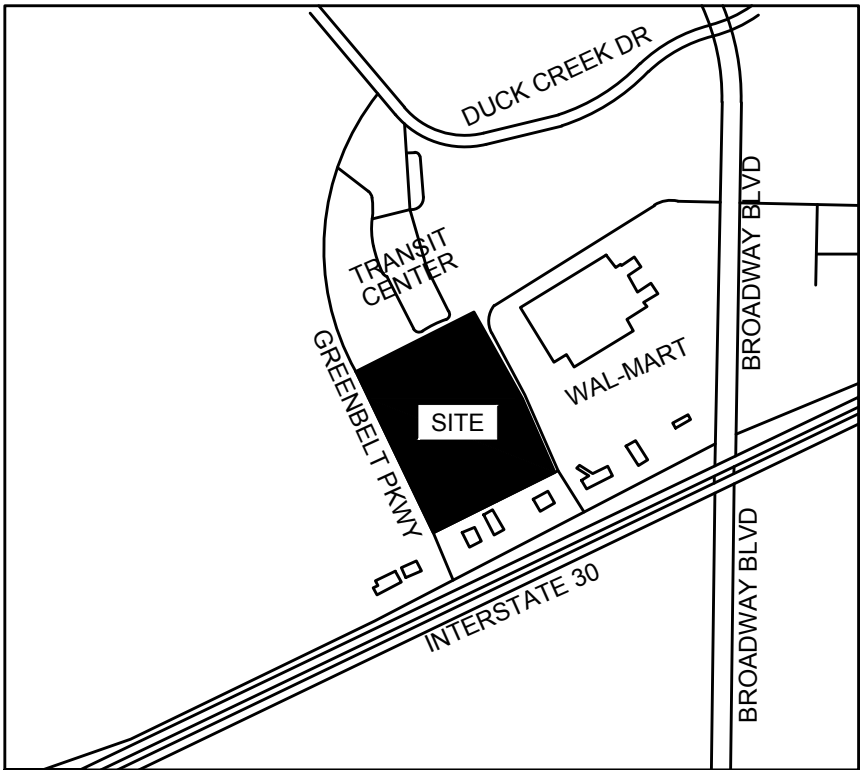
NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.

IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPO-TRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

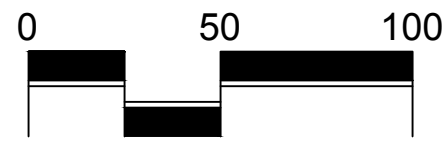
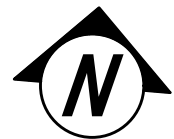
- INSTALLATION - THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE IMPRACTICAL TO PLANT TREES, SHRUBS, GROUND COVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
- MAINTENANCE - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR, AND
 - PLANT MATERIALS THAT DIE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY, OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.



VICINITY MAP

1 OVERALL LANDSCAPE PLAN

SCALE: 1"=50'-0"



GRAPHIC SCALE IN FEET

ISSUES:

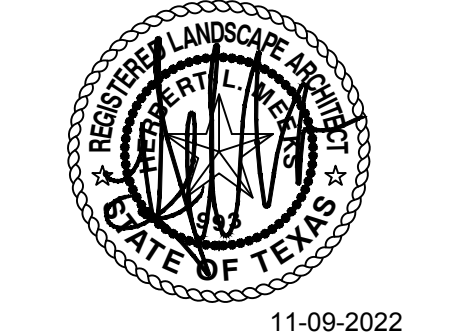
REVISIONS:

CLIENT:

ANTHEM LLC
13101 PRESTON ROAD, SUITE 510
DALLAS, TEXAS 75240

LOFTS iTHIRTY
6302 GREENBELT PARKWAY
GARLAND, TEXAS

landscape architects
MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE CITY SUBMITTAL

ANTHEM GARLAND
GARLAND, TEXAS
JOB NUMBER: ANT-2202

OVERALL LANDSCAPE PLAN

LP0.00

NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT
PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE: 12.02.2022

PROJECT NUMBER:
22092

REVISIONS

[illegible]

ISSUED FOR:
DETAIL PLAN

SHEET NUMBER

A2.0

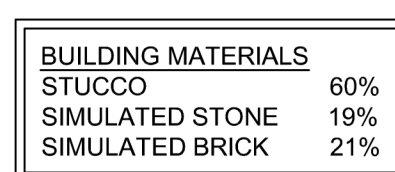
BLDG. 'A'
ELEVATIONS

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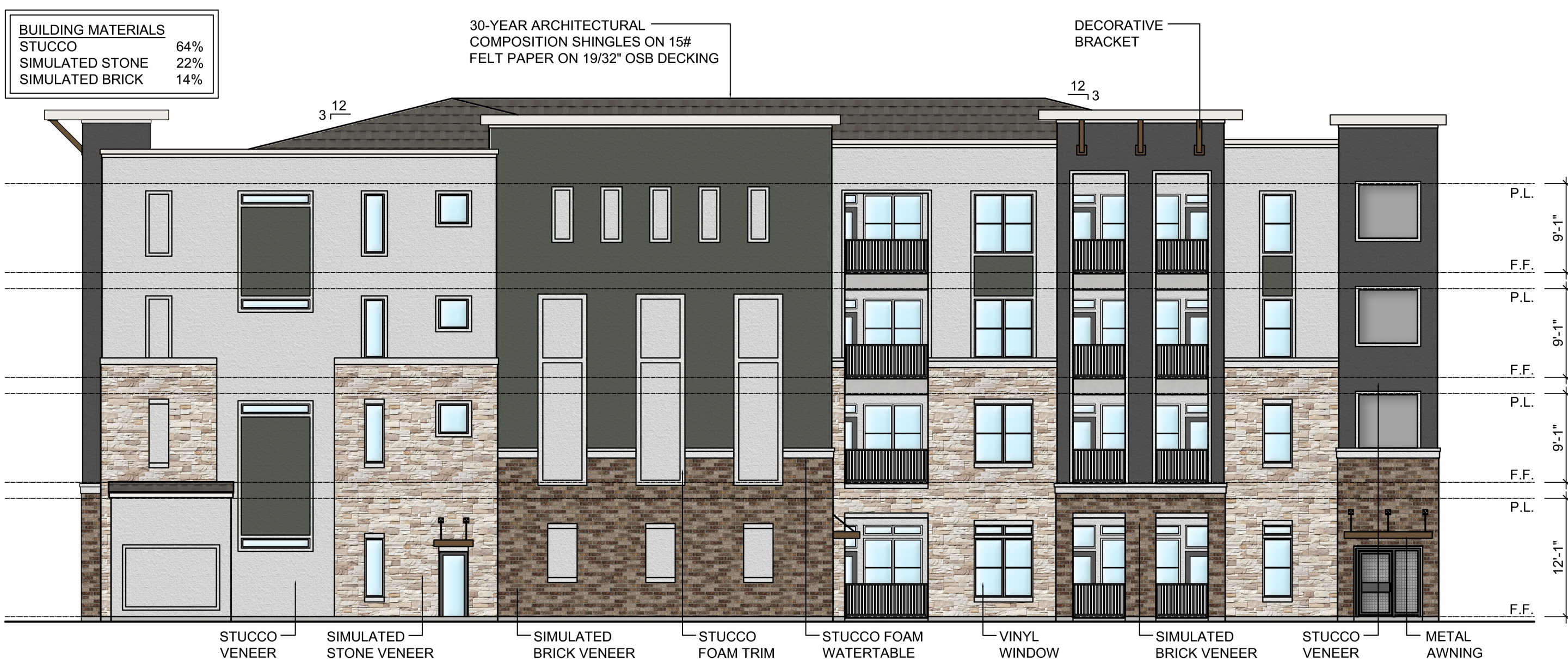
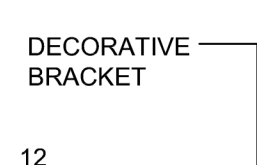
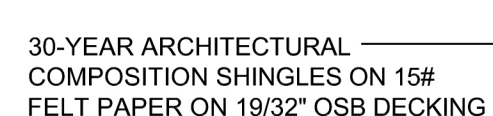
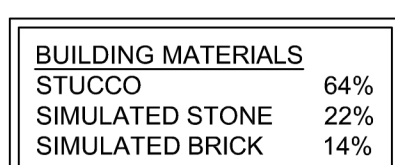
BUILDING MATERIALS	
STUCCO	64%
SIMULATED STONE	18%
SIMULATED BRICK	18%



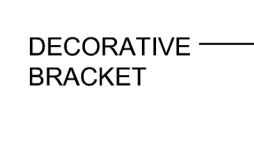
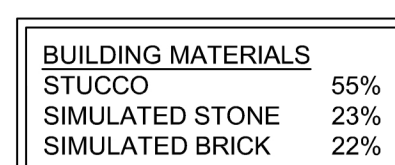
04 BUILDING 'A' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"










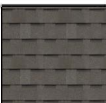
03 BUILDING 'A' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



02 BUILDING 'A' - REAR ELEVATION
SCALE: 3/32" = 1'-0"

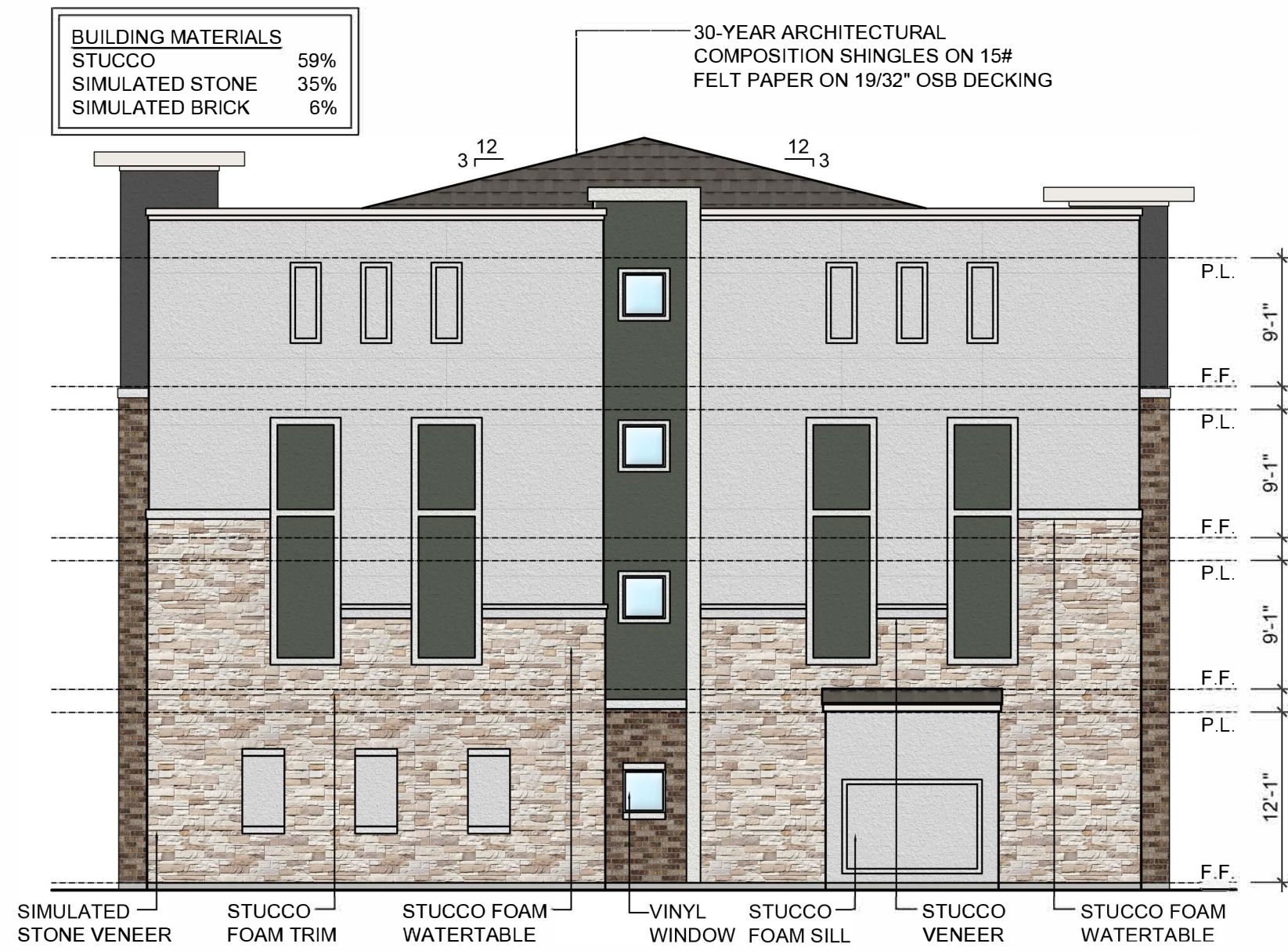


01 BUILDING 'A' - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

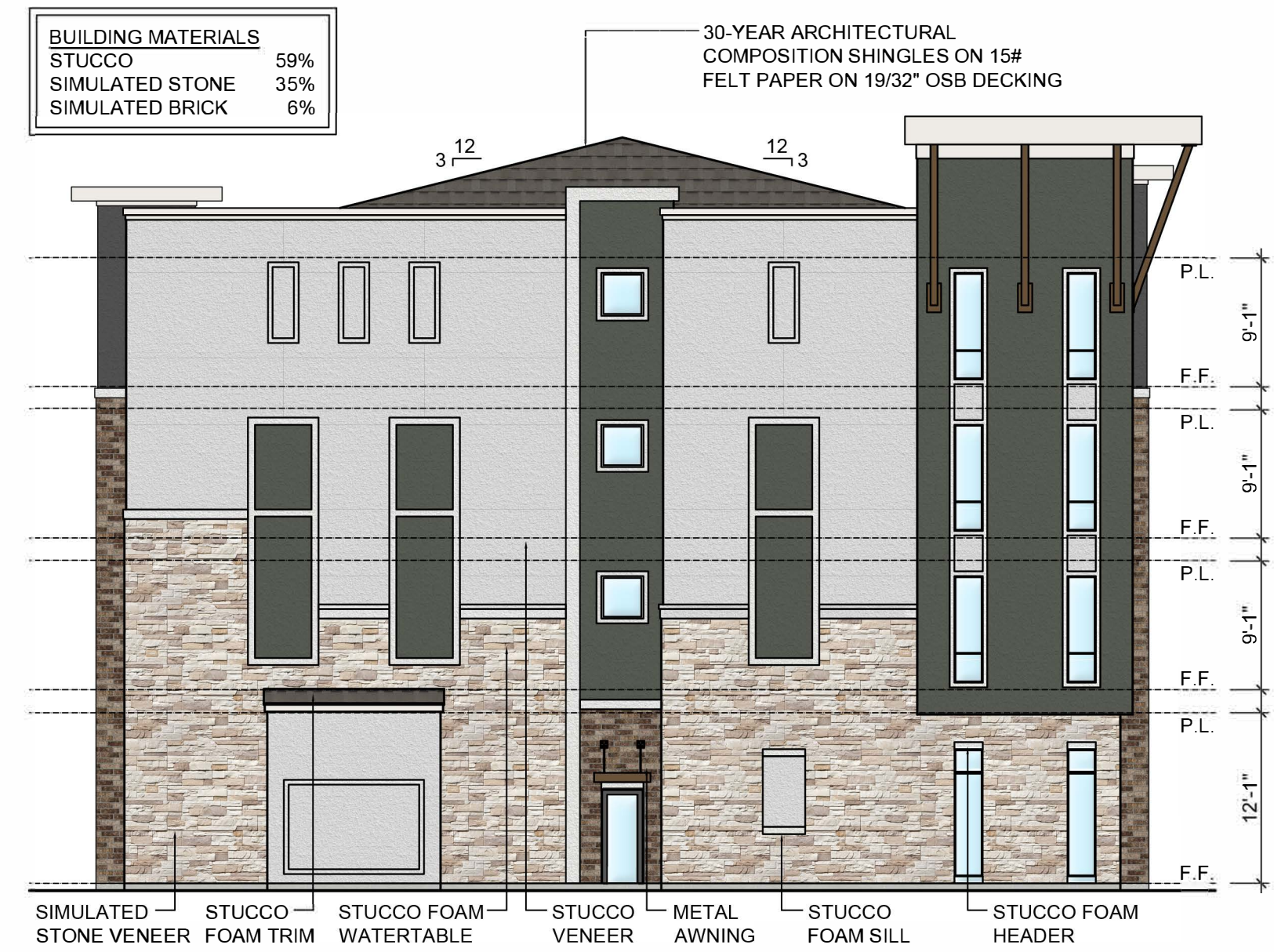
MATERIAL / COLOR TABLE			
	STUCCO COLOR #1 (PAINT: SW 7014 - EIDER WHITE)		SIMULATED BRICK (KONI MATERIALS - KONI BRICK CAFE)
	STUCCO COLOR #2 (PAINT: SW 7674 - PEPPERCORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6208 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CORONADO - IDAHO DRYSTACK - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES



04 BUILDING 'B' - REAR ELEVATION
SCALE: 3/32" = 1'-0"



03 BUILDING 'B' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"



02 BUILDING 'B' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 'B' - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

12.02.2022

Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE:
12.02.2022

PROJECT NUMBER:
22092

REVISIONS

NO.	DATE

ISSUED FOR:
DETAIL PLAN

SHEET NUMBER

A3.0

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ELEVATIONS

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DATE:

12.02.2022

PROJECT NUMBER:

22092

REVISIONS

NO.

DATE

ISSUED FOR:

DETAIL PLAN

SHEET NUMBER

A5.0

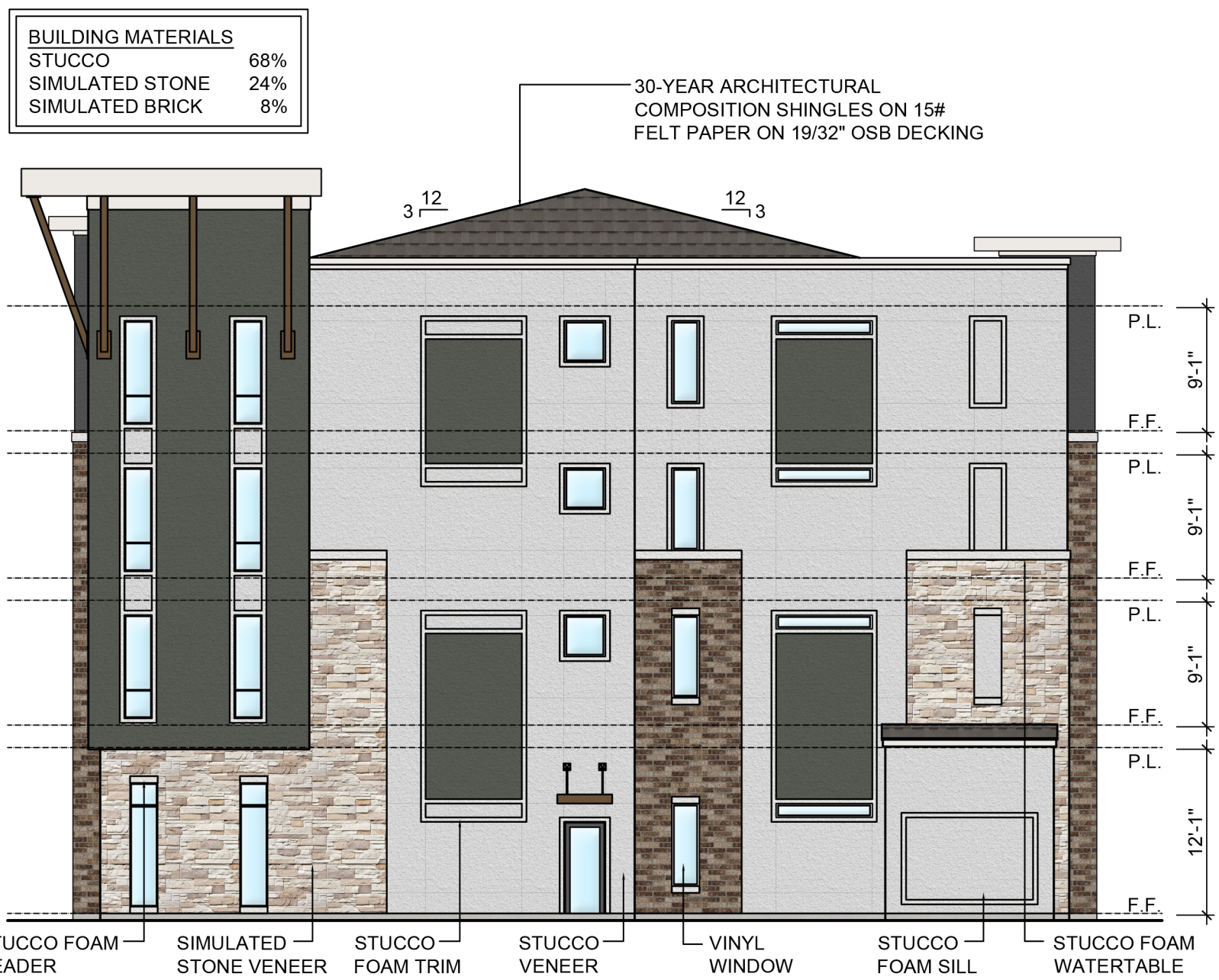
BLDG. 'D'
ELEVATIONS

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EXHIBIT E



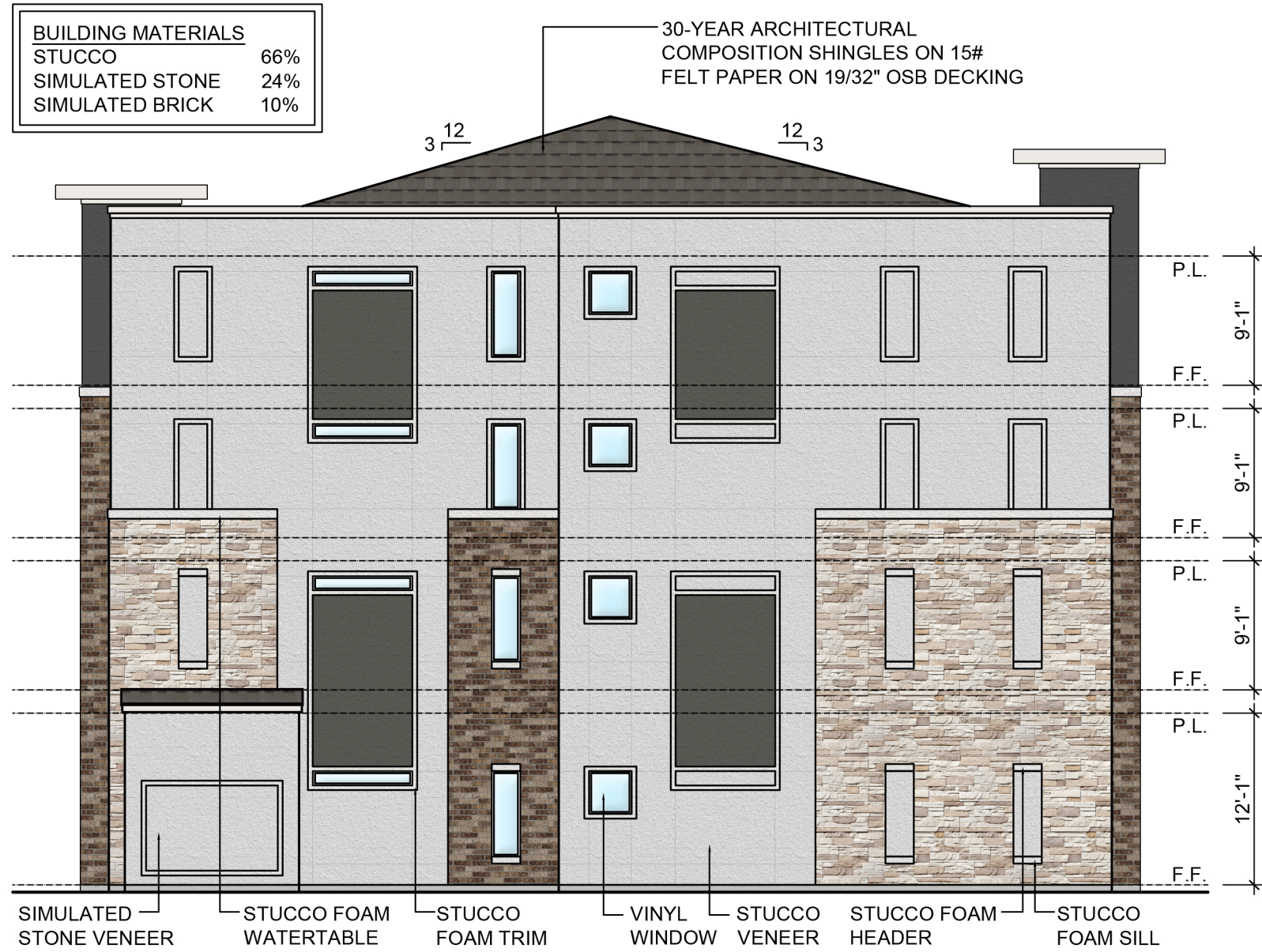
04 BUILDING 'D' - REAR ELEVATION
SCALE: 3/32" = 1'-0"



03 BUILDING 'D' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL / COLOR TABLE

	STUCCO COLOR #1 (PAINT: SW 7014 - EIDER WHITE)		SIMULATED BRICK (KONI MATERIALS - KONI BRICK CAFE)
	STUCCO COLOR #2 (PAINT: SW 7674 - PEPPERCORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6206 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CORONADO - IDAHO DRYSTACK - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES



02 BUILDING 'D' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



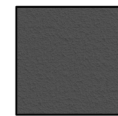







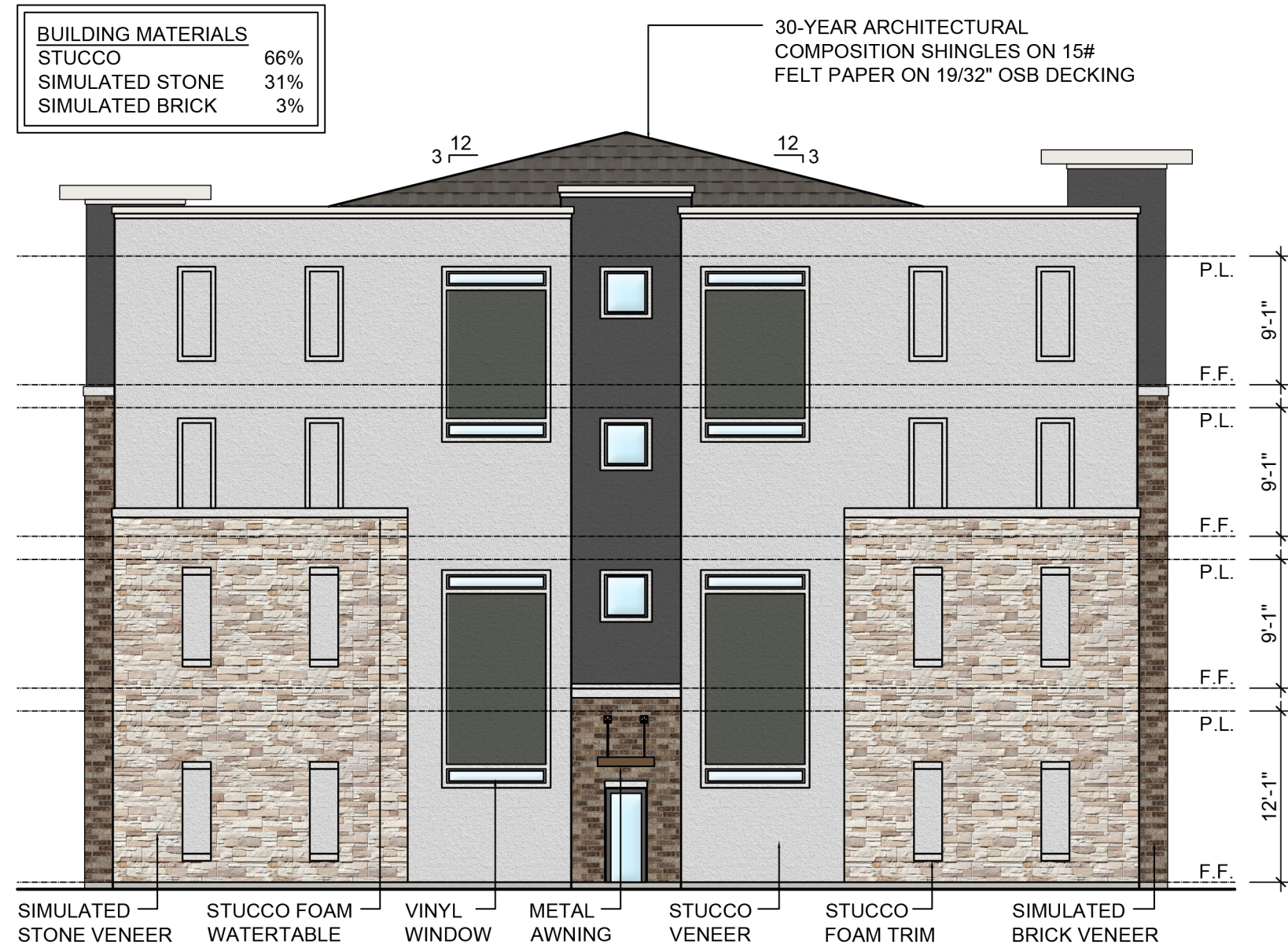
01 BUILDING 'D' - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

NO.	DATE

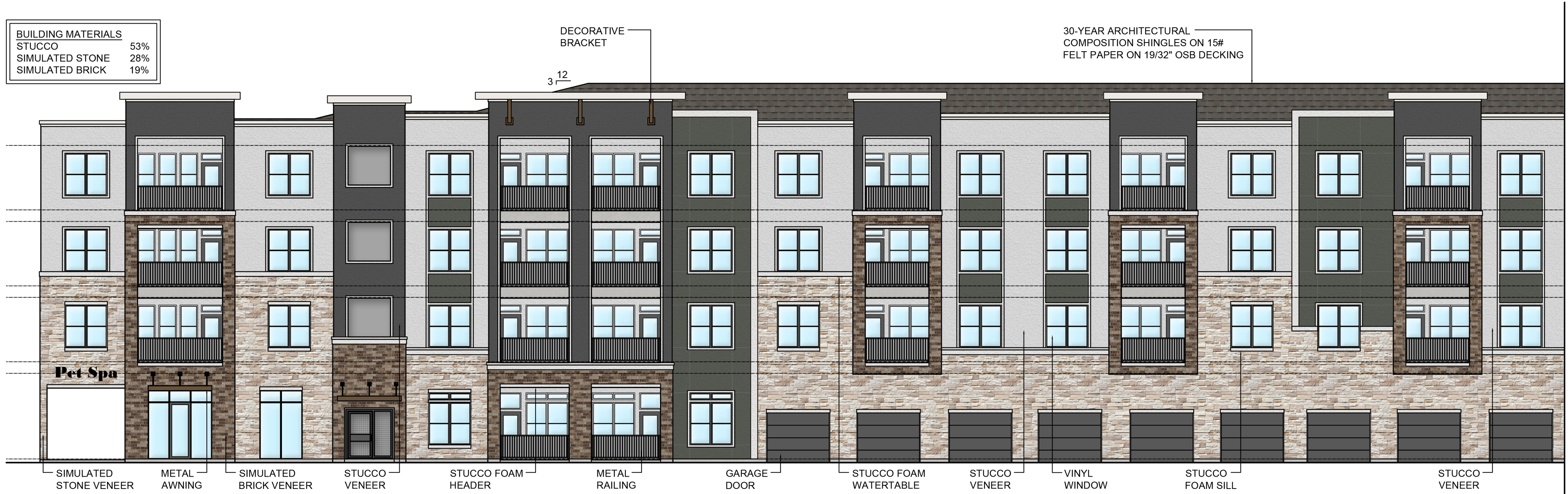
EXHIBIT E

MATERIAL / COLOR TABLE

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	STUCCO COLOR #2 (PAINT: SW 7674 - PEPPERCORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6208 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CORONADO - IDAHO DRYSTACK - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES



02 BUILDING 'E' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 'E' - FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ARCHITECT:
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879 JUNCTION DRIVE
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LOFTS iTHIRTY
GARLAND, TEXAS

DATE:
11.14.2022

PROJECT NUMBER:
22092

REVISIONS

NO.	DATE

ISSUED FOR:
DETAIL PLAN

SHEET NUMBER

A6.1

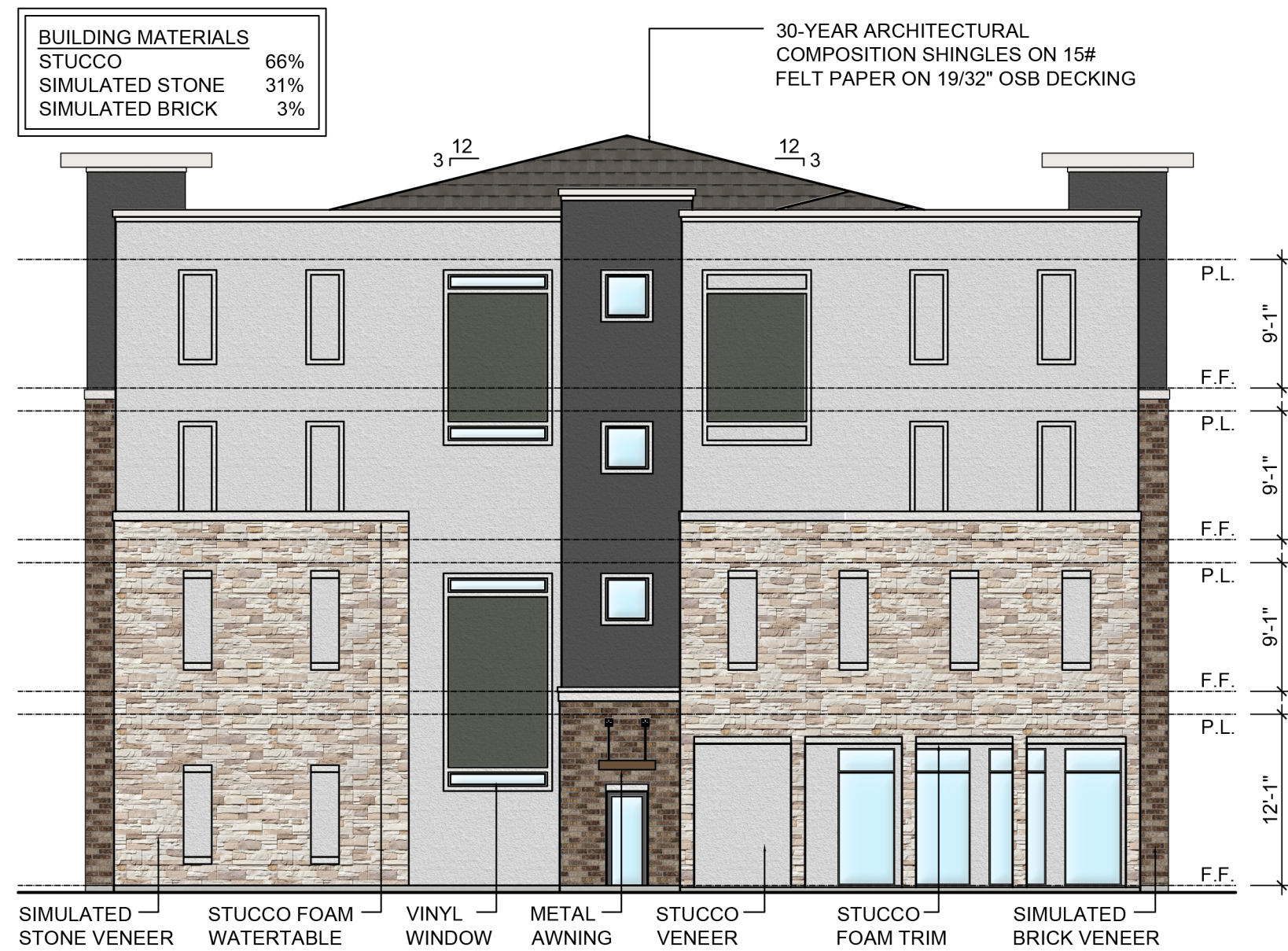
BLDG. 'E'
ELEVATIONS

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EXHIBIT E

MATERIAL / COLOR TABLE

	STUCCO COLOR #1 (PAINT: SW 7014 - EIDER WHITE)		SIMULATED BRICK (KONI MATERIALS - KONI BRICK CAFE)
	STUCCO COLOR #2 (PAINT: SW 7674 - PEPPERCORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6208 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CORONADO - IDAHO DRYSTACK - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES

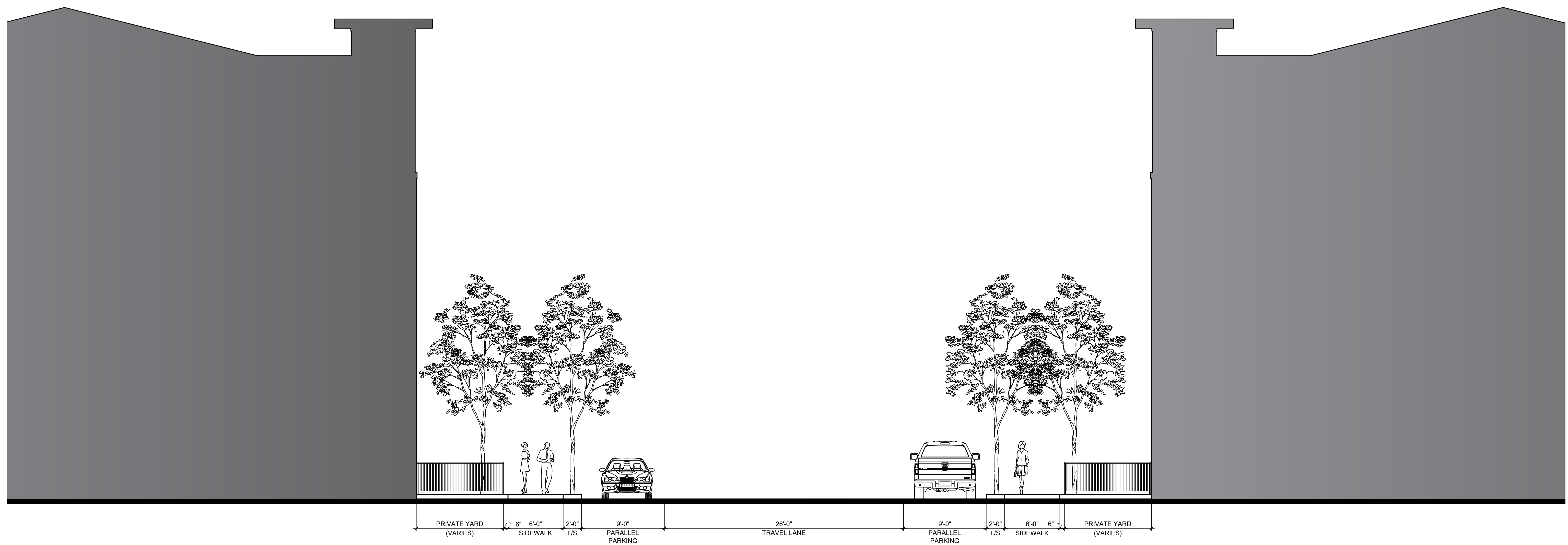


02 BUILDING 'E' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 'E' - REAR ELEVATION
SCALE: 3/32" = 1'-0"

EXHIBIT F



01

BOULEVARD CROSS SECTION

$$\frac{3}{16}'' = 1'-0''$$

11.09.2022



ARCHITECTS:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE: _____

1.09.2022

PROJECT NUMBER:

22092

REVISIONS

NO.	DATE
-----	------

[illegible]

ISSUED FOR:

DETAIL PLAN

SHEET NUMBER

A9.0

CROSS SECTION

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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. c.

Meeting Date: 01/10/2023

Item Title: Z 22-52 Hanan Salman (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-52 Hanan Salman

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-52 Ordinance

Z 22-52 Exhibit A

Z 22-52 Exhibit B

Z 22-52 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 03-47 FOR COMMUNITY RETAIL USES AND 2) A DETAIL PLAN FOR A CONTRACTOR'S OFFICE/WAREHOUSE (INDOOR ONLY) USE ON A 1.0276-ACRE TRACT OF LAND LOCATED AT 3065 FOREST LANE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 21st day of November, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) amendment to Planned Development (PD) District 03-47 for Community Retail Uses and 2) a Detail Plan for a Contractor's Office/Warehouse (Indoor only) Use by **Hanan Salman**; and

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

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

Section 1

The Garland Development Code is hereby amended by 1) amendment to Planned Development (PD) District 03-47 for Community Retail Uses and 2) a Detail Plan for a Contractor's Office/Warehouse (Indoor only) Use on a 1.0276-acre tract of land located at 3065 Forest Lane and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-52

PASSED AND APPROVED this_____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-52

BEING A 1.0276-ACRE TRACT OF LAND AND A PORTION OF LOT NO. 1, BLOCK NO. 1 OF ROYAL ENTERPRISES COMPANY ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 80218, PAGE 5303, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 1/2 INCH IRON ROAD IN THE NORTH LINE OF FOREST LANE (A 120 ROW) SAID FOUND ROD BEING SOUTH SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 12.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 89 DEGREES 36 MINUTES 00 WEST, A DISTANCE OF 12.00 FEET TO A FOUND 1/2 INCH IRON ROAD AT THE BASE OF A FENCE CORNER IN THE EAST LINE OF BLOCK A OF FOREST LANE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF GARLAND, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 45, PAGE 183, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID FOUND ROD ALSO BEING COMMON TO THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

ZONING FILE NUMBER Z 22-52

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID COMMON LINE OF LOT 1 AND BLOCK A, A DISTANCE OF 103.04 FEET TO A FOUND "X" IN CONCRETE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 48 MINUTES 02 SECONDS EAST, A DISTANCE OF 240.64 FEET TO A FOUND P.K. NAIL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 41 DEGREES 01 MINUTES 05 SECONDS, A RADIUS OF 151.09 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREE 18 MINUTES 26 SECONDS WEST, 105.87 FEET; _

THENCE ALONG SAID CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 108.17 FEET TO A POINT ON A MANHOLE COVER AND THE END OF SAID CURVE.

THENCE SOUTH 44 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 3.57 FEET TO A FOUND 3/8 INCH IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 25 MINUTES 00 SECONDS, A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 36 MINUTES 30 SECONDS WEST, 158.75 FEET; _

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 162.80 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.20 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

EXHIBIT A

ZONING FILE NUMBER Z 22-52

THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST ALONG
SAID NORTH LINE OF FOREST LANE A DISTANCE OR 128.00 FEET TO
THE POINT OF BEGINNING AND CONTAINING 44,763 SQUARE FEET OR
1.0276 ACRES OF LAND.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-52

3065 Forest Lane

- I. Statement of Purpose:** The purpose of this Planned Development is to allow a Contractor's Office/Warehouse (indoor only).
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 03-47 and the Community Retail (CR) District and all Special Standards for Contractor's Office/Warehouse (indoor only) as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Site Plan, Landscape Plan, and Elevations set forth in Exhibit C, Exhibit D, and Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: Only those uses as permitted in Planned Development (PD) District 03-47. In addition, a Contractor's Office/Warehouse (indoor only) Use shall be permitted.
 - B. Outside Display/Storage: No outside storage or display shall be permitted.
 - C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance Requirements:

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

2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold or revoke city permits, approvals, consents, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and certificates for the property.

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

PROPERTY DESCRIPTION

BEING A PORTION OF LOT NO. 1, BLOCK NO. 1 OF ROYAL ENTERPRISES COMPANY ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 80218, PAGE 5303, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 1/2 INCH IRON ROAD IN THE NORTH LINE OF FOREST LANE (A 120 ROW) SAID FOUND ROD BEING SOUTH SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 12.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 89 DEGREES 36 MINUTES 00 WEST, A DISTANCE OF 12.00 FEET TO A FOUND 1/2 INCH IRON ROAD AT THE BASE OF A FENCE CORNER IN THE EAST LINE OF BLOCK A OF FOREST LANE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF GARLAND, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 45, PAGE 103, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID FOUND ROD ALSO BEING COMMON TO THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID COMMON LINE OF LOT 1 AND BLOCK A, A DISTANCE OF 103.04 FEET TO A FOUND "X" IN CONCRETE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 48 MINUTES 02 SECONDS EAST, A DISTANCE OF 240.64 FEET TO A FOUND P.K. NAIL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEGREES 01 MINUTES 05 SECONDS, A RADIUS OF 151.09 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREE 18 MINUTES 26 SECONDS WEST, 105.81 FEET 1/8 ± 1/8

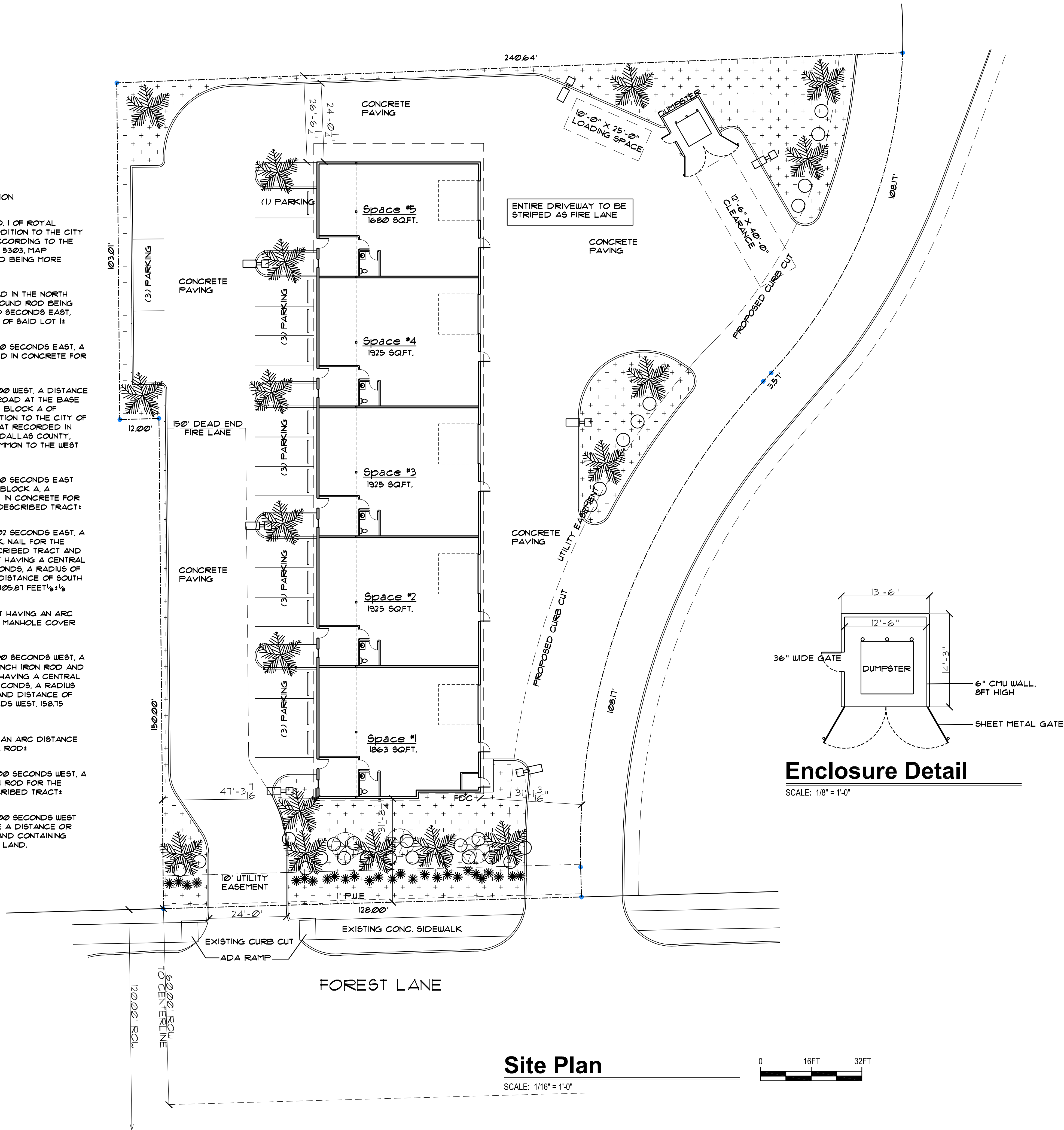
THENCE ALONG SAID CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 108.11 FEET TO A POINT ON A MANHOLE COVER AND THE END OF SAID CURVE.

THENCE SOUTH 44 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 3.51 FEET 1/4 TO A FOUND 3/8 INCH IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 25 MINUTES 00 SECONDS, A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 36 MINUTES 30 SECONDS WEST, 158.75 FEET 1/8 ± 1/8

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 162.80 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.20 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF FOREST LANE A DISTANCE OR 128.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,163 SQUARE FEET OR 1.0216 ACRES OF LAND.



Site Plan

SCALE: 1/16" = 1'-0"

Enclosure Detail

SCALE: 1/8" = 1'-0"

General Notes

- SCOPE OF WORK:
NEW OFFICE/ WAREHOUSE BUILDING TO BE
ERECTED ON EXISTING SLAB ON GRADE.
AREA - 9155 SQ.FT.
- STRUCTURAL FRAMING AND FOUNDATION DESIGN BY CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF GYP. BOARD.
- EXTERIOR BRICK - COLOR TO BE SELECTED

Project Information

OWNER/APPLICANT:
AUC 4 BROTHERS, LLC.
YOUSSEF BAKLIZI
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0601

PRE-SUBMITTAL NUMBER - 220721-2
CURRENT ZONING: PD 03-41
PROPOSED USE: OFFICE CONTRACTOR STORAGE

APPLICANT: HANAN SALMAN
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0601

OCCUPANCY - S-1
CONSTRUCTION TYPE - IIB

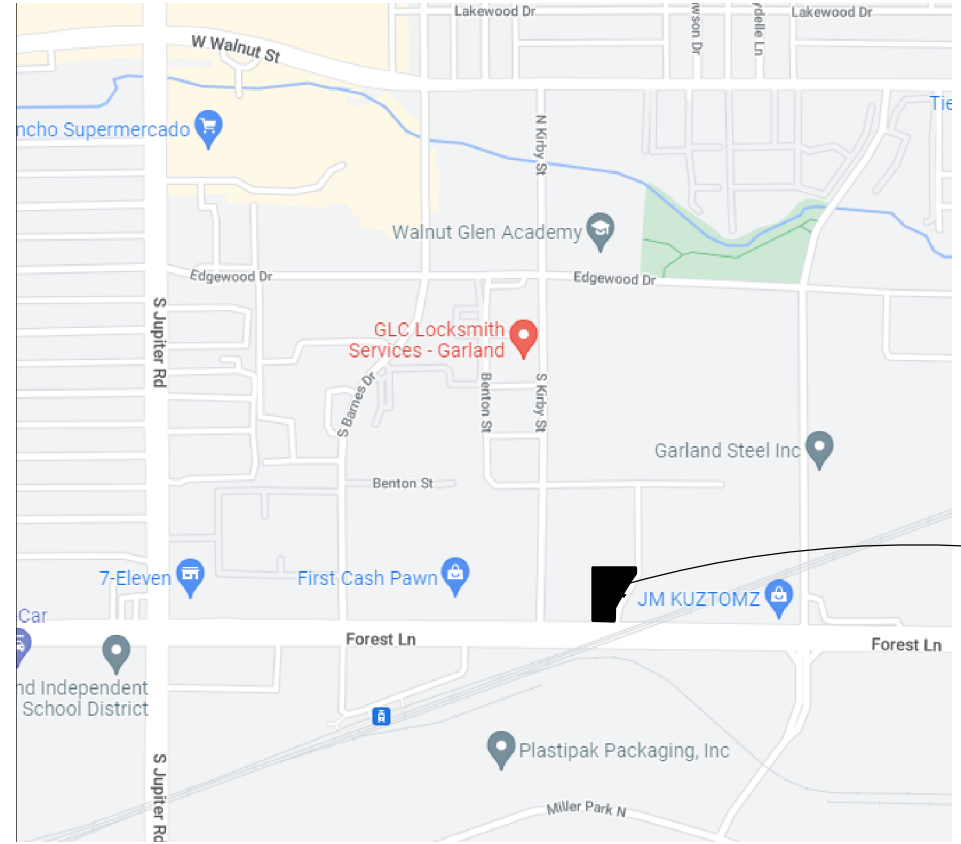
SPRINKLERED - YES

SITE AREA: 44,161 SQ.FT.
BUILDING AREA: 9355 SQ.FT.
COVERAGE: 20.90%
FAR: 0.2168
IMPERVIOUS AREA 40,000 SQ.FT.
IMPERVIOUS COVERAGE: 89.36%

PARKING:
REQUIRED:
5 X OFFICE OF 144 SQ.FT. + 5 (1 PER 500 SQ.FT.)
5 X STORAGE OF 1105 SQ.FT. + 10 (1 PER 1000 SQ.FT.)
TOTAL REQUIRED + 15 SPACES
PROVIDED - 16 SPACES

BUILDING HT:
ALLOWED - 35'-0"
PROVIDED - 22'-8"

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2014 NATIONAL ELECTRICAL CODE



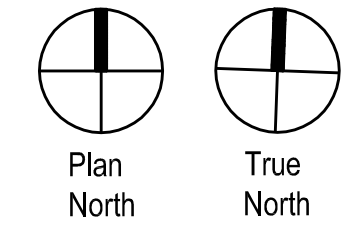
Vicinity Plan

SCALE: NTS

Seal:

Office / Warehouse
3065 Forest Ln Garland, TX 75042

CASE NUMBER - 220721-2



Revision:
Revision per Comments
September 26, 2022
October 26, 2022

Date: August 15, 2022

Job No.: 2022.16

Issue: DESIGN DRAWINGS

Sheet Name:
SITE PLAN

Sheet No.:

PROPERTY DESCRIPTION

BEING A PORTION OF LOT NO. 1, BLOCK NO. 1 OF ROYAL ENTERPRISES COMPANY ADDITION, AN ADDITION TO THE CITY OF GUILFORD, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8078, PAGE 9303, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF FOREST LANE (A 100 ROW) SAID FOUND ROD BEING SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 1200 FEET FROM THE SOUTH-EAST CORNER OF SAID LOT 1;

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 89 DEGREES 36 MINUTES 00 WEST, A DISTANCE OF 100.00 FEET TO A FOUND 1/2 INCH IRON ROD AT THE BASE OF A FENCE CORNER IN THE EAST LINE OF BLOCK A OF FOREST LANE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF GUILFORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 49, PAGE 183, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID FOUND ROD ALSO BEING COMMON TO THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID COMMON LINE OF LOT 1 AND BLOCK A, A DISTANCE OF 93.04 FEET TO A FOUND "X" IN CONCRETE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 48 MINUTES 02 SECONDS EAST, A DISTANCE OF 240.84 FEET TO A FOUND P.C. NAIL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEGREES 29 MINUTES 00 SECONDS, A RADIUS OF 194.9 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREE 18 MINUTES 26 SECONDS WEST, 109.87 FEET 1/2

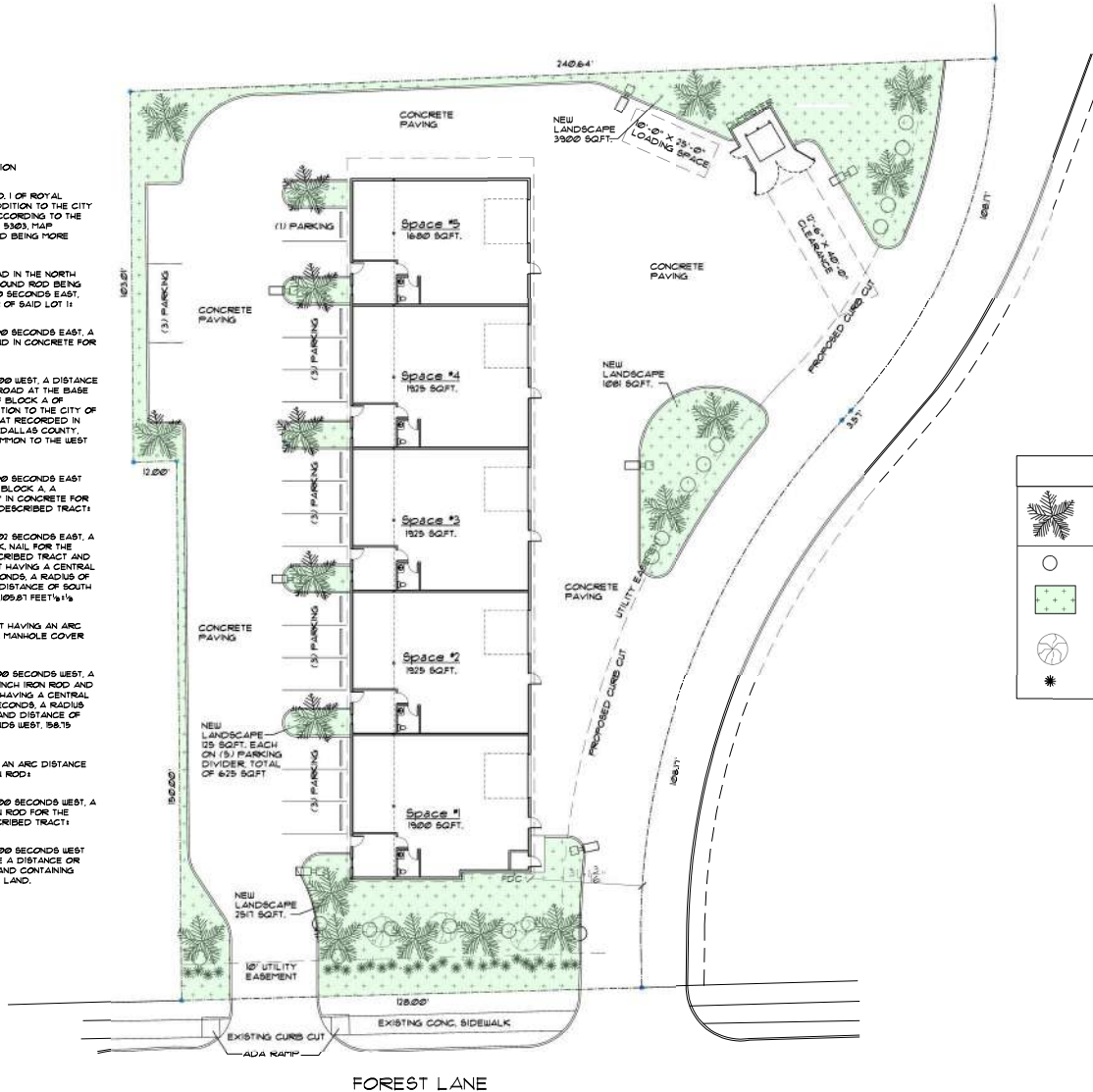
THENCE ALONG SAID CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 108.11 FEET TO A POINT ON A MANHOLE COVER AND THE END OF SAID CURVE.

THENCE SOUTH 44 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 351 FEET 1/2 TO A FOUND 3/8 INCH IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 29 MINUTES 00 SECONDS, A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 36 MINUTES 30 SECONDS WEST, 158.15 FEET 1/2

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 162.80 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 520 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF FOREST LANE A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,763 SQUARE FEET OR 10716 ACRES OF LAND.



Landscape Plan

SCALE: 1/16" = 1'-0"



Project Information

OWNER/APPLICANT:
AWC & BROTHERS, LLC.
TOUSEF BAKLIZI
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0600

PRE-SUBMITTAL NUMBER - 220721-2
CURRENT ZONING: PD 03-47
PROPOSED USE: OFFICE CONTRACTOR STORAGE

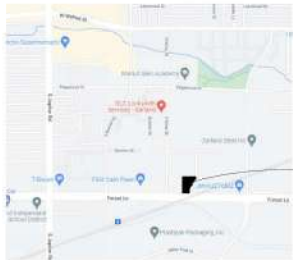
APPLICANT: HANAN SALMAN
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0600

OCCUPANCY - 9-1
CONSTRUCTION TYPE - IIB

SITE AREA: 44,761 SQFT.
REQUIRED LANDSCAPE - MINIMUM 10% = 4,476 SQFT.
PROVIDED LANDSCAPE AREA - 3900+1081+251+629 = 8723 SQFT.
8723/44761 = 18.15%

PARKING AREA: 2,748 SQFT.
REQUIRED LANDSCAPE - MINIMUM 5% = 138 SQFT.
PROVIDED LANDSCAPE AREA - 629 SQFT.

	TYPE/ NAME (HT. X GALIPER INCHES)	REQUIRED	PROVIDED
	CANOPY TREE LIVE OAK (7FT X 48 INCHES)	1 EVERY 30 FT ALONG FOREST LANE	5
	SHRUB GLOSSY ABELIA (2FT X 24 INCHES)	1 EVERY 30 FT OR ORNAMENTAL GRASS ALONG FOREST LANE	20 PLUS ORNAMENTAL GRASS
	ORNAMENTAL GRASS ROCKROSE		
	SMALL ORNAMENTAL TEXAS REDBUD (4FT X 36 INCHES)		
	GROUND COVER ASIAN JASMINE		



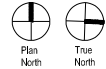
Vicinity Plan

SCALE: NTS

Seal:

Office / Warehouse
3085 Forest Ln Garland, TX 75042

CASE NUMBER - 220721-2



Revisions:	
	Revised per Comments September 28, 2022
	October 26, 2022
Date:	August 15, 2022
Job No.:	2022.10
Drawn:	DESIGN DRAWINGS

Sheet Name:
LANDSCAPE
PLAN

Sheet No.:



NORTH

WEST



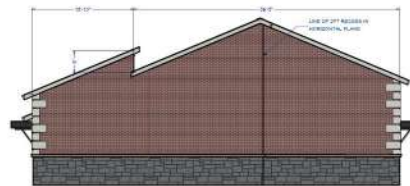
EAST

SOUTH

06 ENCLOSURE ELEVATION
SCALE - 1/8" = 1'-0"
SAME MATERIALS AS MAIN BUILDING



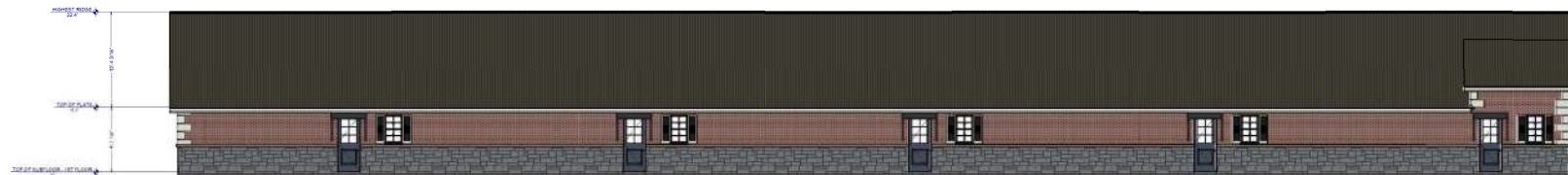
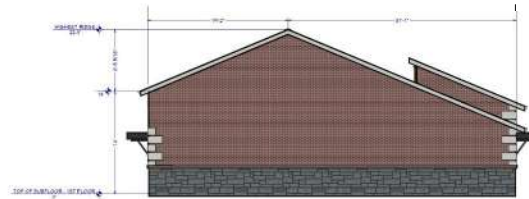
05 SIX ARCH ELEMENTS



04 SOUTH ELEVATION
SCALE - 1/8" = 1'-0"



03 NORTH ELEVATION
SCALE - 1/8" = 1'-0"



02 WEST ELEVATION
SCALE - 1/8" = 1'-0"



01 EAST ELEVATION
SCALE - 1/8" = 1'-0"



Seal:

Office / Warehouse
3085 Forest Ln Garland, TX 75042

CASE NUMBER - 220721-2

Revision:
Revision per Comments
September 28, 2022
October 26, 2022
Date: August 15, 2022
Job No.: 2022-10
Issue: DESIGN DRAWINGS

Sheet Name:
EXTERIOR ELEVATIONS

Sheet No.:

A4



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 01/10/2023

Item Title: 2022 City Council Rules of Order and Policies

Submitted By: Brian England, City Attorney

Summary of Request/Problem

The City Council deliberated this item at the December 5, 2022 Work Session and requested that the attached version be placed on the Consent Agenda.

Recommendation/Action Requested and Justification

Approve by minute action the attached 2022 Council Rules of Order and Policies.

Attachments

2022 Council Policies



GARLAND

2023 STATE LEGISLATIVE AGENDA

GARLAND'S HIGHEST PRIORITY

The City of Garland's highest priority is to preserve its ability to govern effectively and efficiently for its residents, businesses, and visitors. Therefore, the City will support legislation that will protect local governance and decision-making, and oppose legislation that will, erode current municipal authority, impose unfunded mandates, further impact revenue, or otherwise negatively affect the City's residents.

FISCAL and FINANCIAL STRENGTH

- Oppose legislation imposing further revenue caps that would impair the growth and economic stability of the City of Garland, including provisions that negatively impact the City's strategic use of short-term debt:
- Support legislation designed to provide municipalities the ability to issue certificate of obligations or bonds to pay for needed public services/projects.
- Support legislation that is designed to allow municipalities and other entities to encourage economic development, including Chapter 380 and 313 tools.
- Oppose legislation limiting the City's ability to control and manage its taxpayer invested Right-of-Ways and public infrastructure.
- Support legislation that makes confidential and not subject to disclosure under the Public Information act certain information related to a city's cybersecurity technology.
- Support the ability of the city to lobby or hire representatives with public funds to lobby on issues that would impact our city or its residents.

DEVELOPMENT

- Support legislation that seeks to make amendments to the "building materials bill" that benefit the City.
- Support legislation that seeks to make amendments to the "30 day shot clock bill" that benefit the City.
- Support legislation that seeks to provide additional funding to the Texas Department of Transportation for transportation projects that would benefit Garland.

GARLAND SPECIFIC LEGISLATION

- A bill that will give the City the option to create alcoholic beverage zones.
- A bill that will give the City the flexibility to use change orders to increase the value of an original contract more than 25% so long as the total contract price does not exceed \$50k.
- Support bills that may be future forms of HB1818 (87th legislature), Retail Pet Stores.
- Support bills that allow cities the option of using the City website to publish legal notices.
- Support bills that allow cities to submit electronic requests for an AG letter under PIA.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 01/10/2023

Item Title: Employment Agreements for the Municipal Court Judge, Associate Municipal Court Judge, City Auditor, City Manager Emeritus, City Manager and City Attorney

Summary of Request/Problem

Council is requested to approve by minute action the employment agreements, or amendments to existing employment agreements, with John Sholden (Municipal Court Judge), Natalie Banuelos (Associate Municipal Court Judge), Jedson Johnson (City Auditor), Bryan L. Bradford (City Manager Emeritus), Judson Rex (City Manager), and Brian England (City Attorney) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.

Recommendation/Action Requested and Justification

Approve by minute action the employment agreements, or amendments to existing employment agreements, with John Sholden (Municipal Court Judge), Natalie Banuelos (Associate Municipal Court Judge), Jedson Johnson (City Auditor), Bryan L. Bradford (City Manager Emeritus), Judson Rex (City Manager), and Brian England (City Attorney) consistent with the terms and conditions previously discussed and agreed upon in Executive Session of the Council Work Session.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 01/10/2023

Item Title: Amendment to the Memorandum of Understanding for Criminal Justice Information Sharing via Dallas County Prosecutor & Dallas County Juvenile Case Management System

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the January 9, 2023 Work Session, Council was scheduled to consider a request from the Police Department to allow the Mayor to execute an Amendment to the Memorandum of Understanding for Criminal Justice Information Sharing via Dallas County Prosecutor and an Amendment to the Memorandum of Understanding to participate in the Dallas County Juvenile Case Management System.

Recommendation/Action Requested and Justification

Approve by minute action the request from the Police Department to allow the Mayor to execute an Amendment to the Memorandum of Understanding for Criminal Justice Information Sharing via Dallas County Prosecutor and an Amendment to the Memorandum of Understanding to participate in the Dallas County Juvenile Case Management System.

Attachments

Amendment No. 1 Techshare-Dallas Prosecutor

Amendment No. 2 Techshare-Juvenile Program

STATE OF TEXAS

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§
§

COUNTY OF DALLAS

AMENDMENT NO. 1 to

**MEMORANDUM OF UNDERSTANDING
AMONG PARTICIPATING LOCAL GOVERNMENTS FOR
CRIMINAL JUSTICE INFORMATION SHARING VIA
DALLAS COUNTY PROSECUTOR**

This AMENDMENT NO. 1 is made to the certain Memorandum of Understanding (the “MOU”) between Dallas County, Texas (“County”) and the undersigned Participating Local Governments of the State of Texas (“Participating Local Government(s)”), executed by the parties under the authority of the Dallas County Commissioners Court on the dates listed in Exhibit “A.”

Due to the decision of the Dallas County Commissioners Court, Techshare Prosecutor shall no longer be directed under the Texas Conference of Urban Counties. Techshare Prosecutor shall be renamed “Dallas County Prosecutor” and managed as a Dallas County in-house technology application. This AMENDMENT NO. 1 evidences the following:

1. The MOU is hereby amended as follows:

Any reference to Dallas County Techshare Prosecutor (“TSP”) is hereby replaced with “Dallas County Prosecutor” throughout the MOU in its entirety.

2. All other terms, provisions, conditions, and obligations of the MOU between the Participating Local Government(s) and County shall remain in full force and effect, and said MOU along with this Amendment No. 1 shall be construed together as a single MOU agreement.

[SIGNATORY PAGES SHALL FOLLOW]

BINDING AGREEMENT, AUTHORITY, PARTIES BOUND

By signing this page, each Participating Local Government or Party represents that it has the full right, power and authority to enter and perform this *Amendment No. 1 to Memorandum Of Understanding / Interlocal Agreement Among Participating Local Governments For Criminal Justice Information Sharing via Dallas County Prosecutor* in accordance with all of the terms and conditions, and that the execution and delivery of this Amendment has been made by an authorized representative of each Party to validly and legally bind the same Party to all terms, performances and provisions set forth in this Amendment.

COUNTY OF DALLAS

DALLAS COUNTY DISTRICT ATTORNEY

Name: Clay Lewis Jenkins

Title: Dallas County Judge

Date: _____ / _____ / 20____

Name: John Creuzot

Title: Dallas County District Attorney

Date: _____ / _____ / 20____

Contact Name & Address: John Creuzot
Dallas County District Attorney
133 N. Riverfront Blvd., LB 19
Dallas, Texas 75207
Phone: (214) 653-3600

APPROVED AS TO FORM*:

JOHN CREUZOT
DISTRICT ATTORNEY



Rebecca L. Lundberg
Assistant District Attorney

***By law, the district attorney's office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a lease, contract, or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).**

BINDING AGREEMENT, AUTHORITY, PARTIES BOUND

By signing this page, each Participating Local Government or Party represents that it has the full right, power and authority to enter and perform this *Amendment No. 1 to Memorandum Of Understanding / Interlocal Agreement Among Participating Local Governments For Criminal Justice Information Sharing via Dallas County Prosecutor* in accordance with all of the terms and conditions, and that the execution and delivery of this Amendment has been made by an authorized representative of each Party to validly and legally bind the same Party to all terms, performances and provisions set forth in this Amendment.

CITY/TOWN OF _____

ATTEST:

Name: _____

Title: _____

Date: _____

Address: _____

APPROVED AS TO FORM*:

Attorney for _____

Exhibit "A"

<u>Law Enforcement Agency</u>	<u>Fully Executed Agreement Date</u>		<u>Fully Executed Agreement Date</u>
Carrollton Police Department	2-17-2015	Seagoville Police Department	6-6-2017
Grand Prairie Police Department	6-16-2015	Parkland Police Department	4-4-2017
Cedar Hill Police Department	6-9-2015	Sachse Police Department	6-20-2017
Farmers Branch Police Department	6-9-2015	Dallas ISD Police Department	3-20-2018
Balch Springs Police Department	6-16-2015	Dallas College Police Department	2-6-2018
DART Police Department	6-16-2015	Wilmer Police Department	10-17-2017
Richardson Police Department	11-3-2015	Duncanville ISD Police Department	10-16-2018
Duncanville Police Department	6-30-2015	Texas Department of Public Safety (DPS)	8-20-2019
Desoto Police Department	6-30-2015	Baylor Scott & White Hospital Police	3-19-2019
Garland Police Department	11-3-2015	Methodist Hospital Police	2-19-2019
Mesquite Police Department	1-19-2016	TX Comptroller of Public Accounts	9-1-2020
Irving Police Department	4-19-2016	Sunnyvale Police Department	10-20-2020
Lancaster Police Department	4-19-2016	Cockrell Hill Police Department	10-17-2017
Dallas Police Department	11-3-2015	Cockrell Hill Fire Marshal	5-18-2021
Coppell Police Department	5-26-2015	VA Hospital	4-6-2021
Hutchins Police Department	6-9-2015	Union Pacific RR Police Department	12-15-2020
Addison Police Department	4-19-2016	A+ Charter Schools Police Department	6-21-2022
University Park Police Department	11-3-2015	Cedar Hill ISD Police Department	6-21-2022
SMU Police Department	9-6-2016	Texas Workforce Commission	8-2-2022
Glenn Heights Police Department	10-4-2016		
Rowlett Police Department	6-7-2016		
Highland Park Police Department	10-4-2016		
TABC	11-3-2015		
UT Southwestern Police Department	9-6-2016		
UT Dallas Police Department	10-4-2016		

STATE OF TEXAS

§

COUNTY OF DALLAS

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AMENDMENT NO. 2 to

**MEMORANDUM OF UNDERSTANDING
WITH PARTICIPATING LOCAL GOVERNMENTS AND
DALLAS COUNTY TO PARTICIPATE IN
DALLAS COUNTY JUVENILE CASE MANGEMENT SYSTEM**

This AMENDMENT NO. 2 is made to the certain Memorandum of Understanding between Dallas County, Texas ("County") and the undersigned Participating Local Governments of the State of Texas ("Participating Local Government(s)"), executed by the parties under the authority of Dallas County Commissioners Court Order No. 2013-0898, adopted on May 21, 2013 (the "MOU"). Techshare.Juvenile shall no longer be directed under the Texas Conference of Urban Counties. Techshare.Juvenile shall be renamed "Dallas County Juvenile Case Management System" and managed as a Dallas County in-house technology application. This AMENDMENT NO. 2 evidences the following:

1. The MOU is hereby amended as follows:

Any reference to TechShare.Juvenile is hereby replaced with "Dallas County Juvenile Case Management System" throughout this MOU in its entirety.

Section II "Recitals," paragraphs 1, 2, and 3 are deleted in their entirety and replaced with the following amended language:

**II.
RECITALS**

WHEREAS, Participating Local Governments desire to enter into this Agreement for the Participants' participation in the Dallas County Juvenile Case Management System, an extended case management system that will allow participating agencies within Dallas County to view juvenile information;

WHEREAS, The Participating Local Governments will have access to the Dallas County Juvenile Case Management System in order to file cases electronically, perform countywide juvenile record searches, and perform other functions as allowed by statutes and role based permissions;

WHEREAS, The Participating Local Governments will be required to have either a site-to-site Virtual Private Network (VPN) connection between the agency network and Dallas County or provide Public IP addresses to Dallas County for which the agency stipulates to having exclusive control for Dallas County to provide IP whitelist access for agency to access the Dallas County Juvenile Case Management System. The basic equipment needed by the Participating Local Governments to establish the VPN connection is a site-to-site capable firewall and a circuit. The agency must inform Dallas County in the event they

change Public IP addresses. If using a VPN, the agency firewall must be capable of supporting a minimum of AES-256 encryption capability and IPSec security protocols. Further, the encryption standards must be compliant with the federal data encryption standard of FIPS-140-2. Additionally, a 3Mb circuit is recommended. Dallas County has provided each Participating local Governments with firewall cost approximations for agencies whose current infrastructure may not currently support VPN connectivity. Due to laws governing circuit location and the range of costs between providers, Participating Local Governments should contact their telecommunication service provider to determine circuit costs.

2. All other terms, provisions, conditions, and obligations of the MOU between the Participating Local Government(s) and County shall remain in full force and effect, and said MOU along with this Amendment No. 2 shall be construed together as a single MOU agreement.

[SIGNATORY PAGES SHALL FOLLOW]

BINDING AGREEMENT, AUTHORITY, PARTIES BOUND

By signing this page, each Participating Local Government or Party represents that it has the full right, power and authority to enter and perform this *Amendment No. 2 to MOU Among Participating Local Governments and Dallas County to Participate in Dallas County Juvenile Case Management System* in accordance with all of the terms and conditions, and that the execution and delivery of this Amendment has been made by an authorized representative of each Party to validly and legally bind the same Party to all terms, performances and provisions set forth in this Amendment.

DALLAS COUNTY, TEXAS

Name: _____
Title: _____
Date: _____
Address: _____

APPROVED AS TO FORM*:

JOHN CREUZOT
DISTRICT ATTORNEY



Rebecca L. Lundberg
Assistant District Attorney
Civil Division

***By law, the District Attorney's Office may only advise or approve contracts or agreements or legal documents on behalf of its clients. It may not advise or approve a contract or agreement or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).**

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ATTEST:

Name:

Title:

Date:

Address:

APPROVED AS TO FORM*:

Attorney for _____



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 01/10/2023

Item Title: Hazard Mitigation Action Plan Adoption Resolution

Submitted By: Mistie Gardner, Director of Operations & Emergency Management

Summary of Request/Problem

Council is requested to consider adoption of the City of Garland updated and revised Hazard Mitigation Action Plan (HazMap) This plan was developed to meet the planning requirements set forth by the Texas Division of Emergency Management (TDEM), and the planning requirements set forth by the Federal Emergency Management Agency (FEMA). Local governments are required to develop a Hazard Mitigation Action Plan as a condition for receiving certain types of non-emergency disaster assistance, including funding for mitigation projects. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288), as amended by the Disaster Mitigation Act (DMA) of 2000, provides the legal basis for state, local, and tribal governments to undertake a risk-based approach to reduce risks from hazards through mitigation planning.

This item was scheduled for Council consideration at the January 9, 2023 Work Session.

Recommendation/Action Requested and Justification

Staff recommends adopting the updated and revised Hazard Mitigation Action Plan.

Attachments

Resolution COG EOC HazMap Resolution 2022 FY2023

Federal Emergency Management Agency (FEMA) Hazard Mitigation Action Plan Approval
Pending Adoption Letter-City of Garland Plan

City of Garland Updated Hazard Mitigation Action Plan

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS ADOPTING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) APPROVED AND REVISED HAZARD MITIGATION ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, natural hazards in the City of Garland, Texas historically have caused significant disasters with losses of life and property;

WHEREAS, the Federal Disaster Mitigation Act of 2000 and the Federal Emergency Management Agency ("FEMA") require communities to adopt a Hazard Mitigation Action Plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes;

WHEREAS, FEMA requires that communities update their Hazard Mitigation Action Plans every five years in order to be eligible for the full range of pre-disaster federal funding for mitigation purposes;

WHEREAS, the City of Garland has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards;

WHEREAS, the City of Garland's updated and revised Hazard Mitigation Action Plan outlines a mitigation vision, goals, and objectives; assesses risks from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community; and

WHEREAS, the City of Garland has received notification that the City's updated and revised Hazard Mitigation Action Plan has been approved by the FEMA pending adoption.

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

Section 1

The Garland City Council hereby adopts the City of Garland's updated and revised Hazard Mitigation Action Plan.

Section 2

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

PASSED AND APPROVED this the ____ day of _____, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

December 16, 2022

The Honorable Scott Lemay
Mayor, City of Garland
Slemay@garlandtx.gov
200 N 5th St,
Garland, Texas 75040

RE: Approvable Pending Adoption of the City of Garland, Texas Hazard Mitigation Plan (HMP)

Funding Source: n/a

Mayor Lemay:

Congratulations! FEMA has concluded the review of the City of Garland, Texas HMP, and the plan is found to be approvable pending adoption. For this plan to receive final FEMA approval, the jurisdictions must adopt this plan and submit the complete adoption package to the state within 90 days (March 16, 2023). The plan update timeline will begin on the date of the FEMA approval letter. Please e-mail the complete adoption package to HM-Plans@tdem.texas.gov as follows:

- The final plan formatted as a single document
 - Plan must be dated to match the date of the FEMA approval letter.
 - Remove track changes, strikethroughs, and highlights.
- All signed resolutions as a separate single document

The previous review tool may contain recommendations to be applied to your next update. DO NOT make any further changes to your plan until it has been approved. If you have any questions concerning this procedure, please do not hesitate to contact me at jim.guin@tdem.texas.gov. We commend you for your commitment to mitigation.

Respectfully,



Jim Guin
Hazard Mitigation Supervisor
Hazard Mitigation Division
Texas Division of Emergency Management

Cc: Bradley Kavanaugh, BKavanaugh@garlandtx.gov
Zoie Venable, zoie.venable@tdem.texas.gov
Kevin Enoch, kevin.enoch@tdem.texas.gov
Sarah Haak, Sarah.Haak@tdem.texas.gov

HAZARD MITIGATION ACTION PLAN



2022

Office of Emergency Management



GARLAND

FEMA Approval: December 16, 2022

For more information, visit our website at:

GarlandTX.gov/oem

Written comments should be forwarded to:

Office of Emergency Management (OEM)

P.O. Box 469002

Garland, TX 75040

OEM@GarlandTX.gov

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Purpose

The City of Garland's Hazard Mitigation Action Plan (HazMAP) is designed to meet the planning requirements for State, Tribal and Local Mitigation Plans found in the Code of Federal Regulations (CFR) at Title 44, Chapter 1, Part 201 (44 CFR Part 201). Local governments are required to develop a hazard mitigation plan as a condition for receiving certain types of non-emergency disaster assistance, including funding for mitigation projects. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288), as amended, May 2019, provides the legal basis for state, local, and tribal governments to develop and submit a mitigation plan to reduce the impacts from identified natural hazards, risks and vulnerabilities. Appendix A is reserved for the City Council Resolution, formally adopting the City of Garland Hazard Mitigation Action Plan, which occurs after FEMA's conditional approval.

