



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
February 7, 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 January 17, 2023, Regular Meeting.
2. Consider approval of the following bids:
 - a. Professional Engineering Services Bid No. 0356-23

Lam Consulting Engineering \$409,840.00

This request is to obtain professional engineering services to replace approximately 895 linear feet of existing water line and 5,720 linear feet of existing wastewater main in the following locations:
 1. Alley between Ancilla Drive and Bethany Drive from Glenville Drive to Eton Place.
 2. Alley between Bethany Drive and Concord Drive from Glenville Drive to Eton Place.
 3. Plano Road between Ancilla Drive alley to Lawler Road alley.
 - b. Transportation Operations and Maintenance Facility Roof Replacement Bid No. 0364.23

Supreme Roofing \$303,934.00
Optional Contingency 20,000.00
TOTAL: -----
\$323,934.00

This request is for the replacement of the roof on the recently renovated Transportation Operations and Maintenance Facility.
 - c. Traffic Signal Installation and Modernization Bid No. 0261-21

Mel's Electric, LP \$171,580.00

This request is to approve a Change Order for Traffic Signal Installation and Modernization Services. The Term Agreement contains 112 individual line items for materials and labor that can be used for various traffic signal construction and maintenance activities. Due to ongoing inflationary costs and market conditions, the vendor has requested an 11.36 percent increase upon renewal of the Term Agreement.

d. Replacement Fire Trucks **Bid No. 0395-23**

Siddons-Martin Emergency Group **\$5,004,137.00**

This request is for the purchase of three (3) replacement Pierce Custom Velocity Pumper Trucks and one (1) replacement Pierce Custom Velocity Aerial Ladder Truck to be utilized by the Garland Fire Department. These are scheduled and budgeted purchases for 2025, and the units being replaced will be retired and auctioned once the new units are delivered in 2025. Manufacturer lead times require that this equipment be ordered in 2023 to ensure delivery in 2025.

e. Bisby Transmission Trail - Construction Services **Bid No. 0151-23**
(ARPA-Funded)

Ratliff Hardscape, Ltd. **\$1,852,694.00**

This request is to procure general construction services for the Bisby Transmission Trail, a 1-mile, 10-foot-wide concrete trail along the North Texas Municipal Water District utility corridor between Jupiter Road and Apollo Road. The improvements also include two roadway crossings, one low-water crossing, and four dedicated amenity areas. This project is part of the 2019 Bond Program, included in the 2023 CIP, and utilizes American Rescue Plan Act (ARPA) funding.

f. GP&L Naaman to Apollo Transmission Line Construction Services **Bid No. 0029-23**

Utility Construction Services, LLC **\$2,705,560.00**
Optional Contingency **270,556.00**

TOTAL: **\$2,976,116.00**

This request is to provide construction services for the 138kV upgrade of the Naaman to Apollo Transmission Line. Services will include pole removal and the installation of new poles and conductor, foundation drilling and construction, grading and erosion services, traffic barricades, and other services associated with the upgrade. An owner's contingency is included for any additional work that may be required. This is part of the approved Naaman to Apollo Transmission Line Upgrade CIP project.

g. Fleet Parts Agreement **Bid No. 5150-15**

NAPA Auto Parts **\$3,696,000.00**

This request is for the renewal of the Integrated Supply Agreement between Genuine Parts Company (NAPA) and the City of Garland. This renewal includes a 7.8% increase due to an increase in the cost of fleet parts. This does not represent an increase to the net profit margin. The agreement will renew annually as long as mutually agreed upon and funding is approved in the Fleet Services budget.

h. Street Department Facility - Construction Services **Bid No. 0144-23**

Hill & Wilkinson General Contractors **\$4,832,381.00**

This request is to procure general construction services for the reconstruction of the Street Department Facility and parking lot. The new 10,000 square-foot building will be located at 600 Tower Street. This project is part of the 2019 Bond Program, included in the 2023 CIP, and will use inflation reserves designated for Municipal Facilities.

i. Rowlett Creek Siphon Replacement at S.H. 78

Bid No. 0986-22

Flow-Line Construction, Inc.	\$3,899,954.00
Owner's Contingency	400,046.00

	\$4,300,000.00

This request is for the construction of the Rowlett Creek Siphon Replacement at S.H. 78. The Scope of Work includes: abandoning four (4) wastewater siphon creek crossings, stabilizing creek banks with four (4) gabion walls, constructing two (2) reinforced concrete aerial wastewater creek crossings with drilled concrete piers, approximately 950 linear feet of 18-inch and 48-inch wastewater mains, polymer manholes, related wastewater structures, and all incidentals. An owner's contingency is included for any additional work that may be required.

j. GP&L Olinger Unit 3B Boiler Circulating Water Pump Repair Services

Bid No. 0047-23

Anytime Pump Service Company, DBA CIE	\$573,942.19
Optional Contingency	28,700.00

TOTAL:	\$602,642.19

This request is to provide maintenance and repair services for Olinger Unit 3B Boiler circulating water pump. An owner's contingency is included for any additional work that may be required.

k. Implementation Services for Workday Human Capital Management System

Bid No. 1288-21

Accenture, LLP	\$1,515,782.00
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This request is to approve Change Order #2 to provide additional implementation services for the Workday Human Capital Management System.

3. Amendment to Chapter 32 of the Code of Ordinances - Fair Housing

Council is requested to approve the amendments to Chapter 32, Fair Housing, of the Code of Ordinances.

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.

4. A public hearing will be held on the 2023 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed CIP Program.

5. Council will consider the adoption of 2023 Capital Improvement Program

On January 9, 2023, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2023. The 2023 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 10, 2023.

6. Consider an ordinance ordering a General Election for the City of Garland, Texas to be held on the 6th day of May 2023, for the purpose of electing the Mayor and one Council Member to Districts 3, 6, 7, and 8, providing a date for a run-off election; providing for a process to determine position of names on ballots; providing for locations of polling places; providing for early voting dates, providing for authorization for the City Manager and City Secretary to enter into Election Agreements with Dallas and Collin County Elections Departments; providing for notice, publication and posting of this order; and providing an effective date.

Council is requested to approve an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 6th day of May 2023.

7. Hold public hearings on:

a. Consideration to allow a previously denied zoning case to be resubmitted through the Public Hearing process prior to the 12-month waiting period per the Garland Development Code. The previously denied case was File No. Z 22-54 (Luis Fernando Gutierrez) in District 5.

Zoning Case Z 22-54 was denied by City Council on November 15, 2022. The applicant has requested Consideration of a Different Proposed Land Use and Plan, in accordance with GDC Section 2.05(K)(2). If approved, the applicant may file a new zoning application with the Planning Department and begin the public hearing process sooner than the 12-month waiting period per the GDC. The zoning case will be required to go through the Plan Commission and City Council for formal consideration. The subject property is located at 820 West Miller Road.

b. Consider a Specific Use Provision request by C&C Consulting and Licensing for a Personal Services Use (licensed massage therapy). The site is located at 333 North Shiloh Road, Suite 101B in District 6.

Consideration of the application of C&C Consulting and Licensing, requesting approval of a Specific Use Provision for Personal Services Use (licensed massage therapy). This property is located at 333 North Shiloh Road, Suite 101B. (File Z 22-68, District 6)

c. Consider a Site Plan request by C&C Consulting and Licensing for a Personal Services Use (licensed massage therapy). The site is located at 333 North Shiloh Road, Suite 101B in District 6.

Consideration of the application of C&C Consulting and Licensing, requesting approval of a Plan for Personal Services Use (licensed massage therapy). This property is located at 333 North Shiloh Road, Suite 101B. (File Z 22-68, District 6)

d. Consider a Zoning request by Claudia Rodriguez for a Guest House. The site is located at 2112 Brookhollow Drive in District 5.

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) a Specific Use Provision for a Guest House. This property is located at 2112 Brookhollow Drive. (File Z 22-17, District 5)

e. Consider a Detail Plan request by Claudia Rodriguez for a Guest House. The site is located at 2112 Brookhollow Drive in District 5.

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)

8. 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 B.J. Williams

- Georgie Cornelius - Plan Commission

9. 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.

10. 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 ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 02/07/2023

Item Title: Minutes January 17, 2023

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the January 17, 2023, Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes Jan. 17



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 17, 2023, 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 (Virtual) Ed Moore
Deputy Mayor Pro Tem B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

Staff Present: City Manager Judson Rex
Deputy City Manager Mitch Bates
Assistant City Manager Phillip Urritia
City Attorney Brian England
City Secretary Eloyce R. 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.

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 Mayor Pro Tem Morris to approve the Consent Agenda, except Item 10, pulled for Individual Consideration, seconded by Council Member Williams. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the January 10, 2023 Regular Meeting.

2. Consider approval of the following bids:

- a. **APPROVED** Dump Trucks

Bid No. 0338-23

Freightliner of Austin

\$281,386.00

This request is for the purchase of two replacement dump trucks to be utilized by the Water Department.

b. APPROVED

**Pickup Trucks for Various
Departments**

Bid No. 0344-23

Caldwell Country Ford

\$491,575.00

This request is for the purchase of five replacement pickup trucks to be utilized by various departments.

c. APPROVED

Generators

Bid No. 0345-23

Generac Power Systems, Inc.

\$313,333.00

This request is for the purchase of two new generators to be utilized at City recreation centers in the event that the recreation center(s) are activated as temporary shelters.

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 22-63, Quiddity Engineering, LLC (District 1)

Ordinance No. 7393 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 21-34 for Community Retail Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for a Restaurant, Drive-Through on a 0.784-acre tract of land located at 5200 North Garland Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED

Zoning File No. Z 22-64, Matt Moore (District 7)

Ordinance No. 7394 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Specific Use Provision for a Restaurant, Drive-Through Use and 2) a Detail Plan for a Restaurant, Drive-Through Use on a 1.152-acre tract of land located at 4680 North Shiloh Road zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses; 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 Cause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **APPROVED** **Ordinance No. 7395 amending Chapters 10 and 50 of the Code of Ordinances of the City of Garland to (1) amend in part the Master Fee and Rate Schedule of Section 10.85(c) to include a deposit for the issuance of high velocity water meters for construction purposes and (2) remove the deposit amount enumerated in Section 50.34(c) of the Code of Ordinances and replace it with a reference and hyperlink to the Master Fee and Rate Schedule of Chapter 10; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

At the December 5, 2022, Work Session, Council considered increasing the deposit amount from \$1,000 to \$2,000 for a high velocity water meter to cover the cost of replacing any damaged meters.

5. **APPROVED** **Ordinance No. 7396 amending various sections of Article V, "Cross-Connection Control, Of Chapter 51, "General Utility Provisions," 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 5, 2022, Work Session, Council considered an ordinance amendment that would allow exceptions to the persons allowed to perform maintenance, repair or testing on fire protection systems as defined in Chapter 6003 of the Texas Insurance Code.

6. **APPROVED** **Ordinance No. 7397 amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty clause, a savings clause, and a severability clause; and providing an effective date.**

At the January 9, 2023, Work Session, Council considered an ordinance amendment to restrict parking at all times on Greenbelt Parkway between Duck Creek Drive and IH 30.

7. **APPROVED** **Ordinance No. 7397 amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty clause, a savings clause, and a severability clause; and providing an effective date.**

At the January 9, 2023, Work Session, Council considered an ordinance amendment that would restrict parking at all times on both sides of Purdue Drive in between Walnut Street and Princeton Drive.

8. **APPROVED** **Minute action approving the proposed Neighborhood Vitality Matching Grant Fall 2022 Applications.**

At the January 9, 2023, Work Session, Council considered the approval of the Neighborhood Vitality Matching Grant Fall 2022 Applications.

9. **APPROVED** **Resolution No. 10574 providing for the redemption of the outstanding City of Garland, Texas, Tax Notes, Series 2022; and resolving other matters incident and related to the redemption of such obligations.**

Council approved a resolution to call \$36,980,000 of the Tax Notes, Series 2022.

10. **APPROVED** **Approve by minute action the attached Interlocal Agreement, and authorize the City Manager to execute the Interlocal Agreement with DART. (formerly Item 11)**

On November 15, 2022, the DART Board approved an Interlocal Agreement (ILA) with DART Service Area Cities for public transportation improvements, which includes information about the City of Garland's obligations, project eligibility, and terms for accepting the money. DART has requested that this ILA be executed by January 31, 2023.

ITEMS FOR INDIVIDUAL CONSIDERATION

11. **CEREMONIALS:** **Appointment of City Manager (formerly Item 10, pulled from the Consent Agenda for Individual Consideration)**

The motion was made by Mayor Pro Tem Morris to appoint Judson J. Rex as City Manager, seconded by Council Member Lucht.

Vote: 9 ayes, 0 nays, adopting **Resolution No. 10575**

Mayor LeMay read the resolution and administered the oath of office to Judson J. Rex to accept the duties of the office of City Manager. Mr. Rex's Wife, Jennifer and daughters, Lauren, Chloe and Olivia were present for the appointment; he introduced them, thanking the Mayor and Council for the appointment.

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.

APPOINTMENTS: Mayor Pro Tem Deborah Morris

- Tamara Aquino - Parks and Recreation Board

Mayor Pro Tem Morris presented her nominee and a vote was cast with the following result:

Vote: 9 ayes, 0 nays

12. **Citizen comments:** Mark King, Chairman & CEO, Micropac Industries

13.

Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:21 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 02/07/2023

Item Title: Water & Wastewater Mains Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0356-23

Purchase Justification:

This request is to obtain professional engineering services to replace approximately 895 linear feet of existing water line and 5,720 linear feet of existing wastewater main in the following locations:

1. Alley between Ancilla Drive and Bethany Drive from Glenville Drive to Eton Place.
2. Alley between Bethany Drive and Concord Drive from Glenville Drive to Eton Place.
3. Plano Road between Ancilla Drive alley to Lawler Road alley.

Evaluation:

Lam Consulting Engineering was selected as the Most Qualified firm for this project from RFQ 0960-19 based on previous experience on Ridgewood, Vista, Celeste Alley, and Forestbrook Wastewater Mains Replacement, a project with similar scope and magnitude.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Lam Consulting Engineering	All	\$409,840.00
TOTAL:		\$409,840.00

Basis for Award: Most Qualified

Purchase Requisition #: 48645

Fiscal Impact

Total Project/Account: \$10,520,984
Expended/Encumbered to Date: 8,152,394
Balance: \$2,368,590
This Item: 409,840

Proposed Balance: \$1,958,750
Account #: 235-4149-3212400-7101
Fund/Dept/Project – Description and Comments:
Wastewater CIP / Infiltration Correction - Various Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Page 245

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/20/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. b.

Meeting Date: 02/07/2023

Item Title: Transportation Operations and Maintenance Facility Roof Replacement

Submitted By: Ginny Holliday, Facilities
Management Director

Bid Number: 0364-23

Purchase Justification:

This request is for the replacement of the roof on the recently renovated Transportation Operations and Maintenance Facility. The roof has reached its end of life but wasn't included in the renovation Scope of Work due to funding constraints that have since been resolved. Staff recommends replacing the roof as soon as possible to protect the new interior from potential damage due to roof leaks. An Optional Contingency is included for any additional work that may be required.

Evaluation:

The roof replacement is being provided by Supreme Roofing through the TIPS Cooperative Purchasing Contract 210603.

Award Recommendation:

	<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Supreme Roofing		All	\$303,934.00
Optional Contingency			20,000.00

TOTAL:			\$323,934.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48642

Fiscal Impact

Total Project/Account: \$2,895,000 *
Expended/Encumbered to Date: 2,333,373
Balance: \$561,627
This Item: 323,934

Proposed Balance: \$237,693
Account #: 657-1429-1610619-9002

Fund/Dept/Project – Description and Comments:

Municipal Facilities and Miscellaneous Tax Supported CIP /
Transportation Operations and Maintenance Facility Renovation

*This project will continue into 2023; additional 2019 General Obligation Bond funds
have been requested in the 2023 Proposed Capital Improvement Program for this project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Proposed, Page 190

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/20/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 02/07/2023

Item Title: Traffic Signal Installation and Modernization

Submitted By: Paul Luedtke, Transportation
Director

Bid Number: 0261-21

Purchase Justification:

This request is to approve a Change Order for Traffic Signal Installation and Modernization Services. The Term Agreement contains 112 individual line items for materials and labor that can be used for various traffic signal construction and maintenance activities. Due to ongoing inflationary costs and market conditions, the vendor has requested an 11.36 percent increase upon renewal of the Term Agreement.

Evaluation:

Mel's Electric, LP, was awarded the initial Term Agreement with four (4) optional renewals in the amount of \$1.22 million at the Jan. 12, 2021, City Council meeting.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Mel's Electric, LP	All	\$171,580.00
TOTAL:		\$171,580.00

Basis for Award: Change Order

Purchase Requisition #: 48687

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$171,580
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 Transportation's New Traffic Signal Installations, Traffic Signal Equipment Modernization, and Traffic Control System CIP program accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Proposed, Pages 114, 115, and 117

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/20/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. d.

Meeting Date: 02/07/2023

Item Title: Replacement Fire Trucks

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0395-23

Purchase Justification:

This request is for the purchase of three (3) replacement Pierce Custom Velocity Pumper Trucks and one (1) replacement Pierce Custom Velocity Aerial Ladder Truck to be utilized by the Garland Fire Department. These are scheduled and budgeted purchases for 2025, and the units being replaced will be retired and auctioned once the new units are delivered in 2025. Manufacturer lead times require that this equipment be ordered in 2023 to ensure delivery in 2025.

The trucks being replaced are as follows:

130-0459 -- 2014 Spartan Metro Star Pumper, 7,160 Hours
130-0460 -- 2014 Spartan Metro Star Pumper, 4,676 Hours
130-0461 -- 2014 Spartan Metro Star Pumper, 5,640 Hours
130-0458 -- 2014 Pierce Arrow XT 75, 9,066 Hours

Evaluation:

The trucks are available from Siddons-Martin Emergency Group through the HGAC Cooperative Purchasing Contract FS12-19.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Siddons-Martin Emergency Group	All	\$5,004,137.00

TOTAL:	\$5,004,137.00
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Basis for Award: Cooperative Purchase

Purchase Requisition #: 48677

Fiscal Impact

Total Project/Account: \$6,608,000 *
Expended/Encumbered to Date: 0
Balance: \$6,608,000
This Item: 5,004,137
Proposed Balance: \$1,603,863
Account #: 691-1399-1205825-9009
Fund/Dept/Project – Description and Comments:
Public Safety CIP / Replace Fire Apparatus

* Certificates of Obligation will be requested in the 2025 Capital Improvement Program for this equipment in the amount of \$6,608,000. Manufacturer lead times require that this equipment be ordered in 2023 to ensure delivery in 2025. Should the equipment get delivered before 2025, a CIP Reimbursement Certificate will be issued at the time of delivery. The Reimbursement Certificate will allow the City's cash reserves to be replenished at the next issuance of Certificates of Obligation should the equipment be delivered before 2025.

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Prop. CIP, Page 157

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 01/27/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 01/26/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. e.

Meeting Date: 02/07/2023

Item Title: Bisby Transmission Trail - Construction Services (ARPA-Funded)

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0151-23

Purchase Justification:

This request is to procure general construction services for Bisby Transmission Trail, a 1-mile, 10-foot-wide concrete trail along the North Texas Municipal Water District utility corridor between Jupiter Road and Apollo Road. The improvements also include two roadway crossings, one low-water crossing, and four dedicated amenity areas. This project is part of the 2019 Bond Program, included in the 2023 CIP, and utilizes American Rescue Plan Act (ARPA) funding.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Eight (8) bids were received and evaluated with Ratliff Hardscape, Ltd., submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Ratliff Hardscape, Ltd.	All	\$1,852,694.00

TOTAL:	\$1,852,694.00
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Basis for Award: Straight Low Bid

Purchase Requisition #: 48709

Fiscal Impact

Total Project/Account: \$3,279,569

Expended/Encumbered to Date: 384,540

Balance: \$2,895,029

This Item: 1,852,694

Proposed Balance: \$1,042,335
Account #: 661-2499-1856200-9002

Fund/Dept/Project – Description and Comments:

Parks CIP / Trail Development Program / Bisby Transmission Trail

The Bisby Transmission Trail Project is funded by \$2,875,539 of ARPA funding, \$148,030 of 2019 Bond Program Trail Development funding, and \$256,000 of Certificates of Obligation in 2023 and 2024.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Proposed, Page 85

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/26/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. f.

