



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 21, 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

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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.

1. Consider approval of the minutes of the February 7, 2023 Regular Meeting.

2. Consider approval of the following bids:

a. Custodial Services

Bid No. 0450-23

ABM Industry Groups, LLC

\$ 1,225,179.08

This request is to provide custodial services for thirty-nine (39) City of Garland facilities. This approval is for a term agreement with four (4) optional renewals.

b. Annual Concrete Contract

Bid No. 0316-23

Tri-Con Services, Inc. \$ 3,000,000.00

This request is to provide replacement or repair of concrete paving and structures throughout the City on an as-needed basis. The contract is utilized by various City Departments for small and minor repair/replacement projects.

c. Full Range of Electrical Service Work Bid No. 0311-23

Boyd Electric \$ 750,000.00

This request is to provide on-call services for electrical related repair, replacement, and project work at various City of Garland facilities.

d. GP&L Transmission System Vegetation Management Bid No. 0223-23

Trees, Inc. \$ 497,482.11

Optional Contingency \$ 300,000.00

TOTAL: \$ 797,482.11

Council is requested to consider vegetation management services as part of the GP&L and TMPA transmission system maintenance and construction operations.

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

a. Zoning File No. Z 22-17, Claudia Rodriguez (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 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; 2) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 3) a Detail Plan for a Guest House on a 0.22-acre tract of land located at 2112 Brookhollow Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 22-68, C&C Consulting and Licensing (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Personal Services Use (licensed massage therapy) on a 1.27-acre tract of land located at 333 North Shiloh Road, Suite 101B and zoned Community Office (CO) District; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Interlocal Cooperation Agreement with the City of Mesquite for Duck Creek South Extension Trail

Council is requested to consider a Resolution authorizing the City Manager to execute the Interlocal Cooperation Agreement with the City of Mesquite for the Duck Creek South Extension Trail.

5. Amendment to Chapter 26 "Police-Miscellaneous Provisions and Offenses" and Chapter 32 "Property Sanitation and Housing Services"

Council is requested to approve amendments to Chapter 26, "Police-Miscellaneous Provisions and Offenses" and Chapter 32 "Property Sanitation and Housing Services" of the Code of Ordinances.

6. Las Brisas Small Area Plan Adoption

Council is requested to consider adoption of the Las Brisas Small Area Plan.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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7. Hold public hearings on:

- a. **Consider a Specific Use Provision request by Frontier States Development Services (FSDS) to construct an ice kiosk. The site is located at 131 West Kingsley Road in District 5.**

Consideration of the application of Frontier States Development Services (FSDS), requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (File Z 22-75, District 5)

- b. **Consider a Site Plan request by Frontier States Development Services (FSDS) to construct an ice kiosk. The site is located at 131 West Kingsley Road in District 5.**

Consideration of the application of Frontier States Development Services (FSDS), requesting approval of a Plan for Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (File Z 22-75, District 5)

- c. **Consider Amendments to the Garland Development Code regarding Screening Requirements, Tree Mitigation and Preservation, the removal of a Building Materials reference, and the Definition of “Pet Store”. These items were previously presented to the City Council by the Development Services Committee.**

Consider amending in part Article 3, “Screening & Landscaping,” Article 4, “Tree Preservation & Mitigation,” and Article 6, “Building Design,” of Chapter 4, “Site Development” of the Garland Development Code; and amending in part Section 6.03 “Definitions” of Chapter 6, “Definitions;” and Section 2.52, “Special Standards for Certain Uses,” of Chapter 2, “Zoning Regulations,” of the Garland Development Code of the City of Garland, Texas.

8. 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.

9. 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: 02/21/2023

Item Title: February 7, 2023 City Council Regular Meeting Minutes

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the February 7, 2023 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes Feb. 7

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 7, 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 Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Crystal Owens
Assistant City Manager Phillip Urrutia
Assistant City Manager Andy Hesser
City Attorney Brian England
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Crystal Lazo, Adoption Specialist, Animal Services, presented the Pet of the Month.

Carol Curry, Garland Makers Space, presented a donation of \$7,200 to the Karen Archibald, Director of Garland Public Libraries.

Jay Warren, President and Board Members from the Texas Association of Municipal Information Officers (TAMIO), presented Dorothy White, Public & Media Relations Manager, with the Cheryl A. Soward Communicator of Distinction Award, acknowledging her work with TAMIO and public service to the City of Garland.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager 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 Council Member Moore to approve the Consent Agenda as presented, excluding Item 2g, which was pulled for individual consideration, seconded by Council Member Williams. Motion carried:

Vote: 9 ayes, 0 nays

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

2. Consider approval of the following bids:

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

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. APPROVED 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. PULLED Fleet Parts Agreement

Bid No. 5150-15

NAPA Auto Parts	\$3,696,000.00
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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.

The staff report was presented by Phillip Urritia, Assistant City Manager and Gary Holcomb, Director of Planning.

There was discussion by the Council.

The motion was made by Council Member Moore to approve Item 2g, seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 nays

h. APPROVED Street Department Facility - Construction Services

Bid No. 0144-23

Hill & Wilkinson General Contractors	\$4,832,381.00
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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. APPROVED 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. **APPROVED** 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. **APPROVED** Implementation Services for Workday Human Capital Management System

Bid No. 1288-21

Accenture, LLP \$1,515,782.00

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

3. **APPROVED** Ordinance No. 7400 Amendment to Chapter 32 of the Code of Ordinances - Fair Housing

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

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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4. **PUBLIC HEARING HELD:** 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.

Mayor LeMay opened the public hearing at 7:33 p.m. There were no speakers on this item and the meeting was closed at 7:34 p.m.

5. **APPROVED** 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.

The motion was made by Council Member Moore to approve the 2023 Capital Improvement Program as presented by the City Manager and as amended by City Council to appropriate an additional \$290,000 for Firewheel facility improvements and to modify the Firewheel Learning and Teaching Center project to become the Firewheel Facility Improvements project, seconded by Council Member Williams. Motion carried:

Vote: 9 ayes, 0 nays, Adopting **Ordinance No. 7398**

6. **APPROVED** Ordinance No. 7399 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 approved 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.

The motion was made by Council Member Moore to approve the ordinance, seconded by Deputy Mayor Pro Tem Smith. Motion carried:

Vote: 9 ayes, 0 nays

7. **Hold public hearings on:**

- a. **APPROVED** **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.

The staff presentation was made by William Guerin, Director of Planning. The speaker on this item was Fernando Gutierrez.

There was discussion by the Council.

The motion was made by Council Member Lucht to approve the reconsideration, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

- b. **APPROVED** **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)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Amber Guo, applicant.

There was discussion by the Council.

The motion was made by Council Member Vera to approve the Specific Use Provision (Item 7a) and the Site Plan (Item 7b) as presented, seconded by Council Member Lucht. Motion carried:

Vote: 9 ayes, 0 nays

- c. **APPROVED** **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. **APPROVED** **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)

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

There was discussion by the Council.

The motion was made by Council Member Lucht to approve the Zoning request (Item 7d) and Detail Plan (Item 7e), with a Specific Use Provision of ten years, seconded by Council Member Williams. Motion carried:

Vote: 9 ayes, 0 nays

- e. **APPROVED** **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

Council Member Williams presented his nominee and a vote was cast with the following result:

Vote: 9 ayes, 0 nays

9. **Citizen comments:** Connie Childress

10. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:16 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 02/21/2023

Item Title: Custodial Services

Submitted By: Ginny Holliday, Facilities
Management Director

Bid Number: 0450-23

Purchase Justification:

This request is to provide custodial services for thirty-nine (39) City of Garland facilities. This approval is for a term agreement with four (4) optional renewals.

Evaluation:

The custodial services will be provided by ABM Industry Groups, LLC through the BuyBoard Cooperative Purchasing Contract 639-21.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
ABM Industry Groups, LLC	All	\$1,225,179.08

Basis for Award: Cooperative Purchase

Purchase Requisition #: 48739

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$1,225,179

Proposed Balance: N/A

Account #: 431-4711-7121; 431-4711-7111

Fund/Dept/Project – Description and Comments:

Term contract sets price but does not commit funds. Expenses will be charged to Facilities Management's Custodial Operations accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 311

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/10/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/09/2023

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 02/21/2023

Item Title: Annual Concrete Contract

Submitted By: Michael Polocek, Engineering
Director

Bid Number: 0316-23

Purchase Justification:

This request is to provide replacement or repair of concrete paving and structures throughout the City on an as-needed basis. The contract is utilized by various City Departments for small and minor repair/replacement projects. This approval is for a term agreement with two (2) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Tri-Con Services, Inc. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Tri-Con Services, Inc.	All	\$3,000,000.00
	TOTAL:	\$3,000,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 48570

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$3,000,000

Proposed Balance:

N/A

Account #:

451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to various CIP project accounts and Operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2023

Document Location: Oper. - Page 220; Prop. CIP - Page 90-121

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/13/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/10/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 02/21/2023

Item Title: Full Range of Electrical Service Work

Submitted By: Ginny Holliday, Facilities
Management Director

Bid Number: 0311-23

Purchase Justification:

This request is to provide on-call services for electrical related repair, replacement, and project work at various City of Garland facilities. This approval is for a term agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. Boyd Electric received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Boyd Electric	All	\$750,000.00
	TOTAL:	----- \$750,000.00

Basis for Award: Best Value

Purchase Requisition #: 48548

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$750,000
Proposed Balance: N/A

Account #: 431-4721-7111; Various

Fund/Dept/Project – Description and Comments:

Term Contract sets the price but does not commit funds. Expenses will be charged to Facilities' Building Services accounts and various other departments' accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2022-23

Document Location: Op. Page - 318; CIP - Various

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/10/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/09/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 02/21/2023

Item Title: GP&L Transmission System Vegetation Management

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0223-23

Purchase Justification:

This request is to provide vegetation management services as part of the GP&L and TMPA transmission system maintenance and construction operations. Services will include scheduled line maintenance, new construction activities, and emergency response services. An optional contingency is included for any additional trim work as required for GP&L and TMPA. This approval is for term agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria. Trees, Inc. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Trees, Inc.	All	\$497,482.11
Optional Contingency		\$300,000.00
	TOTAL:	\$797,482.11

Basis for Award: Best Value

Purchase Requisition #: 48433

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$797,482

Proposed Balance:

N/A

Account #:

451-6999

Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type:

Operating Budget
CIP

Fiscal Year:

2022-23

Document Location:

Op. - Page 241; Prop. CIP - 270

Budget Director Approval: Allyson Bell Steadman

Approval Date: 02/13/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/10/2023

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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. a.

Meeting Date: 02/21/2023

Item Title: Z 22-17 Claudia Rodriguez (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-17 Claudia Rodriguez

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-17 Ordinance

Z 22-17 Exhibit A

Z 22-17 Exhibit B

Z 22-17 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 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; 2) A SPECIFIC USE PROVISION FOR A GUEST HOUSE ON A PROPERTY ZONED SINGLE-FAMILY-7 (SF-7) DISTRICT AND 3) A DETAIL PLAN FOR A GUEST HOUSE ON A 0.22-ACRE TRACT OF LAND LOCATED AT 2112 BROOKHOLLOW DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 12th day of December, 2022, the Plan Commission did consider and make recommendations on a certain request for 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; 2) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 3) a Detail Plan for a Guest House by **Claudia Rodriguez**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses; 2) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and 3) a Detail Plan for a Guest House on a 0.22-acre tract of land located at 2112 Brookhollow Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

FILE NO. Z 22-17

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

PASSED AND APPROVED this_____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

ZONING FILE NUMBER Z 22-17

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-17

BEING a 0.22-acre tract of land situated in Lot 1, Block 3 of BROOK HOLLOW ADD., an addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 18, Page 223, of the Map Records Dallas County, Texas,

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

EXHIBIT B

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 a time period of ten (10) years.

This is a detailed floor plan of a mobile home, showing the layout of rooms and their dimensions. The overall dimensions are 68'-5" wide by 13'-5" deep.

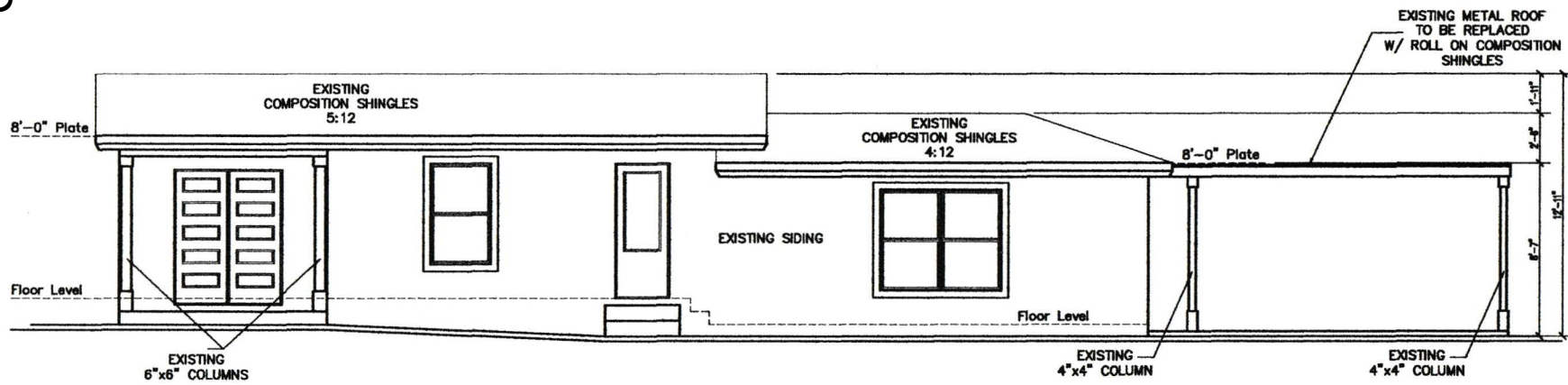
Rooms and Features:

- CAR PORT:** Located on the left side, with a "SLOPE" indicated by an arrow pointing left.
- LIVING:** The central front area, featuring a fireplace on the left wall and a window on the right wall.
- KITCHENETTE:** Located between the living and bedroom areas, containing a sink, stove, and refrigerator.
- BATH:** Located between the kitchenette and bedroom 1, containing a shower, toilet, and sink.
- BEDROOM 1:** The large room on the right side, featuring a window on the right wall.
- MECH RM.:** Located at the bottom right, containing a furnace (FURN) and a water heater (WH).
- COVERED PATIO:** Located at the bottom right, adjacent to the mechanical room, with a "SLOPE" indicated by an arrow pointing right.

Dimensions:

- Overall Width:** 68'-5"
- Overall Depth:** 13'-5"
- Room Widths (from left to right):** 15'-1", 2'-0", 20'-5", 7'-6", 12'-8", 10'-8"
- Room Depths (from top to bottom):** 11'-4", 0'-4", 0'-4", 7'-0", 6'-5", 0'-4"

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



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



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.

3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE UNDER RESPONSIBILITY TO THE CITY ENGINEER, PROJECTS AND DESIGN, S&A.

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

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 IS RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST

SQUARE FOOTAGE

CITY OF BARABEE CASE NUMBER:

(220113-3)



Project Name:

**EXISTING MOTHER IN LAW
TO BE REPAIRED**

Project Address:

2112 BROOKHOLLOW DR
GARLAND, TX 75041

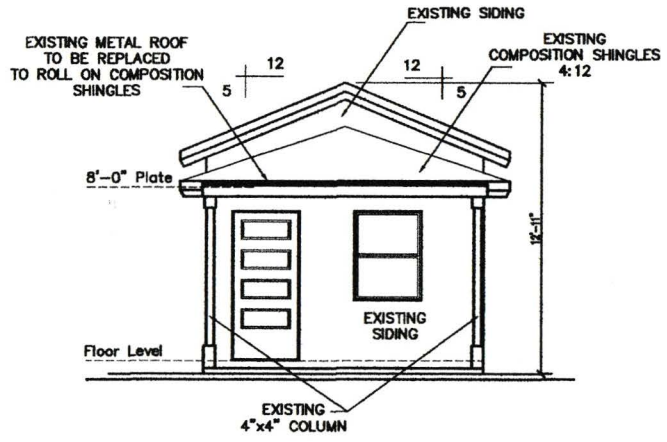
**EXISTING FLOOR PLAN
ELEVATIONS**

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

2

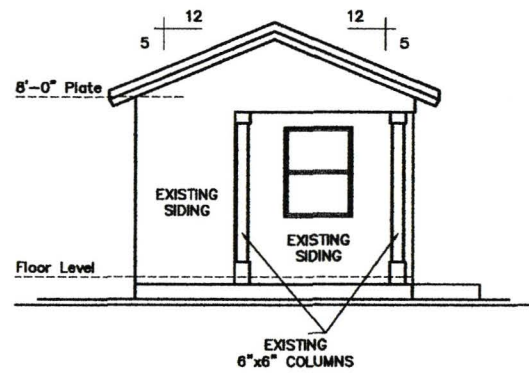
3

EXHIBIT D



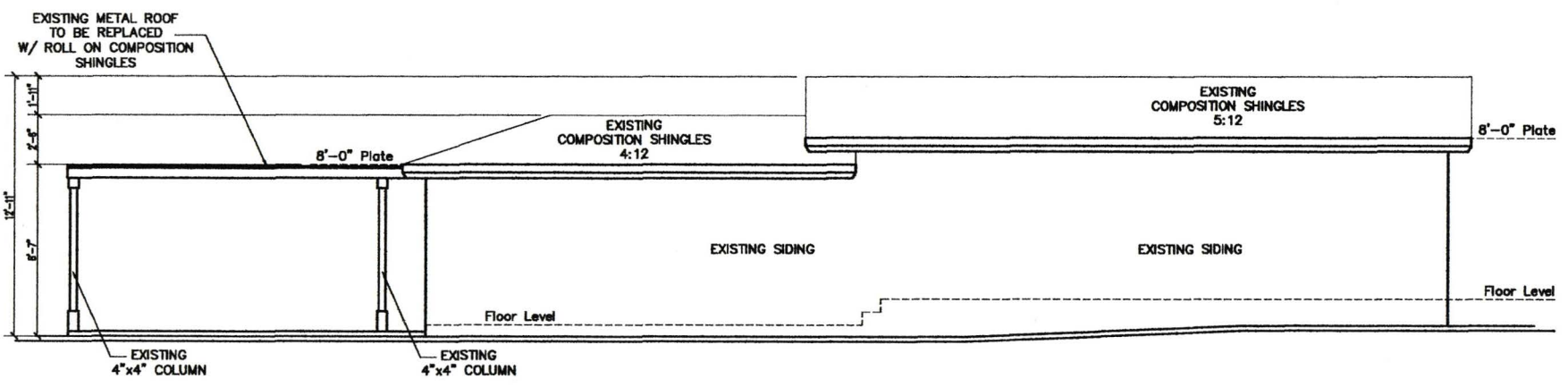
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

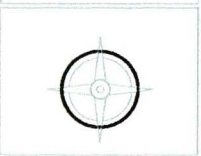
SCALE : 3/16" = 1'-0"



GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DETAILS. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS OF THESE AND ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL CONTRACTOR'S USE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, REPAIR, AND MAINTAIN ALL MATERIALS AND METHODS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LATEST BUILDING CODES AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY NECESSARY STRENGTHENING TO THE STRUCTURE OF THE PROJECT. FURTHERMORE IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE	
CITY OF GARLAND CASE NUMBER:	
(220113-3)	



Project Name:

EXISTING MOTHER IN LAW
TO BE REPAIRED

Project Address:

2112 BROOKHOLLOW DR
GARLAND, TX 75041

ELEVATIONS	
Project #:	012822
Drawn By:	AP
Date:	01-29-22
Scale:	3/16" = 1'-0"
Sheet #:	3



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. b.