Organization

The City of Garland Hazard Mitigation Action Plan is divided into nine sections. Each section is necessary to meet the planning requirements. The City of Garland Hazard Mitigation Action Plan sections include:

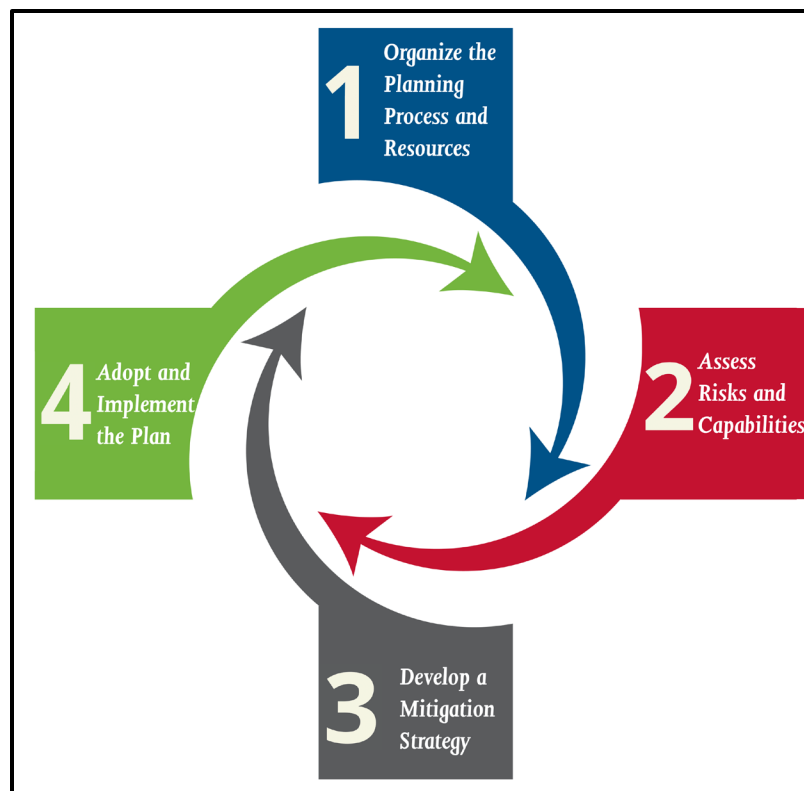
1. **Introduction:** Describes the purpose and authority of the Hazard Mitigation Action Plan and its organization.
2. **Planning Process:** Provides a description of the planning process the City of Garland followed to develop the Hazard Mitigation Action Plan.
3. **Community Profile:** Describes the profile of the City of Garland and is a helpful tool in understanding how to best mitigate local hazards.
4. **Risk Overview:** Provides detail on the hazard identification analysis and risk assessment, and shows how the Risk Summary (Table 4.5) was developed and hazard ranking.
5. **Hazard Profiles:** Contains the hazard profiles that pose the greatest risk to the City of Garland. Each hazard profile contains the location, severity, previous occurrences, probability of future events, impacts and vulnerability of those hazards.
6. **Hazard Mitigation Strategy:** Outlines the City of Garland's mitigation strategy, goals and objectives, reports progress on previous mitigation actions and addresses prioritizing mitigation actions.
7. **Hazard Mitigation Actions:** Outlines mitigation actions for the identified hazards.
8. **Plan Maintenance:** Describes the plan maintenance process for how the plan will be monitored, evaluated, incorporated and updated.
9. **Appendix:** Includes the appendix that provides additional information referenced in the plan.

The City of Garland's Hazard Mitigation Action Plan was developed based on guidelines published by FEMA and includes four phases depicted in Figure 2.1 below.

At the onset of the planning process, numerous organizations and interested parties were invited to participate in the HazMAP efforts. These partners included local, regional and state agencies, private residents, and community based associations. Involving a variety of planning partners helped ensure a strong foundation for the Hazard Mitigation Action Plan.

Meetings were held with the Hazard Mitigation Planning Team, where risks were assessed and mitigation goals and actions created. Local and regional contacts also provided information directly to the Planning Team, which was an important aspect to the planning process.

Figure 2.1



Source: Federal Emergency Management Agency

Planning Team

The Planning Team members were identified based on their expertise and authority to implement the mitigation actions. The following are the members of Garland's Hazard Mitigation Action Planning Team:

- Building Inspection - *Building Official*
- Emergency Management - *Director*
- Emergency Management – *Preparedness and Resilience Coordinator*
- Engineering - *Director*
- Facilities - *Physical Security Program Manager*
- Fire Department - *Assistant Fire Chief*
- Garland Power & Light (GP&L) - *Chief Operations Officer*
- Public Health - *Environmental Health Manager*
- Neighborhood Vitality - *Administrator*
- Community Development, Housing Agency, Library and Neighborhood Vitality - *Managing Director*
- Parks and Recreation and Cultural Arts - *Parks Director*
- Police Department - *Captain*
- Water Department - *Wastewater Treatment Director*

Kickoff and Subsequent Meetings

The kickoff meeting was held virtually on November 17, 2021. This initial meeting was an opportunity to inform key department heads and Planning Team members about how the planning process pertained to their distinct roles and responsibilities. Progress of past mitigation activities were discussed and the new hazard identification process began.

The Planning Team participated in additional meetings and did work outside of the group meetings. The Planning Team performed the following activities: identified hazards, conducted risk assessments, ranked hazards, developed a public outreach strategy, planned implementation of mitigation actions, assisted in research and gathering information to include in the plan and participated in the draft plan review. The Team will also monitor progress of the updated mitigation actions and will assist with plan updates as needed. The summary of planning meetings is outlined in Table 2.2 and meeting documentation is found in Appendix B.

Table 2.2 - Meeting Summaries

Date	Purpose
November 17, 2021	<ul style="list-style-type: none">• Kickoff meeting• Discussion about the purpose of mitigation and planning process• Reviewed Previous Mitigation Goal Progress and Implementation• Hazard Mitigation Survey Explained
December 15, 2021	<ul style="list-style-type: none">• Hazard Mitigation Survey Results (Identified Hazards)• Planning Team Impact Assessment• Review/Discuss edits or changes• Project list from 2017 – Additions/Status
January 26, 2022	<ul style="list-style-type: none">• Planning Team Impact Assessment Review• Review/Discuss edits or changes• Project Lists from 2017 – Additions/Status• Discuss Climate Change acknowledgement
March 2, 2022	<ul style="list-style-type: none">• Review/Discuss edits or changes• Finalize Mitigation strategies• Summarize/Review of HazMAP Public Meetings• Discuss final steps/final review

Mitigation Review and Development

The Planning Team developed the 2022-2027 mitigation strategy. During the initial kickoff meeting, the Planning Team gave progress reports on all mitigation actions listed in the 2017 Plan. After initial reports were given the Planning Team completed department updates with additional details regarding 2022 mitigation actions and information. Planning Team members reported accomplishments, obstacles, delays, and revisions of the 2022 mitigation actions and updated information, images, data and statistics that related to each mitigation action and HazMAP as a whole. Development of the mitigation actions for the 2022 HazMAP was ongoing throughout the planning process. An educational component was conducted at the January 26, 2022 and the March 2, 2022 meetings to ensure Planning Team members were actively considering all mitigation actions for HazMAP. The City's Capital Improvement Plan and department budgets were reviewed to determine possible mitigation actions. Planning Team members identified proposed actions, hazard(s) addressed, costs and benefits, the responsible parties, effects on new and existing structures, implementation schedules and potential funding sources. All Mitigation actions identified during the process were made available to the Planning Team for review. In addition, the draft Plan was made available for public review and comment on the City of Garland's website, through the City Secretaries Office and through open public meetings.

Review of Existing Plans, Plan Integration and Implementation

A variety of existing studies, plans, reports, and technical information were reviewed as part of the planning process. Sources of the information included FEMA, TDEM, Dallas County, and the City of Garland.

Other documents, including those from the National Oceanic and Atmospheric Administration (NOAA) that includes the National Climatic Data Center (NCDC), provided previous hazard occurrence data and descriptions of events in the area. Materials from FEMA and TDEM were reviewed for guidance on plan development requirements and utilized in the development of the Plan at all stages. The Dallas County HazMAP including multiple surrounding jurisdictions and the City of Dallas Local Mitigation Action Plan were reviewed to confirm consistency with methodology, hazard identification and prioritization relative to Garland's Plan update. Internally, the City of Garland's Capital Improvement Plan and Operating Budget were reviewed to identify what mitigating activities the City of Garland has currently budgeted to complete.

The annual budget review is an important tool in controlling and executing mitigation goals and objectives. It is this phase where identified mitigation actions may be locally funded. Each action has been assigned to a specific department that is responsible for tracking and implementing the mitigation actions explained in Section 7. A funding source and implementation timeline are included for department use. The timelines will be impacted and partially directed by the City's comprehensive planning process, Capital Improvement Plan, budgetary constraints, community needs and any additional funding sources obtained including grant funds

Capability Assessment

The Planning Team identified current capabilities for completing and implementing hazard mitigation actions. Members verified all planning/regulatory, administrative/technical, financial and educational capabilities were included in the document for all City of Garland departments. The City of Garland organizational chart (Figure 2.3) presents departments who have roles in the hazard mitigation process. The Regulatory and Capabilities Tool Assessment (Figure 2.4) describes policies, programs, resources, codes and ordinances to accomplish hazard mitigation through the listed departments.

Figure 2.3 - City of Garland Organizational Chart

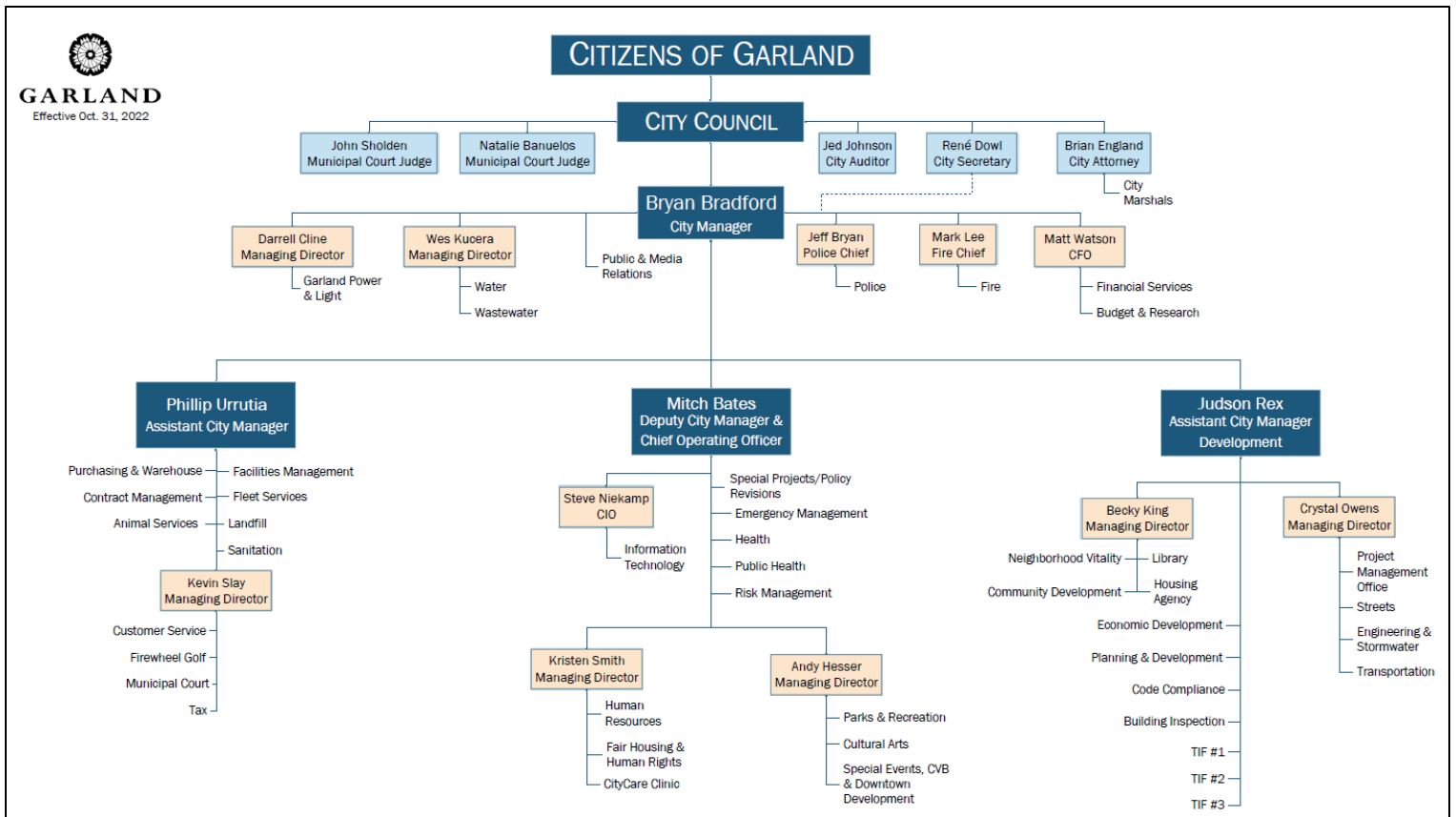


Figure 2.4 – Regulatory and Capabilities Tool Assessment

Regulatory Tools (Ordinances, Codes, Plans)	Additional Information
Comprehensive / Master Plan	<ul style="list-style-type: none"> • 2030 Envision Garland
Capital Improvements Plan	<ul style="list-style-type: none"> • 2021 CIP Plan Adopted
Economic Development Plans	<ul style="list-style-type: none"> • Economic Development Department • 2030 Envision Garland • Garland Economic Development Partnership (Garland Independent School District (GISD), City of Garland and Chamber of Commerce)
Local Emergency Operations Plans	<ul style="list-style-type: none"> • City of Garland Emergency Operations Plan
Continuity of Operations Plans	<ul style="list-style-type: none"> • Citywide Continuity of Operations (COOP) Plan
Transportation Plan	<ul style="list-style-type: none"> • Thoroughfare Plan, Comprehensive Corridor Plan SH-78 • Strategic Transportation Enhancement Plan (STEP)
Building Code	<ul style="list-style-type: none"> • Adopted 2015 International Building Code
Fire Department ISO Rating	<ul style="list-style-type: none"> • ISO Rating 1 (Highest rating)
Site Plan Review Requirements	<ul style="list-style-type: none"> • Approved by the City Engineering Department as part of the Site Permit
Zoning Ordinance	<ul style="list-style-type: none"> • Comprehensive Zoning List 4647, includes the zoning districts, land use permissibility, definitions, parking requirements, and development standards
Subdivision Ordinance	<ul style="list-style-type: none"> • Garland Development Code
Flood Insurance Rate Maps	<ul style="list-style-type: none"> • Engineering: Floodplain and Drainage - FEMA has published Flood Insurance Rate Maps (FIRMs) graphically showing the extents of approximately 2,400 acres in the 100-year floodplain in Garland • Passive recreational and park uses are encouraged while encroachments and obstructions are prohibited
Growth Management Ordinances	<ul style="list-style-type: none"> • Garland Development Code
Drought Management	<ul style="list-style-type: none"> • Water Conservation Plan • Drought Contingency Response Plan

Regulatory Tools (Ordinances, Codes, Plans)	Additional Information
Planning Commission	<ul style="list-style-type: none"> Composed of nine members appointed by the City Council. One member is appointed to represent each of the eight Council districts, and one member is appointed at-large
Mutual Aid Agreements	<ul style="list-style-type: none"> Dallas County mutual aid agreement, Inter-local agreements with Wylie, Farmersville, Brownsville, Greenville, Jasper, Newton, Bryan, Denton, Rowlett and Sachse
Maintenance Programs to Reduce Risk	<ul style="list-style-type: none"> Code Compliance: Single Family Rental Program (requires properties to be permitted), Code Cares (tree trimming, fence maintenance, trash/debris removal) GP&L: Annual tree trimming/vegetation management program
NFIP Participation	<ul style="list-style-type: none"> Engineering: Floodplain and Drainage – 100-year floodplains are near Duck Creek, Rowlett Creek, Spring Creek, and their tributaries All new development projects are reviewed for compliance with the flood prevention ordinance
Chief Building Official	<ul style="list-style-type: none"> Full Time - Building Inspection, Brita Van Horne
Emergency Management	<ul style="list-style-type: none"> Full Time – Director of Emergency Management, Mistie Gardner Full Time – Office of Emergency Management Preparedness and Resilience Coordinator, Brad Kavanaugh
Floodplain Administrator	<ul style="list-style-type: none"> Full Time – Engineering, Michael C. Polocek, P.E.
Community Planner	<ul style="list-style-type: none"> Full Time – Planning & Community Development
Drainage and Development Engineer	<ul style="list-style-type: none"> Full Time – Jake Fisher, P.E.
Surveyors	<ul style="list-style-type: none"> Engineering - land surveying, easements, platting and right-of-way
Warning Systems/Services	<ul style="list-style-type: none"> Garland Alert System Outdoor Warning System Integrated Public Alert & Warning System through the National Weather Service and the State of Texas

Expanding and Improving

The City of Garland is progressive and forward thinking, continually expanding and improving existing policies and programs for the wellbeing of the community. New Federal regulations and best practices are adopted through various ordinances to strengthen current policies. The City Council and City Manager address the budget, policies, regulations and codes, hire staff, approve plans and determine the direction of the city overall. Ability to implement and approve mitigation actions, expand existing mitigation actions and integrate mitigation into existing policies and programs is function of this group. Additional positions will be considered for staffing the Office of Emergency Management, as there are currently gaps in local capacity regarding preparedness, mitigation, response and recovery. Funding constraints make increased staffing a challenge.

Stakeholder and Public Involvement

Stakeholders provide an essential service in hazard mitigation planning. Therefore, throughout the planning process, local government, members of community groups and local businesses were encouraged to participate in surveys and public meetings. In addition to the public outreach campaign, the City of Garland sought input on the HazMAP from its neighboring jurisdictions, county emergency management office and regional Council of Government. The table below lists the individuals contacted and method of contact. All input received was implemented into the plan.

Organization	Name and Title	Contact Method
City of Richardson	Alisha Gimbel - Emergency Management Director	Email
City of Mesquite	Jason Block - Emergency Management Coordinator	Email
City of Plano	Carrie Little - Emergency Management Coordinator	Email
Dallas County	Denisse Martinez - Emergency Planner & Volunteer Coordinator	Email
City of Dallas	Travis Houston - Assistant Emergency Management Coordinator	Email
City of Rowlett	Ed Balderas - Emergency Management Coordinator	Email
City of Sachse	Marty Wade - Fire Chief	Email
Garland ISD	Mark Quinn - Director of Security	Email
North Central Texas Council of Governments	Maribel Martinez - Emergency Preparedness Director	Email

Input from individual residents representing the whole community provided the Planning Team with a greater understanding of local concerns and increases the likelihood of successfully implementing mitigation actions. The City of Garland incorporated several methods to engage the public throughout the planning process, prior to official Plan approval and adoption. These methods included a public survey, posting information to the city's website, designated point of contact for HazMAP questions and comments, open public meetings, open access to plan for review during all city business hours during the planning process and inclusion of the public on the Planning Team.

In September 2021, the Office of Emergency Management developed an informational flyer explaining how to participate with plan review and complete the survey. This flyer was inserted into the month of September's utility bills and mailed to every Garland residence. This provided information to each household on multiple ways to provide hazard mitigation input. A QR code was placed on the flyer that allowed citizens to scan the code to be automatically redirected to the survey. This allowed survey results to be electronically recorded and geographic data would be made available. In addition to mailing flyers, the survey was circulated to a wide audience through all available channels that included:

- Distribution of the survey and mitigation information electronically via City of Garland's Facebook, Twitter, Instagram, LinkedIn and Nextdoor social media platforms.
- Paper copies were made available at six City Recreation Centers, four City Libraries and one City Senior Center in English, Spanish and Vietnamese providing a manual process for feedback and input.
- Residents were also able to access the survey at all four public libraries' computers and could request a paper copy of the survey from the HazMAP point of contact, information provided via all channels.

The survey solicited public feedback on the hazards residents felt had the greatest impact on Garland. Residents were asked to review the list of hazards identified by the City's Planning Team and rank those hazards in order of importance and of greatest impact. The survey included 15 questions and was available in English, Spanish and Vietnamese. 149 surveys were completed; the survey and results are included in Appendix D.

The purpose of the survey was to obtain public input during the planning process, confirm the Planning Teams findings with the public input, and determine any other areas of concern.

During hazard analysis it was determined that the Public ranked hazards based on their personal capabilities and experiences while the Planning Team ranked hazards according to the City of Garland capabilities to respond to each hazard.

After the initial public survey results were analyzed, Garland OEM further surveyed and interviewed residents regarding hazard ranking and the rationale behind their ranking decisions. These public conversations occurred at City of Garland's Public Hazard Mitigation Meetings held on February 17, 2022 and February 26, 2022, which confirmed what the original survey had unveiled. The Public ranks hazards based on personal experiences. Statements regarding ranking were made such as:

- "I have lived in Garland for 45 days. I have not experienced any concerns to date."

- “Let residents know if their neighborhood is in a high risk area for potential hazards and damages.”
- “Make electrical power more resistant to extreme heat and cold temperatures, to avoid power outages that last for days.”

Closing this perception gap will require public education. Instructing individuals to see beyond themselves and understand the whole community concept of hazard mitigation required continuous outreach and public education, which is already offered by Garland OEM and other relevant City departments.

Throughout the process of creating the Hazard Mitigation Action Plan, updates were made to the City of Garland Office of Emergency Management website (GarlandTX.gov/oem). The information posted on the website included.

- | | |
|--------------------------------|---|
| • Hazard Mitigation Definition | • Explanation of the Planning Process |
| • Why Garland Needs a Plan | • Hazards Identified by the Planning Team |
| • Mitigation Action Examples | • HazMAP Point of Contact |

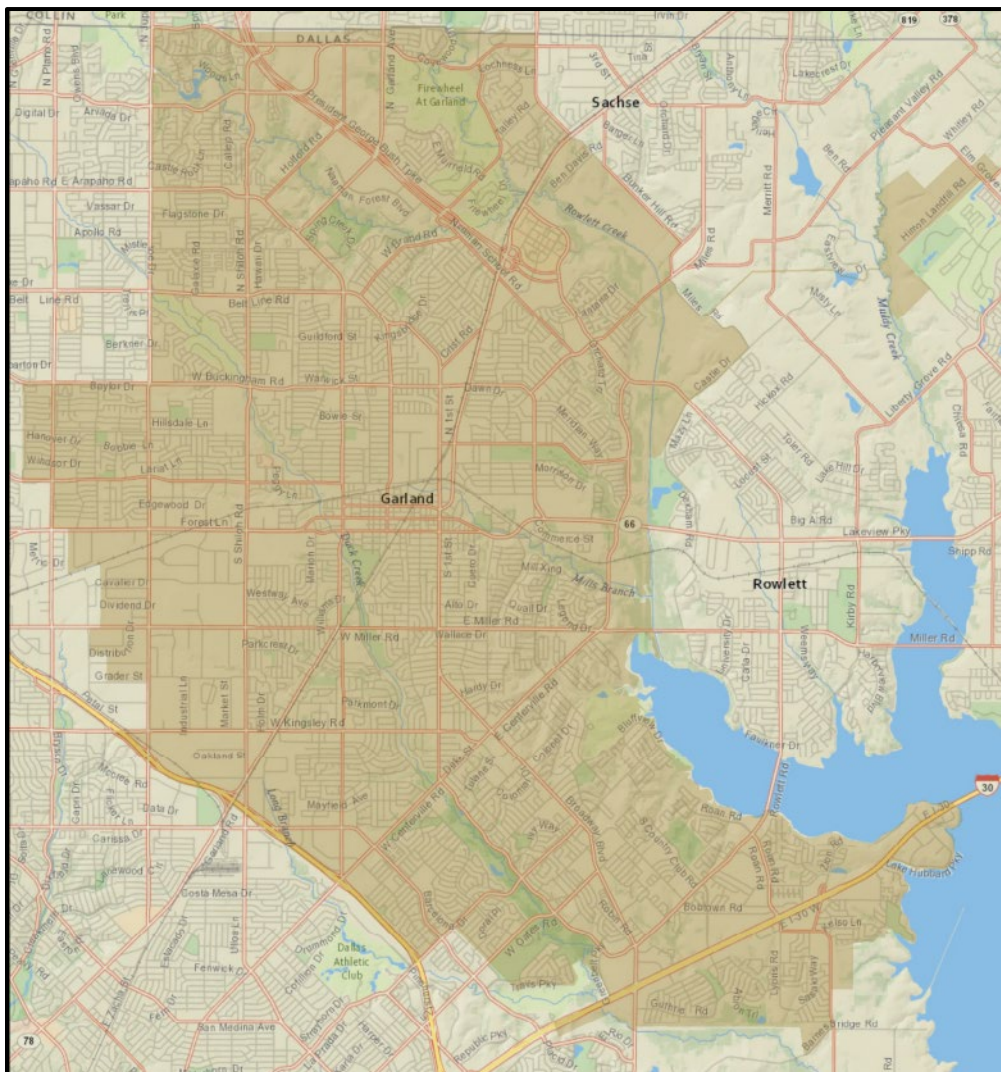
The Plan was uploaded to the Office of Emergency Management’s website and a physical copy was placed in the City Secretary’s Office for public comment and review on March 1, 2022. Outreach efforts were made to notify citizens of the opportunity for review through physical mailings, public education presentations, social media and the Office of Emergency Management’s website. A point of contact was also provided for residents to send additional comments privately.

Public outreach documentation located in Appendix C.



The planning area for this Hazard Mitigation Action Plan includes the City of Garland incorporated areas. The planning area is indicated by the darker tan shading in Figure 3.1. The City of Garland is primarily located in northeast Dallas County, although a small portion of the city extends into Collin County. Garland shares common boundaries with the City of Dallas, Richardson, Mesquite, Rowlett, Sachse, and Sunnyvale. The City of Garland covers a land area of 57.1 square miles, six percent of the total area of Dallas County.

Figure 3.1 - City of Garland Incorporated Area



Source: City of Garland GIS Department

Population

The City of Garland, like many other Dallas-Fort Worth communities, continues to grow significantly each year. Much of Garland's population growth occurred during the 1960's, 1970's, and 1980's. The City of Garland is the second largest city in Dallas County, and is home to an estimated 242,035 residents (2021 Census estimate). Table 3.2 represents the City of Garland's population change from 1990 to July 2021.

Table 3.2 – City of Garland Population

Year	1990	2000	2009	2015	2021
Population	180,650	215,768	228,858	236,897	242,035

Source: United States Census Bureau, 2020 Decennial Census

Community Features and Considerations

Building Stock

The Dallas County Appraisal District Estimated Values Report for the City of Garland will be used in order to establish an accurate inventory of the types of buildings within the City of Garland. Table 3.3 shows the amount of parcels, estimated market value, and taxable value for commercial property, business personal property, residential property, and the combined totals for all three separate categories.

The City of Garland owns 144 property sites with an estimated value of \$1,685,532,783. Garland Independent School District (GISD) owns 100 property sites with an estimated value of \$1,600,000,000. Both City of Garland and GISD properties are tax-exempt; therefore, these properties are not reflected in the taxable or market values shown in Table 3.3.

**Table 3.3 - Certified Estimated Values Report (EVR)
July 22, 2021 for tax year 2021**

Type of Building	Parcels	Market Value	Taxable Value
Commercial	4,519	\$6,410,767,420	\$5,010,058,007
Business Personal Property	5,925	\$2,336,194,130	\$2,017,522,860
Residential	64,814	\$13,327,520,650	\$10,937,825,133
Grand Total	75,258	\$22,074,482,200	\$17,965,406,000

Source: Dallas Central Appraisal District (DCAD), 07/22/2021

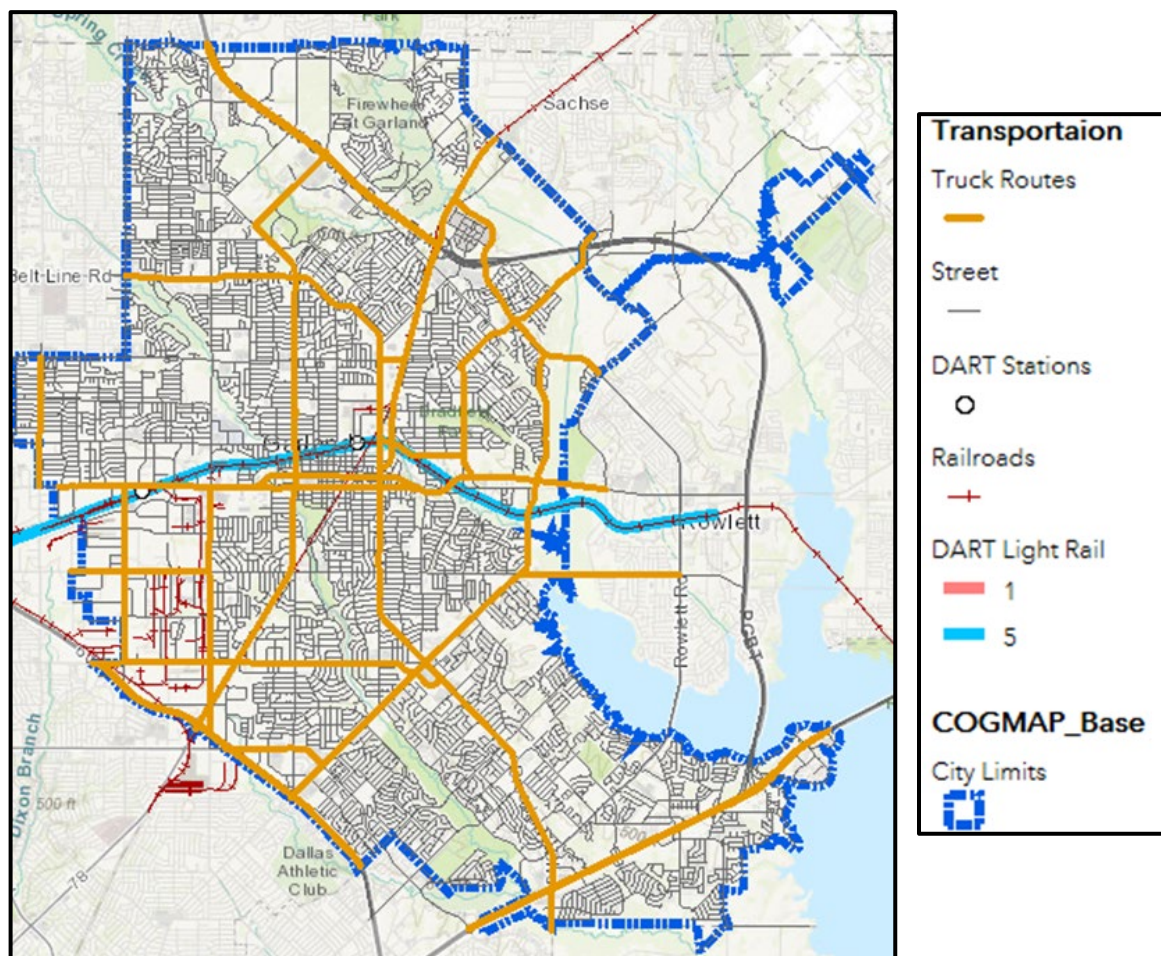
Transportation

The City of Garland offers many transportation opportunities. Active transportation options include the Dallas Area Rapid Transit (DART) light rail system, railroads, highways, and a heliport.

There are five highways and thoroughfares that serve the City of Garland: Lyndon Baines Johnson (LBJ) Freeway (IH-635), President George Bush Turnpike (SH 190), IH-30, State Highway 78 and State Highway 66. LBJ Freeway, IH-30, State Highway 66, and the President George Bush Turnpike run primarily east to west. State Highway 78 runs primarily north to south.

In addition to the highway routes that pass through the City, several major transportation arteries cross through the City. Figure 3.4 identifies the transportation routes.

Figure 3.4 - Transportation Routes

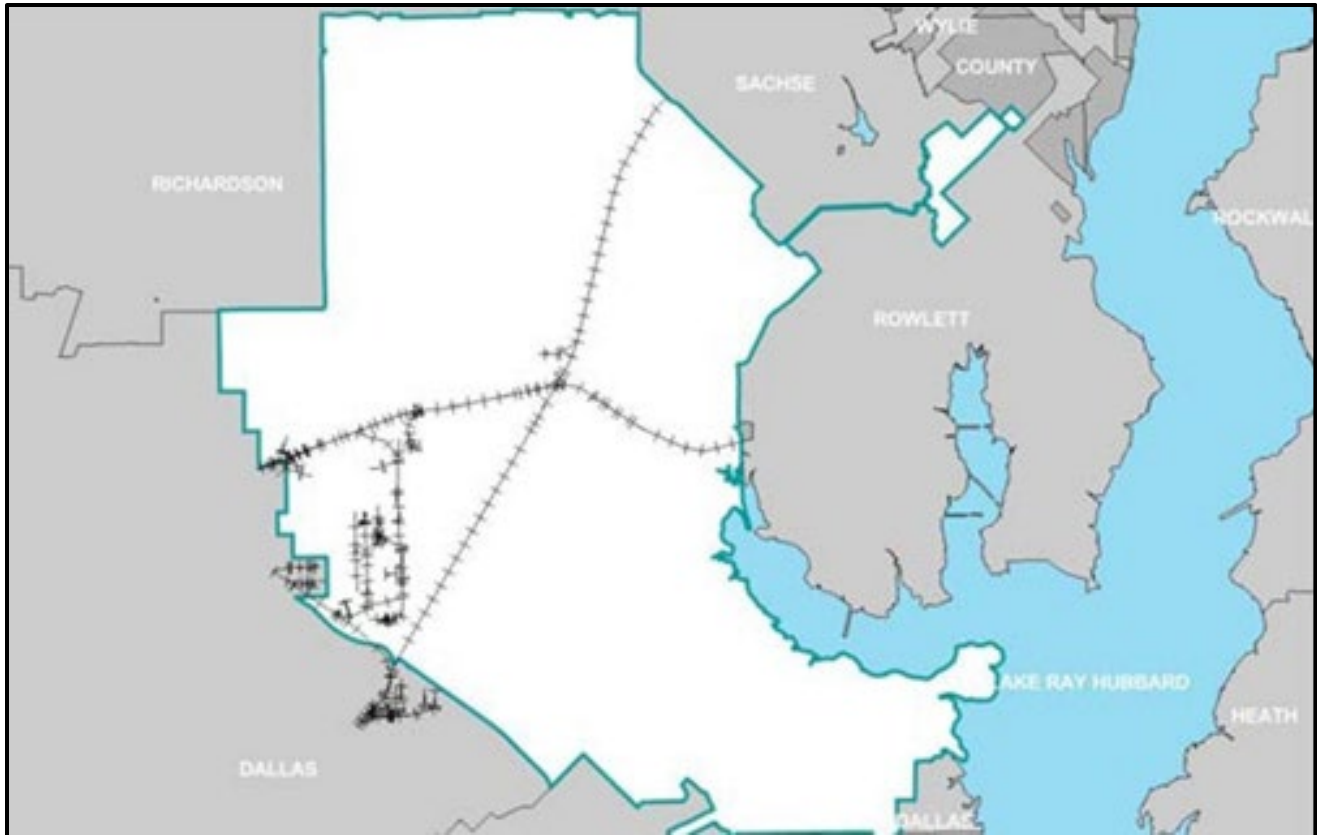


Source: City of Garland GIS Department

Two freight rail lines serve the City of Garland. Dallas Garland and Northeastern Railroad (DGNR) and Kansas City Southern Railroads pass through the city limits. Figure 3.5 depicts the rail systems in Garland.

The freight rail lines intersect with the DART passenger light rail system in central Garland. The DART light rail system is a public transportation system that links downtown Garland to the rest of the Dallas-Fort Worth area and extends east into Rowlett.

Figure 3.5 – Railroad



Source: City of Garland GIS Department

Lifeline Utility Systems

The City of Garland owns and operates two state-of-the-art advanced biological wastewater treatment facilities. Wastewater is collected for each facility in two separate drainage basins, the Duck Creek Basin and the Rowlett Creek Basin. Wastewater is then received and treated at two separate facilities, the Rowlett Creek and Duck Creek Wastewater Treatment Centers. The Duck Creek Treatment Plant receives wastewater from the west side of Garland, and from portions of the cities of Dallas, Richardson and the Town of Sunnyvale. The Rowlett Creek Treatment Plant serves the east side of Garland including the cities of Rowlett and Sachse

Since 1923, the City of Garland has been providing electric service to its residents through Garland Power & Light (GP&L), a locally owned and controlled not-for-profit municipal utility. With more than 72,000 customers, GP&L is the fourth largest municipal utility in Texas and the 43rd largest in the nation.

GP&L's diverse energy portfolio includes power from natural gas, wind, solar and hydroelectric resources. The utility owns natural gas and hydroelectric generation facilities, and has power purchase contracts for wind and solar energy.

GP&L's electric distribution system has 387 linear miles of overhead lines and 613 linear miles of underground lines. The transmission system consists of 28 substations and 200 linear miles of transmission lines. The utility's peak load for 2021 was 467 megawatts, with annual operating revenues of \$298 million. The other 15% of Garland residents are served by ONCOR, a transmission and distribution provider that serves much of north Texas.

Economic Elements

The labor force within the City of Garland stands at 121,323 according to the City of Garland's Workforce Profile. The unemployment rate for the City as of December 2021 is 3.7%. The Garland Independent School District is the largest employer within the City, employing 7,211. The top ten major employers are listed in Table 3.6.

Table 3.6 - Top Ten Major Employers

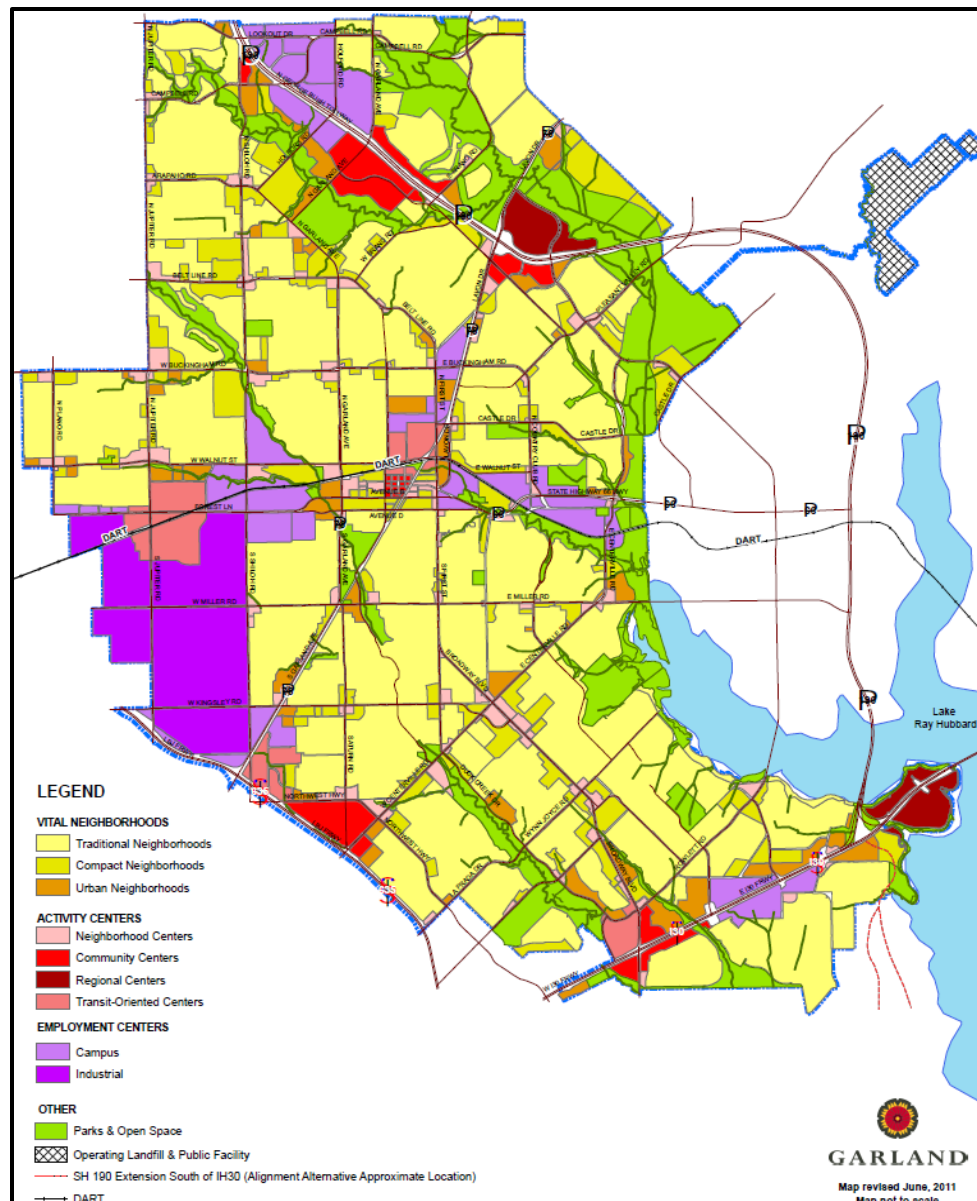
Employer	Number of Employees
Garland ISD	7,211
City of Garland	2,046
Kraft Heinz Company	1,222
Sherwin Williams	636
Epiroc Drilling Solutions	525
U.S. Food Service	520
Anderson Windows	425
Arrow Fabricated Windows	340
General Dynamics OTS	329
Bass Pro Shops	300

Source: City of Garland Economic Development

Future Development Consideration

The City of Garland is legally required to have and maintain a comprehensive plan. Garland's first comprehensive plan was developed in the 1960's. A second plan was developed in the 1980s and was periodically updated. Envision Garland is the current comprehensive plan that addresses the community's future through 2030. This HazMAP has been extensively revised to reflect not only infrastructure and residence development, which has been minimal but also reflects the changes in hazards that now greatly affect the City. No significant changes in development have occurred in the past five years in Garland. Therefore, the vulnerability to all hazards is unchanged.

Figure 3.7 - Future Land Use



Future Development Consideration

This section begins the risk assessment. The purpose of this section is to provide background information for the hazard identification and risk analysis process. Section five provides a hazard profile for each of the Planning Team’s identified hazards for the City of Garland. Each hazard profile includes a description of the hazard, location, severity, previous occurrences, probability of those hazards occurring in the future, impacts and summary of vulnerability to each hazard.

The City of Garland Planning Team initially reviewed the full range of natural hazards suggested under FEMA planning guidance. The team also considered the State of Texas Hazard Mitigation Plan identified hazards, Dallas County Hazard Mitigation Action Plan identified hazards, and other neighboring jurisdiction’s hazards and risk assessments. Based on this analysis and historical occurrences that have impacted Garland, the Team identified 31 natural and human-caused hazards that pose risk to Garland, Texas. Those hazards are listed below.

Active Shooter	Hazardous Materials Release (Fixed and Transport)
Aircraft Incident	Information Systems Failure
Biological Event	Lightning
Bomb Threat	Plant Explosion
Civil Disturbance	Power Outages
Communications Failure	Railroad Incidents
Dam Failure	Severe Winter Weather
Drought	Sewer and Treatment Plant Failure
Earthquake	Subsidence
Erosion	Terrorism
Expansive Soil	Tornado
Extreme Cold	VIP Situation
Extreme Heat	Water Failure
Flood	Wildfire
Fuel Shortage	Wind
Hail	

Those 31 potential hazards were included in the hazard assessment (Appendix E). The hazard assessment identified high-risk hazards, provided justification for resources spent and ensured risk and mitigation actions aligned. Because the City of Garland has limited funding, the Planning Team prioritized the hazards that have the greatest risk and impact to the City. As additional funding becomes available, the Planning Team will reassess the list of hazards. The Hazard Assessment used a formula that accounted for Geographic Area Affected, Probability of Future Events in the Next Year, Possibility of Death or Injury,

Interruption of Business Services, Preparedness, Response Time, and Effectiveness and Resources Available. Each member of the Planning Team completed a Hazard Assessment and assigned a percentage to all 31 previously identified hazards for each parameter to determine the risk for each hazard for Garland. The results of the hazard assessment determined Garland's top hazards that were then further evaluated in the Community Risk and Impact Assessment.

Acknowledgement: Climate Change

Climate change includes both global warming and its impacts on Earth's weather patterns. Climate change has the potential to impact citizens due to increased flooding, extreme heat, more disease, and economic loss. With increasing global surface temperatures, the possibility of more droughts and increased intensity of storms will likely occur. Mitigation strategies include retrofitting buildings to make them more energy efficient; adopting renewable energy sources like solar, wind and small hydro; helping cities develop more sustainable transport such as bus rapid transit, electric vehicles, and biofuels; and promoting more sustainable uses of land and forests.

Hazard Ranking

Listed are 14 hazards that were identified from the result of the hazard assessment. These are the hazards that will be addressed in the Hazard Mitigation Action Plan. FEMA “recognizes that a comprehensive strategy to mitigate the nation’s hazards cannot address natural hazards alone” and “that natural events can trigger technological disasters.” Technological hazards are distinct from natural hazards primarily in that they originate from human activity.

Biological Event	Extreme Heat
Communications Failure/Infrastructure Failure	Flood
Destructive Hail	Power Outages
Drought	Severe Thunderstorms/Damaging Winds
Earthquake	Severe Winter Weather
Erosion	Tornado
Expansive Soils	

Each member of the Planning Team completed a Hazard and Vulnerability Assessment, located in Appendix E. This assessment estimated the potential impact each hazard would have on specific areas of the community. These areas include Location, Probability, Human Impact, Business Impact, Preparedness, Internal Repose and External Response.

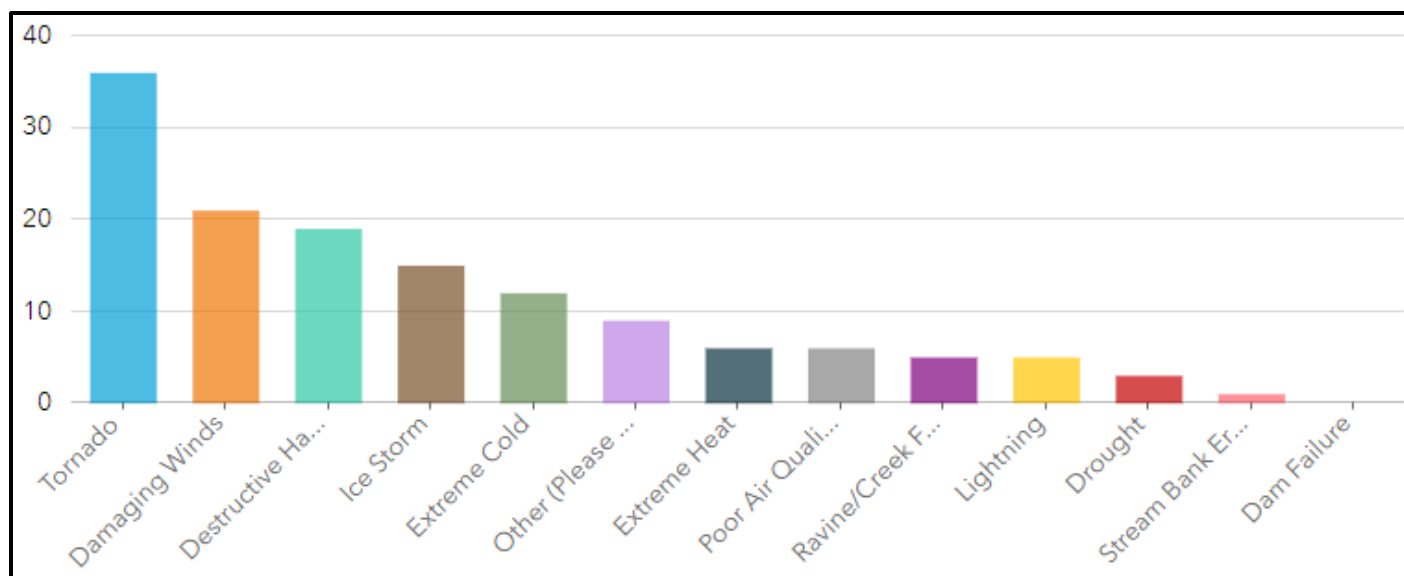
Each Planning Team member was asked to base their responses on their experience. Definitions of the parameters were provided for each impact type and level. These definitions are also located in Appendix E.

- A collective risk score was calculated using the Community Risk and Impact Assessment for each hazard based on the given definitions. The higher the score the higher the collective risk to the City of Garland.
- The Community Risk and Impact Assessment also assessed the Severity of Impact each hazard may have on the City of Garland and further prioritized the hazards to develop relevant mitigation actions.
- The Public Ranking represented in the Risk Summary table was derived from the results of the public survey (Figure 4.1).

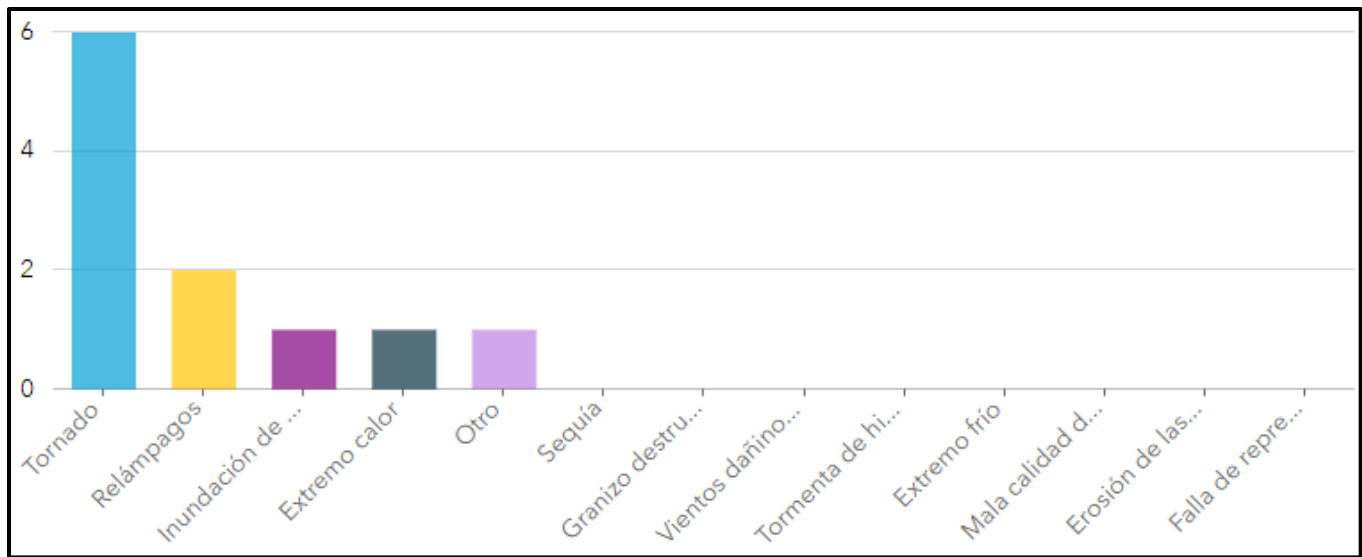
The combined analysis is shown in the Hazard Risk Summary in Table 4.5 (Frequency, Severity of Impact, Risk Score, Planning Team Risk Ranking and Public Ranking)

Figure 4.1 - Public Survey Question

Please select the natural hazard that you think is the highest threat to your neighborhood (Select one):



English Survey Results



Spanish Survey Results

Table 4.2 - Public Survey Hazard Ranking

Hazard	Combined Total
Tornado	42
Damaging Winds	21
Destructive Hail	19
Ice Storms	15
Extreme Cold	12
Other	10
Lightning	7
Extreme Heat	7
Ravine/Creek Flooding	6
Poor Air Quality	6
Drought	3
Stream Bank Erosion	1
Dam Failure	0

Table 4.3 - Hazard Frequency Ranking

Frequency	Calculation	Probability Definition
Highly Likely	NCDC Data Calculations > .8 Or continuous hazards	Event is probable in the next year.
Likely	NCDC Data Calculations > .4	Event is probable in the next 3 years.
Occasional	Previous Occurrence	Event is probable in the next 6 years.
Unlikely	No unlikely hazards in HazMAP	Event is probable in the next 10 years.

Table 4.4 - Severity of Impact

Substantial	Multiple deaths or complete shutdown of critical facilities and services for 1 week or more or more than 50% of property or residents impacted
Major	Multiple injuries and/or illnesses or complete shutdown of critical facilities/services for at least one or more days but less than a week or more than 25% of property or residents impacted
Minor	Injuries and/or illnesses do not result in permanent disability or critical facilities and services modified or more than 10 percent of property or residents impacted
Limited	Injuries and/or illnesses that are treatable with first aid or; Minor quality of life lost or no shutdown of critical facilities and services less than 5% of property or residents impacted

Table 4.5 - Hazard Risk Summary

Hazard	Frequency	Severity of Impact	Risk Score	Risk Ranking	Public Ranking
Tornado	Highly Likely	Substantial	54.4	High	High
Power Outages	Highly Likely	Substantial	48.53	High	High
Severe Winter Weather/Extreme Cold	Highly Likely	Substantial	48	High	High
Drought	Highly Likely	Substantial	41.5	High	High
Communications Failure/Infrastructure Failure	Highly Likely	Substantial	41.07	High	High
Flood	Highly Likely	Major	35.97	High	Moderate
Extreme Heat	Likely	Major	35.93	Moderate	Moderate
Severe Thunderstorms/Damaging Winds	Highly Likely	Minor	26.8	High	Moderate
Erosion	Likely	Minor	26.6	Moderate	Moderate
Expansive Soil	Highly Likely	Minor	26	High	Moderate
Biological Event	Highly Likely	Limited	22.2	High	Low
Destructive Hail	Highly Likely	Limited	20.17	High	Low
Earthquake	Occasionally	Limited	17.73	Low	Low

Tornado

Hazard Description

A tornado is defined as a rapidly rotating vortex or funnel of air extending ground ward from a cumulonimbus cloud. Most of the time, vortices remain suspended in the atmosphere. Spawned from powerful thunderstorms, tornadoes can cause fatalities and devastate neighborhoods in seconds. A tornado appears as a rotating, funnel-shaped cloud that extends from a thunderstorm to the ground with winds that can reach 300 miles per hour. According to the National Weather Service, the City of Garland is issued an average of 9-10 tornado watches per year.

Location

Due to the unpredictable nature of tornadoes, it is impossible to determine the exact area of future tornado occurrences. The entire planning area, the City of Garland, is equally vulnerable to tornadoes.

Severity

The severity of a tornado can be determined by the Enhanced Fujita Scale. The Enhanced Fujita Scale rates tornadoes within the United States by estimating the amount of damage they cause. Table 5.2 provides a better understanding of the possible magnitude of tornado events. The table correlates the Enhanced Fujita Rating with the wind speed and severity of damage tornadoes may cause. An EF-4 tornado has impacted Dallas County before and it is expected that an EF-5 will occur in Garland sometime in the future.

Figure 5.1 - NOAA's Storm Prediction Center (2022)

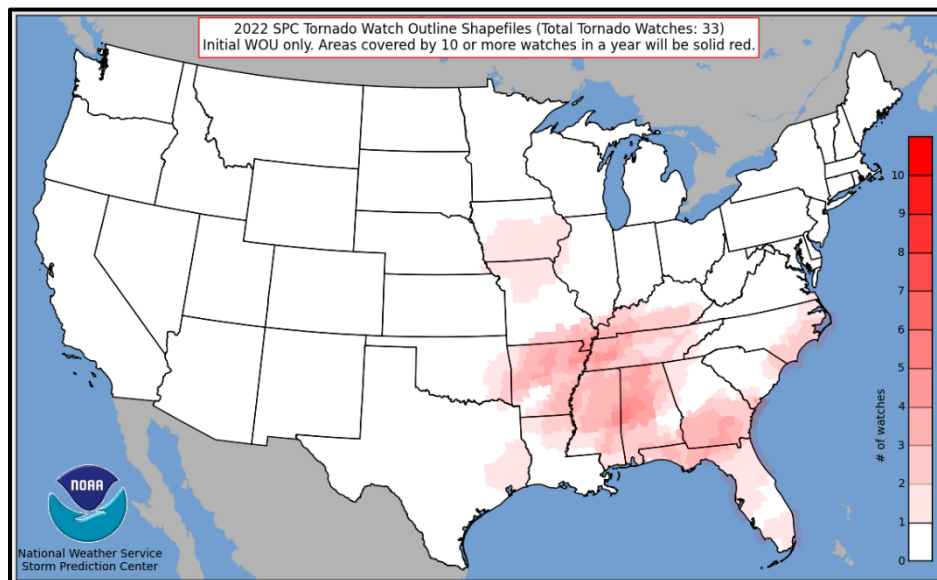


Table 5.2 - Enhanced Fujita Scale

F Scale	Character	Estimated Winds	Description
Zero (F0)	Weak	40-72 mph	Light Damage. Some damage to chimneys; branches broken off trees, shallow-rooted trees uprooted, signboards damaged.
One (F1)	Weak	73-112 mph	Moderate damage. Roof surfaces peeled off; mobile homes pushed foundations or overturned; moving autos pushed off road.
Two (F2)	Strong	113-157 mph	Considerable damage. Roofs torn from frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light objects become projectiles.
Three (F3)	Strong	158-206 mph	Severe damage. Roofs and some walls torn from well-constructed houses; trains overturned; most trees in forested area uprooted; heavy cars lifted and thrown.
Four (F4)	Violent	207-260 mph	Devastating damage. Well-constructed houses leveled; structures with weak foundation blown some distance; cars thrown; large missiles generated.
Five (F5)	Violent	260-318 mph	Incredible damage. Strong frame houses lifted off foundations, carried considerable distances, and disintegrated; auto-sized missiles airborne for several hundred feet or more; trees debarked.

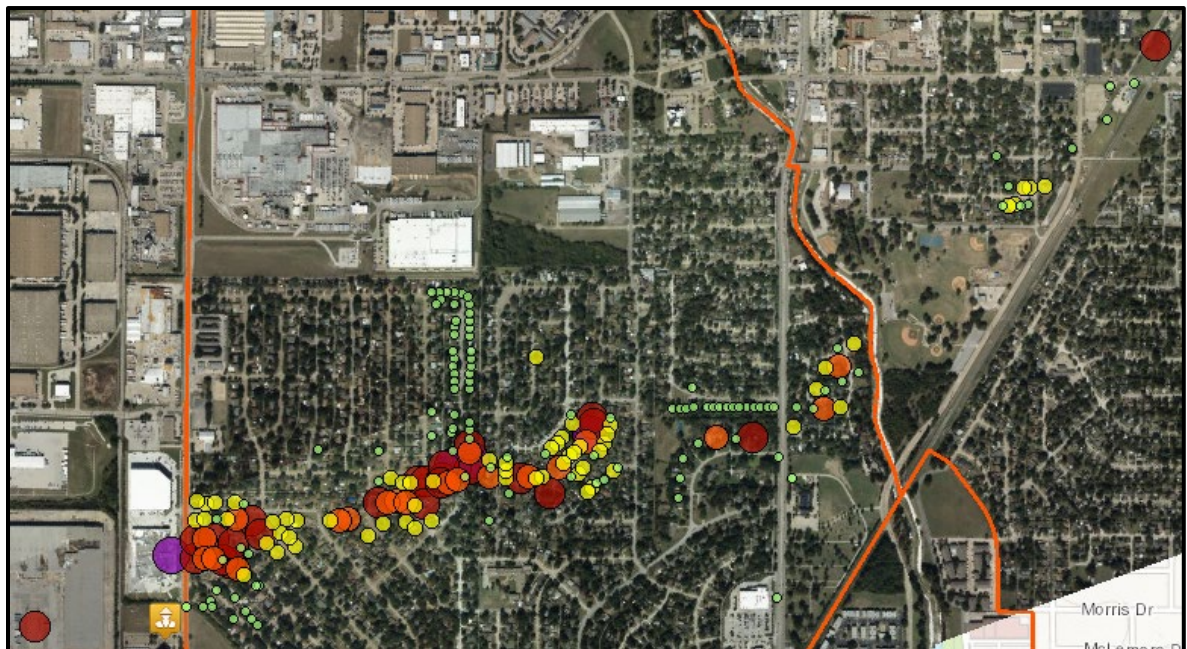
Source: www.weather.gov/oun/efscale

Previous Occurrences

On December 26, 2015, an EF-4 tornado with wind speeds of 180 mph impacted the City of Garland. The tornado left a 13-mile long and 550-yard wide path of destruction. The tornado caused nine fatalities on the George Bush Turnpike and caused damage to 440 single-family homes, 753 apartment units, 17 commercial buildings and 2 churches. About 48,000 cubic yards of debris had to be removed from the impacted area and 26 animals rescued. This tornado cost the City of Garland roughly \$1,703,320.00.

Additionally, on October 20, 2019, an EF-2 tornado with wind speeds reaching 135 mph impacted the City of Garland. The tornado left a 2.48-mile long path of destruction. This tornado struck and damaged several Sears-roebuck buildings and destroyed a 225,000 square-foot building at 1801 South Shiloh, before it traveled east-northeast for six minutes through central Garland, damaging a total of 174 homes and businesses. Waste Services and the Parks Department collected over 1646 tons of debris from affected areas, without outside support or the need to activate contracts. Parks cleared and an additional 39 tons of debris from Central Park. This tornado cost the City of Garland roughly \$2,766,073.43 in public property damages.

Figure 5.3 - Tornado Path

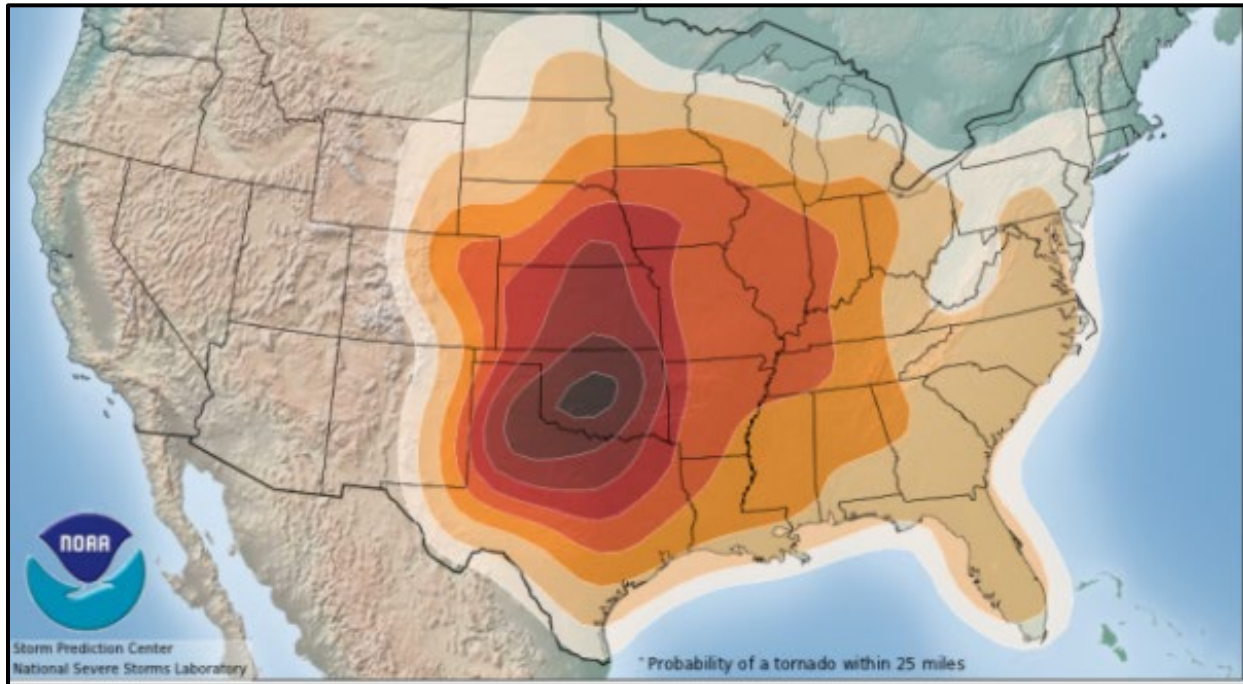


Source: City of Garland GIS Department

Probability of Future Events

The City of Garland sits in “Tornado Alley,” and has a high vulnerability to tornadoes. Previous historical data in Table 5.5 shows ninety-seven tornadoes occurring within Dallas County since 1952. Data is not currently available specifically for the City of Garland. Calculations from this data suggests that a tornado will impact Dallas County 1.5 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely for a tornado to occur within Dallas County in the next year.

Figure 5.4 – Tornado Probability



Source: National Oceanic and Atmospheric Administration

Impact on Community

A future event is obviously capable of doing substantial damage to the community. The city is the second largest in Dallas County with an estimated 246,018 residents as of April 1, 2020. Infrastructure within the region is also for the most part built out. This makes warning time critical. A large population of residents would have little time to react to such an event. A tornado of medium severity (EF-2 or EF-3) would be capable of doing great damage in such a heavily populated area.

Table 5.5 shows previous tornado occurrences from the National Climatic Data Center for all of Dallas County, Texas between 1/1/1952 and 12/31/2021. 106 tornadoes have been reported in Dallas County. They have caused 23 deaths, 836 injuries, and an estimated \$2,554,473,030 in damage. Regionally, tornadoes have accounted for \$70.1 million in losses since 1996.

Summary of Vulnerability

The entire planning area is equally vulnerable to tornadoes. A large tornado event is capable of producing winds that can reach 300 miles per hour. Damage paths can be in excess of one-mile-wide and 50 miles long. The Hazard Mitigation Planning Team has determined that the City of Garland is at high risk of substantial impacts from tornadoes due to the number of previous occurrences combined with the impacts of those occurrences. All residential neighborhoods, businesses, critical facilities, infrastructure and populations are vulnerable to tornadoes. In addition, there is 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk from impact of a tornado.

Table 5.5 – Tornado Historical Data

County	Dates	Event Type	EF Scale	Deaths	Injuries	Property Damage	Crop Damage
Dallas	3/2/1952	Tornado	F0	0	0	2,500	0
Dallas	4/2/1957	Tornado	F3	10	200	2,500,000	0
Dallas	4/3/1957	Tornado	F0	0	0	250	0
Dallas	4/20/1957	Tornado		0	0	30	0
Dallas	6/12/1957	Tornado	F3	0	0	2,500	0
Dallas	8/12/1958	Tornado	F2	0	0	2,500	0
Dallas	10/4/1959	Tornado	F3	0	0	250,000	0
Dallas	5/5/1960	Tornado	F0	0	0	0	0
Dallas	5/5/1960	Tornado	F0	0	0	2,500	0
Dallas	4/11/1961	Tornado	F2	0	3	25,000	0
Dallas	5/27/1963	Tornado	F0	0	0	0	0
Dallas	5/29/1963	Tornado	F0	0	0	0	0
Dallas	9/5/1963	Tornado		0	0	0	0
Dallas	5/23/1966	Tornado	F2	0	0	25,000	0
Dallas	3/26/1967	Tornado	F0	0	0	0	0
Dallas	5/13/1968	Tornado	F1	0	0	250	0
Dallas	5/25/1968	Tornado	F0	0	1	25,000	0
Dallas	5/8/1969	Tornado	F0	0	0	0	0
Dallas	10/12/1969	Tornado	F3	0	2	2,500	0
Dallas	4/25/1970	Tornado	F2	0	12	2,500,000	0
Dallas	2/18/1971	Tornado	F1	0	0	2,500	0
Dallas	10/19/1971	Tornado	F1	0	2	250,000	0
Dallas	12/14/1971	Tornado	F1	0	1	2,500,000	0
Dallas	12/14/1971	Tornado	F1	0	1	25,000	0
Dallas	12/14/1971	Tornado	F1	0	0	250,000	0
Dallas	12/14/1971	Tornado	F2	0	4	2,500,000	0
Dallas	12/14/1971	Tornado	F1	0	4	2,500,000	0
Dallas	11/12/1972	Tornado	F1	0	0	25,000	0
Dallas	11/12/1972	Tornado	F1	0	0	250,000	0
Dallas	5/1/1973	Tornado	F1	0	0	25,000	0
Dallas	4/11/1974	Tornado	F2	0	0	250,000	0
Dallas	6/12/1974	Tornado		0	0	0	0
Dallas	6/8/1975	Tornado	F0	0	0	0	0
Dallas	7/25/1975	Tornado	F0	0	0	0	0
Dallas	3/26/1976	Tornado	F1	0	0	250	0
Dallas	5/26/1976	Tornado	F3	0	1	2,500,000	0
Dallas	7/4/1976	Tornado		0	0	2,500	0

Dallas	4/20/1977	Tornado	F2	0	0	25,000	0
Dallas	5/3/1979	Tornado	F1	0	0	25,000	0
Dallas	5/3/1979	Tornado	F1	0	0	25,000	0
Dallas	5/3/1979	Tornado	F2	0	5	25,000,000	0
Dallas	5/3/1979	Tornado	F0	0	0	250	0
Dallas	5/8/1981	Tornado	F2	0	0	25,000	0
Dallas	10/13/1981	Tornado	F1	0	0	0	0
Dallas	3/14/1982	Tornado	F1	0	0	250,000	0
Dallas	4/16/1982	Tornado	F0	0	0	0	0
Dallas	5/11/1982	Tornado	F1	0	1	250,000	0
Dallas	3/23/1984	Tornado	F1	0	0	25,000	0
Dallas	12/13/1984	Tornado	F3	0	0	25,000,000	0
Dallas	12/13/1984	Tornado	F3	0	28	25,000,000	0
Dallas	5/13/1985	Tornado	F2	0	16	2,500,000	0
Dallas	3/16/1987	Tornado	F0	0	0	0	0
Dallas	1/19/1990	Tornado	F2	0	1	2,500,000	0
Dallas	10/7/1992	Tornado	F0	0	0	2,500	0
Dallas	5/9/1993	Tornado	F1	0	1	5,000,000	0
Dallas	4/25/1994	Tornado	F0	0	0	50,000	0
Dallas	4/25/1994	Tornado	F2	0	7	50,000,000	0
Dallas	4/25/1994	Tornado	F4	3	48	500,000	0
Dallas	4/29/1994	Tornado	F0	0	0	0	0
Dallas	10/21/1994	Tornado	F0	0	0	0	0
Dallas	10/21/1994	Tornado	F0	0	0	0	0
Dallas	10/21/1994	Tornado	F0	0	0	0	0
Dallas	10/21/1994	Tornado	F0	0	0	0	0
Dallas	3/25/1995	Tornado	F0	0	0	0	0
Dallas	4/19/1995	Tornado	F0	0	0	0	0
Dallas	4/19/1995	Tornado	F1	0	8	6,000,000	0
Dallas	1/17/1996	Tornado	F1	0	1	750,000	0
Dallas	1/17/1996	Tornado	F2	0	0	750,000	0
Dallas	1/17/1996	Tornado	F1	0	0	0	0
Dallas	1/17/1996	Tornado	F1	0	0	0	0
Dallas	1/17/1996	Tornado	F0	0	0	0	0
Dallas	1/17/1996	Tornado	F0	0	0	0	0
Dallas	1/17/1996	Tornado	F1	0	0	0	0
Dallas	10/21/1996	Tornado	F1	0	7	3,000,000	0
Dallas	10/21/1996	Tornado	F0	0	1	120,000	0
Dallas	3/28/2000	Tornado	F2	0	0	0	0

Dallas	3/28/2000	Tornado	F0	0	0	0	0
Dallas	9/5/2001	Tornado	F1	0	0	125,000	0
Dallas	4/5/2003	Tornado	F0	0	0	1,000	0
Dallas	4/25/2005	Tornado	F0	0	0	0	0
Dallas	4/13/2007	Tornado	EF0	0	0	50,000	0
Dallas	6/26/2007	Tornado	EF0	0	0	60,000	0
Dallas	4/10/2008	Tornado	EF1	0	0	1,000,000	0
Dallas	9/8/2010	Tornado	EF1	0	0	200,000	0
Dallas	9/8/2010	Tornado	EF2	0	1	750,000	0
Dallas	5/24/2011	Tornado	EF1	0	0	150,000	0
Dallas	5/24/2011	Tornado	EF0	0	0	0	0
Dallas	4/3/2012	Tornado	EF2	0	10	400,000,000	3,000
Dallas	4/3/2012	Tornado	EF0	0	0	4,000	0
Dallas	4/3/2012	Tornado	EF0	0	0	100,000	0
Dallas	4/3/2012	Tornado	EF0	0	0	150,000	0
Dallas	4/3/2012	Tornado	EF0	0	2	300,000	0
Dallas	5/8/2014	Tornado	EF0	0	0	80,000	0
Dallas	5/24/2015	Tornado	EF1	0	0	100,000	0
Dallas	5/24/2015	Tornado	EF1	0	0	600,000	0
Dallas	12/26/2015	Tornado	EF3	0	0	1,370,000	0
Dallas	12/26/2015	Tornado	EF4	10	468	26,000,000	0
Dallas	1/15/2017	Tornado	EF0	0	0	120,000	0
Dallas	3/9/2019	Tornado	EF0	0	0	10,000	0
Dallas	6/16/2019	Tornado	EF0	0	0	20,000	0
Dallas	10/20/2019	Tornado	EF3	0	0	1,550,000,000	0
Dallas	10/20/2019	Tornado	EF2	0	0	400,000,000	0
Dallas	10/20/2019	Tornado	EF1	0	0	10,000,000	0
Dallas	1/10/2020	Tornado	EF0	0	0	15,000	0
Dallas	5/16/2021	Tornado	EF0	0	0	2,000	0
Dallas	5/16/2021	Tornado	EF1	0	0	50,000	0

Source: NOAA Storm Events Database

Severe Winter Weather/Extreme Cold

Hazard Description

Severe winter weather can be a variety of precipitation that forms at low temperatures such as heavy snowfall, sleet or ice. Many winter depressions give rise to exceptionally heavy rain and widespread flooding. Conditions worsen if the precipitation is frozen.

Location

Due to the unpredictable nature of winter storms, it is impossible to determine the exact area of their future occurrences. The entire planning area, City of Garland, is equally subject to severe winter weather.



Severity

Table 5-10 shows the National Weather Service Wind Chill Temperature (WCT) index. It uses advances in science, technology, and computer modeling to provide an accurate, understandable, and useful formula for calculating the dangers from winter winds and freezing temperatures. The index:

- Calculates wind speed at an average height of five feet
- Incorporates heat transfer theory which is heat loss from the body to its surroundings during cold windy days
- Lowers the calm wind threshold to 3 mph
- Uses a consistent standard for skin tissue resistance
- Assumes no impact from the sun (i.e., clear night sky)

The lowest temperature recorded in Garland was 2 ° in 1949; 0.8 inches of snow fell as well. Although temperatures are increasing, severe winter weather remains a threat to Garland and it is possible that temperatures could reach record lows again in the future.

Table 5.6

NWS Windchill Chart

		Temperature (°F)																		
		Calm	40	35	30	25	20	15	10	5	0	-5	-10	-15	-20	-25	-30	-35	-40	-45
Wind (mph)	5	36	31	25	19	13	7	1	-5	-11	-16	-22	-28	-34	-40	-46	-52	-57	-63	
	10	34	27	21	15	9	3	-4	-10	-16	-22	-28	-35	-41	-47	-53	-59	-66	-72	
	15	32	25	19	13	6	0	-7	-13	-19	-26	-32	-39	-45	-51	-58	-64	-71	-77	
	20	30	24	17	11	4	-2	-9	-15	-22	-29	-35	-42	-48	-55	-61	-68	-74	-81	
	25	29	23	16	9	3	-4	-11	-17	-24	-31	-37	-44	-51	-58	-64	-71	-78	-84	
	30	28	22	15	8	1	-5	-12	-19	-26	-33	-39	-46	-53	-60	-67	-73	-80	-87	
	35	28	21	14	7	0	-7	-14	-21	-27	-34	-41	-48	-55	-62	-69	-76	-82	-89	
	40	27	20	13	6	-1	-8	-15	-22	-29	-36	-43	-50	-57	-64	-71	-78	-84	-91	
	45	26	19	12	5	-2	-9	-16	-23	-30	-37	-44	-51	-58	-65	-72	-79	-86	-93	
	50	26	19	12	4	-3	-10	-17	-24	-31	-38	-45	-52	-60	-67	-74	-81	-88	-95	
	55	25	18	11	4	-3	-11	-18	-25	-32	-39	-46	-54	-61	-68	-75	-82	-89	-97	
	60	25	17	10	3	-4	-11	-19	-26	-33	-40	-48	-55	-62	-69	-76	-84	-91	-98	

Frostbite Times

30 minutes

10 minutes

5 minutes

Wind Chill (°F) = 35.74 + 0.6215T - 35.75(V^{0.16}) + 0.4275T(V^{0.16})

Where, T= Air Temperature (°F) V= Wind Speed (mph)

Effective 11/01/01

Previous Occurrences

Several major severe winter weather events have impacted Garland over the past few years. Most recently, a cold front moved into the Dallas area beginning February 10, 2021. With this cold air in place, lingering precipitation the following day fell as sleet and freezing rain across the northwestern counties. Freezing drizzle occurred across much of the region, which led to a thin coating of nearly invisible ice on many roadways. School districts were closed for the duration of the event and most municipal courts and solid waste services had to be cancelled or postponed.

In 2013, Winter Storm Cleon delivered snow, sleet, and freezing rain in Dallas County from December 1, 2013 through the morning of December 7, 2013. Garland had the following impacts from this winter weather event: approximately 200 reports of downed trees, 3,500 power outages, 7 house fires, City facility walkways iced over, one fire station could not take calls due to affected power lines, City services and staffing levels were modified, Garland Independent School District closed early, Dallas Area Rapid Transit (DART) light rails were not operational and major increases of vehicle accidents.

Probability of Future Events

Severe winter weather within Dallas County occurs several times a year, although the severity of impact varies. Previous historical data in Table 5.7 shows 67 severe winter weather events have occurred within Dallas County since 1996. Data is not currently available specifically for the City of Garland. Calculations from this data suggests that a severe winter weather event will impact Dallas County 2.58 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely for a severe winter weather event to occur within the next year.

Impact on Community

City of Garland residents are generally unfamiliar with snow, ice and freezing temperatures. When temperatures fall below freezing this kills tender vegetation, such as flowering plants and citrus fruit crops. Wet snow and ice rapidly accumulates on trees with leaves, causing the branches to snap under the load. Motorists are unaccustomed to driving on slick roads and accidents increase exponentially. Some buildings are poorly insulated or lack heat altogether, forcing residents to live in freezing temperatures. While snowstorms are not frequent in Texas, ice storms create dangerous driving conditions causing an increase in accidents. Pipes freeze and leave residents without water and damage to their homes. Power lines and trees snap due to the weight of the ice on them leaving residents unable to run the heater in their homes. Because more than half of residents are impacted by large severe winter weather, the Planning Team has determined that impacts are substantial.

The biggest concern with severe winter weather is the previously stated nature of residents being unaccustomed to it. Although Dallas County is impacted by some form of severe winter weather several times a year, large incidents are not as frequent. This brings up safety concerns, as some are not educated on how to properly deal with large amounts of snow and ice. According to the National Climatic Data Center, 58 severe winter weather events have been reported in Dallas County, Texas between 1/1/1996 and 12/31/2021. They have caused three deaths, and caused an estimated \$20,280,000 in property damage. Regionally, winter weather has accounted for \$16.7 million in losses since 1996.

Table 5.7 – Winter Weather Historical Data

County	Date	Event Type	Deaths	Property Damage
Dallas	2/1/1996	Heavy Snow	0	0
Dallas	11/24/1996	Winter Storm	0	0
Dallas	1/6/1997	Heavy Snow	0	0
Dallas	1/12/1997	Winter Weather	0	0
Dallas	1/14/1997	Winter Weather	0	0
Dallas	12/22/1998	Ice Storm	0	0
Dallas	1/25/2000	Winter Storm	1	0
Dallas	12/12/2000	Winter Storm	0	0
Dallas	12/25/2000	Winter Storm	0	0
Dallas	12/31/2000	Winter Storm	0	0
Dallas	1/1/2001	Heavy Snow	0	0
Dallas	11/28/2001	Ice Storm	0	0
Dallas	2/5/2002	Winter Storm	0	0
Dallas	3/2/2002	Winter Storm	0	0
Dallas	2/24/2003	Winter Storm	0	0
Dallas	2/14/2004	Heavy Snow	0	0
Dallas	12/22/2004	Winter Weather	0	0
Dallas	12/7/2005	Winter Storm	0	0
Dallas	2/18/2006	Winter Weather	0	0
Dallas	11/30/2006	Winter Storm	0	20,000
Dallas	1/13/2007	Ice Storm	0	50,000
Dallas	1/17/2007	Winter Weather	0	20,000
Dallas	2/1/2007	Winter Weather	0	0
Dallas	12/15/2008	Winter Weather	0	0
Dallas	12/23/2008	Winter Weather	0	0
Dallas	1/5/2009	Winter Weather	0	35,000
Dallas	1/27/2009	Ice Storm	1	300,000
Dallas	12/24/2009	Winter Weather	0	250,000
Dallas	1/7/2010	Winter Weather	0	700,000
Dallas	2/11/2010	Heavy Snow	0	16,000,000
Dallas	3/20/2010	Winter Weather	0	100,000
Dallas	2/1/2011	Ice Storm	0	500,000
Dallas	2/3/2011	Heavy Snow	0	150,000
Dallas	12/5/2013	Winter Storm	0	2,000,000
Dallas	2/10/2014	Winter Weather	0	0
Dallas	2/22/2015	Winter Storm	0	25,000
Dallas	3/4/2015	Winter Weather	0	0
Dallas	3/4/2015	Sleet	0	0
Dallas	3/4/2015	Sleet	0	0
Dallas	3/4/2015	Heavy Snow	0	0
Dallas	3/5/2015	Winter Weather	0	0

Dallas	3/5/2015	Winter Weather	0	0
Dallas	3/5/2015	Sleet	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	3/5/2015	Heavy Snow	0	0
Dallas	12/7/2017	Winter Weather	0	0
Dallas	12/31/2017	Winter Weather	0	10,000
Dallas	1/16/2018	Winter Weather	0	0
Dallas	2/11/2018	Winter Weather	0	0
Dallas	2/28/2019	Winter Weather	0	10,000
Dallas	2/28/2019	Winter Weather	0	0
Dallas	2/10/2021	Winter Weather	0	100,000
Dallas	2/11/2021	Winter Weather	0	10,000
Dallas	2/13/2021	Winter Storm	1	0

Summary of Vulnerability

The entire planning area is equally vulnerable to severe winter weather. The Planning Team has determined that the City is at high risk of substantial impact from severe winter weather. The biggest concern to the planning area is maintaining power to structures, as winter weather may cause disruptions. The other concern is the citizen's inexperience in preparing for the highly likely severe winter weather events. Severe winter weather has an increased impact on vulnerable populations and properties, including the elderly, transients and those in homes without adequate heating capabilities. These storms would also have an increase vulnerability on all overhead utility lines, streets and highways, especially overpasses. Electric services may be interrupted due to impacted overhead utility lines being damaged. In addition, there is 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk of impact from severe winter weather.