Meeting Date: 02/07/2023

Item Title: GP&L Naaman to Apollo Transmission Line Construction Services

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0029-23

Purchase Justification:

This request is to provide construction services for the 138kV upgrade of the Naaman to Apollo Transmission Line. Services will include pole removal and the installation of new poles and conductor, foundation drilling and construction, grading and erosion services, traffic barricades, and other services associated with the upgrade. An owner's contingency is included for any additional work that may be required. This is part of the approved Naaman to Apollo Transmission Line Upgrade CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received. Higher Power Electrical, LLC, was considered nonresponsive due to taking multiple exceptions to specifications. IEA Corp. was considered nonresponsive due to submitting an incorrect contractor questionnaire. Seven (7) bids were evaluated based on the published criteria. Utility Construction Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Utility Construction Services, LLC	All	\$2,705,560.00
Optional Contingency		270,556.00
TOTAL:		\$2,976,116.00

Basis for Award: Best Value

Purchase Requisition #: 47658

Fiscal Impact

Total Project/Account: \$7,349,099

Expended/Encumbered to Date: 2,453,911
Balance: \$4,895,188
This Item: 2,976,116
Proposed Balance: \$1,919,072
Account #: 215-3599-3143901-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Proposed - Page 270

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 01/27/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 01/26/2023

[illegible]

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. g.

Meeting Date: 02/07/2023

Item Title: Fleet Parts Agreement

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 5150-15

Purchase Justification:

This request is for the renewal of the Integrated Supply Agreement between Genuine Parts Company (NAPA) and the City of Garland. This renewal includes a 7.8% increase due to an increase in the cost of fleet parts. This does not represent an increase to the net profit margin. The agreement will renew annually as long as mutually agreed upon and funding is approved in the Fleet Services budget.

Evaluation:

City Council approved Resolution No. 9068 authorizing the City Manager to execute an agreement with NAPA for the privatization of the Fleet Parts Division on Jan. 20, 2004. The agreement was executed Feb. 13, 2004, and amended Jan. 1, 2013. NAPA will continue to fulfill the Integrated Supply Agreement through the Sourcewell Cooperative Purchasing Contract 110520-GPC.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
NAPA Auto Parts	All	\$3,696,000.00

TOTAL:		\$3,696,000.00

Basis for Award: Change Order

Purchase Requisition #: 48667

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$3,696,000

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

The parts are Fleet inventory items that will be issued to operating accounts as they are removed from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 316

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/27/2023

OPENED: N/A
REQ. NO. PR 48667
BID NO. 5150-15
PAGE: 1 of 1
BUYER: Casee Sanders

NAPA Auto Parts

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. h.

Meeting Date: 02/07/2023

Item Title: Street Department Facility - Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0144-23

Purchase Justification:

This request is to procure general construction services for the reconstruction of the Street Department Facility and a parking lot. The new 10,000 square-foot building will be located at 600 Tower Street. This project is part of the 2019 Bond Program, included in the 2023 CIP, and will use inflation reserves designated for Municipal Facilities.

Evaluation:

A Request for Competitive Sealed Proposals was issued in accordance with Purchasing procedures. Five (5) proposals were received and evaluated based on published criteria. Hill & Wilkinson General Contractors received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Hill & Wilkinson General Contractors	All	\$4,832,381.00

TOTAL: **\$4,832,381.00**

Basis for Award: Best Value

Purchase Requisition #: 48711

Fiscal Impact

Total Project/Account:	\$4,762,000
Expended/Encumbered to Date:	737,599
Balance:	4,024,401
This Item:	4,832,381

Proposed Balance: (\$807,980)*

Account #: 692-1429-1610519-9002

Fund/Dept/Project – Description and Comments:

Municipal Facilities CIP and Miscellaneous Tax Supported / Street Department Facility

* This project will continue into 2024; additional Certificates of Obligation will be requested in the 2024 Capital Improvement Program for this project, as reflected on the 2023 project sheet. Additionally, in the 2024 CIP, the Project Management Office will be requesting all, or at minimum \$220,000, of the \$764,000 Municipal Facilities Inflation Reserve reflected in 2024 in the 2023 Proposed CIP, Page 179, which will require funding by 2024 Certificates of Obligation.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Proposed, Page 189

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/26/2023

CITY OF GARLAND - BID RECAP SHEET OPENED: 12/14/2022 REQ. NO PR 48711 BID NO. 0144-23 PAGE: 1 of BUYER: J. Wilson				Hill & Wilkinson General Contractor		HASEN Construction		AUI Partners, LLC		Big Sky Construction Company		Mart, Inc.	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Bid Price for Evaluation		\$4,287,071.00		\$3,863,000.00		\$4,196,433.00		\$4,627,000.00		\$4,466,000.00
			Evaluation Criteria:										
			General Information	Maximum = 0	0.00		0.00		0.00		0.00		0.00
			Offeror's Experience & Reputation	Maximum = 10	10.00		8.00		9.00		9.00		7.67
			Proposed Personnel	Maximum = 20	19.00		13.83		16.33		15.50		14.33
			Project Approach	Maximum = 15	14.00		8.33		12.17		11.67		8.00
			Quality of Offeror's Goods or Services	Maximum = 10	8.00		7.33		8.50		8.00		6.33
			Client References	Maximum = 5	3.33		4.67		1.67		5.00		3.07
			Safety Record	Maximum = 5	5.00		0.00		3.00		3.00		4.00
			Respondent's Base Bid Amount	Maximum = 35	24.02		35.00		26.37		15.22		19.39
			Total:	Maximum = 100	83.35		77.16		77.04		67.39		62.79
			TOTAL GROSS PRICE		\$4,287,071.00		\$3,863,000.00		\$4,196,433.00		\$4,627,000.00		\$4,466,000.00
			CASH DISCOUNT										
			TOTAL NET PRICE		\$4,287,071.00		\$3,863,000.00		\$4,196,433.00		\$4,627,000.00		\$4,466,000.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										
NEXT LOW: NA				814 # IonWave Notifications				All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.					
LOW: NA				140 # IonWave HUBS									
SAVINGS: NA				7 # Direct Contact HUBS									
				0 # HUBS Responded									



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. i.

Meeting Date: 02/07/2023

Item Title: Rowlett Creek Siphon Replacement at S.H. 78

Submitted By: Michael Polocek, Engineering
Director

Bid Number: 0986-22

Purchase Justification:

This request is for the construction of the Rowlett Creek Siphon Replacement at S.H. 78. The Scope of Work includes: abandoning four (4) wastewater siphon creek crossings, stabilizing creek banks with four (4) gabion walls, constructing two (2) reinforced concrete aerial wastewater creek crossings with drilled concrete piers, approximately 950 linear feet of 18-inch and 48-inch wastewater mains, polymer manholes, related wastewater structures, and all incidentals. An owner's contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated with Flow-Line Construction, Inc., submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Flow-Line Construction, Inc.	All	\$3,899,954.00
Owner's Contingency		400,046.00
TOTAL:		\$4,300,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 48414

Fiscal Impact

Total Project/Account: \$5,820,754
Expended/Encumbered to Date: 1,479,088
Balance: \$4,341,666
This Item: 4,300,000

Proposed Balance: \$41,666
Account #: 230-4149-3216100-9305 and 236-4149-3216100-9305
Fund/Dept/Project – Description and Comments:
Wastewater CIP / Rowl-I - S.H. 78 at Rowlett Creek

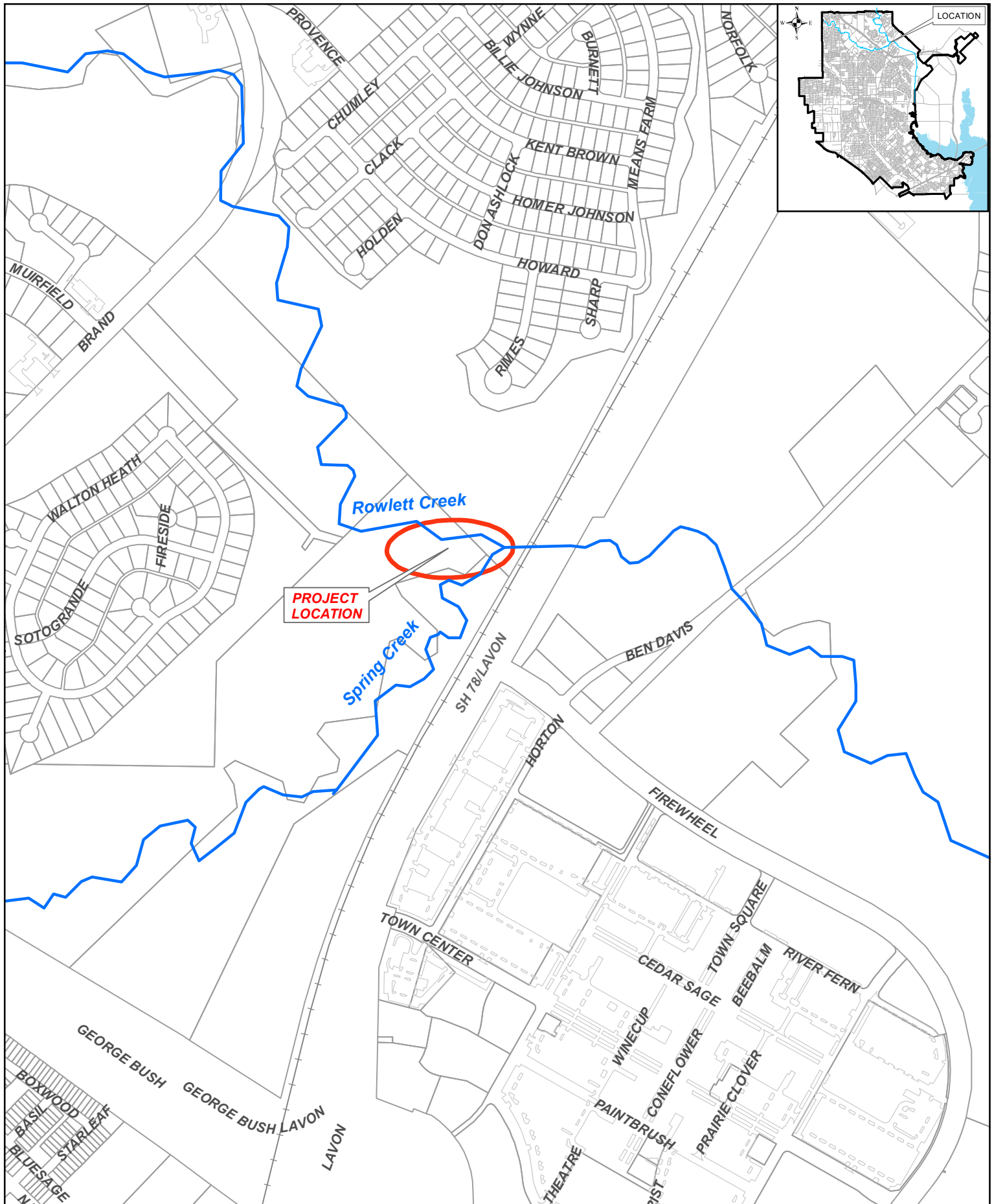
Attachments

Bid Recap
Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Proposed, Page 252

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 01/27/2023
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 01/27/2023

[illegible]





GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. j.

Meeting Date: 02/07/2023

Item Title: GP&L Olinger Unit 3B Boiler Circulating Water Pump Repair Services

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

Bid Number: 0047-23

Purchase Justification:

This request is to provide maintenance and repair services for Olinger Unit 3B Boiler circulating water pump. An owner's contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on published criteria. Anytime Pump Service Company, DBA CIE, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Anytime Pump Service Company, DBA CIE	All	\$573,942.19
Optional Contingency		28,700.00
TOTAL:		\$602,642.19

Basis for Award: Best Value

Purchase Requisition #: 48180

Fiscal Impact

Total Project/Account:	\$4,384,734
Expended/Encumbered to Date:	2,274,519
Balance:	\$2,110,215
This Item:	602,642
Proposed Balance:	\$1,507,573
Account #:	211-3433-7111

Fund/Dept/Project – Description and Comments:

Electric Utility Fund / Production

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 241

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/27/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/26/2023



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. k.

Meeting Date: 02/07/2023

Item Title: Implementation Services for Workday Human Capital Management System

Submitted By: Steven Niekamp, Chief
Information Officer

Bid Number: 1288-21

Purchase Justification:

This request is to approve Change Order #2 to provide additional implementation services for the Workday Human Capital Management System.

Evaluation:

Accenture, LLP, was awarded the original PO 32292 in the amount of \$3,321,982 at the Sept. 21, 2021, City Council Meeting. Change Order #1 in the amount of \$79,558 was approved at the July 19, 2022, City Council Meeting.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Accenture, LLP	ALL	\$1,515,782.00

TOTAL:	\$1,515,782.00
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Basis for Award: Change Order

Purchase Requisition #: 48707

Fiscal Impact

Total Project/Account:	\$5,750,000 *
Expended/Encumbered to Date:	3,913,809
Balance:	\$1,836,191
This Item:	1,515,782
Proposed Balance:	\$320,409
Account #:	415-4599-2345921-9029
Fund/Dept/Project – Description and Comments:	

IT Project Fund / Workday Human Capital Management System Project

* Additional funding for change order no. 2 will be appropriated through the upcoming FY 2022-23 Budget Amendment No. 1.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 325

Budget Director Approval: Allyson Bell Steadman

Approval Date: 01/30/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 01/27/2023

[illegible]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.

Meeting Date: 02/07/2023

Item Title: Amendment to Chapter 32 of the Code of Ordinances - Fair Housing

Submitted By: Brian England, City Attorney

Summary of Request/Problem

Council previously approved by consensus the amendments to the attached Ordinance in Work Session. The amendments included language to include sexual orientation, gender identity, or other non-merit-based factors that disproportionately impact access to housing within the City of Garland.

Recommendation/Action Requested and Justification

Approve the amendments to Chapter 32, Fair Housing, of the Code of Ordinances.

Attachments

2023 Fair Housing Amendment

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF ARTICLE III, "FAIR HOUSING", OF CHAPTER 32, "PROPERTY SANITATION AND HOUSING SERVICES," 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.

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

Section 1

That Section 32.86, "Declaration of policy" of Article III, "FAIR HOUSING," of Chapter 32, "PROPERTY SANITATION AND HOUSING SERVICES," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 32.86 Declaration of policy

It is the policy of the City, through fair, orderly, and lawful procedures, to promote the opportunity for each person to obtain housing without regard to race, color, sex, religion, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing. This policy is grounded upon a recognition of the right of every person to have access to adequate housing of the person's own choice, and the denial of this right because of race, color, sex, religion, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing is detrimental to the health, safety, and welfare of the inhabitants of the City and constitutes an unjust deprivation of rights, which is within the power and proper responsibility of government to prevent."

Section 2

That Section 32.88, "Discriminatory housing practices" of Article III, "FAIR HOUSING," of Chapter 32, "PROPERTY SANITATION AND HOUSING SERVICES," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 32.88 Discriminatory housing practices

(A) A person commits an offense if he, because of race, color, sex, religion, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing:

(1) Refuses to negotiate with a person for the sale or rental of a housing accommodation or otherwise denies or makes unavailable a housing accommodation to a person;

(2) Refuses to sell or rent, or otherwise makes unavailable, a housing accommodation to another person after the other person makes an offer to buy or rent the accommodation; or

(3) Discriminates against a person in the terms, conditions, or privileges of, or in providing a service or facility in connection with, the sale or rental of a housing accommodation.

(B) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing:

(1) Represents to a person that a housing accommodation is not available for inspection, sale, or rental if the accommodation is available;

(2) Discriminates against a prospective buyer or renter in connection with the showing of a housing accommodation; or

(3) With respect to a multiple listing service, real estate brokers' organization, or other business relating to selling or renting housing accommodations:

(a) Denies a person access to or membership in the business; or

(b) Discriminates against a person in the terms or conditions of access to or membership in the business.

(C) A person commits an offense if he:

(1) For profit, induces or attempts to induce another person to sell or rent a housing accommodation by a representation that a person of a particular race, color, sex, religion, handicap, familial status, age national origin, sexual orientation, gender identity or other non-merit based factors which may disproportionately impact access to housing is in proximity to, is present in, or may enter into the neighborhood in which the housing accommodation is located;

(2) Makes an oral or written statement indicating a policy of the respondent or a person represented by the respondent to discriminate on the basis of race, color, sex, religion, handicap, familial status, age national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing in the selling or renting of a housing accommodation; or

(3) Prints or publicizes or causes to be printed or publicized an advertisement that expresses a preference or policy of discrimination based on race, color, sex, religion, handicap, familial status, age national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing in the selling or renting of a housing accommodation.

(D) A person who engages in a residential real estate-related transaction commits an offense if he, because of race, color, sex, religion, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing discriminates against a person:

(1) In making a residential real estate-related transaction available; or

(2) In the terms or conditions of a residential real estate-related transaction.

(E) A person commits an offense if he:

(1) Discriminates in the sale or rental of a housing accommodation of any buyer or renter because of a handicap of:

(a) That buyer or renter;

(b) A person residing in or intending to reside in the housing accommodation after it is sold, rented or made available; or

(c) Any person associated with that buyer or renter; or

(2) Discriminates against any person in the terms, conditions, or privileges of sale or rental of a housing accommodation, or in the provision of services or facilities in connection with the housing accommodation, because of a handicap of:

(a) That person;

(b) A person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(c) Any person associated with that person.

(F) A person commits an offense if he:

(1) Refuses to permit, at the expense of a handicapped person, reasonable modifications of existing premises occupied or to be occupied by the handicapped person, if the modifications may be necessary to afford the handicapped person full use of the premises; except that, in the case of a rental, the landlord may, where reasonable to do so, condition permission for modification on the renter's agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;

(2) Refuses to make reasonable accommodations in rules, policies, practices, or services when the accommodations may be necessary to afford a handicapped person equal opportunity to use and enjoy a housing accommodation;

(3) Fails to design or construct a covered multifamily dwelling, for first occupancy after March 13, 1991, that has a building entrance on an accessible route in such manner that:

(a) The public and common use areas of the

dwelling are readily accessible to and usable by a handicapped person;

(b) All the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by a handicapped person in a wheelchair; and

(c) All premises within a dwelling unit contain the following features of adaptive design:

(i) An accessible route into and through the dwelling unit;

(ii) Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(iii) Reinforcements in the bathroom walls to allow later installation of grab bars; and

(iv) Usable kitchens and bathrooms that allow a person in a wheelchair to maneuver about the space.

(G) A person commits an offense if he coerces, intimidates, threatens, or otherwise interferes with any person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this article.

(H) A person commits an offense if he retaliates against any person for making a complaint, testifying, assisting, or participating in any manner in a proceeding under this article."

Section 3

That Section 32.89, "Defense to criminal prosecution and civil action" of Article III, "FAIR HOUSING," of Chapter 32, "PROPERTY SANITATION AND HOUSING SERVICES," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 32.89 Defense to criminal prosecution and civil action

(A) It is a defense to criminal prosecution or civil action under section 32.98 that:

(1) The housing accommodation is owned, controlled, or managed by:

(a) A religious organization, or a nonprofit organization that exists in conjunction with or is operated, supervised, or controlled by a religious organization, and the organization sells or rents the housing accommodation only to individuals of the same religion as the organization; except that, this defense is not available if:

(i) The offense involves discrimination other than on the basis of religion;

(ii) The organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(iii) Membership in the religion is limited to individuals on the basis of race, color, sex, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing.