Meeting Date: 02/21/2023

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

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-68 C&C Consulting and Licensing

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-68 Ordinance

Z 22-68 Exhibit A

Z 22-68 Exhibit B

Z 22-68 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A PERSONAL SERVICES USE (LICENSED MASSAGE THERAPY) ON A 1.27-ACRE TRACT OF LAND LOCATED AT 333 NORTH SHILOH ROAD, SUITE 101B AND ZONED COMMUNITY OFFICE (CO) DISTRICT; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of January, 2023, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Personal Services Use (Licensed Massage Therapy) by **C&C Consulting and Licensing**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Personal Services Use (Licensed Massage Therapy) and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-68

PASSED AND APPROVED this_____ day of _____,
2023.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-68

Being a 1.27-acre tract of land situated in the state of Texas, County of Dallas, being part of the J.W. Keen Survey, Abstract No 744, being part of Lot 3, Block 1, Eckerd-Church's Addition as recorded in Volume 98139, Page 43 of the Deed Records of Dallas County, Texas with said premises being more particularly described as follows:

BEGINNING at a 5/8-inc Cotton capped iron rod found in the west right-of-way line of Shiloh Road marking the southeast corner of said Lot 3 and the northeast corner of Lot 2, Block 1 of H.F.C Addition No 4 as recorded in Volume 75104, page 2332 of the Deed Records of Dallas County, Texas;

THENCE with the west line of said premises, North 00'43'27" West, 142.00 feet to a 1/2-inch Rome capped iron rod set marking the northwest corner of said premises;

THENCE with a north line of said premises, North 89'16'33" East, 92.66 feet to a 1/2-inc Rome capped iron rod set marking an interior ell-corner of said remises;

THENCE with a west line of said premises, North 00'43'27"' West, 20.00 feet to a 1/2-inch Rome capped iron rod set marking a northwest corner of said premises;

THENCE with a north line of said premises, North 89'16'33" East, 20.00 feet to a 1/2-inc Rome capped iron rod set in the east line of Lot 3 being in the west line of the Lot1, Block 1, Eckerd - Church's Addition

THENCE with an east line of Lot 3, said premises, and the west line of Lot 1, South 00'43'27" east, 20.00 feet to a 1/2-inc iron rod found marking an interior ell-corner of Lot 3 and being the southwest corner of Lot 1, from which a 5/8-inc iron rod found for reference bears North 18'38'39" West, 0.07 feet;

ZONING FILE NUMBER Z 22-68

THENCE with a north line of Lot 3, said premises, and the south line of Lot 1, North 89° 16' 33" East, 275.03 feet to a 1/2" iron rod found in the west right-of-way line of Shiloh Road marking the northeast corner of Lot 3, said premises and the southeast corner of Lot 1

THENCE with the west-right of way line of Shiloh Road, the east line of the 3, and the east line of said premises south 00° 43' 27" East, 142.00 feet to the point of beginning and containing 1.27 acres of 55,452 square feet of land.

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.

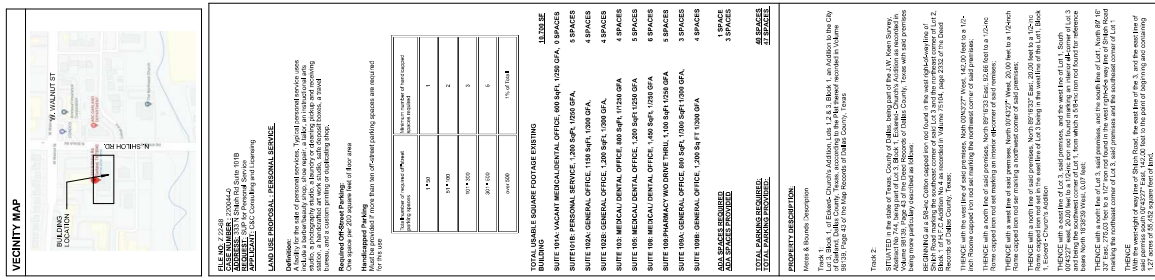
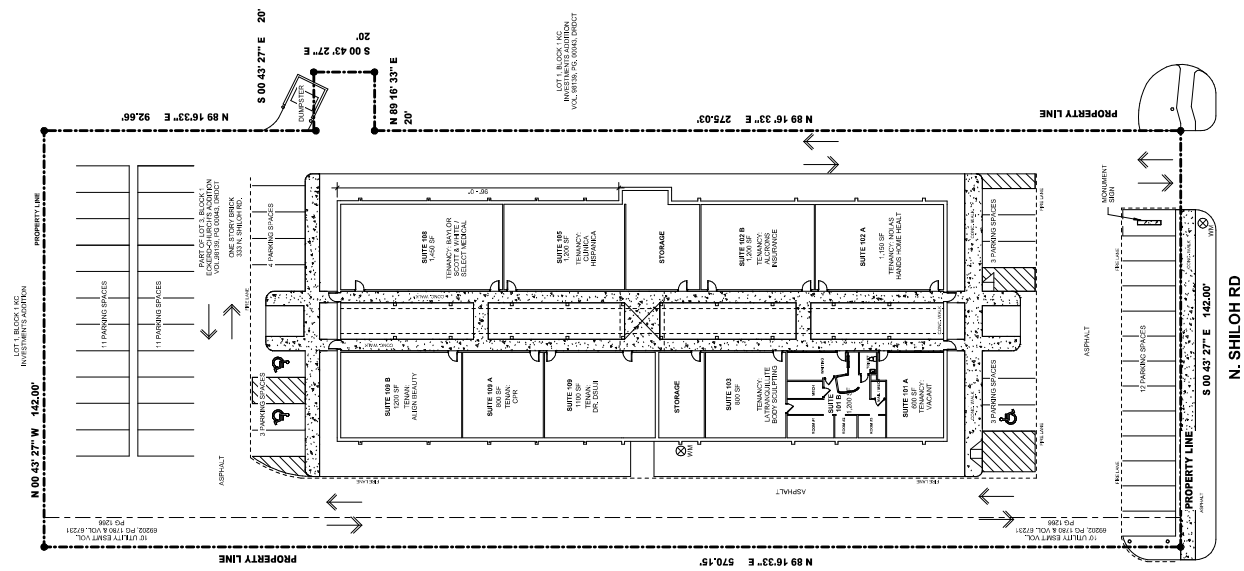
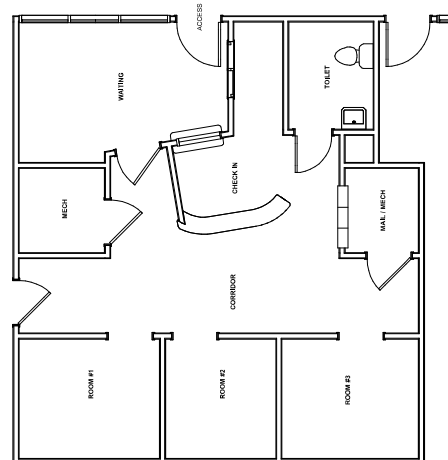
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

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.



333 N. SHILOH RD
GARLAND, TEXAS 75042

1. THE GENERAL CONTRACTOR SHALL BUILD, SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND THE ACCURACY OF THESE PLANS/DRAWINGS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL COMMERCIAL CONSTRUCTION ONLY AND ARE NOT TO BE OVERLY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT TO BE USED TO CONTROL THE QUALITY THEREOF.

[illegible]

EXISTING FLOOR
PLAN

SUITE # 101 B

Project Number	012425.000
Date	10/04/2022
Drawn By	SM
Checked By	LS

A1

Scale	As indicated
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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 02/21/2023

Item Title: Interlocal Cooperation Agreement with the City of Mesquite for Duck Creek South Extension Trail

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

1. The Duck Creek South Extension Trail at IH-30/Beltline Rd. is a proposed 12-foot wide concrete trail that will be constructed within the city limits of Mesquite and extend from the existing Mesquite Heritage Trail towards Ablon Park to the east.
2. Through partnership of the Cities, a regional system of multipurpose trails was planned in Garland and Mesquite, connecting communities, neighborhoods and other destination points. The trails will meet public recreation and transportation needs as well as add to the quality of life for the citizens of both Cities.
3. The City has negotiated an Interlocal Cooperation Agreement (ILA) with Mesquite for construction, maintenance and operation of a public Bike/Pedestrian Trail at both Cities' jurisdiction line as shown on the attached Location Map. The City of Mesquite staff presented this ILA to their City Council for consideration on October 17, 2022, garnering formal approval.
4. The agreement establishes the terms of design, construction, inspections, acceptance ownership, operation and maintenance of the trail.
5. City Council considered this item at the February 6, 2023 Work Session.

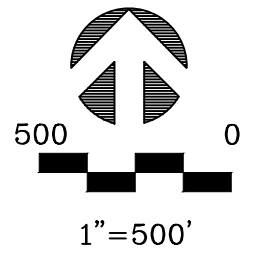
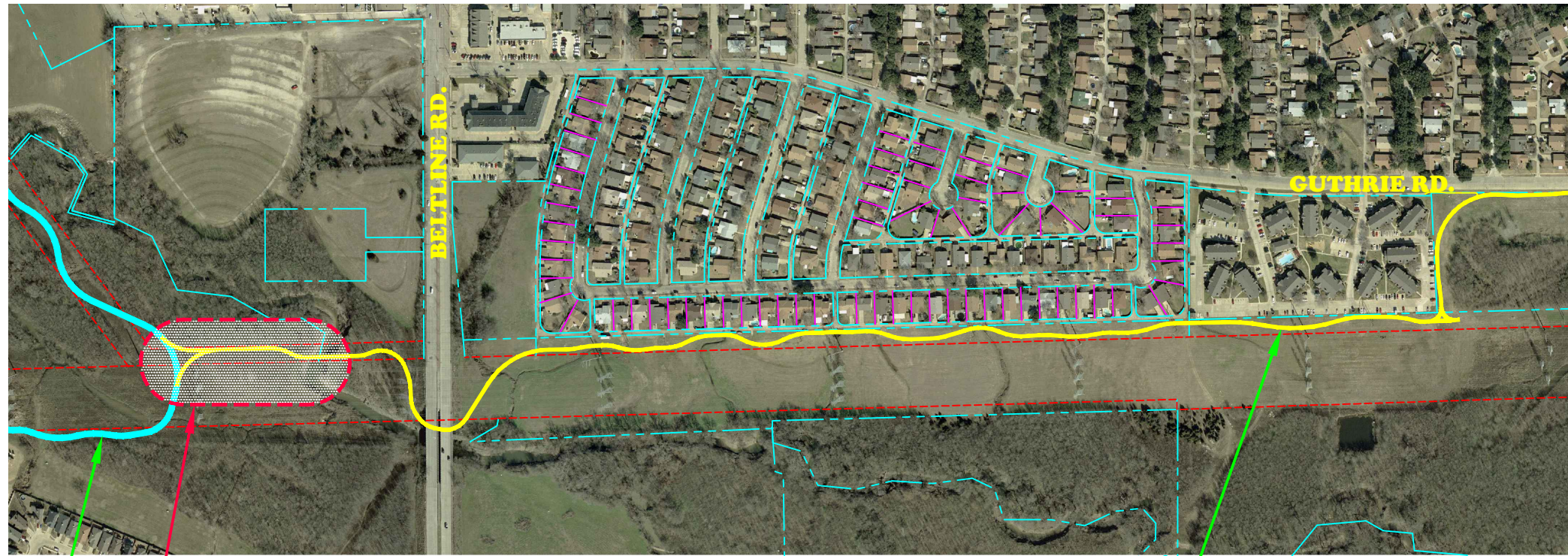
Recommendation/Action Requested and Justification

Approve a Resolution authorizing the City Manager to execute the Interlocal Cooperation Agreement with the City of Mesquite for the Duck Creek South Extension Trail.

Attachments

Location Map

Resolution

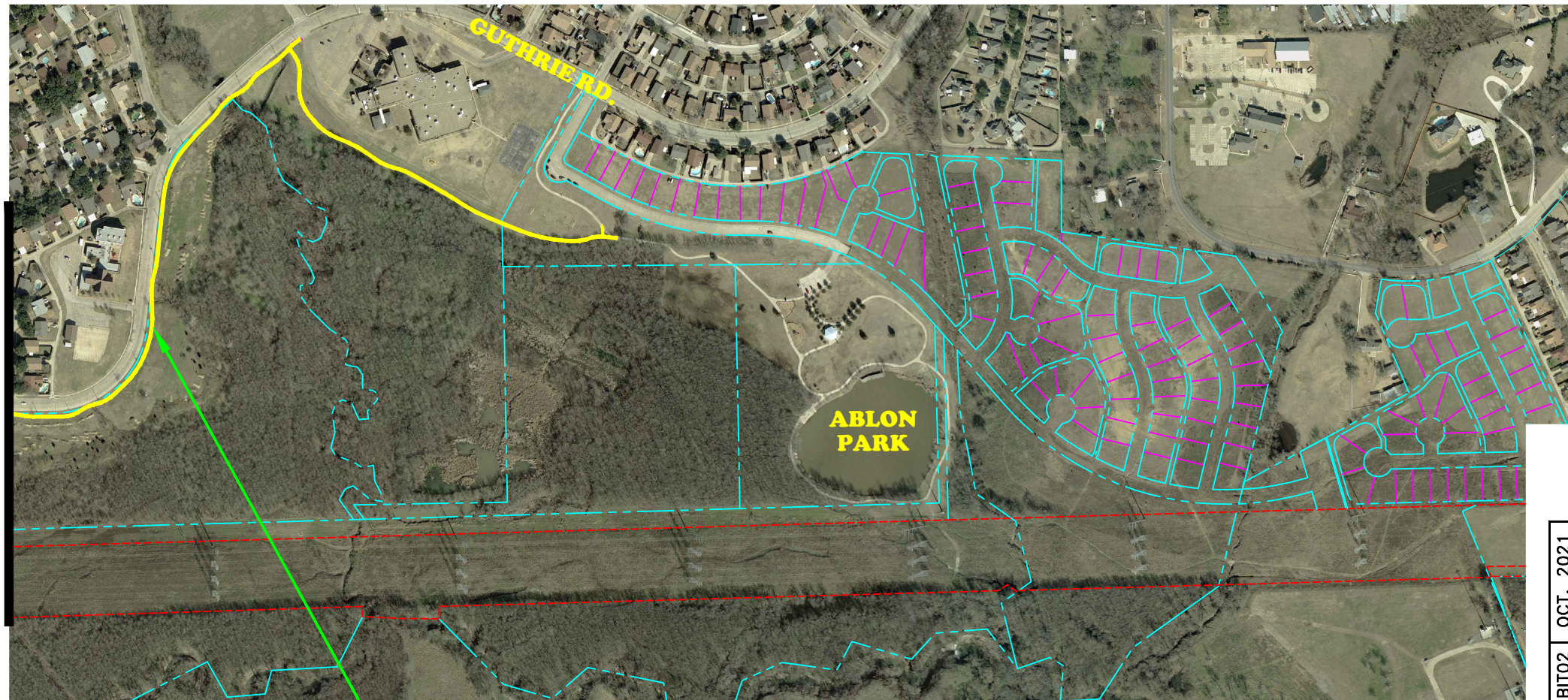


EXISTING MESQUITE-GARLAND
TRAIL CONNECTOR

ONLY PORTION OF TRAIL
WITHIN CITY OF MESQUITE

PROPOSED 12' TRAIL
(WITHIN GP&L PROPERTY)

MATCH LINE



MATCH LINE

PROPOSED 12' TRAIL

1961 - EXHIBIT02
OCT. 2021



BW2 ENGINEERS, INC.
1919 S. Shiloh Road
Suite 500, L.B. 27
Garland, Texas 75042
(972) 864-8200 (T) (972) 864-8220 (F)
Firm Registration No. F-5290
Firm 10022000

DUCK CREEK TRAIL
SOUTH EXTENSION

EXHIBIT 'A'

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL COOPERATION AGREEMENT WITH THE CITY OF MESQUITE RELATING TO THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A MULTIPURPOSE TRAIL SEGMENT; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute an Interlocal Cooperation Agreement ("ILA") with the City of Mesquite in the form and substance of that attached hereto as Exhibit 1 and incorporated herein by reference as part of this Resolution for all purposes and related to the Duck Creek South Trail Extension Project as more particularly described within the ILA.

Section 2

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

PASSED AND APPROVED this the ____ day of February 2023.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT 1

**Partially Executed Interlocal Cooperation Agreement with
the City of Mesquite**



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 02/21/2023

Item Title: Amendment to Chapter 26 "Police-Miscellaneous Provisions and Offenses" and Chapter 32 "Property Sanitation and Housing Services"

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Consider an ordinance amending Chapter 26, "Police-Miscellaneous Provisions and Offenses" of the Code of Ordinances by adopting Article IV and amending Chapter 32 "Property Sanitation and Housing Services" of the Code of Ordinances by adding provisions related to the regulation of short term rentals.

This item was discussed at the December 5, 2022 Work Session.

Recommendation/Action Requested and Justification

Approve amendments to Chapter 26, "Police-Miscellaneous Provisions and Offenses" and Chapter 32 "Property Sanitation and Housing Services" of the Code of Ordinances.

Attachments

Short Term Rental Ordinance Amendments

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 26, APOLICE-MISCELLANEOUS PROVISIONS AND OFFENSES@, OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, BY ADOPTING ARTICLE VI THEREOF RELATING TO SHORT-TERM RENTALS; AMENDING CHAPTER 32, "PROPERTY SANITATION AND HOUSING SERVICES", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, BY ADDING PROVISIONS RELATED TO THE REGULATION OF SHORT-TERM RENTALS; 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.

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

Section 1

That Chapter 32, Article 1, "Minimum Property Standards," Section 32.01, of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part to read as follows:

"Section 32.01 Definitions

. . .