Biological Event

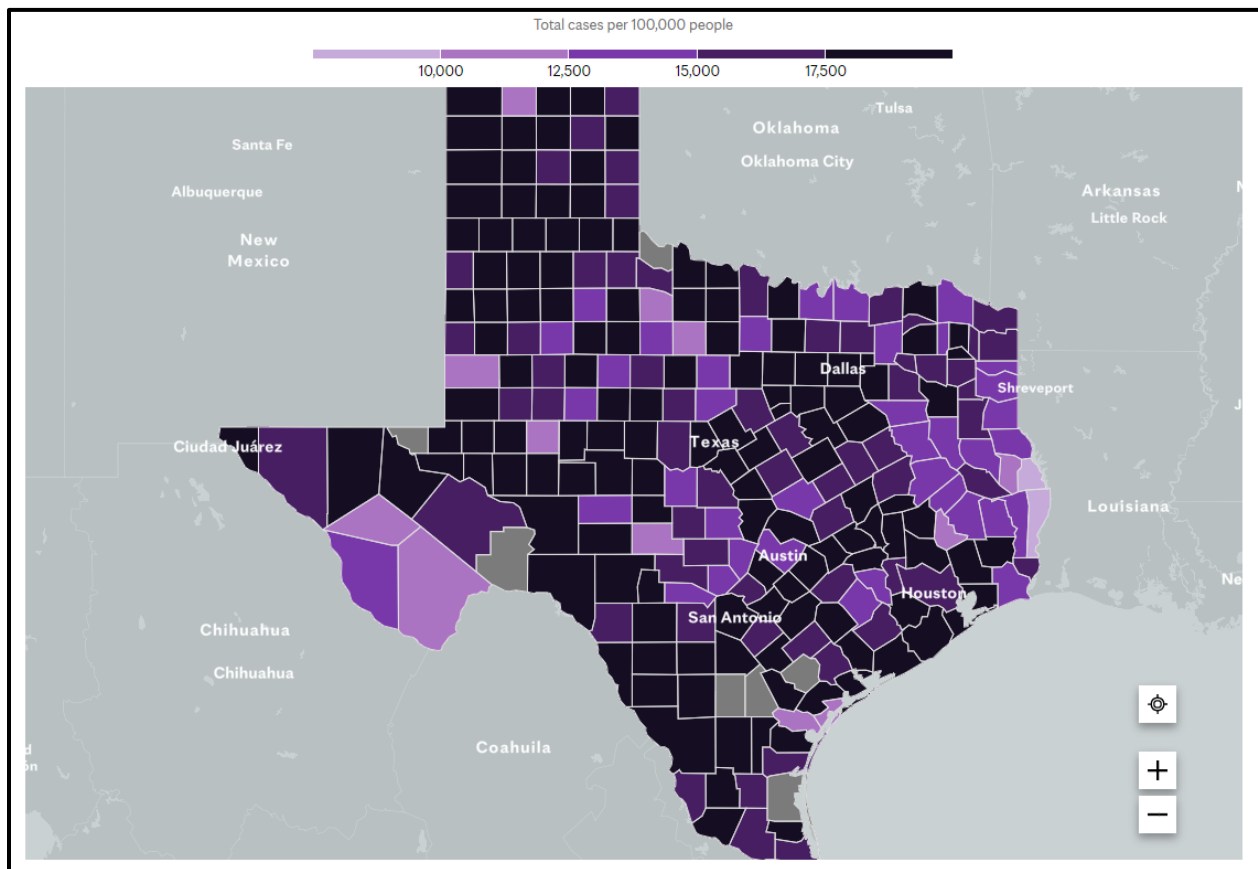
Hazard Description

In this section, biological hazards refer to an accidental or naturally occurring disease outbreak of known or unknown origin that poses a threat to the health of living organisms, primarily that of humans. This definition also includes those biological agents found in the environment, or diagnosed in animals, that have the potential for transmission to humans. Examples of biological events include but are not limited to: COVID-19, Zika, H1N1, Ebola, and West Nile.

Location

Because of the mobile nature of populations, it is impossible to map the location of biological events. The City of Garland is equally subject to biological events.

Figure 5.9



Source: Mayo Clinic

Severity

The Center for Disease Control and Prevention (CDC) determines the severity of pandemics and communicable disease outbreaks based on a measurement system known as the Pandemic Severity Index. The main criteria used to measure pandemic severity will be the case-fatality ratio (CFR), the percentage of deaths out of the total reported cases of the disease. Accompanying the Pandemic Severity Index is the Interventions by setting table that can be used as a guide for mitigation actions during a biological event. In Table 5.31 below, these tools are illustrated. Several biological events have affected Garland and it is expected that another will occur in the future.

Table 5.10

Pandemic Severity Index

Case Fatality Ratio		Projected Number of Deaths* US Population, 2006
≥2.0%	Category 5	≥1,800,000
1.0 - <2.0%	Category 4	900,000 - <1,800,000
0.5 - <1.0%	Category 3	450,000 - <900,000
0.1% - <0.5%	Category 2	90,000 - <450,000
<0.1%	Category 1	<90,000

* Assumes 30% Illness Rate

	Pandemic Severity Index		
Interventions by Setting	1	2 and 3	4 and 5
Home Voluntary isolation of ill at home (adults and children); combine with use of antiviral treatment as available and indicated Voluntary quarantine of household members in homes with ill persons (adults and children); consider combining with antiviral prophylaxis if effective, feasible, and quantities sufficient	Recommend	Recommend	Recommend
	Generally not recommended	Consider	Recommend
	Generally not recommended	Consider: ≤ 4 weeks	Recommend: ≤ 12 weeks
School Child social distancing —dismissal of students from schools and school-based activities, and closure of child care programs —reduce out-of-school contacts and community mixing	Generally not recommended	Consider: ≤ 4 weeks	Recommend: ≤ 12 weeks
	Generally not recommended	Consider: ≤ 4 weeks	Recommend: ≤ 12 weeks
	Pandemic Severity Index		
Interventions by Setting	1	2 and 3	4 and 5
Workplace/Community Adult social distancing —decrease number of social contacts (e.g., encourage teleconferences, alternatives to face-to-face meetings) —increase distance between persons (e.g., reduce density in public transit, workplace) —modify, postpone, or cancel selected public gatherings to promote social distance (e.g., stadium events, theater performances) —modify workplace schedules and practices (e.g., telework, staggered shifts)	Generally not recommended	Consider	Recommend
	Generally not recommended	Consider	Recommend
	Generally not recommended	Consider	Recommend
	Generally not recommended	Consider	Recommend
	Generally not recommended	Consider	Recommend

Source: www.cdc.gov/media/pdf/MitigationSlides.pdf

Previous Occurrences

Texas Governor Greg Abbott issued a disaster proclamation on March 13, 2020, certifying under Section 418.014 of the Texas Government Code that the novel coronavirus (COVID-19) poses an imminent threat of disaster for all counties in the State of Texas. As of March 14, 2022, the City of Garland has confirmed 60,095 positive COVID-19 cases. Of those cases, 59,123 have recovered and 743 have died. COVID-19 is an ongoing issue worldwide.

On October 17, 2014, the City of Garland Public Health Department reported that three cases of Ebola had been confirmed in Dallas County since September 28. At least five contacts in Garland were monitored by Dallas County Health and Human Services. These contacts were on an airplane with a nurse that tested positive for the virus. One of the contacts in Garland was asked by Dallas County Health to stay home for 21 days, was monitored twice a day by phone, and was told not to travel. The four additional Garland contacts were considered extremely low risk. They self-monitored twice a day by phone. Approximately 177 people in the Dallas area fell under some type of quarantine.

Probability of Future Events

The occurrence of a biological event is largely impossible to predict, due to the mobile nature of humans and the speed at which a pathogen can spread and mutate. Three biological events have occurred within Dallas County, with a direct impact on the City of Garland, since 2009. Calculations from this data suggests that a biological event will occur in Dallas County and subsequently the City of Garland, 0.4 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely a biological event will occur in Garland within the next three years.

Impact on Community

The potential impact of loss of life and illness from a large biological event is major. Government service levels could potentially be modified to prevent the spread of illness.

Summary of Vulnerability

The entire planning area is equally vulnerable to biological events. The probability of a biological event occurring in Garland to some extent within the next three years is highly likely. This type of hazard has the potential to cause major impacts to the lives of Garland residents. These factors make a biological hazard a high risk for the City of Garland. The most vulnerable individuals to biological agents would be those who live and work in areas with frequent interpersonal contact, those with compromised immune systems, the young, the elderly, and individuals who travel frequently. There is 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk of impact from biological event.

Flood

Hazard Description

Floods are the most prevalent hazard in the United States. A flood is defined as two or more acres of dry land or two or more properties that are covered by water temporarily. There are three types of flooding that occur in Garland: river, inland and flash flooding. Two types of floods that do not affect Garland are coastal floods and storm surges.

A river flood occurs when water levels rise over the top of riverbanks due to excessive rain or persistent thunderstorms over the same area for extended periods.

Inland flooding occurs when moderate precipitation accumulates over several days where intense precipitation falls over a short period.

A flash flood is caused by heavy or excessive rainfall in a short period, generally less than six hours. Flash floods are usually characterized by raging torrents after heavy rains that rip through riverbeds and urban streets. They can occur within minutes or a few hours of excessive rainfall. They can also occur when no rain has fallen in the area or after a levee or dam has failed. Figure 5.11 shows one of six high water crossing areas in the City of Garland. This particular location is the Holford Road Bridge, which is at high risk for flash flooding when the City of Plano experiences a high rate of rain in a short period. Thus, this is an example of a location in Garland at risk for flash flooding even when the area itself does not get rainfall. Flash floods are particularly dangerous in urban areas and cause the greatest damage. As more farmlands and wooded areas are converted to urban and suburban areas, the amount of surface area available for water infiltration into the soils decrease. Home sites, parking lots, buildings, and roadways all decrease the surface area of soil on the Earth's surface.

Figure 5.11



Holford Road, Garland, TX – 2021

Location

Figure 5.12 shows the City of Garland in relation to the 100 and 500-year floodplains. FEMA has published Flood Insurance Rate Maps (FIRM's) showing approximately 2,400 acres of the 100-year floodplain primarily along Duck Creek, Rowlett Creek, Spring Creek, Mills Branch and their tributaries.

The City of Garland has experienced numerous floods during the last hundred years. Rowlett Creek and its tributaries drain the northeast part of the City. Duck Creek and its tributaries drain the southwest portion of the City. Duck Creek has a watershed of approximately 45 square miles. The most intense and damaging flood events occur along Duck Creek.

Most of the development in Garland lies in the central portion of the City. Residential development has occurred in the upper and lower Duck Creek watershed and in the Spring Creek watershed. Commercial and industrial developments are established in west-central Garland.

Duck Creek

The principal flood problem in the City of Garland is the low-lying area adjacent to Duck Creek. Damaging flood events occurred on Duck Creek in 1949, 1957, 1962, 1966, 1969, 1971, 1977, 1981, 1989, 1990, and 1991. These floods caused considerable damage and loss of lives. The flood occurring April of 1990 was the greatest event since the flood of 1949. Damages from the flood in April of 1990 totaled approximately \$7.6 million. More than 300 homes, duplexes, multi-family units and businesses were damaged. The flood in April of 1990 is the greatest flood event in Garland since homes and businesses have been constructed along Duck Creek. The April 1990 flood was estimated at about a 40-year frequency event. In April 1991, flooding damages totaled \$3.5 million. More than 100 homes, duplexes, multi-family units and businesses were damaged in this flood.

The Duck Creek watershed is approximately 96 percent developed with only a small portion of the watershed available for future development. The US Army Corps of Engineers (USACE) considers existing and future urbanization conditions to remain the same for the Duck Creek basin.

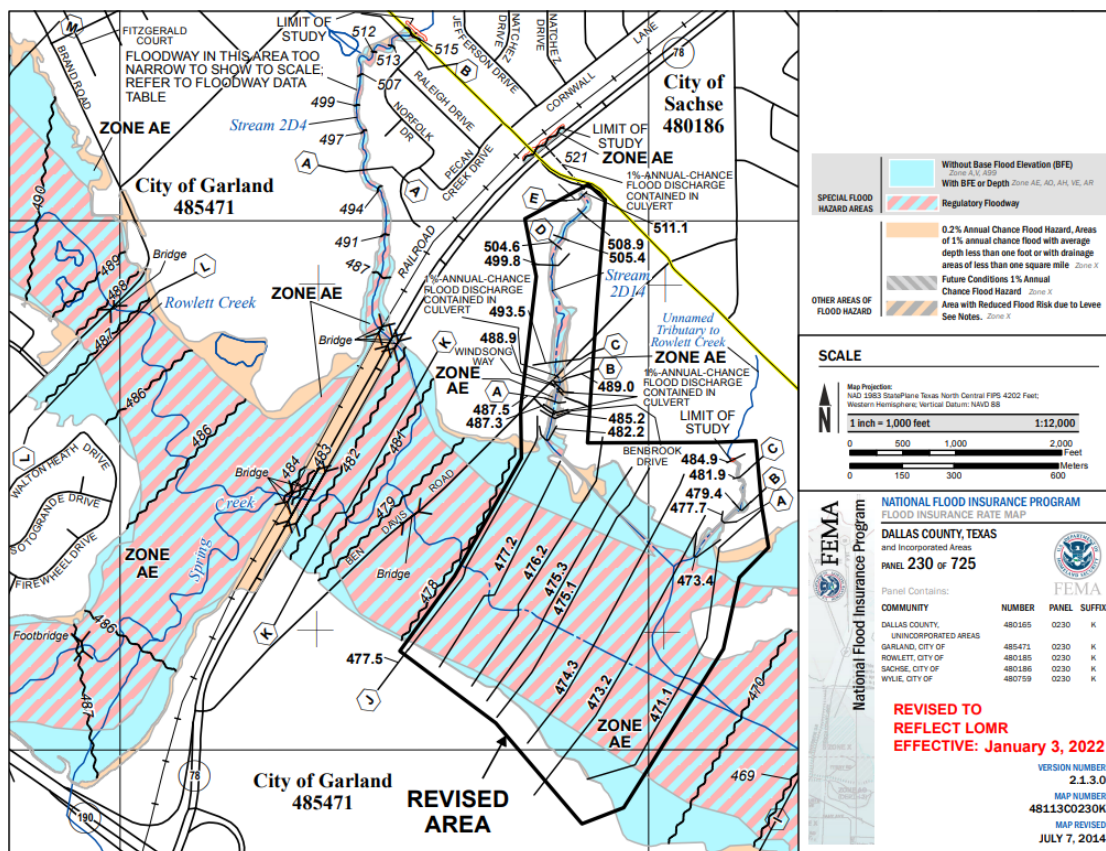
Following the flooding events of 1990 and 1991, the City of Garland collaborated with the USACE to complete a channel improvement project for Duck Creek. This project was substantially complete in 1998; as a result, the base flood elevation was lowered to a level where 514 structures have the lowest floor situated above the base flood elevation. The Letter of Map Revision (LOMR) indicating this change was finalized on February 5, 2003.

Rowlett and Spring Creek

Large floods are known to have occurred on Rowlett and Spring Creeks. The largest flood occurred in 1942, with a recurrence interval of approximately once in one hundred years. Flood events also occurred in 1964, 1966, and 1967. The City of Garland has experienced few flood problems since that time in the Rowlett and Spring Creek watersheds. This is due in part to the strict land use controls in place for development within the area.

Development within the area of Rowlett and Spring Creek must adhere to the following criteria: Base flood elevations (BFE) for the one-hundred-year flood that reflect ultimate development land use throughout the watershed shall be used for design and planning of floodplain development. Development within the floodplain shall be permitted only if it can be demonstrated there will be no rise in the base flood elevation. Excavation volumes to preserve overall valley storage within the floodplain shall balance fill volumes. Areas excavated shall be landscaped to restore natural cover. The bed and banks of Rowlett Creek shall be left in a natural state to control erosive velocities, prevent excessive downstream discharges, and preserve the natural effect of the stream. Exceptions are permitted for major bridge crossings, public welfare, and safety. Increases to existing average velocities shall be allowed to a maximum average velocity for no greater than six (6) feet per second. Significant stands of trees and other environmental features within the floodplain shall be preserved.

Figure 5.12



Source: FEMA Flood Map Service Center

Severity

Flood severities are determined by Federal Emergency Management Agency (FEMA) flood zone designations. Flood zones are geographic areas that FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard

Boundary Map. Each zone reflects the severity of impact or type of flooding in the area. Only a few small areas within the City of Garland are in Zone A. Historically, the worst flood Garland has seen was in 1990 and 1991 when water levels rose to 3 feet. The City is subject to riverine flooding from Duck Creek, Rowlett Creek, Spring Creek, Mills Branch, and numerous other streams. The area is subject to intense local thunderstorms of short duration and general storms extending over periods of several days. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely a flood event will occur in Garland within the next three years.

Table 5.13 - FEMA Flood Zones

Moderate to Low Risk

Zone	Description
B and X	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than a foot or drainage areas less than one square mile.
C and X	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that do not warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

High Risk Areas

Zone	Description
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas. No depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
A1-30	These are known as numbered A Zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format).
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AO	River or stream flood hazard areas and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths are shown within these zones.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

High Risk – Coastal Areas

Zone	Description
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE, V1-30	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

Undetermined Risk Areas

Zone	Description
D	Areas with possible but undetermined flood hazards. A flood hazard analysis has not been conducted. Insurance rates are commensurate with the uncertainty of the risk.

Source: FEMA

Previous Occurrences

Since 2017, the City of Garland's Street Department has responded to 97 calls for service regarding flooding. Damaging flood events occurred on Duck Creek in 1949, 1957, 1962, 1966, 1969, 1971, 1977, 1981, 1989, 1990, 1991, 2015 and 2021. These floods caused considerable damage. Following the flooding events of 1990 and 1991, the City of Garland collaborated with the United States Army Corps of Engineers to complete a channel improvement project for Duck Creek. This project was complete in 1998. As a result, the base flood elevation was lowered to a level where 514 structures now have the ground floor situated above the base flood elevation. The Letter of Map Revision (LOMR) indicates this change and was finalized on February 5, 2003. Since this improvement to Duck Creek, flood events have lowered dramatically, until 2015 when two flood incidents took the life of one person attempting to cross a flooded road. This was a result of an estimated 100-year flood. However, damage would have been much greater had the Army Corps of Engineers channel improvement project not been completed. Since the 2015 incidents, locking floodgates have been installed across frequently flooded roadways to minimize future loss of life to residents and increase safety.

Probability of Future Events

The City of Garland is subject to flooding from Duck Creek, Rowlett Creek, Spring Creek, Mills Branch, and their tributaries. The planning area is subject to intense local thunderstorms of short duration and general storms extending over periods of several days. Flooding results primarily from stream overflow caused by rainfall runoff, ponding, and sheet flow. Most of the flooding events occur in the spring and summer months. However, severe flooding can be produced by rainfall at any time. Previous historical data in Table 5.14 shows 16 flood events have occurred within Garland since 1998. Calculations from this data suggests that a flood event will impact Garland 0.67 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking it is highly likely for a flood event to occur within the next year.

Impact on Community

A flood of the same magnitude as that of the 1991 Duck Creek flooding event would cause significantly less damage than it did before the channel-widening project. Table 5.14 shows previous flood occurrence data from the NCDC. Sixteen flood events have been reported in Garland between 1/1/1998 and 12/31/2021. Those floods caused three deaths. The May 2015 flood caused an estimated \$8 million dollars in property damage impacting over 100 homes and caused \$884,506.19 of damage to City facilities and infrastructure. Regionally, riverine flooding has accounted for \$68.4 million in losses since 1996.

Table 5.14 - Flood Historical Data

County	City	Date	Event Type	Deaths	Property Damage	Crop Damage
Dallas	Garland	9/16/1998	Flash Flood	0	0	0
Dallas	Garland	12/4/1998	Flash Flood	1	0	0
Dallas	Garland	12/4/1998	Flash Flood	0	0	0

Dallas	Garland	6/11/2000	Flash Flood	0	0	0
Dallas	Garland	4/7/2002	Flash Flood	0	0	0
Dallas	Garland	10/18/2002	Flash Flood	0	0	0
Dallas	Garland	1/3/2005	Flash Flood	0	0	0
Dallas	Garland	6/26/2007	Flash Flood	1	0	0
Dallas	Garland	6/27/2007	Flash Flood	0	0	0
Dallas	Garland	9/9/2007	Flash Flood	0	25,000	0
Dallas	Garland	3/18/2008	Flash Flood	0	15,000	0
Dallas	Garland	5/29/2015	Flash Flood	0	0	0
DALLAS	Garland	5/29/2015	Flash Flood	0	8,884,506	0
DALLAS	Garland	5/30/2015	Flash Flood	0	0	0
DALLAS	Garland	6/6/2021	Flash Flood	1	0	0
DALLAS	Garland	6/7/2021	Flash Flood	0	0	0

Summary of Vulnerability

The principal flood problem in the City of Garland is the low-lying area adjacent to Duck Creek. The Duck Creek watershed is approximately 96% developed with only a small portion of the watershed available for future development. The United States Army Corps of Engineers (USACE) considers existing and future urbanization conditions to remain the same for the Duck Creek basin. The mitigation enhancements to the City include eight floodgates and an aggressive floodplain management program has lessened the impact of a flood event. The Hazard Mitigation Planning Team has determined that the City of Garland is at high risk of major impacts from floods due to the number of previous occurrences, combined with the impacts of those occurrences, severe thunderstorms the area sustains and heavy development surrounding Garland. There are 474 total flood loss claims (252 properties) in Garland valued at roughly \$10.1 million, which are the most vulnerable to flooding. In addition to these parcels, there is 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk of impact from flooding.

National Flood Insurance Program Overview

Summary

Nearly 20,000 communities across the United States and its territories participate in the NFIP by adopting and enforcing floodplain management ordinances. In exchange, the NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. Participation in the NFIP is voluntary.

Flood insurance is designed to provide an alternative to disaster assistance and reduce the costs of repairing damage to buildings and their contents caused by floods. Flood damage is reduced by nearly \$1 billion a year through communities implementing sound floodplain management requirements and property owners purchasing flood insurance. Additionally, buildings constructed in compliance with NFIP building standards suffer approximately 80 percent less damage annually than those not built in compliance.

Local Participation in the NFIP

Based on TCEQ records, the City of Garland enrolled in the NFIP Emergency Program on August 8, 1970 and the Regular Program on April 16, 1971. As of March 2021, the City of Garland had 544 active flood insurance policies within the community. Between January 1, 1978 and March 1, 2021 the City of Garland had 474 total flood losses, damage valued roughly at \$10.1 million dollars. Table 5.16 shows all flood losses for the City of Garland. Through the Building Inspections and Engineering Department, Garland will continue to comply with NFIP. Garland will meet FEMA ordinances regarding new developments and will enforce ordinances and regulations in regards to existing developments.

Table 5.15

Federal Emergency Management Agency Loss Statistics from 1/1/1978 through 3/2/2022					
Community	Total	Closed	Open Losses	CWOP	Total
Garland	496	474	0	22	\$10,101,863

Repetitive Loss Properties

- Two or more claims of more than \$1,000 paid by the NFIP within any 10-year period since 1978.

To focus resources on those properties that represent the best opportunities for mitigation, Congress defined a subset called “Severe Repetitive Loss Properties” defined below. Garland has 56 repetitive loss properties, three of which are commercial properties.

Severe Repetitive Loss Properties

- Four or more claims of more the \$5,000; or
- Two to three claims that cumulatively exceed the building’s value

Assessing Vulnerability: Addressing Repetitive Loss

The Federal Emergency Management Agency (FEMA) produces statistics on community flood losses. Losses are determined by claims made to the National Flood Insurance Program (NFIP). The following section is an assessment of claims to the NFIP, and properties within the City of Garland, which are designated as repetitive loss structures.

Table 5.16 provides a summary of residential repetitive flood insurance claims for individual streets in Garland that include repetitive loss properties. Address data about individual sites has been omitted for confidentiality. The loss history includes all flood claims paid on an insured property, regardless of any change of ownership. The data begins at the building's construction or back to 1978 if the building was constructed prior to 1978. The history includes the number of repetitive loss properties on each street, average total amount paid to each structure, date of the last loss, and the average estimated structure value.

Table 5.16 - City of Garland Repetitive Loss Properties

Street Name	Number of Properties with Losses	Total Number of Losses	Date of Last Loss	Average Amount Paid Per Structure	Average Structure Value
Ridgedale Dr.	13	37	04/16/1990	\$29,004.62	\$205,084
Forest Lane	3	9	05/28/2015	\$29,592.44	\$118,278
Rock Creek	3	6	04/12/1991	\$17,588.75	\$385,918
Pleasant Valley Rd.	1	21	09/22/2018	\$28,001.28	\$300,702
University Dr.	2	5	04/12/1991	\$4,032.67	\$101,250
Frances Dr.	1	3	05/29/2015	\$27,455.59	\$204,669
St. George	1	2	04/15/1990	\$2,860.99	\$73,600
W. Centerville Rd.	1	4	06/11/2000	\$7,690.44	\$46,170
Iroquois	1	2	05/05/1995	\$3,611.98	\$121,000
Rollingridge Ln.	1	2	05/29/2015	\$33,590.57	\$149,310
Fieldside Dr.	1	2	05/29/2015	\$58,612.13	\$186,206
Carroll Dr.	1	5	06/21/2000	\$10,354.15	\$4,216,875
Newcastle Dr.	1	2	04/12/1991	\$10,083.27	\$54,000
Brookview Dr.	1	3	04/11/1991	\$8,589.00	\$83,200
Rainier Circle	3	6	04/11/1991	\$17,023.88	\$277,900
Glenbrook Dr.	25	99	06/13/2015	\$43,972.61	\$231,831

FEMA – Garland Repetitive Loss Properties 08-24-2021

Earthquake

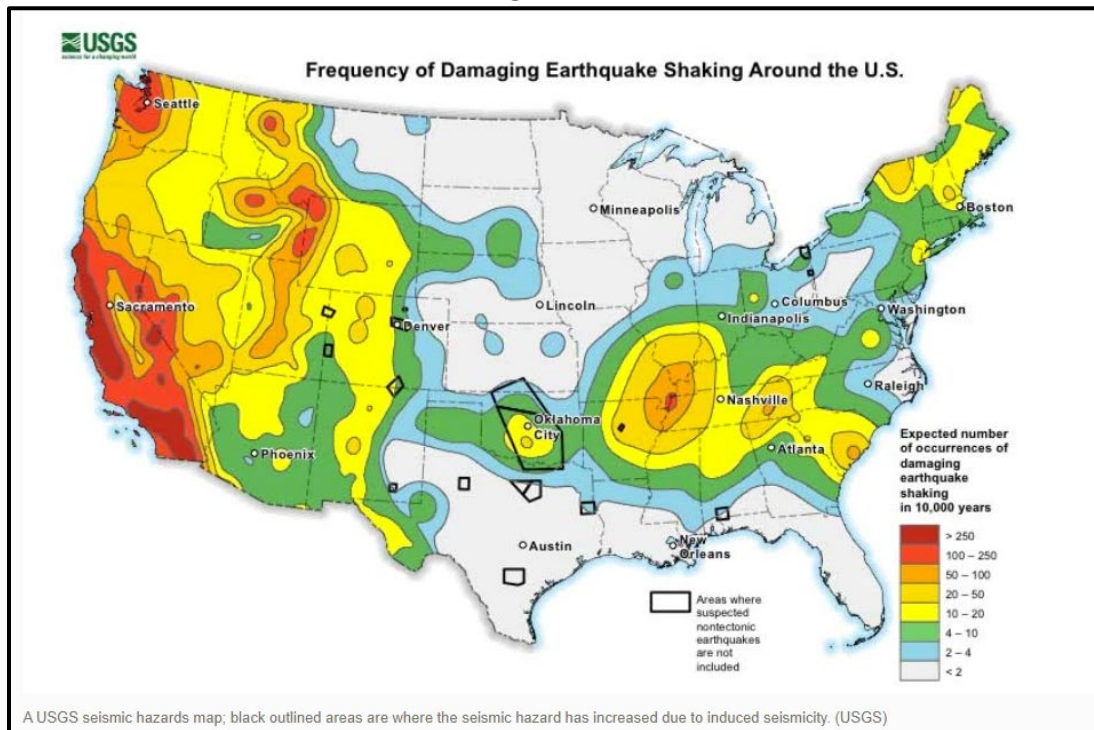
Hazard Description

Earthquakes are sudden rolling or shaking events caused by movement under the earth's surface. Earthquakes happen along cracks in the earth's surface, called fault lines, and can be felt over large areas. They usually last less than one minute but can cause substantial damage to infrastructure in a short amount of time.

Location

All 50 states and five U.S. territories are at some risk for earthquakes and they can happen at any time of the year. The most significant hazards from induced seismicity are in six states, listed in order from highest to lowest potential hazard: Oklahoma, Kansas, Texas, Colorado, New Mexico and Arkansas. Oklahoma and Texas have the largest populations exposed to induced earthquakes. The City of Garland is equally subject to earthquakes.

Figure 5.17



Severity

Texas earthquakes have not exceeded a magnitude of 6.0, and most have been fairly small and caused little to no damage. The largest one in Dallas County was a 3.6 on the Richter scale. Similar sized earthquakes are expected in the future. Table 5.18 combines the Mercalli and Richter scale, which allows planners to assess the impact earthquakes have.

Table 5.18 - Mercalli and Richter scale

Intensity	Shaking	Description/Damage
I	Not felt	Not felt except by a very few under especially favorable conditions.
II	Weak	Felt only by a few persons at rest, especially on upper floors of buildings.
III	Weak	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Light	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Moderate	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Strong	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Very strong	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Violent	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

Previous Occurrences

Earthquakes have only recently been recorded in the region. The strongest quake to rattle Dallas County occurred on January 6, 2015, and registered a magnitude of 3.6. To date, there have been no injuries, fatalities or major damage recorded. The magnitudes experienced in Dallas County are considered minor and only felt by humans but have not caused damage. Currently, there is not a significant amount of data for earthquakes in Dallas County.

Probability of Future Events

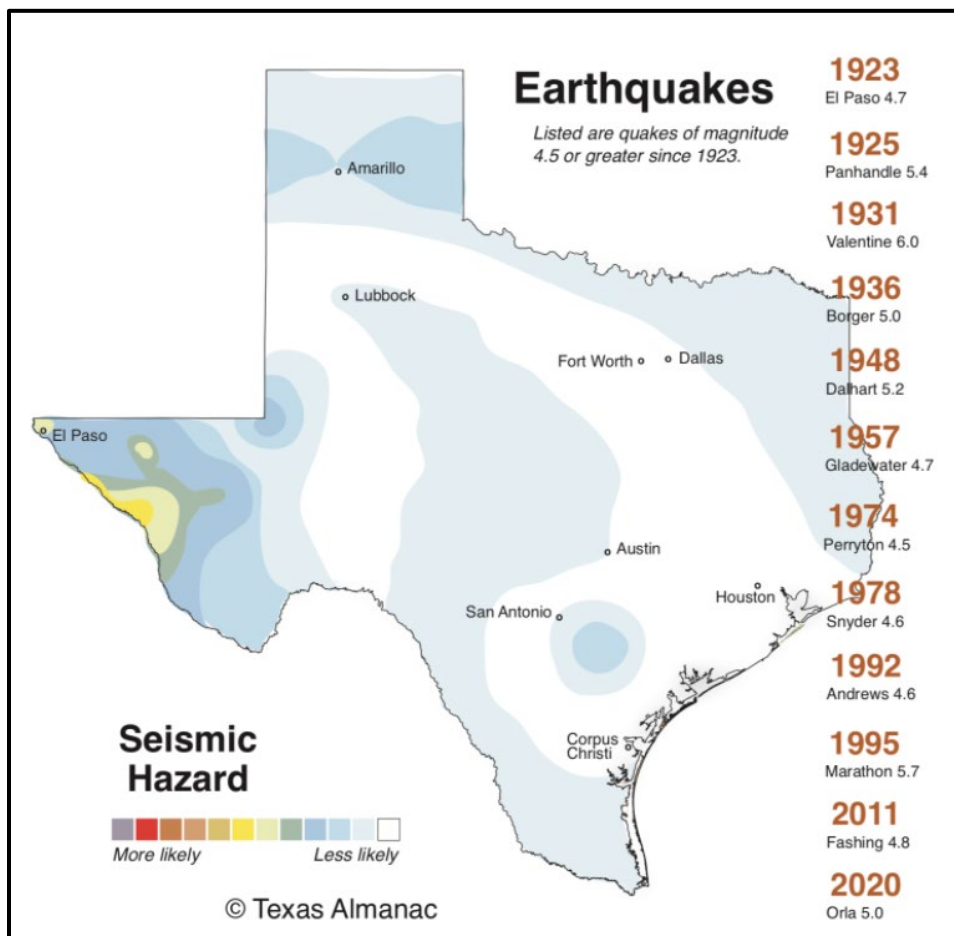
In 2015, there were 11 earthquakes in Dallas County. The strongest was measured at 3.6 magnitude. In 2017, two earthquakes occurred within weeks; a 3.1 magnitude quake on August 27 and a 2.7 quake on Sept. 1, 2017. Data is not currently available specifically for the City of Garland. Calculations from this data suggests that a similar sized earthquake will occur 0.4 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is not likely, or occasional, that an earthquake occurs within the next three years.

Impact on Community

A 6.0 earthquake, the largest recorded in Texas, if in the City of Garland would have limited impacts. Damage has occurred in at least twenty-five of the recorded earthquakes in Texas and one death has been attributed to a Texas quake. Because this hazard is new to the region, residents, businesses, built

infrastructure and first responders have not been educated nor are they prepared for this type of event. The tremors could cause hairline cracks in underground pipes, gas lines and in walls of buildings. The majority of the damages to the community would be the result of property and infrastructure damages. Major damage could potentially be caused to large overpasses at I-30 and the George Bush Turnpike.

Figure 5.19



Vulnerability

The entire planning area is equally vulnerable to earthquakes. The probability of a small earthquake occurring in Garland within the next three years is not likely, or occasional. Large-scale earthquakes are considered an isolated event, however would cause major damage due to a low risk of high magnitude earthquakes in this area. The unpredictability and unschooled population regarding earthquakes is a concern. Because the region as a whole has not faced infrastructure complications regarding earthquakes the impacts of a large earthquake would be major. Therefore, the risk of earthquakes to the City of Garland is low. Built environment including structures and overpasses would be the most vulnerable to an earthquake event. There is 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk of impact from an earthquake.

Severe Thunderstorms/Damaging Winds

Hazard Description

The National Weather Service defines a severe thunderstorm as a storm that has winds of at least 58 mph (50 knots), and/or hail at least 1" in diameter. Severe thunderstorms also can be capable of producing a tornado. Structural wind damage may imply the occurrence of a severe thunderstorm. Straight-line winds are often responsible for wind damage associated with a severe thunderstorm. These winds are often confused with tornadoes because of similar damage and wind speeds. Downbursts or microbursts are examples of damaging straight-line winds. Wind speeds in some of the stronger downbursts can reach 100 to 150 miles per hour. Lightning is a characteristic of thunderstorms. Lightning is a giant spark of electricity in the atmosphere between clouds, the air, or the ground. Air acts as an insulator between the positive and negative charges in the cloud and between the cloud and the ground. When the opposite charges build up, the insulating capacity of the air breaks down and there is a rapid discharge of electricity that we know as lightning.

Location

The greatest severe thunderstorm threat in the United States extends from Texas to southern Minnesota. No place in the United States is completely safe from the threat of severe thunderstorms. Due to the unpredictable nature of severe thunderstorms, it is impossible to determine the exact area of their future occurrences. The entire planning area, the City of Garland, is equally subject to severe thunderstorms.

Severity

Table 5.20 shows the level of categorical risk of thunderstorms in Day 1-3 Convective Outlooks derived from probability forecasts of tornadoes, damaging winds and large hail. Table 5.21 shows The Beaufort Wind Scale. The Beaufort Wind Scale is representative of the damage from high winds this community may sustain. The Beaufort Wind Scale allows planners in the community to assess historical data and mitigate for future events. The highest winds to impact Garland in the past 20 years occurred in 2009 and 2011 when winds recorded exceeded 80 mph. This is not a rare occurrence in North Texas and it is expected that 80 mph winds or higher be expected in the future.

Table 5.20.









Understanding Severe Thunderstorm Risk Categories					
THUNDERSTORMS (no label)	1 - MARGINAL (MRGL)	2 - SLIGHT (SLGT)	3 - ENHANCED (ENH)	4 - MODERATE (MDT)	5 - HIGH (HIGH)
No severe* thunderstorms expected	Isolated severe thunderstorms possible	Scattered severe storms possible	Numerous severe storms possible	Widespread severe storms likely	Widespread severe storms expected
Lightning/flooding threats exist with <u>all</u> thunderstorms	Limited in duration and/or coverage and/or intensity	Short-lived and/or not widespread, isolated intense storms possible	More persistent and/or widespread, a few intense	Long-lived, widespread and intense	Long-lived, very widespread and particularly intense
					
<small>* NWS defines a severe thunderstorm as measured wind gusts to at least 58 mph, and/or hail to at least one inch in diameter, and/or a tornado. All thunderstorm categories imply lightning and the potential for flooding. Categories are also tied to the probability of a severe weather event within 25 miles of your location.</small>					
<div>  <div> National Weather Service www.spc.noaa.gov </div>  </div>					

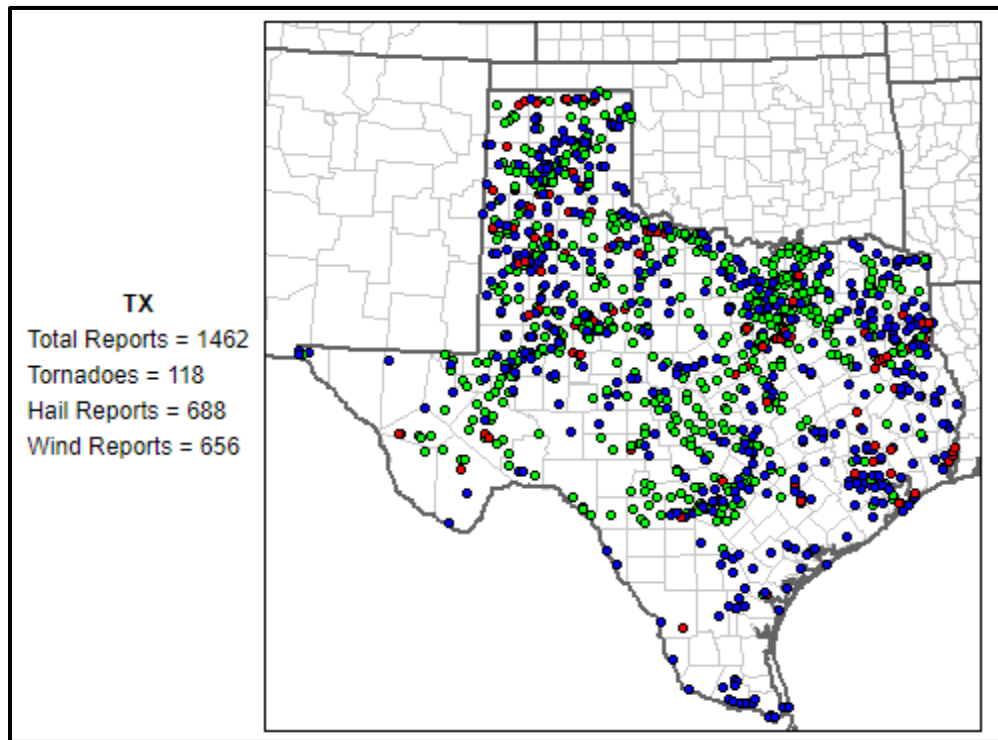
Table 5.21 - Beaufort Wind Scale

Beaufort Number	Wind Speed (miles/hour)	Wind Speed (km/hour)	Wind Speed (knots)	Description	Wind Effects on Land
0	< 1	< 1	< 1	Calm	Calm. Smoke rises vertically.
1	1-3	1-5	1-3	Light Air	Wind motion visible in smoke.
2	4-7	6-11	4-6	Light Breeze	Wind felt on exposed skin. Leaves rustle.
3	8-12	12-19	7-12	Gentle Breeze	Leaves and smaller twigs in constant motion.
4	13-18	20-28	11-16	Moderate Breeze	Dust and loose paper are raised. Small branches begin to move.
5	19-24	29-38	17-21	Fresh Breeze	Small trees begin to sway.
6	25-31	39-49	22-27	Strong Breeze	Large branches are in motion. Whistling is heard in overhead wires. Umbrella use is difficult.
7	32-38	50-61	28-33	Near Gale	Whole trees in motion. Some difficulty experienced walking into the wind.
8	39-46	62-74	34-40	Gale	Twigs and small branches break from trees. Cars veer on road.
9	47-54	75-88	41-47	Strong Gale	Larger branches break from trees. Light structural damage.
10	55-63	89-102	48-55	Storm	Trees broken and uprooted. Considerable structural damage.
11	64-72	103-117	56-63	Violent Storm	Widespread damage to structures and vegetation.
12	> 73	> 117	> 64	Hurricane	Considerable and widespread damage to structures and vegetation. Violence.

Previous Occurrences

The National Weather Service's Storm Prediction Center reported 1,344 severe thunderstorm events in Texas during 2021. This excludes tornadoes, as Garland's HazMAP classifies tornadoes as a separate hazard. Narrowing occurrences to the defined planning area of Garland, the National Climatic Data Center reported 36 thunderstorms with high winds have been reported between 2/29/1994 and 12/31/2021.

Figure 5.22 - Annual Severe Thunderstorm Report Summary - 2021



Probability of Future Events

Calculations from historical data suggests that a severe thunderstorm will impact Garland at least one time a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely that severe thunderstorms occur in the next year.

Impact on Community

According to the National Climatic Data Center, 22 severe thunderstorms/thunderstorms with significant wind have caused an estimated \$200,000 in property damage. The most common impacts of severe thunderstorms are power outages and private property damage consisting of roof and vehicle damage from wind and hail. Because severe thunderstorms are such a common occurrence, residents are prepared and practiced in mitigating damage. Public education is also a focus through many different channels: The National Weather Service, media outlets and several City departments push severe thunderstorm messaging year round. The City of Garland and Garland Power & Light both have tree-trimming programs to help mitigate effects of severe thunderstorms. GP&L trims trees and other vegetation away from power lines to provide safe and reliable electric service. Because of this proactive vegetation management program, GP&L customers experience fewer outages than average as reported by the American Public Power Association (APPA). For these reasons, it has been determined that severe thunderstorm impacts that do occur are minor.

Table 5.23 - Severe Thunderstorm Historical Data

City	Date	Event Type	Wind Speeds	Property Damage
Garland	5/29/1994	Thunderstorm Wind	52	0
Garland	11/3/1994	Thunderstorm Wind	56	0
Garland	11/4/1994	Thunderstorm Wind	0	5000
Garland	4/19/1995	Thunderstorm Wind	0	2000
Garland	4/19/1996	Thunderstorm Wind		2000
Garland	6/15/1996	Thunderstorm Wind		0
Garland	6/15/1996	Thunderstorm Wind	61	2000
Garland	6/15/1996	Thunderstorm Wind		0
Garland	6/17/1996	Thunderstorm Wind		0
Garland	6/16/1997	Thunderstorm Wind	52	0
Garland	5/8/1998	Thunderstorm Wind		0
Garland	5/8/1998	Thunderstorm Wind		0
Garland	5/27/1998	Thunderstorm Wind		0
Garland	10/2/1998	Thunderstorm Wind	55	0
Garland	11/9/1998	Thunderstorm Wind	52	0
Garland	4/26/1999	Thunderstorm Wind		5000
Garland	2/9/2001	Thunderstorm Wind	52	0
Garland	6/14/2001	Thunderstorm Wind	52	0
Garland	6/14/2001	Thunderstorm Wind	52	0
Garland	4/7/2002	Thunderstorm Wind	52	0
Garland	8/8/2005	Thunderstorm Wind	50	20000
Garland	5/2/2007	Thunderstorm Wind	50	0
Garland	2/10/2009	Thunderstorm Wind	70	0
Garland	4/14/2011	Thunderstorm Wind	70	50000
Garland	4/14/2011	Thunderstorm Wind	56	50000
Garland	4/14/2011	Thunderstorm Wind	64	50000
Garland	10/23/2011	Thunderstorm Wind	61	10000
Garland	10/23/2011	Thunderstorm Wind	61	10000
Garland	5/21/2013	Thunderstorm Wind	50	10000
Garland	5/21/2013	Thunderstorm Wind	60	30000
Garland	8/13/2013	Thunderstorm Wind	43	3000
Garland	10/2/2014	Thunderstorm Wind	50	5000
Garland	3/8/2016	Thunderstorm Wind	60	10000
Garland	3/29/2017	Thunderstorm Wind	55	5000
Garland	3/29/2017	Thunderstorm Wind	55	1000
Garland	10/7/2018	Thunderstorm Wind	43	5000

Summary of Vulnerability

The entire planning area is equally vulnerable to severe thunderstorms. All structures and populations within the City are equally vulnerable to the effects of severe thunderstorms. In addition to these parcels, there is 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk of impact from severe thunderstorms. The highly likelihood of severe thunderstorm is a concern but because the City of Garland is so accustomed to severe thunderstorms and have current mitigation programs the impacts are minor. Therefore, the risk of severe thunderstorms is minor.

Infrastructure and Communications Failure

Hazard Description

Infrastructure is the basic facilities and services needed for a community. The City of Garland infrastructure includes roads, wastewater treatment plants, water and wastewater pipes, power plants, electrical lines, bridges, an airport, railroads, and schools. Infrastructure also includes telecommunications equipment, which if impacted may cause a communications failure. A communications failure is the interruption or loss of communications systems including transmission lines, communications satellites, and associated hardware and software necessary for the communications system to function. It can include telecommunications, radio and information technology failures. A communications failure may be the result of an equipment failure, human act (deliberate or accidental) or the result of another hazard event.

Location

Because of the large array of possible infrastructure and communications failures, it is impossible to map the location they would occur. The entire planning area, the City of Garland, is equally subject to infrastructure and communications failures.

Severity

When an infrastructure/communications failure occurs, it can have a wide range of effects on a community. Deteriorating infrastructure is a problem all of America is facing. Every four years, the American Society of Civil Engineers Committee on America's Infrastructure provides a comprehensive assessment of the nation's 16 major infrastructure categories grading A to F. The components that are considered when grading include: capacity, condition, funding, future need, operation and maintenance, public safety and resilience.

Previous Occurrences

Most past occurrences have been small incidents that were quickly addressed and to date there has not been a significant infrastructure failure within the City of Garland. There was however a communications failure. On March 8, 2017, there was a nationwide issue. AT&T cell phone were unable to call 911 for several hours.

Probability of Future Events

The occurrence of an infrastructure/communications failure is largely impossible to predict. The likelihood of a large-scale extended communications failure is high. Additionally, small-scale failures with a short duration is not abnormal. Therefore, according to Table 4.3 Hazard Frequency Ranking the Planning Team has concluded that an infrastructure/communications failure is highly likely to occur in the City of Garland in the next six years.

Impact on Community

Nearly every aspect of modern life is dependent on digital infrastructure. Critical infrastructure services, such as emergency services, utility services, water services and telecommunications can be impacted by a communications or infrastructure failure. Failures can result in a 911 or emergency warning system failure, a delay of response times by emergency service providers, and has the potential to impact the entire community.

Flooding typically damages the infrastructure of a community, including roads, bridges, power lines and plants. It can take a significant amount of time repair these facilities and infrastructure, depending on the nature of the damage and the resources available that can be dedicated.

Summary of Vulnerability

The entire planning area is equally vulnerable to infrastructure and communications failures. This type of failure will occasionally occur to some extent within the next six years. This type of hazard has historically caused substantial impacts to the City of Garland. These factors make infrastructure/communications failure a high risk for the City of Garland.

Drought

Hazard Description

Drought is a period without substantial rainfall that persists from one year to the next. Drought is a normal part of virtually all climatic regions, including areas with high and low average rainfall. Drought is the consequence of anticipated natural precipitation reduction over an extended period, usually a season or more in length. Droughts can be classified as meteorological, hydrologic, agricultural and socioeconomic.

- Meteorological drought is an interval of time, generally about months or years, during which the actual moisture supply at a given place consistently falls below the climatically appropriate moisture supply.
- Agricultural drought occurs when there is inadequate soil moisture to meet the needs of a particular crop at a particular time. Agricultural drought usually occurs after or during meteorological drought, but before hydrological drought and can affect livestock and other dry land agricultural operations.
- Hydrological drought refers to the deficiencies in surface and subsurface water supplies. It is measured as stream flow, snow pack, and as lake, reservoir and groundwater levels. There is usually a delay between lack of rain or snow and less measurable water in streams, lakes, and reservoirs. Therefore, hydrological measurement tends to lag behind other drought indicators.
- Socio-economic drought occurs when physical water shortages start to affect the health, well-being and quality of life of people, or when the drought starts to affect the supply and demand of an economic product.

Droughts are one of the most complex natural hazards, as it is difficult to determine their precise beginning or end. In addition, droughts can lead to other hazards such as extreme heat and wildfires. Their impact on wildlife and environment is enormous, often killing crops, grazing land, edible plants and trees.

Location

Due to the unpredictable nature of a drought, it is impossible to determine the exact area of their future occurrences. The entire planning area, the City of Garland, is equally subject to drought.

Severity

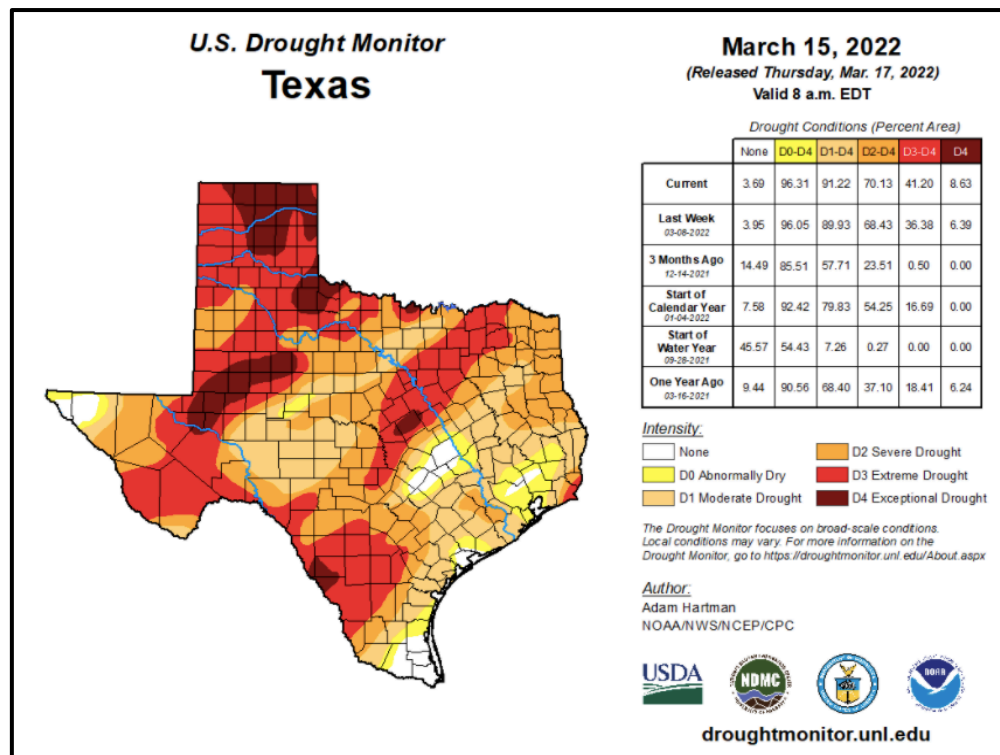
The Severity of drought periods is measured using the U.S. Drought Monitor (USDM) (Table 5.24). The USDM was developed by Mark Svoboda in 1999 and is produced through a partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration. The USDM uses a process that synthesizes multiple indices, outlooks and local impacts, into an assessment that best represents current drought conditions and reflects observed precipitation. The outcome of each Drought Monitor map is a consensus of federal, state and academic scientists. Historically, the City of Garland has already

experienced exceptional (D4) drought conditions. Due to increasing temperatures, Garland could fall into the D4 drought category for much longer periods.

Table 5.24 - Drought Severity Classification and Map

Drought Severity	Return Period (years)	Description of Possible Impacts	Drought Monitoring Indices		
			Standardized Precipitation Index (SPI)	NDMC* Drought Category	Palmer Drought Index
Minor Drought	3 to 4	Going into drought; short-term dryness slowing growth of crops or pastures; fire risk above average. Coming out of drought; some lingering water deficits; pastures or crops not fully recovered.	-0.5 to -0.7	D0	-1.0 to -1.9
Moderate Drought	5 to 9	Some damage to crops or pastures; fire risk high; streams, reservoirs, or wells low; some water shortages developing or imminent; voluntary water use restrictions requested.	-0.8 to -1.2	D1	-2.0 to -2.9
Severe Drought	10 to 17	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.	-1.3 to -1.5	D2	-3.0 to -3.9
Extreme Drought	18 to 43	Major crop and pasture losses; extreme fire danger; widespread water shortages or restrictions.	-1.6 to -1.9	D3	-4.0 to -4.9
Exceptional Drought	44 +	Exceptional and widespread crop and pasture losses; exceptional fire risk; shortages of water in reservoirs, streams, and wells creating water emergencies.	less than -2	D4	-5.0 or less

*NDMC - National Drought Mitigation Center



Previous Occurrences

According to the National Climatic Data Center, Dallas County, Texas was in a drought for 28 months during the last 20 years. This consisted of seven separate droughts that continued for multiple months. The longest of which was almost a full year and began in January 2006 through November 2006. Data is not currently available specifically for the City of Garland.

Probability of Future Events

Drought events are not expected to occur every year, but are prevalent enough to be a concern. Previous historical data in Table 5.25 shows the drought events that have occurred within Garland since 1996. Calculations from this data suggests that a drought event will impact Garland 0.4 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely a drought will occur in the next three years.

Impact on Community

The impact of a drought within the City of Garland is expected to be minor. This considers the large water supply available to the community. The major damages associated with droughts are typically on crops and livestock. However, Garland is a more urbanized area and contains very little agricultural land or livestock to cause major financial disruptions. For Garland, the financial burden of droughts is on structures. The primary causes of structural damage associated with drought are foundation issues. This is caused by expansive soil, resulting in structural repairs. Since 1996, droughts have caused \$512,000 dollars in structural damage and \$1,405,000 in crop damage within Dallas County. Regionally, droughts have accounted for \$39.8. million in losses since 1996.

The Water Conservation Plan and Drought Contingency Response Plan have been put into place in the City of Garland to negate the effects of drought. These consist of a strict seasonal water use schedule that goes into effect within the City between April and October. Details of this plan include: customers may water twice-per-week using an in-ground sprinkler system. November through March watering with sprinkler systems are limited to one day a week. Sprinkler system use is not allowed between 10 a.m. and 6 p.m. to prevent excessive evaporation. Newly planted landscape and/or sod requiring water more than one time a week, must request a variance. In stage 3 of a drought, no lawn watering at any time is allowed within the City. These actions make the community more resilient during drought events.

Table 5.25 - Drought Historical Data

County	Date	Event Type	Property Damage	Crop Damage
Dallas	5/1/1996	Drought	0	0
Dallas	8/1/1996	Drought	0	0
Dallas	7/1/1998	Drought	0	0
Dallas	8/1/2000	Drought	0	0
Dallas	9/1/2000	Drought	0	0
Dallas	6/1/2005	Drought	0	0
Dallas	7/1/2005	Drought	0	0
Dallas	8/1/2005	Drought	0	0
Dallas	9/1/2005	Drought	0	0
Dallas	10/1/2005	Drought	0	0
Dallas	11/1/2005	Drought	0	0
Dallas	12/1/2005	Drought	0	0
Dallas	1/1/2006	Drought	0	0
Dallas	2/1/2006	Drought	0	0
Dallas	3/1/2006	Drought	0	0
Dallas	4/1/2006	Drought	0	0
Dallas	5/1/2006	Drought	0	0
Dallas	6/6/2006	Drought	0	0
Dallas	7/1/2006	Drought	0	0
Dallas	8/1/2006	Drought	0	0
Dallas	9/1/2006	Drought	0	0
Dallas	10/1/2006	Drought	500,000	500,000
Dallas	11/1/2006	Drought	0	800,000
Dallas	4/1/2011	Drought	0	5,000
Dallas	8/1/2011	Drought	0	10,000
Dallas	9/1/2011	Drought	0	25,000
Dallas	10/1/2011	Drought	0	5,000
Dallas	8/7/2012	Drought	0	0
Dallas	12/1/2012	Drought	0	2,000
Dallas	1/1/2013	Drought	0	1,000
Dallas	4/1/2013	Drought	0	2,000
Dallas	6/25/2013	Drought	0	2,000
Dallas	7/1/2013	Drought	0	2,000
Dallas	8/1/2013	Drought	5,000	5,000
Dallas	9/1/2013	Drought	0	4,000
Dallas	2/25/2014	Drought	0	1,000

Dallas	3/1/2014	Drought	0	4,000
Dallas	4/1/2014	Drought	0	3,000
Dallas	5/1/2014	Drought	0	3,000
Dallas	6/1/2014	Drought	0	2,000
Dallas	7/1/2014	Drought	0	3,000
Dallas	8/1/2014	Drought	0	1,000
Dallas	9/1/2014	Drought	5,000	0
Dallas	10/1/2014	Drought	0	5,000
Dallas	11/1/2014	Drought	0	2,000
Dallas	12/1/2014	Drought	0	6,000
Dallas	1/1/2015	Drought	0	2,000
Dallas	2/1/2015	Drought	0	2,000
Dallas	3/1/2015	Drought	0	3,000
Dallas	4/1/2015	Drought	0	1,000
Dallas	8/25/2015	Drought	0	0
Dallas	9/1/2015	Drought	0	1,000
Dallas	10/1/2015	Drought	2,000	0
Dallas	12/1/2017	Drought	0	1,000
Dallas	7/1/2018	Drought	0	0
Dallas	8/1/2018	Drought	0	1,000
Dallas	9/24/2019	Drought	0	1,000
Dallas	10/1/2019	Drought	0	0
Dallas	11/24/2020	Drought	0	0
Dallas	12/1/2020	Drought	0	0

Summary of Vulnerability

The entire planning area is equally vulnerable to drought. Drought is of substantial risk to the community. Although it is a highly likely event, it has substantial impact on the City due to the low agricultural industry and ongoing mitigation actions taken by the City and residents. While there is no data to currently suggest an effect on any population, drought often coincides with Extreme Heat events, which impact elderly, low-income, and transient populations.

Extreme Heat

Hazard Description

Extreme heat is characterized by a combination of exceptionally high temperatures and humidity. When these conditions persist over a period, it is called a heat wave. Although heat can damage buildings and facilities, it presents a more significant threat to the safety and welfare of residents.

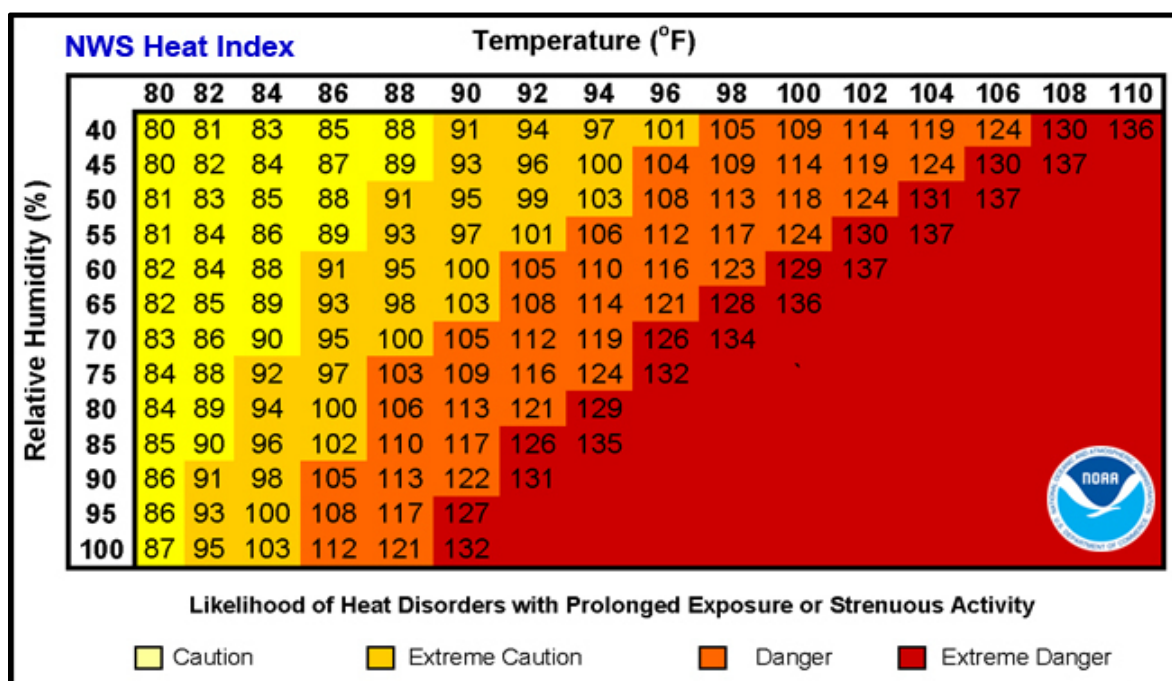
Location

Due to the unpredictable nature of extreme heat, it is impossible to determine the exact area of their future occurrences. The entire planning area, the City of Garland, is equally subject to extreme heat.

Severity

The danger of extreme heat is gauged by using the Extreme Heat Index (Figure 5.26). The Heat Index, as seen below, displays the relative danger in regards to Air Temperature and Relative Humidity. The record high temperature was recorded in Garland at 112 ° in 1980. With increasing temperatures, it is expected that by the end of this century, the average number of days where temperatures are above 95° will likely increase by as much as 14 times. This means that instead of having nine days per year of extreme heat at temperatures above 95, as we currently do, we can expect future number of days of extreme heat temperatures above 95 to rise as many as 123 days per year.

Figure 5.26 - Extreme Heat Index



Source: <https://www.weather.gov/ama/heatindex>

Previous Occurrences

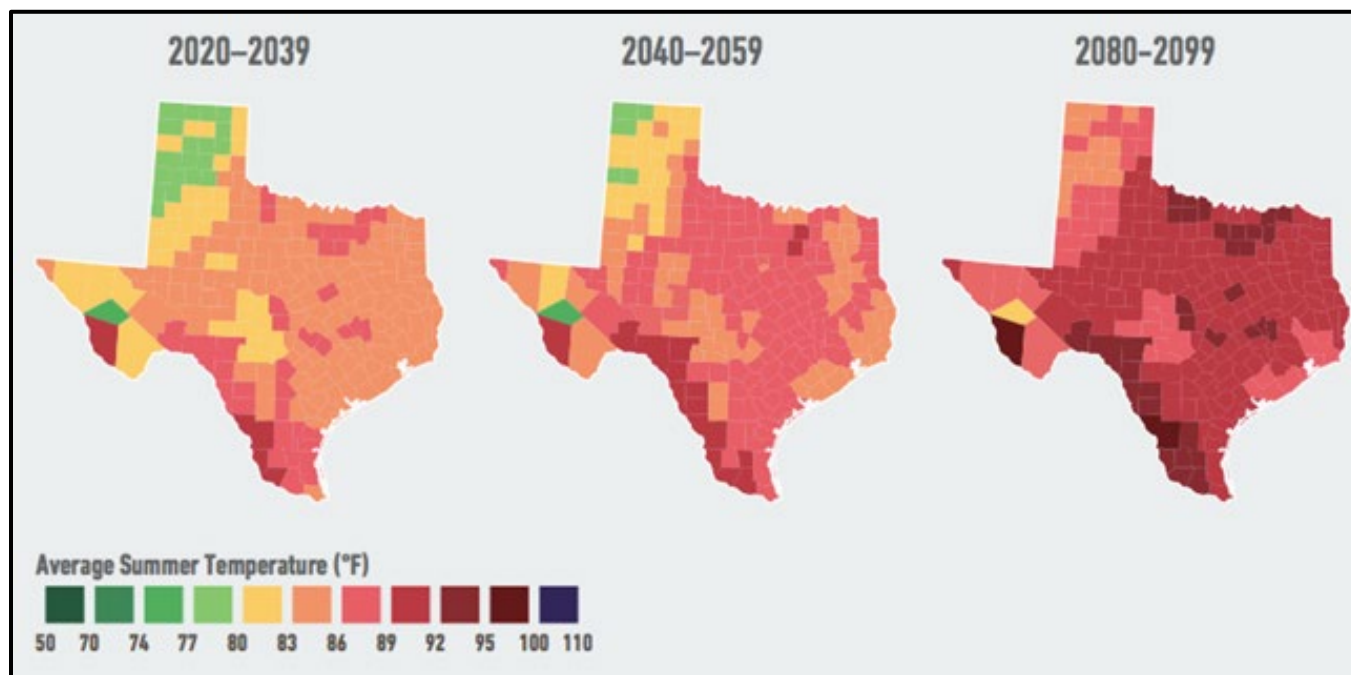
According to the National Climatic Data Center, 48 extreme heat events have been reported in Dallas County, Texas between 7/1/1996 and 12/31/2021.

Probability of Future Events

Temperatures remain warm throughout the summer months and are relatively warmer throughout the year than other areas of the country. The occurrence of extreme heat events is likely within the area given the humidity levels and high summer temperatures. Previous historical data in Table 5.28 shows 48 extreme heat events have occurred in Dallas County since 1996. Data is not currently available specifically for the City of Garland. Calculations from this data suggest that an extreme heat event will impact Dallas County 1.85 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is likely for an extreme heat event to occur within the next year.

According to the Southeast Report released by the Risky Business Project, average temperatures are likely to increase across Texas due to climate change. The prospectus states dangerous levels of extreme heat are projected to threaten lives dramatically reduce labor productivity and increase energy demand and cost. The study predicts over the next 5 to 25 years, extreme heat will likely cause as many as 2,570 additional deaths per year.

Figure 5.27 - Future Average Summer Temperatures in Texas



Impact on Community

The risks associated with extreme heat include: sunburn, dehydration, heatstroke, heat exhaustion, heat syncope, heat cramps and in severe cases death. The most at risk populations are outdoor laborers, the elderly, children, and the disabled who frequently live on low or fixed incomes and do not run air conditioning on a regular basis. These populations are sometimes isolated, with no immediate family or friends to look out for their well-being. The effects of extreme heat are always more pronounced in urbanized areas than in rural areas. According to the Journal of Applied Meteorology and Climatology, the problem is exacerbated in Garland by what is known as the heat island effect. The concrete and metal infrastructure absorbs radiant heat energy from the sun during the day and radiates that heat energy during the night. This cyclical process essentially “traps” the heat in the urbanized area and makes it as much as 5.4°C warmer. Since 1996 there have been 88 fatalities and 711 injuries caused by extreme heat in Dallas County. The Planning Team has determined that because of available cooling centers and programs in place to mitigate extreme heat the impacts of this hazard are limited.

Table 5.28 - Extreme Heat Historical Data

County	Date	Event Type	Deaths	Injuries
Dallas	7/1/1996	Heat	2	0
Dallas	7/19/1997	Heat	2	0
Dallas	6/1/1998	Heat	1	0
Dallas	7/1/1998	Heat	23	0
Dallas	8/3/1998	Heat	5	0
Dallas	8/1/1999	Heat	3	0
Dallas	7/1/2000	Heat	8	0
Dallas	8/1/2000	Heat	3	0
Dallas	9/1/2000	Heat	4	0
Dallas	7/14/2006	Heat	1	0
Dallas	7/27/2006	Heat	1	0
Dallas	8/10/2006	Heat	0	0
Dallas	6/23/2009	Heat	1	0
Dallas	4/29/2010	Heat	0	0
Dallas	6/20/2010	Heat	1	0
Dallas	6/13/2011	Heat	3	140

Dallas	7/1/2011	Heat	9	223
Dallas	8/6/2011	Heat	3	210
Dallas	6/15/2016	Heat	0	1
Dallas	6/16/2016	Heat	1	0
Dallas	6/16/2016	Heat	0	7
Dallas	7/18/2016	Heat	1	0
Dallas	7/24/2016	Heat	1	0
Dallas	7/8/2019	Heat	0	0
Dallas	7/16/2019	Heat	0	0
Dallas	8/7/2019	Heat	0	0
Dallas	8/17/2019	Heat	0	0
Dallas	8/26/2019	Heat	0	0
Dallas	7/9/2020	Heat	0	0
Dallas	8/12/2020	Heat	0	0
Dallas	8/30/2020	Heat	0	0
Dallas	9/1/2020	Heat	0	0
Dallas	7/25/2021	Heat	0	0
Dallas	7/29/2021	Heat	0	0
Dallas	8/1/2021	Heat	0	0
Dallas	8/9/2021	Heat	0	0
Dallas	9/1/2021	Heat	0	0
Dallas	8/13/2007	Excessive Heat	1	0
Dallas	7/23/2008	Excessive Heat	1	0
Dallas	7/28/2008	Excessive Heat	2	0
Dallas	8/1/2008	Excessive Heat	4	0
Dallas	8/1/2011	Excessive Heat	4	130
Dallas	7/20/2012	Excessive Heat	1	0
Dallas	5/17/2013	Excessive Heat	1	0
Dallas	7/18/2015	Excessive Heat	1	0
Dallas	6/20/2019	Excessive Heat	0	0
Dallas	8/13/2020	Excessive Heat	0	0
Dallas	8/28/2020	Excessive Heat	0	0

Summary of Vulnerability

The entire planning area is equally vulnerable to extreme heat events. For now, extreme heat is considered a low risk to the City of Garland. Because extreme heat is a common occurrence, residents are prepared and practiced in mitigating damage. The City of Garland also has many faith-based communities that offer cooling centers during these times of extreme heat. Although heat events are very common to the area, they cause little damage to structures. The main concern with an extreme heat event is that it leads to other hazards, such as drought. The City of Garland is accustomed to long periods of hot weather as local summer temperatures often reach one hundred degrees Fahrenheit or more. Structure damage from extreme heat is likely. Garland has a hot and humid climate. Summers are hot, with temperatures approaching those of desert and semi-desert locations of similar latitude. The most vulnerable populations to extreme heat include the elderly, transients, and those in homes without adequate cooling capabilities.

Power Outage

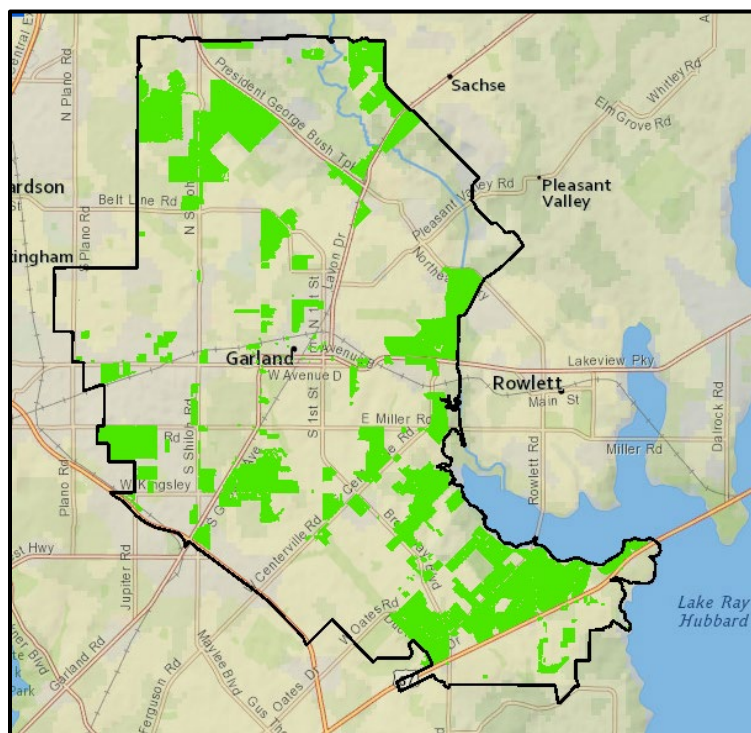
Hazard Description

Power outage is defined as any interruption or loss of electrical service caused by disruption of power transmission, which may be the result of an accident, sabotage, natural hazards or equipment failure. A significant power failure is defined as any incident of a long duration, which would require the City of Garland to provide food, water, heating, cooling and/or shelter.

Location

Power outages in the City of Garland are usually localized and are normally the result of a natural hazard involving high winds. The entire planning area, the City of Garland, is equally subject to power outages. However, the City of Garland has their own power provider, Garland Power & Light (GP&L), which serves approximately 85% of Garland. The other 15% of residents are served by ONCOR. Figure 5.29 below shows the areas in Garland that are not in the GP&L service area. When outages do occur, areas that are GP&L customers typically have power restored faster than those with other providers do.

Figure 5.29 - Garland Power & Light Service Area



Non-GP&L Service Area



Severity

Power outages can range in duration and in the severity of impacts, from minor loss of communication systems at a facility, to loss of water and electricity. Power outages and interruptions usually occur because of severe thunderstorms, high winds, tornado, ice accumulation on lines, flooding or heavy demand on the electrical grid. Outages can also be caused by faulty equipment, human error and animals. Individuals who rely on power for health and/or life safety, such as those on life support systems, could be placed in jeopardy in the event of a power outage.

Previous Occurrences

In February 2021, a severe winter weather event impacted North Texas. Due to power generators going offline across Texas and extremely high demand, power outages were increasing across the state. 1.1 million ONCOR customers were impacted by power outages due to this event in North Texas. Additionally, on December 26, 2015, an EF-4 tornado impacted the City of Garland. This tornado destroyed families, homes, vehicles and left about 3,000 residents without power. The tornado knocked down an estimated 40 power poles along the I-30 service road. In October 2014, severe storms left thousands without power causing several school districts to cancel classes. ONCOR reported more than 113,000 North Texas electricity customers without service. 65,977 residents were impacted in Dallas County.

Probability of Future Events

According to Garland Power & Light, an average of 0.37 interruptions occur annually per customer for a duration of 15 minutes. There are number of hazards that occur often in Garland that result in power outages. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely for a power outage occur within the next year.

Impact on Community

The United States Annual Blackout Tracker Report of 2014 ranked Texas as having the third most outages in the United States. Between 2008 and 2014, 335 outages occurred that affected 818,506 people. Because power outages average a short duration and Garland has its own power provider, the overall impact to the community is substantial. The greatest impact to the City of Garland occurs during summer outages when residents are unable to use air conditioning. This cascading event may then cause impacts from extreme heat as previously described

Summary of Vulnerability

The entire planning area is equally vulnerable to power outages. The probability of a power outage less than half an hour occurring in Garland within the next year is highly likely and would cause substantial impacts to the community. As the days get warmer, temperatures rise as discussed in the extreme heat section. Demand for energy on the grid will increase, therefore increasing the vulnerability of the power providers in Garland.

Expansive Soils

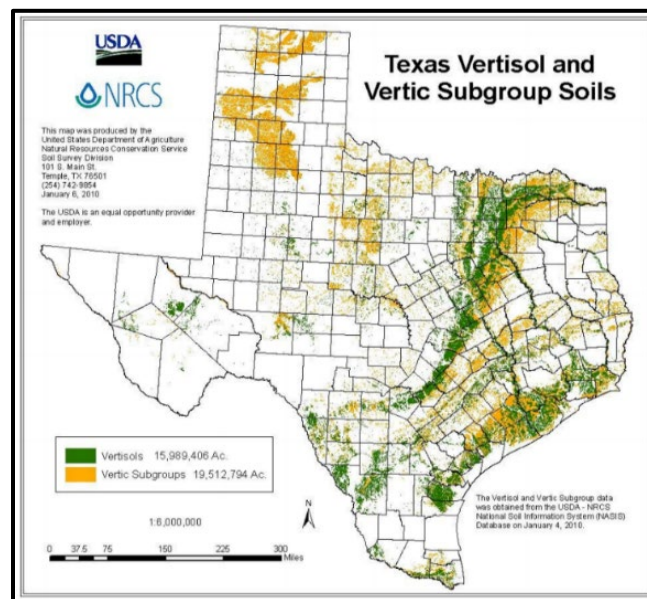
Hazard Description

Expansive soils contain minerals such as smectite clays that are capable of absorbing water. When they absorb water, they increase in volume. The more water they absorb, the more their volume increases. Expansions of ten percent or more are common. This change in volume can exert enough force on a building or other structure to cause damage. Expansive soils will also shrink when they dry out. This shrinkage can remove support from buildings or other structures, and result in damaging subsidence. Fissures in the soil can also develop. These fissures can facilitate the deep penetration of water when moist conditions or runoff occurs. This produces a cycle of shrinkage and swelling that places repetitive stress on structures. Soils with this shrink-swell capacity fall under the soil order of Vertisols, which is how this hazard is referred to by the United States Department of Agriculture. Further naming of the soil in Garland is Blackland Prairie with characteristics of very high amounts of clay.

Location

Changes in soil volume present a hazard for all of the City of Garland, as it is part of the Texas Blackland Prairie soils distinctive for extreme vertical shrink-swell features (see Figure 5.30 below). For clay soils under roadways, PVM from four to seven inches is not uncommon in Garland.

Figure 5.30 - USDA 2010



Severity

Expansive clay is prevalent throughout the City of Garland and, if not mitigated, has significant impact on infrastructure. When Clay soil expands when wet and shrinks when dry, results in swell/potential vertical movement (PVM). This would result in pavement cracking and foundation settlement. However, City of Garland Technical Standard Manual (TSM) requires soil mitigations to reduce swell to less than 2% and PVM to less than 4.5 inches by either scarifying and re-compacting subgrade and treating the soil with lime and cement. Every infrastructure project requires its own geotechnical investigation to address either the Swell/PVM and its impact on roadway pavement or foundation settlement in buildings. Utility poles and roadways are often the victims of expansive soils, which causes over 2.3 billion dollars in damage each year nationwide. Figure 5.30, above also depicts the areas where expansive soil is prevalent. Vertisol soil is the makeup in Garland. According to the U. S. Department of Agriculture, Vertisol soil consists of at least 30% clay. Historically, expansive soil has damaged infrastructure and structure foundations in Garland. Due to increasing temperatures, it is anticipated that damage from expansive soils continue to rise in the future.

Previous Occurrences

As expansive soils are a slow onset hazard that develops gradually and causes gradual and cumulative damage over long periods, data deficiency is a concern. Most “occurrences” are determined based on inferences rather than specific occurrence data. As such there is no dependable data source for information on previous occurrences for expansive soil in the City of Garland; continued research and study is expected to improve data quality and ability to mitigate the hazard in the future. Within the past five years, cumulative damage has caused the Streets Department to fund the seven street rehab and reconstruction projects below.

Broadway Blvd. - Street Rehabilitation
Commonwealth Dr. - Street Reconstruction
Firewheel Pkwy. - Street Rehabilitation
Nash St. - Street Reconstruction
Sunnybrook Ln. - Street Reconstruction
Vera Cruz Dr. - Asphalt Rehab/Overlay
E. Vista Dr. - Street Reconstruction

Probability of Future Events

Expansive soils are a continuous hazard for the city of Garland. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely that expansive soils will occur in the next year. Predictions are not reliable because the location and time when water is available to the soil cannot be easily foreseen. Most associated structural distress can occur a few years after construction, but the effects may also not be observed for many years until some change occurs in the foundation conditions. Again, the lack of a reliable data source for information for both previous and future occurrences make

identification of future events a concern. While damage information can be collected, determining the actual cause as expansive soils is not dependable because there are too many variables to determine the specific cause of damage over time, causes range from expansive soil, freezing water, poor construction, other environmental weather impacts, etc.).

Impact on Community

As development and city build-out occurs, the unforeseen consequences of dense construction activities on shrinking and swelling soil are constantly occurring. Soil expansion poses risks for existing and future infrastructure and homes. Transportation, utility public works, including electrical, communications and water infrastructure are all impacted, as well as residential housing. Many structural foundations are susceptible to damage by slow, continuous soil movements. This greatly impacts residents. Poor foundations lessen a family's greatest asset and can become a financial burden. Poor structural integrity of a home also poses a life threatening risk, especially when combined with other hazards like tornadoes, floods and earthquakes. The City of Garland and its residents have endured expansive soils for quite some time. Residents can take mitigating actions by simply watering the foundation of their homes during droughts. The severity of impact to the community from expansive soil is minor.

Summary of Vulnerability

The entire planning area is equally vulnerable to expansive soils. All built environment is vulnerable to expansive soils, especially buildings and overpasses. There is 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk of impact from expansive soils. The hazard is constantly occurring; the impact is minor. Therefore, the planning team considers expansive soil to be a high-risk hazard.

Destructive Hail

Hazard Description

Severe thunderstorms produce precipitation in the form of irregular pellets or balls of ice more than 5 mm in diameter, falling from a cumulonimbus cloud. These balls of irregularly shaped ice fall with rain. Early in the developmental stages of a hailstorm, ice crystals form within a low-pressure front due to warm air rising rapidly into the upper atmosphere and the subsequent cooling of the air mass. Frozen droplets gradually accumulate on the ice crystals until they have developed sufficient weight and fall as precipitation.

The size of hailstones is a direct correlation of the severity of impact and size of the storm. For example, penny size hail may cause damage to crops and vegetation. Ping-pong ball size hail will cause damage to windows in homes and vehicles. High velocity updraft winds are required to keep hail in suspension in thunderclouds. The strength of the updraft is a function of the intensity of heating at the Earth's surface. Higher temperature gradients relative to elevations above the surface result in increased suspension time and hailstone size.

Location

Due to the unpredictable nature of hailstorms, it is impossible to determine the exact area of their future occurrences. The City of Garland is equally subject to hailstorms.

Severity

Table 5.31 shows the Combined National Ocean and Atmospheric Administration's and the Tornado and Storm Research Organization's Hailstorm Intensity Scales. The Hailstorm Intensity Scale is representative of the damage from hailstorms this community has experienced in the past. The Hailstorm Intensity Scale allows planners to gauge past damage and mitigate for future expected damage. The worst hail that occurred was in 2016 when a storm produced hail 4.25 inches in diameter. That hail caused major damage. It is expected that that size or larger hail impact Garland in the future.