(b) A nonprofit religious, educational, civic, or service organization or by a person who rents the housing accommodation to individuals, a predominant number of whom are associated with the same nonprofit religious, educational, civic, or service organization and the organization or person, for the purposes of privacy and personal modesty, rents the housing accommodation only to individuals of the same sex or provides separate accommodations or facilities on the basis of sex; except that, this defense is not available if the offense involves:

(i) Discrimination other than on the basis of sex; or

(ii) A sale of the housing accommodation;
or

(c) A private organization and, incidental to the primary purpose of the organization, the organization rents the housing accommodation only to its own members; except that, this defense is not available if:

(i) The organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(ii) The offense involves a sale of the housing accommodation; or

(2) Compliance with this article would violate a federal, state, or local law restricting the maximum number of occupants permitted to occupy a dwelling unit.

(B) It is a defense to criminal prosecution or civil action under all of section 32.88 except section 32.88(C)(2) and (3) that the housing accommodation is:

(1) A single-family dwelling owned by the respondent; except that, this defense is not available if the respondent:

(a) Owns an interest or title in more than three single-family dwellings, whether or not located inside the City, at the time the offense is committed;

(b) Has not resided in the dwelling within the preceding 24 months before the offense is committed; or

(c) Uses the services or facilities of a real estate agent, or any other person in the business of selling or renting real estate, in connection with a sale or rental involved in the offense; or

(2) Occupied or intended for occupancy by four or fewer families living independently of each other, and the respondent is the owner of the accommodation and occupies part of the accommodation as a residence; except that, this defense is not available if the offense involves a sale of all or part of the housing accommodation.

(C) It is a defense to criminal prosecution or civil action under section 32.98 as it relates to familial status that the housing accommodation is:

(1) Provided under a state or federal program that is specifically designated and operated to assist elderly persons, as defined in the state or federal program;

(2) Intended for, and solely occupied by, a person at least 62 years of age, except that:

(a) An employee of the housing accommodation who performs substantial duties directly related to the management or maintenance of the housing accommodation may occupy a dwelling unit, with family members in the same unit; and

(b) A person under age 62 years residing in the housing accommodation on September 13, 1988 may occupy a dwelling unit, provided that all new occupants following that date are persons at least 62 years of age; and

(c) All vacant units are reserved for occupancy by persons at least 62 years of age; or

(3) Intended and operated for occupancy by at least one person 55 years of age or older per dwelling unit, provided that:

(a) The housing accommodation has significant facilities and services specifically designed to meet the physical and social needs of an older person or, if it is not practicable to provide such facilities and services, the housing accommodation is necessary to provide important housing opportunities for an older person;

(b) At least 80 percent of the dwelling units in the housing accommodation are occupied by at least one person 55 years of age or older per dwelling unit; except that a newly constructed housing accommodation for first occupancy after March 12, 1989 need not comply with this requirement until 25 percent of the dwelling units in the housing accommodation are occupied; and

(c) The owner or manager of the housing accommodation publishes and adheres to policies and procedures that demonstrate an intent by the owner or manager to provide housing to persons at least 55 years

of age.

(D) It is a defense to criminal prosecution under section 32.88(D) that the aggrieved person has been convicted by the court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by section 481.002 of the Texas Health and Safety Code, as amended, or by section 802, title 21 of the United States Code Annotated, as amended.

(E) It is defense to criminal prosecution under section 32.88(D) that the person was engaged in the business of furnishing appraisals of real property and considered factors other than race, color, religion, sex, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing.

(F) Nothing in this article prohibits:

(1) Conduct against a person because of the person's conviction by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by section 481.002 of the Texas Health and Safety Code, as amended, or by section 802, title 21 of the United States Code Annotated, as amended; or

(2) A person engaged in the business of furnishing appraisals of real property from taking into consideration factors other than race, color, religion, sex, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing.

(G) It is a defense to criminal prosecution or civil action under section 32.88(D) that the person, in the purchasing of the loans, considered factors that were justified by business necessity and related to the transaction's financial security or the protection against default or reduction in the value of the security, but were unrelated to race, color, religion, sex, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing."

Section 4

That Section 32.91, "Complaint and answer" of Article III, "FAIR HOUSING," of Chapter 32, "PROPERTY SANITATION AND HOUSING SERVICES," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 32.91 Complaint and answer

(A) An aggrieved person, or any authorized representative of an aggrieved person, may report a discriminatory housing practice to the administrator and file a complaint with the administrator not later than one year after an alleged discriminatory housing practice has occurred or terminated. A complaint may also be filed by the administrator, not later than one year after the alleged discriminatory housing practice has occurred or terminated, if the administrator has reasonable cause to believe that a person has committed a discriminatory housing practice.

(B) The administrator shall treat a complaint referred by the Secretary of Housing and Urban Development or the Attorney General of the United States under the Fair Housing Act of 1968, 42 U.S.C. section 3601, et. seq., as amended, or by the state commission on human rights under the Texas Fair Housing Act, chapter 301, Texas Property Code, as amended, as a complaint filed under subsection (A). No action will be taken under this article against a person for a discriminatory housing practice if the referred complaint was filed with the governmental entity later than one year after an alleged discriminatory housing practice occurred or terminated.

(C) A complaint must be in writing, made under oath or affirmation, and contain the following information:

- (1) Name and address of the respondent.
- (2) Name, address, and signature of the complainant.
- (3) Name and address of the aggrieved person, if different from the complainant.
- (4) Date of occurrence or termination of the discriminatory housing practice and date of the filing of the complaint.

(5) Description and address of the housing accommodation involved in the discriminatory housing practice, if appropriate.

(6) Concise statement of the facts of the discriminatory housing practice, including the basis of the discrimination (race, color, sex, religion, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing).

(D) Upon the filing of the complaint, the administrator shall, in writing:

(1) Notify the complainant, and the aggrieved person if different from the complainant, that a complaint has been filed; and

(2) Advise the complainant, and the aggrieved person if different from the complainant, of time limits applicable to the complaint and of any rights, obligations, and remedies of the aggrieved person under this article.

(E) Not more than 10 days after the filing of a complaint, the administrator shall, in writing:

(1) Notify the respondent named in the complaint that a complaint alleging the commission of a discriminatory housing practice has been filed against the respondent;

(2) Furnish a copy of the complaint to the respondent;

(3) Advise the respondent of the procedural rights and obligations of the respondent, including the right to file a written, signed, and verified informal answer to the complaint within 10 days after service of notice of the complaint; and

(4) Advise the respondent of other rights and remedies available to aggrieved person under this article.

(F) Not later than the 10th day after service of the notice and copy of the complaint, a respondent may file an answer to the complaint [containing]:

(1) Name, address, telephone number, and signature

of the respondent or the respondent's attorney, if any.

(2) Concise statement of facts in response to the allegations in the complaint and facts of any defense or exemption.

(G) A complaint or answer may be amended at any time before the administrator notifies the City Attorney under section 32.96 of a discriminatory housing practice upon which the complaint is based. The administrator shall furnish a copy of each amended complaint or answer, respectively, to respondent or complainant, and any aggrieved person if different from the complainant, as promptly as is practicable.

(H) The administrator may not disclose or permit to be disclosed to the public the identity of a respondent before the administrator notifies the City Attorney under section 32.96 of a discriminatory housing practice alleged against the respondent in a complaint or while the complaint is in the process of being investigated and prior to the completion of all negotiations relative to a conciliation agreement.

(I) A complaint, except a referred complaint described in subsection (B) of this section, shall be finally disposed of either through dismissal, execution of a conciliation agreement, or issuance of a charge within one year after the date on which the complaint was filed unless it is impracticable to do so, in which case, the administrator shall notify the complainant, the aggrieved person if different from the complainant, and the respondent, in writing, of the reasons for the delay."

Section 5

That Section 32.94, "Conciliation" of Article III, "FAIR HOUSING," of Chapter 32, "PROPERTY SANITATION AND HOUSING SERVICES," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Sec. 32.94 Conciliation

(A) During the period beginning with the filing of a complaint and ending with the issuance of a charge under section 32.96, the dismissal of the complaint under section 32.97, or the dismissal of the criminal action in municipal court, the administrator shall try to conciliate the

complaint. In conciliating a complaint, the administrator shall try to achieve a just resolution and obtain assurances that the respondent will satisfactorily remedy any violation of the aggrieved person's rights and take action to assure the elimination of both present and future discriminatory housing practices.

(B) If a conciliation agreement is executed under this section, a party to the agreement may not be prosecuted in municipal court, nor may the administrator issue a charge against the party, for the discriminatory housing practice specified in the agreement under subsection (D)(1) unless the administrator determines that the agreement has been violated and notifies the City Attorney in writing of the violation.

(C) A conciliation agreement must be in writing in the form approved by the City Attorney and must be signed and verified by the respondent, the complainant, and the aggrieved person if different from the complainant, subject to the approval of the administrator who shall indicate approval by signing the agreement. The conciliation agreement that is not executed before the expiration of 100 days after the date the complaint is filed must include the approval of the City Attorney. A conciliation agreement is executed upon its signing and verification by all parties to the agreement.

(D) A conciliation agreement executed under this section must contain:

(1) An identification of the discriminatory housing practice and corresponding respondent that give rise to the conciliation agreement under subsection (A) and the identification of any other discriminatory housing practice and respondent that the parties agree to make subject to the limitation on the prosecution in subsection (B);

(2) An identification of the housing accommodation subject to conciliation agreement; and

(3) A statement that each party entering into the conciliation agreement agrees:

(a) Not to violate this article or the conciliation agreement; and

(b) That the respondent shall file with the administrator a periodic activity report, in accordance

with the following regulations, if the discriminatory housing practice giving rise to the conciliation agreement under section 32.88 involves a respondent who engages in a business relating to selling or renting housing accommodations; a housing accommodation occupied or intended for occupancy on a rental or sale basis; or a violation of section 32.88.

(i) Unless the discriminatory housing practice involves a violation of section 32.88(C)(1), the activity report must state, with respect to each person of the specified class (the race, color, sex, religion, handicap, familial status, age, national origin, sexual orientation, gender identity, or other non-merit based factors which may disproportionately impact access to housing alleged as the basis of discrimination in the complaint on the discriminatory housing practice) who in person contacts a party to the conciliation agreement concerning either sale, rental, or financing of a housing accommodation or a business relating to selling or retiring housing accommodations, the name and address or telephone number of the person, the date of each contact, and the result of each contact.

(ii) If the discriminatory housing practice involves a violation of section 32.88(C)(1), the activity report must state the number and manner of solicitations concerning housing accommodations made by the party and the approximate boundaries of each neighborhood in which the solicitations are made.

(iii) The party who prepares the activity report must sign and verify the report.

(iv) An activity report must be filed each month on the date specified in the conciliation agreement for a period of not less than three months nor more than 36 months, as required by the conciliation agreement.

(E) In addition to the requirements of subsection (D), a conciliation agreement may include any other term or condition agreed to by the parties, including, but not limited to:

(1) Monetary relief in the form of damages, including humiliation and embarrassment, and attorney fees; and

(2) Equitable relief such as access to the housing accommodation at issue, or to a comparable housing accommodation, and provision of services and facilities in connection with a housing accommodation.

(F) Nothing said during the course of conciliation may be made public or used as evidence in a subsequent proceeding under this article without the written consent of any person concerned.

(G) A conciliation agreement shall be made public, unless the aggrieved person and the respondent request nondisclosure and the administrator determines that disclosure is not required to further the purposes of this article. Notwithstanding a determination that disclosure of a conciliation agreement is not required, the administrator may publish tabulated descriptions of the results of all conciliation efforts.

(H) If the aggrieved person brings a civil action under a local, state, or federal law seeking relief for the alleged discriminatory housing practice and the trial in the action begins, the administrator shall terminate efforts to conciliate the complaint unless the court specifically requests assistance from the administrator. The administrator may also terminate efforts to conciliate the complaint if:

(1) The respondent fails or refuses to confer with the administrator;

(2) The aggrieved person or the respondent fails to make good faith effort to resolve any dispute; or

(3) The administrator finds, for any reason, that voluntary agreement is not likely to result."

Section 6

That Chapter 32 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 7

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

Section 8

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 9

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

PUBLISHED:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 02/07/2023

Item Title: Public Hearing on 2023 Proposed Capital Improvement Program

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

A public hearing will be held on the 2023 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed CIP Program.

The 2023 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 10, 2023.

Recommendation/Action Requested and Justification

Receive public comment.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 02/07/2023

Item Title: Adoption of 2023 Capital Improvement Program

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

On January 9, 2023, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2023. The 2023 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 10, 2023.

The City Council held a Special Budget Work Session on January 21, 2023, and January 24, 2023, to review the proposed program. In addition, Public Hearings on the Proposed CIP were held on January 24, 2023, and February 7, 2023.

An ordinance reflecting the 2023 CIP for the City of Garland, as proposed by the City Manager and as amended by the City Council, was prepared based on direction received at the Monday, February 6, 2023, City Council Work Session.

Recommendation/Action Requested and Justification

Approve, by ordinance, the 2023 Capital Improvement Program.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 02/07/2023

Item Title: May 6 General Election Ordinance

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider an ordinance ordering a general election for the City of Garland to be held on May 6, 2023, for the purpose of electing the Mayor and one Council Member to respectively represent Districts 3, 6, 7, and 8, providing for a run-off election if needed; and providing for other matters relating to the conduct of the election.

Recommendation/Action Requested and Justification

Approve an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 6th day of May 2023.

Attachments

2023 General Election Ordinance Attachment

ORDINANCE NO. _____

AN ORDINANCE ORDERING A GENERAL ELECTION FOR THE CITY OF GARLAND, TEXAS TO BE HELD ON THE 6TH DAY OF MAY, 2023, FOR THE PURPOSE OF ELECTING A MAYOR AND COUNCILMEMBERS TO DISTRICTS 3, 6, 7, AND 8; PROVIDING FOR THE CONDUCT OF THE ELECTION; PROVIDING A DATE FOR A RUN-OFF ELECTION; PROVIDING FOR A PROCESS TO DETERMINE POSITION OF NAMES ON BALLOTS; PROVIDING FOR LOCATIONS OF POLLING PLACES; PROVIDING FOR EARLY VOTING; PROVIDING FOR AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER INTO ELECTION AGREEMENTS WITH DALLAS COUNTY AND COLLIN COUNTY ELECTION DEPARTMENTS; PROVIDING FOR NOTICE, PUBLICATION, AND POSTING OF THIS ORDER; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

ELECTION ORDER FOR JOINT ELECTION AND NOTICE OF ELECTION

There is hereby ordered a general election to be participated in by the qualified voters of the City of Garland, Texas, to be held on Saturday, May 6, 2023, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing a Mayor and one Councilmember each to respectively represent Districts 3, 6, 7, and 8.

Candidates for Mayor must reside within the City. Candidates for Districts 3, 6, 7, and 8 must reside in the respective District which that candidate intends to represent. Every qualified voter within Districts 3, 6, 7, and 8 respectively may cast one vote for a candidate for the respective district within which such voter resides and every qualified voter within the City may cast one vote for Mayor.

The candidate for each respective office who shall receive a majority of all votes cast for the office for which that person is a candidate shall be declared elected.

Section 2

JOINT ELECTION AND ELECTION SERVICES AGREEMENT

The election shall be held as a joint election pursuant to a joint election agreement by and between the City of Garland, Dallas County, Collin County, and such other political subdivisions as may be participating in the joint election. Pursuant to the joint election agreement, the Dallas County and Collin County Election

Administrator shall serve as election administrators for the election for their respective counties and shall appoint such election officials as may be required by law, according to the terms of the law and the joint election agreement. For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this election shall be appointed and designated in accordance with the provisions of the joint election agreement between the City and their County.

The Central Counting Stations for the tabulation and counting of ballots for this election shall be located at the following locations:

For Garland residents residing in Dallas County:
Dallas County Elections Administration
1520 Round Table Drive
Dallas, Texas 75247

For Garland residents residing in Collin County:
Collin County Elections Department
2010 Redbud Blvd.
Suite 102
McKinney, TX 75069

The Manager, Tabulation Supervisor, Presiding Judge, and Alternate Presiding Judge at such Central Counting Stations shall be determined, appointed, and designated in accordance with the joint election agreements. The Manager and Presiding Judge of such Central Counting Stations may appoint clerks to serve at such Central Counting Station, as provided by Texas Election Code, Section 127.006, as amended.

The voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by a personal appearance, by mail, and for election day voting.

Section 3

RUN-OFF ELECTION

In the event any candidate fails to receive a majority of all votes cast for the office for which that person is a candidate, a run-off election shall be held on June 10, 2023, between the hours of 7:00 a.m. and 7:00 p.m. for the purpose of resolving the run-off for each office for which a candidate did not receive a majority

of all votes cast at the general election.

Section 4

POSITIONS OF NAMES OF CANDIDATES ON BALLOTS

The positions of the names of the candidates for the general and special election shall be determined by lot in an open meeting to be held at the offices of the City Secretary located at Garland City Hall. If allowed by law, such meetings may be conducted virtually. The City Secretary shall notify each candidate of the time of the meeting to draw lots and shall preside at the drawing.

Section 5

ELECTION PRECINCTS AND POLLING PLACES

The election precincts and the polling places for the election shall be those established by the Dallas County Elections Administrator, for Dallas County residents, and by the Collin County Elections Administrator, for Collin County residents, by virtue of the joint election agreements.

Residents may use the below websites to locate the polling places and obtain other election information.

All Garland residents

<https://www.garlandtx.gov/256/Elections>

For Garland residents residing within Dallas County

<https://www.dallascountytvotes.org/elections-office>

For Garland residents residing within Collin County

<https://www.collincountyttx.gov/elections/Pages/default.aspx>

Section 6

EARLY VOTING

For Garland residents residing within Dallas County, the main early voting place is the **Elections Training/Warehouse, 1460 Round Table Dr., Dallas, Texas 75247**, or such other location as may be authorized and established by the Dallas County Elections Administrator.

For Garland residents residing within Collin County, the main early voting place is **2010 Redbud Blvd., Suite 102, McKinney, Texas**

75069, or such other location as may be authorized and established by the Collin County Elections Administrator.

For all Garland residents, early voting by personal appearance within the City of Garland may be conducted locally at Richland College - Garland Campus, 675 W. Walnut Street, Garland, Texas 75040, or the South Garland Library, 4845 Broadway Blvd., Garland, Texas 75043.

An application for a ballot by mail or for information on obtaining an application for a ballot may be obtained by contacting the voting clerk of the resident's county. The official mailing address and other contact information for each county's clerk are listed here.

For Garland Residents residing within Dallas County:

By writing:

Michael J. Scarpello - Early Voting Clerk
Dallas County Elections
1520 Round Table Dr.
Dallas, TX 75247

By email: evapplications@dallascounty.org

By telephone: 214-819-6359

By fax: 214-819-6303

For Garland Residents residing within Collin County:

By writing:

Collin County Elections Department - Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, TX 75069

By email: absenteemailballoting@collincountytexas.gov;

By telephone: 972-547-1990

By fax: 972-547-1996

Applications for ballots by mail for the election must be received no later than the close of business on the 11th day before election day.

Early Voting for the General Election:

Early voting by personal appearance for the general election as ordered by Section 1, above, shall be conducted on the following days:

Monday, April 24, 2023, through Friday, April 28, 2023, between the hours of 8:00 a.m. and 5:00 p.m.

Saturday, April 29, 2023, between the hours of 8:00 a.m. and 5:00 p.m.

Sunday, April 30, 2023, between the hours of 12:00 p.m. and 6:00 p.m.

Monday, May 1, 2023, and Tuesday, May 2, 2023, between the hours of 7:00 a.m. and 7:00 p.m.

Early Voting for a Run-off Election:

Early voting by personal appearance for the run-off election, if a run-off election is necessary, shall be conducted on the following days:

Tuesday, May 29, 2023, through Friday, June 2, 2023, between the hours of 8:00 a.m. and 5:00 p.m.