Short-term rentals means a land use located within a residential zoning district or within 200 feet of a residential zoning district, which has been (1) advertised as available for rent, lease, license, or use for a period of less than 30 calendar days, or (2) rented, leased, or licensed to a person other than an Owner, for a period of less than 30 calendar days.

. . ."

Section 2

That Chapter 32, Article 1, "Minimum Property Standards", Section 32.07, of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 32. 07 Multifamily or lodging license.

(A) Licensed required.

(1) A person who rents or leases to another person three or more residential dwelling units that are part of a multifamily dwelling or who operates a lodging establishment must obtain and maintain a current and valid multifamily/lodging license issued in accordance with the provisions of this section. Notwithstanding anything contained in this section, the provisions of section **32.09** relating to single-family dwelling units

shall apply to any person who rents a residential dwelling unit in a multifamily dwelling to another person in a number, at different locations, or under circumstances that make the provisions of this section inapplicable. A person commits an offense if the person operates or causes to be operated a multifamily dwelling or a lodging establishment without a valid multifamily/lodging license issued by the City under the provisions of this section.

(2) Exception. A premises that is being used as a single-family or short-term rental shall be licensed under Section 32.09 of the Code of Ordinance.

(3) As used in this section:

(a) "Representative sample" means any number of dwelling units at the multifamily dwelling or lodging establishment as determined by the Director of Code Compliance based upon criteria such as, but not limited to, the age of the dwelling units, buildings, and structures, past inspection performance, and complaint history.

(b) "Comprehensive inspection" means an interior and exterior inspection of all of the dwelling units and non-dwelling buildings and structures comprising a multifamily dwelling or lodging establishment, including without limitation common areas, offices, storage rooms, mail rooms, laundry facilities, and parking lots.

(c) "Licensee" includes, unless the context clearly requires the restrictive meaning, an applicant for a multifamily/lodging license as well as the holder of a license.

Section 3

That Chapter 32, Article 1, "Minimum Property Standards", Section 32.09, of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Section 32. 09 Single-family rental permit

(A) Single-family rental permit required. No person shall rent a single-family dwelling unit, or portion thereof, without first obtaining a single-family rental permit issued under the provisions of this section. It shall be unlawful to submit a false or fraudulent application for a single-family rental permit. A person who rents a single-family dwelling knowing that a single-family rental permit has not been issued for that dwelling or who

knows that the single-family rental permit issued for that dwelling has been revoked commits an offense each day the dwelling is occupied by a tenant.

(B) Eligibility; Application; form. An applicant for a single-family rental permit shall not be eligible for a permit if the applicant has claimed or received a homestead exemption on more than one residential property in or outside of the state of Texas. An applicant for a single-family rental permit shall file with the City a written application, on the form provided for that purpose, signed by the owner (or the owner's authorized agent) of the single-family dwelling to be permitted. An applicant who owns more than one single-family residential dwelling shall file a separate application for each dwelling.

(C) Form; contents. The application shall include:

(1) The name, physical street address, telephone number, and driver's license or other government-issued identification number of the owner, and the name, street address, and telephone number of any property manager of the property for which an application is being submitted;

(2) If the owner is other than an individual, the legal name, all trade names, and the registered agent, managing partner, or other person authorized to accept service of process on behalf of the owner;

(3) a statement as to whether the property will be used as short-term rental facility;

(4) a statement as to whether the owner is using the property as the owner's principal residence;

(5) a statement as to whether the owner has claimed a homestead exemption on the property;

(6) a statement as to whether the owner has claimed a homestead exemption on another residence homestead in or outside of Texas; and

(7) The name and telephone number of the tenant or lessee that is responsible for the dwelling, if available, at the time of application.

. . .

(J) Short-term rentals; temporary tenancies.

(1) **Short-term rentals.** No person shall rent a single-family dwelling unit as a short-term rental, or portion thereof, without first obtaining a single-family rental permit issued

under the provisions of this section. The owner, agent, or representative of a Short-term rental, as defined in above Section 32.01, may elect to be exempt from the provisions and requirements of subsection (H) "Inspection," and subsection (O) "Certified rental properties" of this Section 32.09. However, a single-family dwelling must be fully inspected by the City prior to a single-family permit being issued by the City for use as a short-term rental.

(2) **Temporary tenancies.** It shall be an affirmative defense to prosecution under subsection (A) that the single-family residential dwelling was rented or leased for a period of less than sixty (60) days to a person who was the immediate past owner of the dwelling or who shall be the immediate next owner of the dwelling.

(K) Suspension of permit.

(1) A single-family rental permit may be temporarily suspended by the City:

(a) If a life safety violation exists on the premises of the permitted single-family dwelling;

(b) If, after notice and a period of correction as provided by section 32.02(F), a critical violation remains on the premises of the permitted single-family dwelling;

(c) If, after a change in tenancy, not including Short-term rentals, the City has not received a request for inspection or a certification of compliance within 60 days of application for utilities;

(d) If the Garland Police Department is requested by a member of the public, other than the owner, manager, organizer or sponsor of a Short-term rental, to respond to the premises of the Short-term rental more than three times within a 6-month period because of alleged Prohibited Conduct (as defined in Article VI, Chapter 26, of this Code) occurring on the Premises and the responding officers determine that there is probable cause to believe Prohibited Conduct has occurred or is occurring; or

(e) If the property is receiving a homestead exemption and:

(i) there is probable cause to believe that the property is not the owner's principal residence; or

(ii) the owner of the property is receiving a homestead exemption on another property located in or outside the state of Texas.

(f) Failure to timely pay hotel occupancy taxes owed, where applicable, pursuant to Chapter 40, Article II, of this Code of Ordinances.

(2) The City shall notify the holder of the permit in writing, stating the reasons for which the permit is subject to suspension and stating that the permit shall remain suspended until such time as the property owner:

(a) prevails in an appeal of the suspension to the Property Standards Board; or

(b) meets with the Director of Code Enforcement, pays all outstanding fines, enters into a compliance agreement with the City, and satisfies the terms and conditions of the compliance agreement.

(3) The compliance agreement shall, among other things, address occupancy limits, parking, inspections, parties, prohibited hours for outside activities, and any other violations that were the basis for the suspension.

. . .

(M) Revocation of permit. A single-family rental permit may be permanently revoked after the City has provided an opportunity for a hearing for the following reasons:

- (1) For serious or repeated violations of any of the requirements of this article;
- (2) for interference with the City or any of its agents in the performance of their duties; or
- (3) Three or more criminal convictions for Prohibited Conduct, or offenses related to the operation of a Short-term rental under Article VI, Chapter 26 of this Code within a 12-month period.

Prior to revocation, the City shall notify the holder of the permit in writing, stating the reasons for which the permit is subject to revocation and stating that the permit shall be permanently revoked at the end of ten (10) days from the service of such notice unless a request for a hearing is filed with the City, by the permit holder, within such ten-day period. A permit shall be suspended for cause pending its revocation or a hearing relative thereto.

(N) Hearings. The hearings provided for in this section shall be conducted, at the option of the owner (or property manager), by either the Property Standards Board or a hearing officer appointed under the provisions under section 24.25 of this Code, at a time and

place designated by the board or the hearing officer, as the case may be. Based on the record, the board or the hearing officer shall make a finding and shall sustain, modify, or rescind any official notice or order considered in the hearing. A written report of the hearing decision shall be furnished to the permit holder by the City.

. . .

(P) Termination of utilities.

(1) The City may terminate the utilities of a Premises being operated as a short-term rental after a revocation or suspension of the single-family permit pursuant to above subsection (M).

(2) In the event the City terminates utilities pursuant to this subsection (P), the utilities shall not be reinstated until:

(a) such time as the property owner prevails in an appeal of the termination of utilities to the Property Standards Board; or

(b) in the case of a suspension, such time as the property owner meets with the Director of Code Enforcement, pays any and all outstanding fees and fines, enters into a compliance agreement with the City, and satisfies the terms and conditions of the compliance agreement.

(3) The compliance agreement shall, among other things, address the unlawful use of the premises as a short-term rental and any other violations that were the basis for the suspension

(4) A premises shall no longer be eligible to be used as a Short-term rental if the City has terminated utilities of the premises pursuant to this chapter and the Property Standards Board has not overturned the City's decision."

Section 4

That Chapter 26, "Police-Miscellaneous Provisions and Offenses", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding a new article, Article VI, "Short-term Rentals" to read as follows:

"ARTICLE VI SHORT-TERM RENTALS

Sec. 26.60 Definitions

In this article:

"Minor" means any person under 17 years of age.

"Owner" means any person who has a property interest in the Short-term rental or the Premises.

"Premises" means a property, lot, or tract of land, including but not limited to any structure, building, walkway, pool, yard, patio, or deck situated thereon, being used as a Short-term rental, excluding any property, lot, or tract of land that is zoned for use as a hotel or motel, as defined by the GDC.

"Prohibited conduct" means any of the conduct described in Section 26.64 below.

"Responsible party" means:

- (A) Any Owner of a Short-term rental;
- (B) Any person who rents, leases, or uses a Premises for Short-term rentals; or
- (C) Any person who organizes, manages, sponsors, or hosts an event, party, or gathering at a Short-term rental.

"Short-term rental" means a land use located within a residential zoning district or within 200 feet of a residential zoning district, which has been (1) advertised as available for rent, lease, license, or use for a period of less than 32 calendar days, or (2) rented, leased, or licensed to a person other than an Owner, for a period of less than 32 calendar days.

Sec. 26.61 Single-family permit required.

No person shall rent, lease, use, or license a single-family premises, or portion thereof, for a Short-term rental without first obtaining a single-family permit issued under the provisions of Article I, Chapter 32, Section 32.09 of this Code.

Section 26.62 Landline required.

A Premises being used as a Short-term rental shall have a functioning telephone and an operational landline having the telephone number that the Owner provided to the Garland Police Department. The number of the landline shall be posted in a conspicuous place on or near the front door of the Premises at all times while the Premises are being used as a Short-term rental.

Section 26.63 Contact information.

- (A) An Owner shall provide each owner of immediately adjoining properties, including properties located across alleys and streets,

with written notice on an annual basis that the Premises will be used as a Short-term rental. The notice shall contain the full names and current telephone numbers of all Owners and property managers, which are to be monitored by the respective owner or manager 24 hours per day during the term of a rental, lease, or license. Notice shall be deemed to have been given if mailed to each property owner by certified or registered mail on the third business day after the date on which it is mailed. An Owner shall attach the certified mail return receipts, or USPS Tracking information, as proof of proper notice to neighbors to the registration form required in Section 32.09, "Single-family permits" of this Code.

(B) The owner of a premises being used as a Short-term rental must place a notice in a conspicuous place, within 5 feet of the front door or main entrance, on a placard that states the premises is registered as a Short-term rental. The notice must be legible and in 18-point font and contain:

- (1) the full name of the owner or property manager;
- (2) the telephone number of the landline of the premises; and
- (3) the telephone number of the person required to monitor a telephone associated with the management of the premises.

Section 26.64 Prohibited conduct.

(A) The following conduct is Prohibited Conduct by an Owner, manager, operator, host, resident, guest, patron, invitee, or client of the Short-term rental while on the Premises:

- (1) A violation of Chapter 26, Section 26.09, "Sound Amplification on vehicles," of this Code of Ordinances on or within 50 feet of a property line of the Premises where the violating vehicle is owned, controlled, or operated by a resident, patron, guest, sponsor, invitee, client, or owner of the Short-term rental;
- (2) A violation of Chapter 22, Article V., "Noise Control," of this Code of Ordinance;
- (3) A violation of Chapter 26, Section 26.14, "Fireworks prohibited," of this Code of Ordinance;
- (4) A violation of Chapter 32, Article II., "Property Maintenance and Nuisance Abatement," of this Code of Ordinance;
- (5) A violation of Chapter 33, Article IV., "Stopping, standing, and Parking," on or within 50 feet of the property lines of the Premises where the violating vehicle is owned,

controlled, or operated by a resident, guest, patron, invitee, or client of the Short-term rental;

(6) Any violation of Sections 106.05 (Possession of Alcohol by Minor) or 106.06 (Furnishing Alcohol to Minor) of the Texas Alcoholic Beverage Code;

(7) Any violation of state or federal law that is classified as a class B misdemeanor or higher; or

(B) In the event a guest, patron, invitee, or client of the Short-term rental engages in conduct which the resident, person in charge of the Premises, or the organizer or sponsor could not reasonably foresee and the conduct is an isolated instance of an invited guest of the Premises violating the law which the resident, person in charge of the Premises, or the organizer or sponsor is unable to reasonably control without the intervention of a peace officer and the resident, person in charge of the Premises, or organizer or sponsor is the person who calls the police, the unlawful conduct of the guest, patron, invitee, or client shall not be attributable to the Owner, resident, person in charge of the premises, or the organizer or sponsor for the purpose of determining whether the event constitutes Prohibited conduct that may negatively impact the Short-term rental's permit.

(C) There shall be a presumption that the same type of Prohibited conducted occurring on the Premises by any guest, patron, invitee, or clients of the Short-term rental more than three times within a 6-month period is reasonably foreseeable and is not an isolated occurrence.

Section 26.65 Minors.

Premises being used as Short-term rentals shall be treated as an "Establishment" under Section 26.10, "Curfew hours for minors," of this Code of Ordinances. Minors present on the Premises during the term of a Short-term rental shall be subject to the curfew provisions of Section 26.10 of the Code of Ordinances, and except as otherwise provided therein must be accompanied by a "Parent" during "Curfew hours."

Section 26.66 Criminal Offenses.

(A) An Owner commits an offense if he allows, suffers, or operates a Short-term rental without a valid Single-family permit for the Premises on which the Short-term rental use occurs.

(B) An Owner commits an offense if he allows, suffers, or operates

a Short-term rental and fails to provide the City of Garland with accurate and up-to-date registration information required by Section 32.09 in a timely manner.

(C) A Responsible Party commits an offense if he violates, allows, or suffers a violation of any provision of this Article by a manager, host, resident, guest, patron, invitee, or client of a Short-term rental.

(D) A person commits an offense if he is a guest, invitee, patron, or manager, host, or client of a Short-term rental and commits, participates in, allows, or suffers any Prohibited Conduct on the Premises of a Short-term rental, or in the case of a violation of Chapter 33, Article IV., "Stopping, standing, and Parking," or Chapter 26, Section 26.09, "Sound amplification on vehicles," on or within 500 feet of the property lines of the Premises."

Section 5

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 6

That Chapters 26, APolice-Miscellaneous Provisions and Offenses@ and Chapter 32, "Property Sanitation and Housing," of the Code of Ordinances of 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 the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 8

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 02/21/2023

Item Title: Las Brisas Small Area Plan Adoption

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

Consider adoption of the Las Brisas Small Area Plan, as directed by City Council at the January 16 Work Session. This item also appeared as a Written Briefing at the February 6 Work Session.

Recommendation/Action Requested and Justification

Recommend adoption.

Attachments

Las Brisas Small Area Plan

LAS BRISAS SMALL AREA PLAN

CITY OF GARLAND, TEXAS

Adopted on XX of XXXXXXX, 2022

Project Address:

1002 Marion Drive
Garland, TX 75042

*Created by the City of Garland in
partnership with Kimley-Horn and
Associates.*

Kimley»Horn



GARLAND

TEXAS MADE HERE

LAS BRISAS SMALL AREA PLAN

1002 MARION DRIVE
GARLAND, TX 75042



GARLAND
TEXAS MADE HERE

www.GarlandTX.gov

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CHAPTER 1

INTRODUCTION

This chapter introduces the Las Brisas Small Area Plan project. The chapter includes a note written by Councilman Robert Vera and a brief overview of the project process and site location.



ROBERT VERA
District 6
Garland City Council

NOTE FROM COUNCIL MEMBER ROBERT VERA

The City of Garland is excited to present the Small Area Plan for the Las Brisas property. This property has an opportunity to be a unique community asset for the surrounding neighborhood, and this plan's vision will help create

a reality that is backed by community support. Thank you to all who participated in this planning process, either by taking the online survey or attending a local event. Together we have envisioned a bright future for the Las Brisas property.

ROBERT VERA

PROJECT APPROACH



The Garland Las Brisas Small Area Plan was initiated by the City of Garland Neighborhood Vitality Department in February 2022. The City retained Kimley-Horn to study several different potential redevelopment strategies for this property. The study area contains four parcels located in the Crest Ridge Estates/Garland Groves neighborhood. The project site is located in central Garland just southwest of Downtown. The site is bound by three key streets, Resistol Road to the north, Marion Drive to the west, and Inwood Boulevard to the south. To the east, the site borders six single-family detached

residences and the International Christian Assembly church building.

Through this planning process, the City of Garland and Kimley-Horn collaborated with key stakeholders, including adjacent residents, local elected and appointed officials, and surrounding business and property owners to create a unified vision for the future of the Las Brisas property. This document will summarize the planning process, including the demographic and market analysis, the public engagement methods used, and the strategic priorities that were established for the vision of the area.



Las Brisas Site Map

Park -
Shade
Rebuild & Renovate
Apartment



walking path
or trails ✓
cement
✓Commun

Kids
Park
with
Shade
Bike Lanes

Botanical
Garden or
Senior Center

Annexed
Once a Month
Food Truck
Visits? ✓

Community
GARDEN

Pool
Pool

CHAPTER 2

PLAN FOUNDATIONS

This chapter provides context on the site's location and gives an overview of previous plans and studies that were completed prior to this assessment.

STUDY AREA

The purpose of the Las Brisas Small Area Plan is to provide a preferred development concept that will provide the City of Garland with direction when proceeding with redevelopment of the site. The Las Brisas study area is located just southwest of Downtown Garland and is located at 1002 Marion Drive, Garland, TX 75042.

In total, the study area consists of four parcels that are currently owned by the Garland Foundation for Economic Development. The large parcel on the north was once home to the Las Brisas Residents Club (formerly the Garland Clinic and Hospital), which is where this study retrieved its name.