Table 5.31 - Combined NOAA/TORRO Hailstorm Intensity Scales

Intensity category		Typical hail diameter (mm)*	Probable kinetic energy J/m ²	Typical damage impacts
H0	Hard Hail	5–7	0–20	No noticeable damage
H1	Potentially Damaging	5–15	20–100	Slight general damage to plants, crops
H2	Significant	10–20	100–300	Significant damage to fruit, crop, vegetation
H3	Severe	20–30	300–500	Severe damage to fruit and crops, damage to glass and plastics structures, paint and wood scored
H4	Severe	25–40	500–800	Widespread glass damage, vehicle bodywork damage
H5	Destructive	30–50	>800	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries
H6	Destructive	40–60		Bodywork of grounded aircraft, bodywork dented, brick walls pitted
H7	Destructive	50–75		Severe roof damage, risk of serious injuries
H8	Destructive	60–90		Severe damage to aircraft bodywork
H9	Super Hailstorms	75–100		Extensive structural damage. Risk of severe or fatal injuries persons caught in the open
H10	Super Hailstorms	> 100		–/–

Previous Occurrences

On April 11, 2015, quarter-sized to softball-sized hail was reported in Collin and Rockwall counties. Wylie was among the hardest-hit areas with reports of softball sized hail (4.25-inch), reported by the National Weather Service. Classes were canceled for all Wylie ISD schools. The number of storm damage calls to Wylie 911 overwhelmed the system, tennis ball-sized hail flew through windows and the area experienced wind gusts up to 60 mph.

This major event is significant to the City of Garland as the impacted area is only a few miles away from Garland. This hail event alone caused \$300 million dollars in property damage. Regionally, hail has accounted for \$190.4 million in losses since 1996.

Probability of Future Events

The possibility of a hail occurrence is highly likely to happen every year based on historical data, although the severity of impacts will vary. Hail events are common in Garland, as the North Central Texas region is frequented by severe thunderstorms in the spring through summer months. Previous historical data Table 5.32 shows 20 hail events have occurred within Garland since 1994. Calculations from this data suggests that a hail event will impact Garland 0.9 times a year. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is highly likely for a hail event to occur within the next year.

Impact on Community

The severity of impact from hail in the City of Garland would be limited relative to their frequent occurrence. Property damage would be the biggest impact to the community. Broken windows, damaged vehicles, and roofing are all subject to damage from a severe hailstorm. According to the National Climatic Data Center, 20 hail events have been reported in Garland, Texas between 1/1/1994 and 12/31/2021. Hail has caused an estimated \$10,724,000 in property damage. The City is located in a very urbanized region making the loss of crops a minimal concern. Garland has recorded 35 hail events since 1994.

Table 5.32 - Hail Historical Data

City	Date	Event Type	Size	Deaths	Property Damage
Garland	5/2/1994	Hail	0.75	0	0
Garland	8/7/1994	Hail	0.75	0	0
Garland	10/21/1994	Hail	2	0	0
Garland	11/3/1994	Hail	0.75	0	0
Garland	3/25/1995	Hail	1.75	0	10,000,000
Garland	4/12/1996	Hail	1	0	0
Garland	5/28/1996	Hail	1.50	0	0
Garland	6/15/1996	Hail	0.75	0	0
Garland	1/21/1998	Hail	1	0	0
Garland	4/8/1998	Hail	0.75	0	0
Garland	5/2/1998	Hail	2	0	0
Garland	2/25/2000	Hail	3.75	0	0
Garland	6/29/2001	Hail	2	0	0
Garland	7/12/2002	Hail	0.75	0	0
Garland	5/24/2003	Hail	0.75	0	0
Garland	6/5/2004	Hail	1	0	0
Garland	4/5/2005	Hail	1.5	0	0
Garland	2/5/2008	Hail	1	0	0
Garland	7/19/2009	Hail	1.75	0	5,000
Garland	7/19/2009	Hail	1	0	0
Garland	4/14/2011	Hail	1.75	0	50,000
Garland	4/14/2011	Hail	0.88	0	0
Garland	4/14/2011	Hail	1.75	0	50,000
Garland	4/25/2011	Hail	1	0	0
Garland	9/18/2011	Hail	2	0	15,000
Garland	10/23/2011	Hail	1	0	0
Garland	10/23/2011	Hail	1	0	4,000
Garland	10/23/2011	Hail	0.88	0	0
Garland	4/3/2012	Hail	1.25	0	0
Garland	4/3/2012	Hail	1.75	0	600,000
Garland	6/6/2012	Hail	0.75	0	0
Garland	3/23/2016	Hail	1	0	0
Garland	4/26/2016	Hail	0.88	0	0
Garland	7/8/2017	Hail	1	0	0
Garland	6/9/2019	Hail	1.5	0	0

National Climatic Data Center

Summary of Vulnerability

The entire planning area is equally vulnerable to hail events. If tennis ball size hail (2.5 inches) were to occur it would cause major impacts to the community, causing severe roof damage and serious risk of injuries. However, that type of impact is rare compared to how often hail occurs in the area. The Planning Team has determined that a hail incident for the City of Garland is low risk and has a limited impact due to the small hail size that usually occurs in Garland. Large hail that caused major damage has only occurred once since 1991. All roofing structures, vehicles and exposed equipment are the most vulnerable to hail. This includes Garland's 1 police station, 11 fire stations, 1 hospital, 4 DART Transit Centers, and 72 GISD schools at risk of impact from hail.

Erosion

Hazard Description

Erosion involves the wearing of rock and soil found along the riverbed and banks. Erosion also involves the breaking down of the rock particles being carried downstream by the river. Vertical erosion is the downward erosion, which deepens the channel, and lateral erosion is sideward erosion, which widens the channel.

There are four ways a river can erode a bed and bank:

- Hydraulic Action – The force of water flow that breaks rock and drags it away from the bed and the banks of the river.
- Corrosion/Abrasion – The grinding of the rock fragments carried by the river against the banks and bed of the channel. This grinding action widens and deepens the channel.
- Attrition – The knocking of rock fragments in the water against each other. The fragments are broken into smaller, smoother pebbles.
- Solution/Corrosion – The process of the water reacts chemically with soluble minerals in the rocks and dissolve them.

Water erosion is not the only type of erosion affecting soil in the area; wind erosion will also be considered in this section.

Location

All of the creeks, streams and tributaries in the City of Garland are equally subject to erosion. The planning area also includes about eight miles of lakeshore that is subject to erosion. Duck Creek has had the greatest water erosion problems in the City of Garland. Figure 5.33 shows the location of the areas that may experience erosion. The droughts in Garland increase the effects of wind erosion on the entire planning area as well. When droughts occur, there is less vegetation to hold land in place.

Severity

Of the 32 million acres of cropland in Texas, more than 12.8 million acres or 40 percent are classified as highly erodible. According to the Texas Environmental Almanac, Texas soil erosion rates is one of the eight highest in the country. Garland floods have scoured the silt banks near the concrete pedestrian and bike path at Duck Creek Greenbelt Park. In this area and throughout Garland the riverbanks erode approximately 2 inches a year. Creek bank erosion creates a loss of park, land and facilities leading to loss of park infrastructure. The potential for additional erosion is great because of increasing temperatures that will in turn cause longer periods of drought in Garland. This hazard threatens the Lake Ray Hubbard shoreline and creeks throughout the City. We expect to see the same amount of future erosion annually and increased erosion during flood events.

Figure 5.33 - Garland Creek, Streams and Tributaries

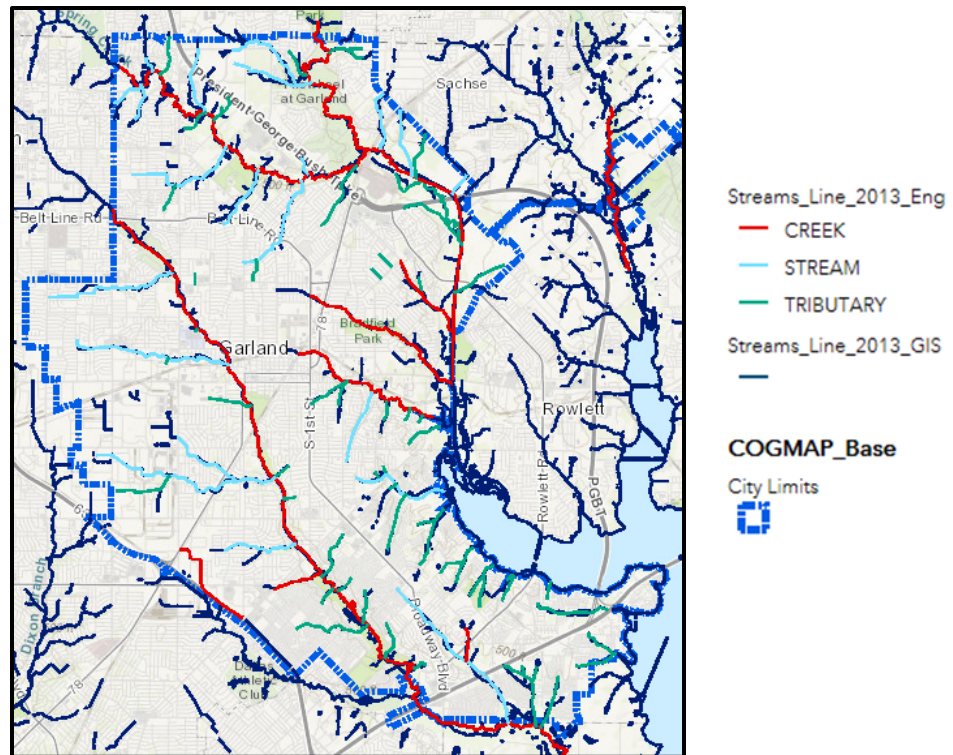
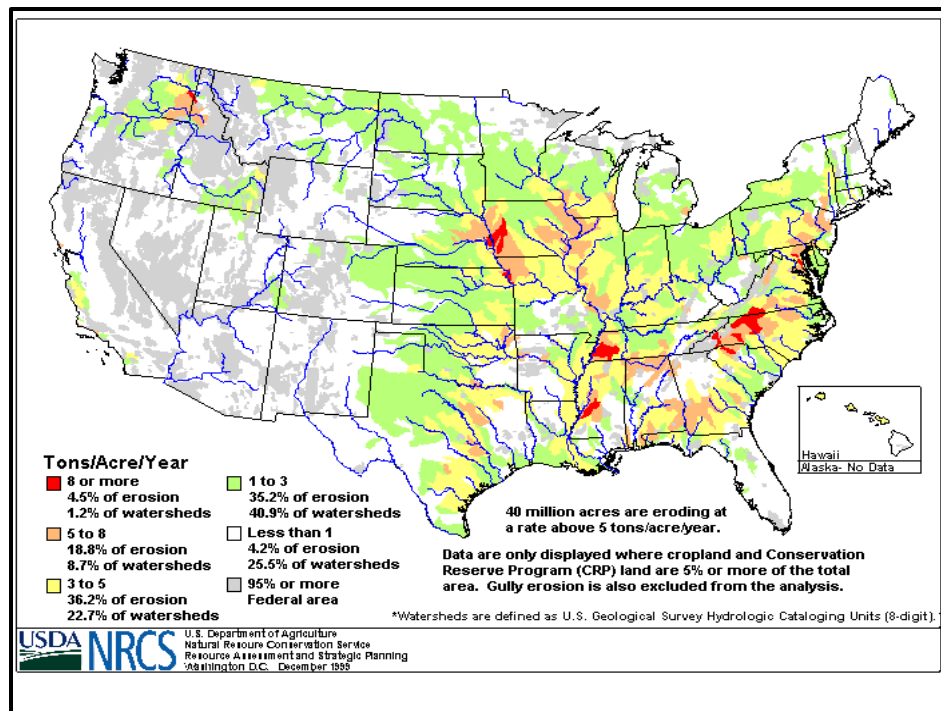


Figure 5.34 - Average Annual Soil Erosion by Wind and Water



Previous Occurrences

Erosion is a slow process and is not sudden onset like many other hazards. Documentation of historical data is difficult to obtain because of this slow process. Each year the following areas have eroded by a minimum of 2 inches:

- Windsurf Bay Park
- Duck Creek
- Meadowcreek Branch Greenbelt
- Rowlett Creek
- Spring Creek

Probability of Future Events

Erosion is a continuous hazard for the city. Therefore, according to Table 4.3 Hazard Frequency Ranking, it is likely that erosion will occur in the next year. Predictions are not reliable because the different variables that exacerbate erosion cannot be easily foreseen.

Impact on Community

Erosion can affect many different areas of a community. Erosion can cause city parks, residents and business to lose property, and even structures. Another problem that can arise from erosion is sedimentation. The Texas Environmental Almanac states sedimentation is usually the result of the erosion process. When a soil particle is detached and transported by water to a new site of deposit, it is referred to as sediment. The soil particle might be temporarily deposited several times before it reaches its end destination. Sediment can fill reservoirs, clog waterways, reduce recreational use of waters, and increase operating costs of water-treatment facilities. Erosion also loosens soils and forms dust, leading to allergies, crop loss, desertification, and the spread of noxious weeds. There are wide ranges of impacts that erosion may have, however the severity of impact to the community is minor. Locally, land is eroding, shrinking outdoor recreation space and damaging paved sidewalks and facilities within the City of Garland at Windsurf Bay Park, Duck Creek and the Greenbelt. In addition, drainage systems throughout Garland are being damaged either from land eroding and bypassing drainage routes or by depositing soil-rendering drainage useless.

Summary of Vulnerability

All of the creeks, streams and tributaries in the City of Garland are equally subject to erosion. Although the hazard is constantly occurring, the impact is minor. Therefore, the planning team considers erosion to be a moderate risk hazard. The land and built environment most vulnerable to erosion within Garland are in Windsurf Bay Park, Duck Creek, Rowlett Creek, Spring Creek and Meadowcreek Branch Greenbelt.



Local Hazard Mitigation Goals and Objectives

The City of Garland has identified mitigation goals to help direct mitigation planning efforts within the community. These mitigation goals have changed based on the updated Hazard Assessment, Community Impact and Risk Assessment and Capabilities Assessment. The Hazard Mitigation Action Plan now includes additional hazards than the previously FEMA approved plan contained. These goals identify areas to which specific mitigation actions should be directed. They were developed to reduce or avoid vulnerabilities to identified hazards. Implementation of the following goals and objectives will help the community to reduce or eliminate the loss of life and property from the identified hazards.

Goal 1: Protect residents from the impacts of natural, technological and man-made disasters.

- Objective 1.1 - Reduce or eliminate hazards that may cause injuries, loss of life or severe risk.

Goal 2: Protect property, new and existing structures, from the impacts of natural, technological, and man-made disasters.

- Objective 2.1 - Reduce or eliminate hazards that cause property damage/repetitive loss.
- Objective 2.2 - Ensure compliance with the National Flood Insurance Program.
- Objective 2.3 - Implement training activities and regulations that provide the community with a more hazard resistant infrastructure.

Goal 3: Enhance public education, awareness and support for hazard mitigation.

- Objective 3.1 – Provide guidance to local businesses to lessen the economic impact when hazards occur.
- Objective 3.2 - Provide strategies for the public to apply mitigation within their own household.
- Objective 3.3 - Encourage public involvement in the emergency management process.
- Objective 3.4 - Identify agencies, personnel and resources available or needed to implement pre-disaster mitigation activities and initiatives.
- Objective 3.5 - Continue to assess and understand hazards to the community.

Mitigation Action Report

Table 6.1 is a summary of project progress for hazard mitigation actions discussed in Garland’s previous FEMA approved HazMAP plan. The HazMAP’s previous identified hazards assisted departments to isolate projects and funding to focus on for the past five years.

Table 6.1 - Mitigation Action Report

Mitigation Action	Description	Status
Implement the “Texas Individual Safe Room Rebate Program”	The “Texas Individual Safe Room Rebate Program” will reimburse a homeowner or developer for half of the cost to install an individual safe room in an existing or planned home, up to a cap of \$3,000. Individuals may not apply directly to the State; their city or county must apply for funds on their behalf.	Project Stopped – Final list of Safe rooms that were installed in Garland because of the program has been received.
Adopt Wind Related Building Codes	Mitigate wind related hazards by adopting and implementing new building codes in order to enhance tornado and wind resistance of structures.	New Timeline for Completion: 3 years
Administer Desktop Security Training	Conduct Wombat Training to City employees on safe web browsing, mobile device security, identifying phishing and smishing attacks, password security, and safe URLs. Phishing emails are sent to employees to test response	Project Completed: Wombat has been replaced with KnowBe4 as our security awareness training provider. KnowBe4 is on the list off DIR approved vendors to comply with HB 3834 mandated training. Training will continue indefinitely.
Attain SWAT and EOD Team Equipment Enhancement	Enhancing the SWAT and EOD team response capabilities through the procurement of equipment needed to sustain NIMS Type 1 status.	New Timeline for Completion: 3 years Advancements: <i>EOD:</i> Portable X-Ray Equipment, Improvised Explosive Device/Explosive Ordnance Disposal Ensemble. <i>SWAT:</i> Tactical Communications equipment, Protective Ballistic Gear, Negotiations tactical device, Dual Tube Night Vision systems, Bounce Imaging Explorer tactical camera ball, and 2 Long-Range Acoustic Devices (LRAD’s) for Negotiators

Acquire Mosquito Trucks	This plan will help to minimize breeding sources in the City by the use of truck-mounted larvicide equipment and liquid larvicide. The one-time purchase of equipment plus the ongoing purchase of liquid biological larvicide is an alternative to using chemical adulticide, which can kill other beneficial insects.	Project Complete
Retrofit Backup Police and Fire Communications Center / Dispatch	The radio network will be connected with microwave and fiber. All 8 workstations and equipment in the 911 center will be on UPS and generator backup power. Structural retrofitting of the building to reduce or eliminate the risk of future hail damage.	Project Completed: Installed a UPS, the radio network is fed from both microwave and fiber, and connected to the building generator.
Bank Stabilization - Duck Creek Greenbelt Park Improvements	Installation of bank stabilization along sections of Duck Creek Greenbelt where flood events have scoured the silt banks near the concrete pedestrian and bike path. The bank has failed, sloughing-off to a point where this 8-ft wide concrete trail will need to be relocated because it is now too close to the edge of the bank. Project design will need to include topographic survey, hydraulic study of that segment, and an analysis of possible materials and methods for the most appropriate stabilization.	New Timeline for Completion: 3 years
Calcium Soil Stabilizer	Apply calcium soil stabilizer to areas around critical infrastructure.	New Timeline for Completion: 4 years
Keen Branch Channel Improvements	Channelization improvements to Keen Branch	Project Delayed - This project also has a BC ratio <1.
Provide Education on Mitigation Techniques	Provide education and mitigation techniques to residents and local businesses.	Project Implemented (with new OEM position) Timeline for Completion: Ongoing
Acquire Mitigation Coordinator	This new position within the Office of Emergency Management will focus on implementing City mitigation actions, educate the public on what they can do to mitigate hazards in their homes and how prepare for emergencies.	Project Completed – Planning and Preparedness Coordinator position created and filled. Position title updated to Preparedness and Resilience Coordinator, November 1, 2022.
Stream 2C3 and 2C4 Channel Improvements	Improvements/widening of the channels of streams 2C3 and 2C4 in Garland to reduce flooding risks to residents and businesses along said streams.	Project Delayed – Funding and property acquisition obstacles. This project also has a BC ratio <1.
Country Club Estates Storm Sewer Improvements	Storm sewer and channel improvements to increase their drainage capacity	Project Update – Project is in the design phase. Anticipated to start construction in late 2022.

Purchase and Install generators on Critical Infrastructure	Acquisition of generators at critical facilities	<p>New Timeline for Completion: Water and Wastewater is scheduled for completion in the next 4 years. One project is in construction and two are in design.</p> <p>PMO has initiated a study of existing fire stations (all except FS #5, which already has a backup generator) for the possible implementation of more capable emergency generators to fully power the entirety of the stations for continued daily operations. Study is anticipated to be completed 02/2022. Next step(s) are dependent upon review and subsequent decisions/directions by staff and City Council.</p>
Fleet Services Continuity of Operations	<p>Acquisition of generators at the two main City of Garland fuel sources, 2343 Forest Lane and Gasoline Alley, and a new mobile fuel truck for emergency operations</p> <p>Generators and a new fuel truck would ensure continuity of operations in a winter storm event as fuel would remain available to City vehicles</p>	<p>Project Completed – Gasoline Alley generator has been completed.</p> <p>Project Progress – The generator on Forest Lane will be incorporated with the new Water Department Building once built.</p> <p>Project Delayed – Fuel Truck: Funding obstacles</p>
Acquire Recreation Center Generators	Power loss is often one of the results of many hazards; generators would maintain energy for these facilities, which the City uses as community shelters.	<p>Project Update– The PMO has initiated a study of four rec centers (Audubon RC, Fields RC, Garland Senior AC, Hollabaugh RC) for the possible implementation of emergency generators. Study is anticipated to be completed 02/2022. Next step(s) are dependent upon review and subsequent decisions/directions by staff and then Council.</p> <p>Timeline for Completion: 5 years</p>
West Pressure Plane Improvements	This project incorporates a phased approach to add additional capacity to the West Pressure Plane of the water distribution system. Phase one includes the expansion and rehabilitation of Wallace Pump Station to increase available water.	Project Completed
Drought Awareness Utility Bill Mailer	Design a utility bill mailer, which will inform Garland households about ways to mitigate drought impacts. This utility bill mailer will reach 69,000 households in the City of Garland.	<p>New: Utility bill mailers are sent on a bi-annual basis</p> <p>Timeline for Completion: 1-3 years</p>

Flood Buyout Program	Develop a City Ordinance to establish the terms and conditions of a Buyout Program for Floodplain Repetitive Loss Properties. Establish internal steps and procedures for proper implementation of the Flood Prone Property Buyout Program.	Project on Schedule Timeline for Completion: 1½ years.
Flood Warning System for High Water Areas	Collaborate with the TWDB / NWS / USGS to establish stream gauge stations at low water crossings throughout the City, producing real-time flood levels that can be used by an automated flood warning system.	Project Update – Coordination has begun between departments. Funding obstacles. Timeline for Completion: 5 years
Erosion Control: Multiple Locations	Volunteer drainage participation projects with various property owners to mitigate erosion along creek banks on private property. The City participates 50/50 with the private property owners.	Project on Schedule Timeline for Completion: Ongoing
Holford Section C – Bridge Redevelopment / Construction	Construction of a new bridge structure on Holford Road over Spring Creek. Elevating the bridge deck a minimum 2' above the 100-year base flood elevation established by FEMA.	Project on Schedule Timeline for Completion: 5 years
Early Flood Warning Systems	Monitor real-time rainfall and streamflow in at-risk areas such as areas with floodgates.	New Timeline for Completion: 3 years
Low-Flow Fixtures Installation	Provide low-flow fixtures to the public for water conservation	New Timeline for Completion: 2-5 years

The City of Garland Hazard Mitigation Planning Team identified the following mitigation actions in order to reduce the impact of local hazards. Each mitigation action was developed in conjunction with local mitigation goals and objectives. The mitigation actions identified below are organized by hazard. The actions are described along with the benefits of each action, the estimated cost, the organization responsible for completing the action, the effect on new and existing structures, timeline, and the potential funding sources.

Tornado, Severe Winter Weather, Severe Thunderstorm and Hail Combined Mitigation Actions

Adopt Wind-Related Building Codes
<p>Description: Mitigate wind related hazards by adopting and implementing new building codes in order to enhance tornado and wind resistance of structures.</p> <p>Hazard(s) Addressed: Severe Thunderstorms, Tornado and Flood</p> <p>Goals and objectives addressed: 1.1, 2.1</p> <p>Lead Office: Building Inspection</p> <p>Funding Source(s): General Fund</p> <p>Effect on New Structures: New structures will be more resilient to high wind and flood.</p> <p>Effect on Existing Structures: Existing structures may be more resilient if remodeled.</p> <p>Timeline for Completion: 3 years</p> <p>Costs (Estimated): Staff time</p> <p>Cost Effectiveness and Risk Reduction: Buildings that are more resilient withstand higher wind speeds, reducing loss during high wind events and saving on reconstruction costs along with more durable finishes, which should last longer.</p>

Flood Mitigation Actions

Stream 2C3 and 2C4 Channel Improvements
<p>Description: Improvements/widening of the channels of streams 2C3 and 2C4 in Garland to reduce flooding risks to residents and businesses along said streams.</p> <p>Hazard(s) Addressed: Flooding</p> <p>Goals and objectives addressed: 2.1, 3.1, 3.4</p> <p>Lead Office: Engineering</p> <p>Funding Source(s): To be proposed in a future budget; Mitigation grant funding</p> <p>New Structures: Flood losses would be reduced in any new structures along the stream.</p> <p>Effect on Existing Structures: Flood losses would be reduced in any existing structures along the stream.</p> <p>Timeline for Completion: 5 years</p> <p>Costs (Estimated): \$9,207,500</p>
<p>Cost Effectiveness and Risk Reduction: Homeowners along affected stream would save money on flood insurance premiums and possibly see an improvement in property values. Fewer insurance payments would be required under NFIP, and loss of life and property would be reduced.</p>
Country Club Estates Storm Sewer Improvements
<p>Description: Storm sewer and channel improvements to increase their drainage capacity</p> <p>Hazard(s) Addressed: Flooding, Erosion</p> <p>Goals and objectives addressed: 1.1, 2.1, 2.2, 3.1,3.4</p> <p>Lead Office: Engineering</p> <p>Funding Source(s): To be proposed in a future budget; Mitigation grant funding</p> <p>New Structures: Elimination of some known cases of homes that are subject to Code “A” internal flooding; also, reduction of Code “C” bank erosion in new structures built in the Country Club Estates neighborhood.</p> <p>Effect on Existing Structures: Elimination of some known cases of homes that are subject to Code “A” internal flooding; also, reduction of Code “C” bank erosion in existing structures in the Country Club Estates neighborhood.</p> <p>Timeline for Completion: 5 years</p> <p>Costs (Estimated): \$1,122,500</p>
<p>Cost Effectiveness and Risk Reduction: Homeowners in the Country Club Estates neighborhood would see a reduction or elimination of flood loss. Garland would reduce money spent on bank erosion repairs.</p>

Keen Branch Channel Improvements
<p>Description: Channelization improvements to Keen Branch</p> <p>Hazard(s) Addressed: Flooding</p> <p>Goals and objectives addressed: 1.1, 2.1, 2.2, 3.1, 3.4</p> <p>Lead Office: Engineering</p> <p>Funding Source(s): To be proposed in a future budget; Mitigation grant funding</p> <p>New Structures: New structures built along Keen Branch would be less vulnerable to flood hazards</p> <p>Effect on Existing Structures: Existing structures along Keen Branch would be less vulnerable to flood hazards</p> <p>Timeline for Completion: 5 years</p> <p>Costs (Estimated): \$7,073,750</p> <p>Cost Effectiveness and Risk Reduction: Project would reduce flood claims for residential flood losses in structures along Keen Branch.</p>

Drought Mitigation Actions

Drought Awareness Utility Bill Mailer
<p>Description: Design a utility bill mailer, which will inform Garland households about ways to mitigate drought impacts. This utility bill mailer will reach 69,000 households in the City of Garland</p> <p>Hazard(s) Addressed: Drought</p> <p>Goals and objectives addressed: 1.1, 2.3, 3.4, 3.5</p> <p>Lead Office: OEM</p> <p>Funding Source(s): To be proposed in a future budget;</p> <p>Effect on New Structures: N/A</p> <p>Effect on Existing Structures: N/A</p> <p>Timeline for Completion: 1-3 years</p> <p>Costs (Estimated): \$1800</p> <p>Cost Effectiveness and Risk Reduction: Project will increase public education and community resiliency regarding droughts, which will reduce the impacts and losses within the City of Garland.</p>

Low-Flow Fixtures Installation
<p>Description: Provide low-flow fixtures to the public for water conservation</p> <p>Hazard(s) Addressed: Drought</p> <p>Goals and objectives addressed: 1.1, 2.3, 3.4, 3.5</p> <p>Lead Office: OEM, Water</p> <p>Funding Source(s): To be proposed in a future budget; Mitigation grant funding</p> <p>Effect on New Structures: N/A</p> <p>Effect on Existing Structures: N/A</p> <p>Timeline for Completion: 2-5 years</p> <p>Costs (Estimated): \$5000</p> <p>Cost Effectiveness and Risk Reduction: Project will increase water conservation efforts and provide efficient fixtures and appliances, which will reduce home water use.</p>

Erosion and Expansive Soil Mitigation Actions

Bank Stabilization - Duck Creek Greenbelt Park Improvements
<p>Description: Installation of bank stabilization along sections of Duck Creek Greenbelt where flood events have scoured the silt banks near the concrete pedestrian and bike path. The bank has failed, sluffing-off to a point where this 8-ft wide concrete trail will need to be relocated because it is now too close to the edge of the bank. Project design will need to include topographic survey, hydraulic study of that segment, and an analysis of possible materials and methods for the most appropriate stabilization.</p> <p>Hazard(s) Addressed: Erosion and Flooding</p> <p>Goals and objectives addressed: 2.1, 2.3, 3.4</p> <p>Lead Office: Parks and Recreation and Engineering</p> <p>Funding Source(s): General Fund or mitigation funding</p> <p>Effect on New Structures: N/A</p> <p>Effect on Existing Structures: Will protect creek bank and adjacent park pedestrian and bike facilities from further damage.</p> <p>Timeline for Completion: 3 years</p> <p>Costs (Estimated): \$3.5 Million</p>
<p>Cost Effectiveness and Risk Reduction: This section of Duck Creek Greenbelt Park is part of a multimodal pedestrian and bike system, which connects with transit facilities and provides off-street connection between Centerville Road and the City of Mesquite's bike/ pedestrian trail, south of IH-30. Current funding will be extending the concrete trail from IH-30 into Mesquite, and extending the off-street bike path from its current north terminus, into Lon Wynne Park and will cross Duck Creek via a pedestrian-bike bridge, and connect to on-street bike facilities.</p>
Calcium Soil Stabilizer
<p>Description: Apply calcium soil stabilizer to areas around critical infrastructure.</p> <p>Hazard(s) Addressed: Expansive Soil</p> <p>Goals and objectives addressed: 2.1, 2.3, 3.4</p> <p>Lead Office: Engineering</p> <p>Funding Source(s): General Fund or mitigation funding</p> <p>Effect on New Structures: Will protect infrastructure from expansive soils.</p> <p>Effect on Existing Structures: Will protect infrastructure from further damage.</p> <p>Timeline for Completion: 4 years</p> <p>Costs (Estimated): \$300,000</p>
<p>Cost Effectiveness and Risk Reduction: Reducing damages to critical infrastructure will reduce costs associated with repairing them.</p>

All Hazards Mitigation Actions

Provide Comprehensive Public Education Program
<p>Description: Provide a comprehensive Whole Community and all hazards disaster preparedness and mitigation education program to residents, community stakeholders and partners, see Appendix J Public Education Program Summary for an example of community educational materials available for Garland residents.</p> <p>Hazard(s) Addressed: Tornado, Severe Winter Weather, Biological Event, Flood, Earthquake, Severe Thunderstorm, Infrastructure and Communications Failure, Drought, Extreme Heat, Power Outage, Expansive Soils, Hail, Erosion</p> <p>Goals and objectives addressed: 2.1, 2.3, 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>Lead Office: Emergency Management</p> <p>Funding Source(s): General Fund and Mitigation Funding</p> <p>Effect on New Structures: None</p> <p>Effect on Existing Structures: None</p> <p>Timeline for Completion: Ongoing</p> <p>Costs (Estimated): \$10,000 per year</p> <p>Cost Effectiveness and Risk Reduction: Losses in the community translate into the loss of resources for local residents as they try to recover, and the loss of taxes and services to local governments as they try to manage the recovery.</p>

Enhance the Emergency Operations Center (EOC) Upgrade
<p>Description: Renovate an existing training room location to serve as the Emergency Operations Center (EOC) including an audio-visual system for situational awareness, create systems redundancy, and implement security measures to protect critical infrastructure and mitigate incidents.</p> <p>Hazard(s) Addressed: Tornado, Severe Winter Weather, Biological Event, Flood, Earthquake, Severe Thunderstorm, Infrastructure and Communications Failure, Drought, Extreme Heat, Power Outage, Expansive Soils, Hail, Erosion</p> <p>Goals and objectives addressed: 1.1, 2.1, 2.3, 3.1, 3.2, 3.4, 3.5</p> <p>Lead Office: Emergency Management</p> <p>Funding Source(s): General Fund</p> <p>Effect on New Structures: None</p> <p>Effect on Existing Structures: None</p> <p>Timeline for Completion: 1.5 years</p> <p>Costs (Estimated): \$584,000</p> <p>Cost Effectiveness and Risk Reduction: Development of an effective Emergency Operations Center increases the City's capability to respond and recover from all hazards more efficiently and helps the whole community to be more resilient to the impacts of all hazards because the city is able to affect a more timely and efficient response reducing the loss of life and property from all hazards.</p>

Acquire Recreation Center Generators
<p>Description: Power loss is often one of the results of many hazards; generators would maintain energy for these facilities, which the City uses as community shelters.</p> <p>Hazard(s) Addressed: Tornado, Severe Winter Weather, Biological Event, Flood, Earthquake, Severe Thunderstorm, Infrastructure and Communications Failure, Extreme Heat, Power Outage, Hail</p> <p>Goals and objectives addressed: 1.1, 3.1, 3.4</p> <p>Lead Office: Parks and Recreation</p> <p>Funding Source(s): Mitigation grant funding or general fund</p> <p>Effect on New Structures: None</p> <p>Effect on Existing Structures: Existing recreation centers will have power backup to serve as more sustainable warming centers and shelters to local residents</p> <p>Timeline for Completion: 5 years</p> <p>Costs (Estimated): \$10,000</p>
<p>Cost Effectiveness and Risk Reduction: Generators at the community recreation centers would provide more sustainable warming centers and shelters for residents, as people will have a safe place to stay during hazard events. The City will save money by sending fewer first responders on calls related to hazards.</p>

Fleet Services Continuity of Operations
<p>Description: Acquisition of a generation at the Forest Lane fueling source.</p> <p>Hazard(s) Addressed: Tornado, Severe Winter Weather, Biological Event, Flood, Earthquake, Severe Thunderstorm, Infrastructure and Communications Failure, Extreme Heat, Power Outage, Hail</p> <p>Goals and objectives addressed: 1.1, 3.1, 3.4</p> <p>Lead Office: Fleet</p> <p>Funding Source(s): Mitigation grant funding or general fund</p> <p>Effect on New Structures: None</p> <p>Effect on Existing Structures: Acquisition of one generator has been completed. New generator on Forest Lane will be incorporated with new structure.</p> <p>Timeline for Completion: 5 years</p> <p>Costs (Estimated): \$10,000</p>
<p>Cost Effectiveness and Risk Reduction: Generator at the Forest Lane fueling source would provide access to the fueling sources and would provide the ability to continue operations throughout an incident.</p>

Purchase and Install Generators
<p>Description: Acquisition of generators at critical facilities</p> <p>Hazard(s) Addressed: Tornado, Severe Winter Weather, Biological Event, Flood, Earthquake, Severe Thunderstorm, Infrastructure and Communications Failure, Extreme Heat, Power Outage, Hail</p> <p>Goals and objectives addressed: 1.1, 2.3, 3.4</p> <p>Lead Office: Water and Wastewater</p> <p>Funding Source(s): Capital Improvements Project</p>

<p>Effect on New Structures: New structures would have improved capabilities and continuity of operations</p> <p>Effect on Existing Structures: Existing structures would have improved capabilities and continuity of operations</p> <p>Timeline for Completion: 4 years</p> <p>Costs (Estimated): \$15,450,000</p>
<p>Cost Effectiveness and Risk Reduction: The City of Garland would be able to continue services and maintain operations. The City would be able to maintain pumping of potable water and treating wastewater during power outages.</p>

Attain SWAT and EOD Team Equipment Enhancement
<p>Description: Enhancing the SWAT and EOD team response capabilities through the procurement of equipment needed to sustain NIMS Type 1 status.</p> <p>Hazard(s) Addressed: All Hazards</p> <p>Goals and objectives addressed: 1.1</p> <p>Lead Office: Police Department</p> <p>Funding Source(s): Grant and general funding</p> <p>Effect on New Structures: N/A</p> <p>Effect on Existing Structures: N/A</p> <p>Timeline for Completion: 3 years</p> <p>Costs (Estimated): \$100,000</p>
<p>Cost Effectiveness and Risk Reduction: Maintaining Type 1 status is a crucial part of this in house regional asset. Not maintaining these capabilities would not only have major impacts to the City of Garland, but the entire region. This team saves lives and protects infrastructure.</p>

Benefit-Cost Review and Prioritizing Mitigation Actions

The City of Garland Planning Team prioritized mitigation activities using the Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLEE) Method, per Federal Emergency Management Agency (FEMA) recommendations. STAPLEE is a benefit-cost review tool and includes considerations for Social, Technical, Administrative, Political, Legal, Environmental, and Economic issues. Each of these items is assigned a positive or negative value. Projects that score the highest are considered the most effective, and their funding most justified. A lower score indicates that several obstacles exist that would prevent the proposed project from being completed. Most mitigation strategies have at least one obstacle and, very frequently, this obstacle is economic. Part of putting the mitigation strategies in a prioritized list is being able to justify the need for a project should funding become available.

City of Garland STAPLEE Action Evaluation and Prioritization Table																							
	Social		Technical		Administrative		Political		Legal		Economic			Environmental									
Mitigation Actions	Community Acceptance	Effect on Segment of Population	Technically Feasible	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocation	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenges	Benefit of Action	Cost of Action	Contributes to Economic	Outside Funding Required	Effect on Land/Water	Consistent with Federal Laws	Effect on HAZMAT Waste Sites	Matches Environmental Goals	Total Prioritization Score
#1 Safe Room	+	+	+	+	+	N	-	N	+	N	+	N	+	+	+	N	N	-	N	+	N	N	9
#2 Bldg. Codes	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	-	+	N	N	+	N	N	14
#3 SWAT/EOD	+	+	+	+	-	+	+	+	+	+	-	+	+	+	+	+	N	-	N	-	N	N	14
#4 Dispatch	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	N	+	N	+	N	+	19
#5 Duck Creek	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	N	+	21
#6 Calcium Soil	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	-	+	-	+	+	N	+	15
#7 Keen Branch	+	+	+	+	+	+	-	+	+	+	+	+	+	+	-	-	N	-	+	+	N	+	12
#8 Mitigation Education	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	N	-	N	+	N	N	13
#9 Stream 2C3/4	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	N	-	+	+	N	+	16
#10 Country Club Estates	+	+	+	+	+	+	-	+	+	+	+	+	+	+	-	-	N	-	+	+	N	+	13
#11 Generators	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	N	-	N	+	N	N	14
#12 Fleet	+	+	+	+	+	+	-	+	+	N	+	+	+	+	+	N	N	-	N	+	N	N	12

#13 Recreation Gens.	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	N	-	N	+	N	N	14
#14 East Water Tower	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	-	+	+	N	+	17
#15 Flood Buyout	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	N	-	+	+	N	+	18
#16 Flood Warning Sys.	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	-	N	-	+	+	N	+	14
#17 Erosion Control	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	N	-	+	+	N	+	18
#18 Holford Rd.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	N	-	+	+	N	+	18

Planning Team members will be responsible for coordinating a periodic review of the Plan to ensure integration of hazard mitigation strategies

Monitoring, Evaluating and Updating the Plan

The City of Garland Hazard Mitigation Action Plan goals, integration and planning processes will be monitored and evaluated each January within its five-year life cycle by reconvening the Planning Team. The Planning Team will evaluate mitigations using the Department Update form, which includes project status, project achievement, cost effectiveness, problems, and relevance. The team will determine if the identified hazards have changed or if risk and impact of the hazards have increased or decreased. Updates may also be the result of the City of Garland Budget Review, Capital Improvement Plan or major disaster within the community. The Advisory Committee, comprised of department heads, including the Preparedness and Resilience Coordinator, will monitor and evaluate mitigation actions from a department perspective and determine how improvements could be made after the Planning Team has summarized their findings. Following each update to the Hazard Mitigation Action Plan, the City of Garland Office of Emergency Management will document the update in the record of changes table in the Plan. This table will track any meetings, activities, completed initiatives, resulting risk reduction, limitations or processes used for the purpose of the plan update. One year before the five-year plan update, the planning team will reconvene along with any additional individuals or organizations that have subject matter expertise. Once again, the Planning Team will review the threats and hazards to determine if these have changed or decide if there is the need for another Community Risk and Impact Assessment.

Incorporation into Existing Planning Mechanisms

The HazMAP identifies current capabilities and mechanisms available for implementing hazard mitigation strategies. Integration of the Hazard Mitigation Action Plan into other existing planning mechanisms will take place through coordinating HazMAP with City Department Directors and the Advisory Committee to coordinate Capital Improvement planning and mitigation goals, and through City Council approval and adoption. Mitigation actions smaller in nature that are not separate budget items, and do not have great impacts on residents or departments are not required to be presented to City Council. Department Directors and managers implement the mitigation action into current department plans and procedures. Larger mitigation actions requiring substantial resources, large changes in City services or department activities must first be approved through Department Directors and then approved by the Managing Director of that department. Then, approval by the City Manager and finally presented to City Council for approved by vote. After final approval, the Department Directors and Managers will begin the implementation process. During any mitigation action implementation, the Office of Emergency Management plays a support role to departments implementing mitigation actions.

Additionally, Emergency Operations Center staff will also focus on evaluating the Plan in light of technological, budgetary, and political changes that may occur during the year or other significant events.

Major disasters affecting the City of Garland, legal changes, and other events may trigger a meeting of the Garland Hazard Mitigation Planning Team prompting conclusions to be incorporated into future plan versions. As required by the Disaster Mitigation Act of 2000, the City of Garland is committed to reviewing this plan annually and updating the full plan annex with county, state, and federal partners at least once every five years. The public will continue to be involved as appropriate and required during the monitoring, evaluation, and update process, including opportunities for input prior to adoption of updates. Overall, the City of Garland values our relationships with citizens, stakeholders, and private partnerships and will continue to grow and foster these efforts.

Incorporation into Planning Mechanisms since Last Plan Approval

Garland's Office of Emergency Management (OEM) has facilitated incorporation of the mitigation plan elements to all emergency management coordinated planning efforts but primarily including the Emergency Operations Plan and the Continuity of Operations Plan. Both of these plans have undergone reviews and updating each year since the last revision of the Hazard Mitigation Action Plan. The plan review teams, which work to review and update the EOP and COOP, include the same staff members who serve on the HMPT; therefore, any actions identified in the HazMAP relevant to the EOP and COOP are including with every review and update for both plans. Additionally, the mitigation actions are reviewed and included as possible in the annual development of the Capital Improvement Plan (CIP). As funding for mitigation actions is prioritized and available, these actions have been added to both annual budget plans and CIP. Outcomes associated with the mitigation actions are reported to OEM for inclusion in future HazMAP updates.

As required by the Disaster Mitigation Act of 2000, the City of Garland reviews existing plans annually and submits full updates to the state and federal partners at least every five years and mitigation is one aspect of every plan update. Updating and incorporating mitigation efforts and actions into all Garland plans is a priority and inclusion of stakeholder and private partnerships helps to foster development of collaborative mitigation efforts for a more resilience Garland.

Continued Public Involvement

In order to maintain public involvement, the City of Garland Planning Team will continue to seek the input of the public and stakeholders. A copy of the Local Hazard Mitigation Action Plan will continue to be available through the Office of Emergency Management for review and comment. The public will also be continuously engaged through a number of various tasks completed by the City of Garland Office of Emergency Management and other City Departments. Methods for public involvement during implementation include but are not limited to: adding an Economic Resistance and Recovery Education Coordinator to the Department of Emergency Management, Economic Resistance and Recovery Education through the Chamber of Commerce, presentations, community preparedness campaigns, and seasonal preparedness updates on the department website.

Discussion with citizens about hazards and risks, builds support for implementation of mitigation activities. During annual events, OEM will gauge the public's preparedness through discussion and survey tools to assist in monitoring plan impacts and report findings at the annual Planning Team meeting. A

formal survey may be distributed with similar questions to the initial survey in Appendix D to easily compare and evaluate components of the HazMAP plan during the five-year plan update.

Table 6.2 – Plan Maintenance Summary

Maintenance Activity	Local Planning Documents	Responsible Personnel	Schedule	Plan
Implementation	City Budget	City Manager	Annually	Integration of mitigation projects identified in HazMAP, grants, and other fiscal allowances for mitigation actions and related costs
Implementation	Emergency Operations Plan updates	Preparedness and Resilience Coordinator	Reviewed annually, update as needed	EOP Mitigation annex updates based on HazMAP HIRA; update preparedness, response and recovery actions related to identified hazards
Implementation	Floodplain Ordinances	Drainage and Development Engineer	As Needed	Enhance mitigation of flood hazards using LMAP flood data for floodplain management and community development.
Implementation	Community Rating System	Drainage and Development Engineer	Annually	
Implementation	Capital Improvement Plans	Budget and Research	Annually	Strengthen critical infrastructure and key resources based on HazMAP hazard analysis, incorporate vulnerability data and action items.
Monitoring Evaluation Update	HazMAP	HazMAP Planning Team	Annually in January	Evaluate each mitigation action using the Department Update form. Determine changes in hazards, risk and impact.
Monitoring Evaluation	HazMAP	Advisory Committee	Annually after Planning Team Summarizes	Assess progress in mitigation activities implemented by the plan and decide how improvements could be made to the overall mitigation strategy.



A. City Council Resolution

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B. Documentation of Planning Meetings



Garland Hazard Mitigation Action Plan (HazMAP) | 2021

HAZMAP BASIS/AUTHORITY

There are two main federal authorities requiring locals to maintain a Hazard Mitigation Program, which identify the requirements and procedures for both the program and plan:

1. Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288), as amended by the Disaster Mitigation Act (DMA) of 2000
2. Code of Federal Regulations, Title 44, Chapter 1, Part 201 (44 CFR Part 201)

The HazMAP must be formally adopted via City Council Resolution and the plan must be made public for all to reference and opportunities for input must be provided to partners and the public. Plans go through a strict review process and must be approved by FEMA for jurisdictions to be eligible for pre or post mitigation funding.

PLANNING PROCESS AND TEAM (2017 PLAN)

- Building Inspection, Building Official
- Chamber of Commerce, Vice President
- Emergency Management Director
- Emergency Management Planning and Preparedness Coordinator
- Engineering, Drainage and Development Engineer
- Environmental Health Manager
- Facilities, Director
- Fire Department, Assistant Fire Chief
- Neighborhood Vitality, Administrator
- Parks and Recreation, Services Manager
- Police Department, Captain
- Garland Power & Light, Chief Operation Officer
- Public/Radio Amateur Civil Emergency Service (RACES)
- Water Department, Utilities Director

The Planning Team performs the following activities: identified hazards, conducted risk assessments, ranked hazards, developed a public outreach strategy, planned implementation of mitigation actions, assisted in research and gathering information to include in the plan and participated in the draft plan review.

CAPABILITIES ASSESSMENT

As part of this assessment, we must PROVE we have coordinated the HazMAP with the existing planning documents and tools the city has implemented such as the current Comprehensive Master Plan, Capital Improvement Plan, Economic Development Plan, Building Codes, Zoning Ordinances, etc.

STAKEHOLDER AND COMMUNITY INVOLVEMENT

The HazMAP must be a publically accessible document and the planning team must prove not only multiple opportunities for involvement but supply the information provided by the public and partners. At least two open meetings must be conducted to review these findings and collect additional input.

COMMUNITY PROFILE

The profile includes very detailed information about the physical boundaries of the city, demographics, property use and values, transportation systems, utility lifelines, etc.

RISK OVERVIEW & HAZARD PROFILES

The risk overview includes a detailed hazard identification process and formula-based analysis that must take into account the input of not only City staff but partner agencies (GISD, private industry, etc.) and the public. We have already posted and sent a utility mailer to start collecting public input for this section. Each hazard has to be ranked based on likelihood, frequency of occurrence and severity of “potential” impact. For each of the highest ranking hazards, a detailed hazard profile must be developed and updated.

HAZARD MITIGATION STRATEGY

This section details the Goals for the City’s Hazard Mitigation program overall and then identifies specific objectives to achieving these goals. Part of this section includes a detailed report on progress towards the goals and objectives since the last submission and a progress report for the identified Mitigation Actions from the last submission.

Existing Goals:

Goal 1: Protect residents from the impacts of natural, technological and man-made disasters.

Goal 2: Protect property, new and existing structures, from the impacts of natural, technological, and man-made disasters.

Goal 3: Enhance public education, awareness and support for hazard mitigation.

HAZARD MITIGATION ACTIONS (MOST IMPORTANT SECTION)

The Hazard Mitigation Action section details the identified mitigation projects the team developed in order to achieve the agreed upon Goals and Objectives. The identified actions are divided by hazard and MUST specifically address the vulnerabilities and ways the project will lessen the impacts of each specific hazard as explained in the Hazard Profiles. The current plan has 18 identification Hazard Mitigation Actions (see Mitigation Action Report attached).

Required Elements of a Mitigation Action (project):

- Link to plan Goals and Objectives
- Assignment of responsibility
- Timeline
- List of potential funding sources
- Detailed description of impacts on new and existing structures
- Cost estimate
- Cost Benefit and Risk Reduction Analysis (**MOST IMPORTANT ELEMENT**)

Meeting Purpose


- Provide a quick refresher regarding Hazard Mitigation Action Plan
- Identify Planning Team for 2021-2022
- Review Update Timeline

Plan Overview

- Authorities
- Planning Process and Team
- Capabilities Assessment
- Stakeholder & Community Involvement
- Community Profile
- Risk Overview/Hazard Profiles
- Hazard Mitigation Strategy
- Hazard Mitigation Actions


Action Items

- Identify department representatives to serve on Planning Team



GARLAND


HazMAP Update Leadership Kickoff Meeting



1

Purpose


- What is the Hazard Mitigation Action Plan?
- Identify Planning Team for 2021-2022
- Review Update Timeline
 - Next meeting
 - 6 planning meetings



2

HazMAP Authorities


- Federal Authorities
 - Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288)
 - Code of Federal Regulations, Title 44, Chapter 1, Part 201 (44 CFR Part 201)
- Requires City Council Resolution
- Must be made public, opportunities for input are required
- Review process/FEMA approval for mitigation funding




3

Community Profile

- Physical Boundaries
- Demographics
- Property Use and Values
- Transportation Systems
- Utility Lifelines






4

Capabilities Assessment

- HazMAP must coordinate with existing planning documents:
 - Comprehensive Master Plan
 - Capital Improvement Plan
 - Economic Development Plan
 - Building Codes
 - Zoning Ordinances





5

Stakeholder & Community Involvement

- Must be publically accessible
- Multiple opportunities for public input
- At least two open meetings must be conducted





6

Risk Overview/Hazard Profiles

- Hazard identification process must include input from partner agencies and the public
- Utility mailer sent out in September
 - Survey - 76 responses as of 10/18/2021.
 - Results will be ranked



QR Code to Hazard Mitigation Survey



7

Garland Specific Hazard Mitigation Strategy

- Goals
- Specific objectives
- Must report progress since last submission
 - Existing Goals:
 1. Protect residents from the impacts of natural, technological and man-made disasters.
 2. Protect property, new and existing structures, from the impacts of natural, technological, and man-made disasters.
 3. Enhance public education, awareness and support for hazard mitigation.




8

Hazard Mitigation Actions

- List of specific tasks the City wants to do to lessen the impacts of disaster
- Must follow strict Mitigation criteria and specifically address identified vulnerabilities

Required Elements:

- Link to plan Goals & Objectives
- Assignment of responsibility
- Timeline
- List of potential funding sources
- Detailed description of impacts on new & existing structures
- Cost estimate
- Cost Benefit and Risk Reduction Analysis (MOST IMPORTANT ELEMENT)




9

Planning and Process Team

- Planning Team Involvement:
 - Identify Hazards
 - Risk Assessments
 - Rank Hazards
 - Public Outreach Strategy
 - Mitigation Actions Review/Implementation
 - Research

Team Members (2021)


- Building Inspection, Building Official
- Chairman of Commission, Vice President
- Emergency Management Director
- Emergency Management Planning and Preparedness Coordinator
- Engineering, Drainage and Development Engineer
- Environmental Health Manager
- Facilities Director
- Fire Department, Assistant Fire Chief
- Neighborhood Vitality Administrator
- Police and Recreation Services Manager
- Police Department, Captain
- Garland Power & Light, Chief Operation Officer
- Water Department, Utilities Director



10

Action Items

- Identify department representative to serve on planning team
- Preferred meeting format
- Meeting Schedule
 - Nov 17 @ 1000
 - Dec 15 @ 1000
 - Jan 26 @ 1000
 - March 2 @ 1000
 - April 13 @ 1000 (Draft submitted for Leadership Final Review)
 - May 18 @ 1000



11

HazMAP Planning Team Kickoff Meeting

**November 17, 2021
10:00 AM**

- Introductions
- Discussion about the purpose of mitigation and planning process
- Review Previous Mitigation Goal Progress and Implementation
- Review/Discuss edits or changes
- Hazard Mitigation Survey explained
- Questions or Comments?

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Next Meeting

December 15, 2021 - 10:00 AM



GARLAND

HazMAP Planning Team Kickoff Meeting

City of Garland
Office of Emergency Management
November 17th, 2021






1

Introductions

- Name
- Department/Position
- HazMAP Experience





 GARLAND

2

Purpose

- What is the Hazard Mitigation Action Plan?
- Review Update Timeline
 - 6 Planning Team Meetings



 GARLAND

3

Planning and Process Team

- Planning Team Involvement:
 - Introduction
 - Planning Process
 - Community Profile
 - Risk Overview
 - Hazard Profiles
 - Hazard Mitigation Strategy
 - Hazard Mitigation Actions
 - Plan Maintenance
 - Appendix

Team Members (2021)

- Building Inspection, Building Official
- Chamber of Commerce, Vice President
- Emergency Management Director
- Emergency Management Planning and Preparedness Coordinator
- Engineering Director
- Environment of Health Manager
- Facilities, Physical Security Programs Manager
- Fire Department, Assistant Fire Chief
- Neighborhood Vitality, Managing Director
- Parks and Recreation, Director
- Police Department, Captain
- Garland Power & Light, Chief Operation Officer
- Water Department, Wastewater Director

 GARLAND

4

Hazard Mitigation Survey

- Hazard identification process must include input from partner agencies and the public
- Utility mailer sent out in September
 - Survey: 84 responses as of 11/17/2021
 - Results will be ranked



QR Code to Hazard Mitigation Survey

 GARLAND

5

Planning Team Input

- Review of sections in Section 1 & Section 2 of HazMAP




 GARLAND

6

Action Items


- Preferred meeting format
- Meeting Schedule
 - December 15, 2021 10:00 AM
 - January 26, 2022 10:00 AM
 - March 2, 2022 10:00 AM
 - April 13, 2022 10:00 AM (Each scheduled for Leadership Round Series)
 - May 18, 2022 10:00 AM

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7

Questions?

Thank you for attending!

 GARLAND

8

HazMAP Planning Team Meeting

**December 15, 2021
10:00 AM**

- Hazard Mitigation Survey Results (Identified Hazards)
- Community Risk and Impact Assessment
- Review/Discuss edits or changes
- Project list from 2017 – Additions/Status
- Questions or Comments?



GARLAND

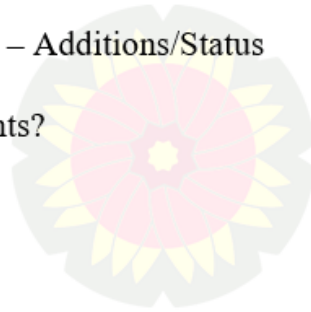
Next Meeting

January 26, 2022 - 10:00 AM

HazMAP Planning Team Meeting

**January 26, 2022
10:00 AM**

- Acknowledgement paragraph for Climate Change portion
- Community Risk and Impact Assessment
- Review/Discuss edits or changes
- Project list from 2017 – Additions/Status
- Questions or Comments?



GARLAND

Next Meeting

March 2, 2022 - 10:00 AM

HazMAP Planning Team Meeting

March 3, 2022
10:00 AM

- Review/Discuss edits or changes
- Finalize Mitigation strategies
- Summarize/Review of HazMAP Public Meetings
- Discuss final steps
- Questions or Comments?



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C. Public Outreach Methods



GARLAND
EMERGENCY MANAGEMENT

Hazard Mitigation Action Plan

What is Hazard Mitigation?

Hazard Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters.

Importance of a Hazard Mitigation Plan

Through projects, programs, and policies the City of Garland is constantly creating ways to protect the City from hazards and recover from disasters quickly. The Hazard Mitigation Action Plan (HazMAP) creates safer communities by reducing loss of life and property damage. The plan includes a list of specific actions and goals for city departments. It also includes information the public can use to prepare themselves for hazards.



GP&L – Winter Weather, February 2022

Key Mitigation Actions

- Educating citizens on Mitigation techniques
- Elevation of structures in flood prone areas
- Texas Individual Saferoom Rebate Program
- Erosion and drainage control to reduce flooding
- Update building codes for improved structural stability
- Enhancing SWAT and EOD equipment
- Retrofit backup Police and Fire Communications Center to avoid future hail damage
- Acquire Generators:
 - Two City of Garland Fueling Centers (Partial Completion)
 - Recreation Centers (Shelters)
 - Critical Facilities
- Apply calcium soil stabilizer to areas around critical infrastructure

Hazards Identified by the City's HazMAP Planning Team

- | | |
|--------------------------------------|---|
| • Tornado | • Power Outages |
| • Severe Winter Weather/Extreme Cold | • Earthquake |
| • Flood | • Communications Failure/Infrastructure Failure |
| • Drought | • Severe Thunderstorms/Damaging Winds |
| • Biological Event | • Destructive Hail |
| • Terrorism/Cyber Attacks | • Erosion |
| • Extreme Heat | • Expansive Soil |

Office of Emergency Management | 972-781-7273 | OEM@garlandtx.gov



City of Garland, Texas Government ✓

23 hrs · 🌐

It's #nationalpreparednessmonth, so today we want to ask: did you know that most insurance policies don't cover flooding?

Be sure to review your insurance, make sure it is up-to-date, and that it aligns with the needs of your household. In addition, it is important to know the potential hazards in your area. Knowing the potential risks can help limit the impacts a disaster can have on you and your family.

Take this opportunity to let us know your opinion on hazards in your area and what steps you have taken to prepare your household by taking this quick survey! Please visit: <http://www.garlandtx.gov/201/Hazard-Mitigation>



👍 6

👍 Like

💬 Comment

➦ Share

Social Media Post – Advertisement of Hazard Mitigation Survey



Help Keep Garland *Safe.*

We NEED YOUR HELP to update the City's **Hazard Mitigation Action Plan**. Providing your opinion will help us make a better plan to keep Garland safe. *Please take the short survey below.*



Scan the QR code to complete the **Hazard Mitigation Survey** in English, Española or Tiếng Việt.

Hazard Mitigation Survey link
<https://bit.ly/3k4huv1>

All Garland library locations will allow residents to complete the survey on library computers. Call 972-205-2500 for locations and hours.

Paper copies can be requested by contacting the Office of Emergency Management at 972-781-7273 or OEM@GarlandTX.gov



Hazard mitigation is the effort to reduce loss of life and property by lessening the impact of disasters.

Utility Bill Insert – Distributed September 2021



City of Garland, Texas Government

February 12 at 12:00 PM · 🌐

The Office of Emergency Management wants your input to update the Hazard Mitigation Action Plan for 2022. Two public meetings are scheduled: 6 p.m. Thursday, Feb. 17, and 10 a.m. Saturday, Feb. 26, in Room 417 in the Fire Administration Building, 1500 State Highway 66. The purpose of the Hazard Mitigation Action Plan is to implement actions to help reduce loss of life and property due to the impacts of disasters. More info at <http://ow.ly/bnUX50HTkaZ>



👍 14

9 Shares

👍 Like

💬 Comment

➦ Share

Social Media Post – Advertisement of Hazard Mitigation Public Meeting



City of Garland, Texas Government

February 24 at 12:01 PM · 🌐

The Office of Emergency Management wants your input to update the Hazard Mitigation Action Plan for 2022. A public meeting is scheduled at 10:00 A.M. Saturday, February 26, in Room 417 in the Fire Administration Building, 1500 State Highway 66.

The purpose of the Hazard Mitigation Action Plan is to implement actions to help reduce loss of life and property due to the impacts of disasters.

More info at <http://ow.ly/bnUX50HTkaZ...> See more



👍👎👏 7

2 Shares

👍 Like

💬 Comment

➦ Share

Social Media Post – Advertisement of Hazard Mitigation Public Meeting

Garland Alert System

Prepare - Get Ready for Disaster +

Hazard Mitigation

Think - Know Your Community +

Act - Get Involved

About OEM

[Home](#) > [Government](#) > [Departments E - G](#) > [Emergency Management](#) > [Hazard Mitigation](#)

HAZARD MITIGATION

HAZARD MITIGATION ACTION PLAN PUBLIC MEETINGS

The Office of Emergency Management wants your input to update the Hazard Mitigation Action Plan for 2022. Your input is critical to improve the effectiveness of this plan by helping staff identify all potential hazards and ways to reduce the impacts of those hazards.



Emergency Management staff will host two opportunities to meet with you:

- 6 p.m. Thursday, Feb. 17
- 10 a.m. Saturday, Feb. 26

Both meetings will take place in Room 417 in the Fire Administration Building, 1500 State Highway 66.

The purpose of the Hazard Mitigation Action Plan is to implement actions to help reduce loss of life and property due to the impacts of disasters. Through projects, programs and policies, the City of Garland is constantly developing ways to protect the city from hazards and recover from disasters quickly. Take this opportunity to participate in focused discussions to confirm all possible hazards and all impacts have been considered, and help identify relevant projects that could further reduce the impacts of disaster.

If you have questions or concerns, contact the Office of Emergency Management at OEM@GarlandTX.gov or 972-781-7273.

HAZARD MITIGATION PLAN

- [City of Garland 2017 Revised Hazard Mitigation Action Plan \(PDF\)](#)

FAQs

- [What is hazard mitigation?](#)
- [Why do we need a hazard mitigation plan?](#)
- [What are some examples of mitigation actions?](#)
- [What is the planning process for hazard mitigation?](#)
- [What are some hazards identified by the City's Hazard Mitigation Action Planning Team?](#)

[View All](#)



Contact Us

Emergency Management

[Email the Office of Emergency Management](#)

Mailing Address

P.O. Box 469002
Garland, TX 75046

Phone: 972-781-7272

[Directory](#)

City of Garland's Emergency Management Website – Advertisement of Hazard Mitigation Public Meeting

[Print](#)



GARLAND

NOTICE OF SPECIAL MEETING OF THE CITY COUNCIL CITY OF GARLAND, TEXAS

Room 417 of the Fire Administration Building
1500 State Highway 66
Garland, Texas
February 17, 2022, at 6:00 p.m.

NOTICE is hereby given that a quorum of the City Council of the City of Garland, Texas may attend the following ceremonial event or function:

AGENDA:

1. **INTRODUCTION**
 - A. Garland OEM: Planning and Preparedness Coordinator
 - B. Introduction to HazMAP
2. **PLANNING PROCESS**
 - A. Overview
 - B. Planning and Process Team
3. **PLAN REVIEW**
 - A. Review of Hazards
 - B. Mitigation Actions Status Review
4. **INPUT**
 - A. Explanation of HazMAP Survey
 - B. Open Discussion: Public Input on HazMAP
5. **ADJOURN**

NOTE: No formal action or deliberations between or among members of the City Council will take place. The City Council does not control the content of any communications made during the event and any public business or public policy to be discussed is not within the supervision or control of the City Council. Any discussion of public business at the event or function is incidental to the event.

City of Garland – Notice of Special Meeting

[Print](#)



GARLAND

NOTICE OF POTENTIAL QUORUM OF THE CITY COUNCIL CITY OF GARLAND, TEXAS

1500 State Highway 66
Garland, Texas
February 26, at 10:00 a.m.

NOTICE is hereby given that a quorum of the City Council of the City of Garland, Texas may attend the following ceremonial event or function:

Public Meeting for Hazard Mitigation Action Plan for 2022
Fire Administration Building - Room 417
1500 State Highway 66
Garland, TX 75040

NOTE: No formal action or deliberations between or among members of the City Council will take place. The City Council does not control the content of any communications made during the event and any public business or public policy to be discussed is not within the supervision or control of the City Council. Any discussion of public business at the event or function is incidental to the event.

City of Garland – Notice of Potential Quorum

[Print](#)



GARLAND

NOTICE OF SPECIAL MEETING OF THE EMERGENCY MANAGEMENT DEPARTMENT OF THE CITY OF GARLAND, TEXAS

Room 417 of the Fire Administration Building
1500 State Highway 66
Garland, Texas
February 26, 2022, at 10:00 a.m.

NOTICE is hereby given that a quorum of the City Council of the City of Garland, Texas may attend the following ceremonial event or function:

AGENDA:

1. **ITEMS FOR INDIVIDUAL CONSIDERATION**
 - A. Garland OEM: Planning and Preparedness Coordinator
 - B. Introduction to HazMAP
2. **PLANNING PROCESS**
 - A. Overview
 - B. Planning and Process Team
3. **PLAN REVIEW**
 - A. Review of Hazards
 - B. Mitigation Actions Status Review
4. **INPUT**
 - A. Explanation of HazMAP Survey
 - B. Open Discussion: Public Input on HazMAP
5. **ADJOURN**

City of Garland – Notice of Special Meeting

[Print](#)



GARLAND

NOTICE OF POTENTIAL QUORUM OF THE CITY COUNCIL CITY OF GARLAND, TEXAS

1500 State Highway 66
Garland, Texas
February 26, at 10:00 a.m.

NOTICE is hereby given that a quorum of the City Council of the City of Garland, Texas may attend the following ceremonial event or function:

Public Meeting for Hazard Mitigation Action Plan for 2022
Fire Administration Building - Room 417
1500 State Highway 66
Garland, TX 75040

NOTE: No formal action or deliberations between or among members of the City Council will take place. The City Council does not control the content of any communications made during the event and any public business or public policy to be discussed is not within the supervision or control of the City Council. Any discussion of public business at the event or function is incidental to the event.

City of Garland – Notice of Potential Quorum

Hazard Mitigation Action Plan Public Meeting

February 17, 2022
6:00 PM

Introduction

- Garland OEM: Planning and Preparedness Coordinator
- Introduction to HazMAP

Planning Process

- Overview
- Planning and Process Team

Plan Review

- Review of Hazards
- Mitigation Actions Status Review

Input

- Explanation of HazMAP Survey
- Open Discussion: Public Input on HazMAP

Next Public Meeting

February 26, 2022 – 10:00 AM

Hazard Mitigation Action Plan Public Meeting

February 26, 2022
10:00 AM

Introduction

- Garland OEM: Planning and Preparedness Coordinator
- Introduction to HazMAP

Planning Process

- Overview
- Planning and Process Team

Plan Review

- Review of Hazards
- Mitigation Actions Status Review


Input

- Explanation of HazMAP Survey
- Open Discussion: Public Input on HazMAP

NOTICE

The Hazard Mitigation Action Plan is available for review in the City Secretary's
Office, 200 N Fifth Street, Fourth Floor, Garland, TX, 75040.


Please send any questions or comments to OEM@garlandtx.gov



GARLAND

Hazard Mitigation Action Plan Public Meeting

City of Garland
Office of Emergency Management



1


Introduction

- Welcome
- Garland OEM
 - Brad Kavanaugh
 - Planning and Preparedness Coordinator



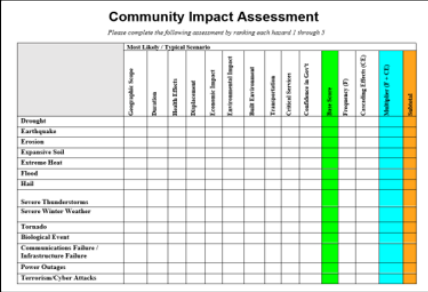
GARLAND

EMERGENCY MANAGEMENT



2


Hazard Assessment



3

Hazard Assessment

- Review definitions
- Rank each hazard 1 to 5
- Based on your experience
- Gather results



4

Hazard Mitigation Action Plan

- Purpose: The effort to reduce loss of life and property by lessening the impact of disasters
- Meeting Scope
 - Planning Process
 - Hazard Assessment
 - Mitigation Action Review



5

Planning Process



6

The Planning Process

1. Organizing the Planning Process and Resources
2. Assess Risks and Capabilities
3. Develop a Mitigation Strategy
4. Adopt and Implement the Plan



Planning Team

Whole Community • Citizens of Garland	Emergency Management • Director • Planning and Preparedness Coordinator	Building Inspection • Building Official	Engineering • Director	Health • Environmental Health Manager	Facilities • Physical Security Program Manager
Fire • Assistant Fire Chief	Neighborhood Vitality • Administrator	Parks and Recreation • Director	Police • Captain	GP&L • Chief Operation Officer	Water • Wastewater Treatment Director

Planning Team Responsibilities

Identify Hazards

Public Outreach Strategy

Risk Assessments

Mitigation Actions Review/Implementation

Rank Hazards

Research

Hazard Assessment

Hazard Profiles

- Hazard Description
- Location
- Severity
- Previous Occurrences
- Probability of Future Events
- Impact on Community
- Summary of Vulnerability
- Other Information
 - Charts, Graphs, Maps, Historical Data, etc.



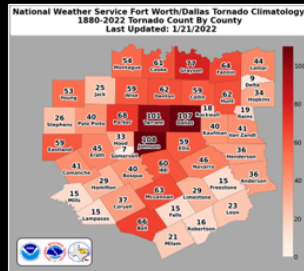
Top 5 Hazards

1. Tornado
2. Severe Thunderstorms/Damaging Winds
3. Destructive Hail
4. Severe Winter Weather/Extreme Cold
5. Extreme Heat



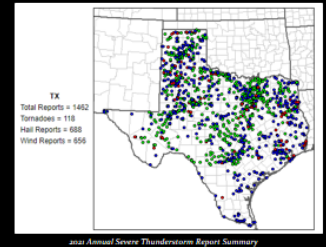
Hazard - Tornado

- Hazard Description
- Severity
- Previous Occurrences/Probability of Future Events
 - December 26, 2015 – EF4
 - October 20, 2019 – EF2
 - 174 homes impacted
 - 1656 tons of debris
 - 107 Total in Dallas County
 - Impact on Community



Hazard – Severe Thunderstorms/Damaging Winds

- Hazard Description
- Severity
- Previous Occurrences/Probability of Future Events
 - 1462 total reports in Texas
- Impact on Community



2021 Annual Severe Thunderstorm Report Summary

Hazard – Destructive Hail

- Hazard Description
- Severity
- Previous Occurrences/Probability of Future Events
 - 34 events: 0.75" or greater (1994)
 - April 11, 2016 – Wylie, TX
- Impact on Community



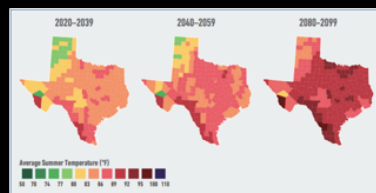
Hazard – Severe Winter Weather/Extreme Cold

- Hazard Description
- Severity
- Previous Occurrences/Probability of Future Events
 - 66 events in past 25 years
- Impact on Community



Hazard – Extreme Heat

- Hazard Description
- Severity
- Previous Occurrences/Probability of Future Events
 - 48 in past 25 years
 - Numerous injuries
 - 112° (1980)
- Impact on Community



Public Input

- What hazards do you feel you're most vulnerable to?
 - Why?
- What would you do to reduce risk and threat of hazards?
- What would you like to see added/deleted from plan?

Mitigation Action Review



19

Hazard Mitigation Actions

- Specific projects the City wants to do to lessen the impacts of disaster
- Must follow strict Mitigation criteria and specifically address identified vulnerabilities

Required Elements :

- Link to plan Goals & Objectives
- Assignment of responsibility
- Timeline
- List of potential funding sources
- Detailed description of impacts on new & existing structures
- Cost estimate
- Cost Benefit and Risk Reduction Analysis



20

Key Mitigation Actions

- Educating citizens on Mitigation techniques
- Elevation of structures in flood prone areas
- Erosion and drainage control to reduce flooding
- Update building codes for improved structural stability
- Enhancing SWAT and EOD equipment
- Retrofit backup Police and Fire Communications Center to avoid future hail damage
 - Acquire Generators
 - Two City of Garland Fueling Centers (1 of 2 completed)
 - Recreation Centers (Shelters)
 - Critical Facilities
- Apply calcium soil stabilizer to areas around critical infrastructure



21

Questions?



22

Final Thoughts

- Hazard Mitigation Survey
- Garland Alert System
- Public Education Materials



23

THANK YOU!

Brad Kavanaugh

City of Garland - Office of Emergency Management

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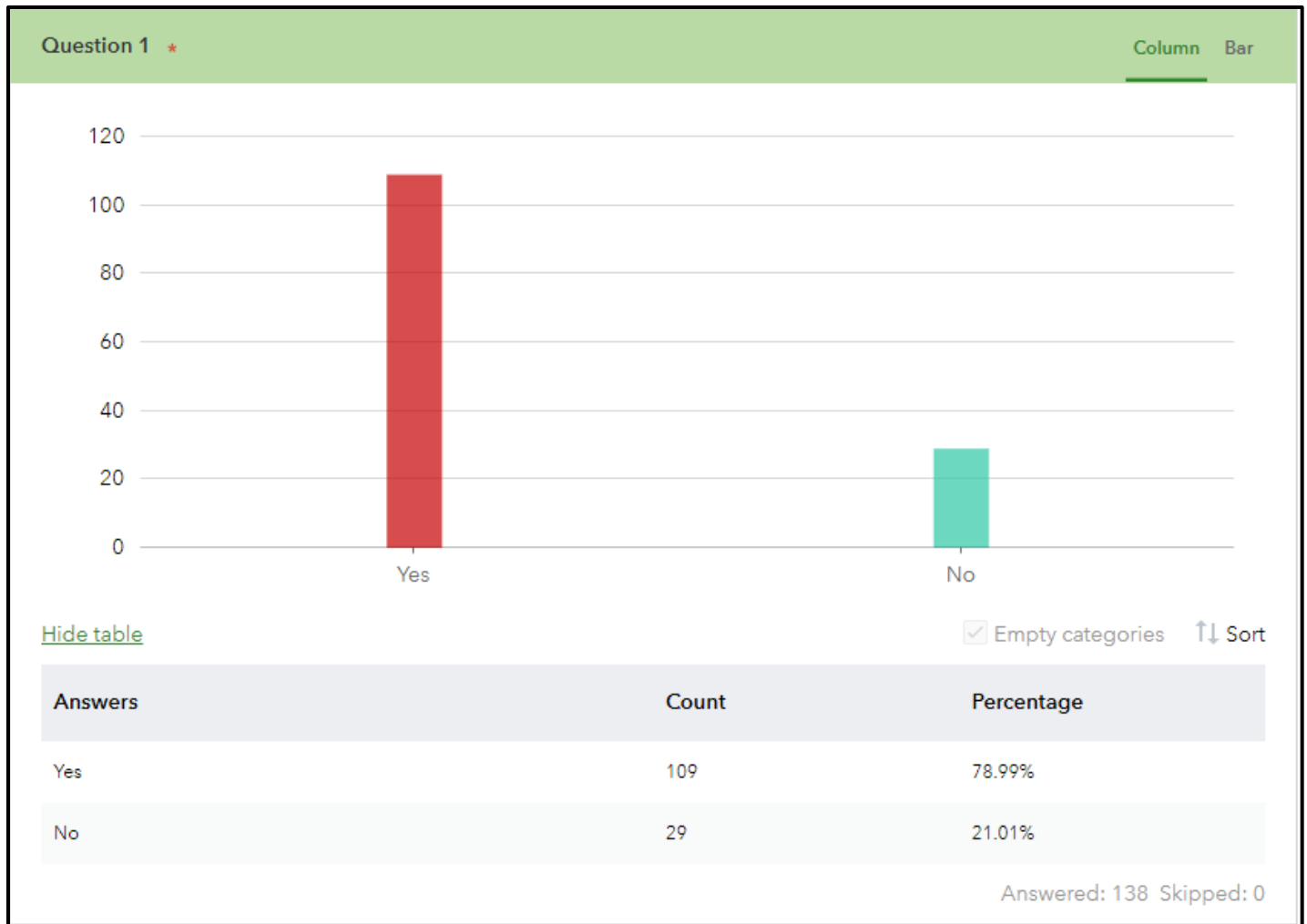
Phone: 972-781-7273



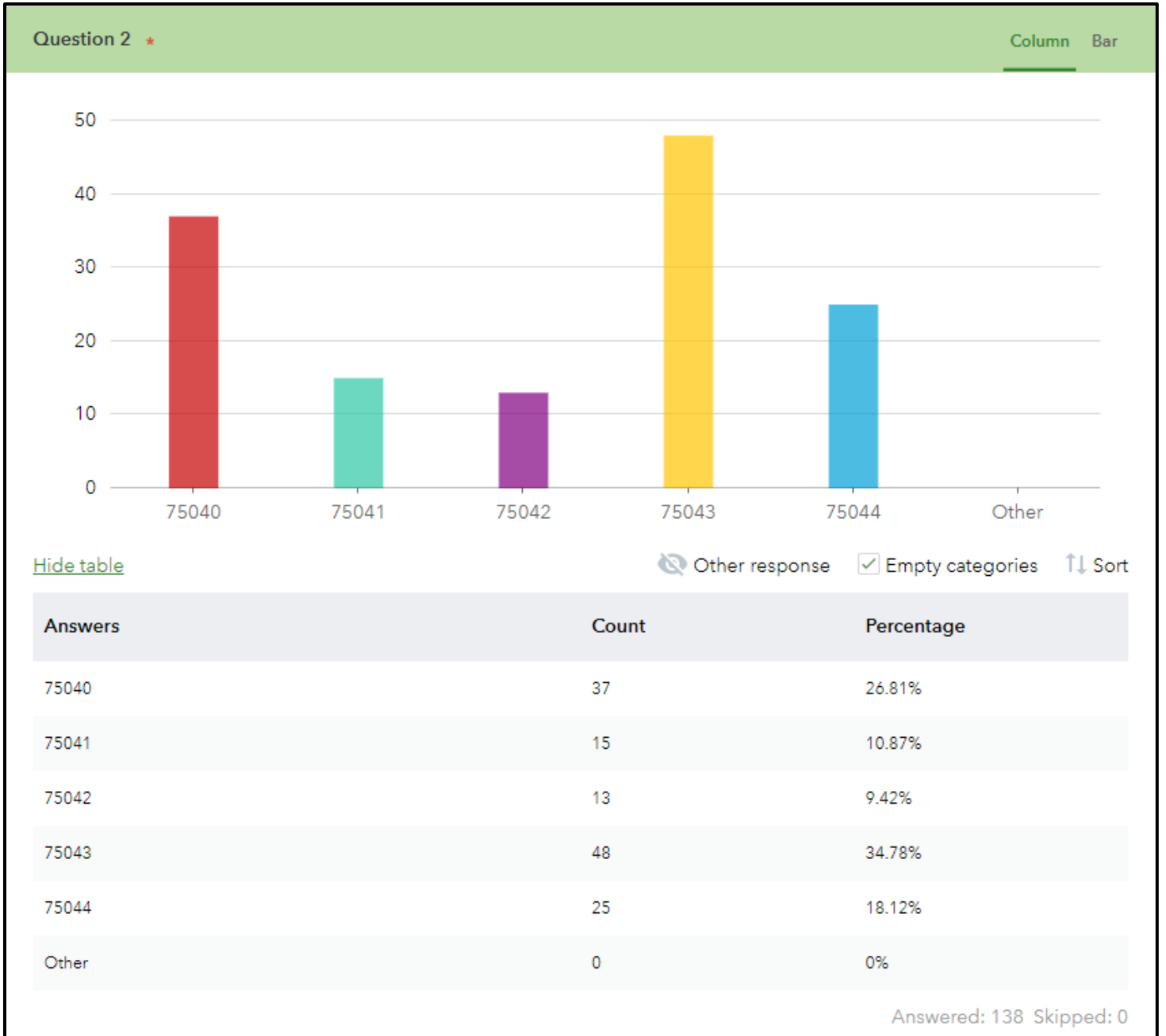
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D. Public Survey and Results

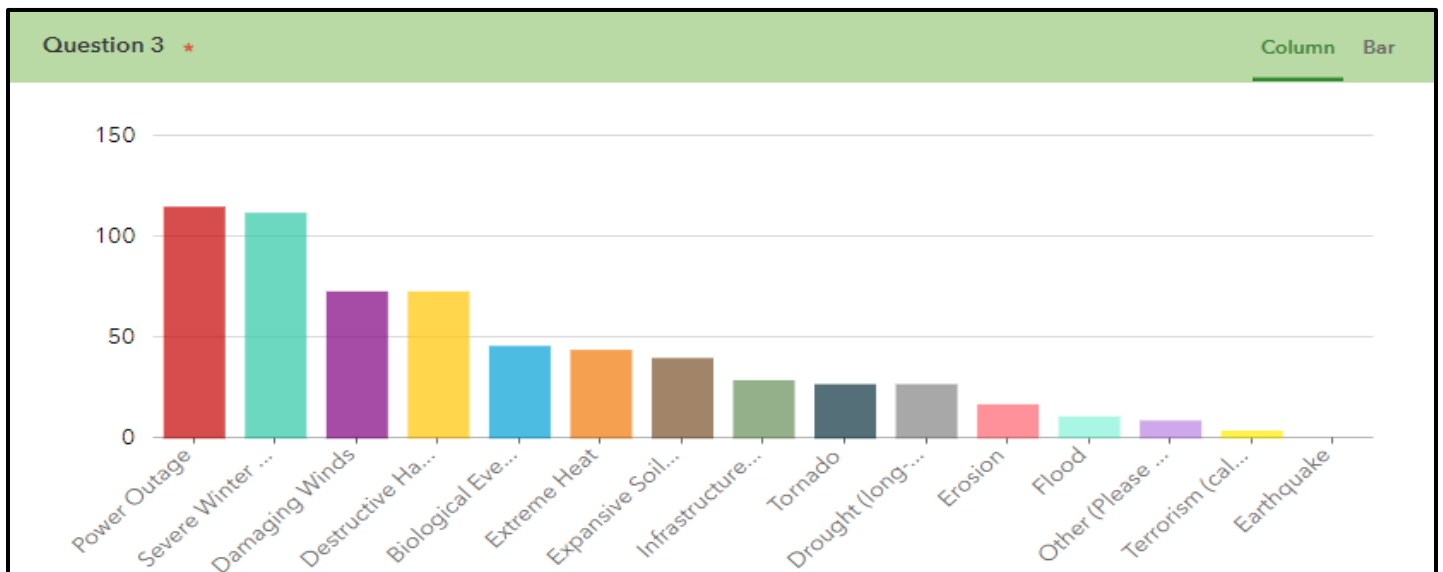
Q1: Are you registered to receive notifications from the Garland Alert System? (If you answered No, please register by following the QR Code on the last page)



Q2: In which zip code do you live?