Saturday, June 3, 2023, between the hours of 8:00 a.m. and 5:00 p.m.

Sunday, June 4, 2023, between the hours of 1:00 p.m. and 6:00 p.m.

Monday, June 5, 2023, and Tuesday, June 6, 2023, between the hours of 7:00 a.m. to 7:00 p.m.

**Section 7
NOTICE OF ELECTION; PUBLICATION AND POSTING**

This election order shall constitute a notice of election and this notice shall be:

(1) published at least once, not earlier than the 30th day or later than the 10th day before the general election day, which publication shall include a complete listing of all polling places; and

(2) posted on the bulletin board used for posting notices of the meetings of the City Council, which copy shall also include a complete listing of all polling places, not later than the 21st day before the general election.

Section 8
EFFECTIVE DATE

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

PASSED AND APPROVED this the __th day of February, 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

POSTED: _____



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7. a.

Meeting Date: 02/07/2023

Item Title: Consideration of previously denied Zoning Case, Z 22-54 Luis Fernando Gutierrez (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Case Z 22-54 was denied by City Council on November 15, 2022. The applicant has requested Consideration of a Different Proposed Land Use and Plan, in accordance with GDC Section 2.05(K)(2). The subject property is located at 820 West Miller Road.

The applicant intends to file a new zoning application that would limit the commercial uses much more restrictively than previously proposed, based on a prospective retail tenant. The applicant intends to request a Planned Development (PD) limited to Retail and Restaurant uses. The previous proposal was a Planned Development with various Community Retail and Neighborhood Services Uses requested to be allowed.

GDC Section 2.05(K)(2) is as follows:

Consideration of a Different Proposed Land Use and Plan.

To be eligible to file an application to consider a different proposed land use and plan on a tract of land, or any portion thereof, to which Council has denied a zoning change within the previous 12 months, the applicant must first provide sufficient evidence demonstrating the new proposed land use and plan are substantially different than the initial application.

(a) The application for a change of zoning shall not be considered by the Plan Commission or the City Council, unless the City Council first determines in a public hearing that:

i. the proposed land use and plan are substantially different than that of the initial application; and

ii. the motion to grant a new application is approved by no less than three-fourths votes of the members of the Council then present and voting (but no less than five).

(b) In the event Council determines the proposed land use and plan are substantially different by the requisite number of votes, the applicant will then be eligible to file a new application with the Planning Department to change the zoning on the subject tract of land.

Recommendation/Action Requested and Justification

If approved, the applicant may file a new zoning application with the Planning Department and begin the public hearing process sooner than the 12-month waiting period per the GDC. The zoning case will be required to go through the Plan Commission and City Council for formal consideration.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 02/07/2023

Item Title: Z 22-68 C&C Consulting and Licensing - SUP (District 6)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

LOCATION

333 North Shiloh Road, Suite 101B

OWNER

RNM Sajan, LLC

PLAN COMMISSION RECOMMENDATION

On January 9, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Personal Services Use.

The Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a plan on a property zoned Community Office (CO) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

BACKGROUND

The applicant proposes to open a licensed massage therapy business in an existing building. The GDC requires a Specific Use Provision for a Personal Service Use in the Community Office (CO) District.

SITE DATA

The 1.273-acre site contains a 10,700 square-foot building with 10 separate suites, eight of which are currently occupied. The applicant wishes to move in to Suite 101B, which is 1,200 square feet. The site is accessed from two entrance points on North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Office (CO) District. It contains eight other tenants operating businesses classified as general office, medical office, and a pharmacy.

The Community Office (CO) district is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 1,200 square-foot tenant space for a massage therapy use, which is classified as a Personal Service Use in the GDC.

The GDC defines a Personal Service Use as “an establishment that provides services to individuals, such services primarily involved in the care of the persons not otherwise listed herein as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.”

2. 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 thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed SUP for a personal service land use is compatible with the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North and West are zoned for Community Retail (CR) District and contain retail, fast food, and a nursing/rehab center. The properties to the South and East are zoned Community Office (CO) District and contain medical offices, general office, retail, a church, and a preschool.

The proposed use is generally compatible with the surrounding area.

Attachments

Z 22-68 Location Map
Z 22-68 SUP Conditions
Z 22-68 R&M - SUP
Z 22-68 Responses
Z 22-68 Staff Presentation



333 North Shiloh Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-68

333 North Shiloh Road, Suite 101B

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Personal Services Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. 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.

EXHIBIT B

IV. General Regulations: All regulations of the Community Office (CO) 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.

V. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a twenty-five year time period.
- B. Site Plan: The Personal Services Use is limited to the approximate 1,200 square-foot area depicted as Suite 101B in Exhibit C.

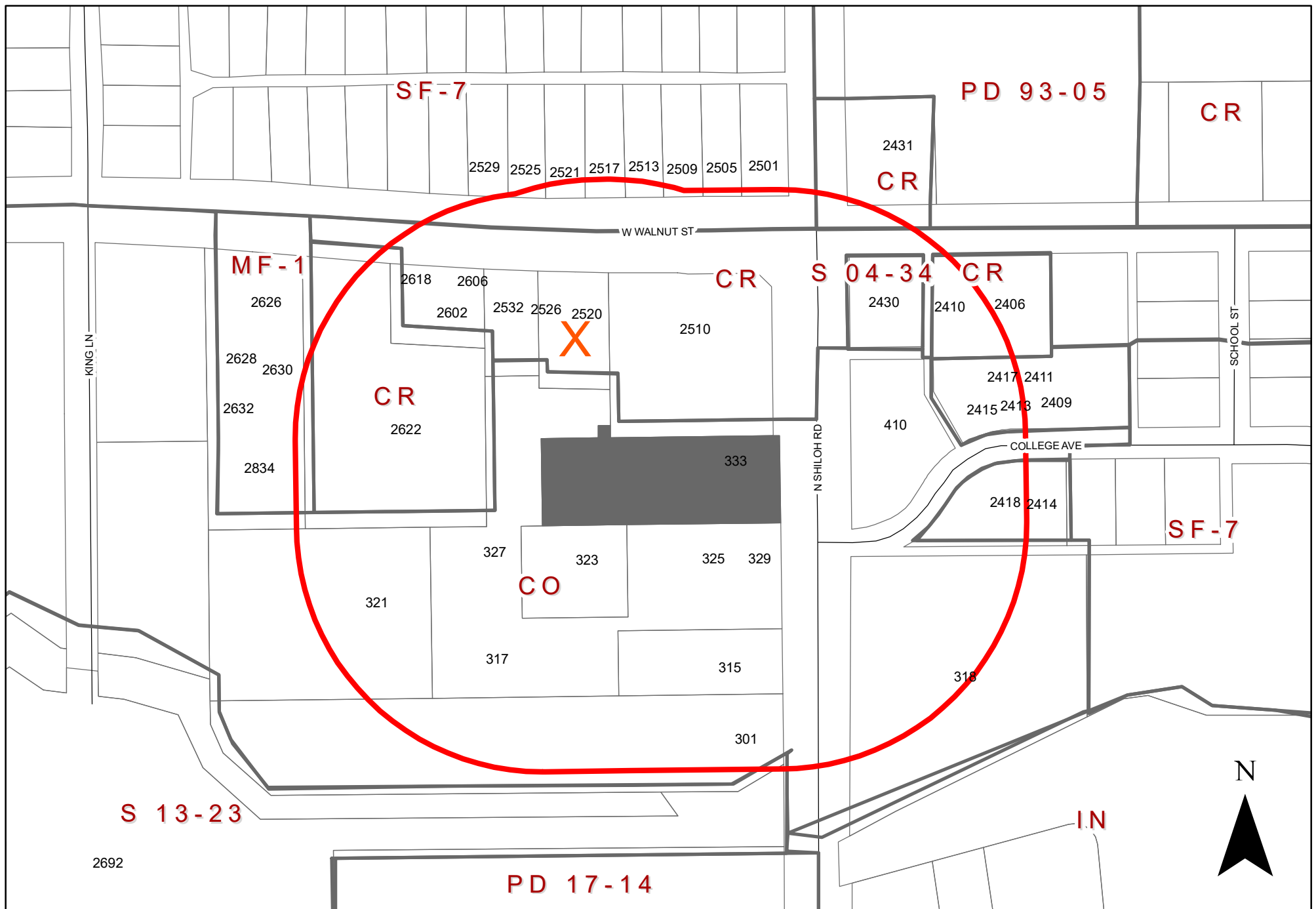
REPORT & MINUTES

P.C. Meeting, January 9, 2023

3a. APPROVED Consideration of the application of **Warren Cohen, C&C Consulting and Licensing**, requesting approval a Specific Use Provision for a Personal Services Use on a property zoned Community Office (CO) District. This property is located at 333 North Shiloh Road, Suite 101B. (District 6) (File Z 22-68 – Specific Use Provision)

The applicant was available for questions; there were no questions of this applicant.

Motion was made by Commissioner Jenkins to close the public hearing and approve the request as presented. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**



0 130 260 Feet
1 inch = 205 feet

ZONING MAP Z 22-68

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

333 North Shiloh Road

Comment Form

Case Z 22-68

Z 22-68 Warren Cohen, C&C Consulting and Licensing. The applicant requests a Specific Use Provision for a Personal Services use (massage therapy) from an existing building. The site is located at 333 North Shiloh Road, Suite 101 B. (District 6)

Z 22-68 Warren Cohen, C&C Consulting and Licensing. El solicitante solicita una Disposición de Uso Específico para un uso de Servicios Personales (masaje terapéutico) de un edificio existente. El sitio está ubicado en 333 North Shiloh Road, Suite 101 B. (Distrito 6)

Z 22-68 Warren Cohen, C&C Consulting and Licensing. Người nộp đơn yêu cầu Điều khoản sử dụng cụ thể cho việc sử dụng Dịch vụ cá nhân (liệu pháp mát-xa) từ một tòa nhà hiện có. Địa chỉ: 333 North Shiloh Road, Suite 101 B. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

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.)

Russell Hosaka (Property owner)

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

2520 W. Walnut St.

City, State / Estado de la Ciudad / Thành bang

Garland, TX

Zip Code / Código postal / Mã Bưu Chính

75042

1/25/23

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.)

Z 22-68

PLANNING & DEVELOPMENT



The applicant proposes a Specific Use Provision for a Personal Services use (licensed massage therapy) in an existing building.

City Council Meeting
February 7, 2023

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 333 N Shiloh Road

Applicant: Warren Cohen, CBC Consulting and Licensing

Owner: RNM Sajan LLC

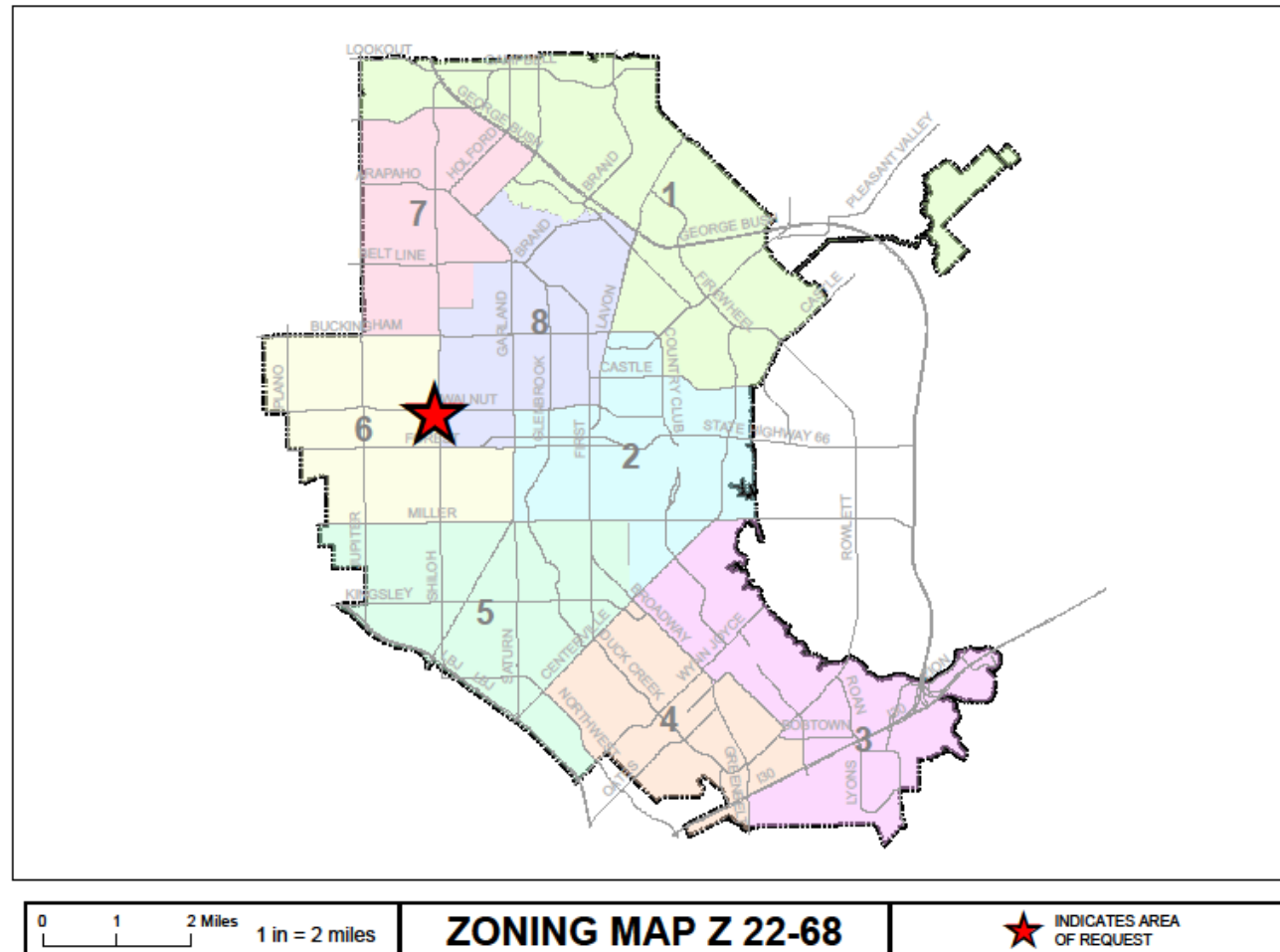
Acreage: 1.273 (whole site)

Zoning: Community Office (CO) District

Z 22-68

CITYWIDE LOCATION MAP

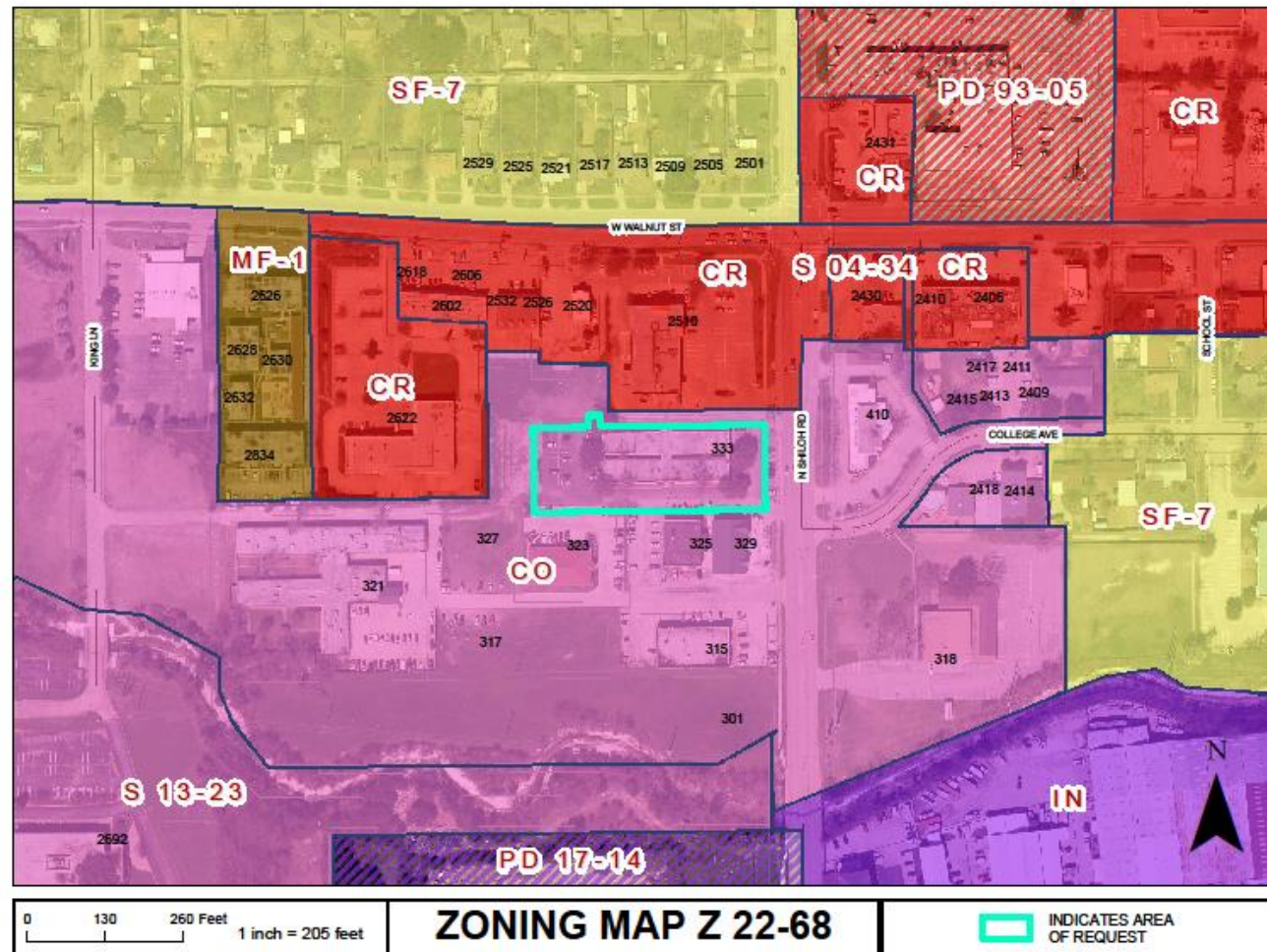
PLANNING &
DEVELOPMENT



Z 22-68

LOCATION MAP

PLANNING & DEVELOPMENT



333 North Shiloh Road

Z 22-68

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 **Business**



Z 22-68

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT



The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed SUP for a personal service land use is compatible with the comprehensive plan.