The Las Brisas study area is located in the heart of a historic Downtown Garland neighborhood, with homes surrounding the site dating back to the early 1940s. 1002 Marion Drive is located about a quarter mile to the west from S Garland Avenue and about a third of a mile south of Forest Lane. To the east of S Garland Avenue lies Garland's Central Park, which is a regional park facility. However, S Garland Avenue is

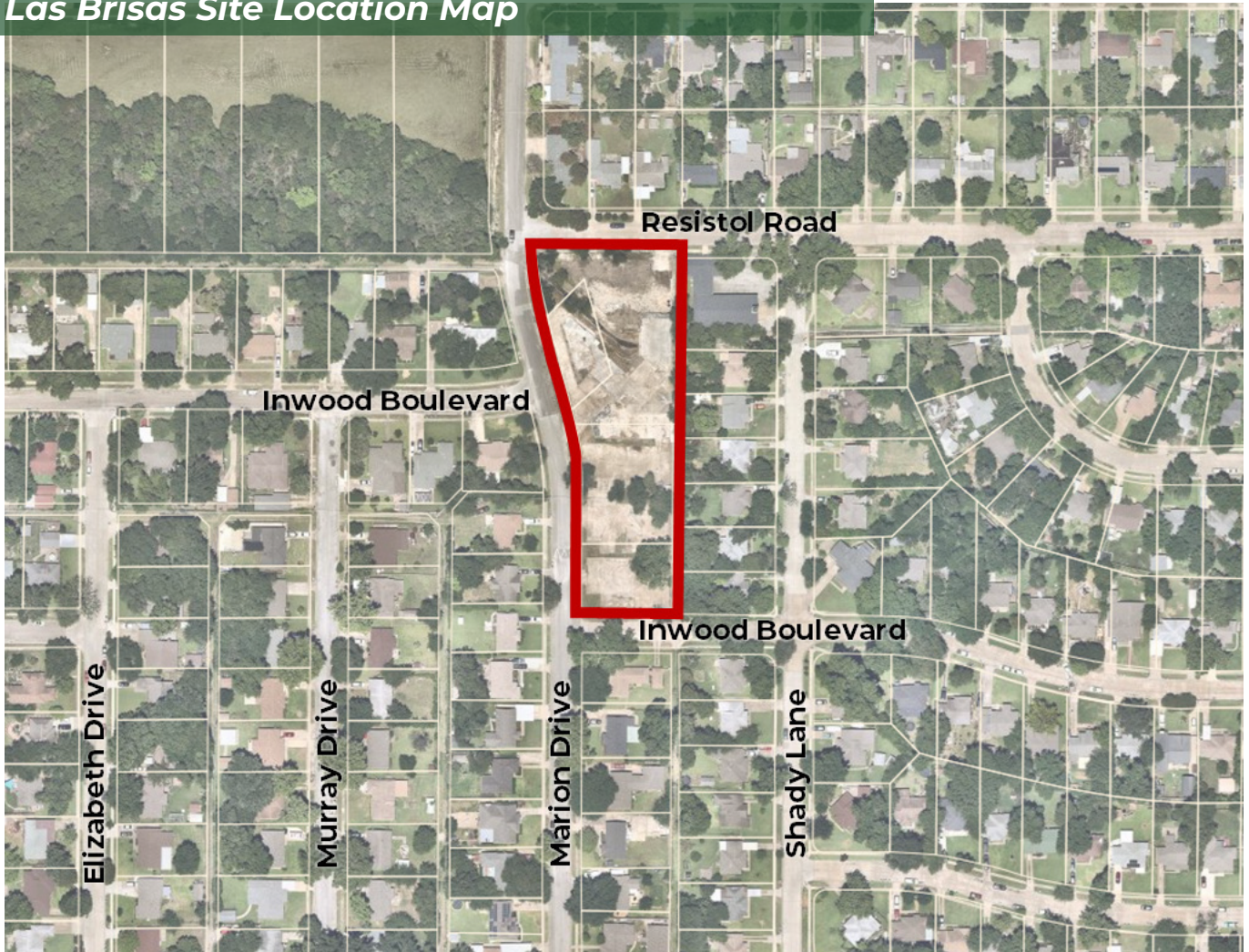
a large, six-lane arterial that presents a large pedestrian barrier for residents in the neighborhood to the west of this road that creates an unsafe crossing area, which makes it difficult for these residents to reach the park on foot. Additionally, another significant site influencer is the Resistol Hat Company, located to the northwest of the site, where workers often use Resistol Road and Marion Drive to reach their workplace destination.

LAS BRISAS HISTORY

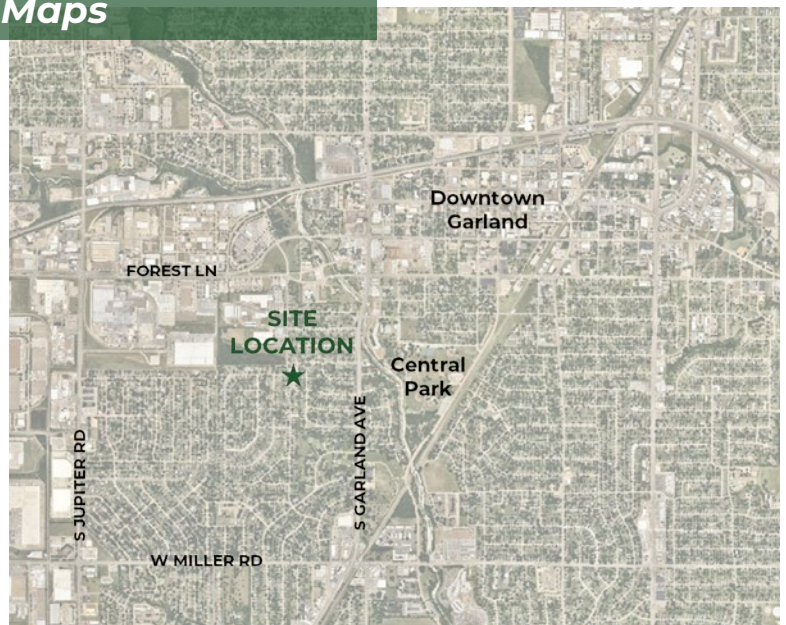
The Las Brisas site contains a rich history. The former building that was once located on this site was once home to the Garland Clinic and Hospital (which was renamed to the Las Brisas Residence Club). The Garland Clinic and Hospital was opened in 1954 by Dr. Robert E. Speegle and was the first hospital to open in the City of Garland. The facility housed an emergency room, delivery room, x-ray facility, surgery facility, laboratory, and 11 beds. This facility offered specialists and City of Garland residents their first alternative to a hospital located in Dallas.

Following its use as the Garland Clinic and Hospital, the Las Brisas Residence Club then operated the building located on this site. The organization offered assisted living care facilities for the elderly. Today, the building has been demolished.

Las Brisas Site Location Map



Las Brisas Regional Location Maps



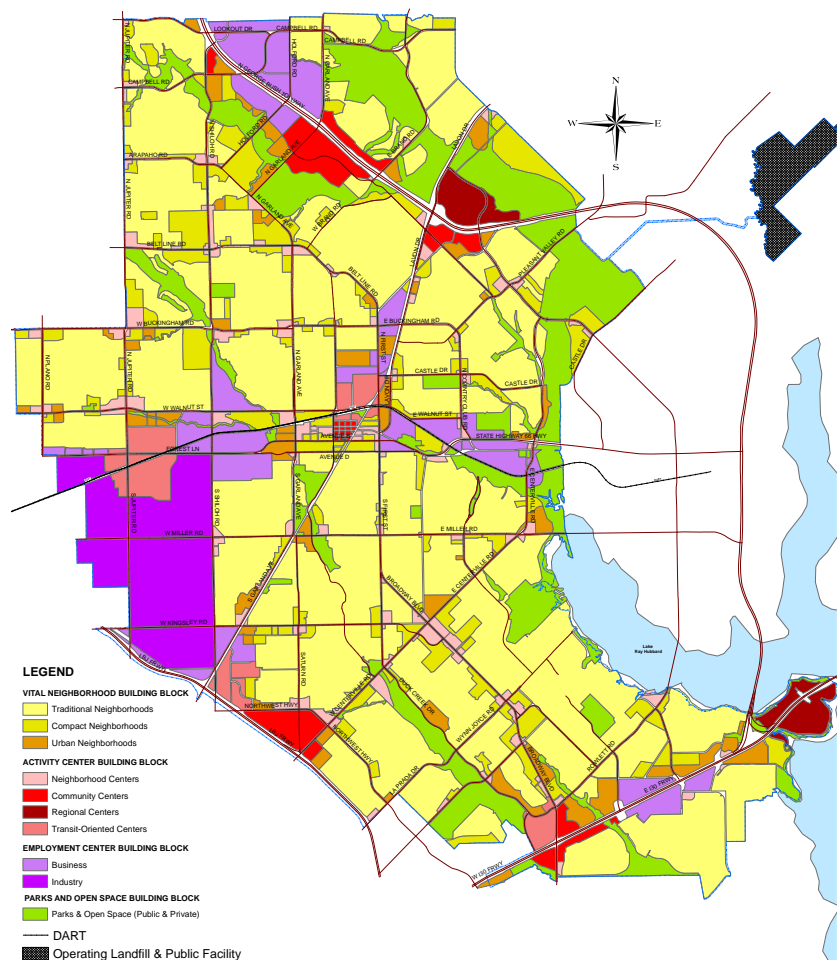
PREVIOUS PLANS AND STUDIES

Several previous plans and studies were reviewed to further understand the context of the Las Brisas site. Plans that were reviewed included the *Envision Garland Comprehensive Plan*, the *Garland Trails and Bikeways Master Plan*, the *Garland Zoning Map*, and more. The sections below describe the key takeaways from each plan that was reviewed.

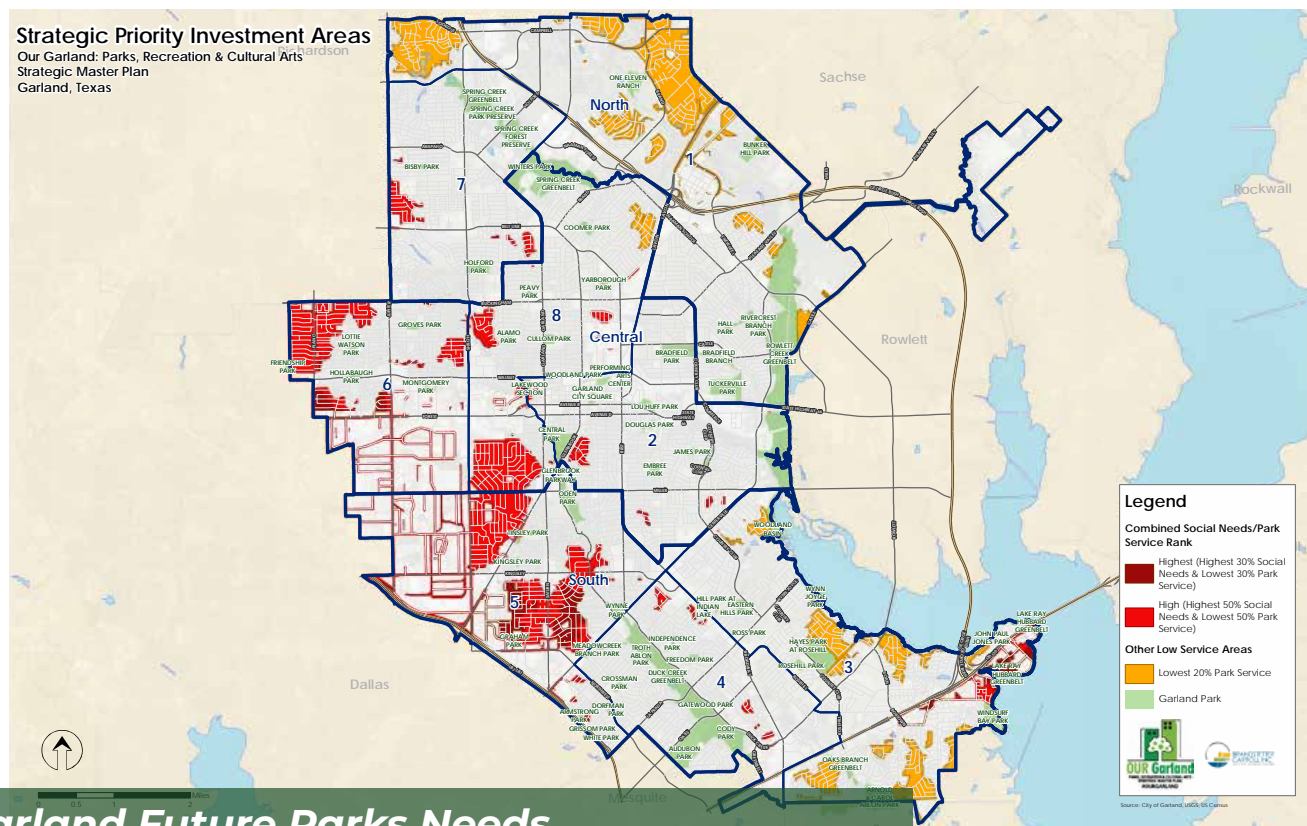
- **Future Land Use:**

According to the *Envision Garland Comprehensive Plan*, the Las Brisas property is designated as a “Traditional Neighborhood” on the Future Land Use Plan. 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.

Garland Future Land Use Plan

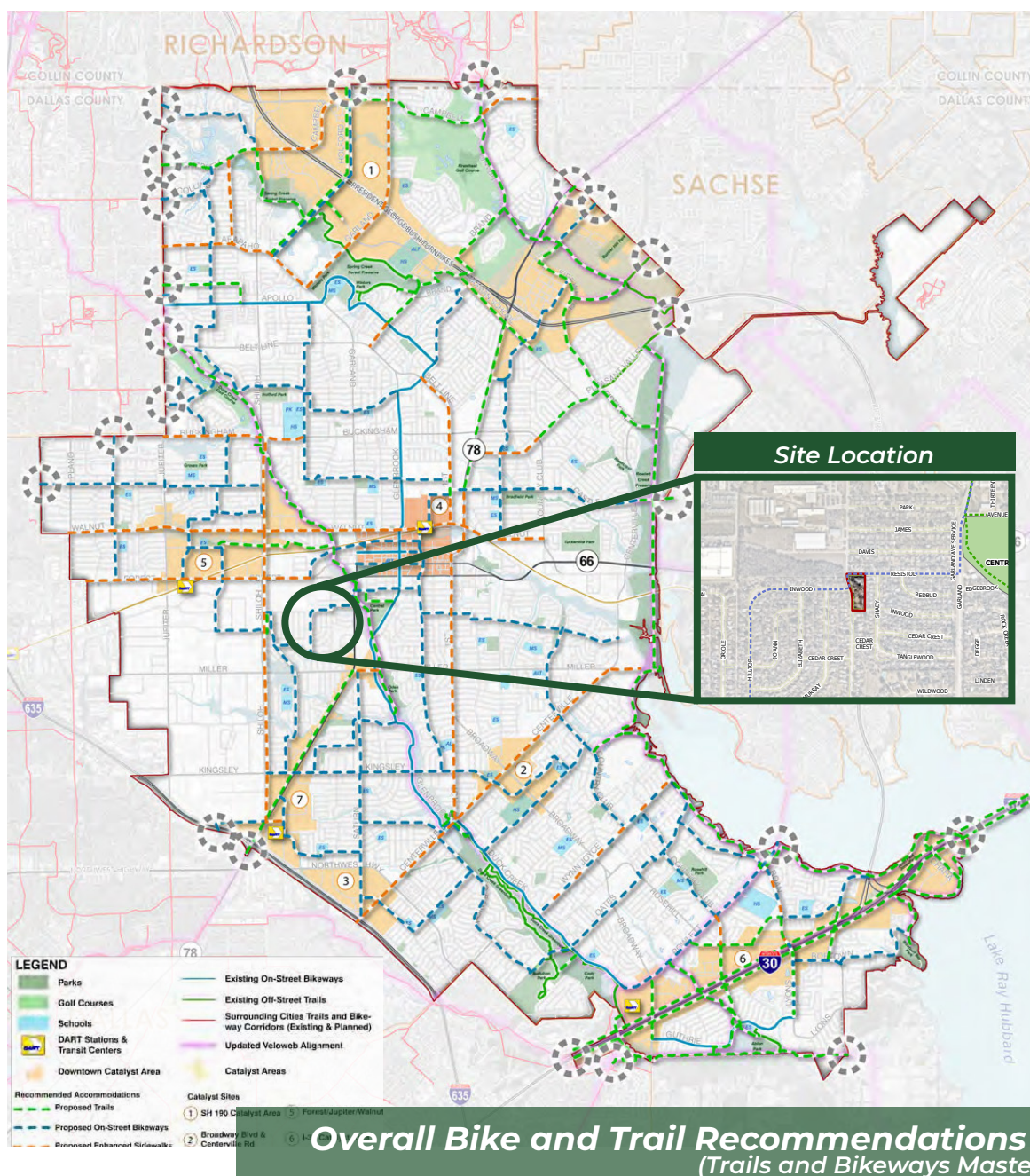


- **Development Intensity:** The Traditional Neighborhood development type is primarily characterized as low density single-family. Non-residential sites within this category are typically up three acres in size.
- **Zoning:** The site is currently zoned Mixed District. Land uses are flexible and can contain a combination of residential and non-residential uses.
- **Future Open Space Needs:** The *Garland Parks, Recreation, and Cultural Arts Strategic Master Plan* identifies the Las Brisas property and the majority of the surrounding neighborhood, especially to the southwest, as an area of Garland that has some of the highest open space needs. The plan classified these areas of the City where social needs are high, by measuring several community factors such as median income, single parent households, residents with disabilities, unemployment, poverty levels, and more. Additionally, existing open space level of service was measured as well to identify areas of high need. The area near the Las Brisas property was classified as an area with “High” future open space needs.



Garland Future Parks Needs
(Parks, Recreation, & Cultural Arts Strategic Master Plan)

- Future Trails:** The *Garland Trails and Bikeways Master Plan* identifies Resistol Road (from S Garland Avenue to the road's terminus) and Inwood Boulevard/Hilltop Drive as a future alignment for an on-street bicycle facility. According to the plan, the recommended on-street bicycle treatment would be a shared-use lane. This treatment would install shared lane pavement marking and/or signage. It is recommended that this treatment be applied to residential streets with speed limits of 35 miles per hour or less.