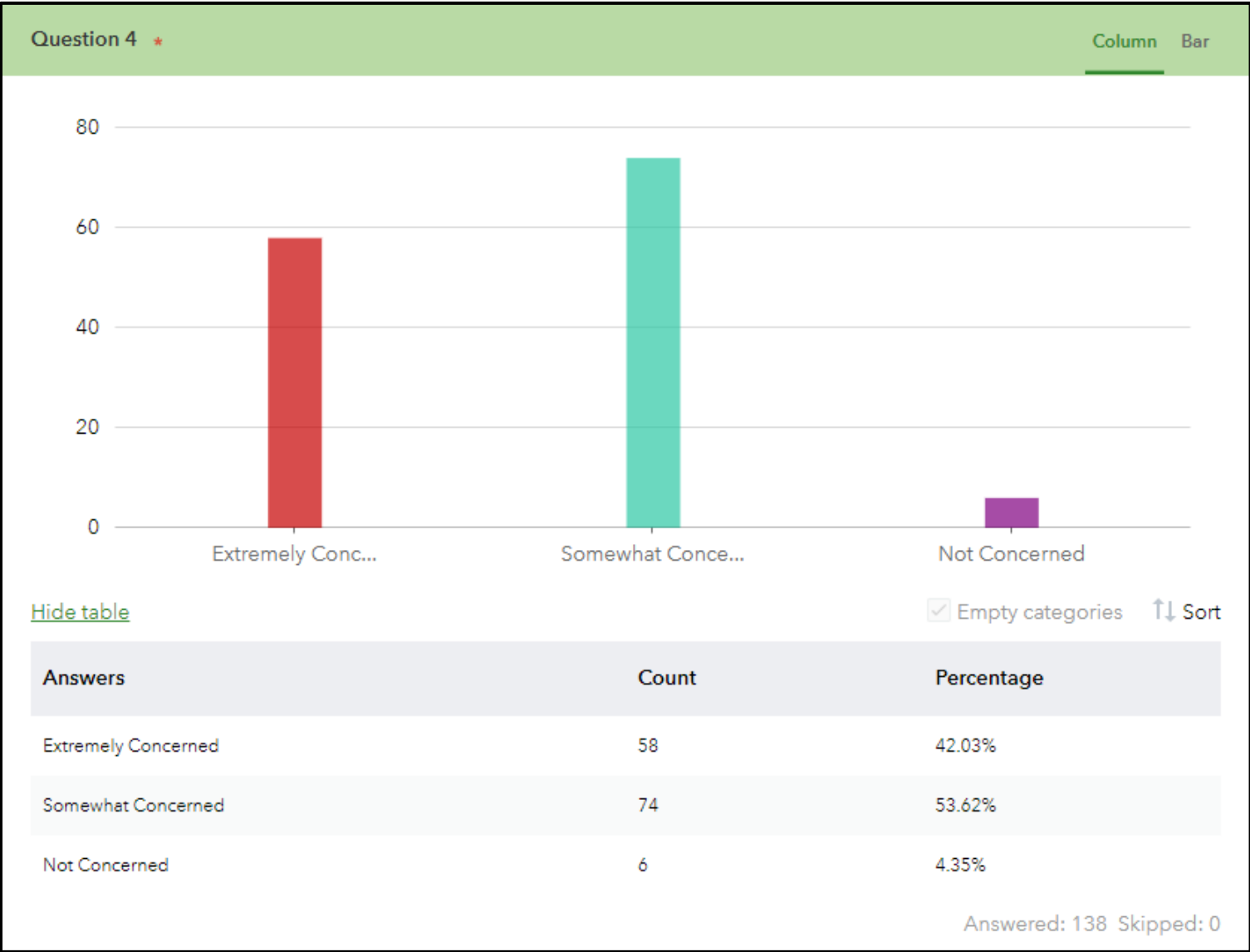


Q3: While in the Garland area, have you ever been impacted by any of the hazards listed below? (Check all that apply)

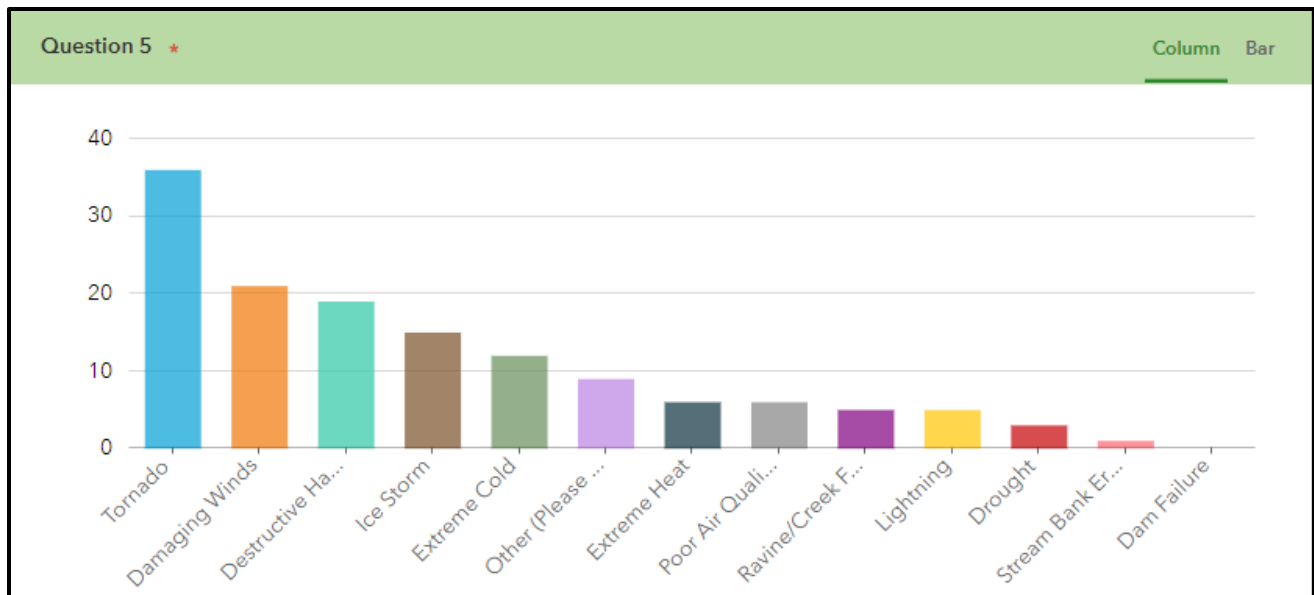


Power Outage	115	83.33%
Severe Winter Weather	112	81.16%
Damaging Winds	73	52.9%
Destructive Hail	73	52.9%
Biological Event (disease/illness outbreak i.e. COVID-19, H1N1, West Nile, Smallpox)	46	33.33%
Extreme Heat	44	31.88%
Expansive Soils	40	28.99%
Infrastructure and Communications Failure	29	21.01%
Tornado	27	19.57%
Drought (long-term)	27	19.57%
Erosion	17	12.32%
Flood	11	7.97%
Other (Please Explain)	9	6.52%
Terrorism (calculated violence to generate fear in the population)	4	2.9%
Earthquake	0	0%

Q4: How concerned are you about the possibility of your community being impacted by these hazards?

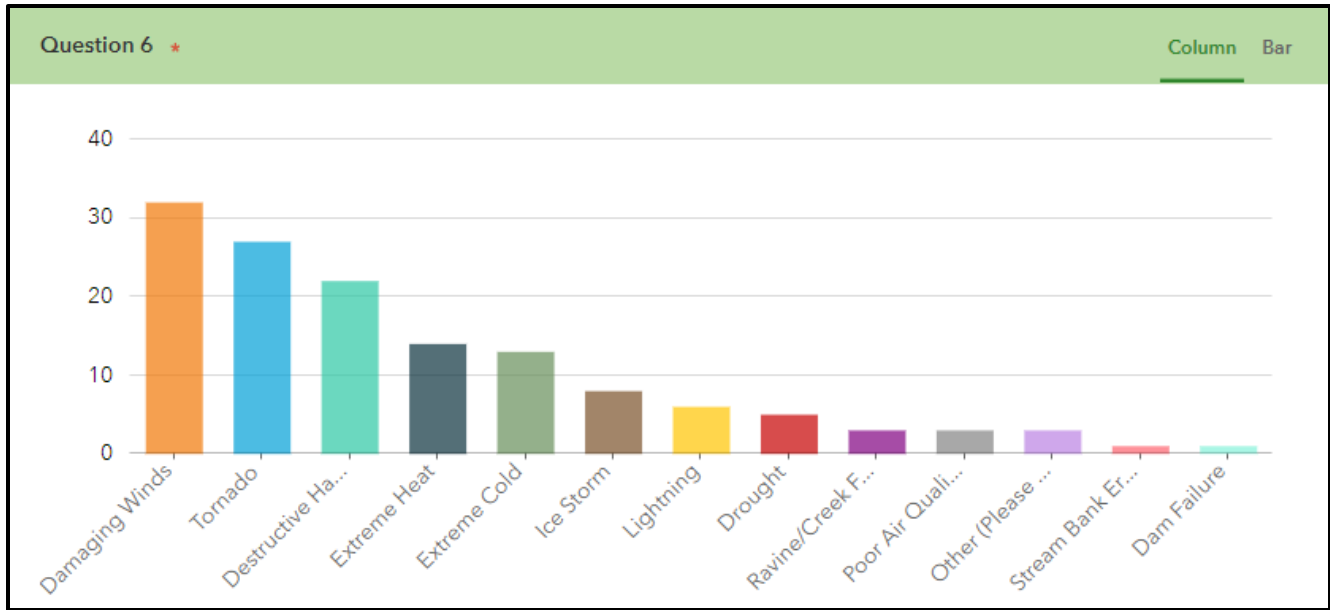


Q5: Please select the natural hazard that you think is the highest threat to your neighborhood (Select one):



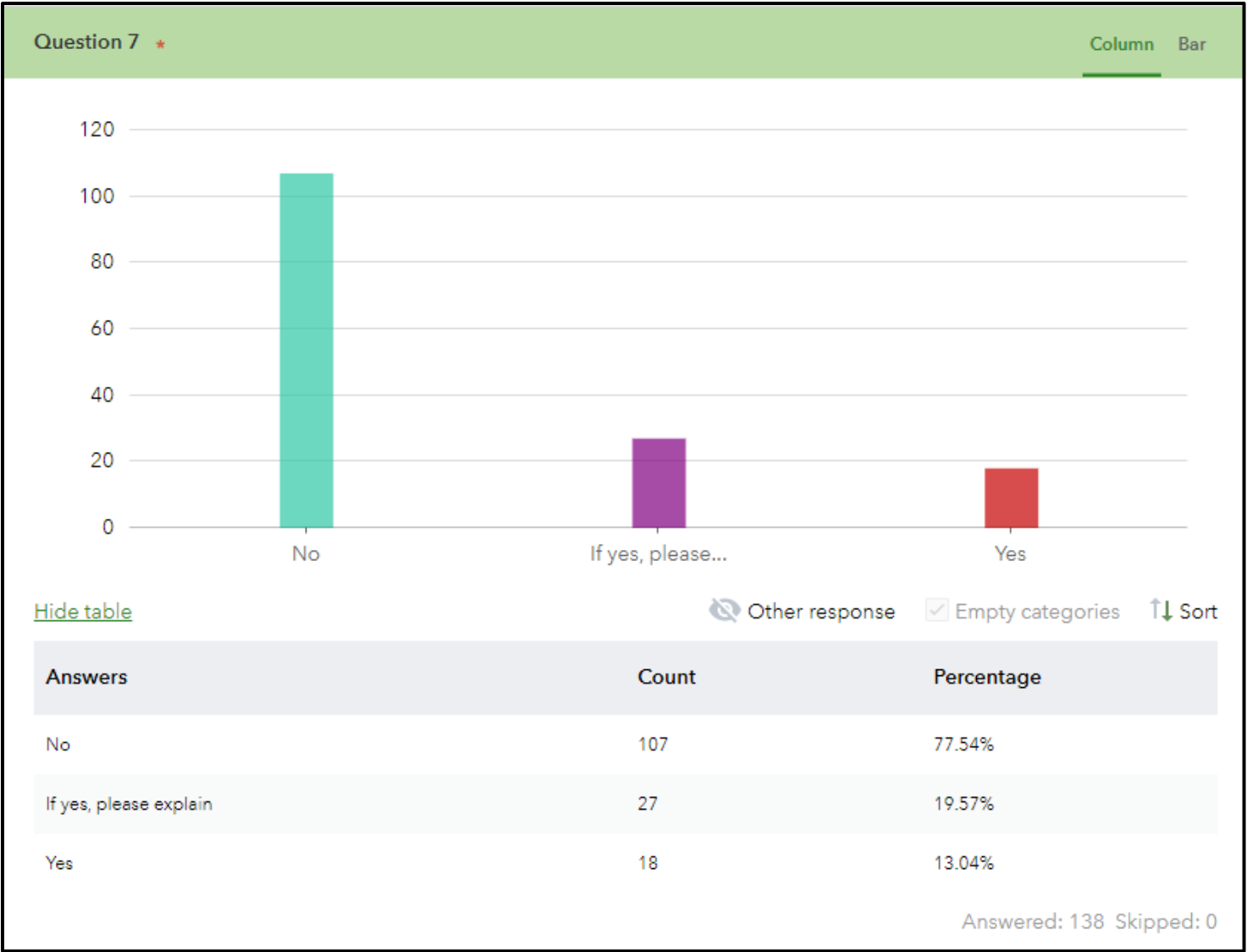
Tornado	36	26.09%
Damaging Winds	21	15.22%
Destructive Hail	19	13.77%
Ice Storm	15	10.87%
Extreme Cold	12	8.7%
Other (Please Explain)	9	6.52%
Extreme Heat	6	4.35%
Poor Air Quality	6	4.35%
Ravine/Creek Flooding	5	3.62%
Lightning	5	3.62%
Drought	3	2.17%
Stream Bank Erosion	1	0.72%
Dam Failure	0	0%

Q6: Please select the natural hazard that you think is the second highest threat to your neighborhood
(Select one):

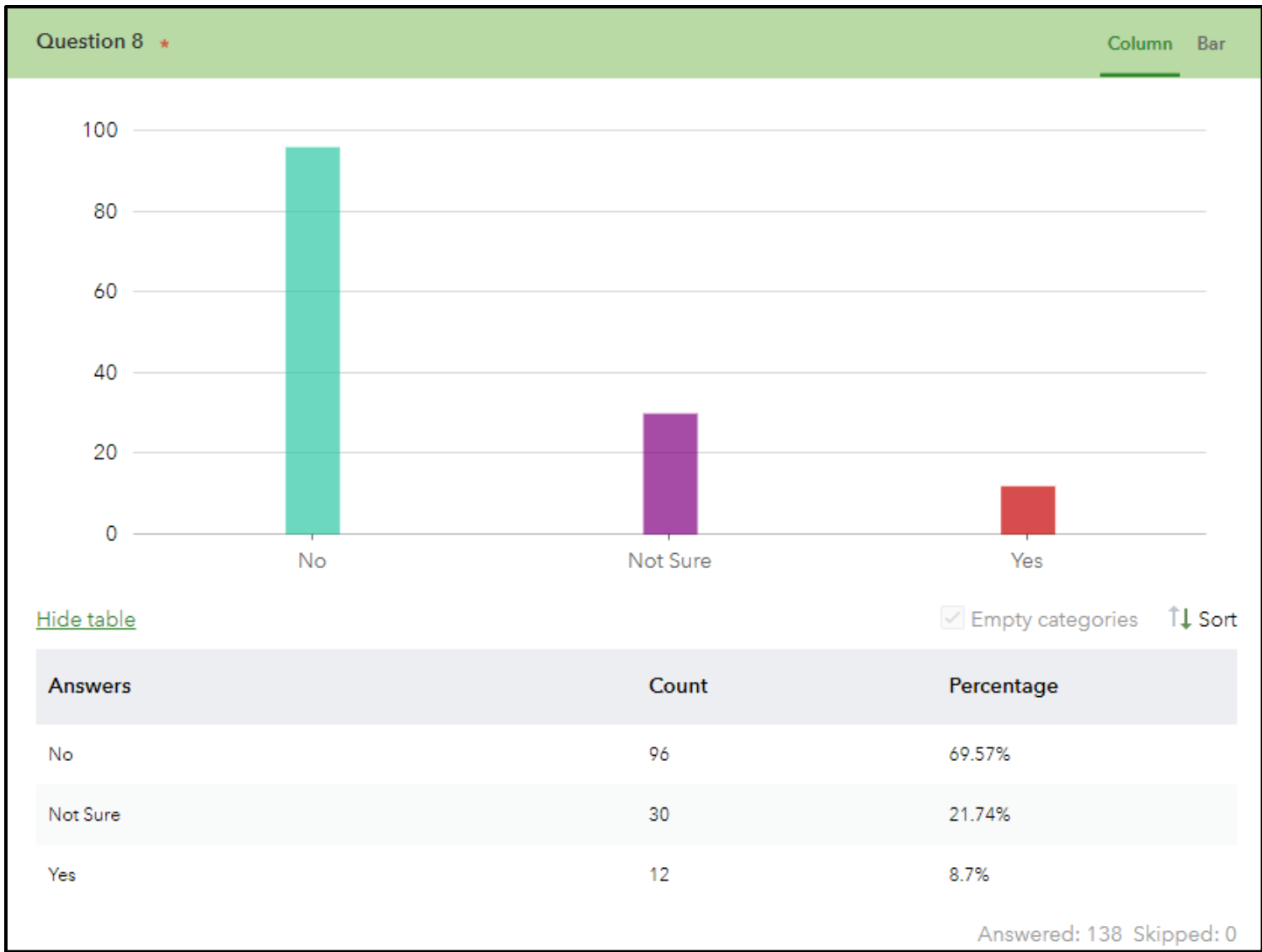


Damaging Winds	32	23.19%
Tornado	27	19.57%
Destructive Hail	22	15.94%
Extreme Heat	14	10.14%
Extreme Cold	13	9.42%
Ice Storm	8	5.8%
Lightning	6	4.35%
Drought	5	3.62%
Ravine/Creek Flooding	3	2.17%
Poor Air Quality	3	2.17%
Other (Please Explain)	3	2.17%
Stream Bank Erosion	1	0.72%
Dam Failure	1	0.72%

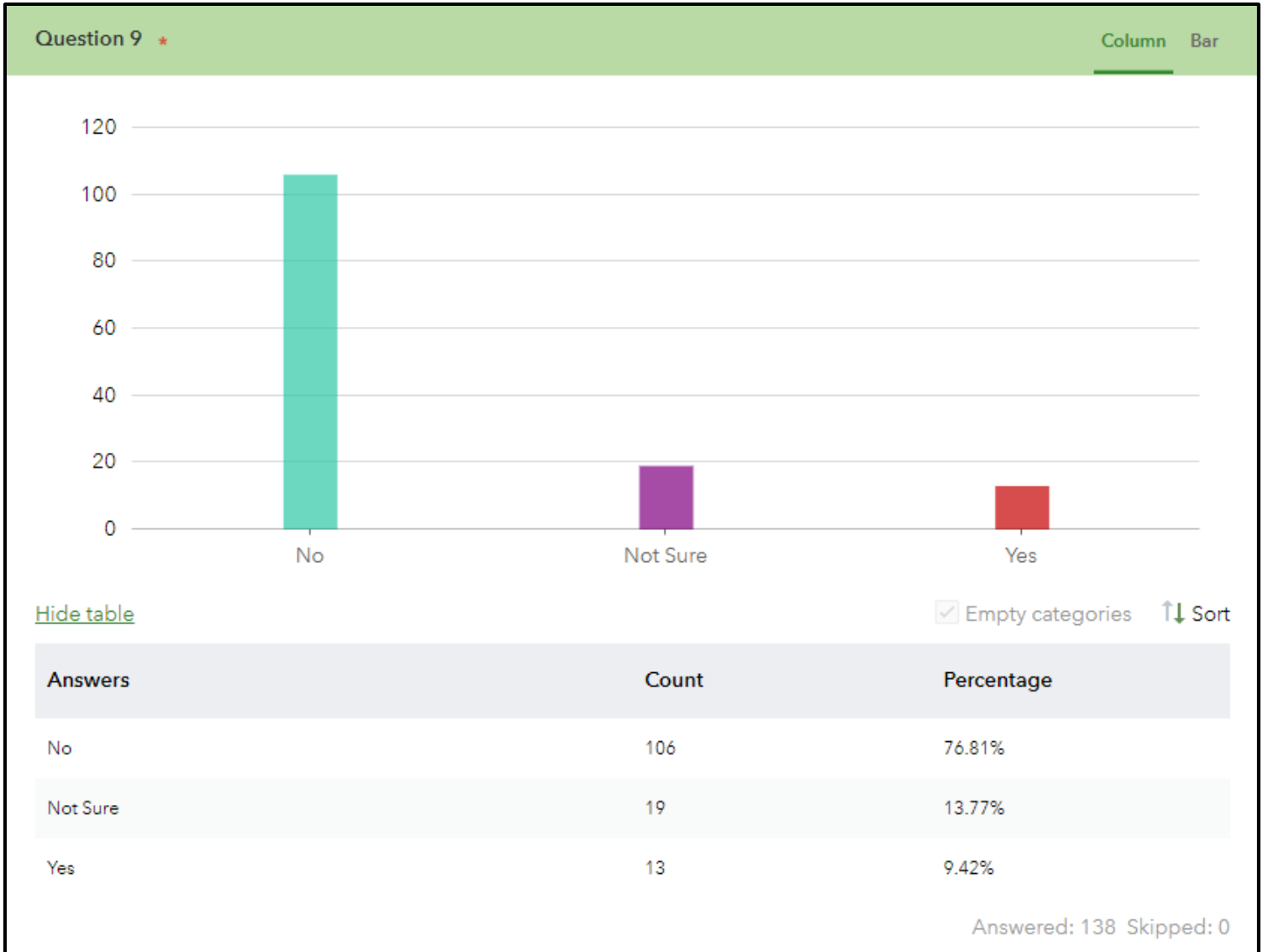
Q7: Is there another hazard not listed in this survey that you think is a wide-scale threat to your community?



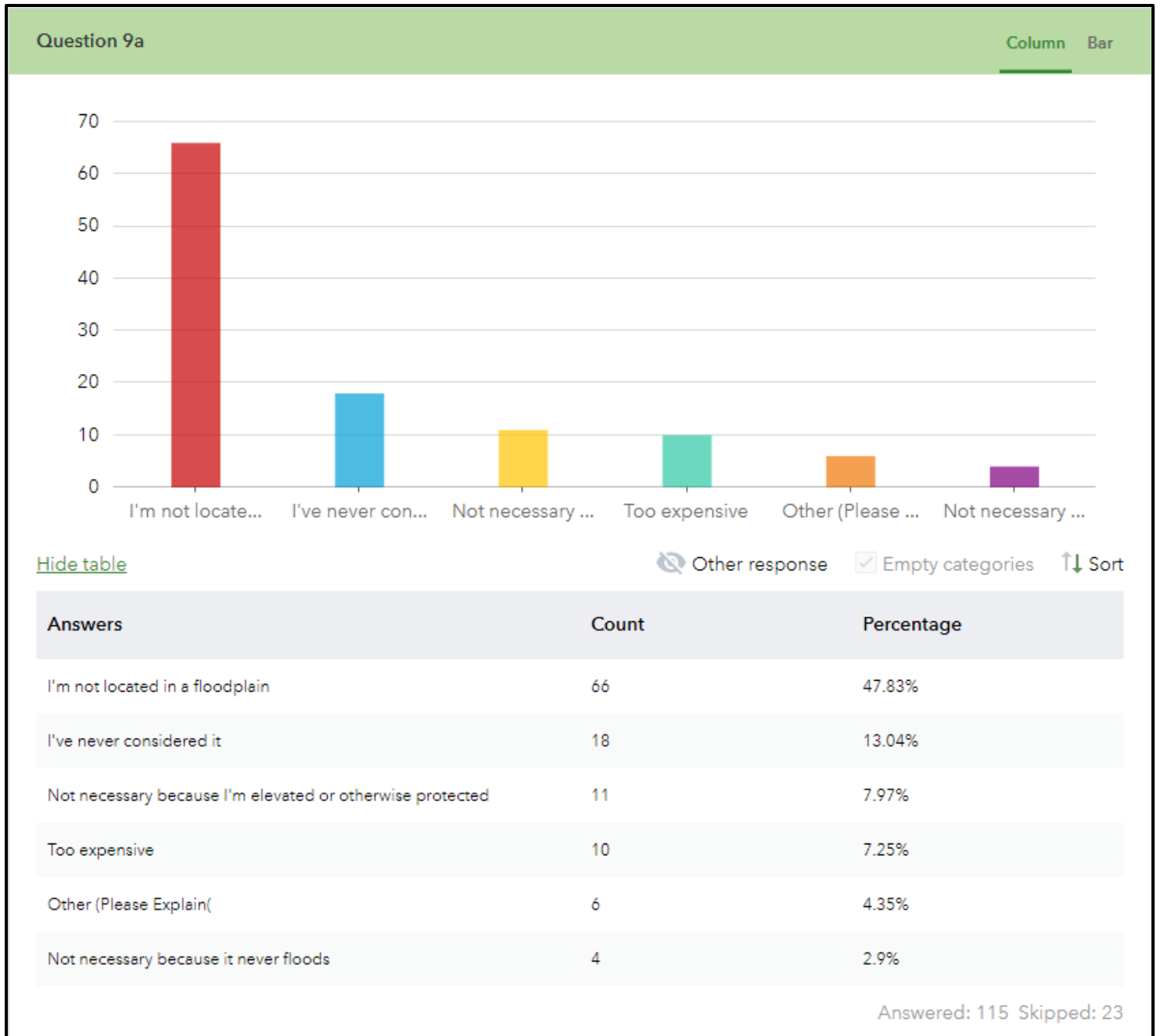
Q8: Is your home or neighborhood located in a designated floodplain of a creek or ravine?



Q9: Do you have flood insurance?



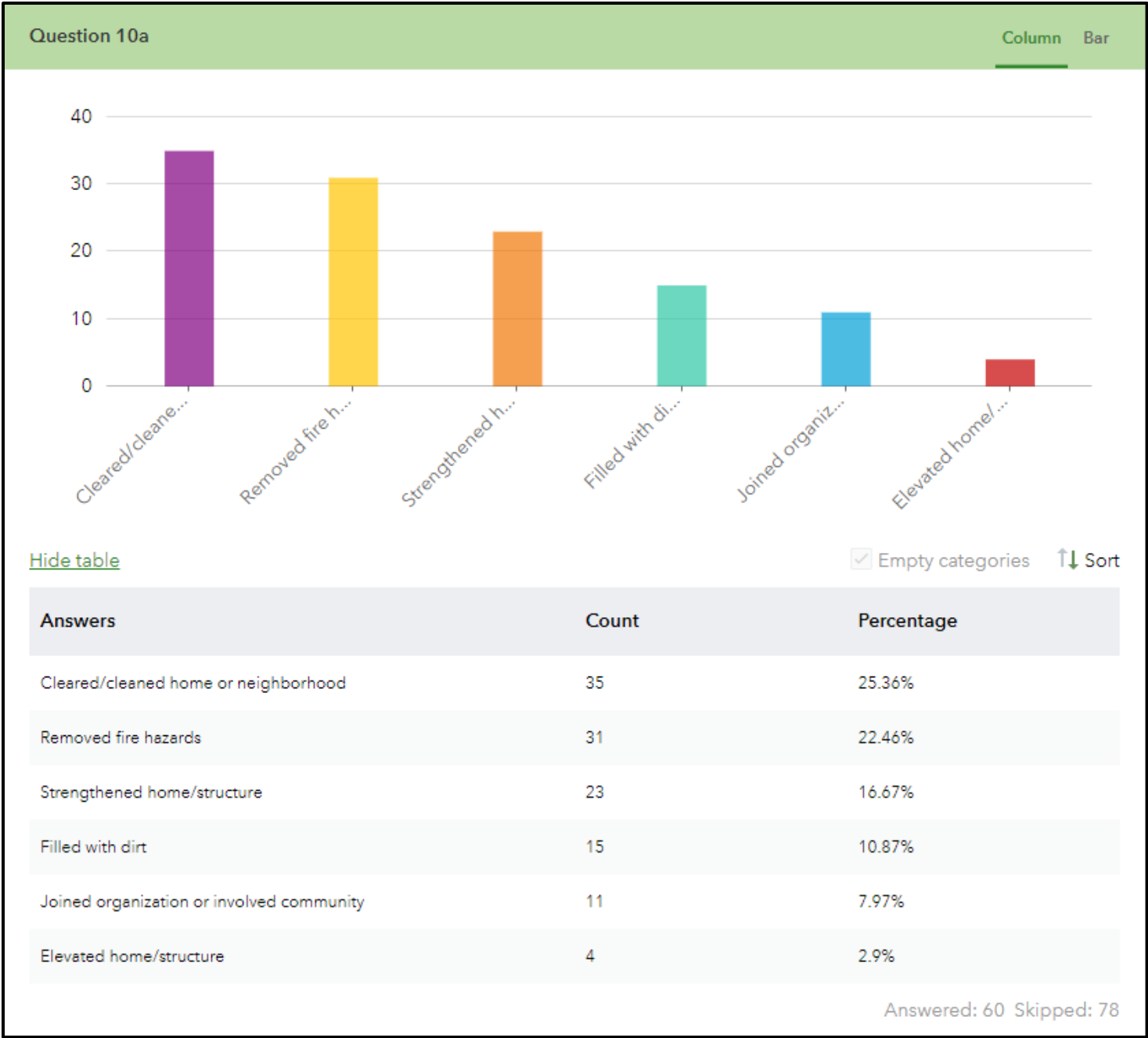
Q9a: If you answered “No” to Question 9, why do you not have flood insurance?



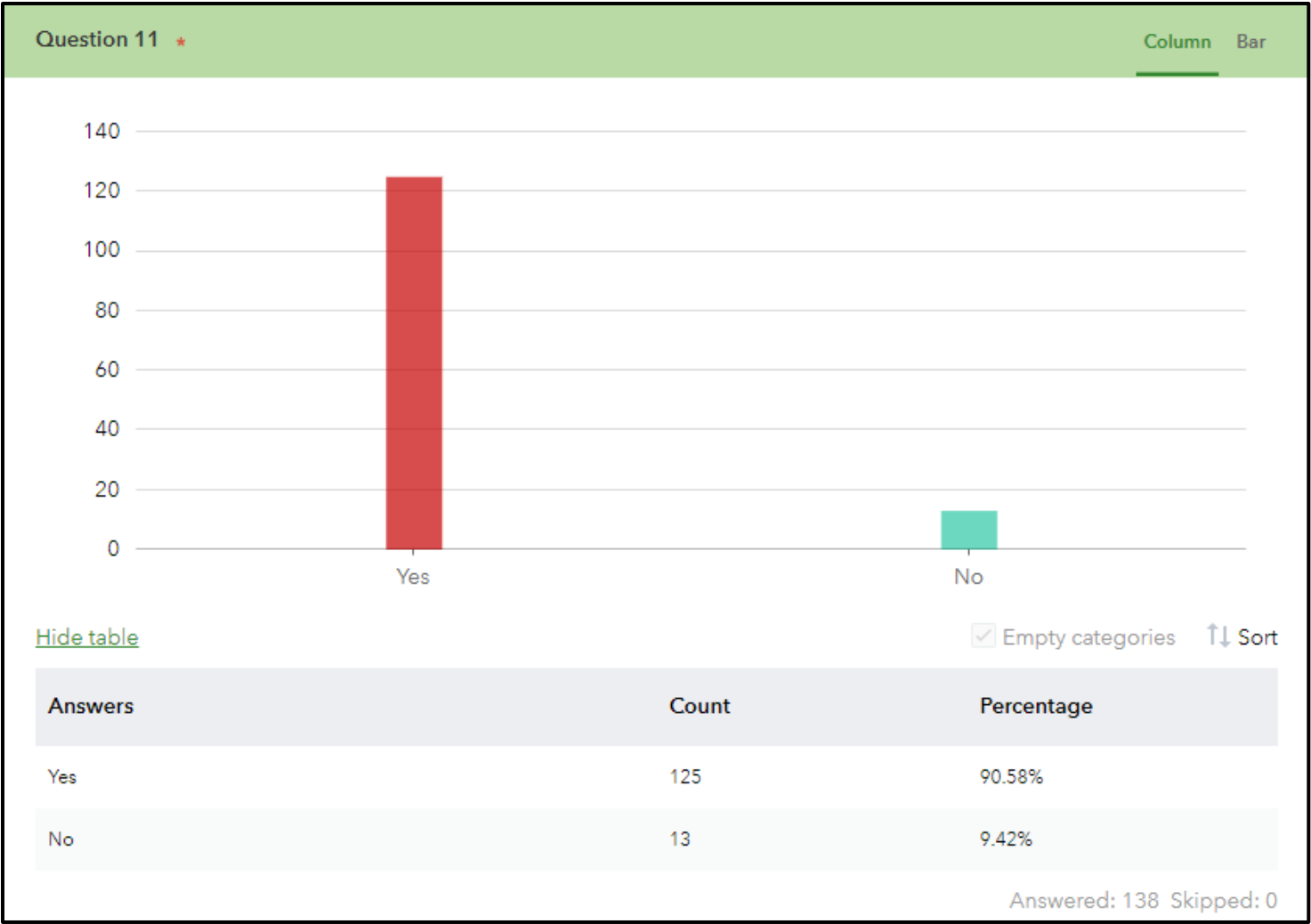
Q10: Have you taken any actions to make your home or neighborhood more resistant to hazards?



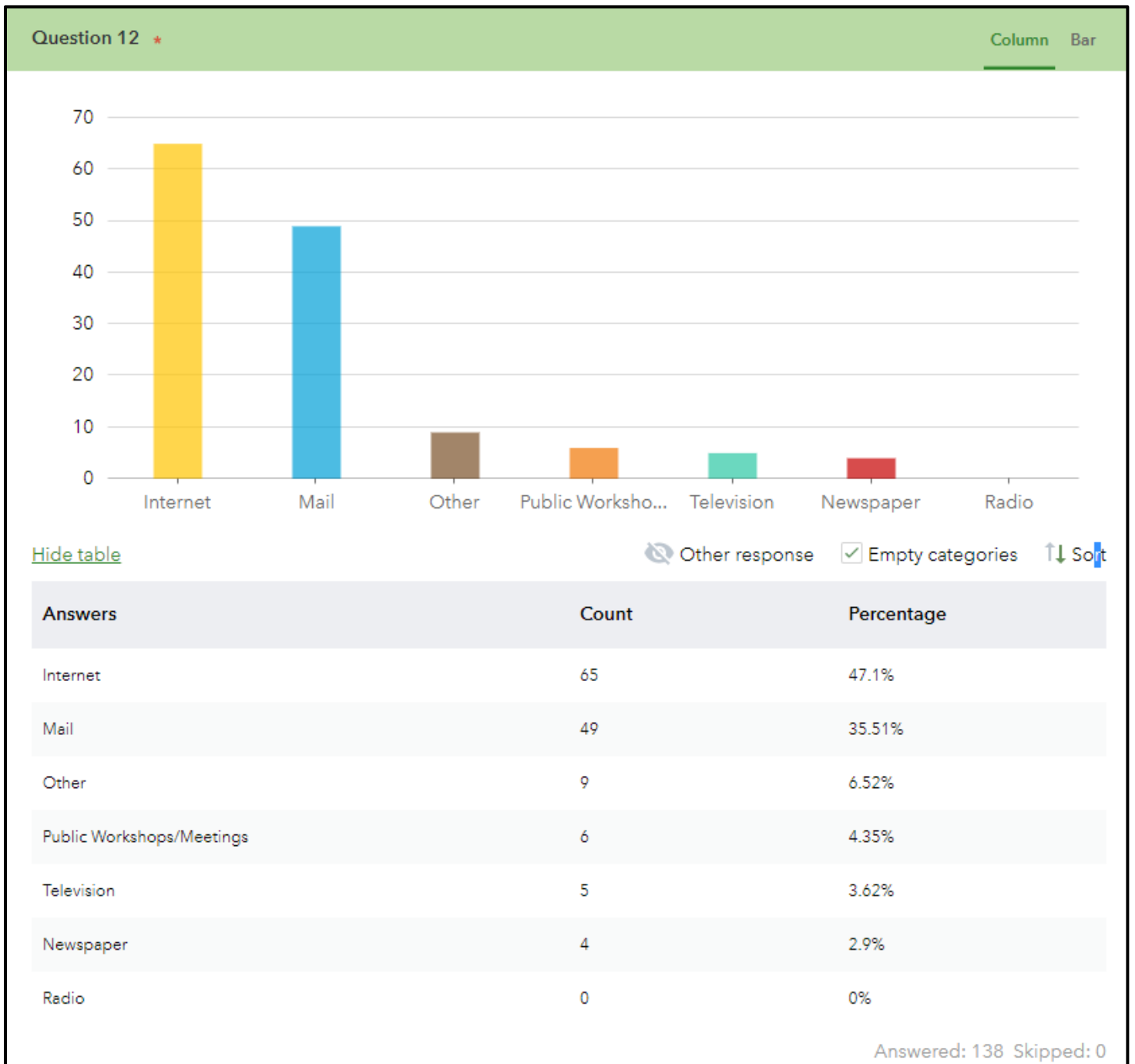
Q10a: If you answered “Yes” to Question 10, please indicate whether you have taken any of these actions (check all that apply):



Q11: Are you interested in making your home or neighborhood more resistant to hazards?



Q12: What is the most effective way for you to receive information about how to make your home and neighborhood more resistant to hazards?



Q13: In your opinion, what are some steps your local government could take to reduce or eliminate the risk of future hazard damages in your neighborhood? (Common Responses Listed)

Continue to dredge out, clean and apply engineering strategies to Duck Creek. Monitor the creek for trash, limbs and other items that obstruct the flow of water, especially at the Greenbelt/Audubon Park areas and along S. Glenbrook.
Better plan for rolling blackouts
Better communication such as TV and or internet E-Mail City website. Improve Telephone notification.
Be sure our power grid is sufficient during extreme cold and hot times of the year.
Available mobile generators to rent to citizens in emergencies. Updating infrastructure for power supply.
As my concerns are more weather directed, I do not see ways of improvements. We don't flood here, with the exception of the roads in extremely rainy times, but those are short lived once it stops raining, which drain as soon as rain stops.
As a GP&L customer, I wish that our community had adequate generating capacity (and fuel reserves) so that we could be internally self-sufficient, for at least a few days, from the outside electrical grid.
Alert community Educate community
Accidents happen frequently on Northwest Hwy. between Birchwood and LaPrada. There are 2 curves. Signs are up for the 2nd curve, but not the 1st. It starts at the United Methodist Church and goes to the intersection of Northwest and Sleepy Hollow
A neighborhood watch for hazard conditions. Local list of people who are at-risk elderly, housebound, handicapped, etc.
1. Provide information that individuals can use for their own homes. 2. Promote group activities to assist residents who are unable to implement suggestions to their homes. 3. Provide information related to current flood plain maps.
1. More investigation and communication on impact of changing zoning with my Shoal Creek community. Feel we are overbuilding. 2. Insurance costs are skyrocketing in Texas and that is impacting us all.
1) Get out of the state energy grid network. They do not regulate properly and it costs Garland. 2) Great job enhancing early warning sirens; however, some people I know cannot hear them--maybe a few more?

Q14: Are there any other issues regarding the reduction of risk and loss associated with natural hazards or disasters in the community that you think are important? (Common Responses Listed)

Power grid. Electric and water service during extreme weather. Emergency phone service during power outages.

I am very concerned about the failure of the power grid last winter. I did not list ice storms above as highest threat only because they do not occur as often as high winds/tornados, but even usual winter storms are dangerous without heat.

Education regarding the proper way to mulch and trim trees Damage and loss of trees affect air and water quality, damage to homes, etc.

Better communication about tornado warnings. Sometimes I hear the sirens and sometimes not.

Acknowledge the worsening effects of climate change and change relevant policies to help mitigate its effects as much as possible.

Organize neighborhood groups to prepare for emergencies. Assume normal governmental resources are not available or are preoccupied.

Provide ways to organize people who wish to help in the wake of disasters.

More storm shelters for residents to go to in the event of a Tornado

More awareness advertisement for garland emergency alerts system

Make sure power grid is able to handle heavier than average loads whether that is winter or summer. Winterize power plants.

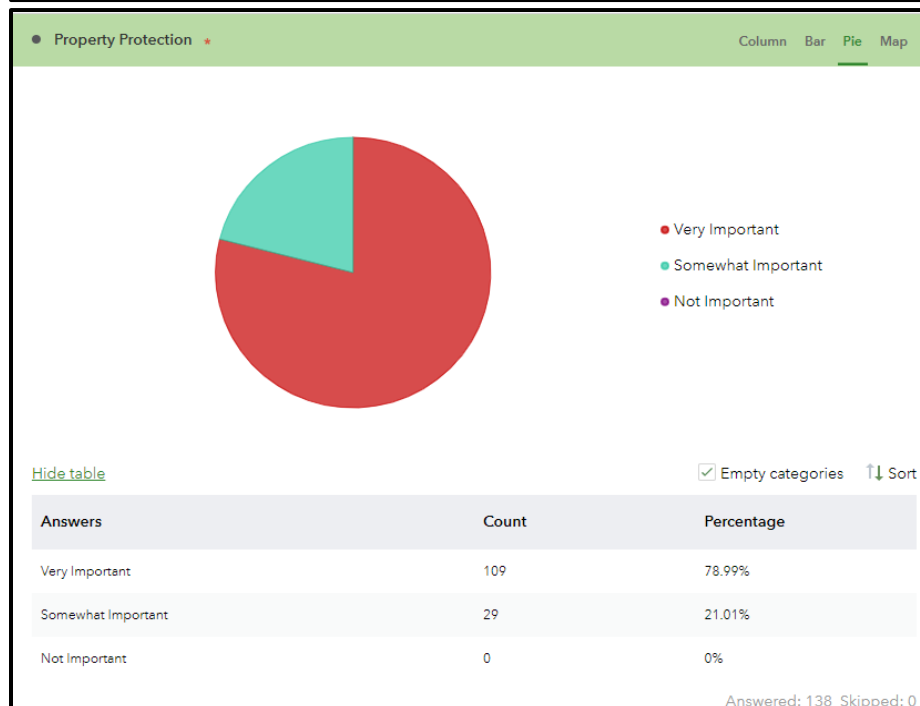
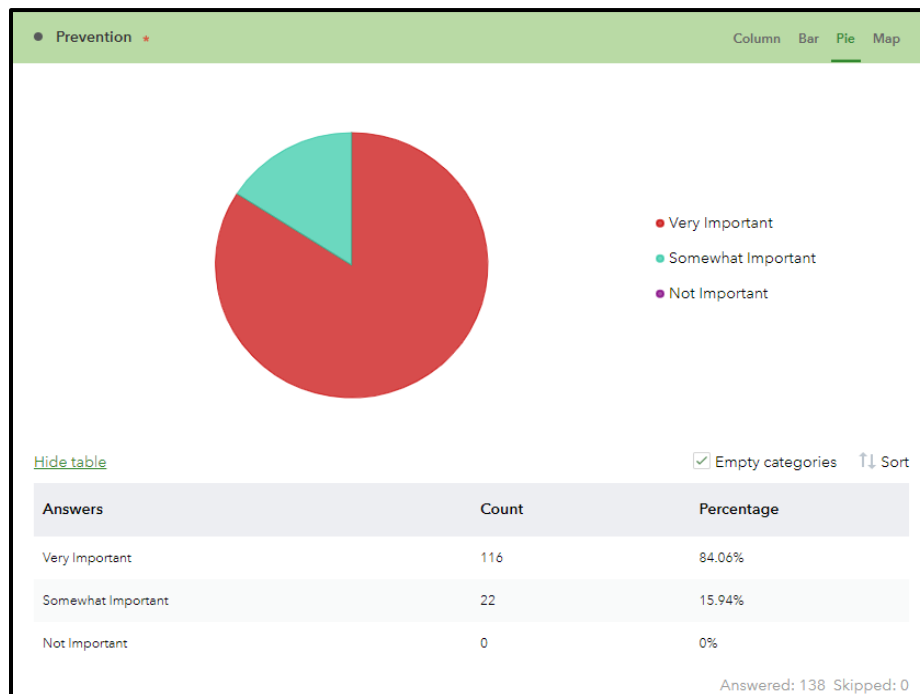
Keep improving Everbridge notifications especially early warning for destructive events like the recent tornadoes.

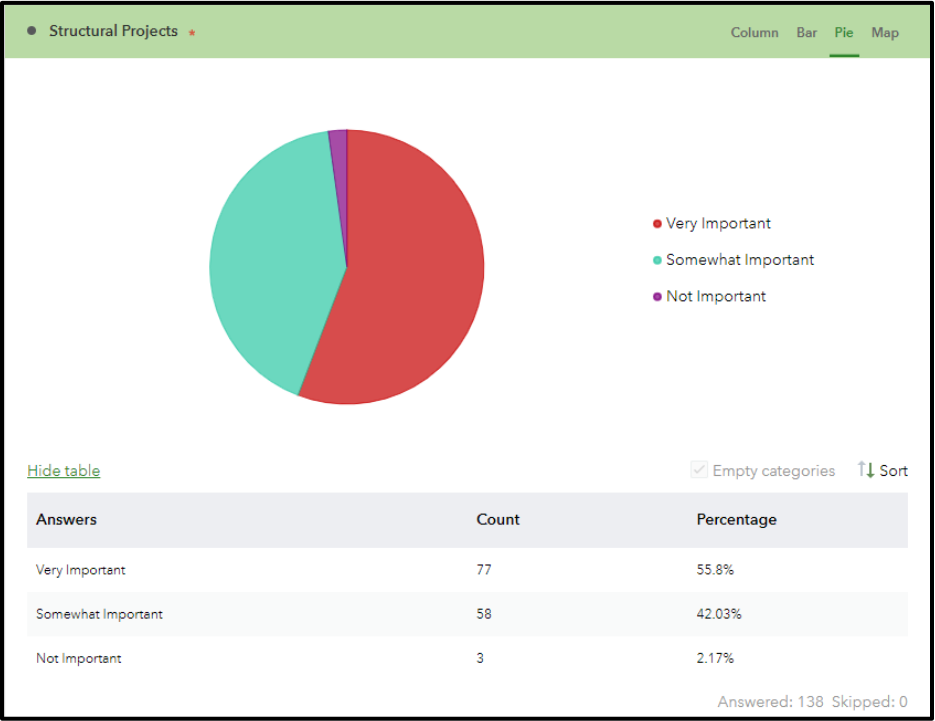
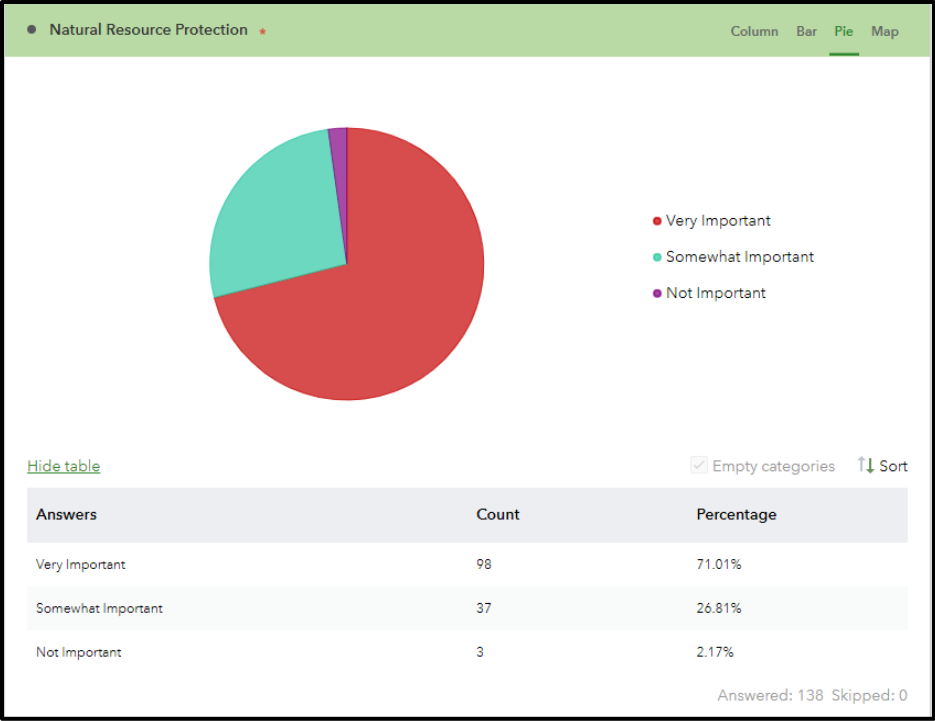
If there is extreme weather, hot or cold, were power is lost, there needs to be more locations were families could go for relief. Also, to be able to take our dogs with us.

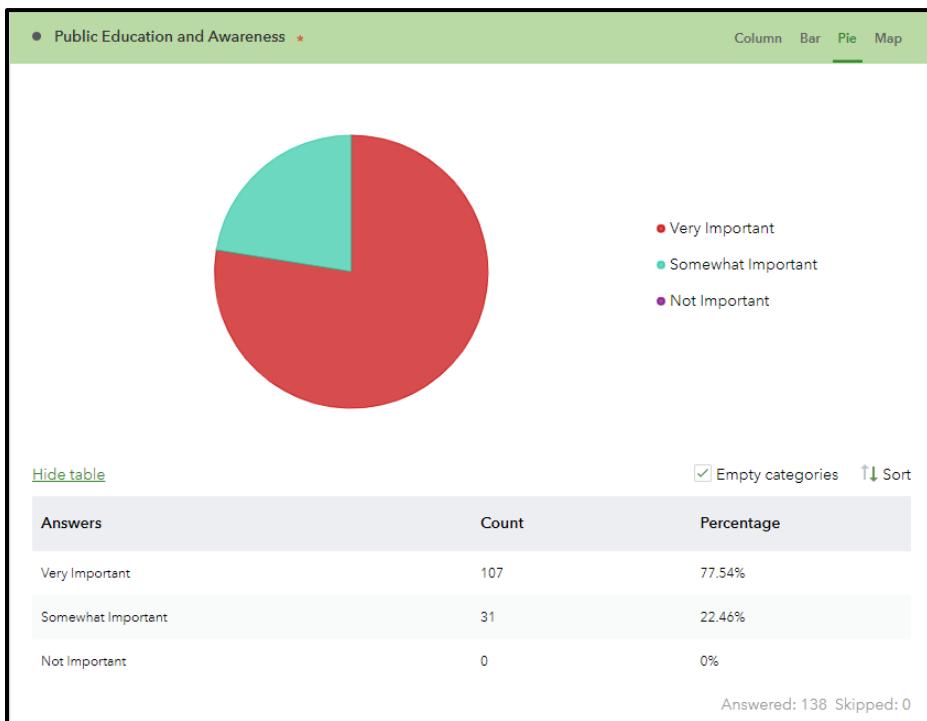
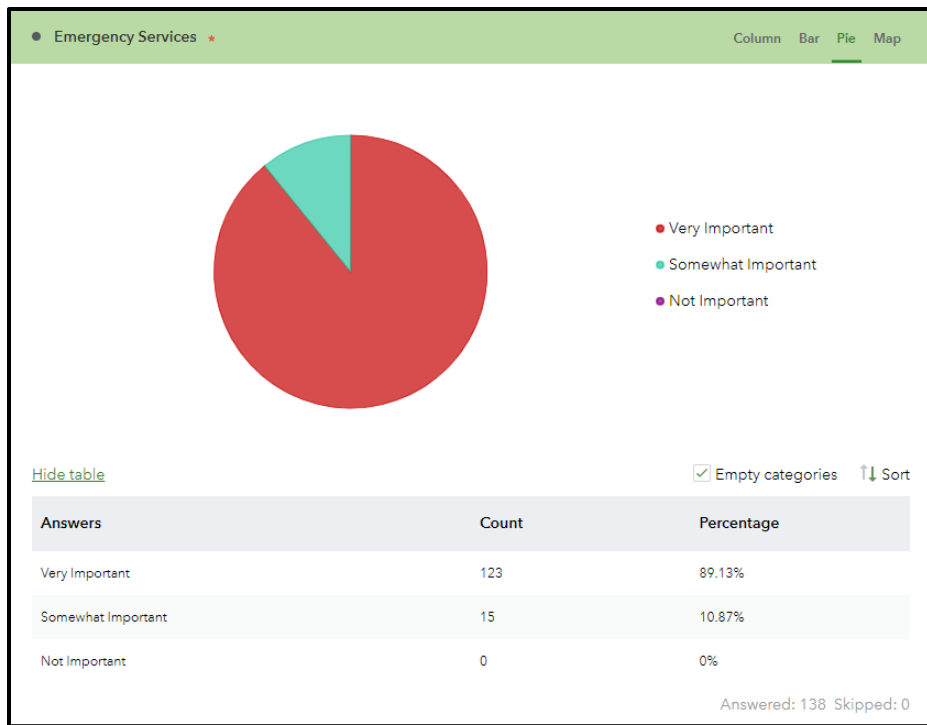
If/when we have another natural disaster, remote aid and information stations in neighborhoods would be helpful.

I think with natural disasters that caused any home damages to say the roof or fence, if the city can assist in some way because sometimes insurance won't cover it all or it's too expensive after the deductible.

Q15: A number of community-wide activities can reduce our risk from hazards. In general, these activities fall into one of the following six broad categories. Please tell us how important each one is for your community to consider pursuing.







E. Summary of Outreach

Public Outreach

In summary, public education was addressed through various outreach methods to include:

Social Media: In total, six social media posts were posted across five platforms operated by the City of Garland (Facebook, Twitter, Instagram, LinkedIn, Nextdoor). Each post remains on each social media platform and has not been taken down since its original posting date. These social media posts will remain on each platform indefinitely.

City Website Updates: In total, four updates were made to City website pages informing citizens about updates to the plan or posting agendas for the two public meetings. The initial website update, occurring on September 1, 2021, allowed citizens to visit the City website to take a Hazard Mitigation Survey, view the plan, get information about public meetings, get information about the plan and make comments about the plan by submitting a comment for to the Office of Emergency Management. Citizens were able to take the Hazard Mitigation Survey and make comments to the plan until July 14, 2022, a total of 316 days.

Public Meetings: In total, two public meetings were held. Three social media posts, a City website update, and two agendas posted to the City website were made to inform citizens about the public meeting opportunities. Each of the social media posts and each agenda remains on each respective platform and has not been taken down since its original posting date. The City website information was posted until the public meetings concluded, a total of 17 days.

Utility Bill Inserts: In total, utility bill inserts (pictured on page 111) were sent out to Garland households throughout the month of September (2021).

Miscellaneous Public Opportunities: In total, two additional methods of outreach were provided to the public through City of Garland recreation centers, senior centers, public libraries and City Secretary's Office. Copies of the Hazard Mitigation Survey were made available in City of Garland recreation centers, senior centers and public libraries for a total of 14 days. A physical copy of the 2017 Hazard Mitigation Action Plan with comment forms was made available in the City Secretary's Office for a total of 14 days.

Please review the table on page 145 for a more in-depth, detailed description of each public outreach method.

Table 9.1 – Breakdown of Outreach Methods

Date	Outreach Type	Topic	Outreach Location
09/2021	Utility Bill Insert	Hazard Mitigation Plan update information and survey information with QR Code	Sent to each Garland household (approx. 69,000)
09/01/2021	Website	Garland OEM's website updated to provide information on Mitigation Plan update. Survey becomes available to public.	Garland OEM Website
09/15/2021	Social Media	Post informing citizens about availability of Hazard Mitigation survey	Facebook, Instagram, Twitter, LinkedIn, Nextdoor
10/20/2021	Social Media	Second post reminding citizens regarding availability of Hazard Mitigation survey	Facebook, Instagram, Twitter, LinkedIn, Nextdoor
02/11/2022	Website	Public Meeting Information updated on OEM's Hazard Mitigation website	Garland OEM Website
02/12/2022	Social Media	First social media post informing citizens of a Public Meeting for HazMAP on 2/17/22	Facebook, Instagram, Twitter, LinkedIn, Nextdoor
02/14/2022	Social Media	Social media post informing citizens of a Public Meeting for HazMAP on 2/26/22	Facebook, Instagram, Twitter, LinkedIn, Nextdoor
02/14/2022	Website	Meeting Agenda posted through City Secretary	City Website
02/17/2022	Public Meeting	Open discussions, OEM presentation, Community Impact Assessments	Fire Admin, Room 417
02/23/2022	Website	Meeting Agenda posted through City Secretary	City Website
02/24/2022	Social Media	Social media post reminding citizens of a Public Meeting for HazMAP on 2/26/22	Facebook, Instagram, Twitter, LinkedIn, Nextdoor
02/25/2022	Public Opportunity	Paper copies (in 3 languages) of survey placed in all city libraries, recreation centers, and senior centers to provide a manual process for completing. Collected 2 weeks later.	City libraries, recreation centers, and senior centers
02/26/2022	Public Meeting	Open discussions, OEM presentation, Community Impact Assessments	Fire Admin, Room 417
03/01/2022	Public Opportunity	Copy of the 2017 plan placed in the City Secretary's office for public review and comment. Forms for written feedback were provided. Plan collected March 15, 2022.	City Secretary's Office
03/02/2022	Social Media	Post created to inform citizens of the HazMAP's availability in the City Secretary's office	Facebook, Instagram, Twitter, LinkedIn, Nextdoor

F. Neighboring Communities, Local and Regional Agency Participation

All,

The City of Garland's Office of Emergency Management and its Planning Team have been working on the Hazard Mitigation Action Plan (HazMAP) as a part of the five-year update. Throughout the process of updating the HazMAP, the Planning Team considered plans from Dallas County, the Council of Governments and other local municipal plans. At this time, we would like to provide you with the opportunity to review the City of Garland's HazMAP and provide feedback to enhance the plan. We appreciate your time and ask that all feedback be provided by April 8, 2022.

Thank you in advance and please let me know if you have any questions.

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Our Mission

We are committed to preserve public trust, deliver quality services, promote economic growth, protect our community and enhance the quality of life for the good of our city and our future.



GARLAND

G. Planning Team Impact Assessment

EVENT	LOCATION	PROBABILITY	SEVERITY = (MAGNITUDE - MITIGATION)					RISK
			HUMAN IMPACT	BUSINESS IMPACT	PREPAREDNESS	INTERNAL RESPONSE (The City of Garland)	EXTERNAL RESPONSE (Community Partners, Mutual Aid Staff/Supplies)	
	Geographic Area Affected	Probability of Future Events in the next year	Possibility of death or injury	Interruption of services	Preplanning for event	Response time, effectiveness, resources available	Response time, effectiveness, resources available	Relative threat*
SCORE	0 = Negligible: Less than 10% 1 = Limited: 10 to 25% 2 = Significant: 25 to 75% 3 = Extensive: 75 to 100% * 10% of Garland = 5.71 sq mi	0 = Unlikely: Less than 1% 1 = Occasional: 1-10% 2 = Likely 10-90% 3 = Highly Likely 90	0 = Unlikely: Less than 1% 1 = Occasional: 1-10% 2 = Likely 10-90% 3 = Highly Likely 90% * 1% of Garlands population = 2355 * 1% of businesses in Garland = 118			0 = N/A 1 = High 2 = Moderate 3 = Low or none		0 - 100%
Active Shooter								0%
Aircraft Incident								0%
Biological Event								0%
Bomb Threat								0%
Civil Disturbance								0%
Communications Failure								0%
Dam Failure								0%
Drought								0%
Earthquake								0%
Erosion								0%
Expansive Soil								0%
Extreme Cold								0%
Extreme Heat								0%
Flood								0%
Fuel Shortage								0%
	Geographic Area Affected	Probability of Future Events in the next year	Possibility of death or injury	Interruption of services	Preplanning for event	Response time, effectiveness, resources available	Response time, effectiveness, resources available	
SCORE	0 = Negligible: Less than 10% 1 = Limited: 10 to 25% 2 = Significant: 25 to 75% 3 = Extensive: 75 to 100% * 10% of Garland = 5.71 sq mi	0 = Unlikely: Less than 1% 1 = Occasional: 1-10% 2 = Likely 10-90% 3 = Highly Likely 90	0 = Unlikely: Less than 1% 1 = Occasional: 1-10% 2 = Likely 10-90% 3 = Highly Likely 90% * 1% of Garlands population = 2355 * 1% of businesses in Garland = 118			0 = N/A 1 = High 2 = Moderate 3 = Low or none		
Hail								0%
Hazardous Materials (Fixed and Transport)								0%
Information Systems Failure								0%
Lightning								0%
Plant Explosion								0%
Power Outages								0%
Railroad Incidents								0%
Severe Winter Weather								0%
Sewer Failure								0%
Subsidence								0%
Terrorism								0%
Tornado								0%
VIP Situation								0%
Water Failure								0%
Wildfire								0%
Wind								0%
AVERAGE SCORE	0	0.00	0.00	0.00	0.00	0.00	0.00	

Definitions

Parameter	Definition	One (1)	Two (2)	Three (3)	Four (4)	Five (5)
Frequency	How often has the hazard occurred in the past?	Never occurred locally	Once in past thousand years	Once in past hundred years	Once in past 50 years	Nearly every decade
Geographic Scope	Size of the affected area. Includes areas not damaged, but strongly affected by the incidents. For example, areas backed up by a transportation accident.	Single site. One or two blocks.	Single site/ multiple blocks	Community specific (ex. Downtown)	City-wide	Regional
Duration	How long does the acute crisis part of the disaster last?	Less than 24 hours	1-3 days	4-7 days	7-30 days	30+ days
Environment	How damaging is the disaster for the natural environment	No damage/ temporary minor damage	Degradation of the ecosystem that will repair itself	Degradation of ecosystem that requires intervention	Functional loss of ecosystem, but restoration possible	Permanent loss of ecosystem
Heath Effects	How dangerous is the hazard to human health and safety?	No deaths or injuries	1-10 deaths and/or 1-100 injuries	11-50 deaths and/or 101-500 injuries	51-500 deaths and/or 501-1500 injuries	over 501 deaths and/or 1501 injuries
Displacement	How likely is the hazard to negatively impact the exposed population in terms of displacement and personal property loss	No displaced people/ minor inconveniences	Displaced people. Vulnerable populations begin to have problems with access to essential supplies	Displaced people. Vulnerable populations have serious difficulties. General population starting to have problems	251-1000 people displaced. 5-30% of population experiencing acute shortages of supplies	1000+ displaced people. More than 30% of population facing acute shortages of basic supplies and access to services
Economic Impacts	How does the hazard affect the local economy?	No measureable impacts	No impacts to overall economy, but isolated businesses experience hardships	Entire sectors experiencing loss of revenue and capital	Sectors of economic base affected & unable to generate revenue; Losses range	Physical losses equal to 10% of assessed value. Loss of ability to generate revenue.
Built Environment (Property, Facilities, and Infrastructure)	How does the hazard affect buildings and physical infrastructure this includes Utilities	No effects.	1-10 structures damaged. Up to 25% loss of one utility	11-250 structures damaged. Multiple utilities affected up to 25% loss	between 1- 10% of assessed value.	1000+ structures damaged. At least two major utilities degraded by 50%+loss
Transportation	How does the hazard affect the ability of residents and workers to access the resources they need?	No effects on mobility	All critical services accessible, but delays reaching work or non-essential services.	One critical service inaccessible. Major corridors open, but minor streets depredated or impassable	Many Critical Services inaccessible One major corridor inoperable	Most critical services inaccessible Most major corridors impassable.
Critical Services (Includes COOP and Responders)	How likely is the hazard to reduce the ability of government business to provide critical services?	Little impairment on critical services	Temporary degradation of 1 critical service	Temporary degradation of multiple critical services. Long-term degradation of 1 critical service	Temporary degradation of most critical services. Long-term degradation of multiple services.	Unable to deliver the most critical services
Confidence in Government	Would public's confidence in government be shaken?	No		Somewhat		Yes
Cascading Effects	How severe and complex will the secondary effects be?	Hazard unlikely to cause secondary hazards, and if they occur are minor	Secondary hazards may occur, but are likely to be minor compared to primary hazard	Secondary hazards occur that extend the impact of the disaster and hamper response, but are not considered disasters	Secondary effects generated that significantly increase the magnitude of the disaster. Secondary impacts would be considered disasters if they occurred by themselves.	Secondary effects generated and rival or exceed primary hazard. Secondary impacts would be disasters if they occurred by themselves.
Future Emphasis	How much is the level of emphasis in mitigating, planning for, and preparing for this hazard changed based on trends, increasing understanding of the hazard, and changing underlying conditions that give rise to the hazard?	Decreasing Emphasis		Emphasis Unchanged		Increasing Emphasis

Planning Team Results

Hazard	OEM Results	Facilities Results	Fire Results	GP&L Results	Health Results	Neighborhood Vitality Results	Parks Results	Water Results	Police Results	Building Inspection Results	Engineering Results	RISK
Extreme Heat	32%	19%	32%	17%	29%	26%	22%	8%	6%	12%	6%	19%
Severe Winter Weather	32%	39%	14%	17%	15%	17%	24%	8%	15%	0%	0%	16%
Hail	26%	26%	22%	17%	17%	15%	32%	9%	2%	10%	1%	16%
Wind	32%	13%	26%	11%	19%	9%	26%	11%	2%	10%	0%	14%
Extreme Cold	29%	26%	14%	17%	29%	17%	12%	8%	6%	0%	0%	14%
Power Outages	29%	17%	12%	15%	17%	10%	11%	6%	15%	8%	0%	13%
Tornado	19%	19%	11%	13%	6%	15%	32%	5%	5%	11%	0%	12%
Flood	19%	22%	11%	11%	22%	13%	19%	4%	4%	0%	4%	12%
Biological Event	29%	45%	22%	0%	12%	0%	12%	6%	0%	0%	0%	11%
Drought	12%	3%	17%	17%	13%	19%	12%	13%	4%	13%	1%	11%
Expansive Soil	11%	0%	29%	17%	28%	9%	0%	4%	0%	17%	1%	11%
Communications Failure	12%	26%	0%	24%	15%	11%	11%	6%	6%	0%	0%	10%
Lightning	26%	2%	19%	6%	15%	5%	22%	11%	0%	0%	1%	10%
Hazardous Materials (Fixed and Transport)	5%	42%	29%	8%	0%	5%	0%	5%	0%	0%	0%	9%
Erosion	8%	0%	8%	6%	22%	6%	24%	4%	2%	0%	2%	7%
Information Systems Failure	0%	35%	0%	10%	0%	12%	0%	5%	9%	0%	0%	6%
Fuel Shortage	0%	22%	10%	12%	15%	11%	0%	0%	0%	0%	0%	6%
Plant Explosion	0%	35%	0%	5%	0%	9%	0%	0%	0%	0%	0%	4%
Civil Disturbance	0%	0%	11%	13%	0%	5%	8%	0%	5%	0%	0%	4%
Active Shooter	5%	15%	8%	6%	0%	3%	0%	0%	4%	0%	0%	4%
Bomb Threat	9%	0%	0%	6%	8%	3%	5%	0%	3%	0%	0%	3%
Terrorism	0%	24%	0%	0%	0%	0%	0%	4%	0%	0%	0%	3%
Earthquake	0%	0%	0%	13%	0%	0%	12%	0%	0%	0%	0%	2%
Water Failure	0%	0%	0%	5%	10%	0%	0%	5%	0%	0%	0%	2%
Sewer Failure	0%	0%	0%	5%	8%	0%	0%	5%	0%	0%	0%	2%
Wildfire	8%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%	2%
VIP Situation	0%	0%	0%	6%	0%	0%	0%	4%	6%	0%	0%	1%
Railroad Incidents	0%	0%	0%	5%	0%	0%	0%	3%	5%	0%	1%	1%
Subsidence	0%	2%	0%	6%	0%	0%	0%	0%	0%	0%	0%	1%
Aircraft Incident	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Dam Failure	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

H. Community Impact Assessment

Sample Survey

	Most Likely / Typical Scenario														
	Geographic Scope	Duration	Health Effects	Displacement	Economic Impact	Environmental Impact	Built Environment	Transportation	Critical Services	Confidence in Gov't	Base Score	Frequency (F)	Cascading Effects (CE)	Multiplier (F + CE)	Subtotal
Drought											0			0	0
Earthquake											0			0	0
Erosion											0			0	0
Expansive Soil											0			0	0
Extreme Heat											0			0	0
Flood											0			0	0
Hail											0			0	0
Severe Thunderstorms / Wind / Lightening											0			0	0
Severe Winter Weather											0			0	0
Tornado											0			0	0
Biological Event											0			0	0
Communications Failure / Infrastructure Failure											0			0	0
Power Outages											0			0	0
Terrorism/Cyber Attacks											0			0	0

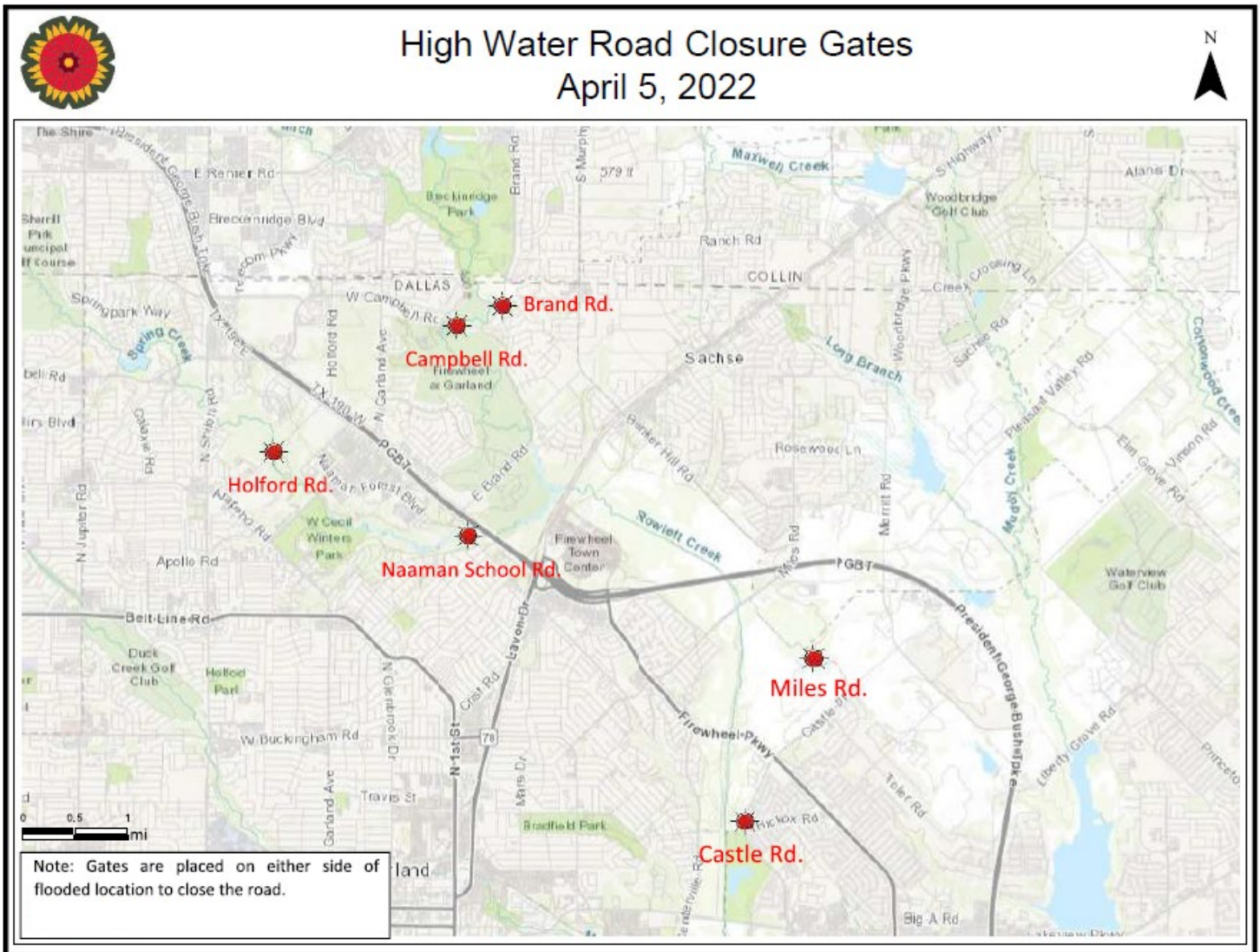
Definitions

Parameter	Definition	One (1)	Two (2)	Three (3)	Four (4)	Five (5)
Frequency	How often has the hazard occurred in the past?	Never occurred locally	Once in past thousand years	Once in past hundred years	Once in past 50 years	Nearly every decade
Geographic Scope	Size of the affected area. Includes areas not damaged, but strongly affected by the incidents. For example, areas backed up by a transportation accident.	Single site. One or two blocks.	Single site/ multiple blocks	Community specific (ex. Downtown)	City-wide	Regional
Duration	How long does the acute crisis part of the disaster last?	Less than 24 hours	1-3 days	4-7 days	7-30 days	30+ days
Environment	How damaging is the disaster for the natural environment	No damage/ temporary minor damage	Degradation of the ecosystem that will repair itself	Degradation of ecosystem that requires intervention	Functional loss of ecosystem, but restoration possible	Permanent loss of ecosystem
Health Effects	How dangerous is the hazard to human health and safety?	No deaths or injuries	1-10 deaths and/or 1-100 injuries	11-50 deaths and/or 101-500 injuries	51-500 deaths and/or 501-1500 injuries	over 501 deaths and/or 1501 injuries
Displacement	How likely is the hazard to negatively impact the exposed population in terms of displacement and personal property loss	No displaced people/ minor inconveniences	Displaced people. Vulnerable populations begin to have problems with access to essential supplies	Displaced people. Vulnerable populations have serious difficulties. General population starting to have problems	251-1000 people displaced. 5-30% of population experiencing acute shortages of supplies	1000+ displaced people. More than 30% of population facing acute shortages of basic supplies and access to services
Economic Impacts	How does the hazard affect the local economy?	No measureable impacts	No impacts to overall economy, but isolated businesses experience hardships	Entire sectors experiencing loss of revenue and capital	Sectors of economic base affected & unable to generate revenue; Losses range	Physical losses equal to 10% of assessed value. Loss of ability to generate revenue.
Built Environment (Property, Facilities, and Infrastructure)	How does the hazard affect buildings and physical infrastructure this includes Utilities	No effects.	1-10 structures damaged. Up to 25% loss of one utility	11-250 structures damaged. Multiple utilities affected up to 25% loss	between 1- 10% of assessed value.	1000+ structures damaged. At least two major utilities degraded by 50%+loss
Transportation	How does the hazard affect the ability of residents and workers to access the resources they need?	No effects on mobility	All critical services accessible, but delays reaching work or non-essential services.	One critical service inaccessible. Major corridors open, but minor streets depredated or impassable	Many Critical Services inaccessible One major corridor inoperable	Most critical services inaccessible Most major corridors impassible.
Critical Services (Includes COOP and Responders)	How likely is the hazard to reduce the ability of government business to provide critical services?	Little impairment on critical services	Temporary degradation of 1 critical service	Temporary degradation of multiple critical services. Long-term degradation of 1 critical service	Temporary degradation of most critical services. Long-term degradation of multiple services.	Unable to deliver the most critical services
Confidence in Government	Would public's confidence in government be shaken?	No		Somewhat		Yes
Cascading Effects	How severe and complex will the secondary effects be?	Hazard unlikely to cause secondary hazards, and if they occur are minor	Secondary hazards may occur, but are likely to be minor compared to primary hazard	Secondary hazards occur that extend the impact of the disaster and hamper response, but are not considered disasters	Secondary effects generated that significantly increase the magnitude of the disaster. Secondary impacts would be considered disasters if they occurred by themselves.	Secondary effects generated and rival or exceed primary hazard. Secondary impacts would be disasters if they occurred by themselves.
Future Emphasis	How much is the level of emphasis in mitigating, planning for, and preparing for this hazard changed based on trends, increasing understanding of the hazard, and changing underlying conditions that give rise to the hazard?	Decreasing Emphasis		Emphasis Unchanged		Increasing Emphasis

Community Results

	Most Likely / Typical Scenario														
	Geographic Scope	Duration	Health Effects	Displacement	Economic Impact	Environmental Impact	Built Environment	Transportation	Critical Services	Confidence in Gov't	Base Score	Frequency (F)	Cascading Effects (CE)	Multiplier (F + CE)	Subtotal
Drought	14	14	6	5	8	10	6	6	5	9	8.3	9	6	15	124.5
Earthquake	11	4	6	8	8	8	10	9	7	5	7.6	2	5	7	53.2
Erosion	5	11	3	5	5	9	7	4	3	5	5.7	10	4	14	79.8
Expansive Soil	9	12	3	3	5	9	7	6	3	3	6	10	3	13	78
Extreme Heat	15	12	10	6	8	9	5	5	4	3	7.7	10	4	14	107.8
Flood	12	7	6	9	6	10	10	8	8	7	8.3	9	4	13	107.9
Hail	9	5	4	4	5	7	8	4	6	3	5.5	7	4	11	60.5
Severe Thunderstorms / Wind / Lightening	13	6	4	4	9	7	8	4	6	6	6.7	8	4	12	80.4
Severe Winter Weather	15	10	8	6	9	10	12	7	10	9	9.6	8	7	15	144
Tornado	12	7	9	10	7	13	13	10	12	9	10.2	9	7	16	163.2
Biological Event	7	12	11	10	8	5	5	4	5	7	7.4	6	3	9	66.6
Communications Failure / Infrastructure Failure	11	8	6	6	8	6	6	7	8	11	7.7	10	6	16	123.2
Power Outages	12	9	8	10	12	7	11	10	12	13	10.4	8	6	14	145.6
Terrorism/Cyber Attacks	11	10	7	8	10	6	6	7	8	12	8.5	8	5	13	110.5

I. Flood Gates



J. Public Education Program Summary and Resources

Public education and awareness is often the most important mechanism by which communities can strengthen resilience, and, as a result, minimize the impact of emergencies and disasters. Mitigation efforts directly impact how quickly and completely citizens can recovery from all types of disasters regardless of the cause. The more prepared residents are to survive on their own, the more government agencies can focus their attention and resources on life safety, incident stabilization and recovery from critical infrastructure impacts. The Garland Office of Emergency Management Public Education Program includes a multifaceted approach to outreach including the following resources:

1. Preparedness Presentations

- Emergency Management staff provide disaster and emergency preparedness and mitigation outreach and education presentations for any organization, class, school, group, facility, neighborhood, etc. within Garland. Presentations are customized to meet the needs and interests of specific audiences including tips, tools and tailored preparedness and mitigation considerations as well as information regarding emergency services Garland offers.
- Request a Presentation online at GarlandTX.gov/oem or by calling the Office of Emergency Management at 972-781-7273.

2. Public Education Materials

- Emergency and disaster public education material is available through OEM free of charge to the public. Materials provide simple actions residents can take to prepare themselves and their families for all types of disasters including building a disaster supply kit and making a family disaster plan. When OEM staff provide presentations, customized public education materials for each group are also provided.
- Any resident can request materials online at GarlandTX.gov/oem or by calling the Office of Emergency Management at 972-781-7273.
- Available printed materials include but are not limited to:
 - Guide for Alerts and Warnings
 - Family Emergency Planning booklet/brochure (English & Spanish)
 - Kids Activity Books (English & Spanish)
 - North Texas Guide to Disaster Preparedness
 - Communications Plan Template
 - Emergency Kit Supply List
 - 12 Ways to Prepare Postcard (English and Spanish)
 - Hazard specific fliers
 - Winter Storm Information Sheet

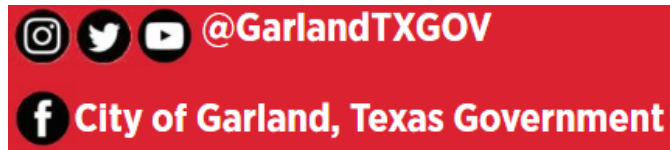
Note: Some materials are available in other languages upon request.

3. Utility Bills Announcements (Inserts)

- Twice a year, the Office of Emergency Management creates utility bill inserts with important prevention, mitigation, preparedness, response and recovery information. Each insert is mailed to all Garland households and utility customers reaching approximately 69,000 locations within the City of Garland. These mailers are also provided as handouts at presentations, public outreach events and on public information displays.
- Electronic versions of Utility Bill Announcements are available here: www.garlandtx.gov/737/Utility-Bill-Announcements
- Recent Utility Bill Topics
 - NOAA and Outdoor Warning Systems
 - Disaster Recovery
 - Flood Safety
 - Garland Alert System

4. Social Media Outreach

- The Office of Emergency Management coordinates with the Public and Media Relations department to provide outreach to Garland citizens through Facebook, Twitter, Instagram, LinkedIn and Nextdoor. Throughout the year, OEM provides educational information on various emergency management related topics such as: outdoor warning systems, weather safety, holiday or event safety tips, recovery and insurance considerations, mitigation and general preparedness.
- Social Media Platforms Utilized:



5. Garland City Press Articles

- Garland City Press is produced and funded by the City of Garland and contains information about the City, as well as details on City-sponsored events. The Office of Emergency Management provides six articles per year for the Garland City Press. Issues of Garland City Press can be found here: www.garlandtx.gov/724/Garland-City-Press

6. Emergency Management Website Content (GarlandTX.gov/prepare)

- The Office of Emergency Management updates and maintains the Emergency Management portion of the City of Garland's website. OEM frequently updates website content to provide consistent and relevant information to the public.

- Current Homepage Content Includes:

- Links to request a presentation or materials
- Contact Information
- Current hazard specific preparedness/mitigation information (Beat The Heat and Common Heat Safety Tips)
- Outdoor Warning System Information Access
- Garland Alert System information and registration links
- Prepare – Get Ready for Disaster page
- Hazard Mitigation page
- Think – Know Your Community page
- Act – Get Involved page

The HazMAP is one of the plans managed by the Office of Emergency Management. As part of this plan, one identified Mitigation Action is to continue developing and implementing a comprehensive public education and outreach program to increase awareness of hazards, risk and vulnerabilities throughout the community. To that end, Garland OEM continually seeks opportunities for funding to support the continued development and implementation of the public education program.



GARLAND



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 01/10/2023

Item Title: 2022 Homeland Security Grant Program Application Resolution

Submitted By: Mistie Gardner, Director of Operations & Emergency Management

Summary of Request/Problem

The Department of Homeland Security Grant Program (HSGP) is managed, at the state level, by the Texas Office of the Governor (OOG). One of the mandates by OOG, in order to receive HSGP funding requires jurisdictions applying for HSGP funding to have a council approved resolution each year prior to receiving HSGP awarded funds, which identifies the Authorized Official who will perform administration of the grant as well as a list of current year submitted projects.