PHOTOS

PLANNING & DEVELOPMENT



View of subject site looking south on N Shiloh Rd, which is also zoned CO



View of subject site looking North on N Shiloh Road. These properties are zoned CR



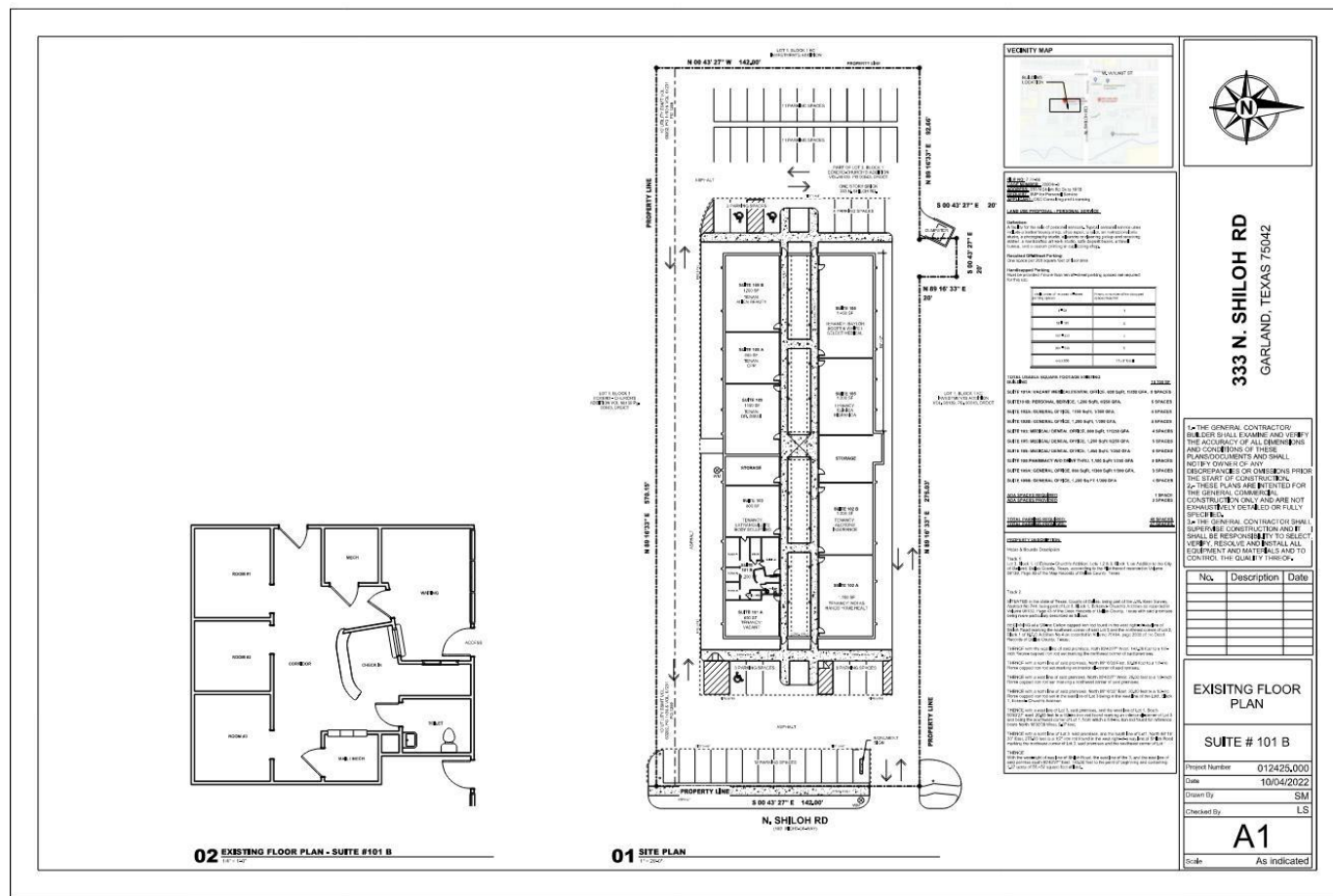
View of the property looking West from N Shiloh Rd



View of the property across N Shiloh Rd. Looking East

Z 22-68

PLANNING & DEVELOPMENT



Z 22-68

SPECIFIC USE PROVISION

- The applicant proposes to use an existing 1,200 square-foot tenant space for a massage therapy use, which is classified as a Personal Service Use in the GDC.
- The GDC defines a Personal Service Use as “an establishment that provides services to individuals, such services primarily involved in the care of the persons not otherwise listed herein as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.”
- 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 thirty (30) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

PLAN COMMISSION

PLANNING &
DEVELOPMENT



On January 9, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Personal Services Use.

The Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a plan on a property zoned Community Office (CO) District.

Z 22-68



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. c.

Meeting Date: 02/07/2023

Item Title: Z 22-68 C&C Consulting and Licensing - Plan (District 6)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for Personal Services Use (licensed massage therapy).

Approval of a plan on a property zoned Community Office (CO) District.

LOCATION

333 North Shiloh Road, Suite 101B

OWNER

RNM Sajan, LLC

PLAN COMMISSION RECOMMENDATION

On January 9, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Personal Services Use.

The Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a plan on a property zoned Community Office (CO) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

BACKGROUND

The applicant proposes to open a licensed massage therapy business in an existing building. The GDC requires a Specific Use Provision for a Personal Service Use in the Community Office (CO) District.

SITE DATA

The 1.273-acre site contains a 10,700 square-foot building with 10 separate suites, eight of which are currently occupied. The applicant wishes to move in to Suite 101B, which is 1,200 square feet. The site is accessed from two entrance points on North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Office (CO) District. It contains eight other tenants operating businesses classified as general office, medical office, and a pharmacy.

The Community Office (CO) district is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 1,200 square-foot tenant space for a massage therapy use, which is classified as a Personal Service Use in the GDC.

The GDC defines a Personal Service Use as “an establishment that provides services to individuals, such services primarily involved in the care of the persons not otherwise listed herein as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.”

2. 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 thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed SUP for a personal service land use is compatible with the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North and West are zoned for Community Retail (CR) District and contain retail, fast food, and a nursing/rehab center. The properties to the South and East are zoned Community Office (CO) District and contain medical offices, general office, retail, a church, and a preschool.

The proposed use is generally compatible with the surrounding area.

Attachments

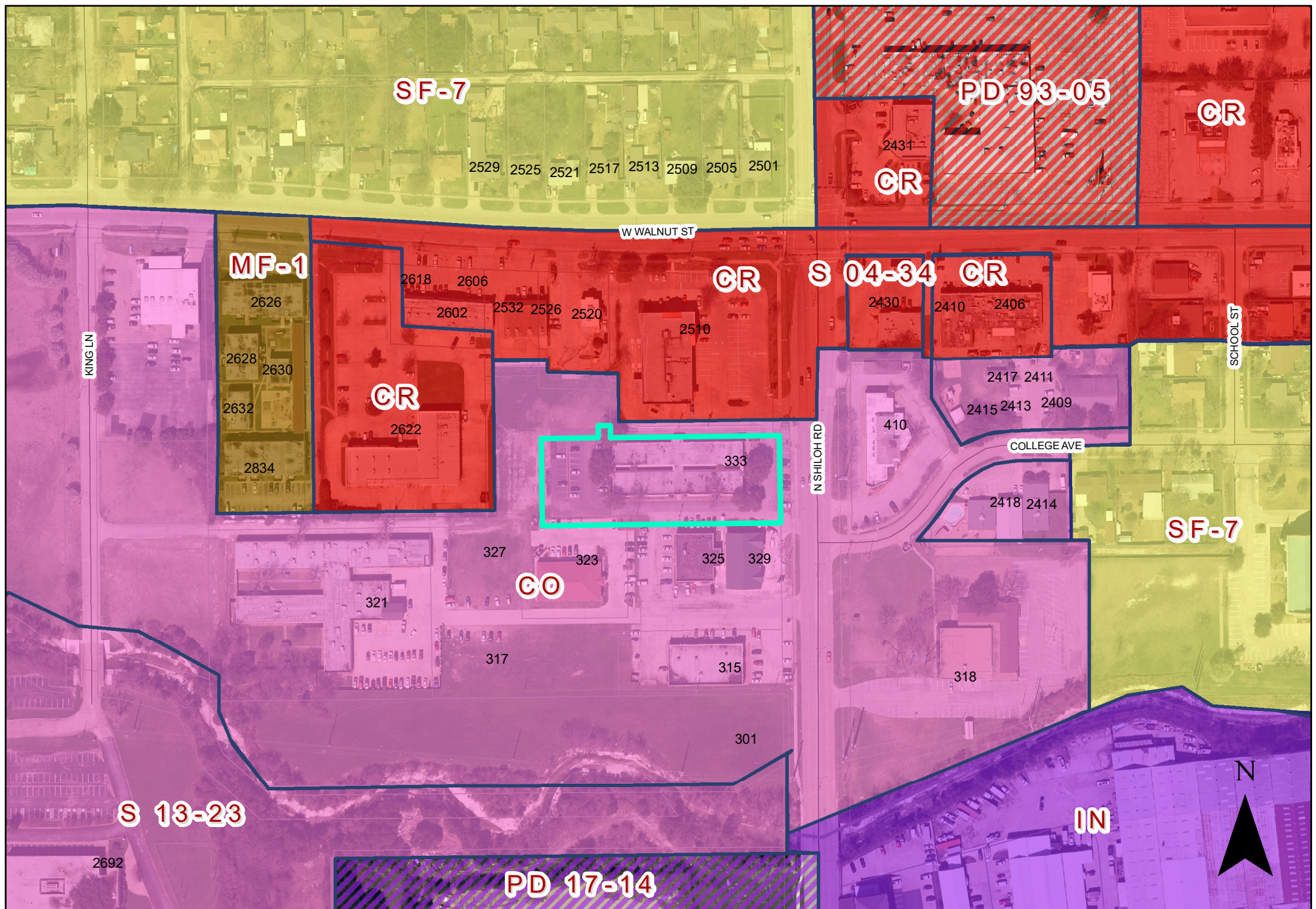
Z 22-68 Location Map

Z 22-68 Exhibit

Z 22-68 R&M - Plan

Z 22-68 Responses

Z 22-68 Staff Presentation



0 130 260 Feet
1 inch = 205 feet

ZONING MAP Z 22-68

 INDICATES AREA OF REQUEST

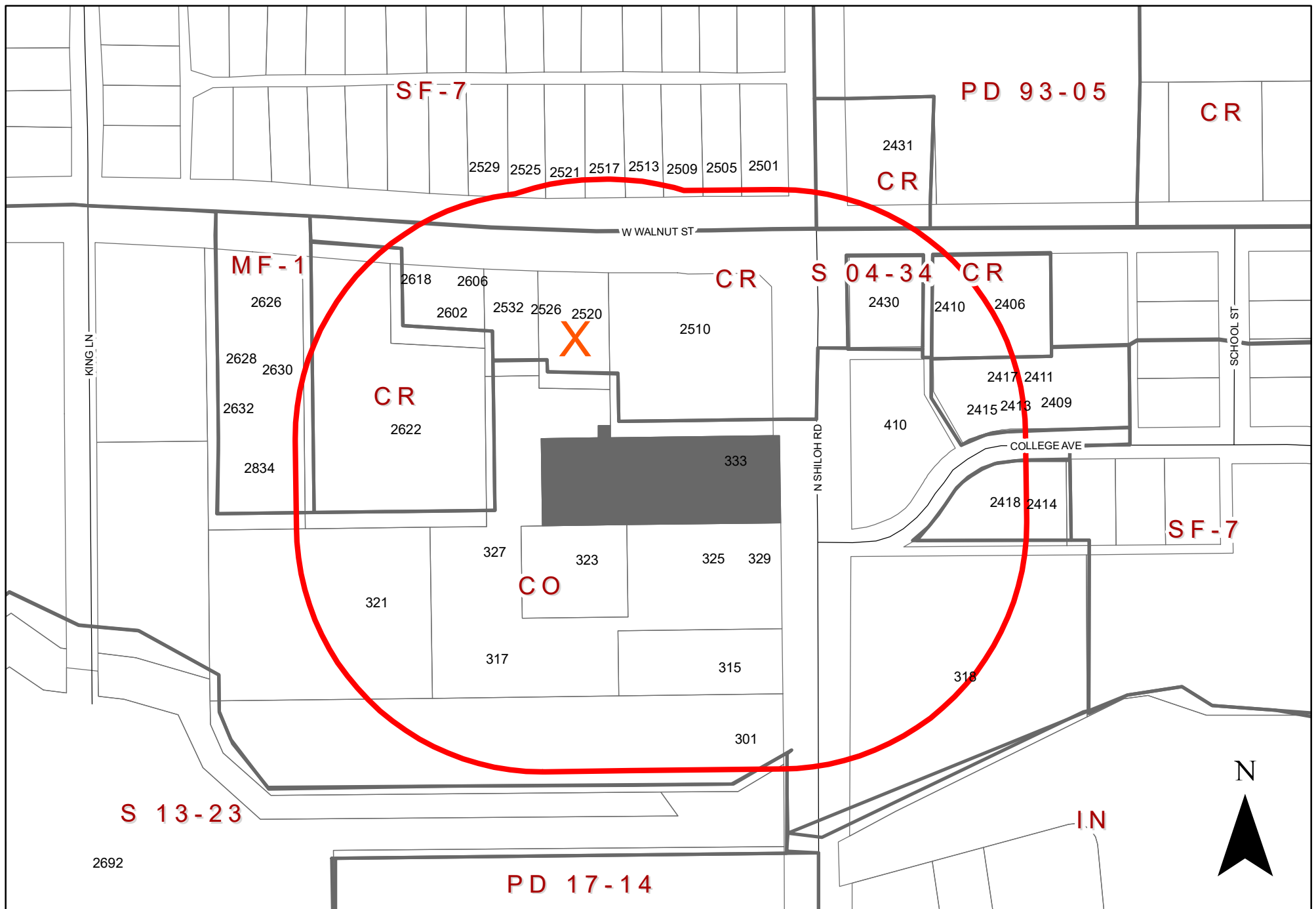
333 North Shiloh Road

REPORT & MINUTES

P.C. Meeting, January 9, 2023

3b. APPROVED Consideration of the application of **Warren Cohen, C&C Consulting and Licensing**, requesting approval a Plan for a Personal Services Use on a property zoned Community Office (CO) District. This property is located at 333 North Shiloh Road, Suite 101B. (District 6) (File Z 22-68 - Plan)

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays**



0 130 260 Feet
1 inch = 205 feet

ZONING MAP Z 22-68

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

333 North Shiloh Road

Comment Form

Case Z 22-68

Z 22-68 Warren Cohen, C&C Consulting and Licensing. The applicant requests a Specific Use Provision for a Personal Services use (massage therapy) from an existing building. The site is located at 333 North Shiloh Road, Suite 101 B. (District 6)

Z 22-68 Warren Cohen, C&C Consulting and Licensing. El solicitante solicita una Disposición de Uso Específico para un uso de Servicios Personales (masaje terapéutico) de un edificio existente. El sitio está ubicado en 333 North Shiloh Road, Suite 101 B. (Distrito 6)

Z 22-68 Warren Cohen, C&C Consulting and Licensing. Người nộp đơn yêu cầu Điều khoản sử dụng cụ thể cho việc sử dụng Dịch vụ cá nhân (liệu pháp mát-xa) từ một tòa nhà hiện có. Địa chỉ: 333 North Shiloh Road, Suite 101 B. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

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.)

Russell Hosaka (Property owner)

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

2520 W. Walnut St.

City, State / Estado de la Ciudad / Thành bang

Garland, TX

Zip Code / Código postal / Mã Bưu Chính

75042

1/25/23

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.)

Z 22-68

PLANNING & DEVELOPMENT



The applicant proposes a Specific Use Provision for a Personal Services use (licensed massage therapy) in an existing building.

City Council Meeting
February 7, 2023

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 333 N Shiloh Road

Applicant: Warren Cohen, CBC Consulting and Licensing

Owner: RNM Sajan LLC

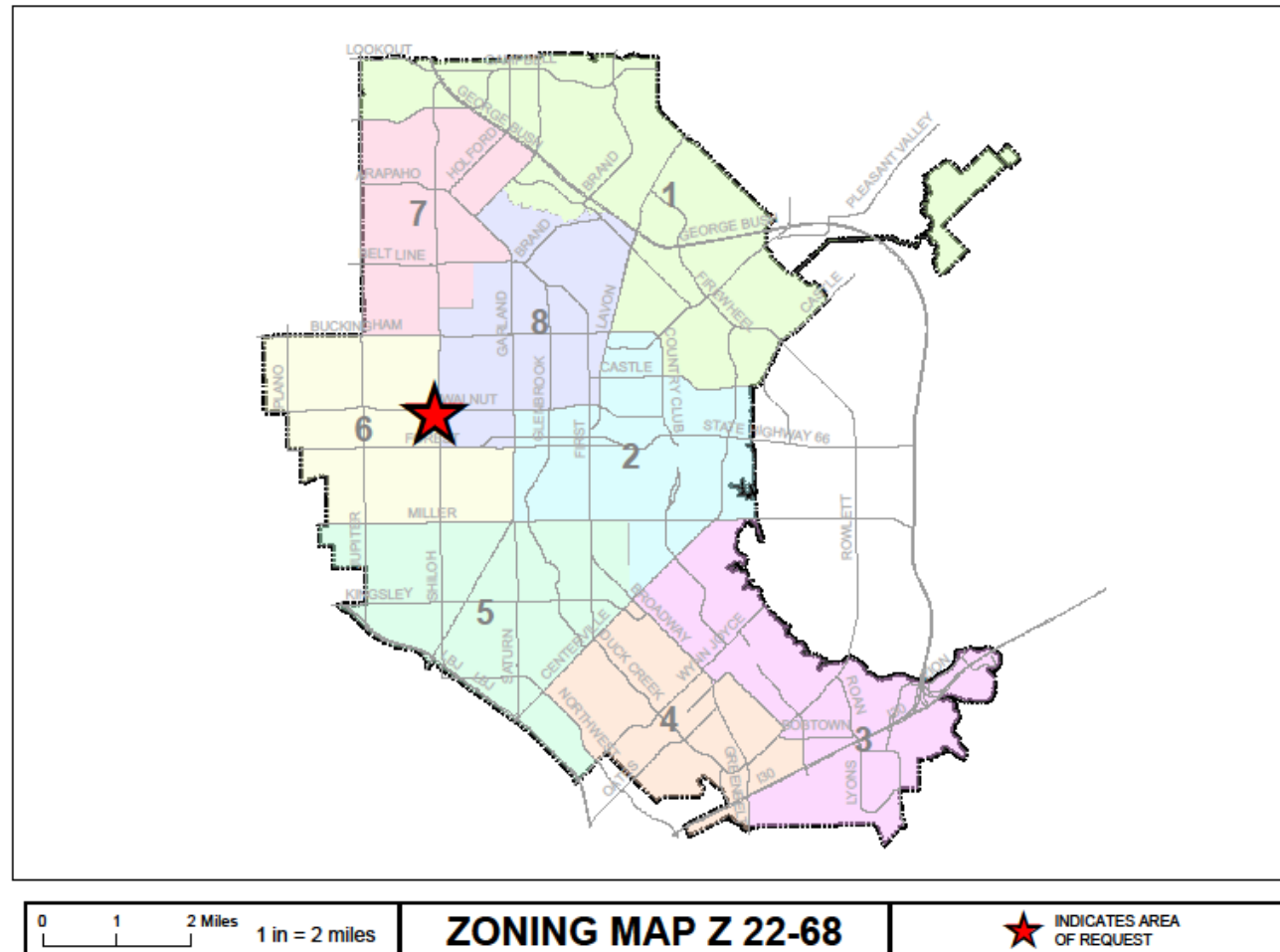
Acreage: 1.273 (whole site)

Zoning: Community Office (CO) District

Z 22-68

CITYWIDE LOCATION MAP

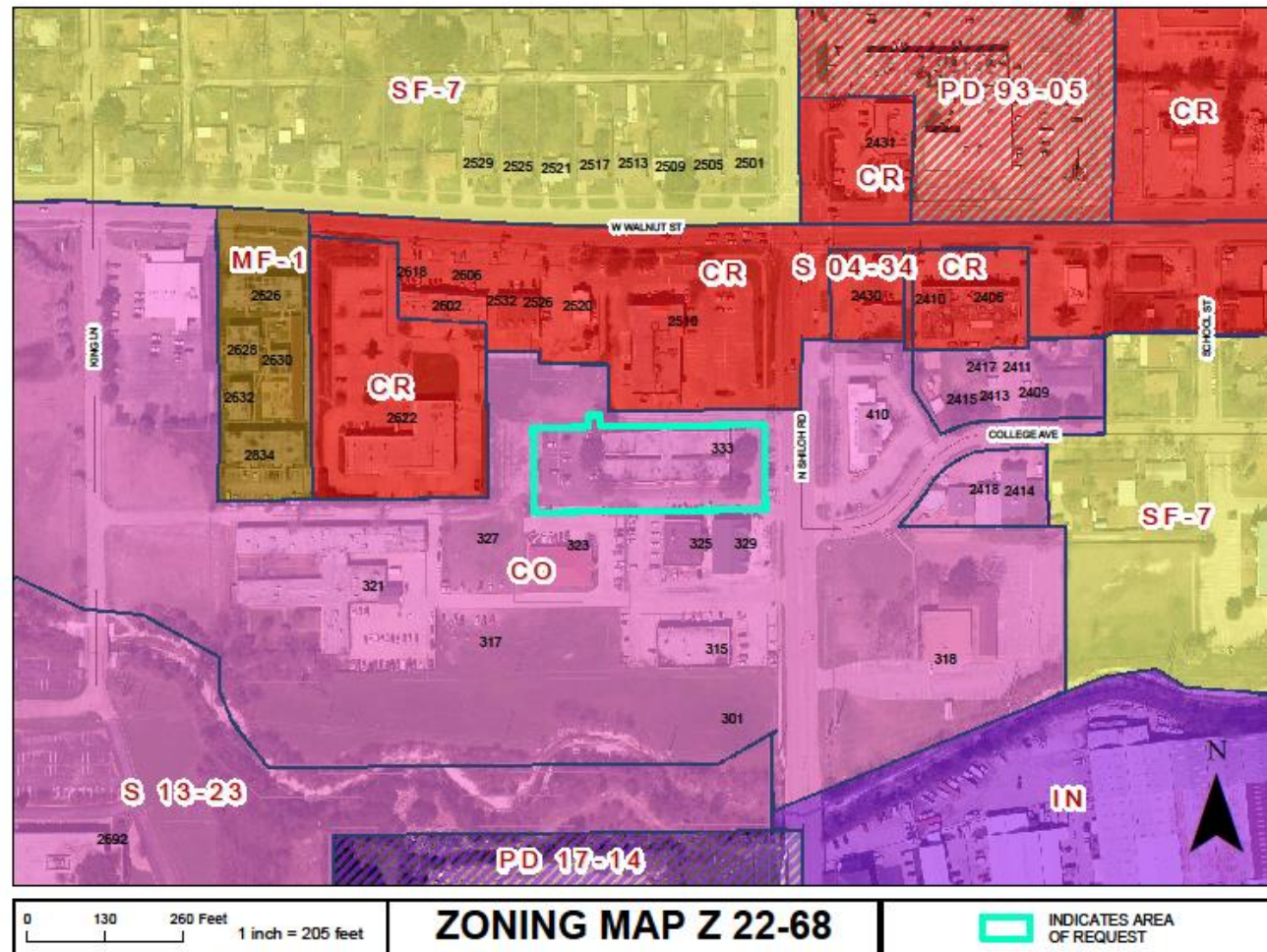
PLANNING &
DEVELOPMENT



Z 22-68

LOCATION MAP

PLANNING & DEVELOPMENT



333 North Shiloh Road

Z 22-68

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Business



Z 22-68

COMPREHENSIVE PLAN

PLANNING & DEVELOPMENT



The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed SUP for a personal service land use is compatible with the comprehensive plan.