CHAPTER 3

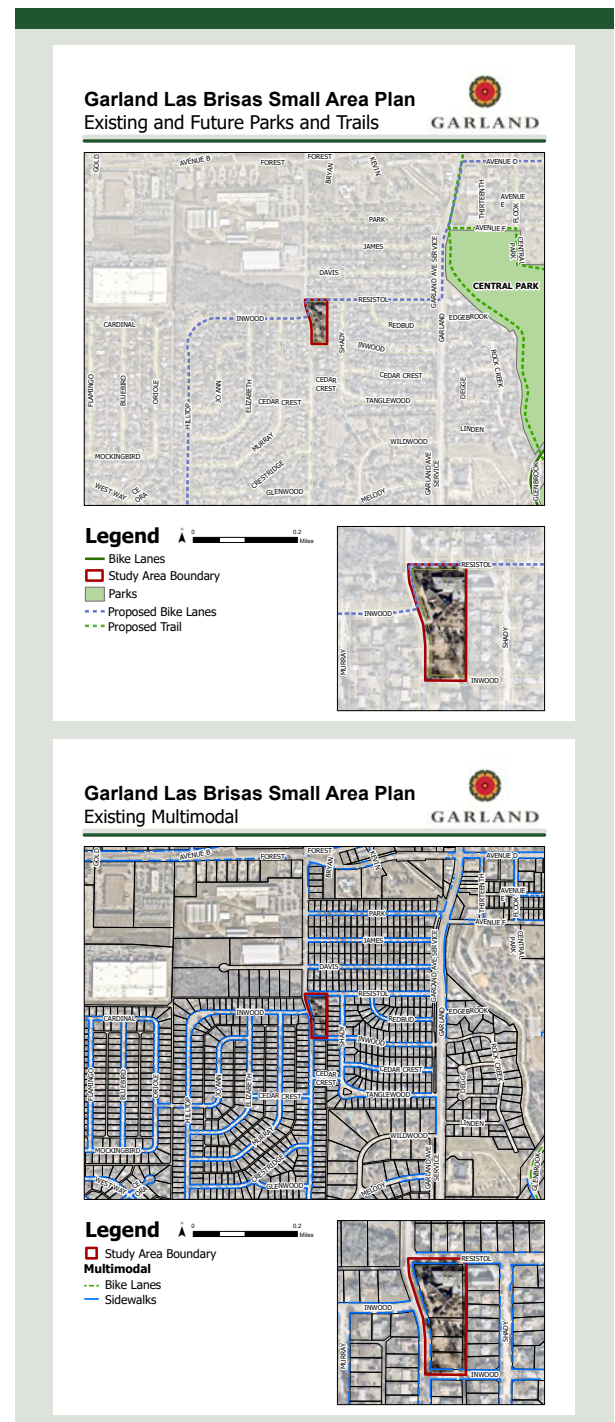
COMMUNITY PROFILE

This chapter reviews the existing conditions of the property and identifies the surrounding neighborhood's demographic and economic statistics. Psychographics were also reviewed within a one-mile radius of the site. The chapter is concluded with a review of the public engagement effort conducted for this planning process.

EXISTING CONDITIONS

In an effort to establish a baseline understanding of the study area, a mapping exercise was conducted to capture the site's existing conditions. Detailed spatial information was gathered from several online resources and the City of Garland's GIS database. With this information, a series of existing conditions maps were created to detail the Las Brisas property's existing conditions for key infrastructure and assets.

Several City of Garland planned improvements were also incorporated into the existing conditions analysis such as the City's current and planned trail facilities. The full collection of existing conditions maps can be found in **Appendix A**.



DEMOGRAPHIC SNAPSHOT

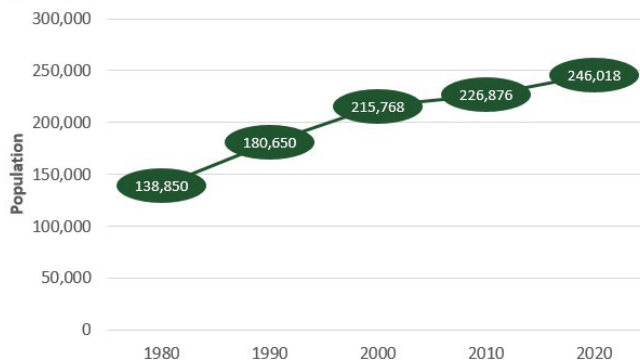


Share of Residents by Race, Garland Study Area, 2021	
White	81.6 %
Black/African American	4.3 %
American Indian or Native Alaskan	1.0 %
Asian	1.4 %
Pacific Islander	0%
Other	10.1 %
Two or more races	1.7 %

ETHNICITY	
Hispanic or Latino	64.80%
Non-Hispanic or Latino	35.20%

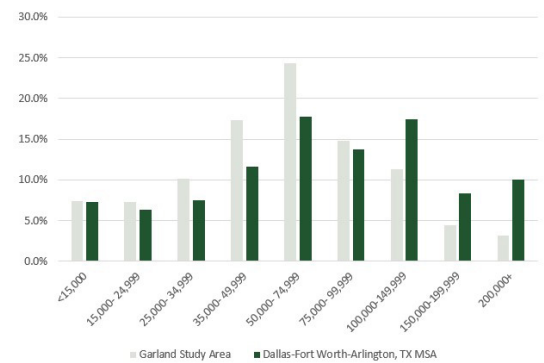
POPULATION TRENDS, CITY OF GARLAND, 1980-2020

Source: US Census



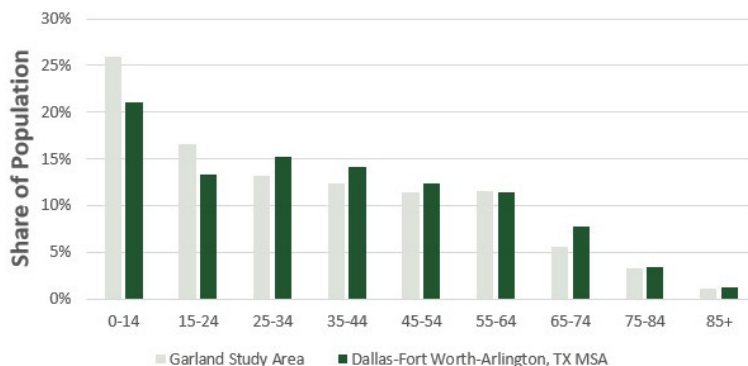
COMPARISON OF HOUSEHOLDS BY INCOME, 2021

Source: ESRI BAO



COMPARISON OF SHARE OF POPULATION BY AGE, 2021

Source: ESRI BAO



AVERAGE HOUSEHOLD SIZE, 2021

Source: ESRI BAO



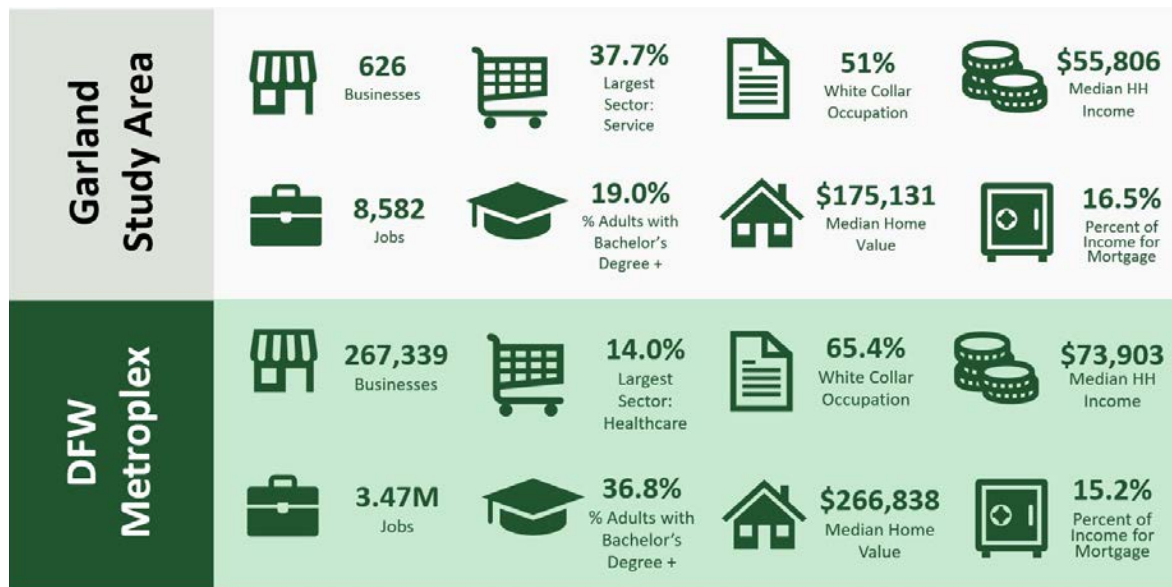
MEDIAN HOUSEHOLD INCOME, 2021

Source: ESRI BAO



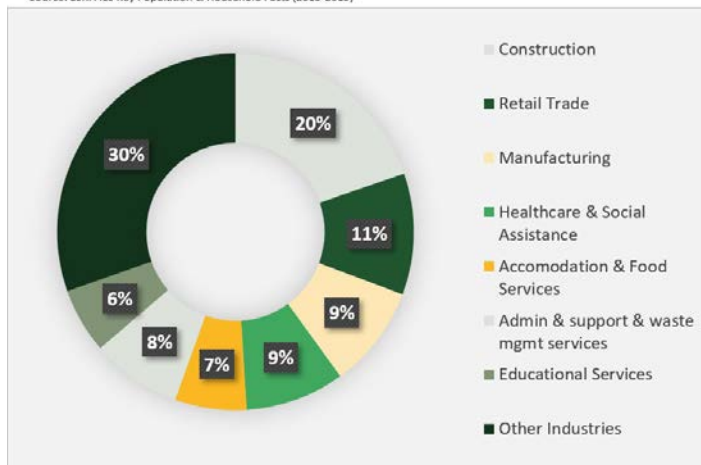
Analysis was performed on a 1-mile radius around the Las Brisas study area.

ECONOMIC SNAPSHOT



SHARE OF GARLAND STUDY AREA JOBS BY INDUSTRY, 2021

Source: ESRI ACS Key Population & Household Facts (2015-2019)



COMMUTING TRENDS



Analysis was performed on a 1-mile radius around the Las Brisas study area.

PSYCHOGRAPHICS

The Environmental Systems Research Institute (ESRI), a nationally recognized information and data system software company, identifies different demographic categories for communities across the country, or “psychographic” tapestry groups. In addition to demographic information, psychographics also includes preferences on housing, spending, and labor force activities. These characteristics are utilized by developers and retailers to understand the character and lifestyle habits of communities. The neighborhoods surrounding the study area were analyzed and the top two psychographic groups are summarized below.

FORGING OPPORTUNITY

32.5% of area households



- Young families with children or single parent with multiple generations living in one house.
- More than one in four households in poverty.
- Spending focused on necessities and few residents have investments.
- Employment concentrated in skilled trades.
- Primary focus is on family.

RUSTBELT TRADITIONS

28.2% of area households



- A mix of married couple families and singles living in older developments of single-family homes.
- Workforce is primarily white collar with a higher concentration of skilled workers in manufacturing, retail trade, and healthcare.
- Located in dense urban fringe of metropolitan areas.
- Budget-aware shoppers that favor American-made products.

Analysis was performed on a 1-mile radius around the Las Brisas study area.

PUBLIC ENGAGEMENT

Several public engagement efforts were made available for the public to weigh in on their preferred direction for the Las Brisas property, including the following:

- **Online Survey:** An online survey was created and analyzed for this project. The general public heavily desires a community park, which was a clear message heard in this planning effort and has been incorporated into the final recommendations. To see the full survey report, see **Appendix B.**
- **Charrette Workshops:** A two-day Charrette Workshop was held on June 9th and 10th to engage with the community and gather ideas for future development of the Las Brisas property. To see the full Charrette Workshop recap document, please see **Appendix C.**
- **Focus Groups:** A focus group was held with surrounding property owners to further dig into specific site amenity design for the proposed park on the Las Brisas property. To view the Focus Group workshop material, please view **Appendix D.**
- **Meetings with City Staff:** Periodic meetings with City of Garland staff were held to coordinate project efforts and to gain valuable City insight on the property.

The overwhelming majority of the feedback heard through the engagement phase made it very clear that the surrounding residents would like to see a park developed on the Las Brisas property. The next page provides several other highlights heard through the public engagement process.

PUBLIC ENGAGEMENT HIGHLIGHTS

SWOT Analysis

Strengths

- The creek
- Great site location
- Mature trees in the area
- Located in a great neighborhood

Weaknesses

- Needs aesthetic improvements
- Drainage issues
- Roads surrounding the site in need of upgrades/traffic calming
- Poor pedestrian access

Opportunities

- Open Space development for community
- Walking paths and trails
- Playground for kids
- Shade structures and other amenities
- Creek redevelopment

Threats

- Flooding and drainage issues with the creek
- Upkeep, maintenance, and sustained aesthetics of the creek
- Potential park overcrowding

Charrette Workshop

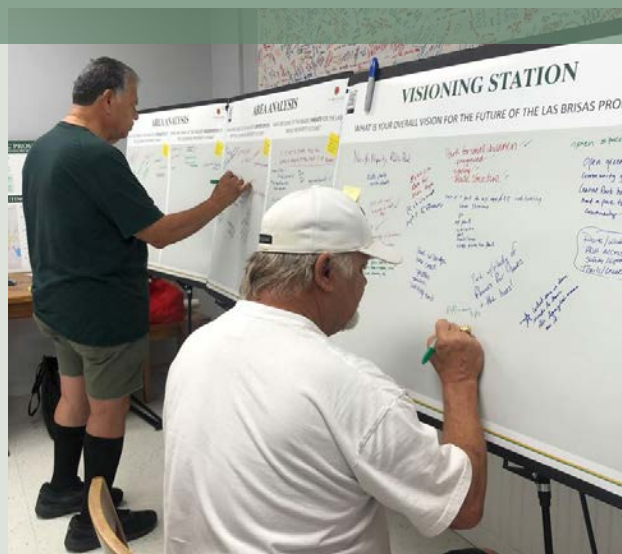


Focus Group



PUBLIC ENGAGEMENT HIGHLIGHTS

Engagement Photos



Desired Open Space Amenities

Many different types of open space amenities are desired by the community for the proposed scenario on the Las Brisas property. A resonating quote from the engagement process highlight's the community's opinion about these amenities, "All of this is a winner." Several of the top desired amenities are shown below.



Walking Trails: The park should have wide sidewalks or trails. Trails should be ADA accessible and hardscaped (concrete).



Creek as a Park Asset: The public would like the creek redeveloped and brought back to its natural state to become an asset for the future park.



Public Plaza or Gathering Space/Pavilion: The community would like to see an area for neighborhood gatherings.



Playground: Since there are many families with small children in the surrounding neighborhood, a playground is desired for the future.



Pedestrian Lighting: Safety was a concern for the community, so the open space should incorporate lighting throughout the site.



Street Furniture: Other street furniture should be included in the open space including benches, trash receptacles, pet waste stations, and street trees.

CHAPTER 4

SITE ANALYSIS

This chapter reviews the Las Brisas property's existing and future opportunities and constraints. These site considerations should be taken into account in all future development decisions in the study area.

CREEK

On the Las Brisas property, a creek runs from east to west, then bends up to the northwest corner of the property. The creek poses significant barriers for the property, as the existing site is in poor condition due to continued erosion and consistent flooding. Because of these existing issues, four solutions are proposed to help creek visibility, aesthetics, and to improve access across the creek. Below are several indicators that were developed to help compare and contrast the four creek scenarios.

Indicators:	Estimated Cost	Footprint	Water Feature Value
Indicator Range:	\$ - \$\$\$\$	Low - High	Low - High
Indicator Description:	Provides a high-level overview of how much this creek redevelopment project would cost.	Describes how large the footprint of the proposed creek improvement will be.	Describes the aesthetic value, look, and character the creek improvement will provide the community.
Creek Option 1: Culvert Expansion	\$\$\$\$	Low	Low
Creek Option 2: Simple Earthen Stream	\$	Medium/High	Medium
Creek Option 3: Grass Lined Channel with Constructed Pools	\$\$\$	High	High
Creek Option 4: Naturalized Stream	\$	High	Medium

Creek Option 1 - Culvert Expansion

Estimated Cost	Footprint	Water Feature Value
\$\$\$\$	Low	Low

The first option would redesign and expand the existing culvert on the site to redirect all water flow underground within the new culvert. This would increase usable park area. Several considerations to this option are listed below:

- The City of Garland would need to verify with the Army Corps of Engineers and Environmental that the creek is not within their jurisdiction.
- This option will more than likely lead to detention requirements and will trigger a detention study.
- This option may experience velocity and flow volume issues that could result in downstream erosion and increased peak flows.



Culvert Expansion - Creek Option 1

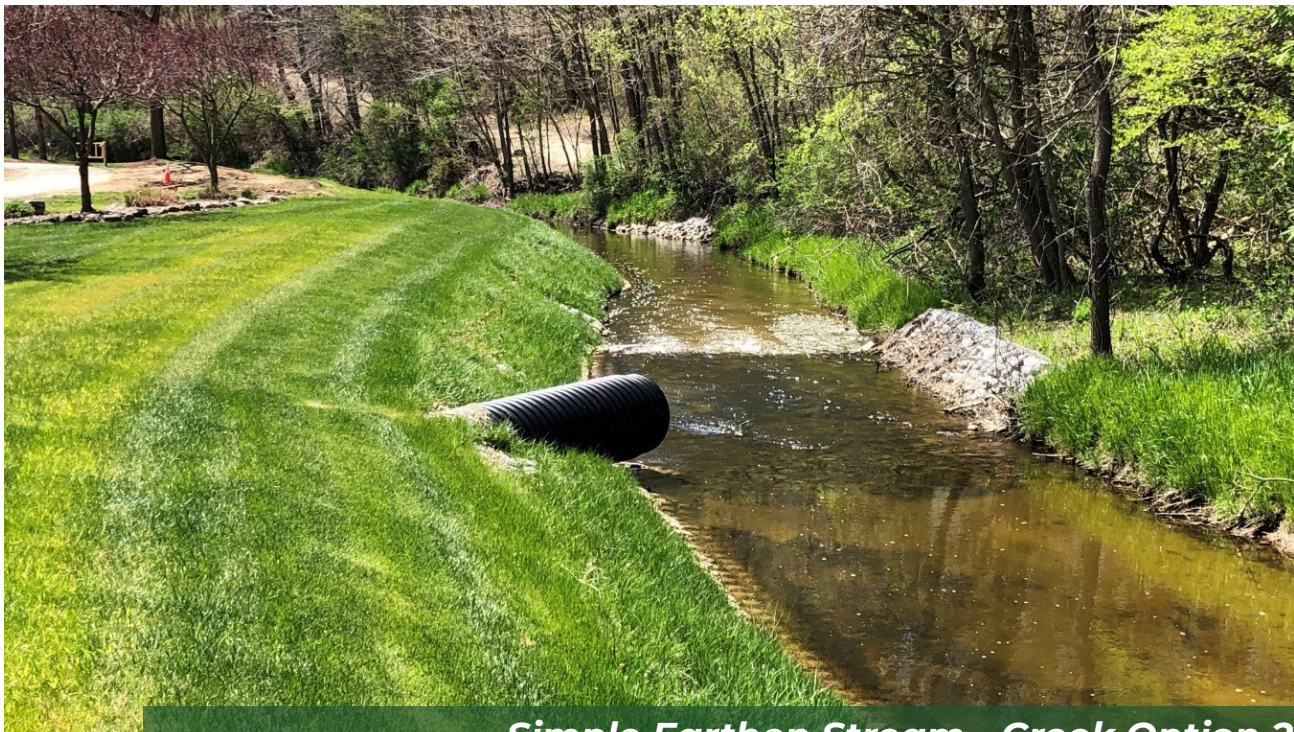
- Replacing the culvert would require upsizing the existing culvert crossing to convey upstream flows. The approximate pricing listed below is based on TxDOT's average low bid prices for a three-month statewide average:
 - ◇ Approximately 3-6'x4' Reinforced Concrete Box: \$2,000/Linear Foot
 - ◇ Approximately 4-6'x3' Reinforced Concrete Box: \$3,100/Linear Foot

Creek Option 2 - Simple Earthen Stream

Estimated Cost	Footprint	Water Feature Value
\$	Medium/High	Medium

The second option would seek to remove the existing concrete culvert and add geotile “flexamat” for erosion control. Several considerations to this option are listed below:

- If this option were pursued, the creek should be graded at a 4:1 side slope. This is standard practice but requires a larger footprint for graded area.
- It is recommended that the creek beds be covered in short grass to enhance the creek’s aesthetics.
- This option would cost approximately \$400/Linear Foot.