Approving the resolution will assist the City of Garland with acquiring funding to help support public safety. This funding will be used to purchase resources to support the Garland Police Department Bomb Squad and SWAT Team, Garland Office of Emergency Management, Garland Fire Department Swiftwater Search and Rescue Team.

Recommendation/Action Requested and Justification

The Office of Emergency Management (OEM) staff recommends passing a resolution in support of the HSGP application to gain access to grant funding.

Attachments

Reso No. ____ Emerg Mngt 2022 HSGP_Resolution FY2023

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR OF THE STATE OF TEXAS FOR CERTAIN PUBLIC SAFETY, LAW ENFORCEMENT, AND HOMELAND SECURITY PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Garland City Council finds it in the best interests of the citizens of Garland that the following projects be implemented for the Fiscal Year of 2023, under the 2022 Homeland Security Grant Program, including the Urban Area Security Initiative (UASI), the State Homeland Security Program (SHSP), and the Law Enforcement Terrorism Prevention Activities (LETPA):

- (1) 2022 SHSP LETPA Garland EOD Unknown Detection Technologies,
- (2) 2022 SHSP Garland SWAT Communications Equipment,
- (3) 2022 UASI Garland Community Preparedness and Resiliency,
- (4) 2022 UASI Garland DVE Response Enhancement, and
- (5) 2022 UASI Garland Water Search and Rescue Team Enhancement;

WHEREAS, the Garland City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City assures that the funds will be returned to the Texas Office of the Governor in full; and

WHEREAS, the Garland City Council designates the Emergency Management Director of the Garland Office of Emergency Management as the grantee's authorized official, and gives the Director the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

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

Section 1

The Garland City Council approves the submission of a grant application (whether one or more) for the following projects to the Office of the Governor:

- (1) 2022 SHSP LETPA Garland EOD Unknown Detection Technologies,
- (2) 2022 SHSP Garland SWAT Communications Equipment,
- (3) 2022 UASI Garland Community Preparedness and Resiliency;
- (4) 2022 UASI Garland DVE Response Enhancement, and
- (5) 2022 UASI Garland Water Search and Rescue Team Enhancement.

Section 2

The Garland City Council hereby designates the Emergency Management Director of the Garland Office of Emergency Management as the City's authorized official to act in all matters relating to the foregoing grant application(s) and that authorized official is hereby given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the City.

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Grant Numbers:
4469201, 4469401, 4576201, 4576501, and 4576601.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: 01/10/2023

Item Title: Interlocal Agreement between the Garland Housing Agency and the Plano Housing Authority to Perform Public Housing HQS Inspections - Approval

Submitted By: Steve Fitch, Housing Agency Administrator

Summary of Request/Problem

To consider approval of an Interlocal Agreement between the Garland Housing Agency (GHA) and the Plano Housing Authority (PHA) in which GHA would be contracted by PHA to perform Housing Quality Standards (HQS) inspections for the public housing units owned by PHA. The Department of Housing and Urban Development requires all public housing units be inspected at least annually to ensure that the unit is safe and sanitary for habitation. PHA is not legally allowed to inspect units that it owns and therefore must contract HQS inspections to an outside party. GHA has the ability and capacity to perform the HQS inspections for these units on an "as-needed" basis. Per the terms of the agreement, PHA will compensate GHA for each inspection performed. At the December 12, 2022 Work Session, Council considered approving the Interlocal Agreement between GHA and PHA.

Recommendation/Action Requested and Justification

Approve an Interlocal Agreement allowing the Garland Housing Agency to perform Housing Quality Standards (HQS) inspections on an as-needed basis for the Plano Housing Authority's public housing program units. (Attachment A)

Attachments

Interlocal Agreement

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF GARLAND HOUSING
AGENCY AND THE PLANO HOUSING AUTHORITY**

This Interlocal Agreement ("ILA") is made and entered into by and between the City of Garland, Texas, a Texas home-rule municipality doing business as the City of Garland Housing Agency ("GHA"), and the Plano Housing Authority ("PHA").

W I T N E S S E T H

WHEREAS, the Intergovernmental Cooperation Act, Chapter 791, V.T.C.A., Texas Government Code, (the "Act") authorizes the Cities and their public housing authorities to contract for the provision of services to achieve governmental functions in which the contracting parties are mutually interested; and

WHEREAS, during the operation of PHA's business activities PHA has the need for regular Housing Quality Standard (HQS) inspections to be performed at public housing facilities within their program; and

WHEREAS, GHA routinely conducts HQS inspection services and has extra capacity to provide HQS inspection services in addition to those services which are required to support the GHA program, and

WHEREAS, GHA is willing and able to provide these HQS inspection services to PHA on an as-needed basis; and

NOW THEREFORE, GHA and PHA, in consideration of good and valuable consideration and the terms and conditions and covenants contained herein, agree as follows:

SECTION 1. DESCRIPTION OF SERVICES

1. GHA agrees to perform regular Housing Quality Standard (HQS) inspections on PHA's public housing units upon request by PHA. In conducting these inspections, GHA shall use the same rules and regulations as required by PHA and shall provide to PHA all written reports which may be required.
2. PHA recognizes that GHA is limited to inspecting those units that PHA is not legally allowed to inspect and would otherwise hire an outside firm to perform said inspections.
3. GHA agrees that the performance of work under this ILA shall conform to high professional standards. Satisfactory performance of this ILA shall be measured in part by: 1)

adherence to the terms of PHA's regular inspection schedule; 2) results of any audits or monitoring visits; and 3) timeliness and accuracy of the reports required by PHA.

SECTION 2. TERM

The term of this ILA shall begin on the Effective Date, and continue until terminated or as otherwise set forth in this ILA. Either party may terminate this ILA for any reason by providing the other party with thirty (30) days' notice to terminate the agreement.

SECTION 3. DUTIES AND RESPONSIBILITIES OF PHA

1. PHA will provide GHA a list of units requiring inspection at least 45 days from the due date of the inspection.
2. PHA agrees to pay GHA \$50 for each unit which GHA initially inspects.
3. Units that fail the initial inspection will be allowed two follow-up inspections. PHA agrees to pay GHA \$75 for each follow-up inspection.
4. Invoices will be due and payable to GHA within thirty (30) days from the date of invoice. Any amount paid under this ILA from PHA must be from current revenues available to PHA.

SECTION 4. DUTIES AND RESPONSIBILITIES OF GHA

1. Services. GHA will provide inspection services that meet the same requirements of PHA's HQS inspections.
2. Records and Reports. GHA will provide to PHA any reports and copies of inspections. GHA will maintain a record of inspections for a minimum of 7 years.
3. Invoicing. GHA shall invoice PHA on a monthly basis for all charges incurred in accordance with this ILA. Invoices must be forwarded by GHA to PHA within five (5) business days of the month's end.
4. Audits and Monitoring. GHA agrees to provide any record at the request of an authorized independent audit retained by PHA.

SECTION 5. GENERAL PROVISIONS

1. Remedies for Noncompliance. GHA and PHA agree that the remedies for noncompliance shall be to terminate the ILA.
2. Notices and Contract Administration.

Any notice, payment, statement, or demand required or permitted to be given hereunder by either party to the other may be effected in writing by personal delivery, or by mail, postage prepaid. Mailed notices shall be addressed to the parties at the addresses appearing below, but

each party may change its address by written notice in accordance with this section. Mailed notices shall be deemed communicated as of three days after mailing.

If intended for Plano Housing Authority, to:	If intended for Garland Housing Agency, to:
Dave Young, Executive Director	Steven Fitch, Executive Director
1740 G Ave.	210 Carver Suite 201B
Plano, Texas 75074	Garland, Texas 75040

or to such other addresses as the parties may request, in writing, from time to time. For purposes of administering this ILA, the Parties shall be represented by the addressee for notice set forth in this paragraph. Per agreement of the parties, notices may also be provided through email.

3. Venue

The obligations of the parties under this ILA are performable in Dallas County, and Collin County, Texas, and if legal action is necessary to enforce same, exclusive venue shall lie in Collin County, Texas.

4. Governing Law

This ILA is made subject to, and all parties agree to comply with, the applicable provisions of the state and federal laws, regulations, and requirements. This ILA shall be governed by and construed in accordance with the laws and court decisions of the State of Texas, without regard to conflict of law or choice of law principles of Texas or of any other state.

5. Legal Construction and Severability

In case any one of the provisions contained in this ILA shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such provision shall not affect any other provision hereof, and this ILA shall be considered as if such provision had never been contained in this ILA.

6. Captions

The captions to the various clauses of this ILA are for informational purposes only, and shall not alter the substance of the terms and conditions of this ILA.

7. Independent Status

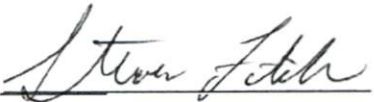
The relationship of GHA and PHA shall be that of independent contractor for all purposes of this ILA and neither party shall have the right to enter into agreements in the name of or on behalf of the other. Nothing contained herein shall be construed to create an employer/employee, partnership, joint venture or principal/agent relationship between the parties. In no event shall persons employed by either party be held or construed to be employees of the other party. PHA shall have no supervisory power or control over any employees, agents or independent contractors engaged by GHA in connection with its performance hereunder.

7. Complete Contract

This ILA, together with the documents and attachments incorporated herein embodies the complete agreement of the parties hereto relating to the matters covered herein, and cannot be modified except by written amendment executed by both parties to the ILA.


CITY OF GARLAND HOUSING AGENCY

Steven Fitch
Executive Director

By: 

Date: December 16, 2022

PLANO HOUSING AUTHORITY



Dave Young
Executive Director

Date: DEC 27, 2022



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. a.

Meeting Date: 01/10/2023

Item Title: Z 22-17 Claudia Rodriguez - Zoning (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

LOCATION

2112 Brookhollow Drive

OWNER

Claudia Rodriguez

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of five (5) to two (2), recommended approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

The Plan Commission, by a vote of five (5) to two (2), also recommended approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

In addition, the Plan Commission recommended the Specific Use Provision to be valid for a time period of ten (10) years.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling and the guest house. The applicant purchased the property with the guest house and was unaware that the guest house was built without a Specific Use Provision. Therefore, an SUP is being requested for the guest house to comply with the GDC requirement. The applicant's family member [daughter] currently resides in the guest house.

SITE DATA

The site contains approximately 0.22 acres with approximately seventy (70) lineal feet of frontage along Brookhollow Drive and ninety-five (95) lineal feet of frontage along Briarwood Drive. The property has access from Brookhollow Drive and Briarwood Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. The applicant requests a 543-square foot Guest House, to be located behind the primary house. The primary house is 1,404 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 421 square feet. The applicant requests to deviate from the maximum requirement and allow the Guest House to be 543 square feet as it currently exists. The 543 square feet includes a small mechanical room.

2. The GDC establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces.

3. The design of the building complies with the applicable building design regulations of GDC.
4. The applicant requests a Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between five (5) years to unlimited.

5. **Summary Table:**

Development Standards	Required	Proposed	Applicant’s Justification
Building Area	421 SF (maximum allowed)	543 SF (includes mechanical room)	The applicant purchased the property with the existing guest house.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family detached homes.


Attachments

- Z 22-17 Location Map
 - Z 22-17 Exhibit B
 - Z 22-17 R&M - Zoning
 - Z 22-17 Responses
 - Z 22-17 Staff Presentation
-



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-17

 INDICATES AREA OF REQUEST

2112 Brookhollow Drive

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-17

2112 Brookhollow Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Guest House.
- 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-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

- A. Permitted Uses: Land Uses are permitted as in the Single-Family-7 (SF-7) District.
- B. Building Area: The maximum building area for the Guest House shall be 543 square feet.
- C. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-17

2112 Brookhollow Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

IV. General Regulations: All regulations of the Single-Family-7 (SF-7) 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.

V. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan and Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

E. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an indefinite time period.

REPORT & MINUTES

P.C. Meeting, December 12, 2022

3a. APPROVED Consideration of the application of **Claudia Rodriguez**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses and 2) approval of a Specific Use Provision for a Guest House. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Zoning)

The applicant was not available for questions at this time.

Motion was made by Commissioner Aubin to close the public hearing and open for discussion. Seconded by Commissioner Williams.
Motion carried: 7 Ayes, 0 Nays.

Commissioner Aubin spoke in opposition of the request.

7:05 p.m. The applicant, Claudia Rodriguez arrived to speak before the Plan Commission.

Motion was made by Commissioner Williams to reopen the public hearing. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

The applicant, Claudia Rodriguez, 2112 Brookhollow Drive, provided a brief overview of the request.

There was discussion between the Plan Commission and Ms. Rodriguez regarding age of the guest house and when it was built, permits, utilities for the guest house, current occupants and parking.

Motion was made by Commissioner Paris to close the public hearing and open for discussion. Seconded by Commissioner Williams.
Motion carried: 7 Ayes, 0 Nays.

There was discussion by the Plan Commission regarding the requested length of the Specific Use Provision.

Commissioner Dalton spoke in favor of the request.

Commissioner Aubin spoke in opposition of the request.

Motion was made by Commissioner Aubin to deny the request. Seconded by Commissioner Williams. **Motion failed** with Chairman Roberts, Commissioners Dalton, Paris, Rose and Ott voting against the motion.

Motion was made by Commissioner Rose to approve the Planned Development and Specific Use Provision for a period of ten (10) years. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 2 Nays** by Commissioners Aubin and Williams.



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-17

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

2112 Brookhollow Drive

~~Outside the Notification Area~~

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

From: tjblue@aol.com <tjblue@aol.com>

Sent: Thursday, December 22, 2022 4:24 AM

To: Ahmed, Nabiha <NAhmed@garlandtx.gov>

Subject: [EXTERNAL] Case Z 22-17 ~ 2112 Brookhollow Dr.

Good Morning,

My family has lived on Montier Dr. since 1961 and we have seen a lot of changes.

I do not agree to letting have a " guest " house near me !

Please do not let this happen, I'm 84 years young and will not feel safe in my own home if this happens.

Thank-you !

Joan Stanphill

972-213-6045

P.S. Will Montier Dr get the street paved like the other streets, Daughter and Ridgewood ?

From: [Carla Alvanchi](#)
To: [Guerin, Will](#)
Subject: [EXTERNAL] Zoning change for 2112 Brookhollow
Date: Wednesday, December 21, 2022 5:42:03 PM

Case # 22 - 17

This is a very congested area and the street is an outlet for a school. This address already is running a business out of the home, Payless Junk Removal.

They have at least 2 junk Removal vehicles that park there and several other vehicles crowding the street. They park so close to the corner you can't see around then when trying to turn onto Brookhollow from Briarwood. It is dangerous.

Has this address been zoned as a business? It should not be.

Any zoning change that will either add to the amount of vehicles at this address, or sanction what is already there, should NOT be made.

Anyone making that call should drive by the address a few times at different times of day so the congestion and danger of turning onto the street can be seen.

What do I need to do to further protest approving the addition of a second residence at this address? That is my understanding of the zoning change being proposed. If that is not the case, can you tell me what change is being requested?

Thank you.

Carla Alvanchi
2108 Glendale Dr
Garland, TX 75041 **Outside the Notification Area**

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 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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.

Mana S. Oliva, 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.)

2108 Brookhollow Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Maria Silvia Oliva

Signature / Firma / Ch ữ ký

12-7-2022

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 22-17

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

I AM NOT IN FAVOR due to Neighbor
Already HAVE TWO ADDITIONAL structures
which she already prepared for renting
AN other structure with living quarters
will cause much more noise & shortage
of parking space.

I live close to a School

214-736-6554





Comment Form

Case Z 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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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DEBORAH M. COLLINS

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.)

510 BRIARWOOD DR.

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

GARLAND, TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Deborah M. Collins

Signature / Firma / Chữ ký

12-05-2022

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 22-17

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

I approve of them building a guest house.

Comment Form

Case Z 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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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Claudia Rodriguez

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.)

2112 Brookhollow Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-17

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

La casa de huéspedes esta dentro de la propiedad del solicitante.
Esta en buenas condiciones, Esta Limpio muy bien mantenida toda la propiedad no esta en el camino de nadie. O estorbando a nadie.
- Y aparte de todo es casa de Esquina. pienso que la solicitante se merece que su Casa de Huéspedes sea aprobada. Como muchas propiedades alrededor tienen Casa de Huéspedes. También.
Esta Solicitante. Merece quedarse con su Casa de Huéspedes.

Gracias.

Translation: “The guest house is within the applicant's property. It is in good condition, it is clean, the entire property is very well maintained. It is not in anyone's way and apart from everything it is a corner house. I think the applicant deserves to have their guest house approved as many surrounding properties have guest houses as well. This applicant deserves to keep their guest house. Thank you”

Comment Form

Case Z 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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.

Paula Juarez 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.)

508 Richmond St


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

Garland, texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

12/06/2022

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 22-17

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

First, That area where 2112 Brookhollo Drive is
there barely any space to drive because of parking
car in the street, having to be very careful of car blocking the view
Second, there is a school near by why should ^{when turning}
there be a bunch of strangers coming in or out that house
in a school zone where elementary school kids walk to
go home. Some.
Third, we do not want stranger driving around in the
neighborhood just looking for the place.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-17	December 12, 2022	January 2, 2022	Nabiha Ahmed

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)
house. The site is located at 2112 Brookhollow Drive. (District 5)

**curtis and betty
jung**

12/12/2022
12:37:50 AM

against

0 south 5 th st

cwjbnj@tx.rr.com

Garland

972 278 9097

Texas

United States

550

Outside the Notification Area

very opposed school traffic impossible

Jose Lopez

12/11/2022
11:39:11 PM

Against

2225 Delano Dr

Garland

9728789849

Texas

United States

75041

Jose Lopez

12/11/2022
11:39:07 PM

Against

2225 Delano Dr

Garland

9728789849

Texas

United States

75041

Chris Sanders

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-17	December 12, 2022	January 2, 2022	Nabiha Ahmed

12/11/2022
11:31:21 PM

414 Delano Dr

Garland
Texas
United States
75041

2149940074

Chris Sanders

Against

12/11/2022
11:31:14 PM

414 Delano

Garland
Texas
United States
75041

2149940074

Chris Sanders

Against

12/11/2022
11:31:07 PM

414 Delano

Garland
Texas
United States
75041

2149940074

Chris Sanders

Against

12/11/2022
11:31:06 PM

414 Delano

Garland
Texas
United States
75041

2149940074

Z 22-17

PLANNING & DEVELOPMENT



The applicant requests approval of a guest house.

City Council Meeting
January 10, 2023

CASE INFORMATION

Location: 2112 Brookhollow Drive

Applicant: Claudia Rodriguez

Owner: Claudia Rodriguez

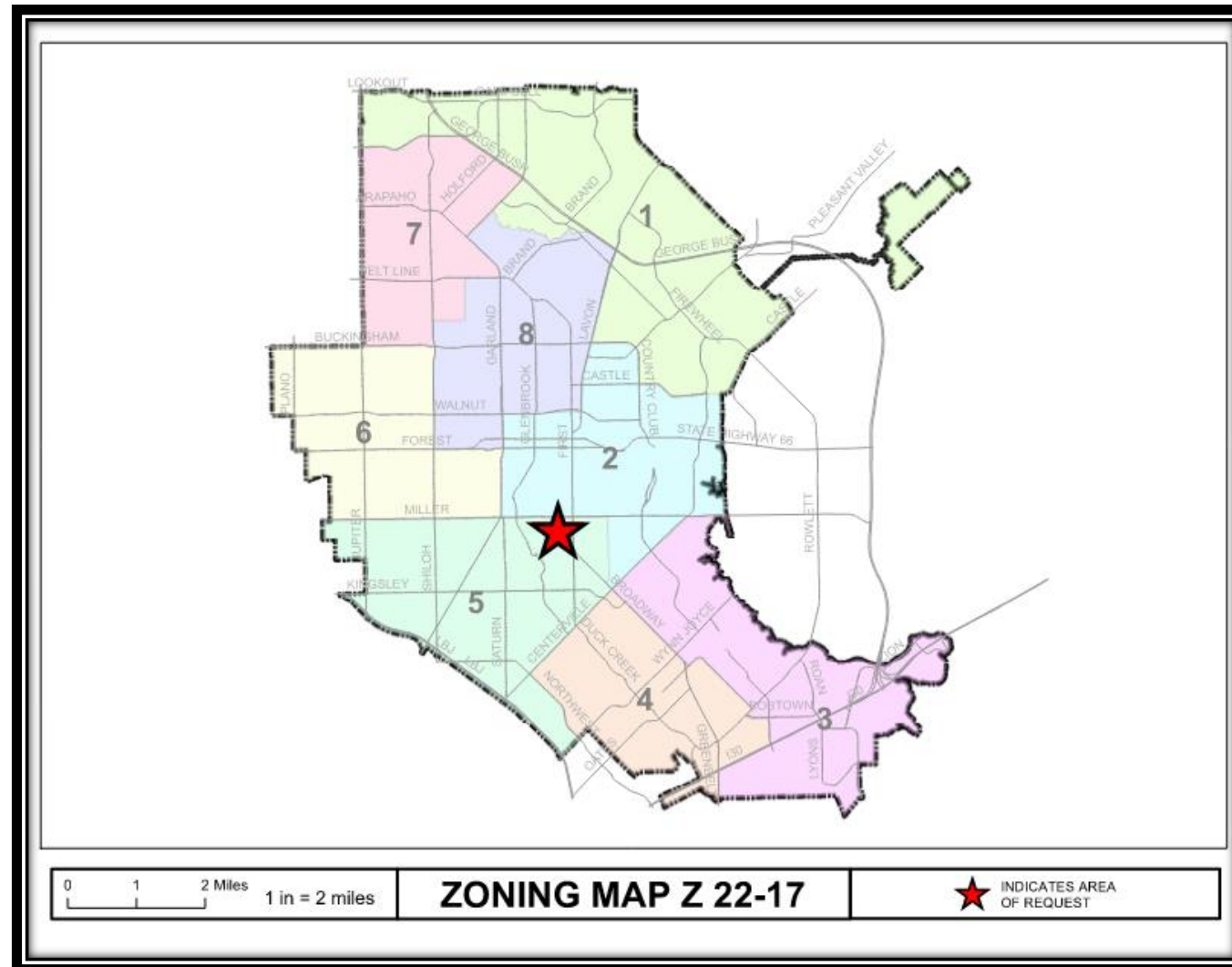
Acreage: 0.22

Zoning: Single-Family-7 (SF-7) District

Z 22-17

CITYWIDE LOCATION MAP

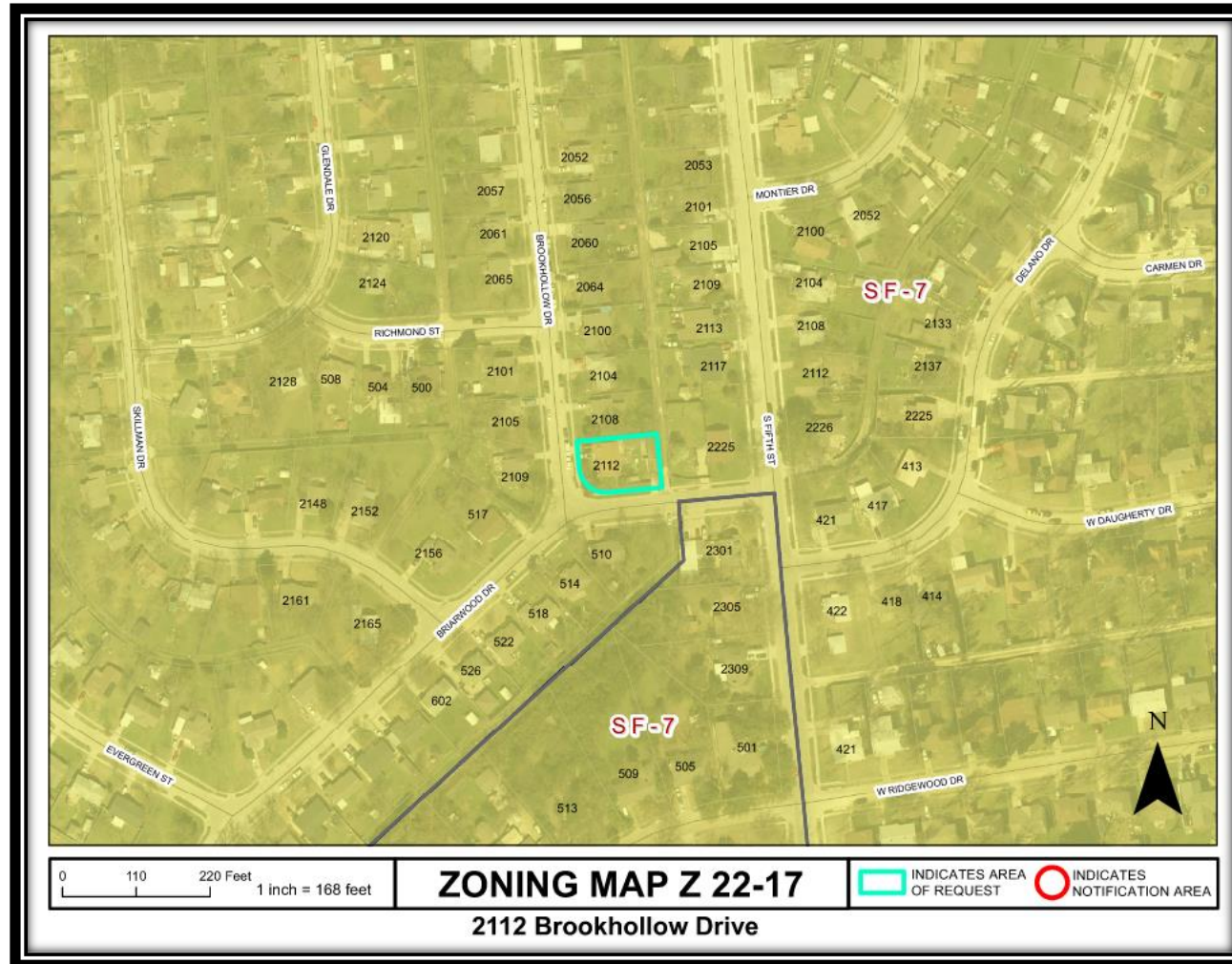
PLANNING &
DEVELOPMENT



Z 22-17

LOCATION MAP

PLANNING & DEVELOPMENT



Z 22-17

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



Z 22-17

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is compatible with the Comprehensive Plan.

PHOTOS

PLANNING & DEVELOPMENT



View of the main house from Brookhollow Drive



View of the Guest House



View of the Guest House from Briarwood Drive

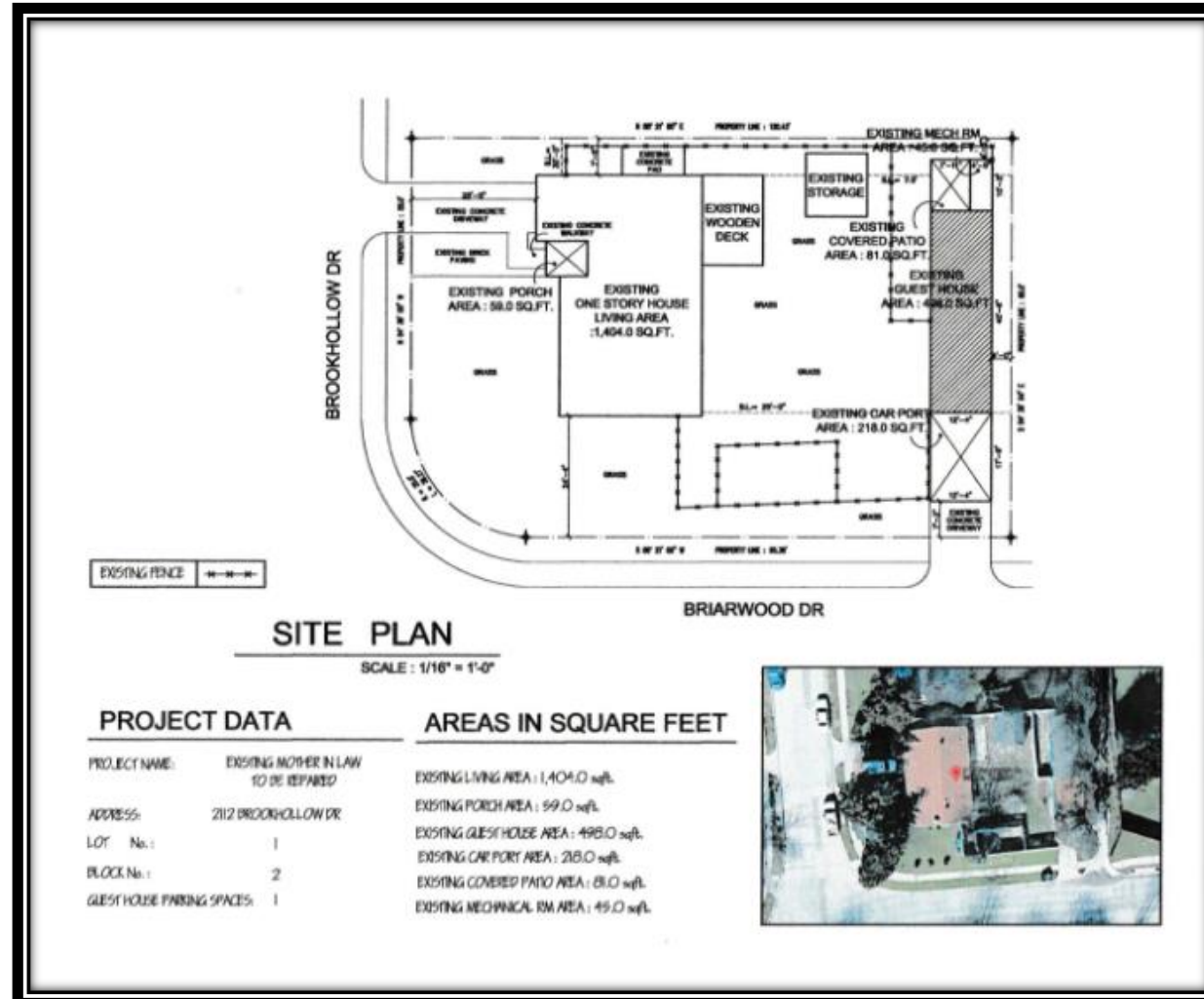


Looking south of the subject property

Z 22-17

SITE PLAN

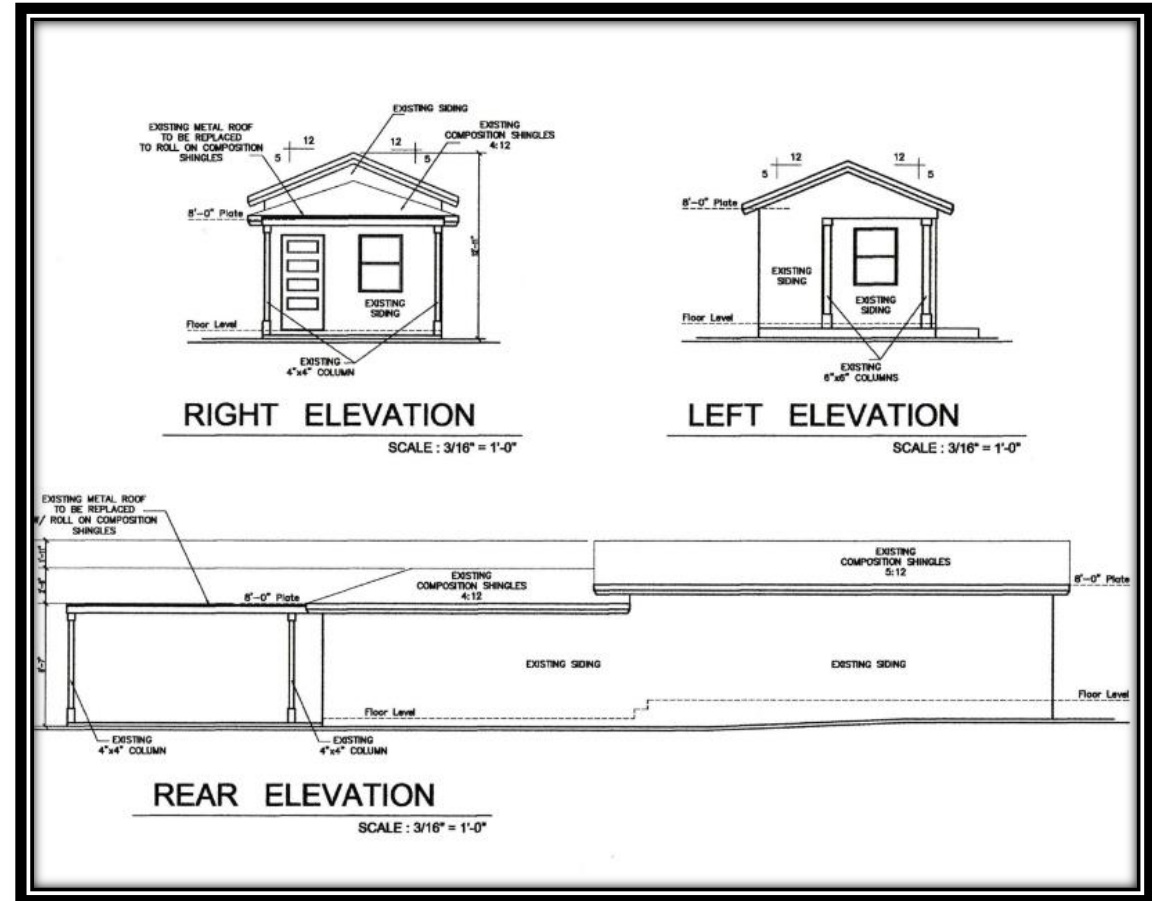
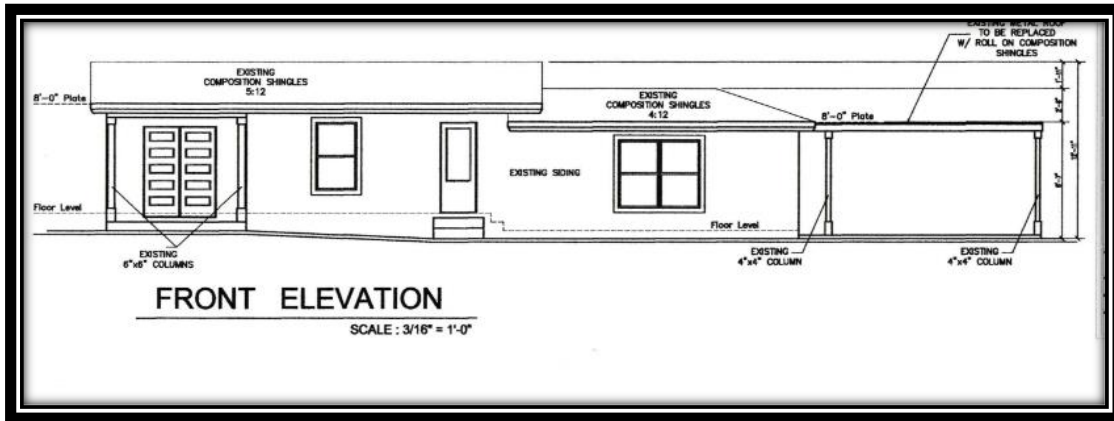
PLANNING & DEVELOPMENT



Z 22-17

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT



Z 22-17

CONSIDERATION

The applicant requests the Specific Use Provision for an indefinite time period. The SUP Time Period Guide recommends five (5) years to unlimited.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of five (5) to two (2), recommended approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

The Plan Commission, by a vote of five (5) to two (2), also recommended approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

In addition, the Plan Commission recommended the Specific Use Provision to be valid for a time period of ten (10) years.

Z 22-17



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. b.

Meeting Date: 01/10/2023

Item Title: Z 22-17 Claudia Rodriguez - Detail Plan (District 5)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

LOCATION

2112 Brookhollow Drive

OWNER

Claudia Rodriguez

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of five (5) to two (2), recommended approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

The Plan Commission, by a vote of five (5) to two (2), also recommended approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

In addition, the Plan Commission recommended the Specific Use Provision to be valid for a time period of ten (10) years.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

BACKGROUND

This site is zoned Single-Family-7 (SF-7) District and is developed with a single-family dwelling and the guest house. The applicant purchased the property with the guest house and was unaware that the guest house was built without a Specific Use Provision. Therefore, an SUP is being requested for the guest house to comply with the GDC requirement. The applicant's family member [daughter] currently resides in the guest house.

SITE DATA

The site contains approximately 0.22 acres with approximately seventy (70) lineal feet of frontage along Brookhollow Drive and ninety-five (95) lineal feet of frontage along Briarwood Drive. The property has access from Brookhollow Drive and Briarwood Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Single-Family (SF-7) District which allows single-family residential use. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. Further, the SF-7 District allows a Guest House with approval of a Specific Use Provision through a public hearing by Plan Commission and City Council.

CONSIDERATIONS

1. The applicant requests a 543-square foot Guest House, to be located behind the primary house. The primary house is 1,404 square feet.

The Garland Development Code (GDC) defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty (30) percent of the floor area of the main structure), and is not involved in the conduct of a business.

Per the definition, the Guest House area cannot exceed more than thirty (30%) percent of the primary structure footprint. Therefore, the maximum area allowed is 421 square feet. The applicant requests to deviate from the maximum requirement and allow the Guest House to be 543 square feet as it currently exists. The 543 square feet includes a small mechanical room.

2. The GDC establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The site plan (Exhibit C in the Plan item) shows a total of three (3) parking spaces.

3. The design of the building complies with the applicable building design regulations of GDC.

4. The applicant requests a Specific Use Provision to be valid for an indefinite time period. The SUP time period guide recommends between five (5) years to unlimited.

5. Summary Table:

Development Standards	Required	Proposed	Applicant's Justification
Building Area	421 SF (maximum allowed)	543 SF (includes mechanical room)	The applicant purchased the property with the existing guest house.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Single-Family-7 (SF-7) District and they are developed with single-family detached homes.

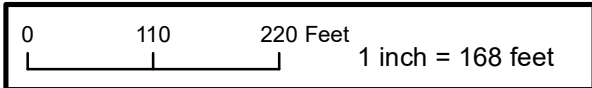
Attachments

Z 22-17 Location Map

Z 22-17 Exhibits C & D

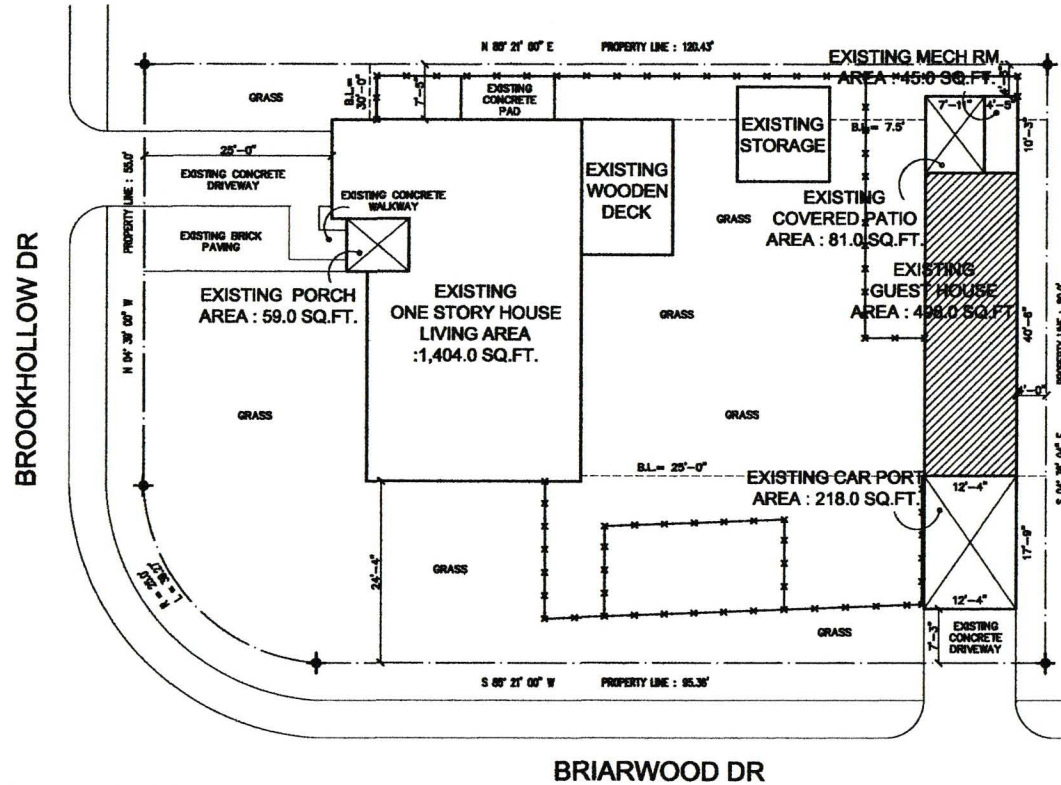
Z 22-17 R&M - Detail Plan

Z 22-17 Responses



2112 Brookhollow Drive

 INDICATES AREA OF REQUEST



SITE PLAN

SCALE : 1/16" = 1'-0"

PROJECT DATA

PROJECT NAME: EXISTING MOTHER IN LAW TO BE REPAIRED
 ADDRESS: 2112 BROOKHOLLOW DR
 LOT No.: 1
 BLOCK No.: 2
 GUEST HOUSE PARKING SPACES: 1

AREAS IN SQUARE FEET

EXISTING LIVING AREA : 1,404.0 sqft.
 EXISTING PORCH AREA : 59.0 sqft.
 EXISTING GUEST HOUSE AREA : 498.0 sqft.
 EXISTING CAR PORT AREA : 218.0 sqft.
 EXISTING COVERED PATIO AREA : 81.0 sqft.
 EXISTING MECHANICAL RM AREA : 45.0 sqft.



shpandesigns@gmail.com
 214-704-6883

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER SHALL REVIEW AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/CONTRACTS. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES OR OMISSIONS FROM THE PLANS/CONTRACTS.
2. THESE PLANS ARE SUBMITTED FOR THE GENERAL INFORMATION. CONSTRUCTION PURPOSES ONLY AND ARE NOT DESIGNED FOR CONSTRUCTION OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE RESPONSIBLE TO THE QUALITY OF THE CONSTRUCTION.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AMERICAN BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE QUALITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE

CITY OF GARLAND CASE NUMBER:

(220113-3)



Project Name:

EXISTING MOTHER IN LAW TO BE REPAIRED

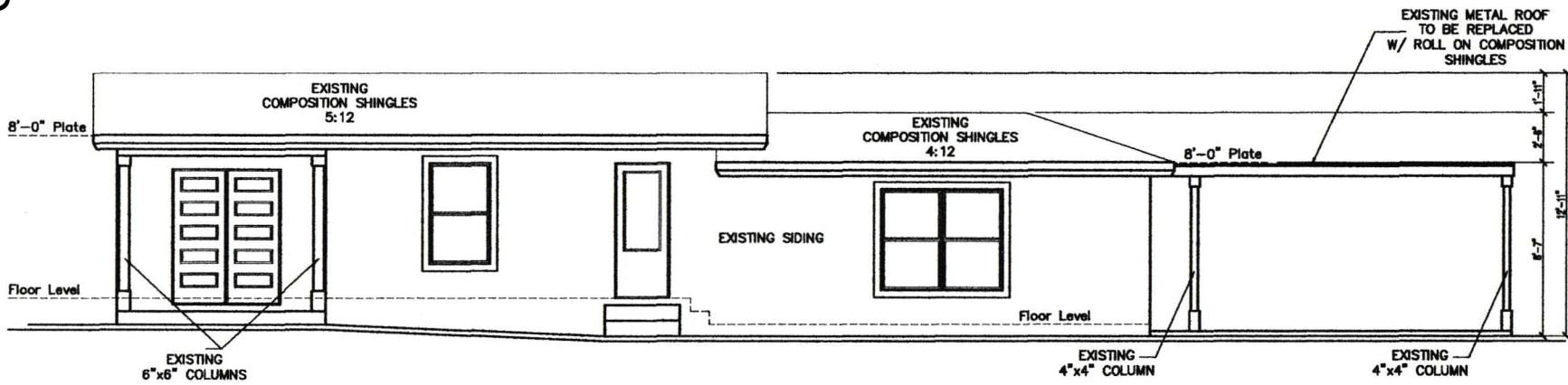
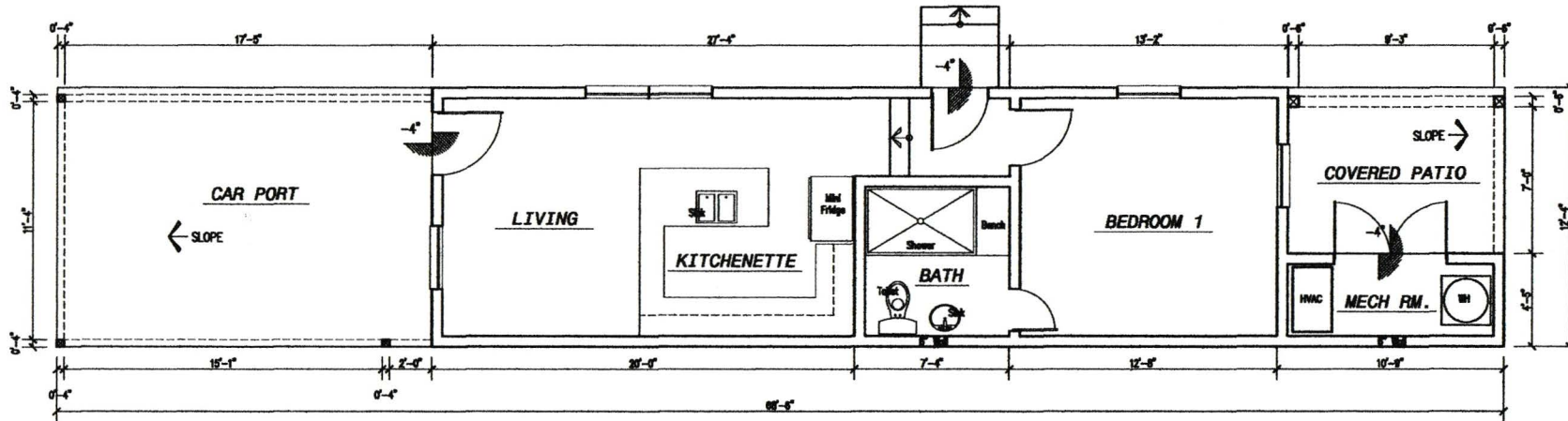
Project Address:

2112 BROOKHOLLOW DR
 GARLAND, TX 75041

Plan Name:

SITE PLAN

Project #: 012922 Drawn By: AP
 Date: 01-29-22 Scale: 1/16" = 1'-0"
 Sheet #: 1 of 3

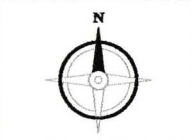


GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS OF THESE AND ANY DISCREPANCIES AND/OR DISCREPANCIES FROM THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL CONTRACTOR'S CONSTRUCTION PURPOSES ONLY AND ARE NOT DESIGNED FOR CONSTRUCTION PURPOSES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND SHALL BE RESPONSIBLE FOR THE COMPLETION AND SHALL BE RESPONSIBLE FOR THE COMPLETION AND SHALL BE RESPONSIBLE FOR THE COMPLETION.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. ENGINEERING IS NECESSARY THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TO OBTAIN SPECIAL PERMIT.

SQUARE FOOTAGE

CITY OF DALLAS CASE NUMBER:
(220113-3)



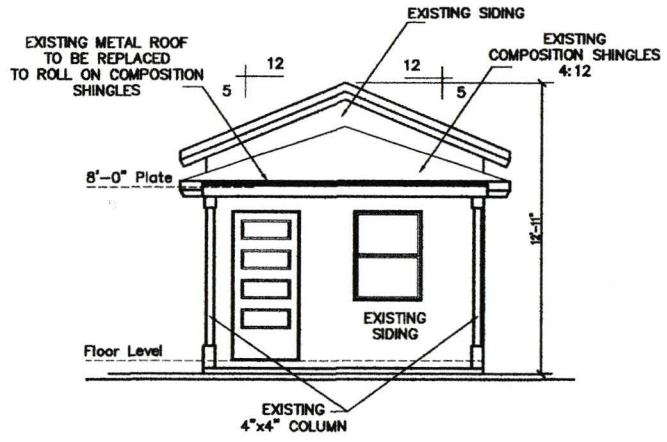
Project Name:
EXISTING MOTHER IN LAW TO BE REPAIRED

Project Address:
2112 BROOKHOLLOW DR GARLAND, TX 76041

Plan Name:
EXISTING FLOOR PLAN ELEVATIONS

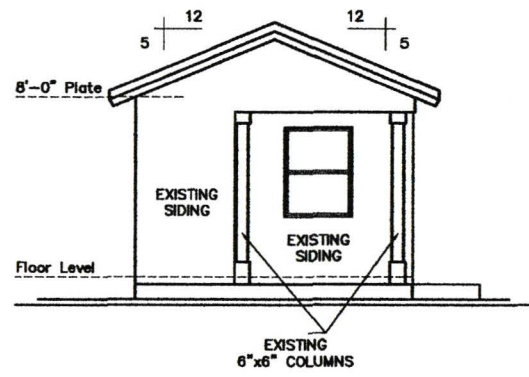
Project #:	012822	Drawn By:	AP
Date:	01-29-22	Scale:	3/16" = 1'-0"
Sheet #:	2	Of:	3

EXHIBIT D



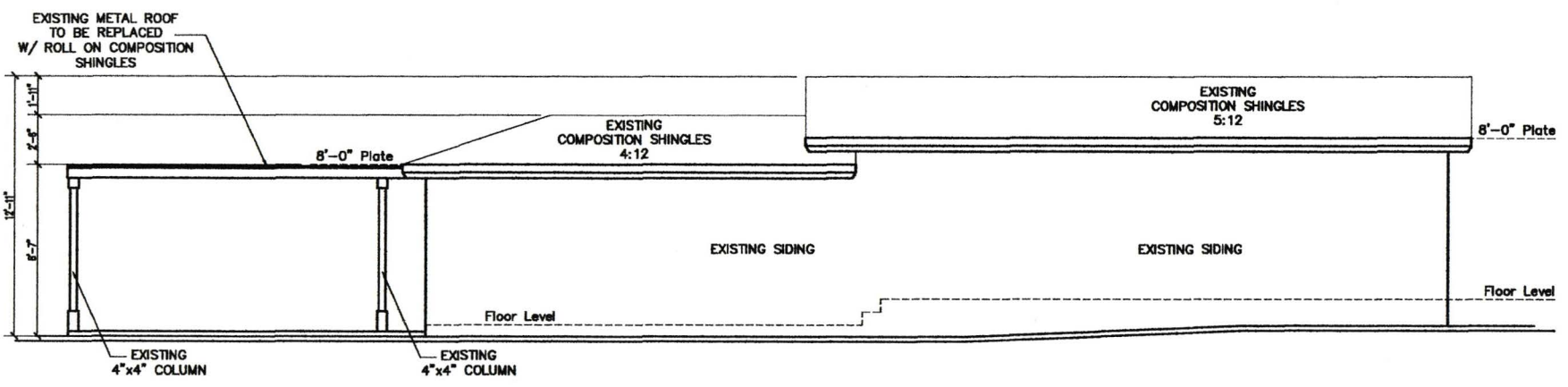
RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



LEFT ELEVATION

SCALE : 3/16" = 1'-0"



REAR ELEVATION

SCALE : 3/16" = 1'-0"



GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS OF THESE AND ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL CONTRACTOR'S USE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE PLANS AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, REPAIR, AND REPLACE ALL MATERIALS AND METHODS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LATEST BUILDING CODES AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY NECESSARY STRENGTHENING TO THE STRUCTURE OF THE PROJECT. FURTHERMORE, IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE

CITY OF GARLAND CASE NUMBER:
(220113-3)



Project Name:

EXISTING MOTHER IN LAW
TO BE REPAIRED

Project Address:

2112 BROOKHOLLOW DR
GARLAND, TX 75041

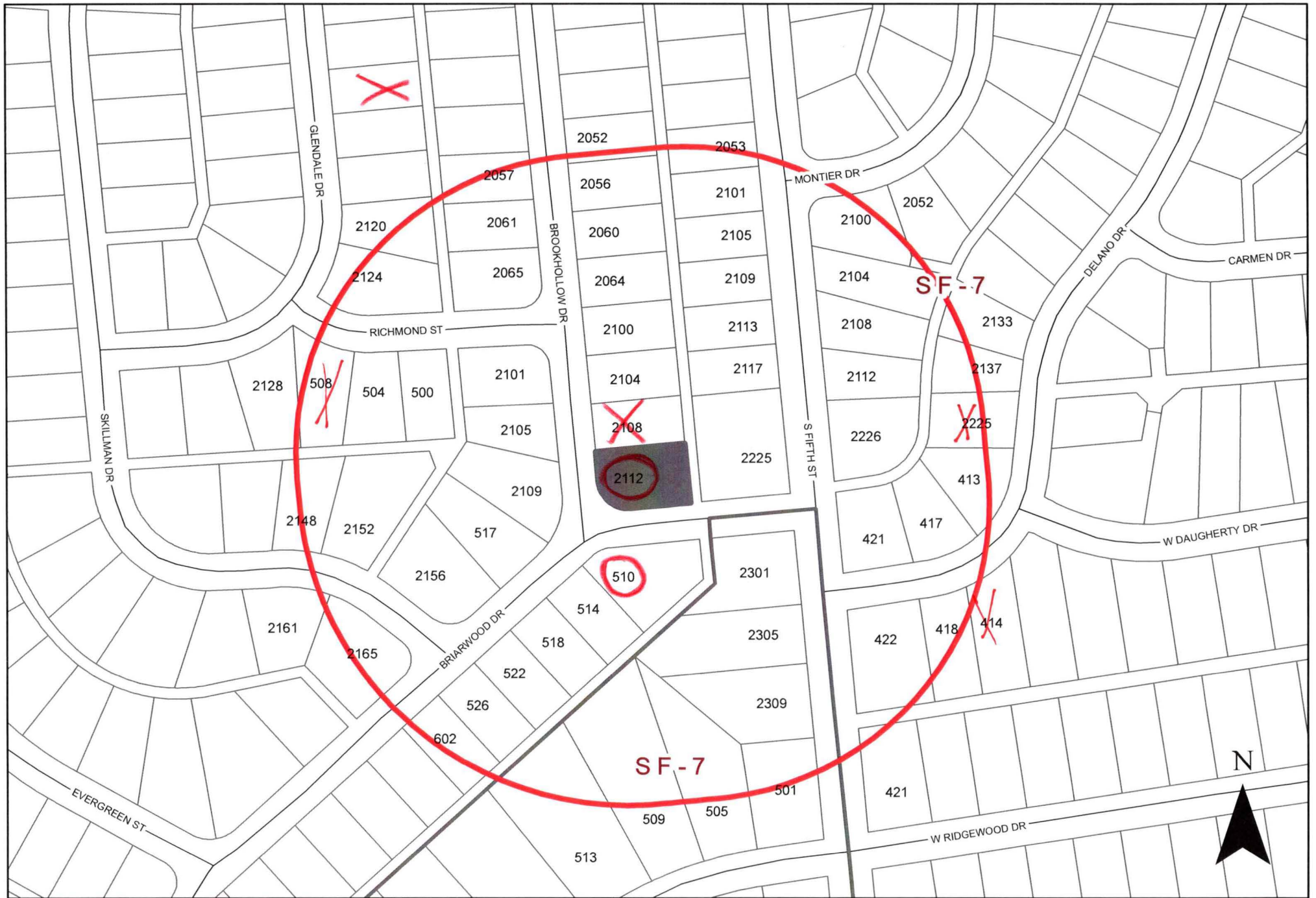
ELEVATIONS	
Project #:	012822
Drawn By:	AP
Date:	01-29-22
Scale:	3/16" = 1'-0"
Sheet #:	3

REPORT & MINUTES

P.C. Meeting, December 12, 2022

3b. APPROVED Consideration of the application of **Claudia Rodriguez**, requesting approval of a Detail Plan for a Guest House on a property zoned Single-Family-7 (SF-7) District. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Detail Plan)

Motion was made by Commissioner Rose to approve the Detail Plan. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 2 Nays** by Commissioners Aubin and Williams.



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-17

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

2112 Brookhollow Drive

~~Outside the Notification Area~~

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

From: tjblue@aol.com <tjblue@aol.com>

Sent: Thursday, December 22, 2022 4:24 AM

To: Ahmed, Nabiha <NAhmed@garlandtx.gov>

Subject: [EXTERNAL] Case Z 22-17 ~ 2112 Brookhollow Dr.

Good Morning,

My family has lived on Montier Dr. since 1961 and we have seen a lot of changes.

I do not agree to letting have a " guest " house near me !

Please do not let this happen, I'm 84 years young and will not feel safe in my own home if this happens.

Thank-you !

Joan Stanphill

972-213-6045

P.S. Will Montier Dr get the street paved like the other streets, Daughter and Ridgewood ?

From: [Carla Alvanchi](#)
To: [Guerin, Will](#)
Subject: [EXTERNAL] Zoning change for 2112 Brookhollow
Date: Wednesday, December 21, 2022 5:42:03 PM

Case # 22 - 17

This is a very congested area and the street is an outlet for a school. This address already is running a business out of the home, Payless Junk Removal.

They have at least 2 junk Removal vehicles that park there and several other vehicles crowding the street. They park so close to the corner you can't see around then when trying to turn onto Brookhollow from Briarwood. It is dangerous.

Has this address been zoned as a business? It should not be.

Any zoning change that will either add to the amount of vehicles at this address, or sanction what is already there, should NOT be made.

Anyone making that call should drive by the address a few times at different times of day so the congestion and danger of turning onto the street can be seen.

What do I need to do to further protest approving the addition of a second residence at this address? That is my understanding of the zoning change being proposed. If that is not the case, can you tell me what change is being requested?

Thank you.

Carla Alvanchi
2108 Glendale Dr
Garland, TX 75041 **Outside the Notification Area**

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 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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.

Mana S. Oliva, 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.)

2108 Brookhollow Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Maria Silvia Oliva

Signature / Firma / Ch ữ ký

12-7-2022

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 22-17

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

I AM NOT IN FAVOR due to Neighbor
Already HAVE TWO ADDITIONAL structures
which she already prepared for renting
AN other structure with living quarters
will cause much more noise & shortage
of parking space.

I live close to a School

214-736-6554





Comment Form

Case Z 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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.

DEBORAH M. COLLINS

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.)

510 BRIARWOOD DR.

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

GARLAND, TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Deborah M. Collins

Signature / Firma / Chữ ký

12-05-2022

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 22-17

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

I approve of them building a guest house.

Comment Form

Case Z 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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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Claudia Rodriguez

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.)

2112 Brookhollow Dr

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 22-17

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

La casa de huéspedes esta dentro de la propiedad del solicitante.
Esta en buenas condiciones, Esta Limpio muy bien mantenida toda la propiedad no esta en el camino de nadie. O estorbando a nadie.
- Y aparte de todo es casa de Esquina. pienso que la solicitante se merece que su Casa de Huéspedes sea aprobada. Como muchas propiedades alrededor tienen Casa de Huéspedes. También.
Esta Solicitante. Merece quedarse con su Casa de Huéspedes.

Gracias.

Translation: “The guest house is within the applicant's property. It is in good condition, it is clean, the entire property is very well maintained. It is not in anyone's way and apart from everything it is a corner house. I think the applicant deserves to have their guest house approved as many surrounding properties have guest houses as well. This applicant deserves to keep their guest house. Thank you”

Comment Form

Case Z 22-17

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)

Z 22-17 Claudia Rodriguez. El solicitante solicita la aprobación de una casa de huéspedes. El sitio está ubicado en 2112 Brookhollow Drive. (Distrito 5)

Z 22-17 Claudia Rodriguez. Người nộp đơn yêu cầu phê duyệt một nhà khách. Địa điểm được đặt tại 2112 Brookhollow Drive. (Quận 5)

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.

Paula Juarez 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.)

508 Richmond St

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

Garland, texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

12/06/2022

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 22-17

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

First, That area where 2112 Brookhollo Drive is there barely any space to drive because of parking car in the street, having to be very careful of car blocking the view when turning.
Second, there is a school near by why should there be a bunch of strangers coming in or out that house in a school zone where elementary school kids walk to go home. Some.
Third, we do not want stranger driving around in the neighborhood just looking for the place.

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-17	December 12, 2022	January 2, 2022	Nabiha Ahmed

Z 22-17 Claudia Rodriguez. The applicant requests approval of a guest house. The site is located at 2112 Brookhollow Drive. (District 5)
house. The site is located at 2112 Brookhollow Drive. (District 5)

**curtis and betty
jung**

12/12/2022
12:37:50 AM

against

0 south 5 th st

cwjbnj@tx.rr.com

Garland

972 278 9097

Texas

United States

550

Outside the Notification Area

very opposed school traffic impossible

Jose Lopez

12/11/2022
11:39:11 PM

Against

2225 Delano Dr

Garland

9728789849

Texas

United States

75041

Jose Lopez

12/11/2022
11:39:07 PM

Against

2225 Delano Dr

Garland

9728789849

Texas

United States

75041

Chris Sanders

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-17	December 12, 2022	January 2, 2022	Nabiha Ahmed

12/11/2022
11:31:21 PM

414 Delano Dr

Garland
Texas
United States
75041

2149940074

Chris Sanders

Against

12/11/2022
11:31:14 PM

414 Delano

Garland
Texas
United States
75041

2149940074

Chris Sanders

Against

12/11/2022
11:31:07 PM

414 Delano

Garland
Texas
United States
75041

2149940074

Chris Sanders

Against

12/11/2022
11:31:06 PM

414 Delano

Garland
Texas
United States
75041

2149940074

Z 22-17

PLANNING & DEVELOPMENT



The applicant requests approval of a guest house.

City Council Meeting
January 10, 2023

CASE INFORMATION

Location: 2112 Brookhollow Drive

Applicant: Claudia Rodriguez

Owner: Claudia Rodriguez

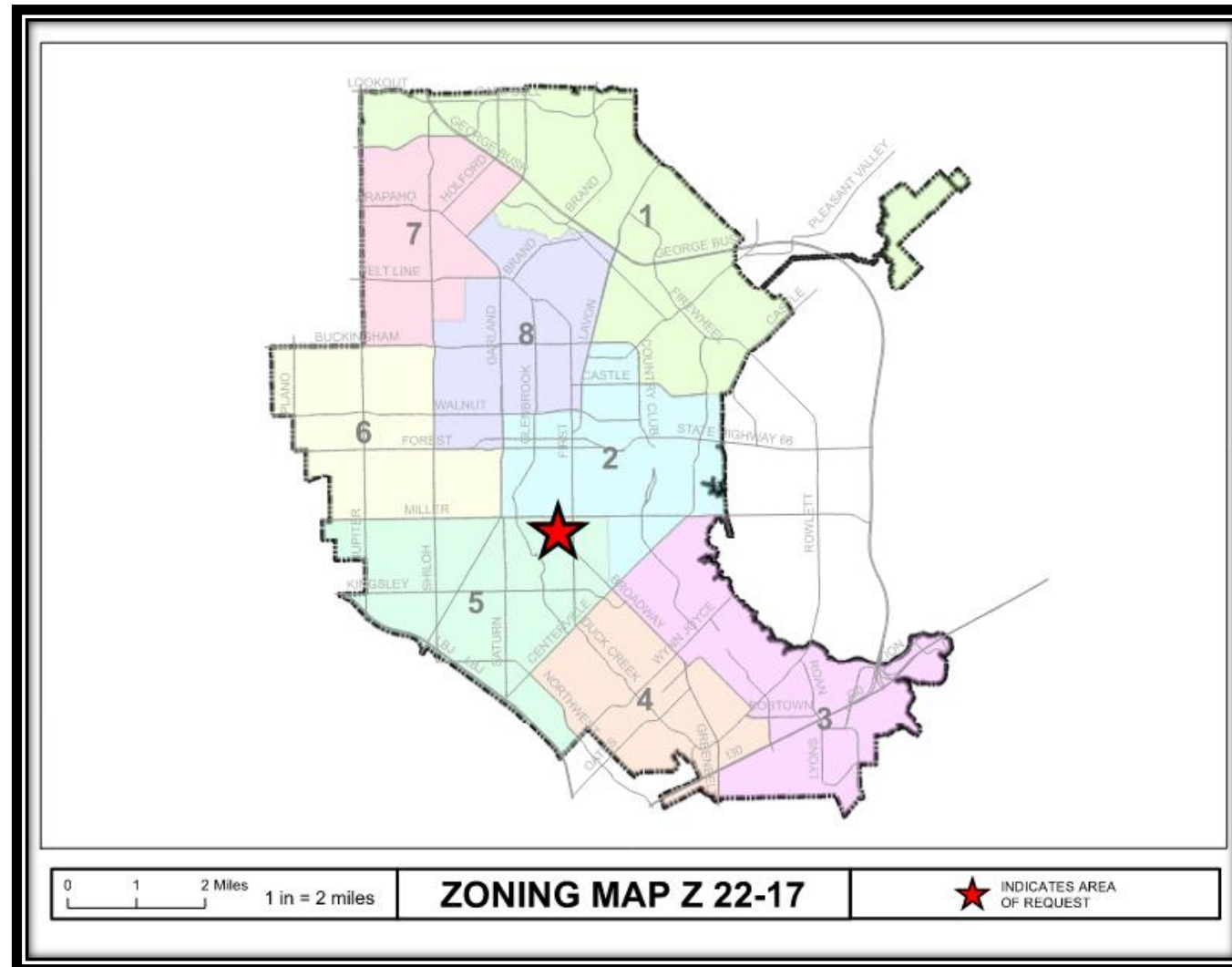
Acreage: 0.22

Zoning: Single-Family-7 (SF-7) District

Z 22-17

CITYWIDE LOCATION MAP

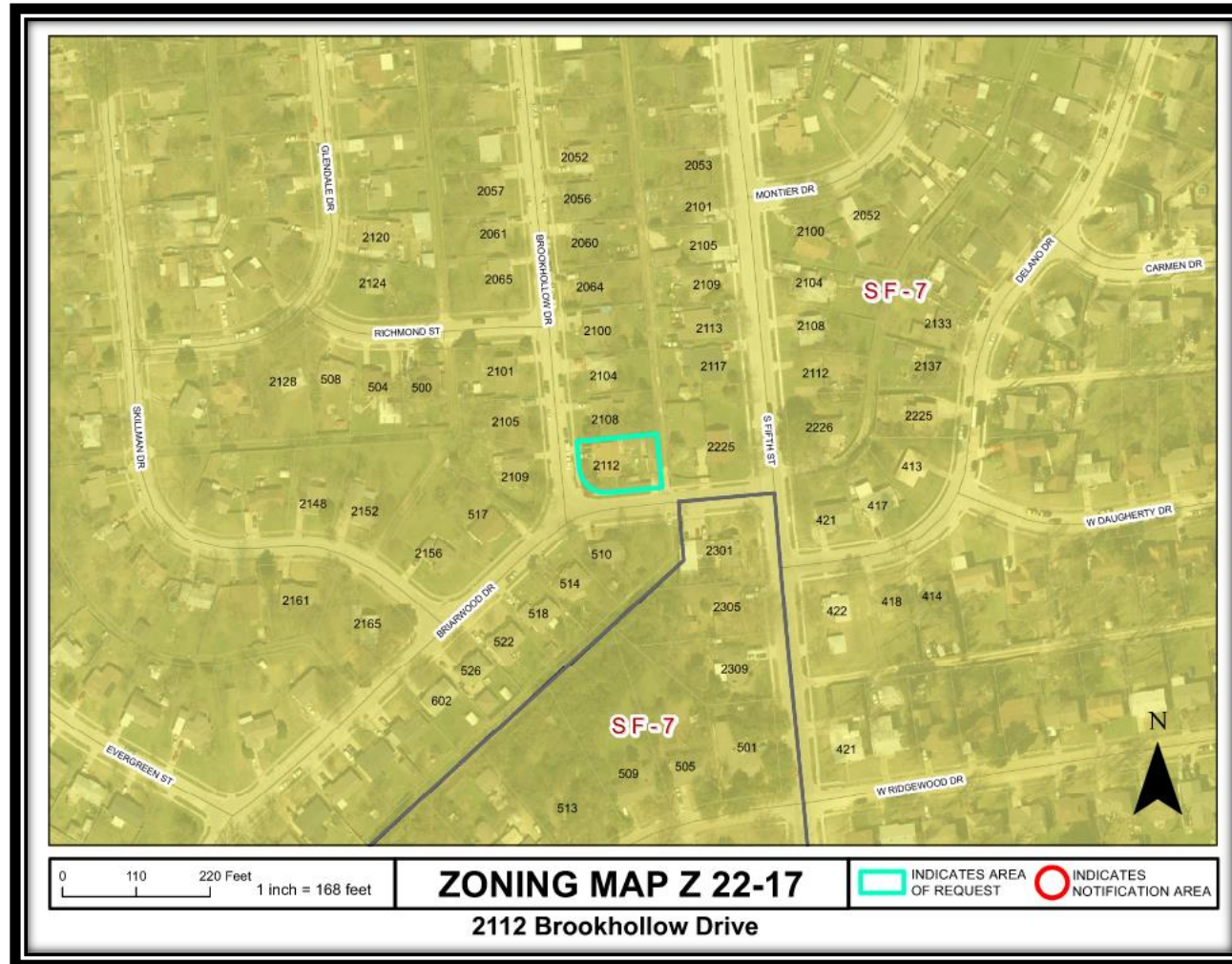
PLANNING &
DEVELOPMENT



Z 22-17

LOCATION MAP

PLANNING & DEVELOPMENT



Z 22-17

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



Z 22-17

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The request is compatible with the Comprehensive Plan.

PHOTOS

PLANNING & DEVELOPMENT



View of the main house from Brookhollow Drive



View of the Guest House



View of the Guest House from Briarwood Drive

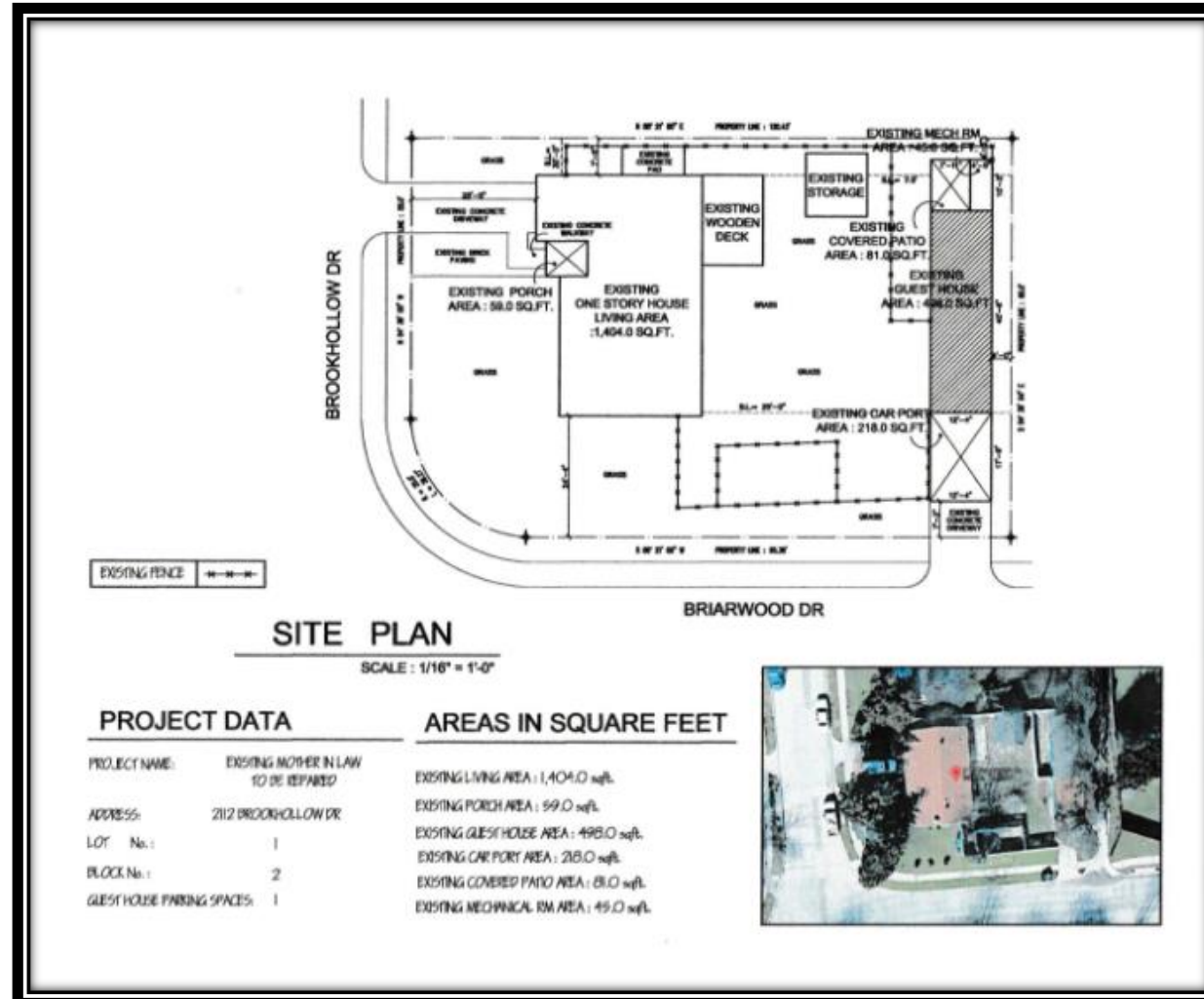


Looking south of the subject property

Z 22-17

SITE PLAN

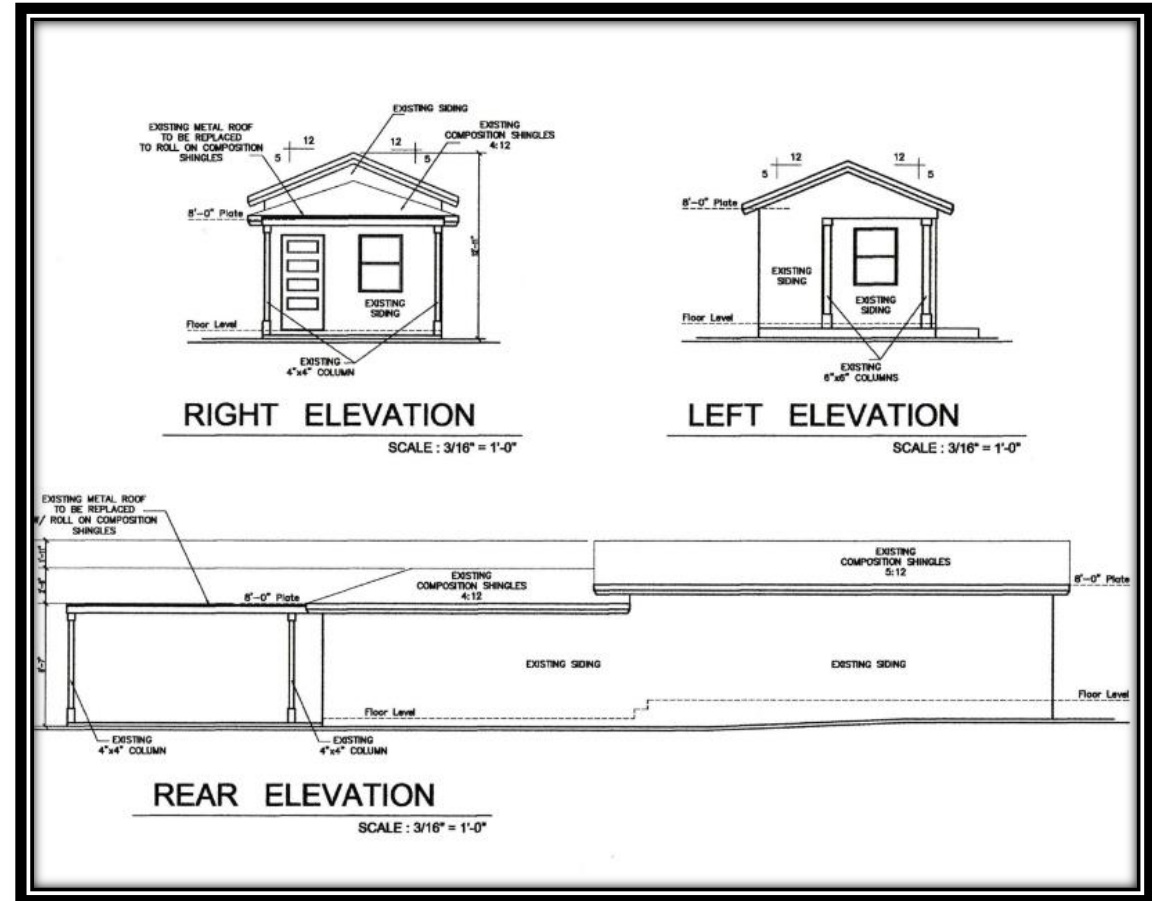
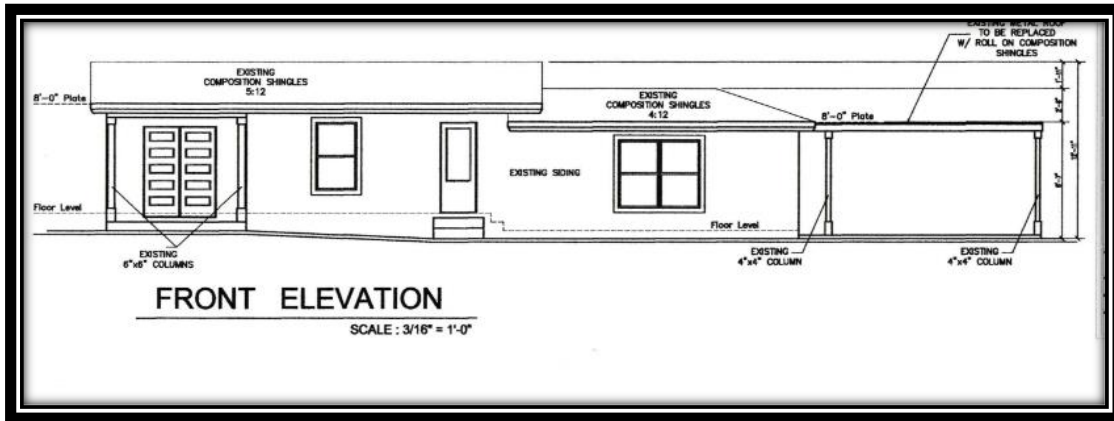
PLANNING & DEVELOPMENT



Z 22-17

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT



Z 22-17

CONSIDERATION

The applicant requests the Specific Use Provision for an indefinite time period. The SUP Time Period Guide recommends five (5) years to unlimited.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

Approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District.

Approval of a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of five (5) to two (2), recommended approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses.

The Plan Commission, by a vote of five (5) to two (2), also recommended approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and a Detail Plan for a Guest House on a property zoned Single-family-7 (SF-7) District.

In addition, the Plan Commission recommended the Specific Use Provision to be valid for a time period of ten (10) years.

Z 22-17



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. c.

Meeting Date: 01/10/2023

Item Title: Z 22-63 Quiddity Engineering, LLC - Zoning (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through.

LOCATION

5200 North Garland Avenue

OWNER

Walmart Real Estate Business

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses, and a Specific Use Provision for a Restaurant, Drive-Through Use.

The Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Detail Plan for a Restaurant, Drive-Through.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through.

BACKGROUND

The applicant proposes to carve out a 0.78-acre lot from the Walmart parking area and construct an 837 square-foot restaurant with a drive-through [Salad and Go].

SITE DATA

The site would contain 0.78 acres with approximately 158.22 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 21-34 for Community Retail Uses. The PD 21-34 Detail Plan was approved for a coffee shop with a drive-through [Starbucks] that was never constructed.

CONSIDERATIONS

1. The applicant proposes to carve out a 0.78-acre pad site from the Walmart parking area to develop an 837 square-foot Salad and Go restaurant with a drive-through and no indoor dining (Exhibit C). The proposed Salad and Go site will be accessed from existing access points on the Walmart site as no new direct access points off North Garland Avenue are being proposed.
2. The parking for the proposed Salad and Go site is in compliance with the Garland Development Code (GDC). In addition, the parking for the Walmart Supercenter site will remain in compliance.
3. The landscape layout (Exhibit D) is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.
6. The applicant is requesting approval of a Specific Use Provision for twenty-five (25) years. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. 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 between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

The proposed Salad and Go development is consistent with the recommended uses for

Community Centers.