PHOTOS

PLANNING & DEVELOPMENT



View of subject site looking south on N Shiloh Rd, which is also zoned CO



View of subject site looking North on N Shiloh Road. These properties are zoned CR



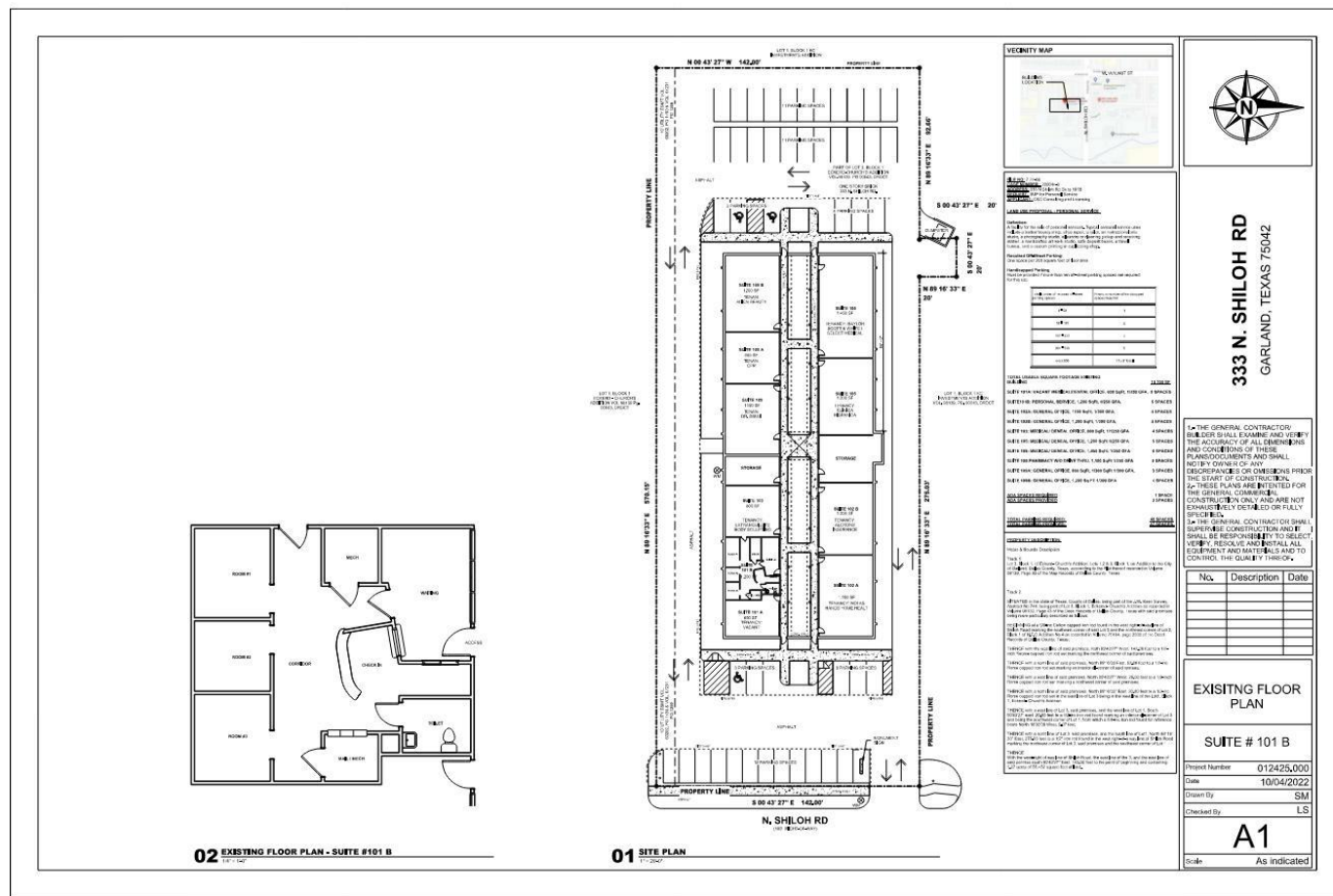
View of the property looking West from N Shiloh Rd



View of the property across N Shiloh Rd. Looking East

Z 22-68

PLANNING & DEVELOPMENT



Z 22-68

SPECIFIC USE PROVISION

- The applicant proposes to use an existing 1,200 square-foot tenant space for a massage therapy use, which is classified as a Personal Service Use in the GDC.
- The GDC defines a Personal Service Use as “an establishment that provides services to individuals, such services primarily involved in the care of the persons not otherwise listed herein as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.”
- 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 thirty (30) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

PLAN COMMISSION

PLANNING &
DEVELOPMENT



On January 9, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Personal Services Use.

The Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a plan on a property zoned Community Office (CO) District.

Z 22-68



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. d.

Meeting Date: 02/07/2023

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.

The case was postponed from the January 10th City Council meeting at the applicant's request.

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. **Detail Plan:** 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. **Parking:** 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. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** 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.

Should the request be approved, the applicant will be required to obtain all necessary permits and inspections.

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 PD and SUP Conditions

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.



ZONING MAP Z 22-17

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.

CESAR R. ACUNA (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.)

421 W. DAUGHERTY DR.

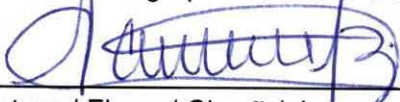
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx.

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Ch ữ ký

01/06/2023

Date / Fecha / Ngày

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

Comment Form

Case Z 22-17

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For / A Favor / Đúng

☒

Against / En Contra / Không

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Maria Silvia 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 Qhính

Maria Silvia Oliva

Signature / Firma / Ch ữ ký

01-09-2023

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.)

JAN 9 '23 PM 2:26

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.

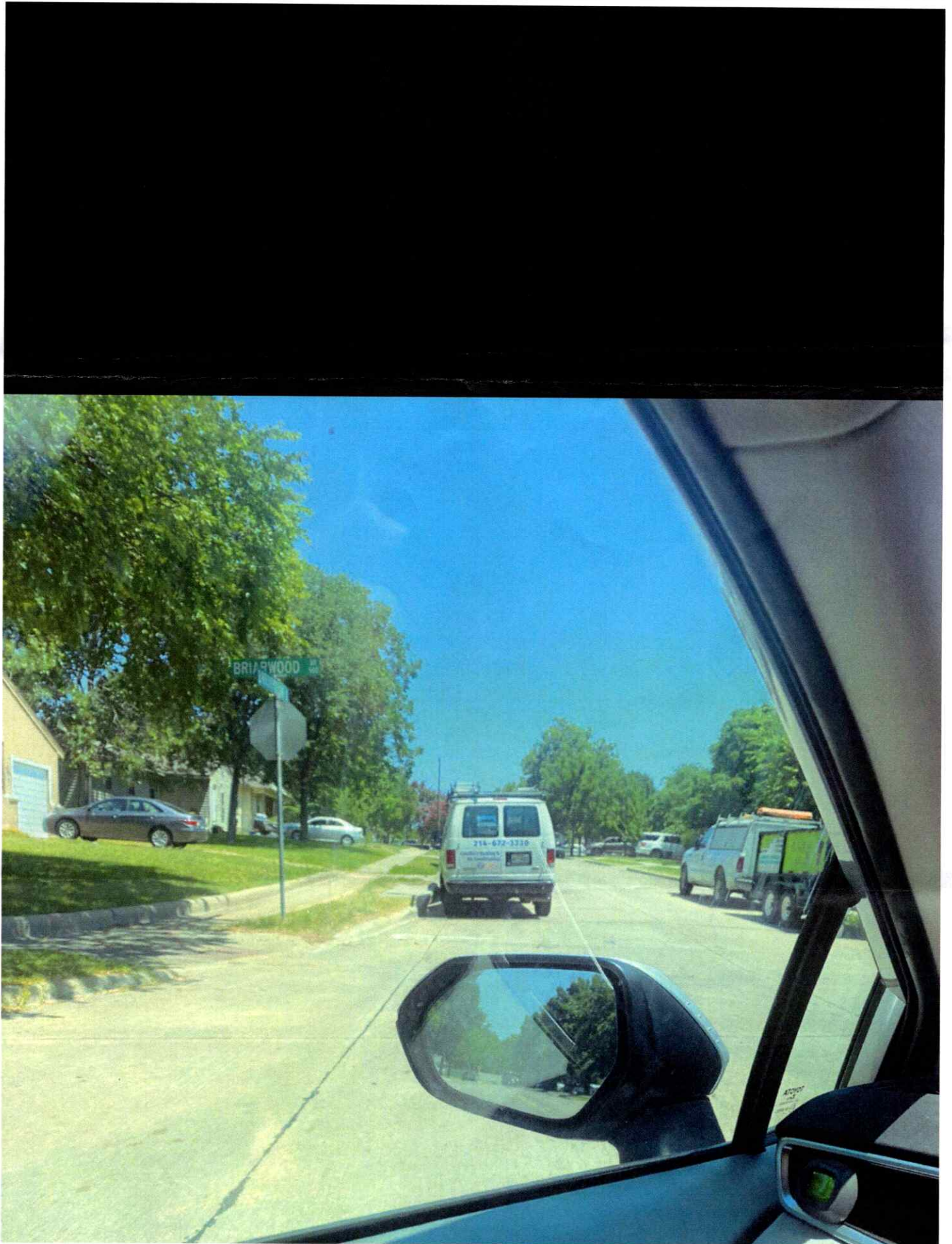
Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I am NOT in favor due to Neighbor
Already have Two Additional Structures
which she y prepared for Renting
AN Other Structure With living Quarters.
will cause much more Noise & Shortage
of PARKING SPACE.

I live close to Daughtey elementary and
during school hours there's lots of traffic
~~and~~ and children walking.

214-736-6554

Mail body:



Mail body:



Mail body:



Comment Form

Case Z 22-17

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For / A Favor / Đúng

☒

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Jose Santos Carrillo

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.)

2061 Brookhollow Drive

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 Qhính

Jose

Signature / Firma / Chữ ký

10.24.22

Date / Fecha / Ngày

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JAN 5 '23 PM 2:0

JAN 5 '23 PM 2:0

Comment Form Continued – Case Z 22-17

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

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

Atenta mente Jose Santos Carrillo
no estoy de acuerdo

gracias atenta mente
Jose

Comment Form

Case Z 22-17

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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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William A. Brown / 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.)

422 W DAUGHERTY DR.

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

William A. Brown

Signature / Firma / Ch ữ ký

12-25-2022

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.)

JAN 4 '23 PM 1:21

Comment Form Continued – Case Z 22-17

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

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

I am ^{against} this Case Z 22-17
on a guest house for 2112 Brookhollow
Drive. This will lower property values
for our area. Will also increase
crime for the neighborhood Because
they will be renting it out for
parties.

~~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

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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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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

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

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

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

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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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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

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

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

I approve of them building a guest house.

Comment Form

Case Z 22-17

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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

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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
February 7, 2023