Simple Earthen Stream - Creek Option 2

Creek Option 3 - Grass Lined Channel with Constructed Pools

Estimated Cost	Footprint	Water Feature Value
\$\$\$	High	High

Another design solution for this option would be to create a set of tiered walls, which could also make the creek a key park asset and also provide additional seating areas for the community to relax and enjoy the creek. Examples of these ideas are provided below. Several considerations for this design solution are presented below:

- This option will require a larger footprint and will modify the creek bed to have a graded series of tiered levels. Although this redesign requires a large footprint, much of the space is usable parkland where the public can sit and enjoy the afternoon (when the creek is not flooded).
- A drainage study would be required to quantify the amount of flow going through the creek. The design level would vary depending on the channel section selected.

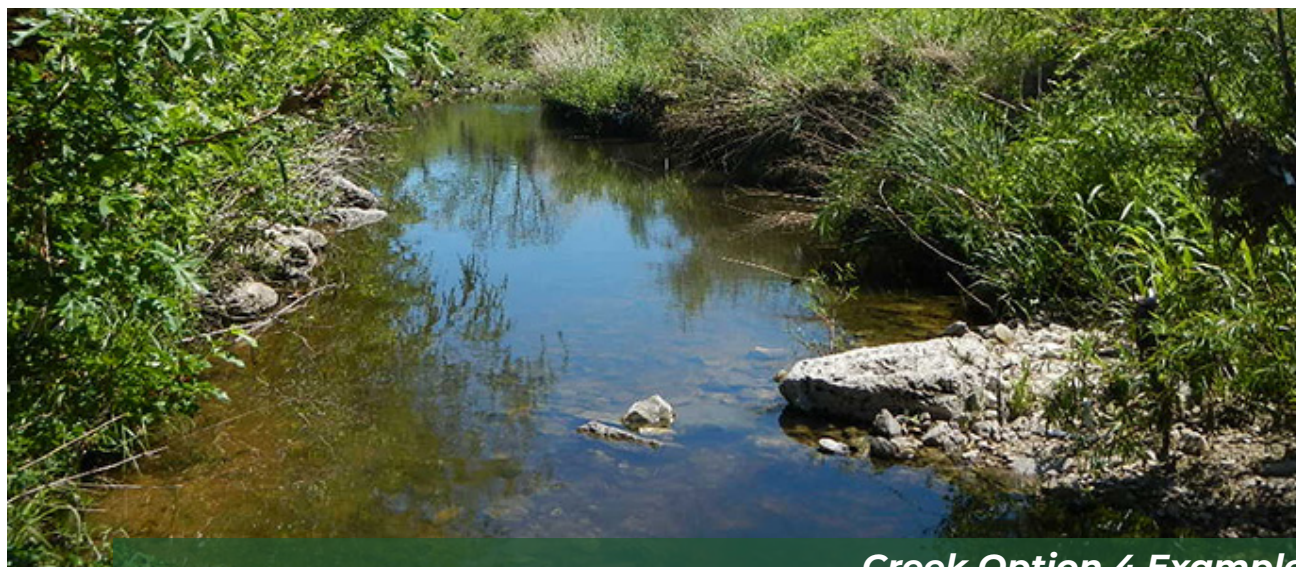


Example from Haggard Park in Plano, TX

Creek Option 3 Example

Creek Option 4 - Naturalized Stream

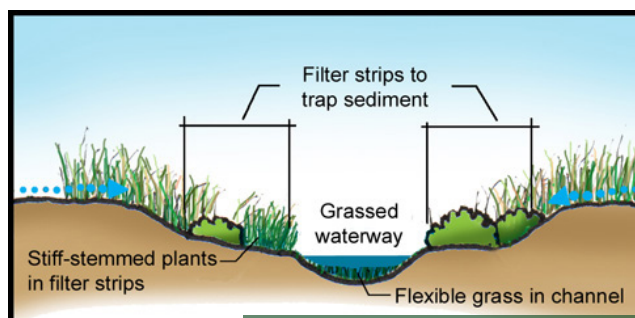
Estimated Cost	Footprint	Water Feature Value
\$\$	High	Medium



Creek Option 4 Example

The fourth recommendation includes naturalizing the stream by installing either natural or manmade riparian buffers to line the creek bed. Several considerations for this option are as follows:

- This option could include naturally tiered pools of wetland plants and stiff-stemmed plants in filter strips.
- This option will require a significantly larger footprint compared to Option 2 and will also be larger than Option 3.
- Geotile “flexamat” will also need to be installed in this option to control erosion.



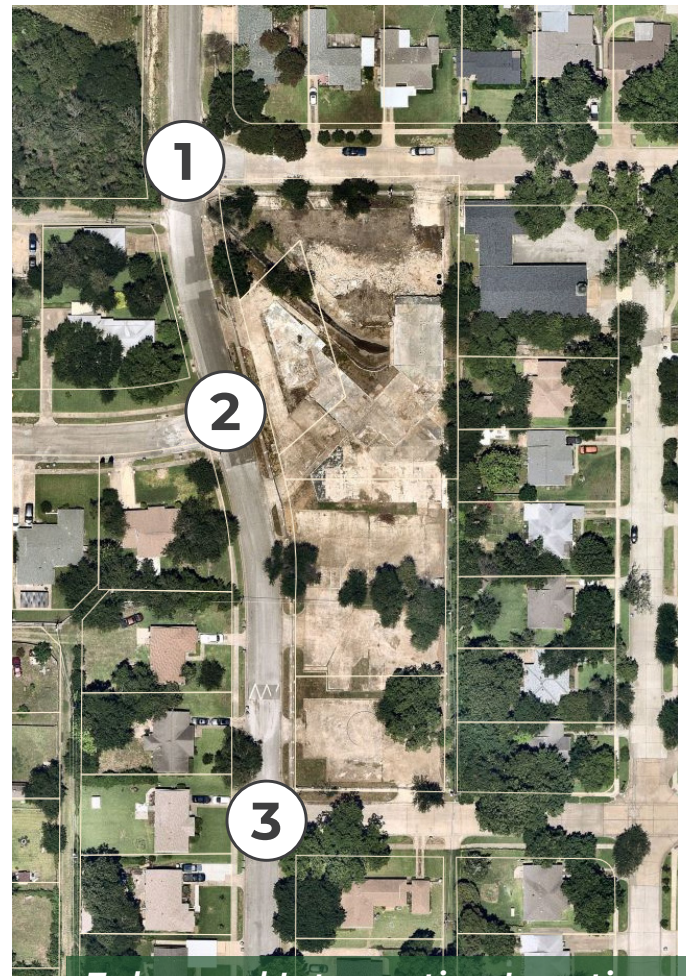
Creek Option 4

ROADWAY NETWORK

During the public engagement process, high automobile speeds on the surrounding roads were commonly reported as a potential threat to the Las Brisas property. Since there is a break in the medians along S Garland Avenue at the intersection of Resistol Road, surrounding property owners noted that many employees who work at the Resistol Hat Company (located northeast of the Las Brisas property) often route through Resistol Road to reach the factory. Because of this, special attention should be made to the surrounding street network if the property were to develop.

It is recommended that the City of Garland should construct traffic calming measures along Resistol Road, such as speed bumps and textured/elevated crosswalks at key intersections. This will enhance pedestrian safety for all who visit the area and will slow automobile traffic. Specifically, it is recommended that the City construct three enhanced intersections with brick pavers and raised/textured crosswalks at the following locations:

1. Intersection of Resistol Road and Marion Drive
2. North intersection of Inwood Boulevard and Marion Drive
3. South intersection of Inwood Boulevard and Marion Drive



Enhanced Intersection Locations

OPEN SPACE NEEDS

Although the Las Brisas property is located fairly close to the City of Garland's Central Park, S Garland Avenue poses a significant pedestrian barrier to cross when coming from the neighborhood to the west. During the public engagement process, stakeholders agreed that a small neighborhood open space to the west of S Garland Avenue is needed for the community. In addition to community support, the *Garland Parks, Recreation, and Cultural Arts Strategic Master Plan* identifies the area ripe for future open space development.

A future open space would serve neighborhoods that have “high” open space needs based on existing park level of service and other social factors. Please see the *Our Garland Parks, Recreation, and Cultural Arts Strategic Master Plan* for more information

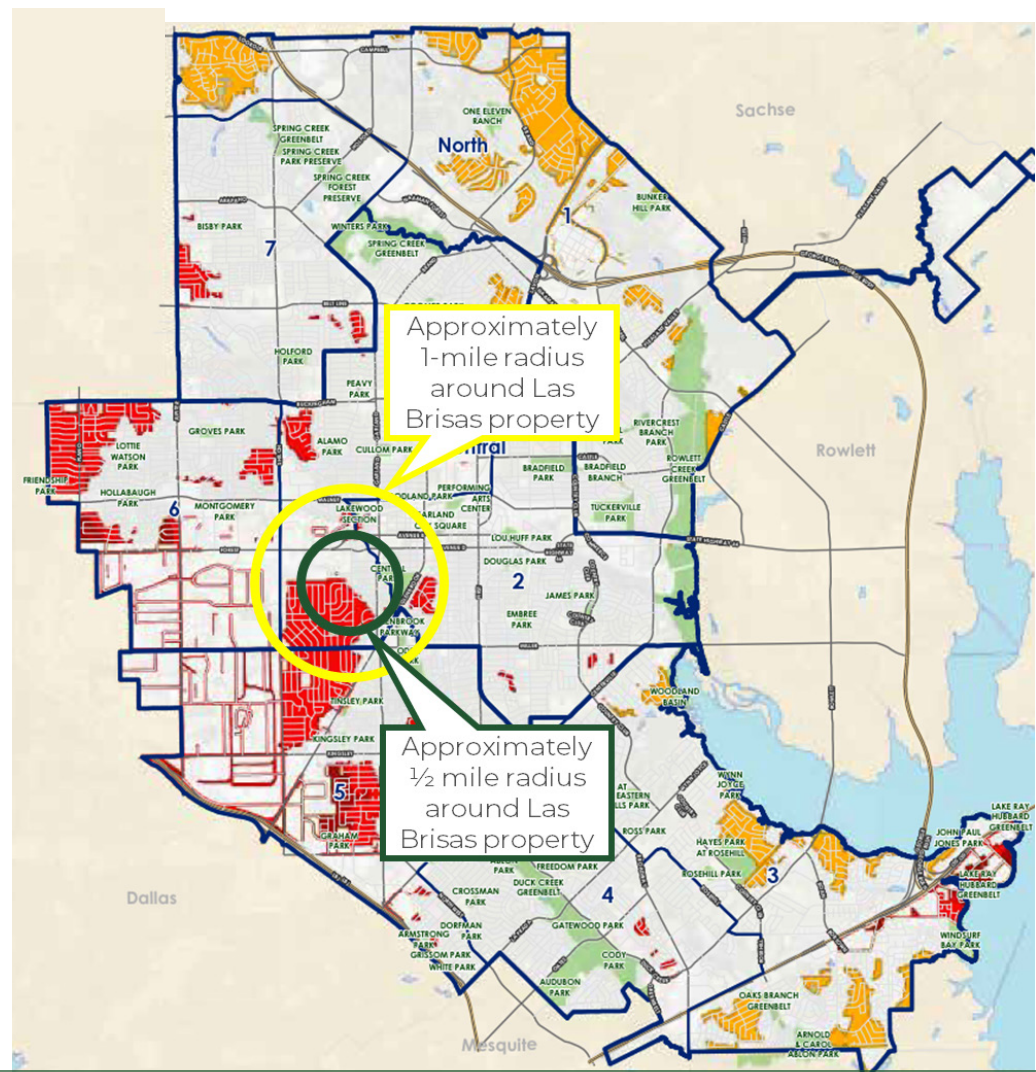
Legend

Combined Social Needs/Park Service Rank

- Highest (Highest 30% Social Needs & Lowest 30% Park Service)
- High (Highest 50% Social Needs & Lowest 50% Park Service)

Other Low Service Areas

- Lowest 20% Park Service
- Garland Park



Half-Mile and Mile Radius Around Las Brisas Property
(Parks, Recreation, & Cultural Arts Strategic Master Plan)

SURROUNDING POPULATIONS

The Williams Elementary School lies within a half mile of the Las Brisas property. Additionally, within a mile of the site is the Sam Houston Middle School and the Parkcrest Elementary School. Because of the site's proximity to the three schools, a variety of age groups are present in the surrounding neighborhood. The public expressed interest in many different site amenities and activities.

Since at least a portion of the site will most likely be developed into an open space the public encouraged diverse open space amenities for all age groups, such as walking trails for adults, playgrounds for children, and potentially courts or fields for teens.



Surrounding Key Destinations

INCORPORATING LOCAL GARLAND HISTORY



Garland Clinic and Hospital Historic Photo

Stakeholders indicated the desire to incorporate historic tributes to the site's rich history. Many people thought it would be a great idea to name a future park development after one of the Garland Clinic and Hospital's infamous doctors, Dr. Speegle. The community would like to see history live through the open space with public art installations and/or a plaque dedicated to the hospital and Dr. Speegle.

CHAPTER 5

DEVELOPMENT FRAMEWORK

This chapter introduces the strategic priority goals for future development of the Las Brisas property. The identified strategic goals discuss walkability, trails and open space, placemaking, partnerships, infrastructure, safety, parking, and equity.

INTRODUCTION

Throughout the public engagement process, data was continually collected that helped shape the vision and strategic direction for the plan. Development scenarios were then crafted on that future vision which helped establish appropriate, community-supported strategies for future growth. The following statement represents a collective vision for the future of the site.

LAS BRISAS PROPERTY VISION STATEMENT

The Las Brisas property serves as a neighborhood and community anchor for the area, by providing ease of access, increased safety, and neighborhood serving open space amenities for local residents, and will support a development pattern and character that is scaled to the surrounding single family residential neighborhood.

STRATEGIC PRIORITY GOALS

From the input that was gained through the planning process, several strategic priority goals emerged that help provide overall direction when making decisions on the future of the Las Brisas property. As they relate to the plan, these goals apply across any of the development scenarios as critical points of emphasis and consideration. A broad range of topics are covered in these goals when collectively applied and are intended to produce the desired outcome for the community. Below is a list of the key strategic priority goals that act as guiding principles to consider when implementing the plan.



Walkability Strategy

Construct connections to the existing neighborhood's sidewalk network that accommodates and prioritizes pedestrian access to promote multimodal mobility.

Walkability Action Items

- Ensure ADA standards are met in all new multimodal infrastructure projects.
- Encourage pedestrian safety through the construction of highly visible crosswalks with raised and textured enhancements.
- Install sidewalks along the perimeter of the site, and trails and paths throughout the open space, linking programmed areas together.



Equity Strategy

Provide activity areas for people of all age groups, backgrounds, and abilities.

Equity Action Items

- Ensure the surrounding neighborhood's demographic makeup is incorporated into future design of the site, such as constructing a playground for children, providing walking trails that are ADA accessible, or creating a central gathering space in the form of a public plaza or pavilion.



Trails and Open Space Strategy

Construct trail network connections within the site and to surrounding trail networks.

Trails and Open Space Action Items

- Construct the trail network connection in accordance with the Trails and Bikeways Master Plan for the trail identified along Resistol Road and Inwood Boulevard.
- Consider upgrading the on-street shared-use lane treatment to a dedicated bicycle lane. Although the speed limit along Resistol Road is less than 35MPH, residents report frequent speeding along this roadway. Extra precaution should be made to accommodate high bicycle usage of the proposed on-street facility.
- Promote linkages to the proposed trail along S Garland Avenue, when constructed.
- Establish appropriately scaled neighborhood park and open space, where amenities are tailored to residents of all ages and abilities.



Safety Strategy

Provide for pedestrian, park, and neighborhood safety through urban design elements and traffic calming measures.

Safety Action Items

- Enhance crosswalks to the site's intersecting streets with textured and raised crossings to boost pedestrian visibility and to slow traffic.
- Provide a consistent level of lighting throughout the open space and along the right-of way, to ensure there are no dark areas of the park at night and enhance pedestrian safety.
- Utilize bulb-outs, textured paving or pavers, and elevated crosswalk tables to enhance pedestrian safety and slow vehicular traffic.
- To improve access to and from the open space, install crosswalks at each intersection on both sides of the street.



Partnership Strategy

Encourage partnerships with local organizations, developers, and the public when implementing the vision for the Las Brisas property.

Partnerships Action Items

- Encourage continued dialogue with neighborhood to realize vision.
- Encourage partnerships with the site's future developer to continue the existing sidewalk network and enhanced crosswalks to intersecting streets.
- Partner with the Garland Cultural Arts Commission to incorporate historical elements into the overall theming of the site.
- Partner with Neighborhood Vitality on future placemaking and urban design elements.



Drainage and Infrastructure Strategy

Address drainage and flooding issues with the creek when the site is redeveloped.

Drainage and Infrastructure Action Items

- Redevelop drainage channel and creek bed as an amenity to the neighborhood open space.
- Address flooding and drainage infrastructure issues throughout the site in conjunction with sidewalk and intersection improvements.
- When redeveloping the site, resolve drainage and flooding issues along the right-of way by installation of newly engineered storm water infrastructure.
- Redevelop the northwest corner of the open space to bridge over the drainage channel and widen the sidewalk so that pedestrian flow is uninterrupted and continuous along the right-of way.
- Transition the drainage channel that bisects the site into a neighborhood amenity by cleaning and re-grading the channel and providing pedestrian and access across it in key locations, linking the north and south portions of the site together.



Placemaking and Development Character Strategy

Incorporate placemaking and urban design elements that will encourage open space usage and will help the site become a special place for the community.

Placemaking and Development Character Action Items

- Construct public art, sculptures, and other historic markers in future development that incorporates the area's rich history as the site of the first hospital in the City of Garland. Additionally, pay tribute to the hospital's founder, Dr. Robert E. Speegle.
- Ensure at least a portion of the site's future development include an open space to support the feedback heard through the public input process.
- If any form of housing is to be constructed on the site, ensure new development fits in with the existing character of the surrounding neighborhood.
- Provide programmed areas within the open space for neighborhood residents to enjoy, including a picnic area, playground, and open space area.
- Ensure tree canopy is established that provides shade and character to the open space and streetscape along the right-of way.