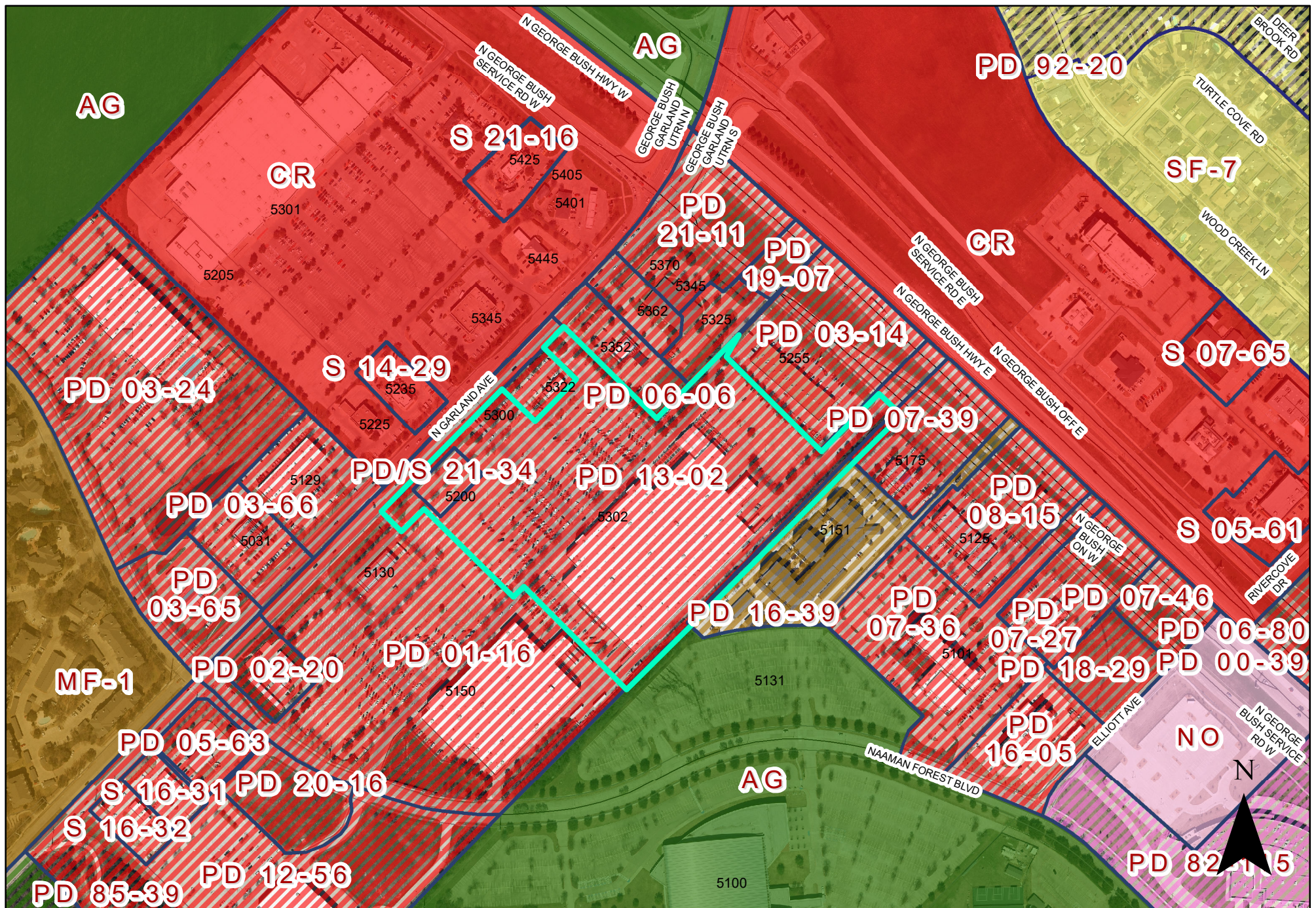
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties across North Garland Avenue are zoned Community Retail (CR) District, Planned Development (PD) District 04-42, Planned Development (PD) District 03-66, Planned Development (PD) District 03-65 and Planned Development (PD) District 03-24 for Community Retail Uses; these properties are developed with bank institutions, a variety of retail services, restaurants and a fitness club. The properties to the northeast and southeast are zoned Planned Development (PD) District 13-02 for Community Retail Uses; these properties are developed with a shopping center. The property to the west is zoned Planned Development (PD) District 01-16 and it is developed with a shopping center.

The proposed Salad and Go is generally compatible with the surrounding area which is characterized by retail, banking and food service activity.

Attachments

Z 22-63 Location Map
Z 22-63 Exhibit B
Z 22-63 R&M - Zoning
Z 22-63 Responses
Z 22-63 Staff Presentation



0 270 540 Feet
1 inch = 410 feet

ZONING MAP Z 22-63

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-63

5200 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of Restaurant, Drive-Through land use.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-63

5200 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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. Specific Regulations:**
 - Time Period: The Specific Use Provision shall be a valid for time period of twenty-five (25) years.

REPORT & MINUTES

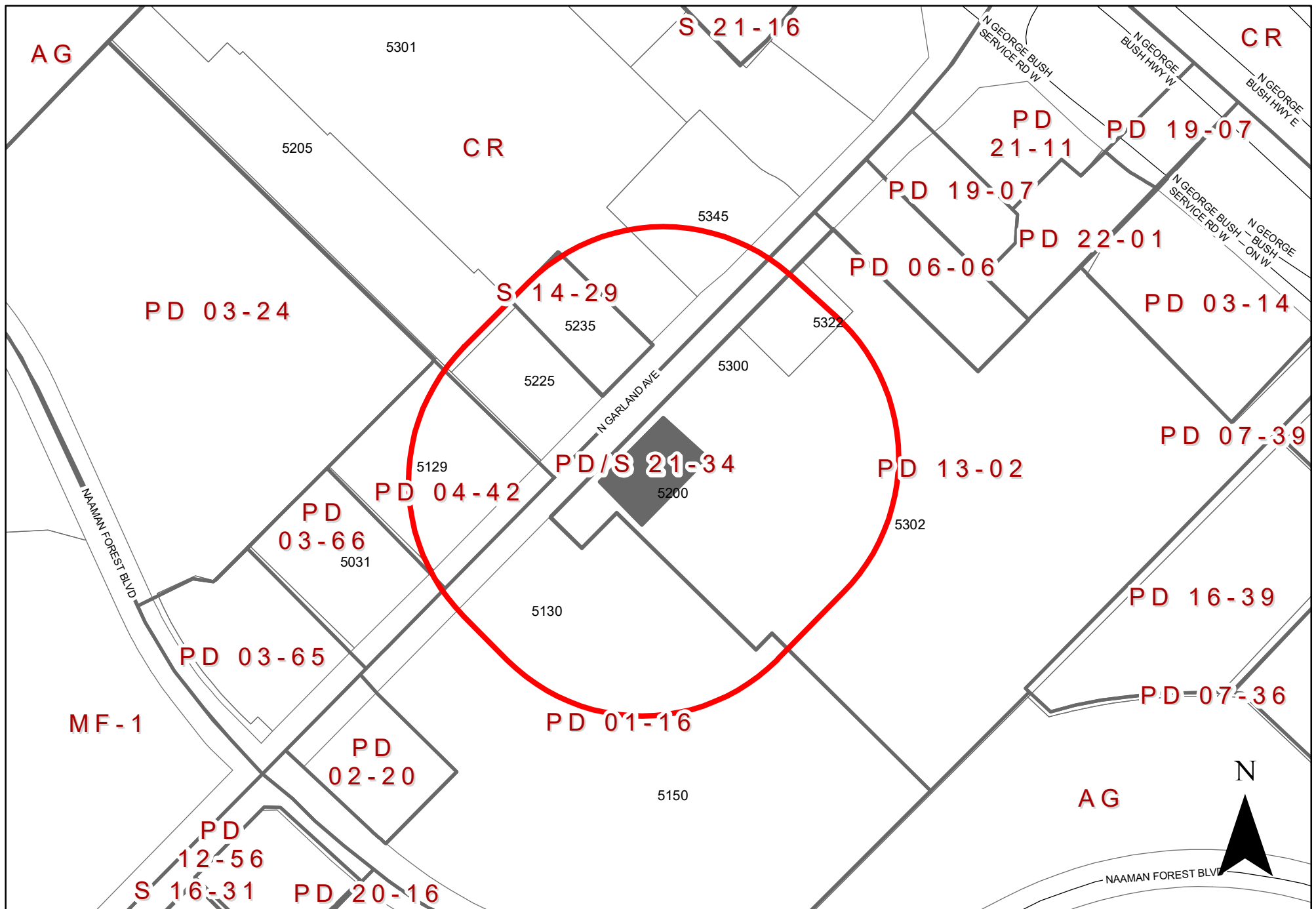
P.C. Meeting, December 12, 2022

3d. APPROVED Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of 1) an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses and 2) a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Zoning)

The applicant Aaron Hawkins, 4500 Mercantile Plaza Drive, Suite 210, Fort Worth, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Hawkins regarding the time of the development.

Motion was made by Commissioner Dalton to close the public hearing and approve the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-63

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5200 North Garland Avenue

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

Z 22-63

PLANNING & DEVELOPMENT



The applicant requests approval of a restaurant with a drive-through [Salad and Go].

City Council Meeting
January 10, 2023

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 5200 North Garland Avenue

Applicant: Quiddity Engineering, LLC.

Owner: Walmart Real Estate Business

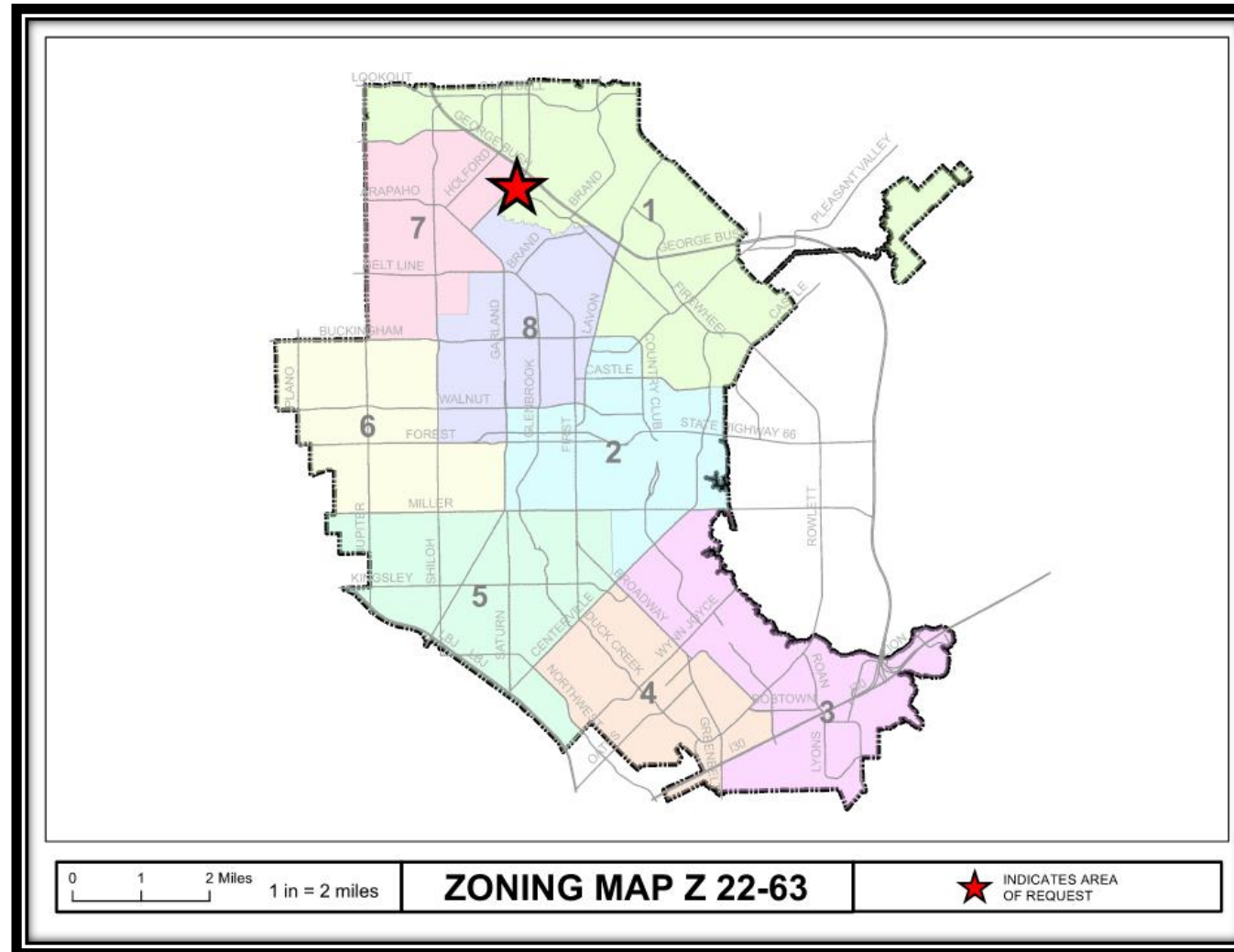
Acreage: 0.78

Zoning: Planned Development (PD) District 21-34

Z 22-63

CITYWIDE LOCATION MAP

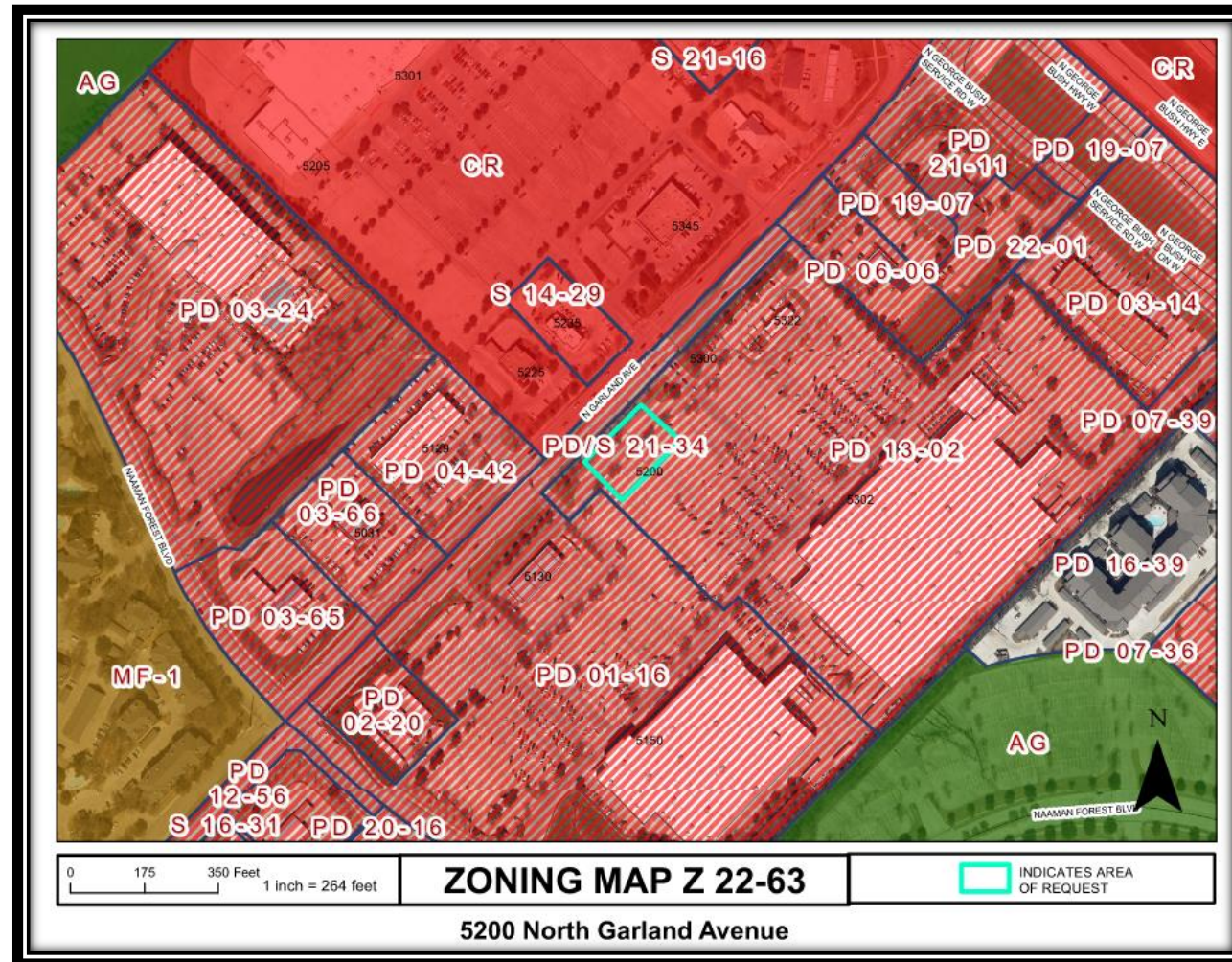
PLANNING &
DEVELOPMENT



Z 22-63

LOCATION MAP

PLANNING & DEVELOPMENT



Z 22-63

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Community Centers



Z 22-63

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT



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 between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

The proposed Salad and Go development is consistent with the recommended uses for Community Centers.

Z 22-63

PHOTOS

PLANNING & DEVELOPMENT



View of subject site from N. Garland Ave.



View of properties located across N. Garland Ave.
from subject site



View of properties located to the northeast from
subject site

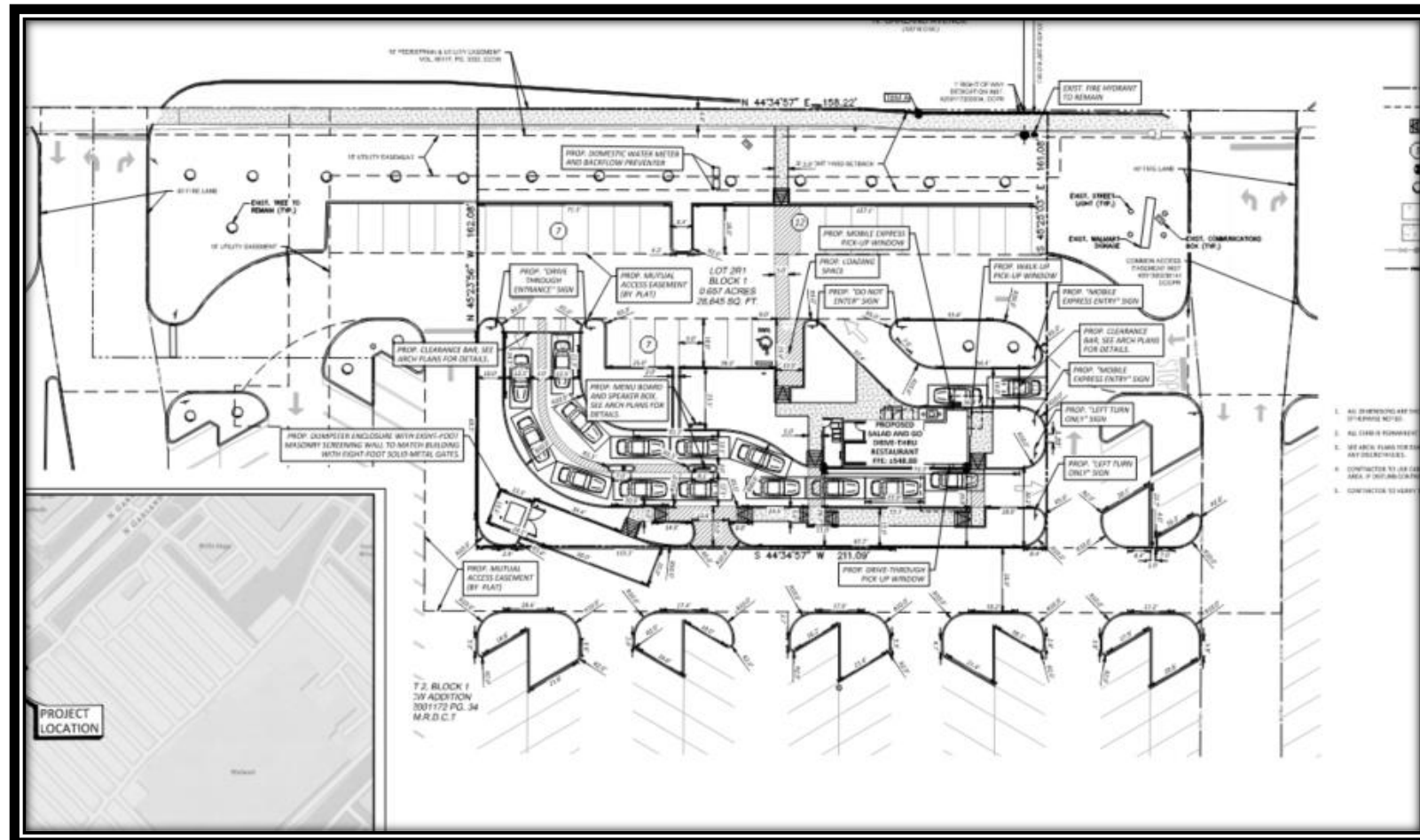


View of properties located to the southwest from
subject site

Z 22-63

SITE PLAN

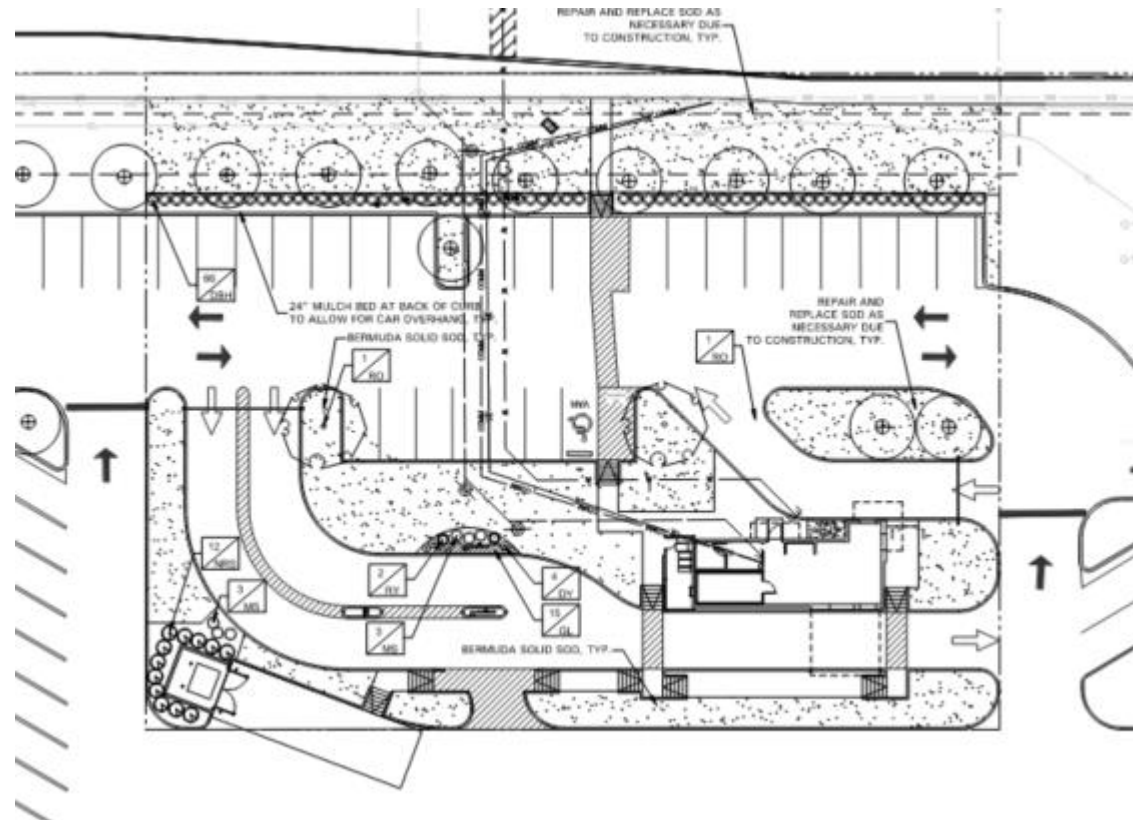
PLANNING & DEVELOPMENT



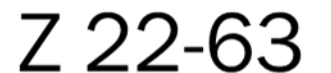
Z 22-63

LANDSCAPE PLAN

PLANNING &
DEVELOPMENT



Z 22-63



CONSIDERATION

The applicant is requesting approval of a Specific Use Provision for twenty-five (25), which aligns with the SUP Time Period Guide.

No deviations are requested with this proposal.

STAFF RECOMMENDATION

Approval of an Amendment to Planned (PD) Development (PD) District 21-34 for Community Retail Uses

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses.

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses, and a Specific Use Provision for a Restaurant, Drive-Through.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for a Restaurant, Drive-Through.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. d.

Meeting Date: 01/10/2023

Item Title: Z 22-63 Quiddity Engineering, LLC - Detail Plan (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through.

LOCATION

5200 North Garland Avenue

OWNER

Walmart Real Estate Business

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses, and a Specific Use Provision for a Restaurant, Drive-Through Use.

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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through.

BACKGROUND

The applicant proposes to carve out a 0.78-acre lot from the Walmart parking area and construct an 837 square-foot restaurant with a drive-through [Salad and Go].

SITE DATA

The site would contain 0.78 acres with approximately 158.22 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

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CONSIDERATIONS

1. The applicant proposes to carve out a 0.78-acre pad site from the Walmart parking area to develop an 837 square-foot Salad and Go restaurant with a drive-through and no indoor dining (Exhibit C). The proposed Salad and Go site will be accessed from existing access points on the Walmart site as no new direct access points off North Garland Avenue are being proposed.
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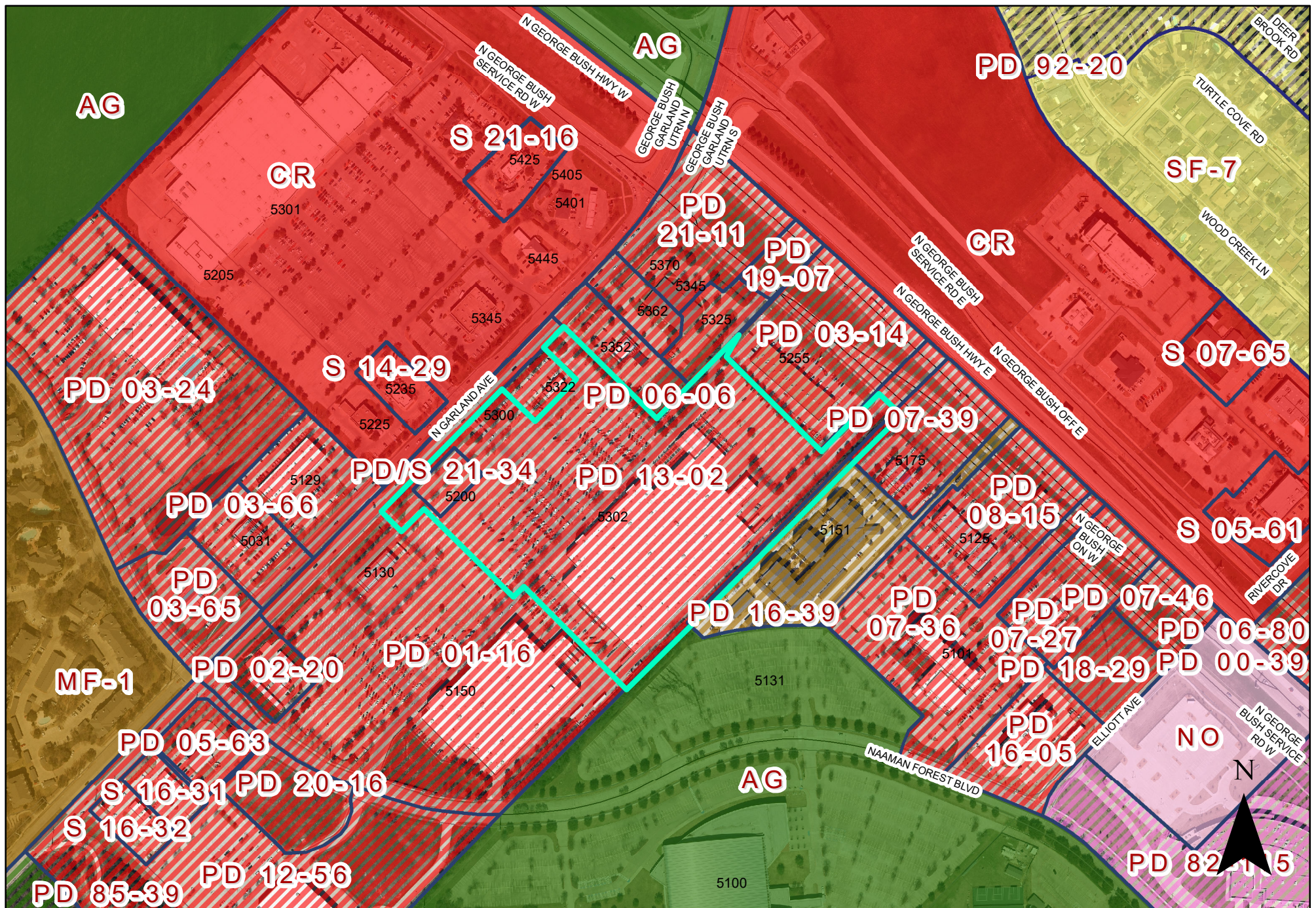
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The proposed Salad and Go is generally compatible with the surrounding area which is characterized by retail, banking and food service activity.

Attachments

Z 22-63 Location Map
Z 22-63 Exhibits C-E
Z 22-63 R&M - Detail Plan
Z 22-63 Responses
Z 22-63 Staff Presentation



0 270 540 Feet
1 inch = 410 feet

ZONING MAP Z 22-63

INDICATES AREA OF REQUEST

© 2022 Quiddity



AWAY FROM ALL OVERHEAD
OR SHALL COMPLY WITH ALL
ND FEDERAL REQUIREMENTS
VARANCES AND CONSTRUCTION
ACTIVITIES.

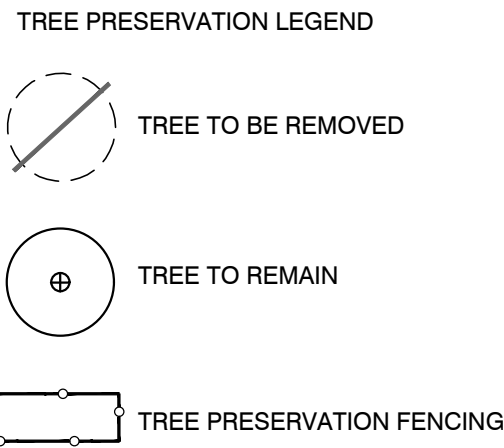


- ## **NOTES**

SHEET NO. **C-4**
OF C-13

SHEET NO. **C-4**
OF C-13

EXISTING TREE					
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	PROTECTED?	NOTES
1	10	RED OAK	TO REMAIN		
2	10	RED OAK	TO REMAIN		
3	10	RED OAK	TO REMAIN		
4	12	RED OAK	TO REMAIN		
5	10	RED OAK	TO REMAIN		
6	12	RED OAK	TO REMAIN		
7	6	RED OAK	TO REMAIN		
8	10	RED OAK	TO REMAIN		
9	6	ELM	TO REMAIN		
10	7	ELM	TO REMAIN		
11	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
12	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
13	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
14	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
15	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
16	6	ELM	TO BE REMOVED	Y - Mitigation = 1 tree	
17	10	ELM	TO REMAIN		

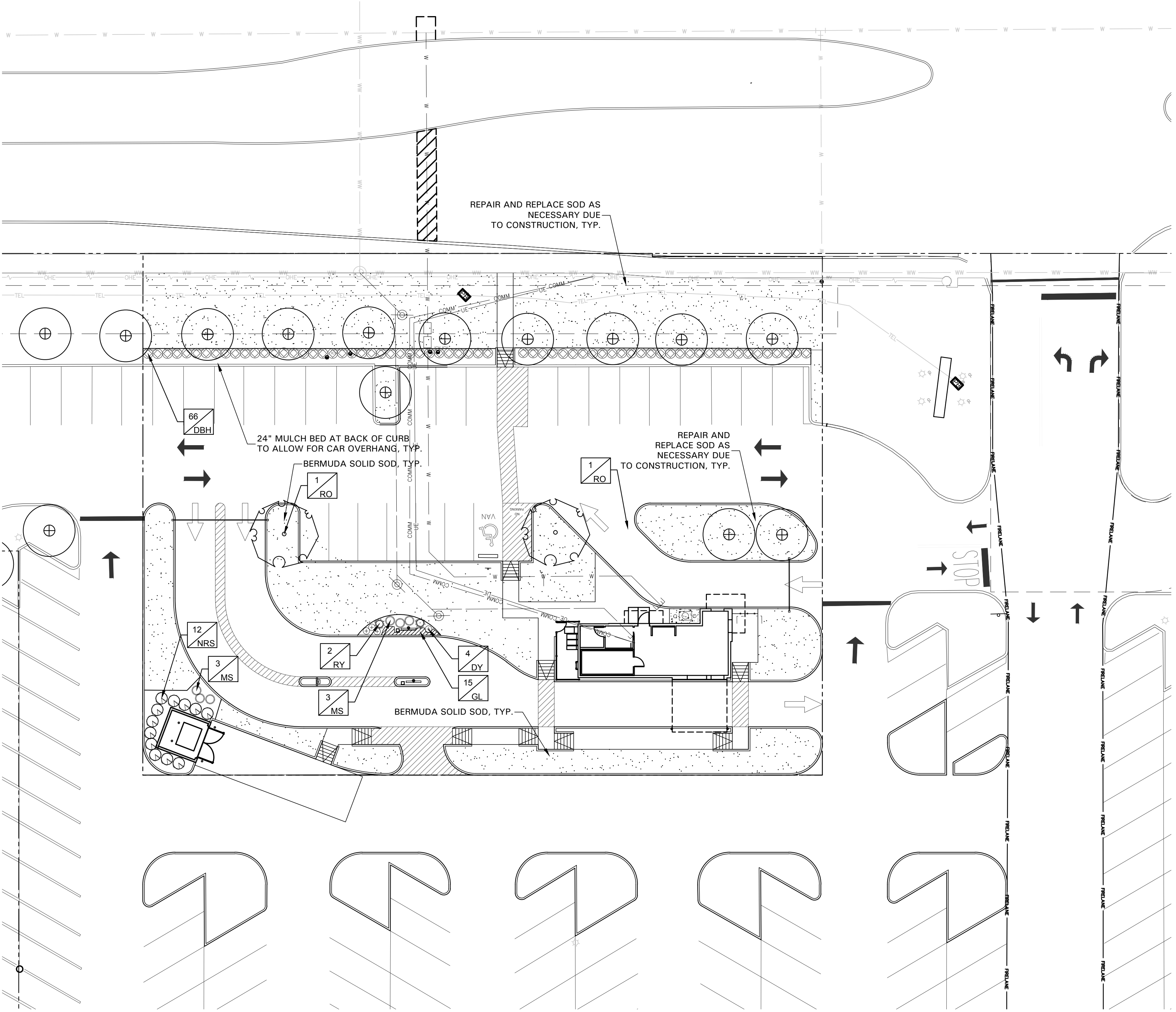
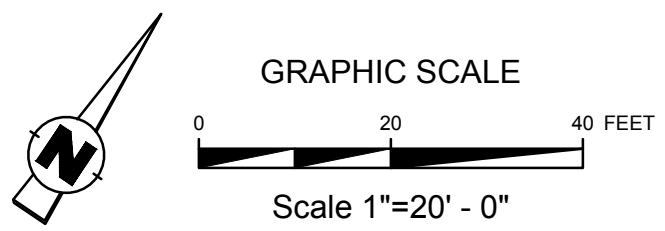


PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
2	RO	Texas Red Oak	<i>Quercus buckleyi</i>	3" cal.	12' ht., 5' spread
SHRUBS					
66	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
4	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
6	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
12	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 42" o.c.
2	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	full, 24" sprd, 30" o.c.	
GROUNDCOVER/VINES/GRASS					
15	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.



- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
 - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"). EXCLUDING TOP GROWTH AND THATCH.
 - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROMULCH:**
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
 - FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
 - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERO-TACK ONE", AS MANUFACTURED BY GROVERS, INC OR APPROVED EQUAL.
 - HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
 - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
 - IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
 - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BURLAP AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 - 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAF140S WEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS for Garland, Texas	
SITE AREA	34,215 s.f.
SCREENING	
1. A minimum of 10% of the lot shall be landscaped.	
2. A minimum 10' wide landscape buffer shall be provided adjacent to all street rights-of-way and shall be maintained as permanent green space.	
3. For every 30 l.f. one large canopy tree is required.	
4. A maximum of 75% of the landscape buffer shall be grass	
REQUIRED	PROVIDED
3422 s.f. (10%)	11825 s.f. (34%)
10' buffer	10' buffer
N. Garland Ave = 211 l.f.	
7 trees, 3" cal.	8 existing trees
PARKING AREA	
1. A minimum of 5% of the total parking area shall be landscaped.	
2. One large tree shall be provided for each 10 parking spaces. No parking space shall be further than 65 from a tree.	
3. Parking areas shall be screened from public streets.	
Parking Spaces = 28	
REQUIRED	PROVIDED
514 s.f. (5%)	1537 s.f.
3 trees, 3" cal.	3 existing trees in islands, 2 proposed trees
screening	screening

CASE #: 220816-2



SALAD AND GO - GARLAND - GARLAND AND NAAMAN FOREST
5320 NORTH GARLAND AVE, GARLAND, TEXAS 75040

LANDSCAPE PLAN

REVISIONS	
No.	Date

QUIDDITY
Civil/Architectural/Professional Engineering and Land Surveying Firm, Inc. No. 23290
400 Westwood Plaza Drive, Suite 200 Fort Worth, Texas 76104-2020

SCALE: AS SHOWN
DATE: OCTOBER 2022
JOB NO.: 17007-00-00

DESIGNED BY: ACH
CHECKED BY: RJA
DRAWN BY: AHG



HITBIT

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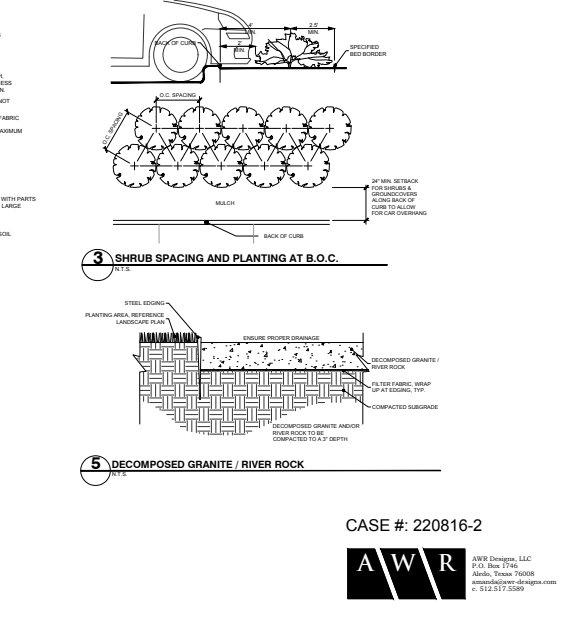
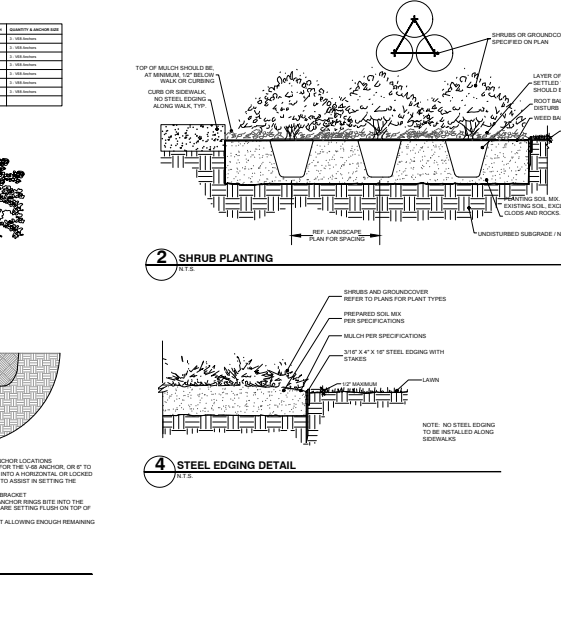
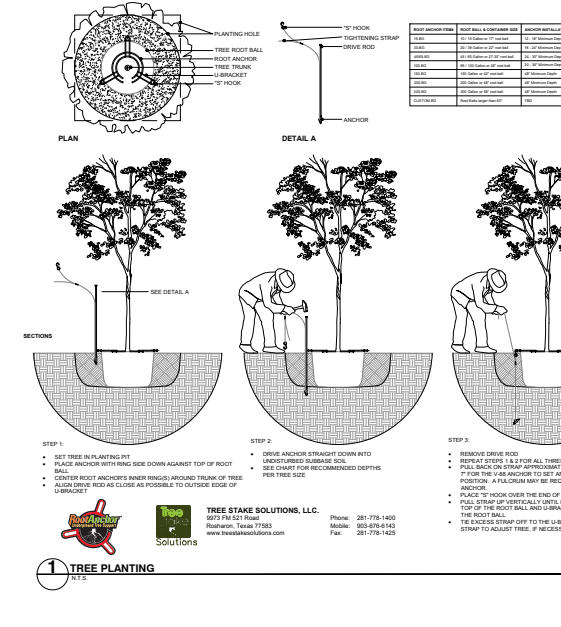
- SECTION 9.00: LANDSCAPE
- PART 1 - GENERAL
- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR
- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED FIRE SPECIALIST IN LANDSCAPE PLANTING
- 1.2 REFERENCE DOCUMENTS
- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK
- A. WORK COVERED BY THIS SECTION INCLUDES: FURNISH ALL SUPPLIES, LABOR, MATERIALS, SERVICES, EQUIPMENT AND TOOLS REQUIRED TO COMPLETE THE WORK SHOWN ON THESE PLANS IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS AND REQUIREMENTS
1. PLANTING (TREES, SHRUBS, GRASSES)
- 1.1. BEIRUT AND PERFORATION
- 1.2. NOTIFICATION OF SOURCES
- 1.3. WATER AND MAINTENANCE UNTIL ACCEPTANCE
- 1.4. GUARANTEE
- 1.5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES. PLANNING PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS
- 1.6. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

- 1.7. REFERENCES
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN SOCIETY OF HORTICULTURISTS, 27 COLUMBIA ROAD, EDITION BY AMERICAN NATIONAL STANDARDS INSTITUTE (2011), PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, 1242 EDITION OF STANDARDIZED PLANT NAMES
- C. TRADE ASSOCIATION OF NURSERIES, GRASSES AND STANDARDS
- 1.8. SUBMITTALS
- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOIL IN THE AREA
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RECEIVED FOR ANY PLANT MATERIAL NOT AVAILABLE. SUBMIT REQUEST FOR SUBSTITUTION
- 1.9. JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SURROUNDING DRIVEWAYS AND CURBS. ALL AREAS TO BE GRADED AND CURBS CONSTRUCTION DESIRS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEIR OWN DAMAGE
- 1.10. MAINTENANCE AND GUARANTEE
- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER
- B. NO TREES, GRASSES, GROUNDCOVER OR GRASS SHALL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION
- C. MAINTENANCE SHALL INCLUDE: WATERING OF TREES AND PLANTS, GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) SCHEDULE, AND ON SITE INSTRUCTION BY THE OWNERS AUTHORIZED REPRESENTATIVE SHALL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE 30 DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD
- F. REMOVE DEAD, UNHEALTHY AND DISEASED PLANTS DURING WARRANTY PERIOD
- G. REMOVE GUTTING AND STAKING MATERIALS AFTER ONE YEAR
- H. ALL PLANTS MUST BE MAINTAINED AND GRASS MAINTAINED ON A MONTHLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM THE SITE
- I. REMOVE TRUNKS, SPRINGS, LITTER, WATER, PAPER, NESTING TREES, FERTILIZER, WEED AND APPLIERS FROM THE SITE
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT ADEQUATE WATER FROM AN IRRIGATION SYSTEM IS NOT RECEIVING
- K. THE LANDSCAPE CONTRACTOR SHALL INSURE THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ELIMINATE THE SYSTEM IS MAINTAINED AND OPERATING WITHIN SPECIFICATIONS BY SEASON TO MAINTAIN WATER CONSERVATION
- L. NOTIFY MULCH TO SAME WITHIN AREA
- M. SHOULD- BEEDED AREAS SHOULD NOT BE COVERED BY A MINIMUM HEIGHT OF 1.10 INCHES BEFORE FIRST MOWING
- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD ALL OF THE FOLLOWING CONDITIONS MUST BE MET
- A. THE LANDSCAPE SHALL SHOW ACTUAL, HEALTHY GROWTH WITH EXISTING PLANTS MADE FOR SEASONAL GROWTH
- B. ALL PLANTS NOT MEETING THE CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL, PRIOR TO FINAL ACCEPTANCE
- C. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE
- D. 500000 AREAS MUST BE ACTUALLY GROWN AND MUST REACH A MINIMUM HEIGHT OF 1.10 INCHES BEFORE FIRST MOWING
- E. NORMALIZED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE REJECTED OR REJECTED AS APPROVED PRIOR TO FINAL ACCEPTANCE. ALL SLOTTED TURF SHALL BE GUARANTEED TO FINAL ACCEPTANCE
- 1.11. QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS
- B. EMPLOY PERSONNEL, EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE
- D. CONTRACT ACCEPTANCE TO BE COMPLETED IMMEDIATELY UPON

- PART 2 - PRODUCTS
- 2.1. PLANT PRODUCTS
- A. GENERAL: WELL FORMED, NO 1. DRAIN OR BETTER NURSERY GROWN STOCK. LITTER, SPRINGS, LITTER, WATER, PAPER, NESTING TREES, FERTILIZER, WEED AND APPLIERS FROM THE SITE
- B. NORMAL TOPS OF PLANTS: PLANT SPECIES THAT NOT BE NURSERY GROWN STOCK OR BETTER NURSERY GROWN STOCK
- C. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT ON THE OTHER IS AS SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO DETERMINE PLANT QUANTITIES. PLANT SPECIES THAT NOT BE NURSERY GROWN STOCK OR BETTER NURSERY GROWN STOCK
- D. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE SHOWN ON THE PLANS AND SHALL BE HEALTHY, WELL-GROWN, PLANTS SHALL BE FREE FROM INSECTS, UNHEALTHY, DISEASED, BROWN BRANCHES, DISCOLORATIONS, INSECT EDS AND ARE 100% OF SPECIFIED QUALITY
- E. APPROVAL: ALL PLANTS WHICH ARE FOUND UNDESIRABLE IN GROWTH OR UNHEALTHY, BROWN BRANCHES OR INSECT EDS WILL BE REJECTED BY THE OWNER REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED. EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE
- H. HARDSCAPE MATERIALS ARE: PLANTING, PRUNING, PLANTS OF UNIFORM SIZE
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEM, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GROUND
- 2.2. SOIL, FERTILIZER, STORAGE AND HANDLING
- A. PREPARATION
- B. DELIVERY
- C. STORAGE
- D. DELIVERY
- E. STORAGE
- F. DELIVERY
- G. STORAGE
- H. DELIVERY
- I. STORAGE
- J. DELIVERY
- K. STORAGE
- L. DELIVERY
- M. STORAGE
- N. DELIVERY
- O. STORAGE
- P. DELIVERY
- 2.3. SOIL, FERTILIZER, STORAGE AND HANDLING
- A. PREPARATION
- B. DELIVERY
- C. STORAGE
- D. DELIVERY
- E. STORAGE
- F. DELIVERY
- G. STORAGE
- H. DELIVERY
- I. STORAGE
- J. DELIVERY
- K. STORAGE
- L. DELIVERY
- M. STORAGE
- N. DELIVERY
- O. STORAGE
- P. DELIVERY

- PRELIMINARY HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER THE MANUFACTURER'S LABELLED RATE
- PART 3 - EXECUTION
- 3.1. PREPARATION
- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER
- B. ALL PLANTING AREA SHALL BE CONDITIONED AS FOLLOWS
- C. GRASS AREAS
- D. MULCH
- E. MULCH
- F. MULCH
- G. MULCH
- H. MULCH
- I. MULCH
- J. MULCH
- K. MULCH
- L. MULCH
- M. MULCH
- N. MULCH
- O. MULCH
- P. MULCH
- 3.2. INSTALLATION
- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL THE CONSTRUCTION HAS BEEN SATISFACTORILY COMPLETED
- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE SOIL IS PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WIND DURING DELIVERY. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF 8" x 8" PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIALS UNTIL PLANTS REACH THE SITE OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE
- C. THE TREE AND SHRUBS IN THEIR INTERFERED LOCATION AS PER PLAN
- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL FORTHCOMING PLANT MATERIALS
- E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOMS. PLANTING WITHOUT NURSERY TO BALLS OF EARTH ON ROOTS AND SHALL BE OF SUCH DEPTH THAT SHOULDER PLANTED AND NITTED. THE CROWN OF THE PLANT SHALL BEAT THE SAME RELATIONSHIP TO THE GRADE AS IT IS TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED. NEVER SMOOTH OR GLAZED
- F. SHRUBS AND TREES SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES DEEPER THAN THE LATERAL EXTENSION OF THE SAITH BALL
- G. BACKFILL WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS FULL OF SOIL, RIGID TROPICAL TREES SHALL BE PLANTED IN THE SAME AREA. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINER
- H. PERCOLATION TEST: FILL THE HOLE WITH WATER IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER THE PERCOLATION TEST FALLS
- I. PERCOLATION TEST: FILL THE HOLE WITH WATER IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER THE PERCOLATION TEST FALLS
- J. MULCH: MULCH SHALL BE 2" x 4" x 1" OF DARK GREEN ORGANIC EDGING SURFACE, EDS, OR APPROVED EQUAL
- K. LAYER OF MULCH: MULCH SHALL BE 2" x 4" x 1" OF DARK GREEN ORGANIC EDGING SURFACE, EDS, OR APPROVED EQUAL
- L. LAYER OF MULCH: MULCH SHALL BE 2" x 4" x 1" OF DARK GREEN ORGANIC EDGING SURFACE, EDS, OR APPROVED EQUAL
- M. LAYER OF MULCH: MULCH SHALL BE 2" x 4" x 1" OF DARK GREEN ORGANIC EDGING SURFACE, EDS, OR APPROVED EQUAL
- N. LAYER OF MULCH: MULCH SHALL BE 2" x 4" x 1" OF DARK GREEN ORGANIC EDGING SURFACE, EDS, OR APPROVED EQUAL
- O. LAYER OF MULCH: MULCH SHALL BE 2" x 4" x 1" OF DARK GREEN ORGANIC EDGING SURFACE, EDS, OR APPROVED EQUAL



REVISIONS

NO.	DATE	DESCRIPTION
1	2021-10-01	ISSUED FOR PERMIT
2	2021-10-01	ISSUED FOR PERMIT
3	2021-10-01	ISSUED FOR PERMIT
4	2021-10-01	ISSUED FOR PERMIT
5	2021-10-01	ISSUED FOR PERMIT
6	2021-10-01	ISSUED FOR PERMIT
7	2021-10-01	ISSUED FOR PERMIT
8	2021-10-01	ISSUED FOR PERMIT
9	2021-10-01	ISSUED FOR PERMIT
10	2021-10-01	ISSUED FOR PERMIT

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: OCTOBER 2021

JOHN NO. 1707-00-00

SALED AND GO - GARLAND - GARLAND AND NAAMAN FOREST

5230 NORTH GARLAND AVE. GARLAND, TEXAS 75040

LANDSCAPE SPECIFICATIONS AND DETAILS

CASE #: 220816-2

A T W R

NEW DESIGN, LLC

P.O. Box 1796

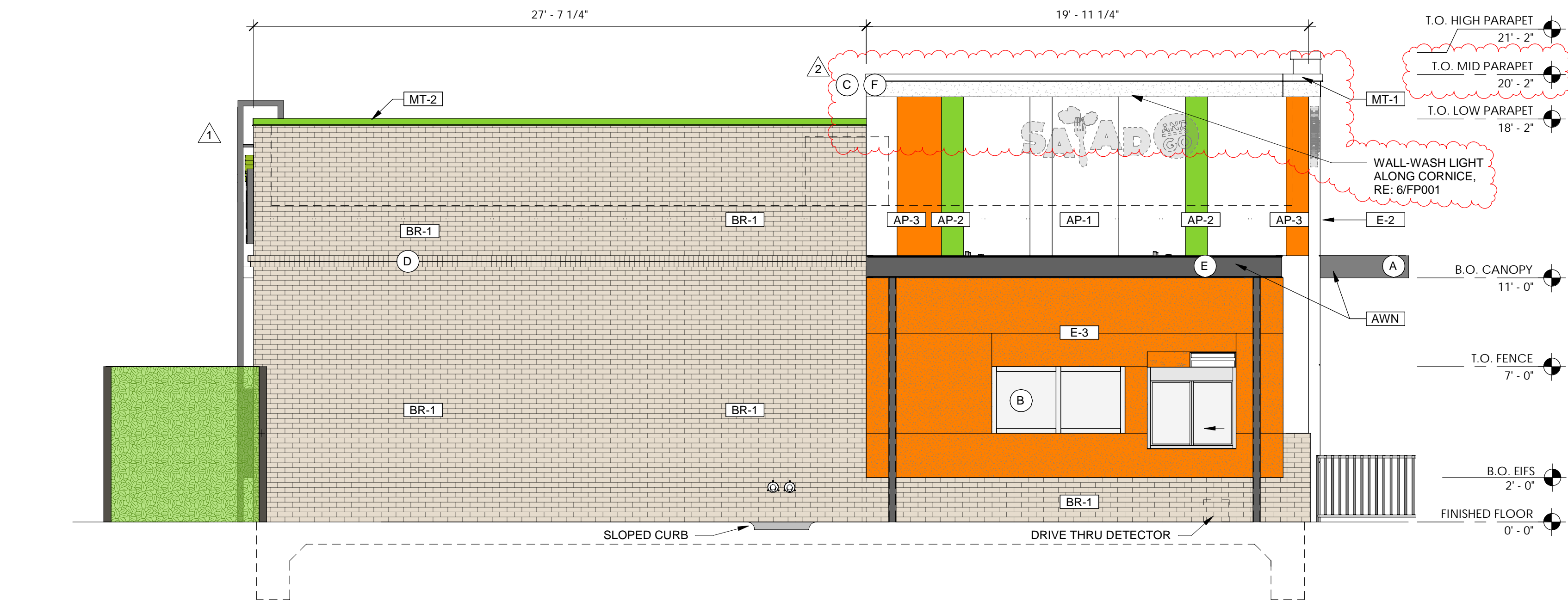
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newdesign-engineers.com

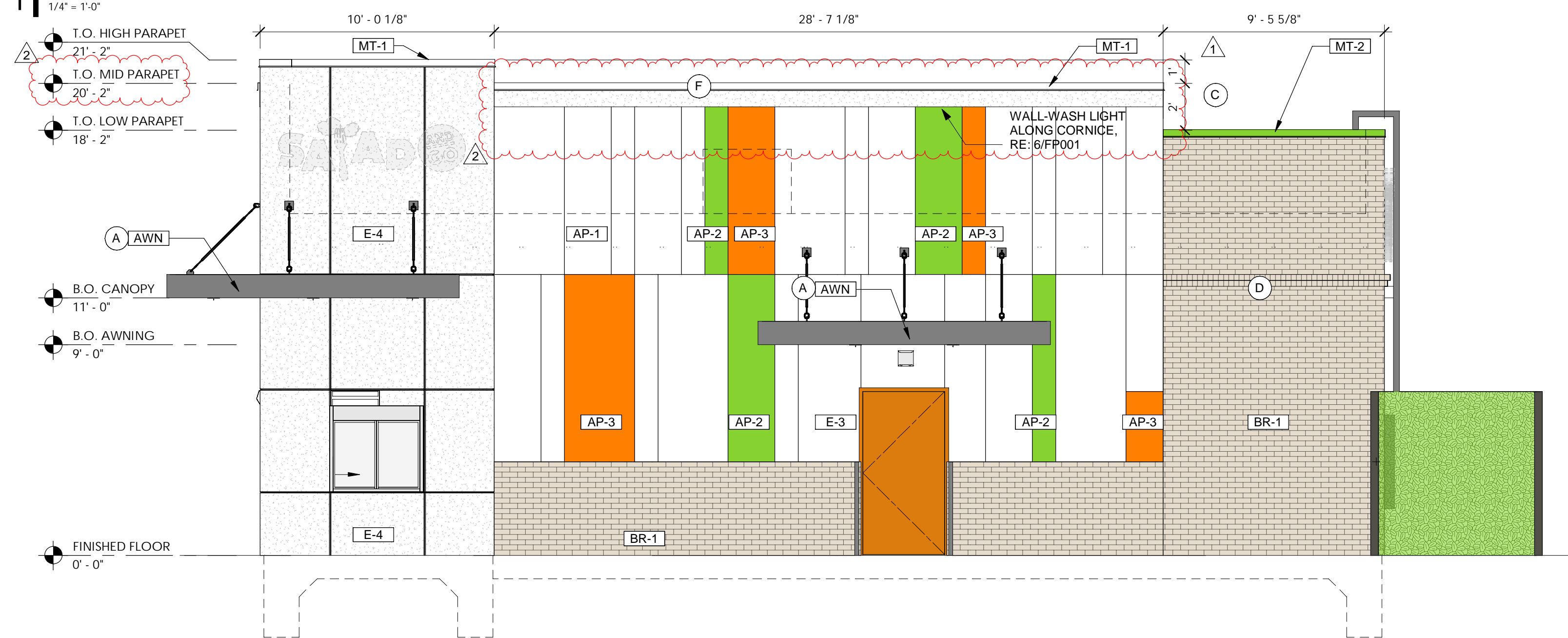
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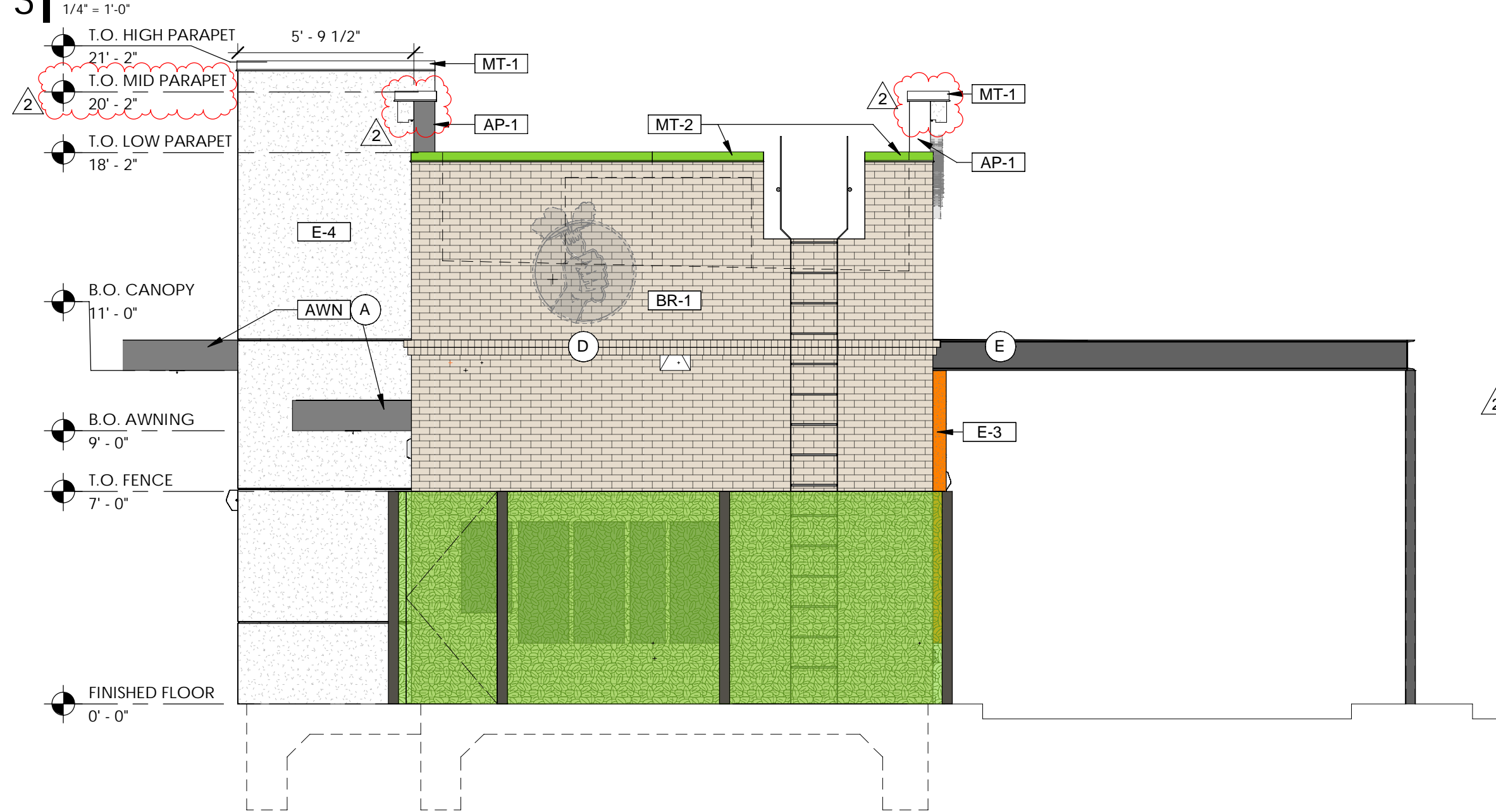


1 DRIVE THRU ELEVATION - SOUTH



2 FRONT ELEVATION - EAST

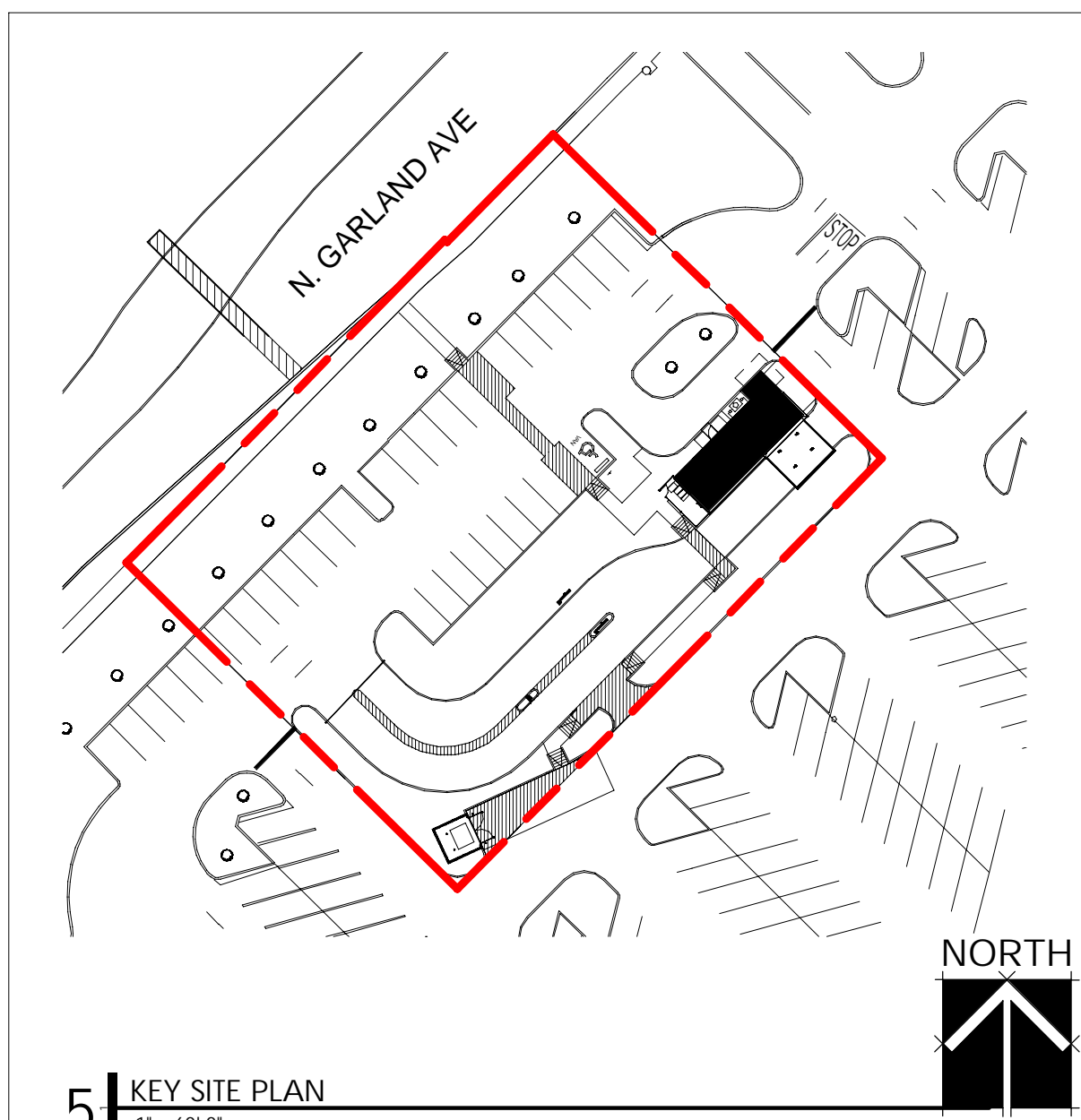
3 WALK-UP ELEVATION - NORTH



4 REAR ELEVATION - WEST

EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	DESCRIPTION	
BR-1	THIN BRICK	PRODUCT: ACME CITYSCAPE SIZE: MODULAR THIN BRICK COLOR: SNOWDRIFT PATTERN: RUNNING BOND	
E-3	STUCCO	PRODUCT: DRYVIT CCP-2 FINISH: SAND COLOR: MATCH SHERWIN WILLIAMS SW-6887 NAVEL	
E-4	STUCCO	PRODUCT: DRYVIT CCP-2 FINISH: SAND COLOR: MATCH SHERWIN WILLIAMS SW-7004 SNOWBOUND	
AP-1	ATAS PANELS	PRODUCT: STERRACORE PANELS FINISH: PAINTED COLOR: MATCH SHERWIN WILLIAMS SW-7004 SNOWBOUND	
AP-2	ATAS PANELS	PRODUCT: STERRACORE PANELS FINISH: PAINTED COLOR: MATCH SHERWIN WILLIAMS SW-6921 ELECTRIC LIME	
AP-3	ATAS PANELS	PRODUCT: STERRACORE PANELS FINISH: PAINTED COLOR: MATCH SHERWIN WILLIAMS SW-6887 NAVEL	
MT-1	METAL COPING	COLOR: SHERWIN WILLIAMS SW-7004 SNOWBOUND	
MT-2	METAL COPING	COLOR: SHERWIN WILLIAMS SW-6921 ELECTRIC LIME	
AWN	AWNING	PRODUCT: TBD FINISH: ALUMINUM COLOR: SW-7068 GRIZZLE GRAY	

REQUIRED ARCHITECTURAL ELEMENTS	
A.	AWNINGS
B.	DISPLAY WINDOW
C.	VARIED ROOF HEIGHTS
D.	ORNAMENTAL FACADE TRIM
E.	PORTICO
F.	DISTINCTIVE LIGHTING FEATURE



5 KEY SITE PLAN

FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES. SIGNAGE WILL CONFORM TO GDC STANDARDS, NO FREE-STANDING SIGNAGE.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

RESTAURANT WITH DRIVE-THRU

PREPARATION DATE: OCTOBER 21, 2022

ARCHITECT:
ROGUE ARCHITECTS
513 MAIN STREET, STE 300
FORT WORTH, TX 76102
817-820-0433
ASHLEY MORELAND

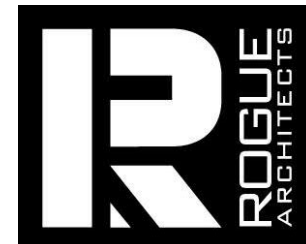
OWNER:
SALAD AND GO
5555 EAST VAN BUREN STREET
PHOENIX, AZ 85008
504-432-3611
ANDY HULSEY

ENGINEER:
QUIDDITY ENGINEERING
4500 MERCENTILE PLAZA DRIVE,
SUITE 210
FORT WORTH, TX 76137
682-268-2207
RYAN J. ALCALA, PE

APPLICANT:



N. GARLAND AVE & NAAMAN FOREST
GARLAND, TX 75040
PROTOTYPE VERSION 2.00



513 MAIN STREET, SUITE 300
FT. WORTH, TX 76102
817-820-0433
www.roguearchitects.com

SEAL

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN: 10/21/2022

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS. OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

ISSUE	DATE	DESCRIPTION
1	10/25/22	FACADE COMMENTS
2	11/15/22	FACADE COMMENTS

PROJECT INFORMATION

PROJECT NO: 22-0445
ORIGINAL ISSUE: 10/21/22
SCALE: AS NOTED
DRAWN BY: S. PAWELSKI
CHECKED BY: J. JEFFERY

SHEET TITLE

FACADE PLAN

SHEET NUMBER

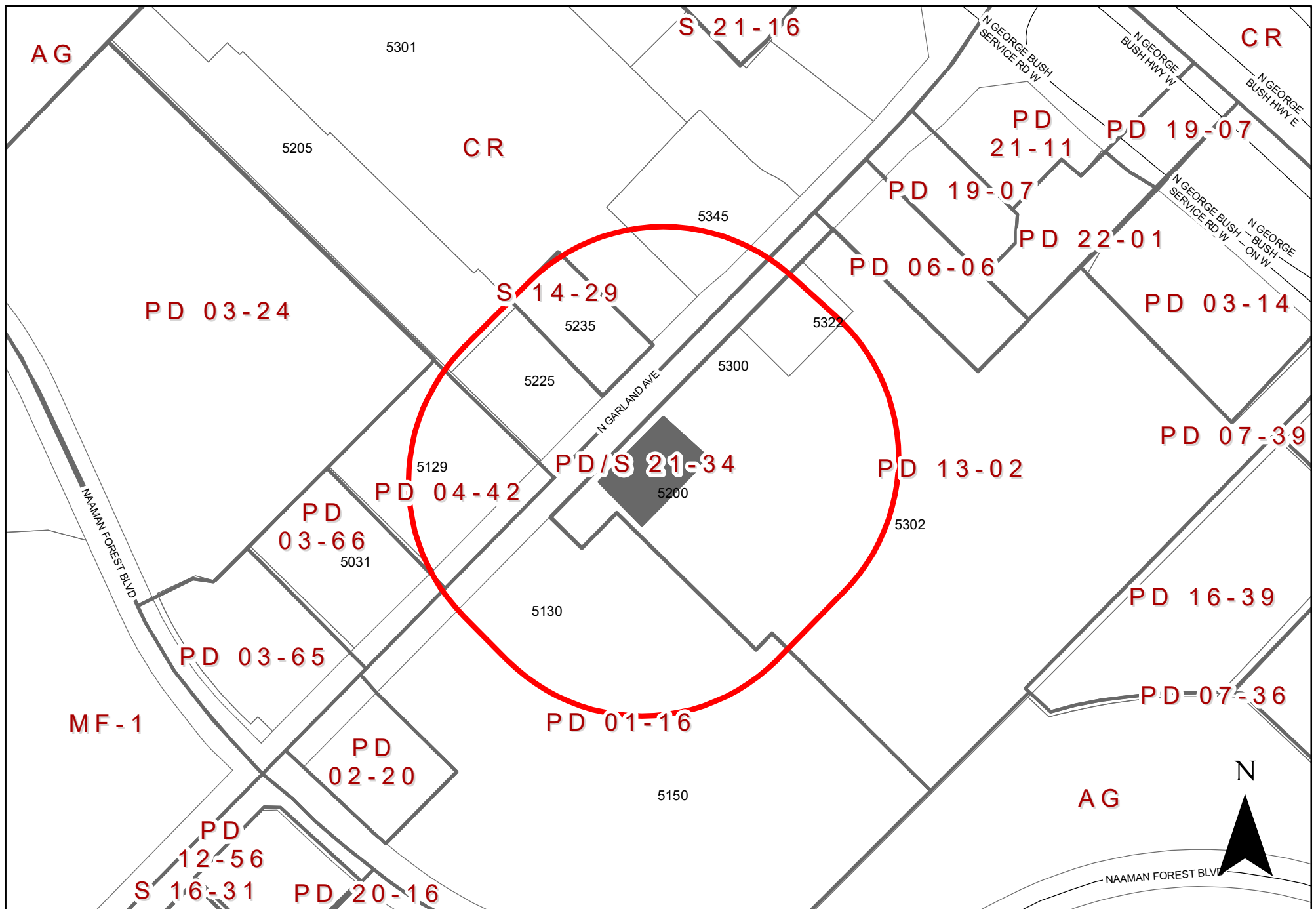
FP001

REPORT & MINUTES

P.C. Meeting, December 12, 2022

3e. APPROVED Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Detail Plan)

Motion was made by Commissioner Dalton to approve the request as presented. Seconded by Commissioner Paris. **Motion carried: 7** Ayes, **0** Nays.



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-63

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5200 North Garland Avenue

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

Z 22-63

PLANNING & DEVELOPMENT



The applicant requests approval of a restaurant with a drive-through [Salad and Go].

City Council Meeting
January 10, 2023

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 5200 North Garland Avenue

Applicant: Quiddity Engineering, LLC.

Owner: Walmart Real Estate Business

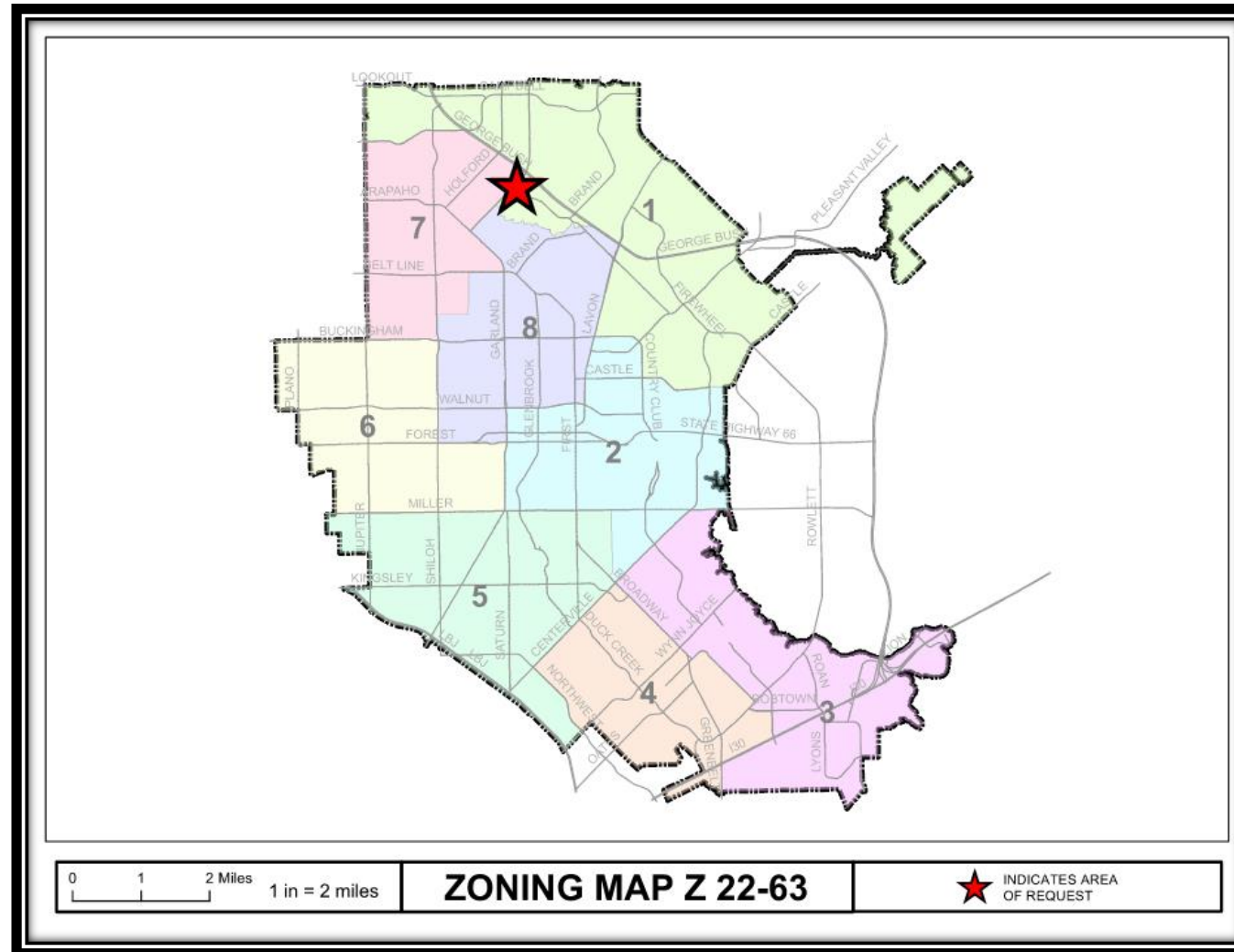
Acreage: 0.78

Zoning: Planned Development (PD) District 21-34

Z 22-63

CITYWIDE LOCATION MAP

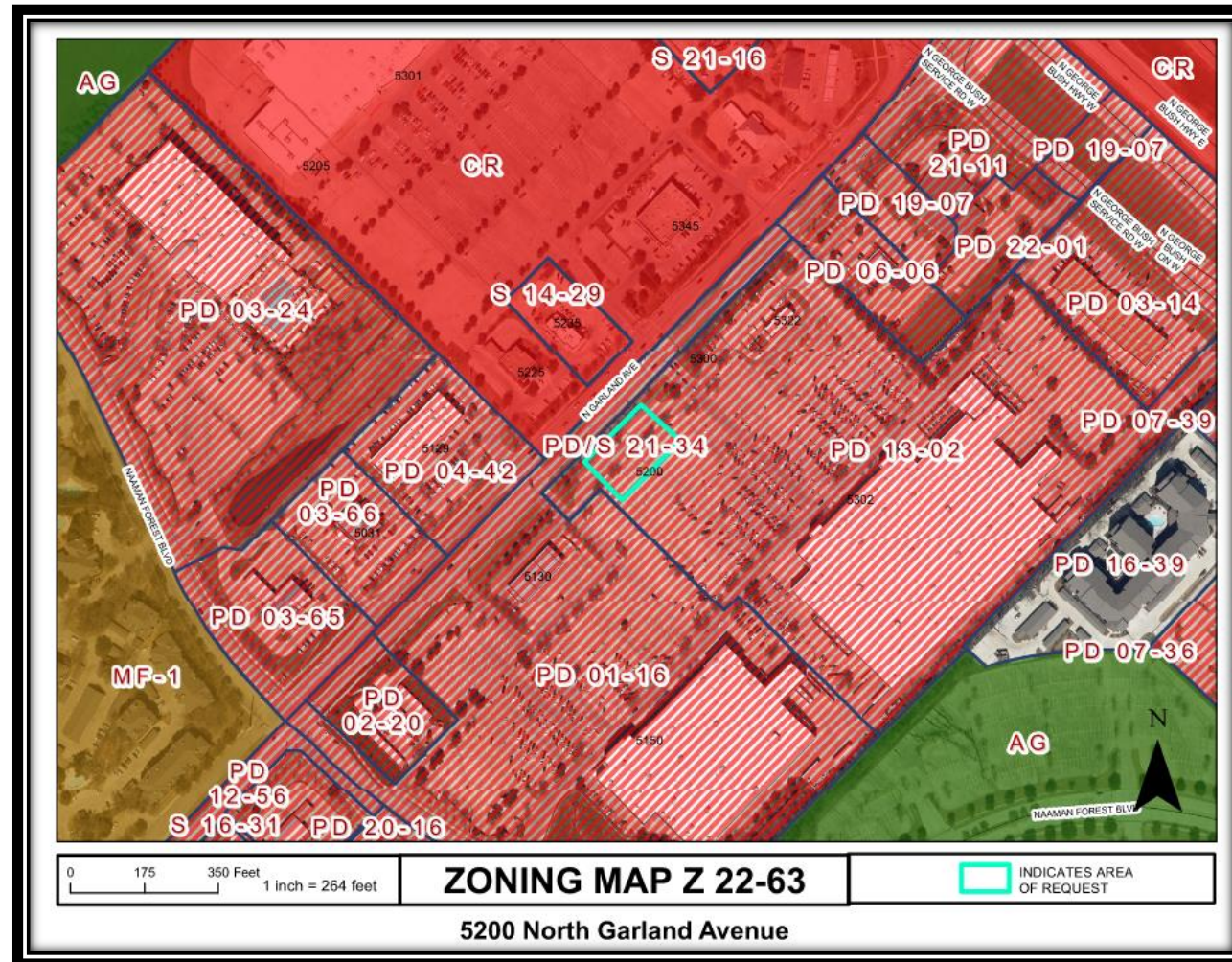
PLANNING &
DEVELOPMENT



Z 22-63

LOCATION MAP

PLANNING & DEVELOPMENT



Z 22-63

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Community Centers



Z 22-63

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT



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 between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

The proposed Salad and Go development is consistent with the recommended uses for Community Centers.

Z 22-63

PHOTOS

PLANNING & DEVELOPMENT



View of subject site from N. Garland Ave.