CASE INFORMATION

Location: 2112 Brookhollow Drive

Applicant: Claudia Rodriguez

Owner: Claudia Rodriguez

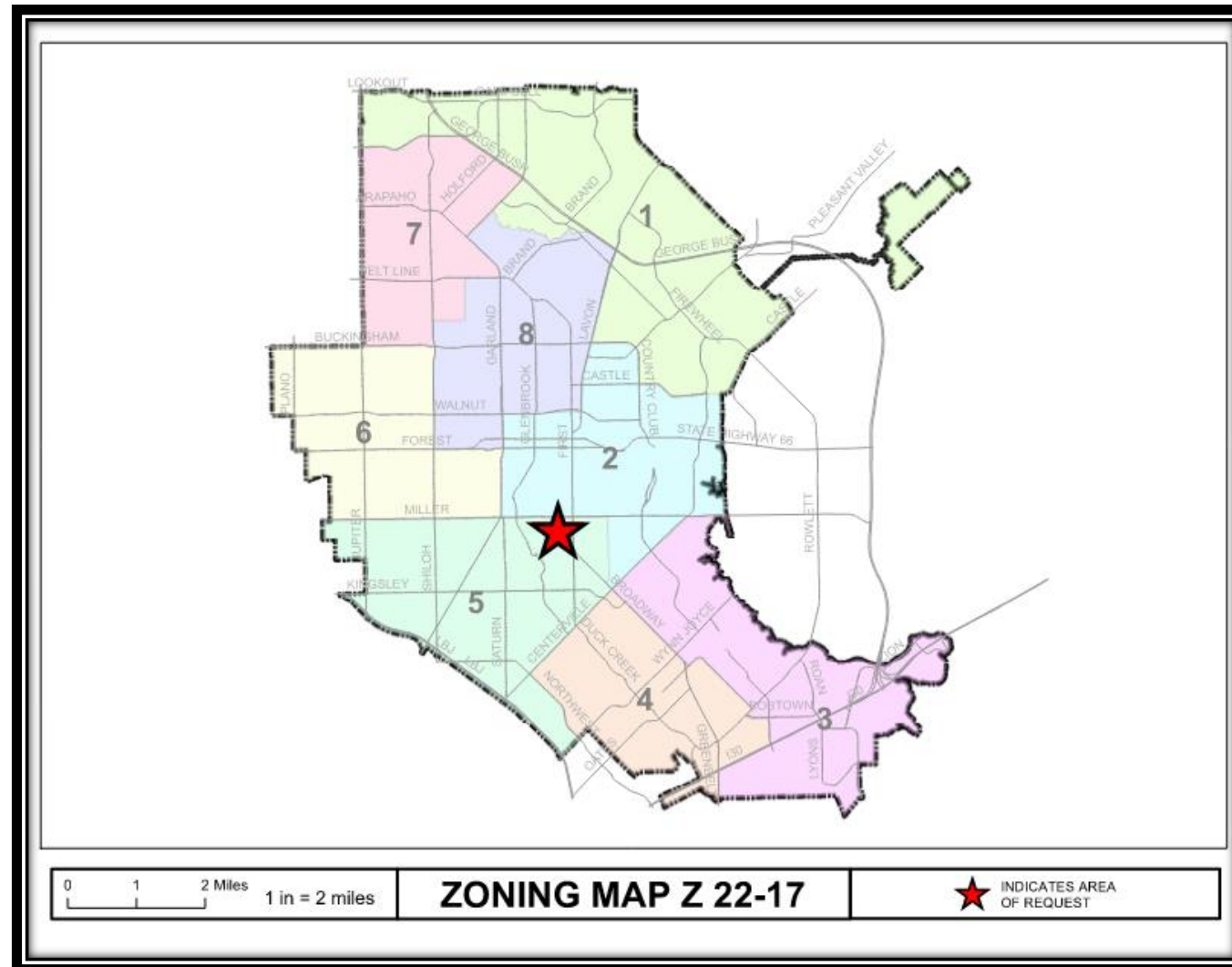
Acreage: 0.22

Zoning: Single-Family-7 (SF-7) District

Z 22-17

CITYWIDE LOCATION MAP

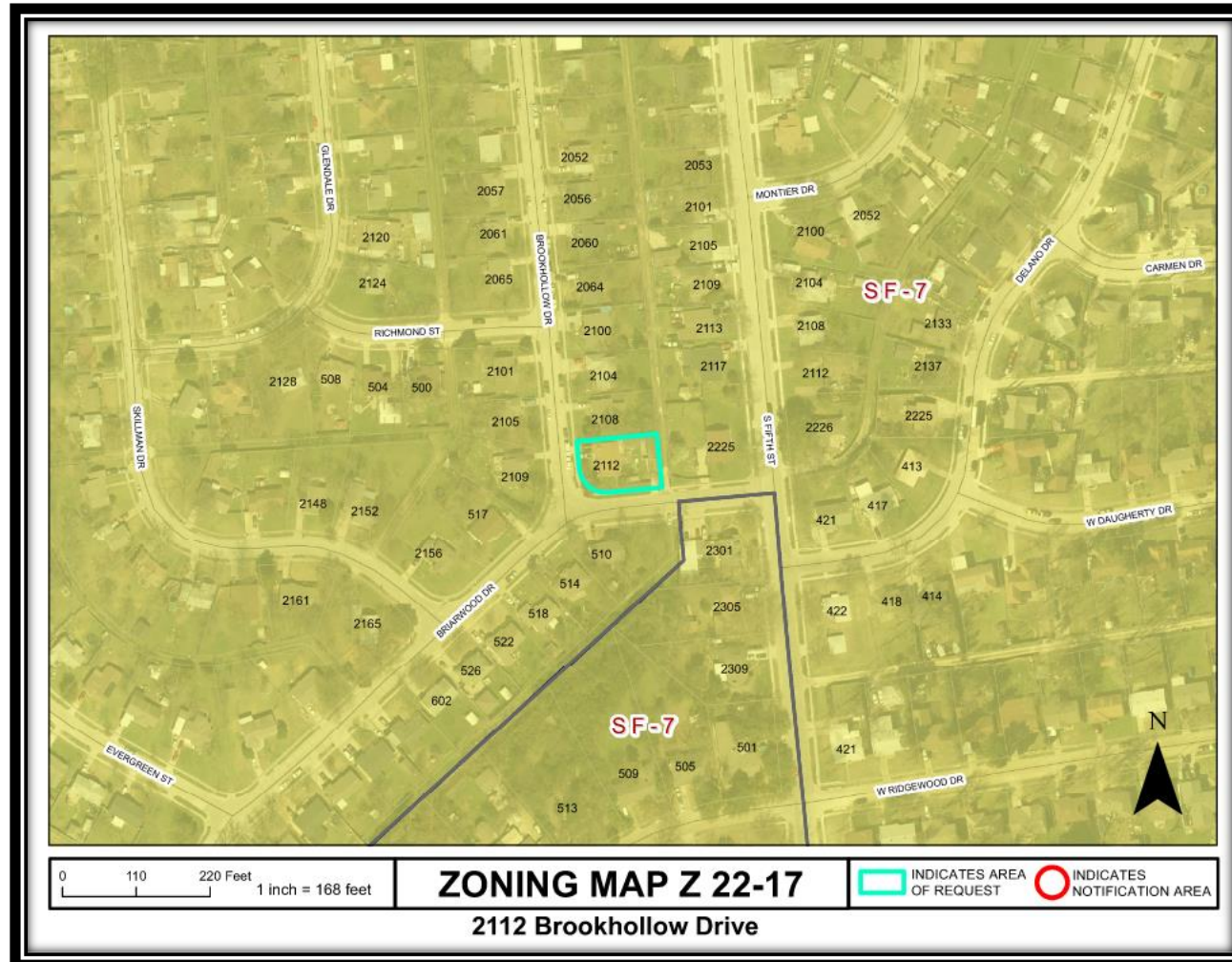
PLANNING &
DEVELOPMENT



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

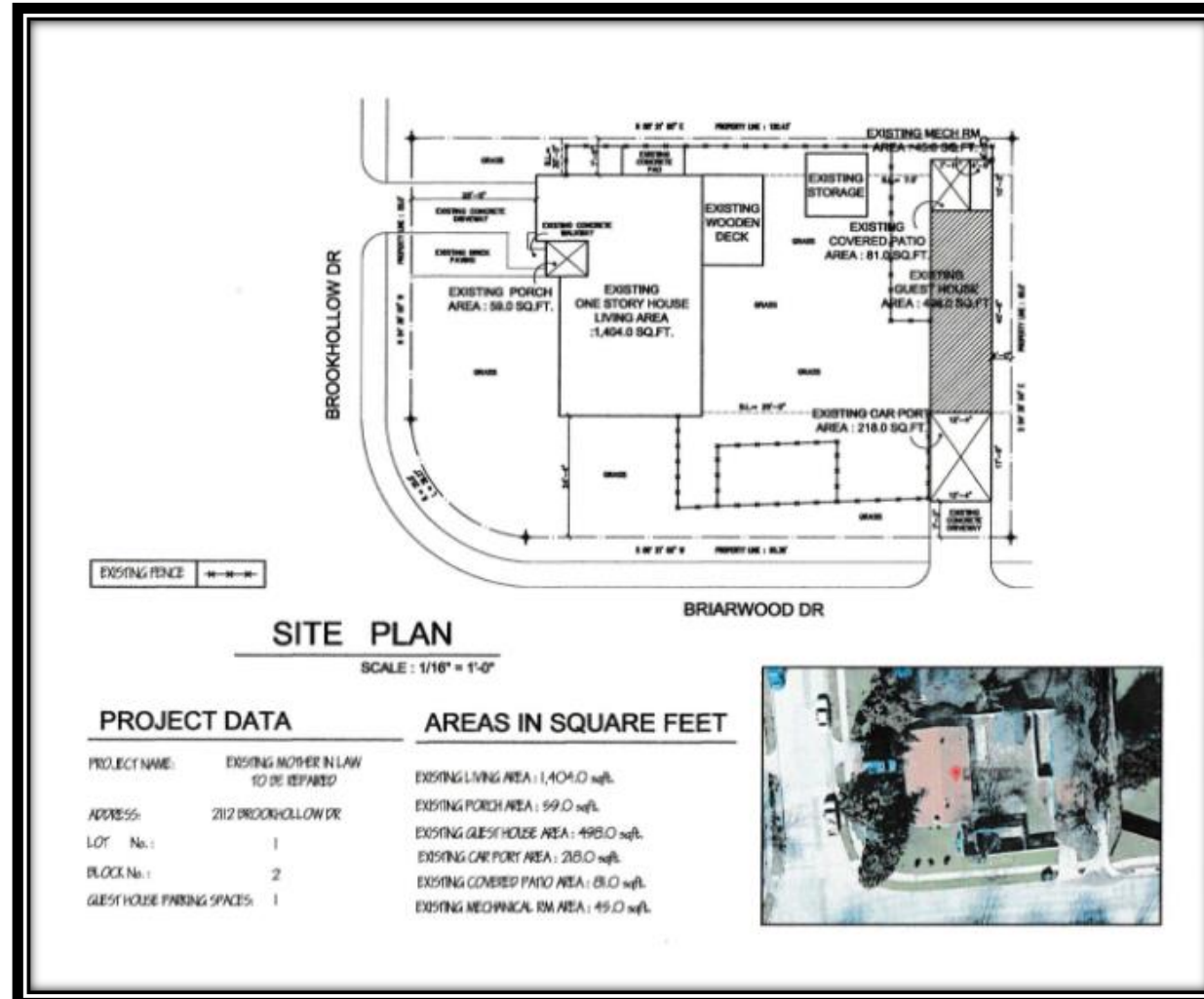


Looking south of the subject property

Z 22-17

SITE PLAN

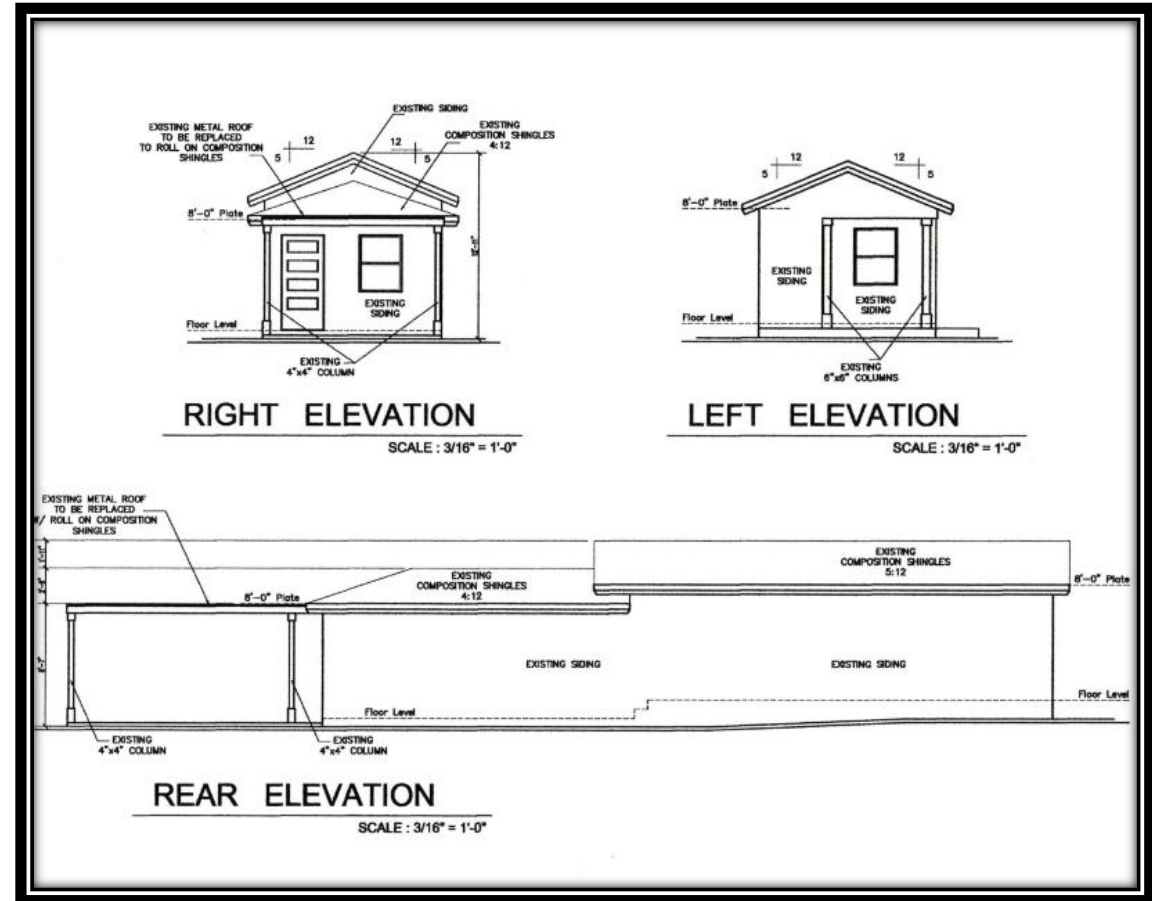
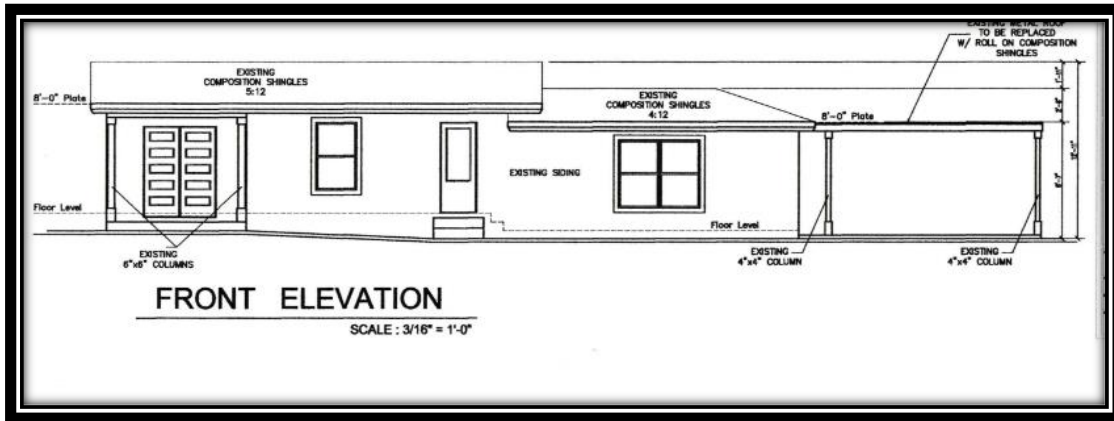
PLANNING & DEVELOPMENT



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

7. e.

Meeting Date: 02/07/2023

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.

The case was postponed from the January 10th City Council meeting at the applicant's request.

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. **Detail Plan:** 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. **Parking:** 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. **Building Design:** The design of the building complies with the applicable building design regulations of GDC.
4. **Specific Use Provision:** 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
Z 22-17 Responses
Z 22-17 Staff Presentation

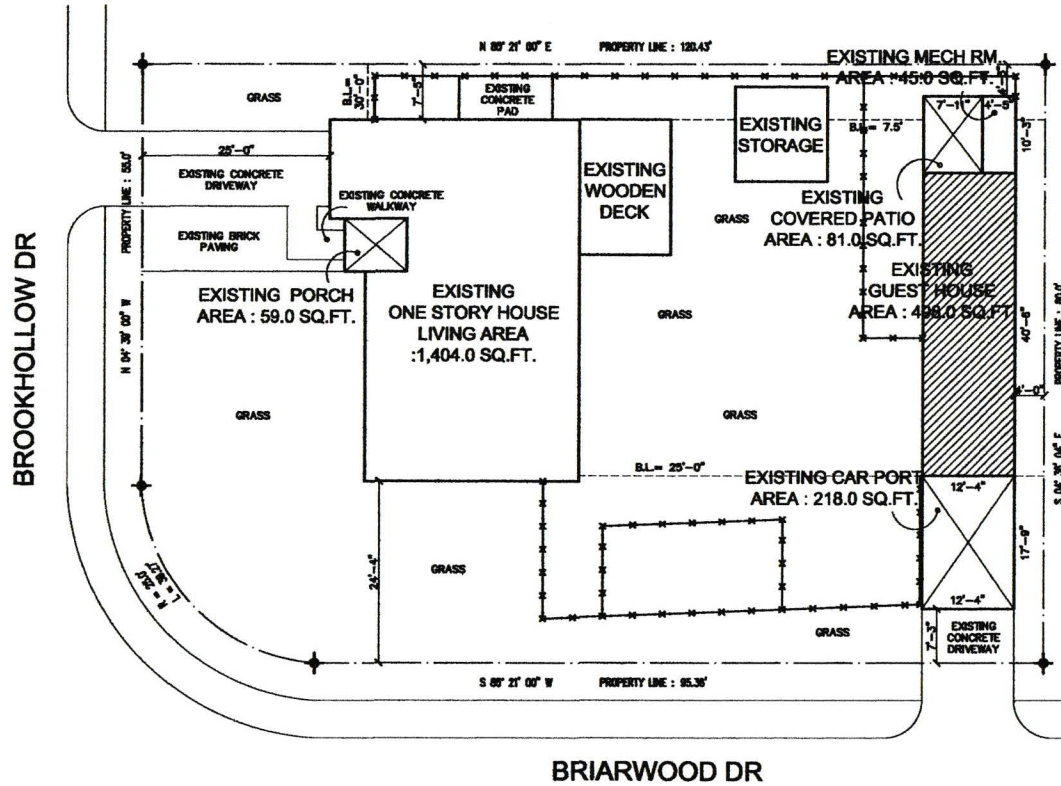


0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-17

 INDICATES AREA OF REQUEST

2112 Brookhollow Drive



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 sq. ft.
 EXISTING PORCH AREA : 59.0 sq. ft.
 EXISTING GUEST HOUSE AREA : 498.0 sq. ft.
 EXISTING CAR PORT AREA : 218.0 sq. ft.
 EXISTING COVERED PATIO AREA : 81.0 sq. ft.
 EXISTING MECHANICAL RM AREA : 45.0 sq. ft.



shpandesign@aol.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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST 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 CONSTRUCTION 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

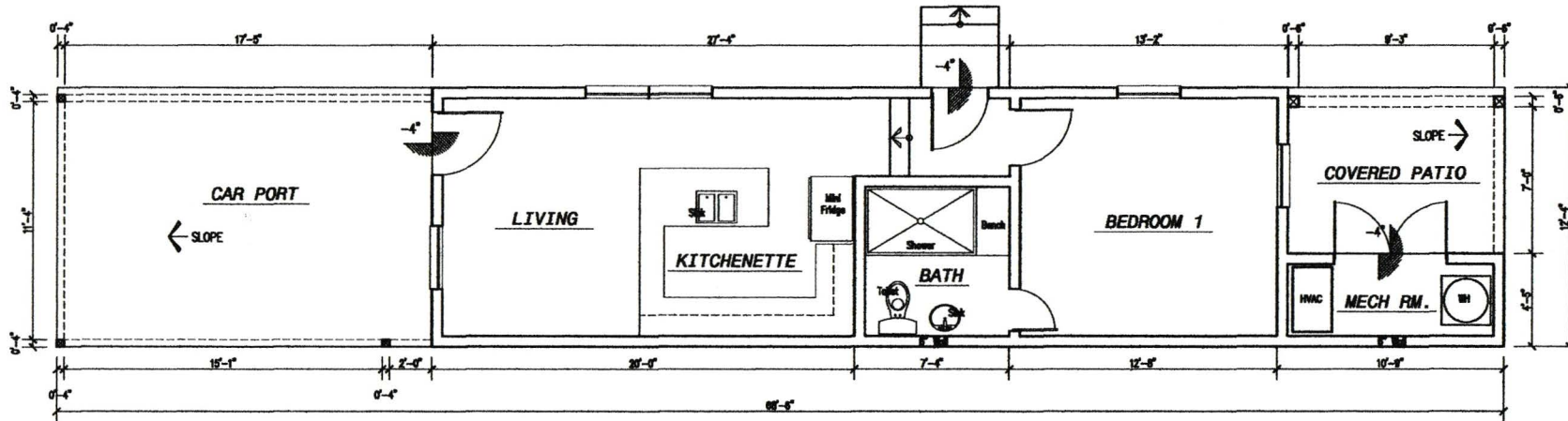
Project Address:

2112 BROOKHOLLOW DR
 GARLAND, TX 75041

Plan Name: SITE PLAN

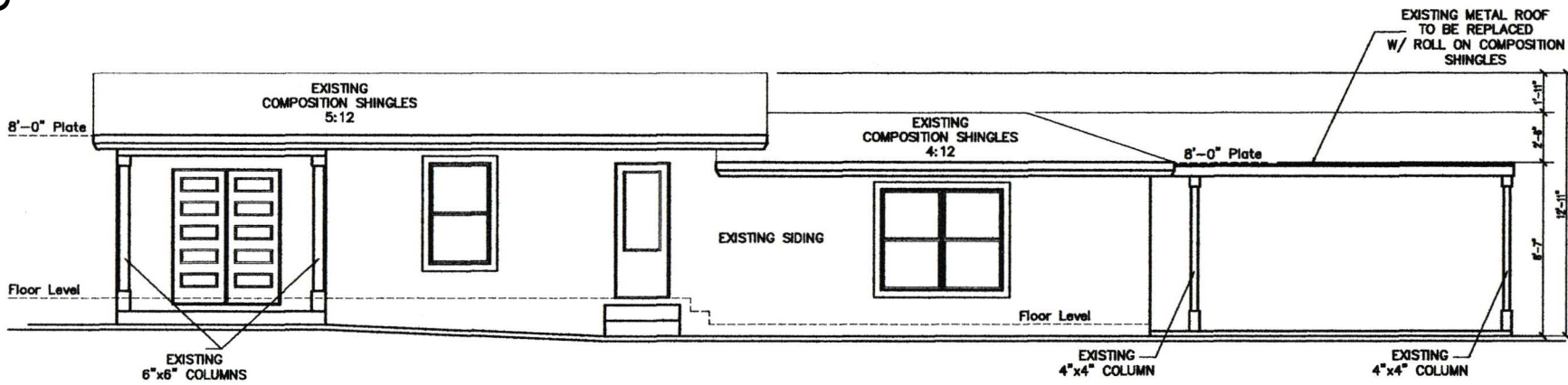
Project #: 012922 Drawn By: AP
 Date: 01-29-22 Scale: 1/16" = 1'-0"
 Sheet #: 1 of 3

EXHIBIT D



EXISTING FLOOR PLAN

SCALE : 3/16" = 1'-0"



FRONT ELEVATION

SCALE : 3/16" = 1'-0"



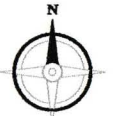
GENERAL NOTES

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 USE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CONSTRUCTION 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 THE NECESSARY PERMITS.

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 75041

Plan Name: EXISTING FLOOR PLAN ELEVATIONS			
Project #:	012822	Drawn By:	AP
Date:	01-29-22	Scale:	3/16" = 1'-0"
Sheet #:	2	Of:	3



alejandro.pardo000@gmail.com
2-14-2014-2024

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DRAWINGS. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.

2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.

3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE HELD RESPONSIBLE TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.

4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.

6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL 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

Plant Name:

ELEVATIONS

Project #:

Drawn By: **AP**

Date: _____

Scale:

11.

3

W:

3

EXISTING METAL ROOF
TO BE REPLACED
TO ROLL ON COMPOSITION
SHINGLES

EXISTING SIDING

EXISTING
COMPOSITION SHINGLES

4:12

12

5

8'-0" Plate

12'-0" Ht.

Floor Level

EXISTING
4"x4" COLUMN

EXISTING SIDING

RIGHT ELEVATION

SCALE : 3/16" = 1'-0"

8'-0" Plate

12 5

12 5

EXISTING SIDING

EXISTING SIDING

Floor Level

EXISTING 6" x 6" COLUMNS

LEFT ELEVATION

SCALE : 3/16" = 1'-0"

EXISTING METAL ROOF TO BE REPLACED W/ ROLL ON COMPOSITION SHINGLES

1'-11"

2'-6"

8'-0" Plate

EXISTING COMPOSITION SHINGLES 4:12

EXISTING COMPOSITION SHINGLES 5:12

8'-0" Plate

EXISTING SIDING

EXISTING SIDING

Floor Level

EXISTING 4"x4" COLUMN

EXISTING 4"x4" COLUMN

REAR ELEVATION

SCALE : 3/16" = 1'-0"

EXHIBIT D

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.