Parking Strategy

Provide an adequate amount of parking that is appropriately scaled to the surrounding neighborhood.

Parking Action Items

- Provide on street parking to accommodate neighborhood scaled open space.
- Construct angled parking in key locations for neighborhood open space access. However, limit angled parking to less than 20 spaces to maximize the available open space area and to develop the site in an appropriate manner to the surrounding neighborhood character.

CHAPTER 6

DEVELOPMENT SCENARIO CONSIDERATIONS

This chapter summarizes the three proposed development scenarios that the City of Garland can consider when seeking to redevelop and renovate the site.

INTRODUCTION

Through the planning process, it was determined to provide three viable, community-backed options for the future redevelopment of the site. Although the open space was the preferred option among residents, community stakeholders and property ownership (GFD) supported a blend of redevelopment choices that incorporated open space. When redeveloping the site, it is recommended that the preferred scenario be delivered to ensure the best outcome for the community. A brief description of each scenario is described below. Further detail can be found in Appendix E.

Scenario 1	Scenario 1 (the preferred scenario) reimagines the Las Brisas property as a neighborhood open space. The entire property would be redeveloped to support activities for all age groups and abilities. The open space would be designed to include both active and passive play spaces, and would feature a playground, open space, walking trails, and parking facilities on the south. The creek would be developed to more of a natural state with gradual slopes and rocks which will act as a natural barrier.
Scenario 2	Scenario 2 designates the top portion of the Las Brisas property as a neighborhood open space and the south portion for single-family residential development. The proposed single-family residential development would consist of four homes that are approximately 1,200 square feet, which is slightly larger than the surrounding houses, which have an average square footage of approximately 1,000 square feet (per story). The proposed houses would be a mix of one and one and a half story structures, as designed.
Scenario 3	Scenario 3 is similar to Scenario 2, but instead of single-family housing, small-lot single family residential units or townhomes would be constructed. The creek would be gradually tiered to create more of an outdoor amphitheater feel, great for picnics and hanging out. The small lot single-family residential units would allow approximately 8 new dwelling units to be constructed on the south end of the property. They would be approximately 1,000 - 1,200 square feet (townhomes would be approximately 900 square feet) and would be two stories, as designed. These units are comparable to the surrounding neighborhood, which has an average house size of approximately 1,000 square feet. The units are anticipated to be owner-occupied.

PREFERRED SCENARIO: OPEN SPACE



Proposed Concept Rendering



Proposed Concept Representative Imagery

The open space scenario envisions the study area to be redeveloped as a community asset. Due to its size and location, this open space is intended to serve as a neighborhood amenity for all age groups and abilities. This scenario is conceptually programmed with a playground on the north, a picnic area and passive open space in the center, and recreational areas on the south. The creek that runs diagonal east to west through the site is regraded to a gentle slope and remains an amenitized feature of the open space. A network of wide sidewalks and trails traverse the site, linking one programmed area to the next. A pedestrian bridge is incorporated on the east side to maintain access across the creek. To improve access for visitors, convenience on-street angled parking is located on the north and south sides. Because safety is a key priority, several elements are incorporated to improve access, slow traffic, increase lighting, and generally make the open space and streets as safe as possible for all residents.

Key Action Items for Success



Proposed Concept Representative Imagery

- Develop entire property as an open space.
- Program recreational space for all age groups. Include at a minimum an area for small children through the installation of a playground, an area for adults to utilize walking trails and street furniture amenities such as benches and picnic tables, and an area for teens in the form of a small ball court or half-court facility.
- Continue to work with local property owners as a list of amenities is finalized and a final open space design is created.
- Hire and fund a park/open space designer to detail the specific design and construction plans.
- Facilitate community programs in the open space such as exercise classes, after school programming, or an open space clean up event.
- Develop a detailed strategy for this neighborhood gathering space for neighborhood-sponsored events. via partnerships with local organizations.
- Plant at minimum 30 new street trees on the site. Follow Garland's approved

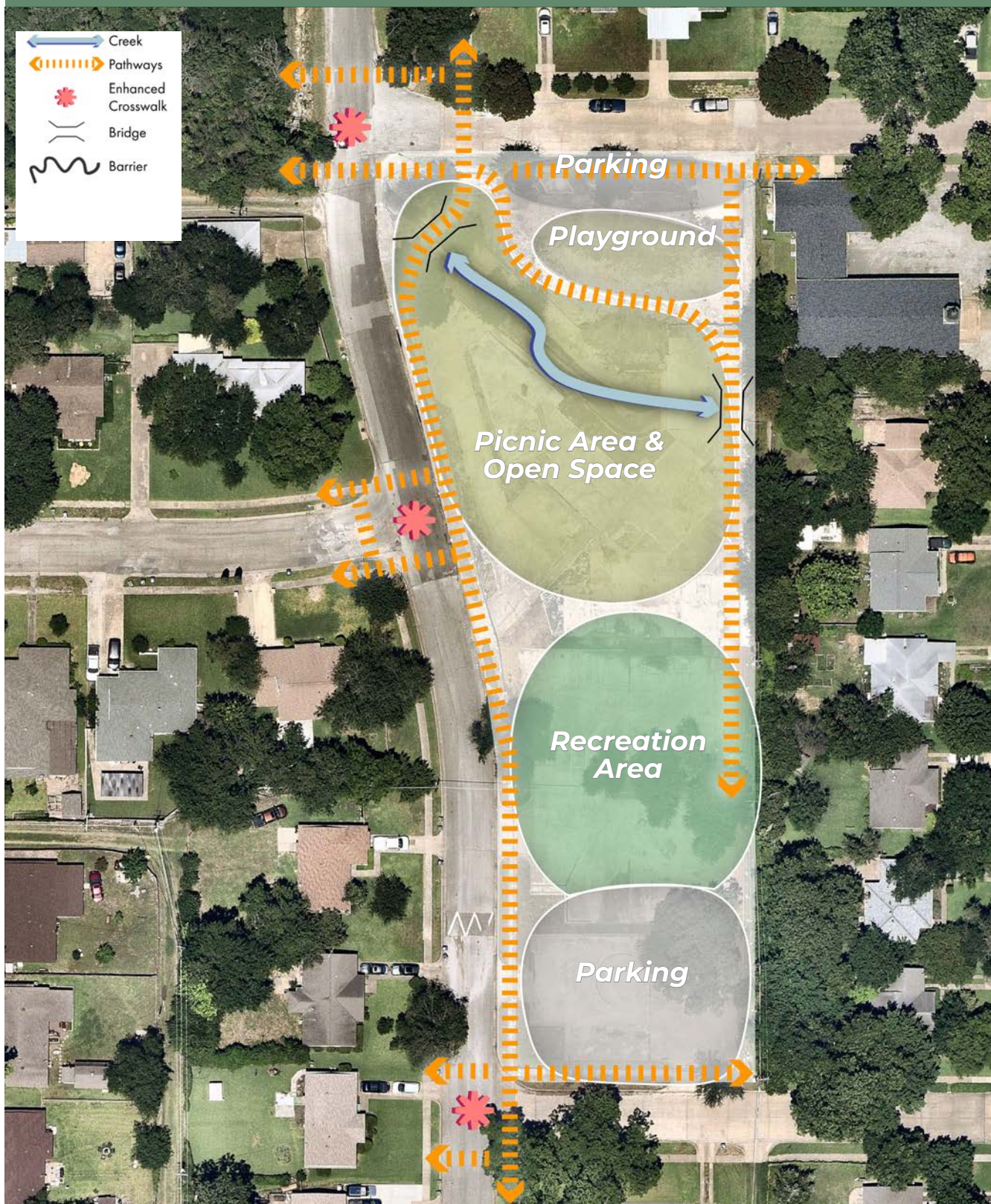
list of tree planters. Explore partnerships with local organizations to fund and plant the trees.

- Work with the City of Garland Cultural Arts Commission to identify key areas where public art, sculptures, and other art work can be incorporated.
- Incorporate the site's history into the open space design and public art efforts.
- Identify a way to pay tribute to the Garland Clinic and Hospital, as well as Dr. Speegle, by either creating a historical marker in the open space, install a plaque, community sculpture, or statue representing this history, or dedicate the open space by naming it in honor of Dr. Speegle.
- Ensure water feature is integral with the overall design of the open space and is safely designed, graded and maintained to mitigate safety concerns.

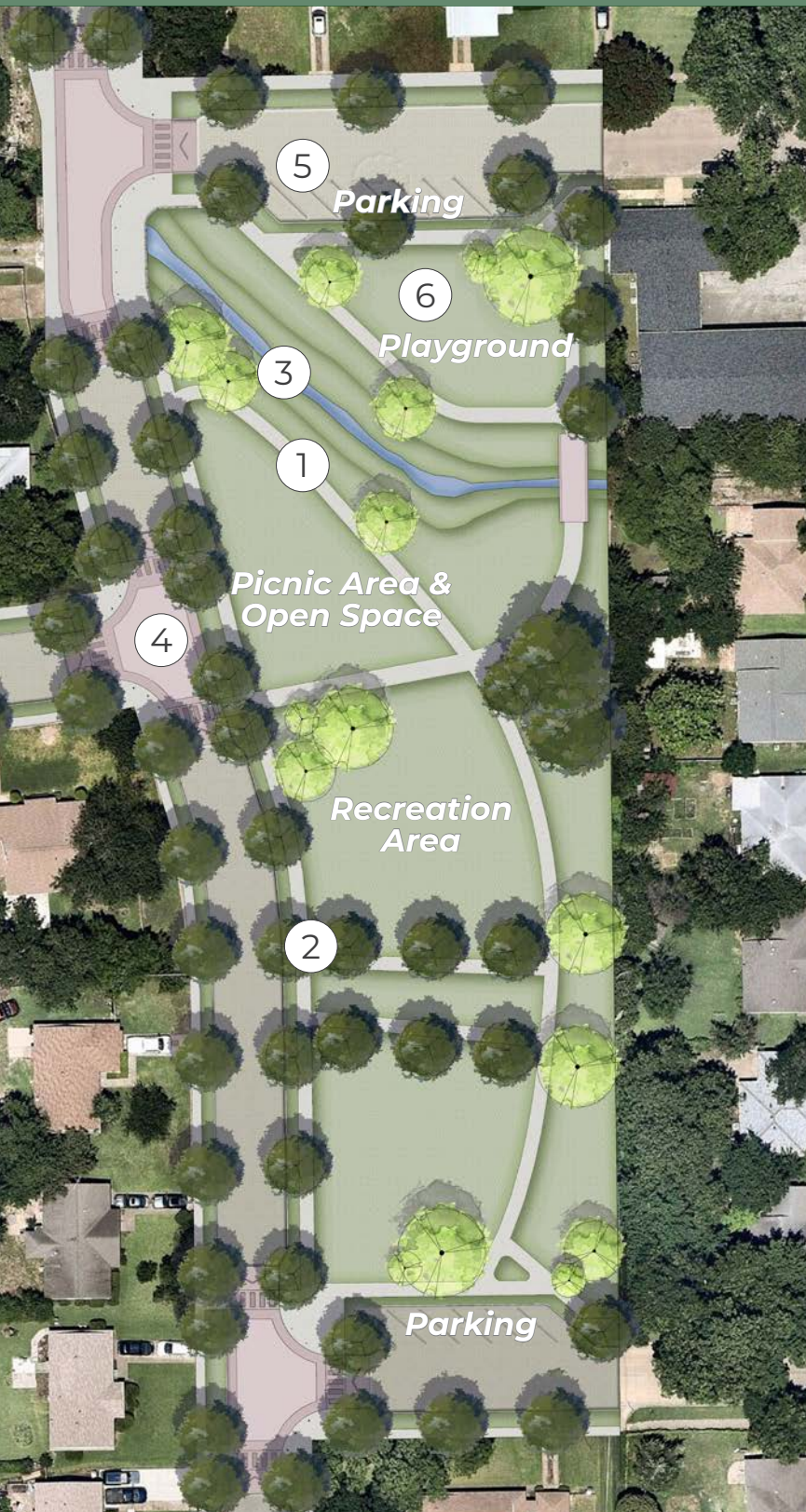


Proposed Concept Representative Imagery

Preferred Scenario Diagram



Preferred Scenario Concept



1 Trails



2 Tree Canopy



3 Creek



4 Intersections



5 Parking



6 Playground



CHAPTER 7

IMPLEMENTATION

This chapter summarizes the recommended action items for the Las Brisas property.

INTRODUCTION

The Las Brisas Small Area Plan was created through a collaborative process that represents the community's vision for the future. Success in implementing the vision for this plan will require continued coordination with nearby residents, property owners, and key partners. The City of Garland should allocate adequate staff and financial resources to ready the property for future development, investment, and activity.

If the City decides to pursue any scenario that is not a full open space, additional outreach is recommended to build support and consensus. If any form of residential is built on the Las Brisas property, surrounding property owners should be educated on how this will affect their property taxes in the future since that was the largest concern heard in the public feedback process.

In order for this plan's action items to be optimally achieved, overarching site action items and scenario-specific action items were summarized and are provided in a table on the following pages. With continued adherence and dedication to the recommendations and implementation strategies outlined in this plan, oncoming community support and strong, visionary leadership, the City will be able to achieve its overall vision to transform the Las Brisas property into a local neighborhood asset.

ACTION ITEMS

Walkability Strategy: Construct connections to the existing neighborhood's sidewalk network that accommodates and prioritizes pedestrian access to promote multimodal mobility.

Action 1 Ensure ADA standards are met in all new multimodal infrastructure projects.

Action 2 Encourage pedestrian safety through the construction of highly visible crosswalks with raised and textured enhancements.

Action 3 Install sidewalks along the perimeter of the site, and trails and paths throughout the open space, linking programmed areas together.

Equity Strategy: Provide activity areas for people of all age groups, backgrounds, and abilities.

Action 4 Ensure the surrounding neighborhood's demographic makeup is incorporated into future design of the site, such as constructing a playground for children, providing walking trails that are ADA accessible, or creating a central gathering space in the form of a public plaza or pavilion.

Trails and Open Space Strategy: Construct trail network connections within the site and to surrounding trail networks.

Action 5 Construct the trail network connection in accordance with the Trails and Bikeways Master Plan for the trail identified along Resistol Road and Inwood Boulevard.

Action 6 Consider upgrading the on-street shared-use lane treatment to a dedicated bicycle lane. Although the speed limit along Resistol Road is less than 35MPH, residents report frequent speeding along this roadway. Extra precaution should be made to accommodate high bicycle usage of the proposed on-street facility.

Action 7 Promote linkages to the proposed trail along S Garland Avenue, when constructed.

Action 8 Establish appropriately scaled neighborhood park and open space, where amenities are tailored to residents of all ages and abilities.

ACTION ITEMS

Safety Strategy: Provide for pedestrian, park, and neighborhood safety through urban design elements and traffic calming measures.

Action 9

Enhance crosswalks to the site's intersecting streets with textured and raised crossings to boost pedestrian visibility and to slow traffic.

Action 10

Provide a consistent level of lighting throughout the open space and along the right-of way, to ensure there are no dark areas at night and enhance pedestrian safety

Action 11

Utilize bulb-outs, textured paving or pavers, and elevated crosswalk tables to enhance pedestrian safety and slow vehicular traffic.

Action 12

To improve access to and from the open space, install crosswalks at each intersection on both sides of the street.

Partnership Strategy: Encourage partnerships with local organizations, developers, and the public when implementing the vision for the Las Brisas property.

Action 13

Encourage continued dialogue with neighborhood to realize vision.

Action 14

Encourage partnerships with the site's future developer to continue the existing sidewalk network and to create enhanced crosswalks to intersecting streets.

Action 15

Partner with the Garland Cultural Arts Commission to incorporate the site's rich history into future placemaking and urban design elements.

Drainage and Infrastructure Strategy: Address drainage and flooding issues with the creek when the site is redeveloped.

Action 16

Redevelop drainage channel and creek bed as an amenity to the neighborhood open space.

Action 17

Address flooding and drainage infrastructure issues throughout the site in conjunction with sidewalk and intersection improvements.

Action 18

When redeveloping the site, resolve drainage and flooding issues along the right-of way by installation of newly engineered storm water infrastructure.

Action 19	Redevelop the northwest corner of the open space to bridge over the drainage channel and widen the sidewalk so that pedestrian flow is uninterrupted and continuous along the right-of way.
Action 20	Transition the drainage channel that bisects the site into a neighborhood amenity by cleaning and re-grading the channel and providing pedestrian and access across it in key locations, linking the north and south portions of the site together.
<i>Placemaking and Development Character Strategy: Incorporate placemaking and urban design elements that will encourage open space usage and will help the site become a special place for the community.</i>	
Action 21	Construct public art, sculptures, and other historic markers in future development that incorporates the area's rich history as the site of the first hospital in the City of Garland. Additionally, pay tribute to the hospital's founder, Dr. Robert E. Speegle.
Action 22	Ensure at least a portion of the site's future development include an open space to support the feedback heard through the public input process.
Action 23	If any form of housing is to be constructed on the site, ensure new development fits in with the existing character of the surrounding neighborhood.
Action 24	Provide programmed areas within the open space for neighborhood residents to enjoy, including a picnic area, playground, and open space area.
Action 25	Ensure tree canopy is established that provides shade and character to the open space and streetscape along the right-of way.
<i>Parking: Provide an adequate amount of parking that is appropriately scaled to the surrounding neighborhood.</i>	
Action 26	Provide on street parking to accommodate neighborhood scaled open space.
Action 27	Construct angled parking in key locations for neighborhood open space access. However, limit angled parking to less than 20 spaces to maximize open space area and to develop the site in an appropriate manner to the surrounding neighborhood character.

SCENARIO SPECIFIC ACTION ITEMS

Action 1	Develop entire property as an open space.
Action 2	Program recreational space for all age groups. Include at a minimum an area for small children through the installation of a playground, an area for adults to utilize walking trails and street furniture amenities such as benches and picnic tables, and an area for teens in the form of a small ball court or half-court facility.
Action 3	Continue to work with local property owners as a list of open space amenities is finalized and a final park design is created.
Action 4	Hire and fund a park/open space designer to detail the specific design and construction plans.
Action 5	Facilitate community programs in the open space such as exercise classes, after school programming, a local regularly scheduled farmers market event, or a park clean up event.
Action 6	Develop a detailed strategy for programming the open space through both active play areas and through neighborhood open space programs via partnerships with local organizations.
Action 7	Plant at minimum 30 new street trees on the site. Follow Garland's approved list of tree planters. Explore partnerships with local organizations to fund and plant the open space trees.
Action 8	Work with the City of Garland Cultural Arts Commission to identify key areas of the open space where public art, sculptures, and other park placemaking and urban design elements can be created.
Action 9	Incorporate the site's history into the open space design and public art efforts.
Action 10	Identify a way to pay tribute to the Garland Clinic and Hospital, as well as Dr. Speegle, by either creating a historical marker in the space, install a plaque, community sculpture, or statue representing this history, or dedicate the open space by naming it in honor of Dr. Speegle.