View of properties located across N. Garland Ave.
from subject site



View of properties located to the northeast from
subject site

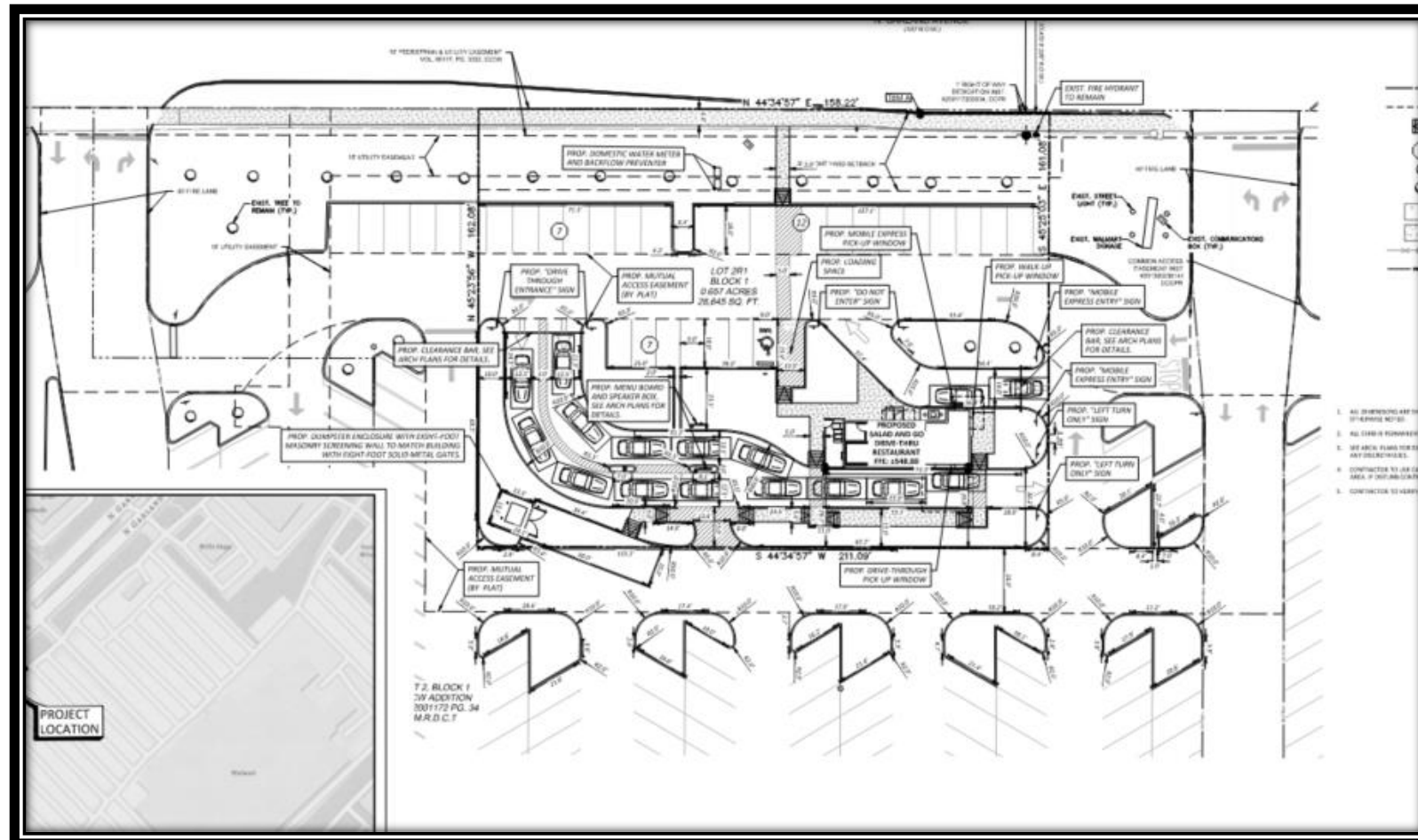


View of properties located to the southwest from
subject site

Z 22-63

SITE PLAN

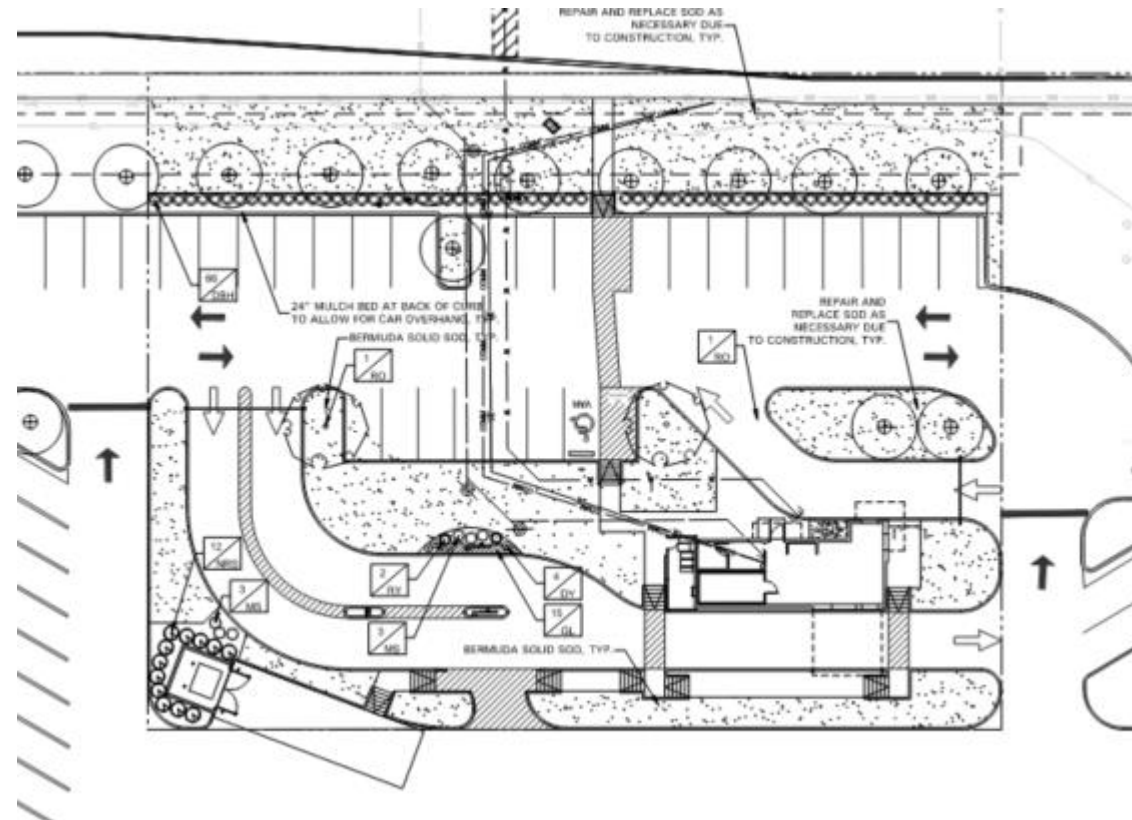
PLANNING & DEVELOPMENT



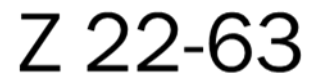
Z 22-63

LANDSCAPE PLAN

PLANNING &
DEVELOPMENT



Z 22-63



CONSIDERATION

The applicant is requesting approval of a Specific Use Provision for twenty-five (25), which aligns with the SUP Time Period Guide.

No deviations are requested with this proposal.

STAFF RECOMMENDATION

PLANNING &
DEVELOPMENT



Approval of an Amendment to Planned (PD) Development (PD) District 21-34 for Community Retail Uses

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses.

Z 22-63

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses, and a Specific Use Provision for a Restaurant, Drive-Through.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for a Restaurant, Drive-Through.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. e.

Meeting Date: 01/10/2023

Item Title: Z 22-64 Matt Moore - Specific Use Provision (District 7)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

LOCATION

4680 North Shiloh Road

OWNER

Shiloh Arapaho Partners LTD

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for a Restaurant, Drive-Through.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

BACKGROUND

The applicant proposes to carve out 1.15-acres from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio.

SITE DATA

The site contains 1.15 acres with approximately 150.09 lineal feet of frontage along North Shiloh Road and 49.91 lineal feet of frontage along Arapaho Road. The site can be accessed from Arapaho Road and North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. The PD 20-35 Detail Plan was approved for a convenience store with fuel pumps and it has been constructed. All future development requires approval of a Detail Plan through the public hearing process. In addition, a Restaurant, Drive-Through Use is permitted only by SUP.

CONSIDERATIONS

1. The applicant proposes to carve out a 1.15-acre pad site from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio (Exhibit C). The proposed Dutch Bros site will be accessed from existing access points on North Shiloh Road, as well as a mutual access drive off Arapaho Road.
2. The parking for the proposed Dutch Bros site complies with the Garland Development Code (GDC).
3. The landscape layout (Exhibit D) for the proposed Dutch Bros site is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) for the proposed Dutch Bros are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.
6. The applicant is requesting approval of a twenty-five (25) year 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 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.

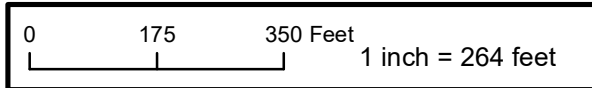
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) District 17-32, Planned Development (PD) District 13-28, Planned Development (PD) District 19-06 and Planned Development (PD) District 17-40 for Community Retail Uses; these properties are developed with a charter high school, a Starbucks, and a car wash. The properties to the north, across Arapaho Road, are zoned Planned Development (PD) District 14-09 and Planned Development (PD) 02-28 for Community Retail Uses; these properties are developed with a bank institution and a self-storage. The property to the east is zoned Planned Development (PD) District 08-45 for Community Office Uses; it is currently unimproved. The property directly to the north is also zoned Planned Development (PD) District 20-35 for Neighborhood Office Use; this site is developed with a convenience store with fuel pumps. The property directly to the south is also zoned Planned Development (PD) District 20-35 and is vacant.

The proposed use is generally compatible with the surrounding area.

Attachments

Z 22-64 Location Map
Z 22-64 Exhibit B
Z 22-64 R&M - SUP
Z 22-64 Responses
Z 22-64 Staff Presentation



4680 North Shiloh Road

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-64

4680 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Restaurant, Drive-Through land use.
- II. Statement of Effect:** This Planned Development (PD) 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 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-64

4680 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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 20-35 and Neighborhood Office (NO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall have a twenty-five year time period.

REPORT & MINUTES

P.C. Meeting, December 12, 2022

3f. APPROVED Consideration of the application of **Matt Moore**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 22-64 – Specific Use Provision)

Representing the applicant, Drew Donosky, 1903 Central Drive, Bedford, Texas, provided an overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Aubin to close the public hearing and approve the request. Seconded by Commissioner Williams.
Motion carried: 7 Ayes, 0 Nays.



ZONING MAP Z 22-64

4680 North Shiloh Road

Comment Form

Case Z 22-64

Z 22-64 Matt Moore. The applicant proposes a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road. (District 7)

Z 22-64 Matt Moore. El solicitante propone una cafetería con servicio de autoservicio (Dutch Bros). El sitio está ubicado en 4680 North Shiloh Road. (Distrito 7)

Z 22-64 Matt Moore. Người nộp đơn đề xuất một quán cà phê có xe đưa đón (Dutch Bros). Địa điểm tọa lạc tại 4680 North Shiloh Road. (Quận 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Resource One Credit Union

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.)

2475 Arapaho Rd.

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

Paul Nguyen

Signature / Firma / Chữ ký

12/14/2022

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.)

DEC 21 '22 AM 11:59

Comment Form

Case Z 22-64

Outside the Notification Area

Z 22-64 Matt Moore. The applicant proposes a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road. (District 7)

Z 22-64 Matt Moore. El solicitante propone una cafetería con servicio de autoservicio (Dutch Bros). El sitio está ubicado en 4680 North Shiloh Road. (Distrito 7)

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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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JOHN D. GONZALEZ, TRUSTEE, SEVEN INVESTMENTS.

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.)

4310 N. CENTRAL EXPY., DALLAS 75206

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

DALLAS, TX.

City, State / Estado de la Ciudad / Thành bang

75206

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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**Comment Form Continued –
Case Z 22-64**

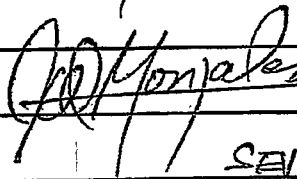
The statements below reflect my (our) opinion regarding the proposed request(s).

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

I UNEQUIVOCALLY SUPPORT THE INTENDED USE
OF THIS PROPERTY. THIS ENTERPRISE IS
GEOGRAPHICALLY LOCATED AWAY FROM RESIDENTIAL
PROPERTIES, DUTCH BROS. IS A QUALITY NAT'L
RETAILER & GARLAND WILL BENEFIT FROM THE
CONSUMPTION OF THIS TRANSACTION.

THANK YOU.



TRUSTEE

SEVEN INVESTMENTS CO.

Comment Form

Case Z 22-64

Z 22-64 Matt Moore. The applicant proposes a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road. (District 7)

Z 22-64 Matt Moore. El solicitante propone una cafetería con servicio de autoservicio (Dutch Bros). El sitio está ubicado en 4680 North Shiloh Road. (Distrito 7)

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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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JOHN D. GONZALEZ, 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.)

2301 ARAPAHO, 2901 ARAPAHO, GARLAND, TX.

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

John D. Gonzalez

Signature / Firma / Chữ ký

12.29.22

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 22-64

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

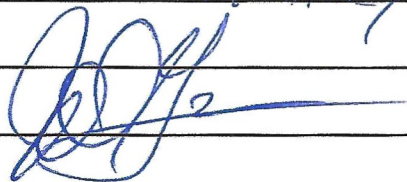
Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

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

I WHOLE HEARTEDLY SUPPORT THIS
USE FOR THE DESIGNATED PROPERTY.

THERE HAVE BEEN MANY CALLS WE HAVE
RECEIVED FOR THIS USE NOTWITHSTANDING
STARBUCKS' PRESENCE. THE DENSITY WILL
SUPPORT THIS USE.

THANK YOU –



12.29.22

Z 22-64

PLANNING & DEVELOPMENT



The applicant proposes to construct a coffee shop with a drive-through.

City Council Meeting
January 10, 2023

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 4680 N Shiloh Road

Applicant: Matt Moore

Owner: Shiloh Arapaho Partners LTD

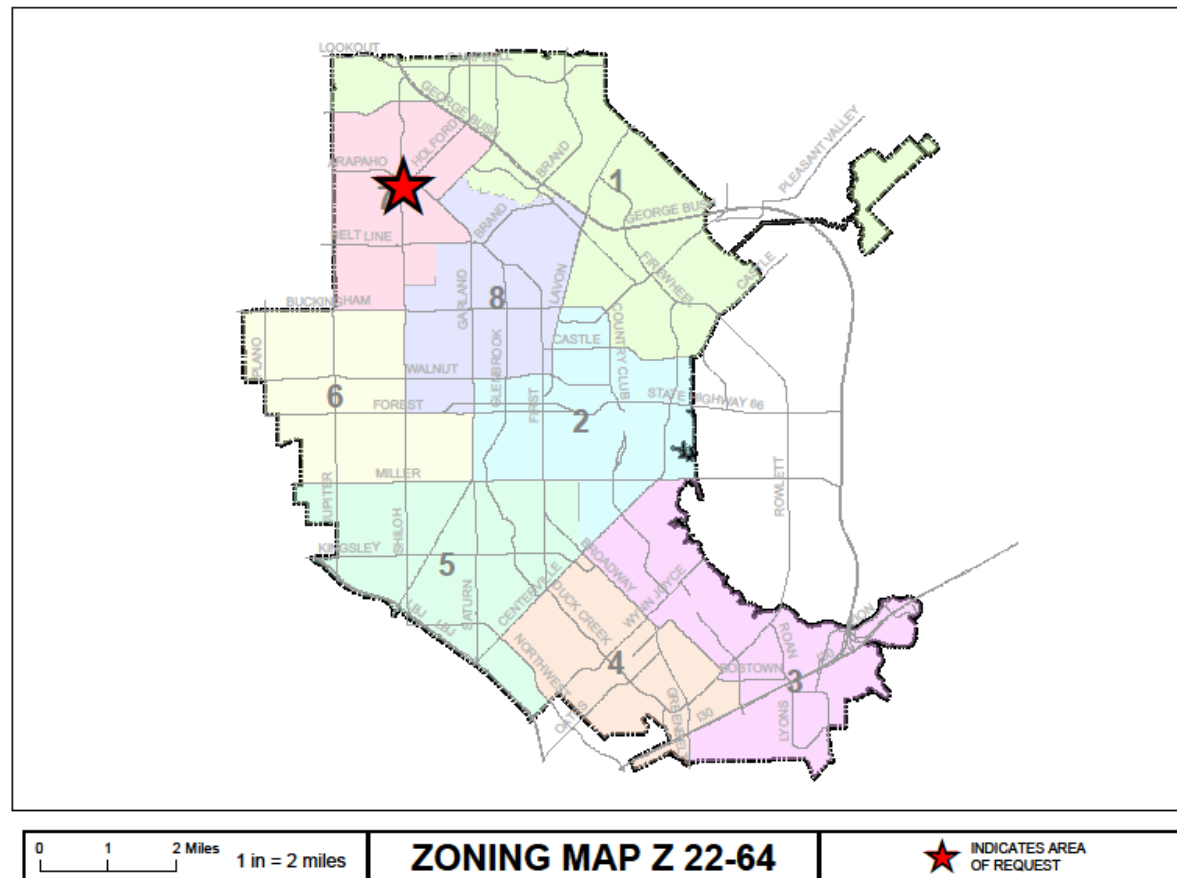
Acreage: 1.15 acres

Zoning: Planned Development (PD) District 20-35

Z 22-64

CITYWIDE LOCATION MAP

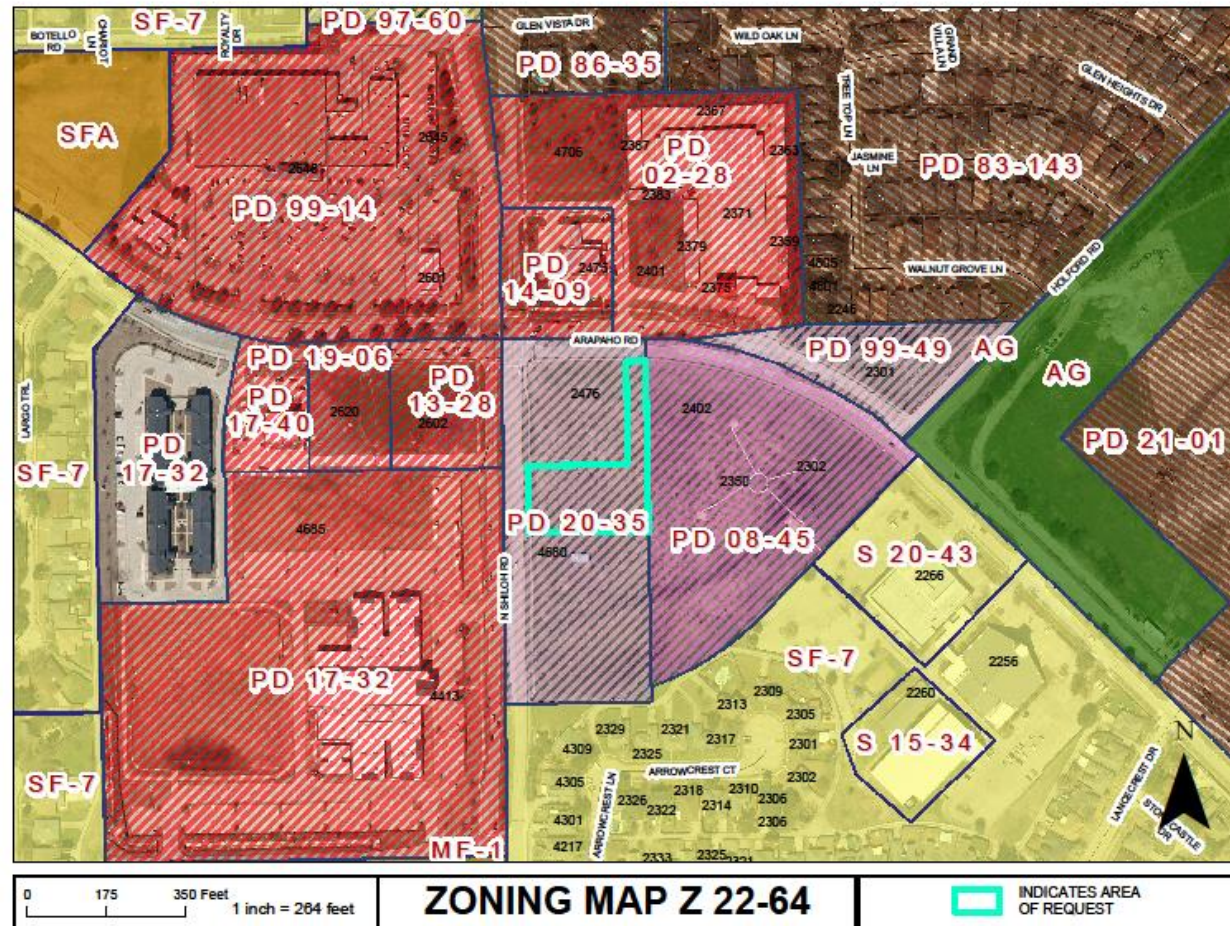
PLANNING &
DEVELOPMENT



Z 22-64

LOCATION MAP

PLANNING & DEVELOPMENT



4680 North Shiloh Road

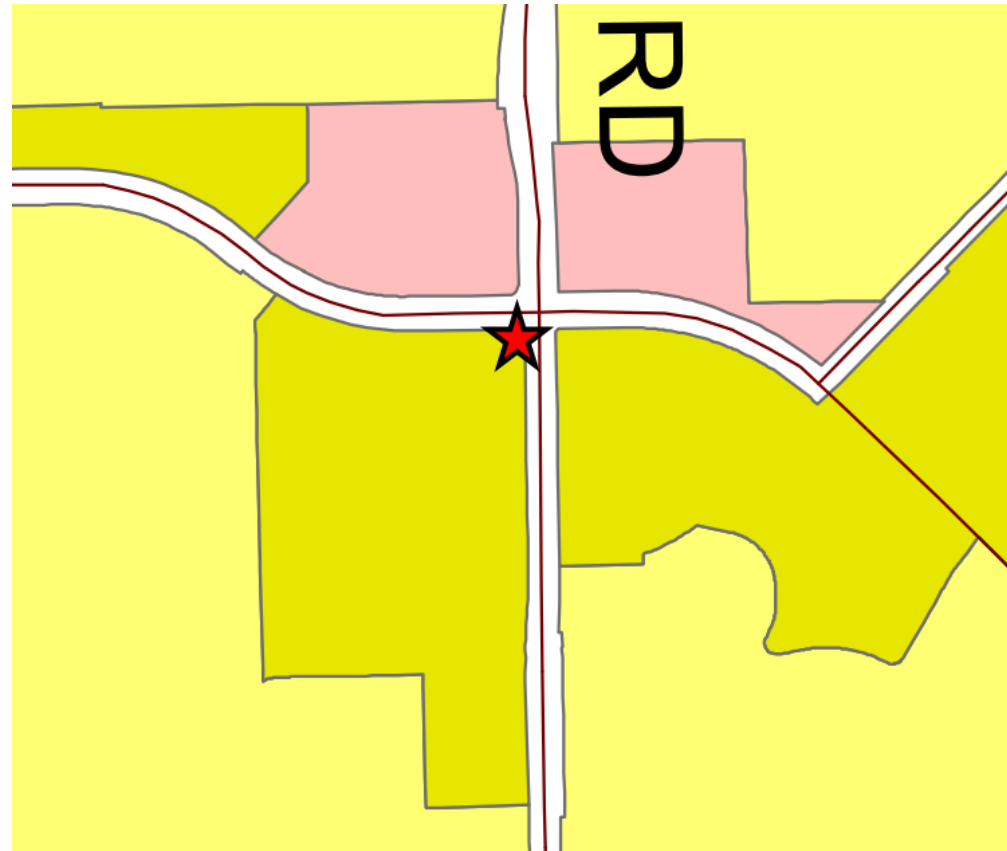
Z 22-64

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



Compact Neighborhoods



Z 22-64

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.

PHOTOS

PLANNING & DEVELOPMENT



View of subject site Looking South from the gas station currently sharing the same zoning



View of subject site from North Shiloh Road looking East



View of properties located across North Shiloh Road to the West from the subject site

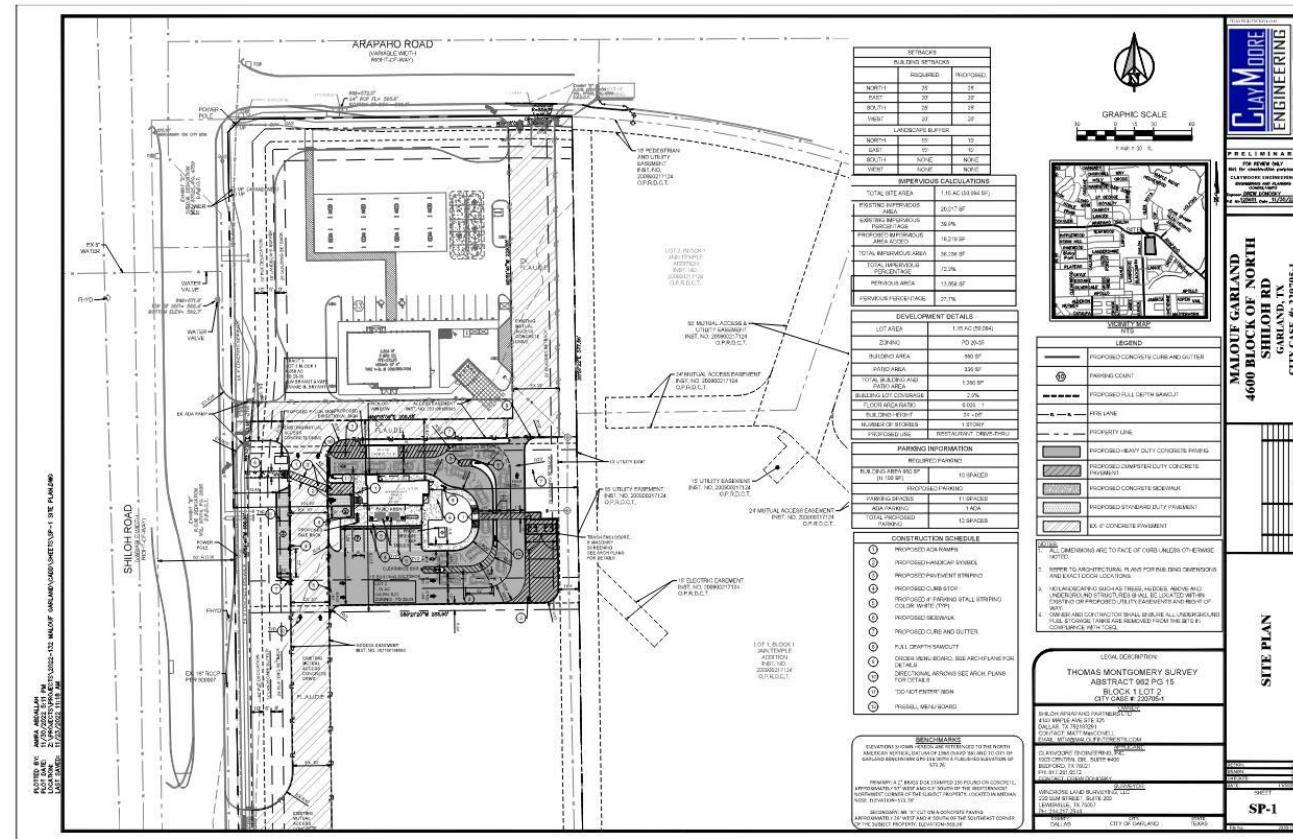


View of properties located to the North from subject site

Z 22-64

SITE PLAN

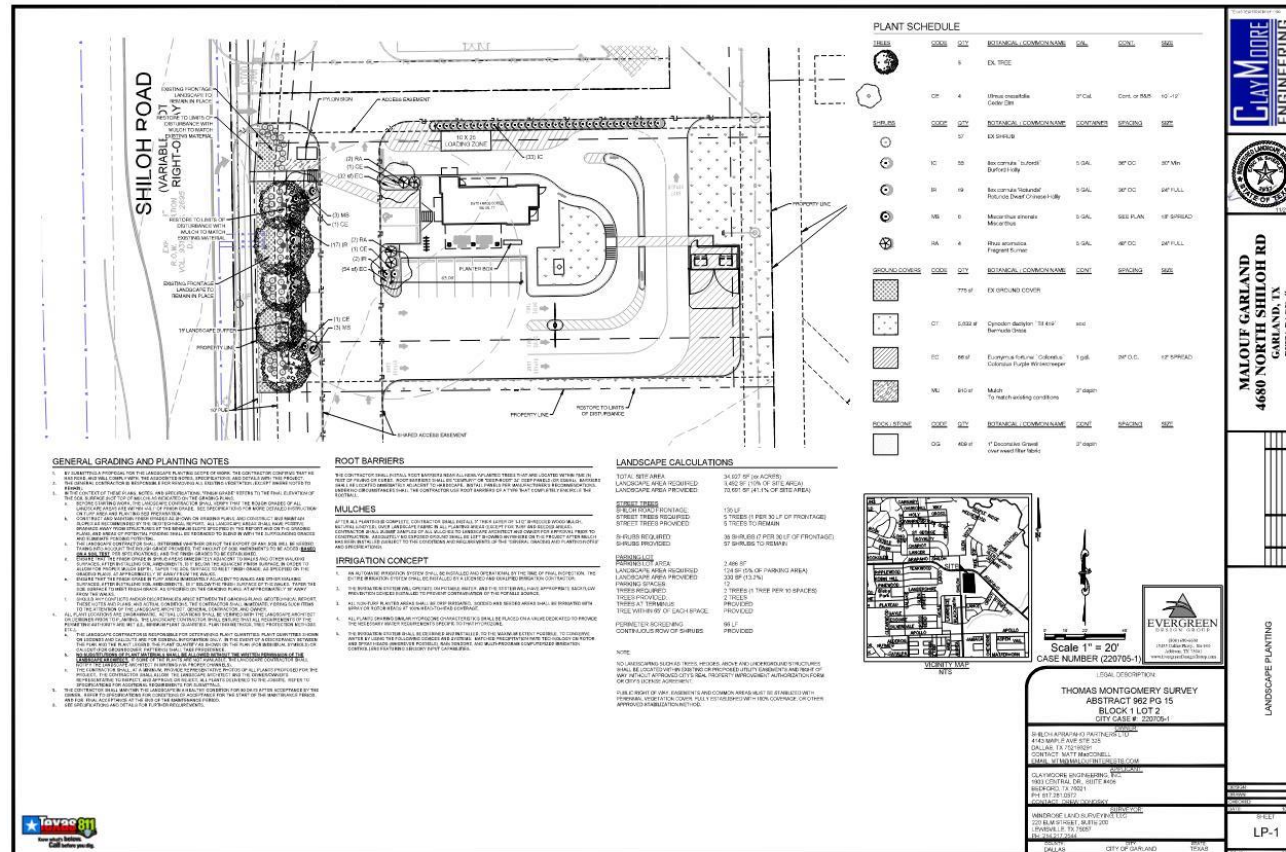
PLANNING & DEVELOPMENT



Z 22-64

LANDSCAPE PLAN

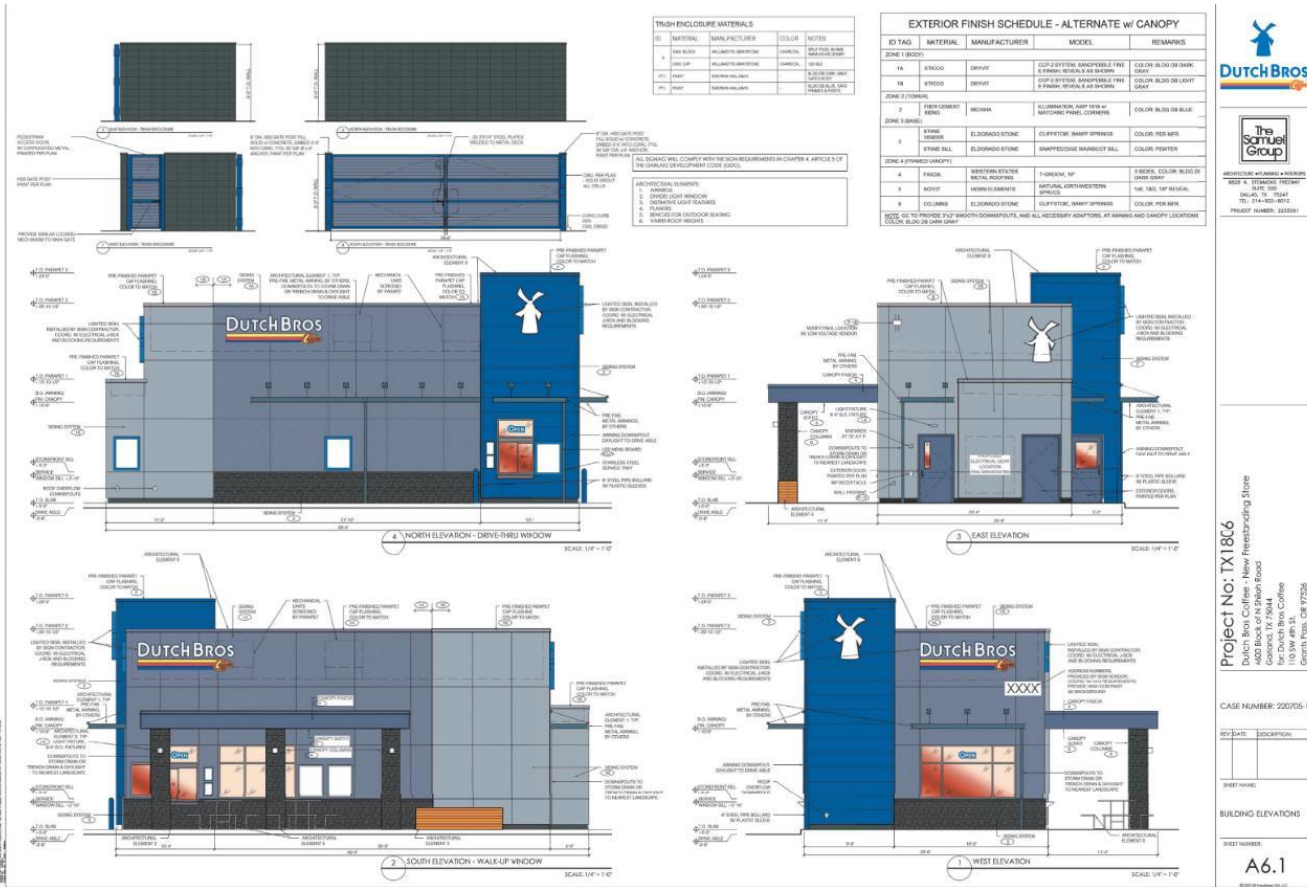
PLANNING & DEVELOPMENT



Z 22-64

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT



Specific Use Provision

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision, which aligns with the SUP time period guide.

STAFF RECOMMENDATION

PLANNING &
DEVELOPMENT



Approval of Specific Use Provision for a Restaurant, Drive-Through Use

Approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

Z 22-64

PLAN COMMISSION

PLANNING &
DEVELOPMENT



On December 12, 2022, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use. The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

Z 22-64



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. f.

Meeting Date: 01/10/2023

Item Title: Z 22-64 Matt Moore - Detail Plan (District 7)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

LOCATION

4680 North Shiloh Road

OWNER

Shiloh Arapaho Partners LTD

PLAN COMMISSION RECOMMENDATION

On December 12, 2022 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for a Restaurant, Drive-Through.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through Use.

Approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

BACKGROUND

The applicant proposes to carve out 1.15-acres from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio.

SITE DATA

The site contains 1.15 acres with approximately 150.09 lineal feet of frontage along North Shiloh Road and 49.91 lineal feet of frontage along Arapaho Road. The site can be accessed from Arapaho Road and North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses. The PD 20-35 Detail Plan was approved for a convenience store with fuel pumps and it has been constructed. All future development requires approval of a Detail Plan through the public hearing process. In addition, a Restaurant, Drive-Through Use is permitted only by SUP.

CONSIDERATIONS

1. The applicant proposes to carve out a 1.15-acre pad site from a larger lot and construct a 1,286 square-foot Dutch Bros coffee shop with a drive-through and patio (Exhibit C). The proposed Dutch Bros site will be accessed from existing access points on North Shiloh Road, as well as a mutual access drive off Arapaho Road.
2. The parking for the proposed Dutch Bros site complies with the Garland Development Code (GDC).
3. The landscape layout (Exhibit D) for the proposed Dutch Bros site is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) for the proposed Dutch Bros are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.
6. The applicant is requesting approval of a twenty-five (25) year 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 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.

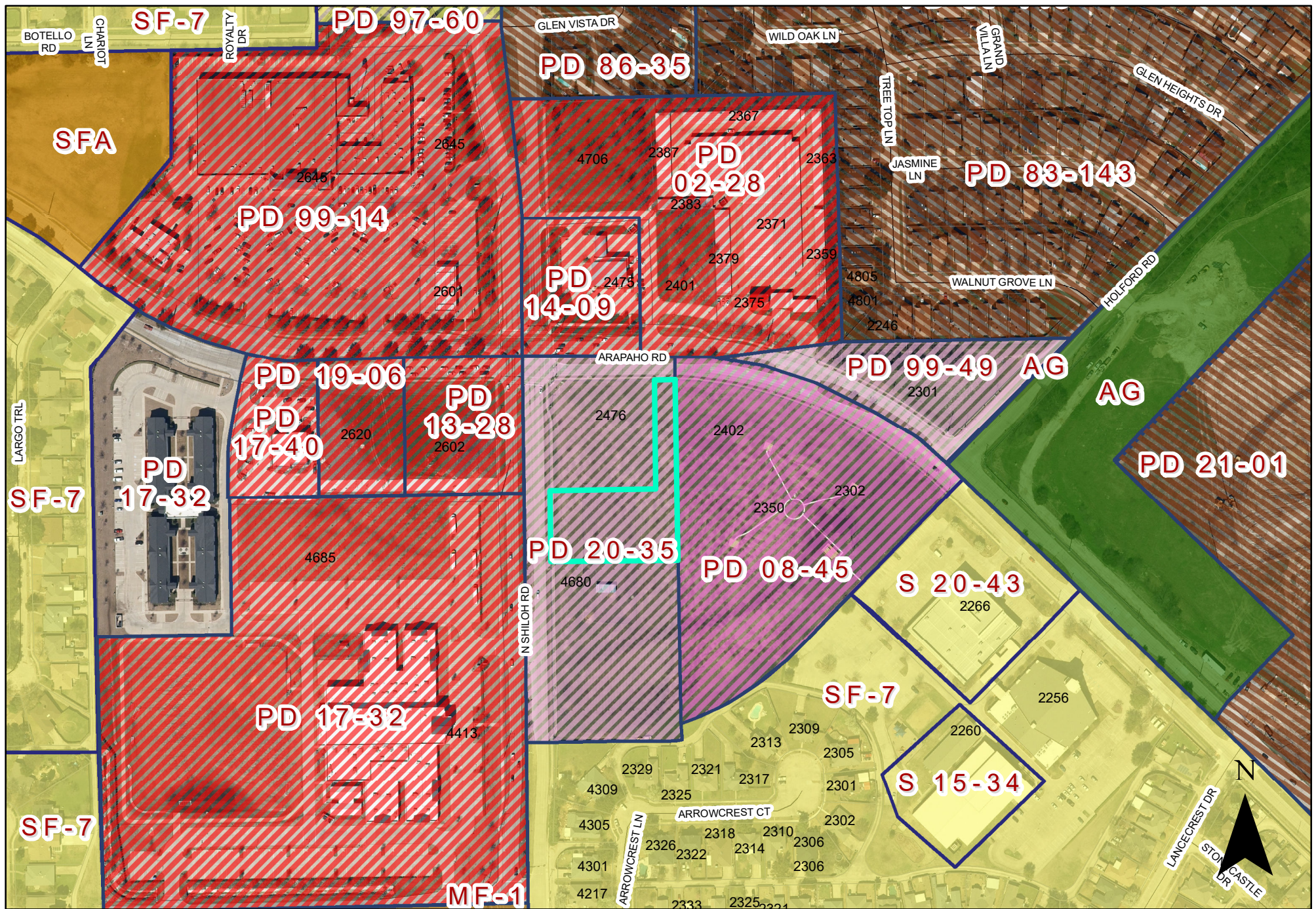
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west, across North Shiloh Road, are zoned Planned Development (PD) District 17-32, Planned Development (PD) District 13-28, Planned Development (PD) District 19-06 and Planned Development (PD) District 17-40 for Community Retail Uses; these properties are developed with a charter high school, a Starbucks, and a car wash. The properties to the north, across Arapaho Road, are zoned Planned Development (PD) District 14-09 and Planned Development (PD) 02-28 for Community Retail Uses; these properties are developed with a bank institution and a self-storage. The property to the east is zoned Planned Development (PD) District 08-45 for Community Office Uses; it is currently unimproved. The property directly to the north is also zoned Planned Development (PD) District 20-35 for Neighborhood Office Use; this site is developed with a convenience store with fuel pumps. The property directly to the south is also zoned Planned Development (PD) District 20-35 and is vacant.

The proposed use is generally compatible with the surrounding area.

Attachments

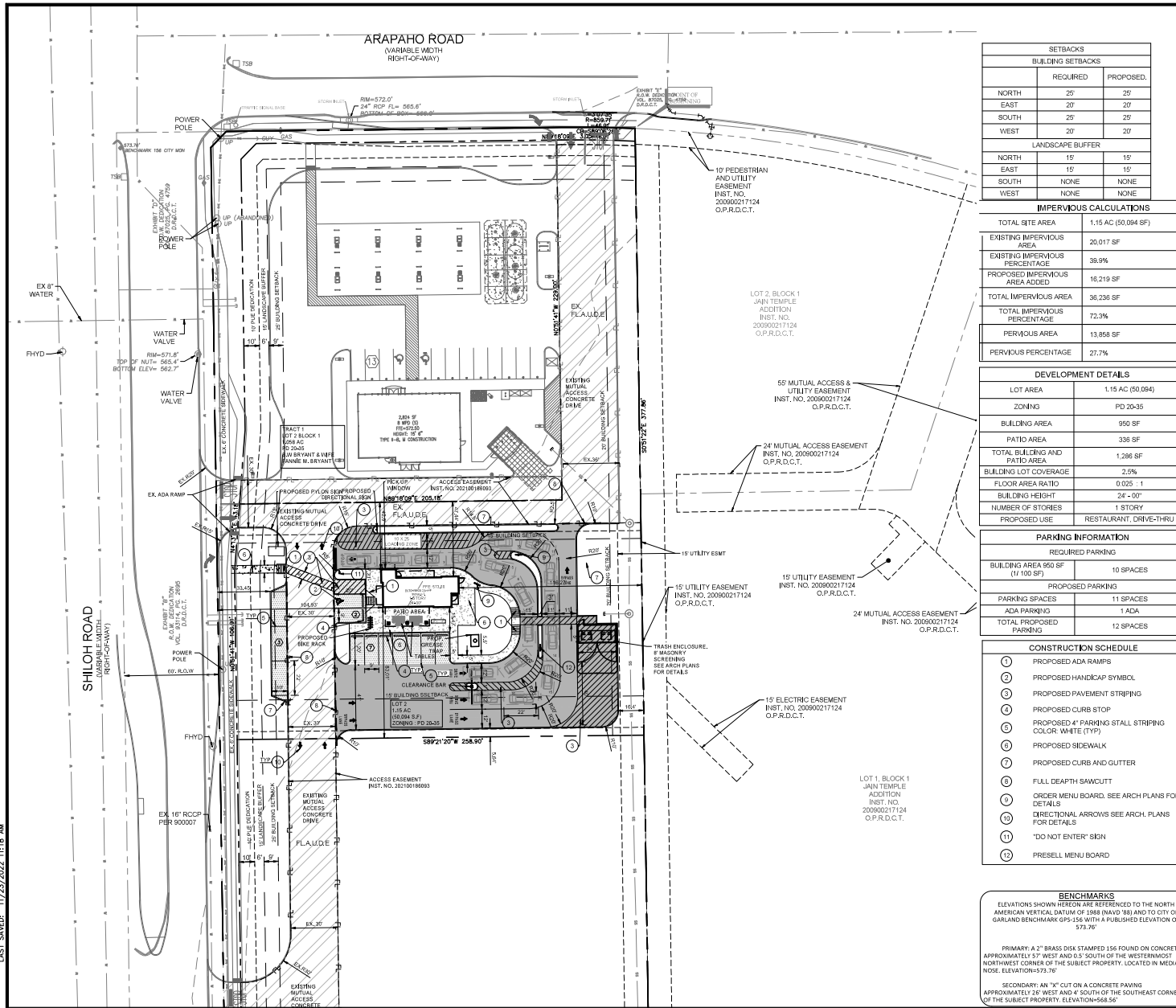
Z 22-64 Location Map
Z 22-64 Exhibits C-E
Z 22-64 R&M - Detail Plan
Z 22-64 Responses
Z 22-64 Staff Presentation



ZONING MAP Z 22-64

4680 North Shiloh Road

PLOTTED BY: AMRA ABDALLAH
 PLOT DATE: 11/30/2022 5:11 PM
 PLOT BY: AMRA ABDALLAH
 LAST SAVED: 11/23/2022 11:18 AM



SETBACKS		
BUILDING SETBACKS		
	REQUIRED	PROPOSED
NORTH	25'	25'
EAST	20'	20'
SOUTH	25'	25'
WEST	20'	20'
LANDSCAPE BUFFER		
NORTH	15'	15'
EAST	15'	15'
SOUTH	NONE	NONE
WEST	NONE	NONE

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	1.15 AC (50,094 SF)
EXISTING IMPERVIOUS AREA	20,017 SF
EXISTING IMPERVIOUS PERCENTAGE	35.9%
PROPOSED IMPERVIOUS AREA ADDED	16,219 SF
TOTAL IMPERVIOUS AREA	36,236 SF
TOTAL IMPERVIOUS PERCENTAGE	72.3%
PERVIOUS AREA	13,858 SF
PERVIOUS PERCENTAGE	27.7%

DEVELOPMENT DETAILS	
LOT AREA	1.15 AC (50,094)
ZONING	PD 20-35
BUILDING AREA	950 SF
PATIO AREA	336 SF
TOTAL BUILDING AND PATIO AREA	1,286 SF
BUILDING LOT COVERAGE	2.5%
FLOOR AREA RATIO	0.025 - 1
BUILDING HEIGHT	25'-0"
NUMBER OF STORES	1 STORY
PROPOSED USE	RESTAURANT, DRIVE-THRU

PARKING INFORMATION	
REQUIRED PARKING	
BUILDING AREA 950 SF (11,100 SF)	10 SPACES
PROPOSED PARKING	
PARKING SPACES	11 SPACES
ADA PARKING	1 ADA
TOTAL PROPOSED PARKING	12 SPACES

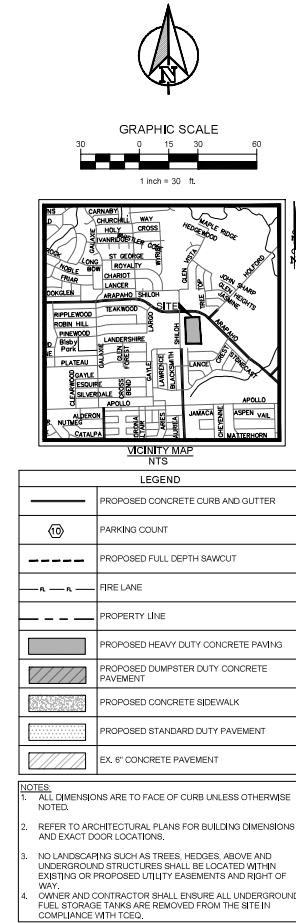
- CONSTRUCTION SCHEDULE**
- PROPOSED ADA RAMPS
 - PROPOSED HANDICAP SYMBOL
 - PROPOSED PAVEMENT STRIPING
 - PROPOSED CURB STOP
 - PROPOSED 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
 - PROPOSED SIDEWALK
 - PROPOSED CURB AND GUTTER
 - FULL DEPTH SAWCUT
 - ORDER MENU BOARD, SEE ARCH PLANS FOR DETAILS
 - DIRECTIONAL ARROWS SEE ARCH. PLANS FOR DETAILS
 - "DO NOT ENTER" SIGN
 - PRESELL MENU BOARD

BENCHMARKS

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND TO CITY OF GARLAND BENCHMARK GPS-156 WITH A PUBLISHED ELEVATION OF 573.76'

PRIMARY: A "3" BRASS DISK STAMPED 156 FOUND ON CONCRETE, APPROXIMATELY 3' WEST AND 0.5' SOUTH OF THE WESTERMOST NORTHWEST CORNER OF THE SUBJECT PROPERTY. LOCATED IN MEDIAN NOSE. ELEVATION: 573.76'

SECONDARY: AN "8" CUT ON A CONCRETE PAVING APPROXIMATELY 26' WEST AND 4' SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION: 568.56'



LEGAL DESCRIPTION

THOMAS MONTGOMERY SURVEY
 ABSTRACT 982 PG 15
 BLOCK 1 LOT 2
 CITY CASE #: 220705-1

OWNER:
 SHILOH ARAPAHOE PARTNERS LTD.
 4143 MAPLE AVE STE 325
 DALLAS, TX 75219-0291
 CONTACT: MATT MACCONNELL
 EMAIL: MTMM@MAIL.OUTINTERESTS.COM

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DR., SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572
 CONTACT: DREW DONOSKY

SURVEYOR:
 WINDROSE LAND SURVEYING, LLC
 220 ELM STREET, SUITE 200
 LEWISVILLE, TX 75057
 PH: 214.217.5544

CITY: DALLAS COUNTY: DALLAS STATE: TEXAS

CLAYMOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Project: DREW DONOSKY
 File: no.125551, date: 11/30/22

SITE PLAN

MALOUF GARLAND
4600 BLOCK OF NORTH SHILOH RD
GARLAND, TX
CITY CASE #: 220705-1

DESIGN 11/11
DRAWN 11/13
CHECKED 11/13
DATE 11/30/22

SHEET

SP-1

PK No. 220705-1

COUNTY: DALLAS CITY: CITY OF GARLAND

Texas 811
Know what's below.
Call before you dig.



ARCHITECTURE • PLANNING • INTERIORS
8828 N. STEWARTS FREEWAY
SUITE 500
DALLAS, TX 75247
TEL: 214-922-8012
PROJECT NUMBER: 2235061

Project No: TX1806
Dutch Bros Coffee - New Free-standing Store
4600 Block of N Shiloh Road
Garland, TX 75044
for: Dutch Bros Coffee
110 SW 4th St.
Gainesville, TX 77306

CASE NUMBER: 220705-1

REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.1

© 2023 The Samuel Group, LLC

TRASH ENCLOSURE MATERIALS			
ID	MATERIAL	MANUFACTURER	COLOR
3	CMU BLOCK	WILLAMETTE-GRAYSTONE	CHARCOAL
4	CMU CAP	WILLAMETTE-GRAYSTONE	CHARCOAL
PT-2	PAINT	SHERWIN-WILLIAMS	-
PT-3	PAINT	SHERWIN-WILLIAMS	-

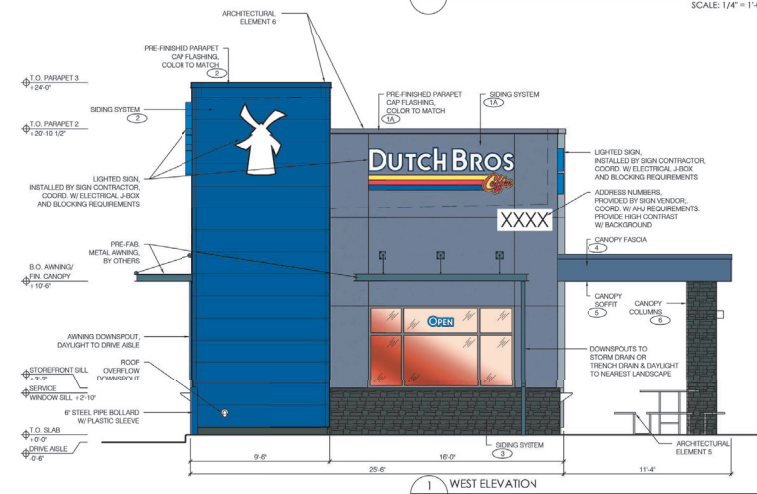
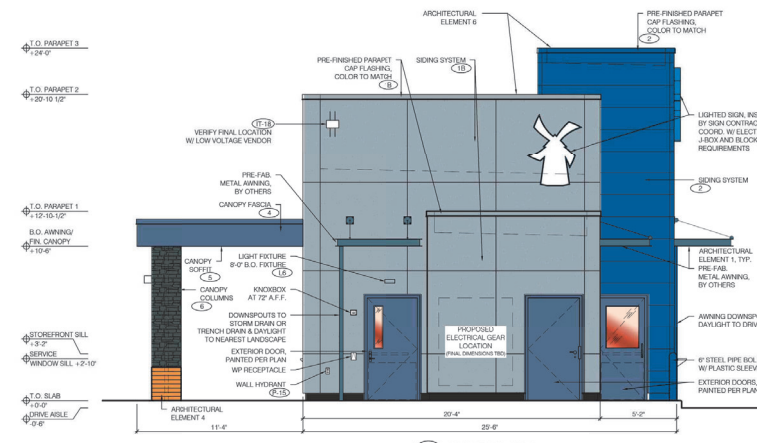
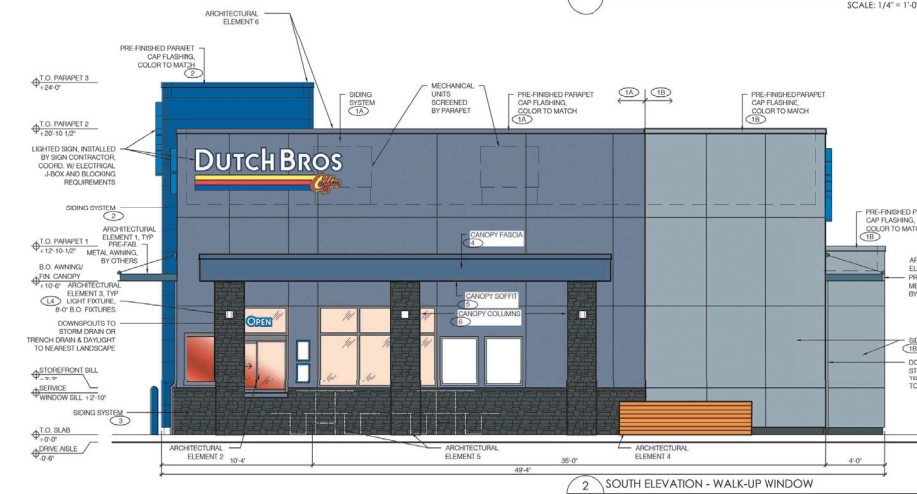
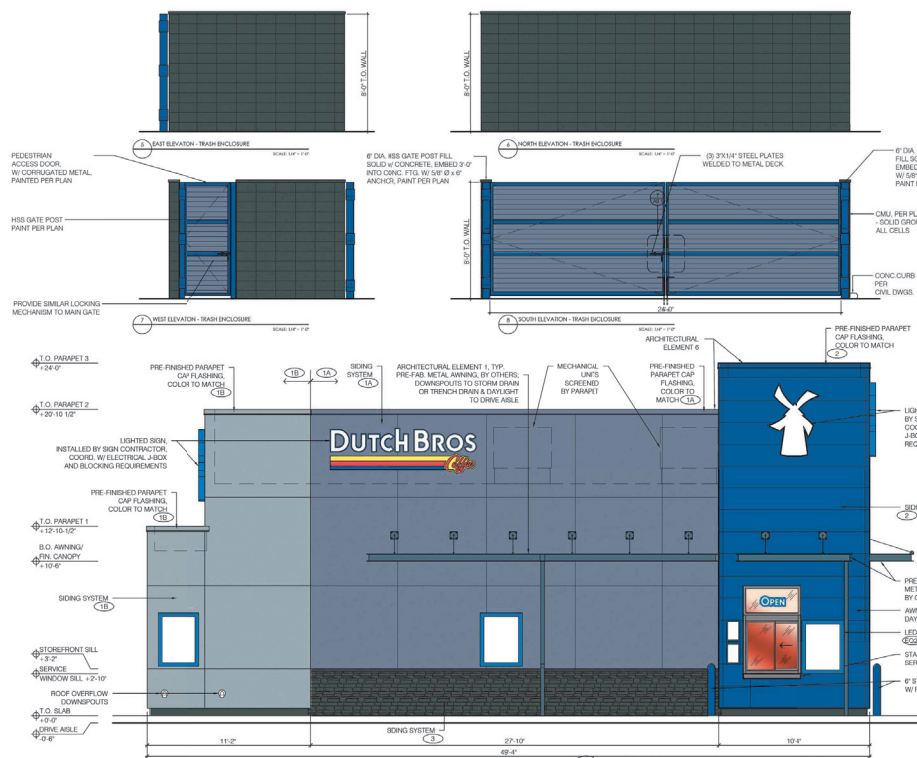
ALL SIGNAGE WILL COMPLY WITH THE SIGN REQUIREMENTS IN CHAPTER 4, ARTICLE 5 OF THE GARLAND DEVELOPMENT CODE (GDC).

- ARCHITECTURAL ELEMENTS:
1. AWNINGS
 2. DIVIDED LIGHT WINDOW
 3. DISTINCTIVE LIGHT FEATURES
 4. PLANTERS
 5. BENCHES FOR OUTDOOR SEATING
 6. VARIOUS ROOF HEIGHTS

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	COLOR: BLDG DB DARK GRAY
1B	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AWP 1818 w/ MATCHING PANEL, CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTORE, BANFF SPRINGS	COLOR: PER MFR.
3	STONE SILL	ELDORADO STONE	SNAPPED DGE WAINSCOTT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES, COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	14S, T&G, 18" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTORE, BANFF SPRINGS	COLOR: PER MFR.

NOTE: GC TO PROVIDE 2"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS. COLOR: BLDG DB DARK GRAY



REPORT & MINUTES

P.C. Meeting, December 12, 2022

3g. APPROVED Consideration of the application of **Matt Moore**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

This property is located at 4680 North Shiloh Road. (District 7) (File Z 22-64 – Detail Plan)

Motion was made by Commissioner Aubin to approve the request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**



0 175 350 Feet
1 inch = 264 feet

ZONING MAP Z 22-64

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

4680 North Shiloh Road

Comment Form

Case Z 22-64

Z 22-64 Matt Moore. The applicant proposes a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road. (District 7)

Z 22-64 Matt Moore. El solicitante propone una cafetería con servicio de autoservicio (Dutch Bros). El sitio está ubicado en 4680 North Shiloh Road. (Distrito 7)

Z 22-64 Matt Moore. Người nộp đơn đề xuất một quán cà phê có xe đưa đón (Dutch Bros). Địa điểm tọa lạc tại 4680 North Shiloh Road. (Quận 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Resource One Credit Union

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.)

2475 Arapaho Rd.

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

Paul Nguyen

Signature / Firma / Chữ ký

12/14/2022

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.)

DEC 21 '22 AM 11:59

Comment Form

Case Z 22-64

Outside the Notification Area

Z 22-64 Matt Moore. The applicant proposes a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road. (District 7)

Z 22-64 Matt Moore. El solicitante propone una cafetería con servicio de autoservicio (Dutch Bros). El sitio está ubicado en 4680 North Shiloh Road. (Distrito 7)

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Against / En Contra / Không

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JOHN D. GONZALEZ, TRUSTEE, SEVEN INVESTMENTS.

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.)

4310 N. CENTRAL EXPY., DALLAS 75206

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

DALLAS, TX.

City, State / Estado de la Ciudad / Thành bang

75206

Zip Code / Código postal / Mã B u Chính

[Signature] (ST)

Signature / Firma / Chữ ký

12.9.22

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 22-64**

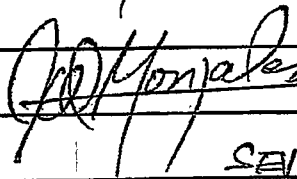
The statements below reflect my (our) opinion regarding the proposed request(s).

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

I UNEQUIVOCALLY SUPPORT THE INTENDED USE
OF THIS PROPERTY. THIS ENTERPRISE IS
GEOGRAPHICALLY LOCATED AWAY FROM RESIDENTIAL
PROPERTIES, DUTCH BROS. IS A QUALITY NAT'L
RETAILER & GARLAND WILL BENEFIT FROM THE
CONSUMPTION OF THIS TRANSACTION.

THANK YOU.



TRUSTEE

SEVEN INVESTMENTS CO.

Comment Form

Case Z 22-64

Z 22-64 Matt Moore. The applicant proposes a coffee shop with a drive-through (Dutch Bros). The site is located at 4680 North Shiloh Road. (District 7)

Z 22-64 Matt Moore. El solicitante propone una cafetería con servicio de autoservicio (Dutch Bros). El sitio está ubicado en 4680 North Shiloh Road. (Distrito 7)

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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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JOHN D. GONZALEZ, 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.)

2301 ARAPAHO, 2901 ARAPAHO, GARLAND, TX.

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

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 22-64

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

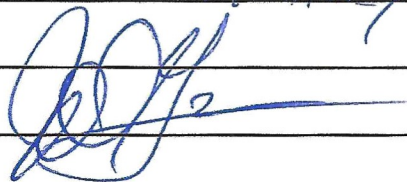
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Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I WHOLE HEARTEDLY SUPPORT THIS
USE FOR THE DESIGNATED PROPERTY.

THERE HAVE BEEN MANY CALLS WE HAVE
RECEIVED FOR THIS USE NOTWITHSTANDING
STARBUCKS' PRESENCE. THE DENSITY WILL
SUPPORT THIS USE.

THANK YOU –



12.29.22

Z 22-64

PLANNING & DEVELOPMENT



The applicant proposes to construct a coffee shop with a drive-through.

City Council Meeting
January 10, 2023

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 4680 N Shiloh Road

Applicant: Matt Moore

Owner: Shiloh Arapaho Partners LTD

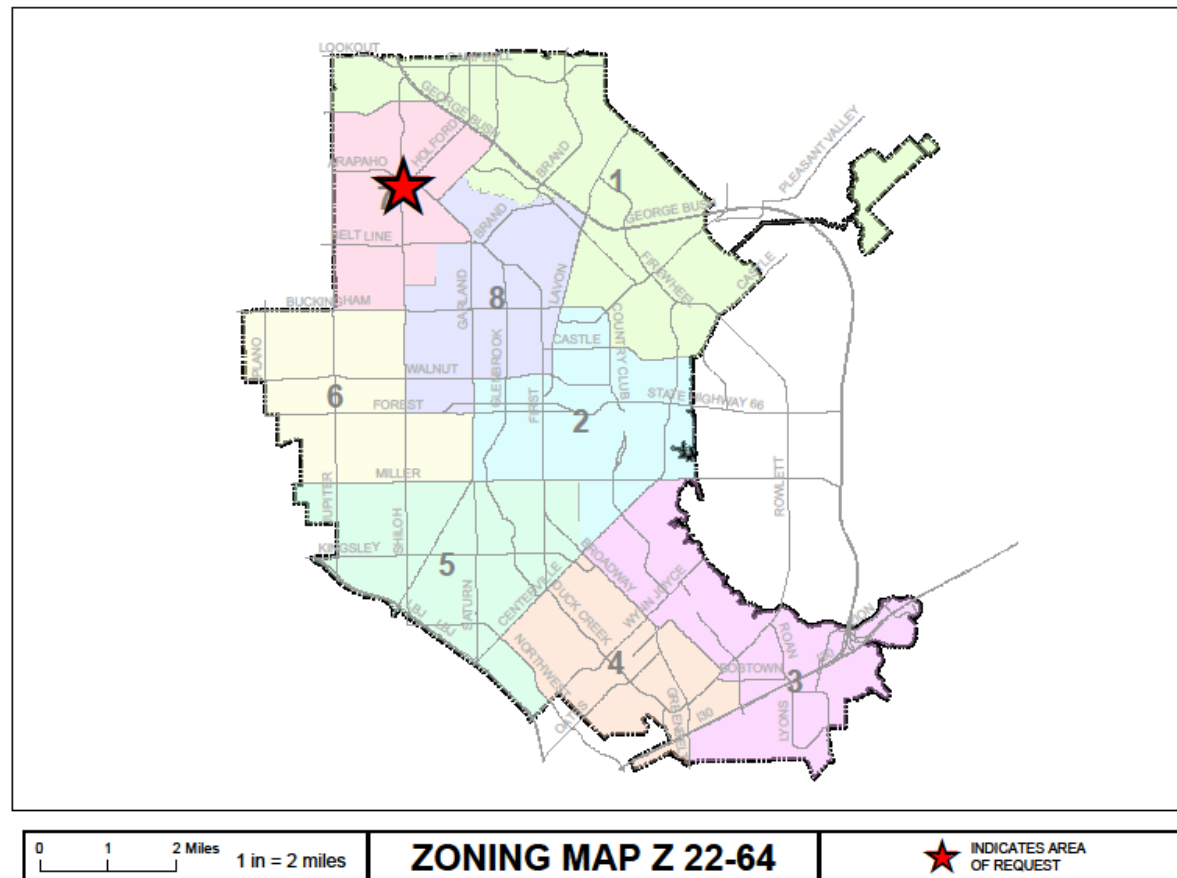
Acreage: 1.15 acres

Zoning: Planned Development (PD) District 20-35

Z 22-64

CITYWIDE LOCATION MAP

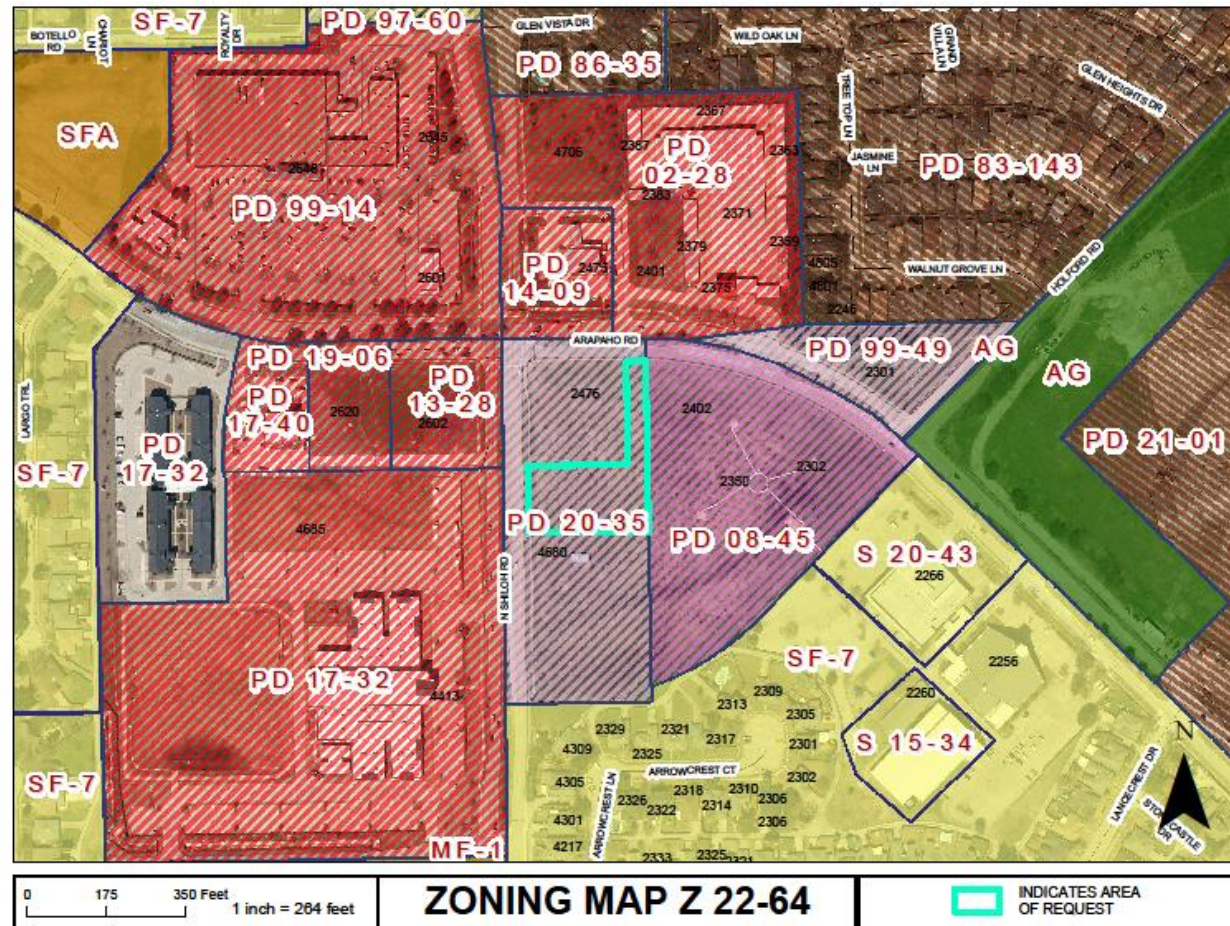
PLANNING &
DEVELOPMENT



Z 22-64

LOCATION MAP

PLANNING & DEVELOPMENT



ZONING MAP Z 22-64

4680 North Shiloh Road

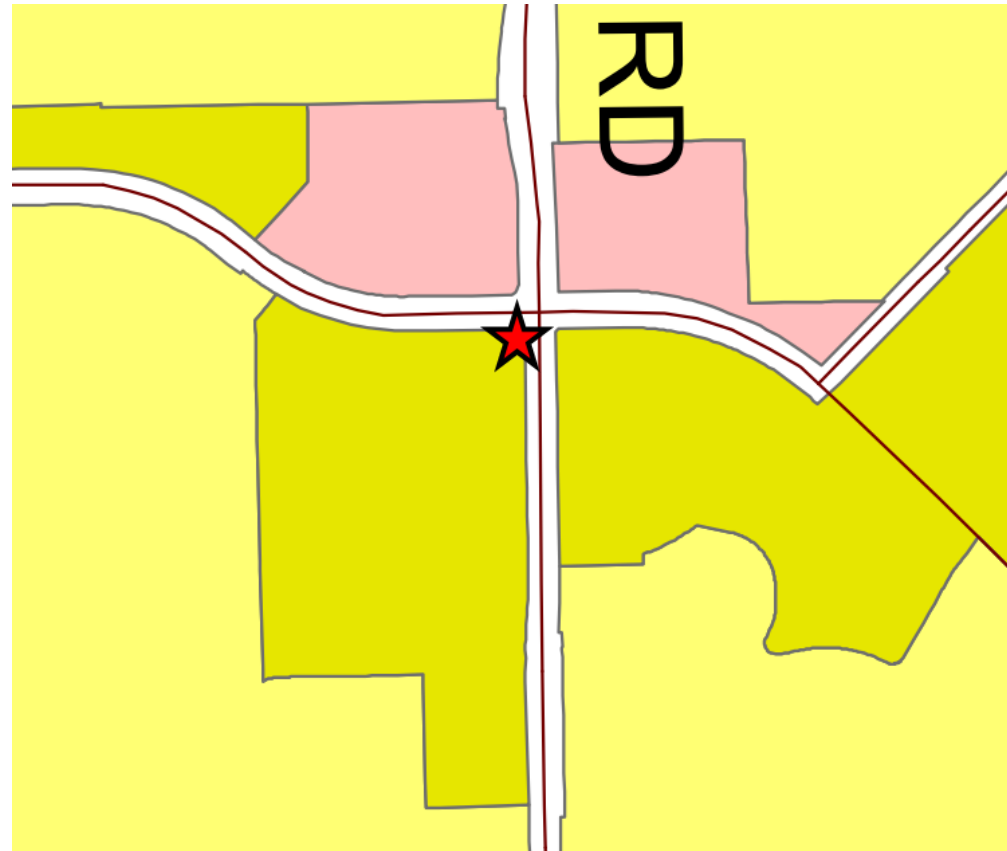
Z 22-64

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



Compact Neighborhoods



Z 22-64

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.

PHOTOS

PLANNING & DEVELOPMENT



View of subject site Looking South from the gas station currently sharing the same zoning



View of subject site from North Shiloh Road looking East



View of properties located across North Shiloh Road to the West from the subject site

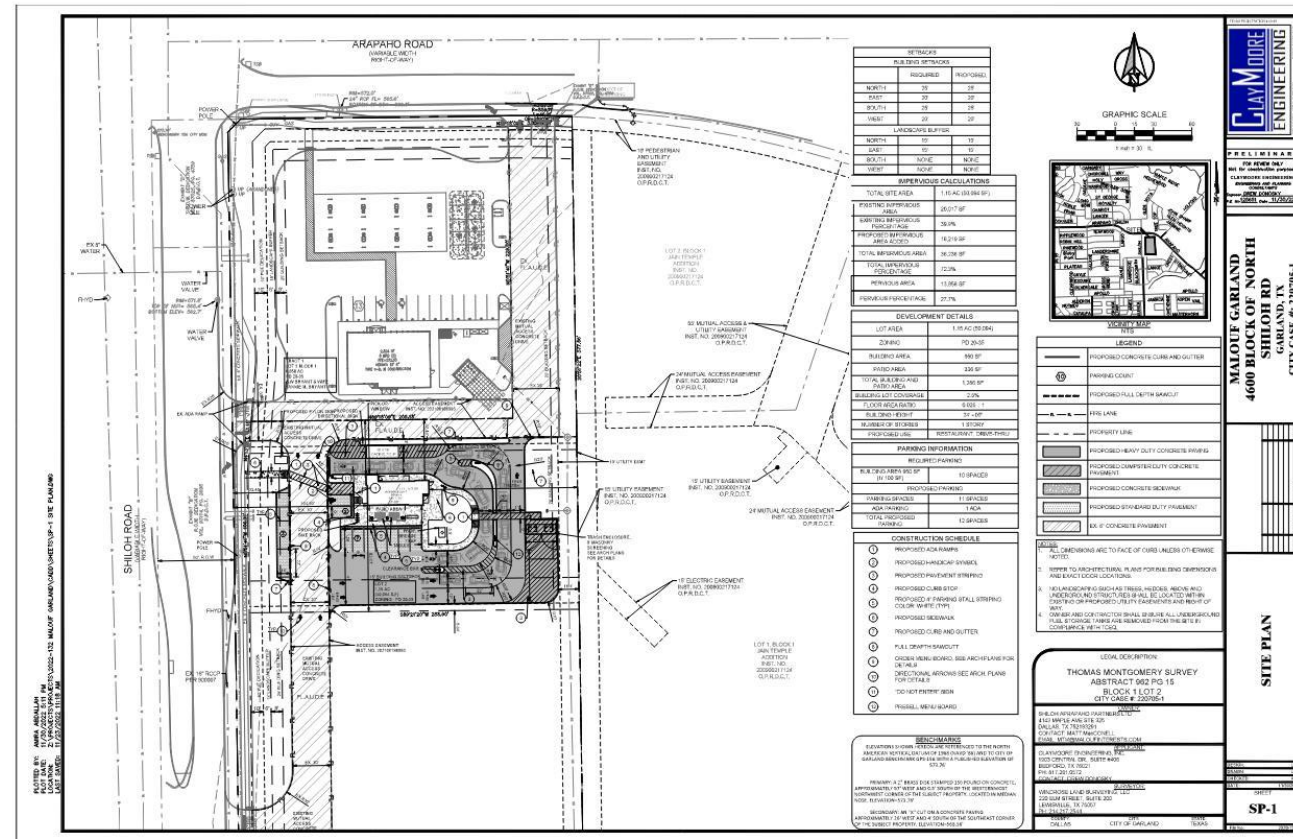


View of properties located to the North from subject site

Z 22-64

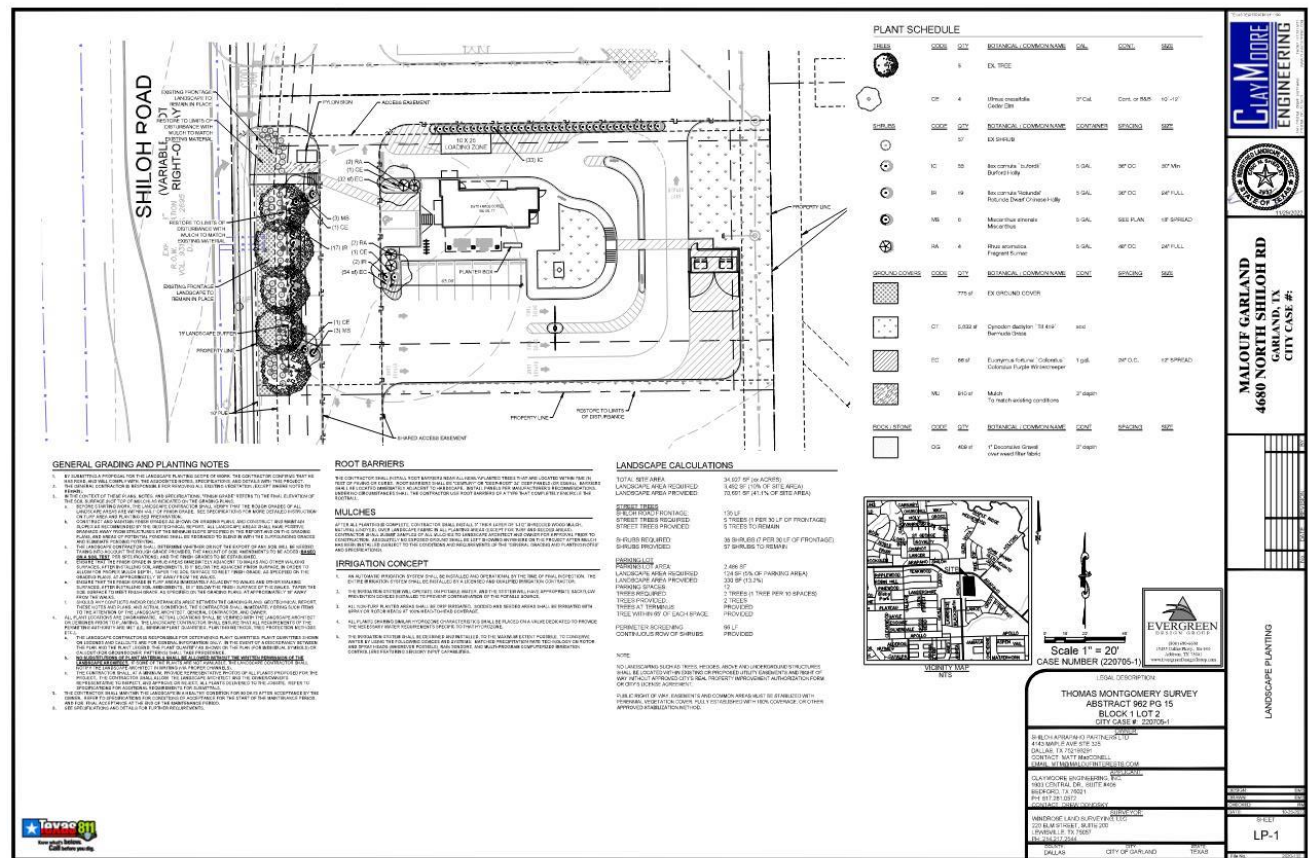
SITE PLAN

PLANNING & DEVELOPMENT



Z 22-64

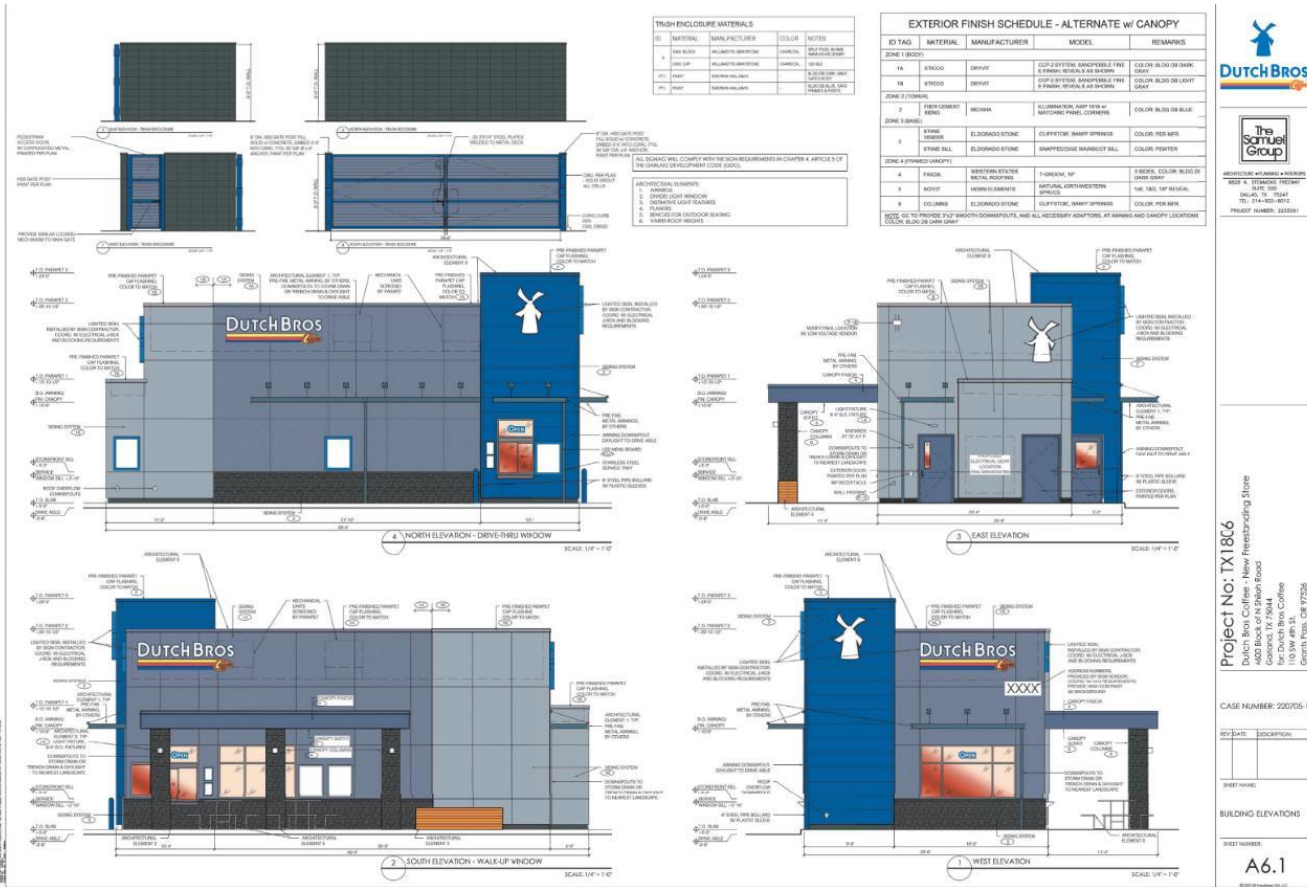
PLANNING & DEVELOPMENT



Z 22-64

BUILDING ELEVATIONS

PLANNING & DEVELOPMENT



Specific Use Provision

The applicant is requesting approval of a twenty-five (25) year Specific Use Provision, which aligns with the SUP time period guide.

STAFF RECOMMENDATION

PLANNING &
DEVELOPMENT



Approval of Specific Use Provision for a Restaurant, Drive-Through Use

Approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

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PLAN COMMISSION

PLANNING &
DEVELOPMENT



On December 12, 2022, the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through Use. The Plan Commission, by a vote of seven (7) to zero (0), also recommended approval of a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

Z 22-64



GARLAND

City Council Regular Session Agenda

Meeting Date: 01/10/2023

Item Title: Board and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Council Member Margaret Lucht

- Paola Sanchez - Community Multicultural Commission
-

Attachments

Paola Sanchez - CMC



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
 JAN 04 2023
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 12/28/2022

Name: Paola Sanchez

Phone:

(Home)

Address: 801 Waikiki DDr

Phone:

(Other)

City, State, Zip: Garland, Tx, 75043

Email:

Resident of Garland for 21 years

Resident of Texas for 21 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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

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

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

-I have been part of Garland Association for Hispanic Affairs since 2018.

-I was part of the Garland Youth Council for 4 years in which I served the roles of

If you have previously served on a City Board or Commission, please specify and list dates of service.
 Garland Youth Council 2015-2019

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

I have volunteered with organizations such as the Garland Youth Council, GAFHA, Life Message Food Bank, and at Baylor Scott and White in Rowlett.

What is your educational background?

I graduated from Lakeview Centennial and Eastfield College with my associates in 2019. I then went to the University of North Texas and graduated with a B.A in biology and minor in chemistry.

What is your occupational experience?

I was a medical scribe from January of 2022 until October of 2022. I am currently an Academic Acceleration tutor for GISD.

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

Paola Sanchez

Board or Commission of first, second and third choice:		
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Garland Cultural Arts Commission	<input type="checkbox"/> Parks and Recreation Board
<input type="checkbox"/> Citizens Environmental and Neighborhood Advisory Committee	<input type="checkbox"/> Garland Youth Council **	<input type="checkbox"/> Plan Commission *
<input type="checkbox"/> Civil Service Commission	<input type="checkbox"/> Library Board	<input type="checkbox"/> Senior Citizens Advisory Committee
<input checked="" type="checkbox"/> Community Multicultural Commission	<input type="checkbox"/> Property Standards Board	<input type="checkbox"/> Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

All Valorem Tax Status
 Utility Account Status
 CIO Suit/Claim Filed

Current ✓
 Current ✓
 Yes No

Past Due
 Past Due

Date Appointed
 Appointed By
 Date Notified
 Disclosure Form Filed

Clerk Signature & Date

Courtney Vanover
 1.4.23

Revised 05/2021