2112 Brookhollow Drive

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.

CESAR R. ACUNA (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.)

421 W. DAUGHERTY DR.

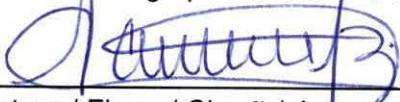
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx.

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Ch ữ ký

01/06/2023

Date / Fecha / Ngày

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

Comment Form

Case Z 22-17

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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

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.

Maria Silvia 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 Qhính

Maria Silvia Oliva

Signature / Firma / Ch ữ ký

01-09-2023

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.)

JAN 9 '23 PM 2:26

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 y prepared for Renting
AN other Structure with living quarters
will cause much more noise & shortage
of parking space.

I live close to Daughtey elementary and
during school hours there's lots of traffic
~~and~~ and children walking.

214-736-6554

Mail body:



Mail body:



Mail body:



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.

Jose Santos Carrillo

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.)

2061 Brookhollow Drive

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 Qhính

Jose

Signature / Firma / Chữ ký

10.24.22

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.)

JAN 5 '23 PM 2:0

JAN 5 '23 PM 2:0

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

Atenta mente Jose Santos Carrillo
no estoy de acuerdo

gracias atenta mente
Jose

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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William A. Brown / 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.)

422 W DAUGHERTY DR.

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

William A. Brown

Signature / Firma / Ch ữ ký

12-25-2022

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.)

JAN 4 '23 PM 1:21

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 ^{against} this Case Z 22-17
on a guest house for 2112 Brookhollow
Drive. This will lower property values
for our area. Will also increase
crime for the neighborhood. Because
they will be renting it out for
parties.

~~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

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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
February 7, 2023

CASE INFORMATION

Location: 2112 Brookhollow Drive

Applicant: Claudia Rodriguez

Owner: Claudia Rodriguez

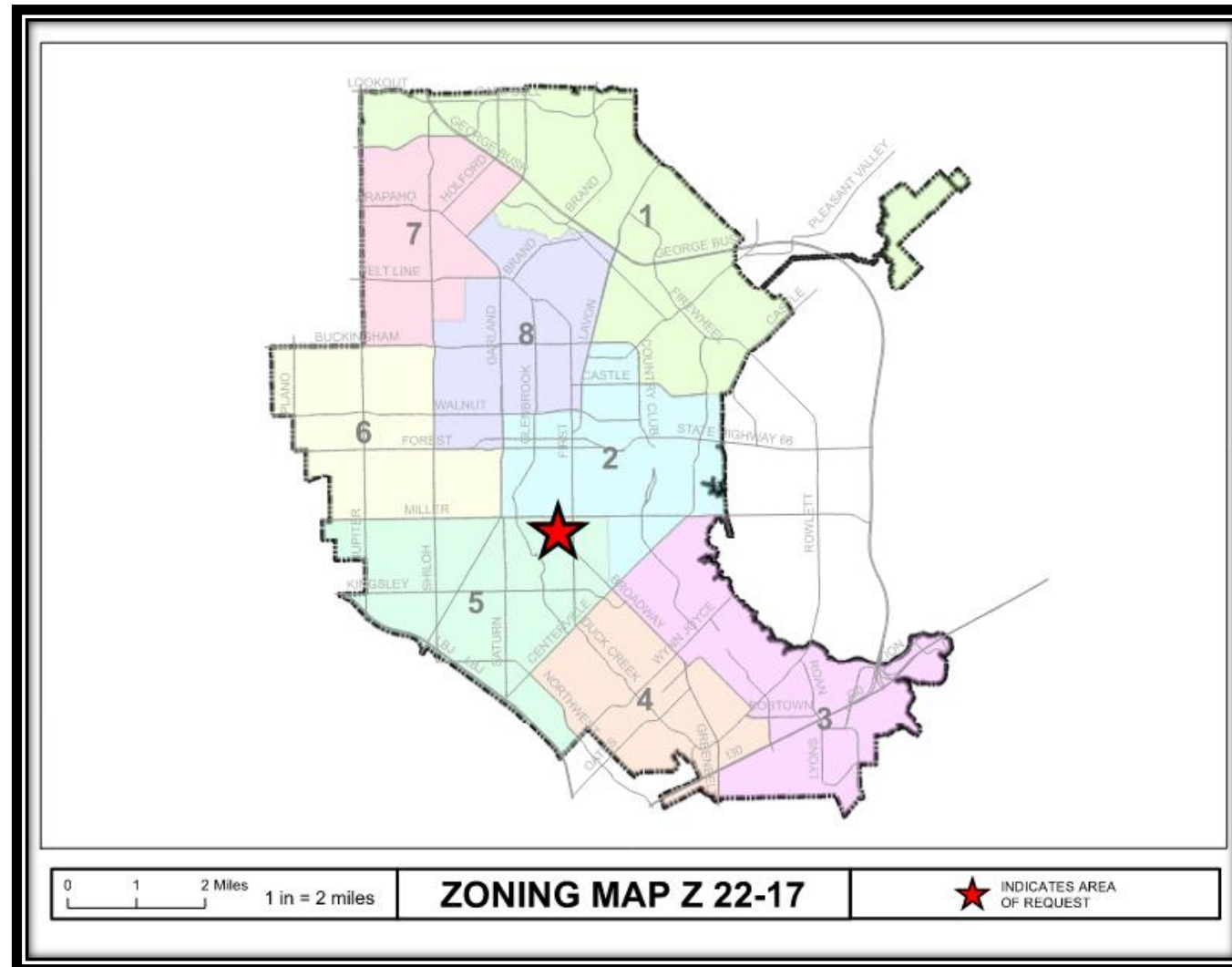
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Zoning: Single-Family-7 (SF-7) District

Z 22-17

CITYWIDE LOCATION MAP

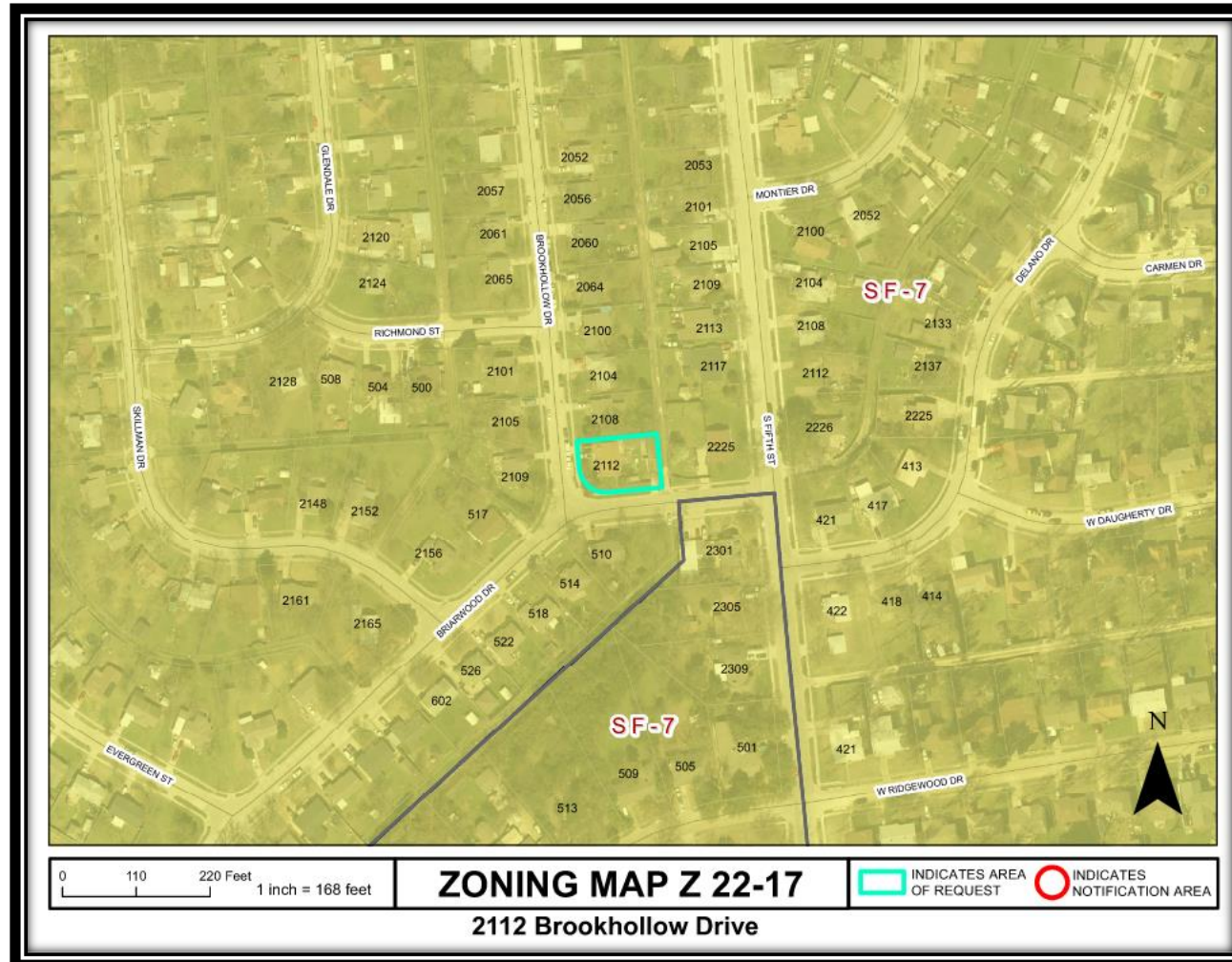
PLANNING &
DEVELOPMENT



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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

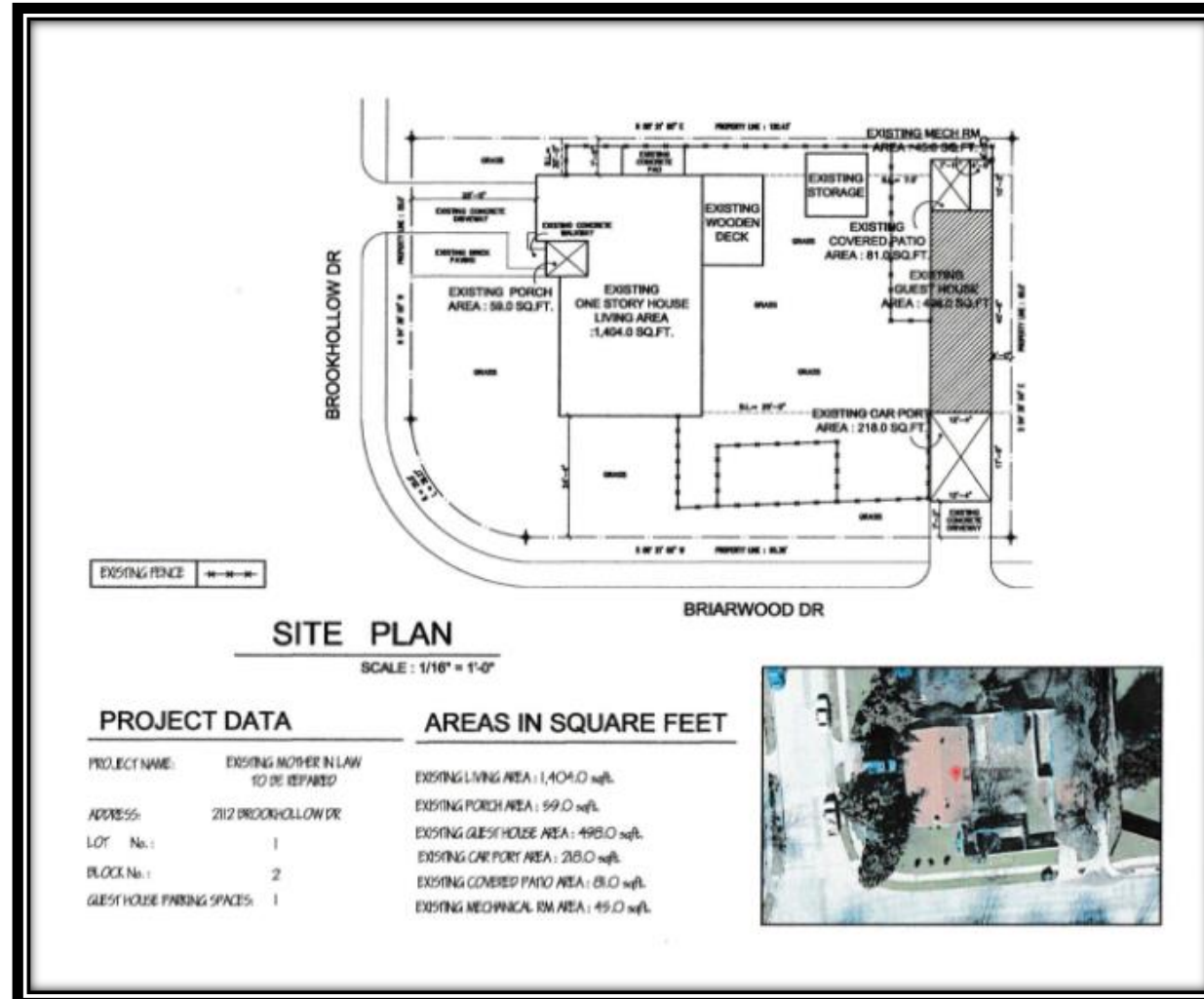


Looking south of the subject property

Z 22-17

SITE PLAN

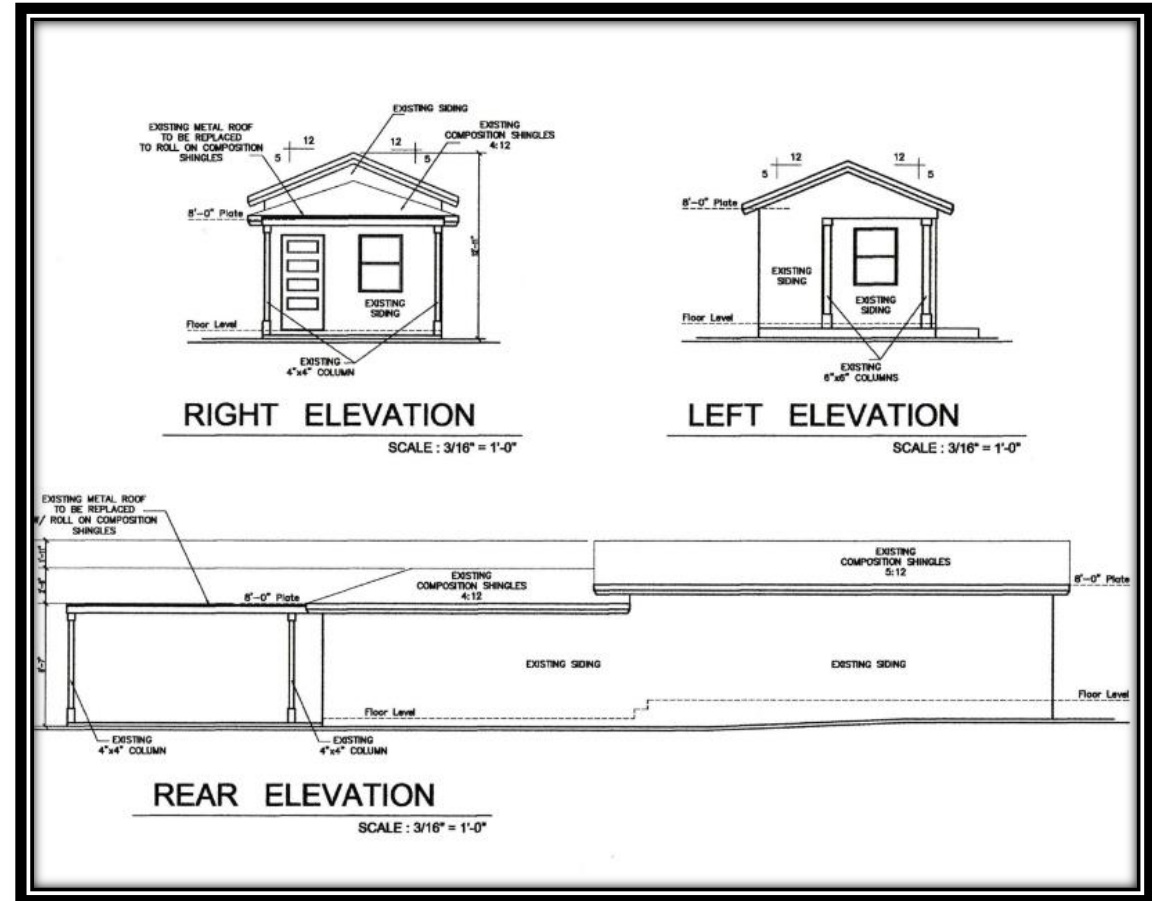
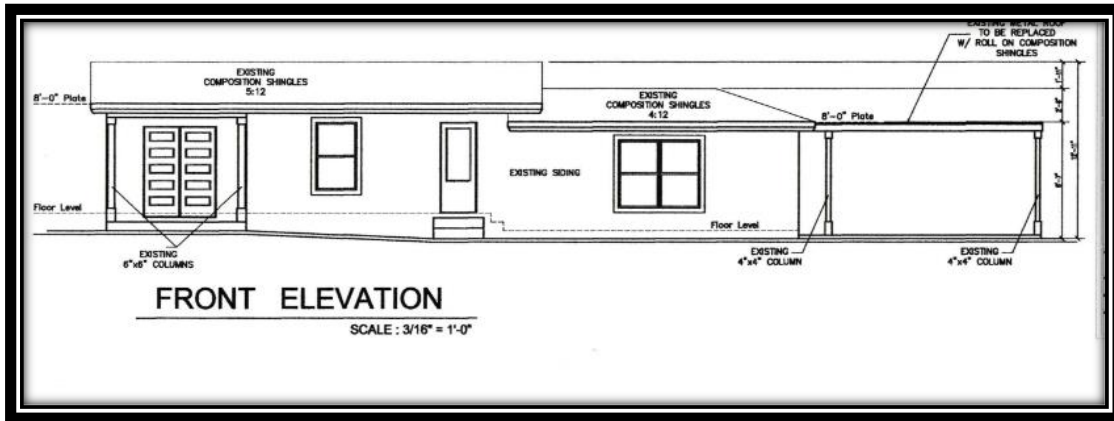
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BUILDING ELEVATIONS

PLANNING & DEVELOPMENT



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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

City Council Regular Session Agenda

Meeting Date: 02/07/2023

Item Title: Boards and Commissions Appointment

Submitted By: Tracy Allmendinger, Deputy City Secretary, City Secretary

Summary:

Council Member B.J. Williams

- Georgie Cornelius - Plan Commission
-

Attachments

Georgie Cornelius - Plan Commission



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: _____

Name: _____ Phone: _____ (Home)

Address: _____ Phone: _____ (Other)

City, State, Zip: _____ Email: _____

Resident of Garland for _____ years Resident of Texas for _____ years

Dallas County Voter Registration Number _____ Garland City Council District Number _____

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.

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

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

What is your educational background?

What is your occupational experience?

I hereby affirm that all statements herein are true and correct.

Georgia Coulter
Signature of Applicant

Board or Commission of first, second and third choice:

____ Board of Adjustment

____ Garland Cultural Arts Commission

____ Parks and Recreation Board

____ Citizens Environmental and Neighborhood Advisory Committee

____ Garland Youth Council **

____ Plan Commission *

____ Civil Service Commission

____ Library Board

____ Senior Citizens Advisory Committee

____ Community Multicultural Commission

____ Property Standards Board

____ Unified Building Standards Commission

**** Garland Youth Council has a separate application**

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due _____

Date Appointed _____

Utility Account Status

Current _____

Past Due ☒

Appointed By _____

CSO Suit/Claim Filed

Yes _____ No ☒

Date Notified _____

Clerk Signature & Date Courtney Vanover 1/18/23

Disclosure Form Filed _____