APPENDIX A

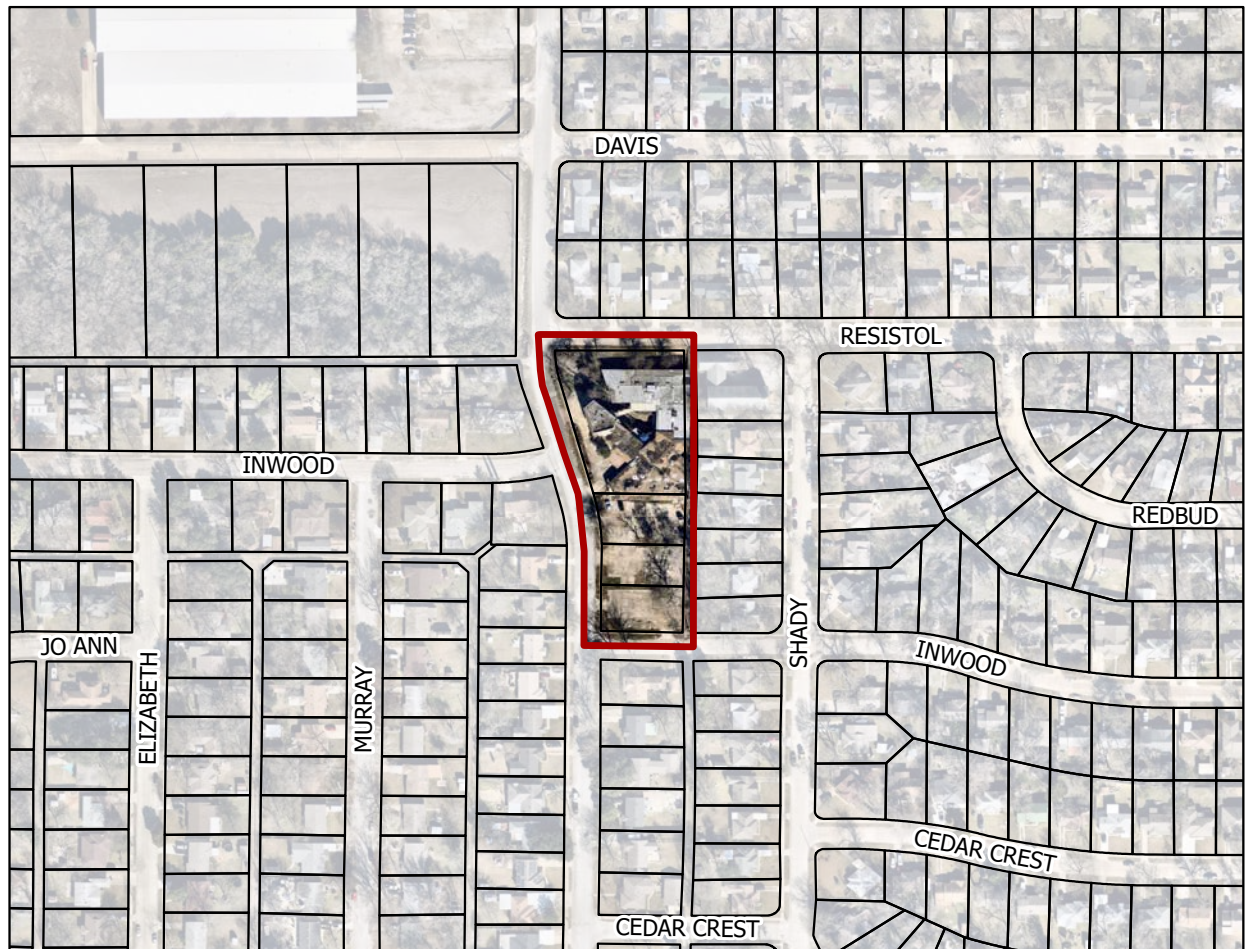
EXISTING CONDITIONS MAPS

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- Study Area
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- Existing Floodplain
- Existing Multimodal Infrastructure
- Existing and Future Parks and Trails
- Existing Parcel Ownership
- Existing Parcel Size
- Existing Transportation Systems
- Existing Tree Covering
- Existing Vacant Land
- Future Land Use
- Existing and Planned Public Facilities
- Existing Utility Infrastructure
- Existing Zoning Map



Garland Las Brisas Small Area Plan

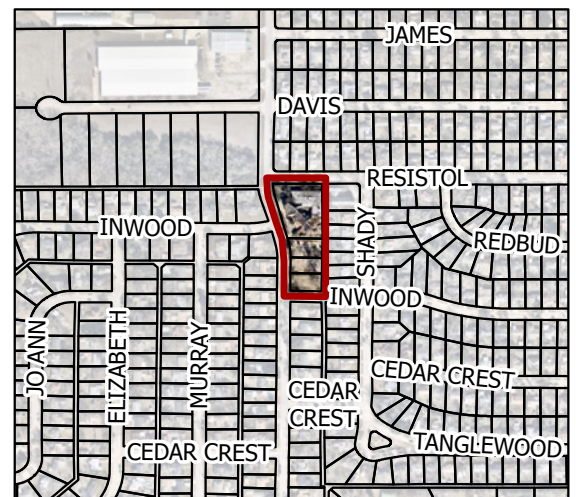
Study Area



Legend

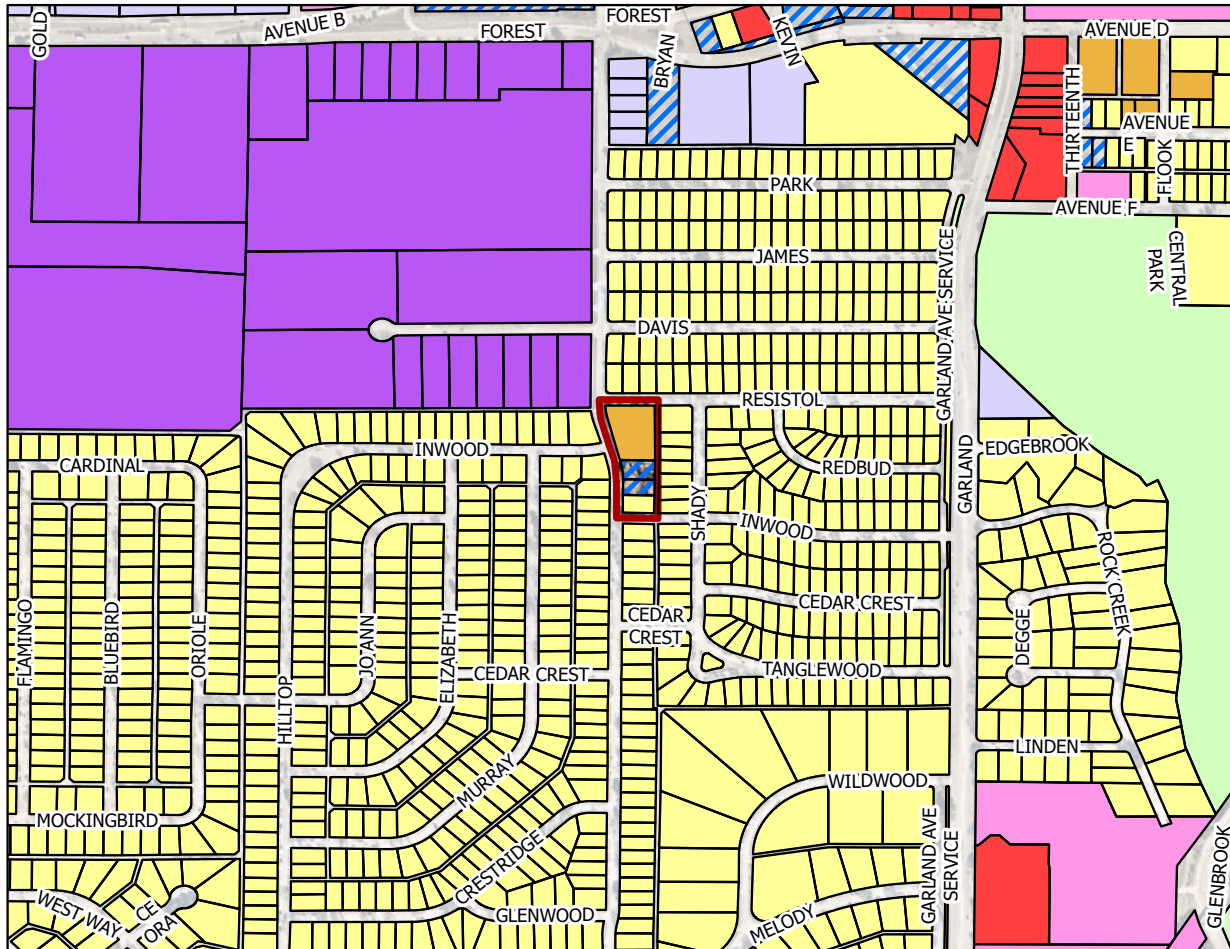


-  Study Area Boundary
-  Parcels



Garland Las Brisas Small Area Plan

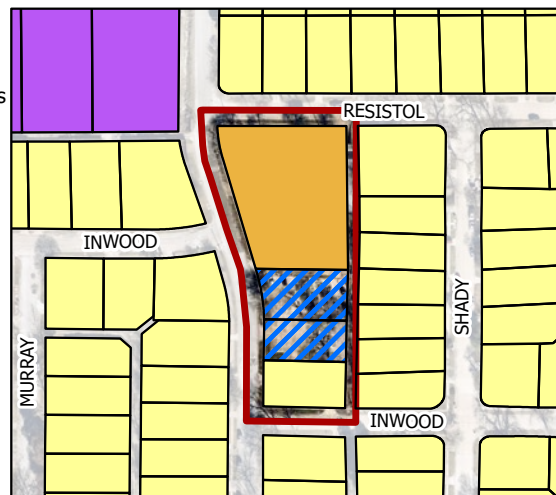
Existing Land Use



Legend

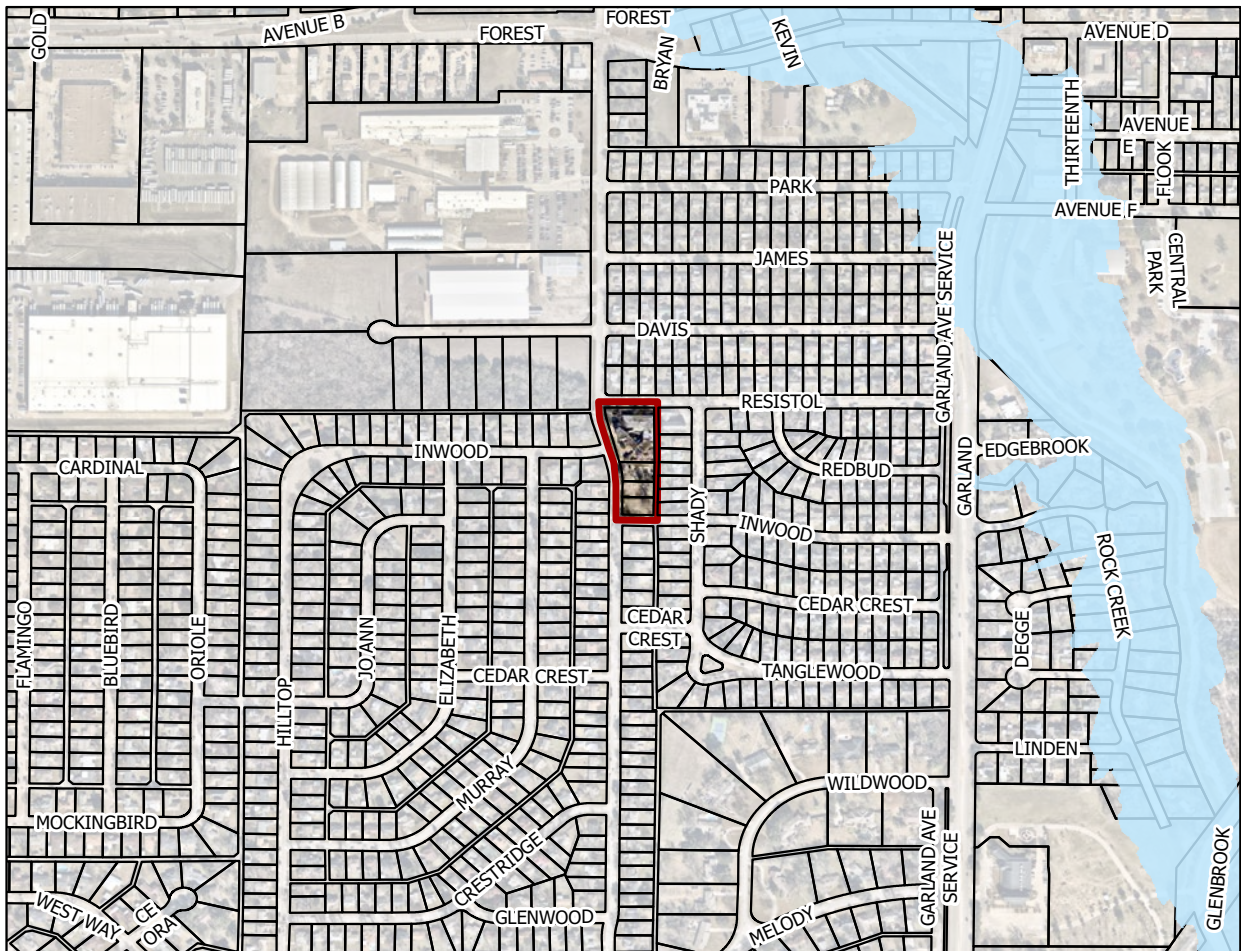


- Study Area Boundary
- Commercial & Retail
- Community Facilities
- General Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office & Professional Services
- Parks & Open Space
- Vacant





Garland Las Brisas Small Area Plan

Existing Floodplain



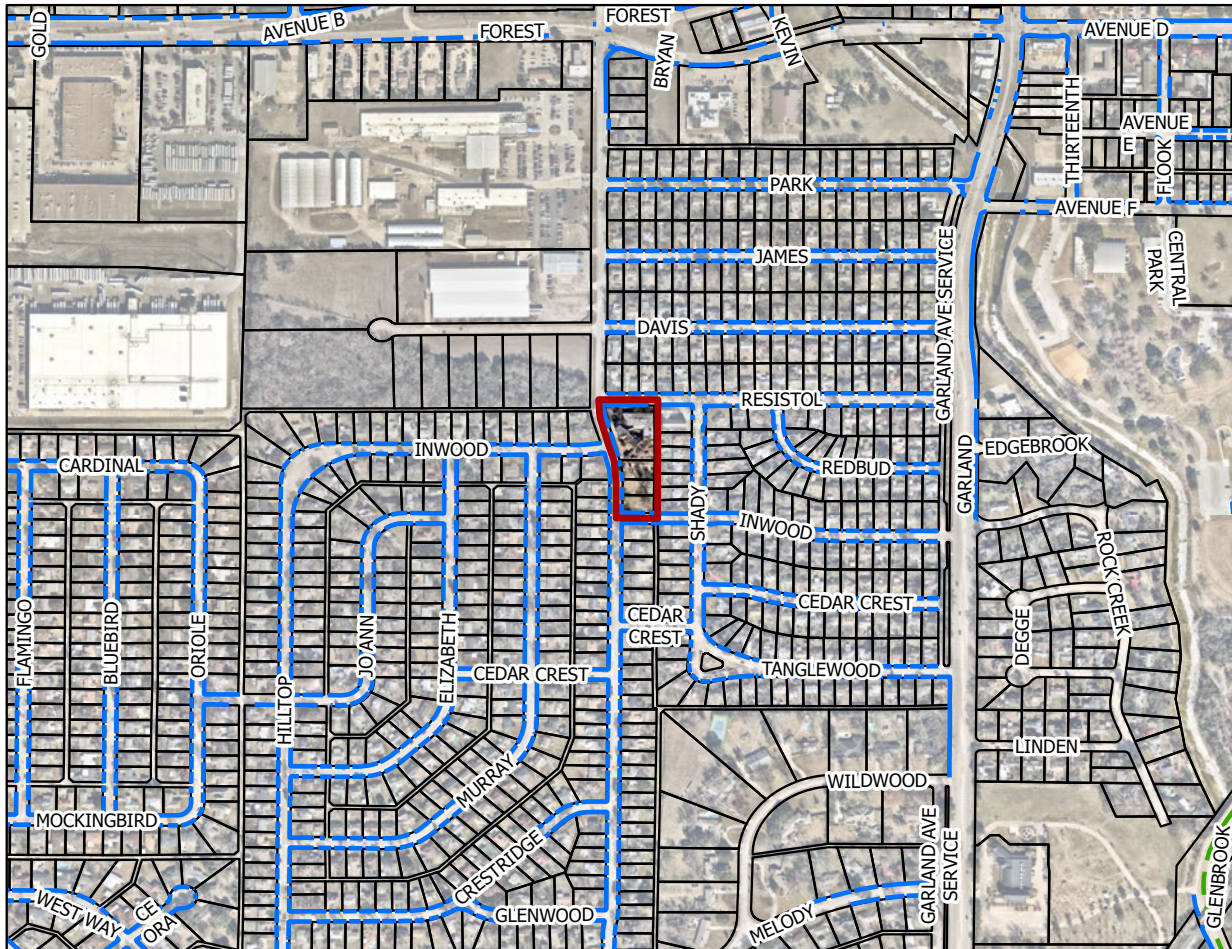
Legend

-  Study Area Boundary
-  Floodplain



Garland Las Brisas Small Area Plan

Existing Multimodal



Legend

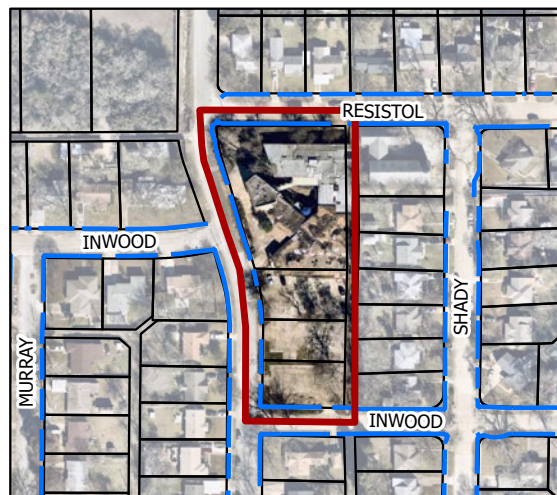


□ Study Area Boundary

Multimodal

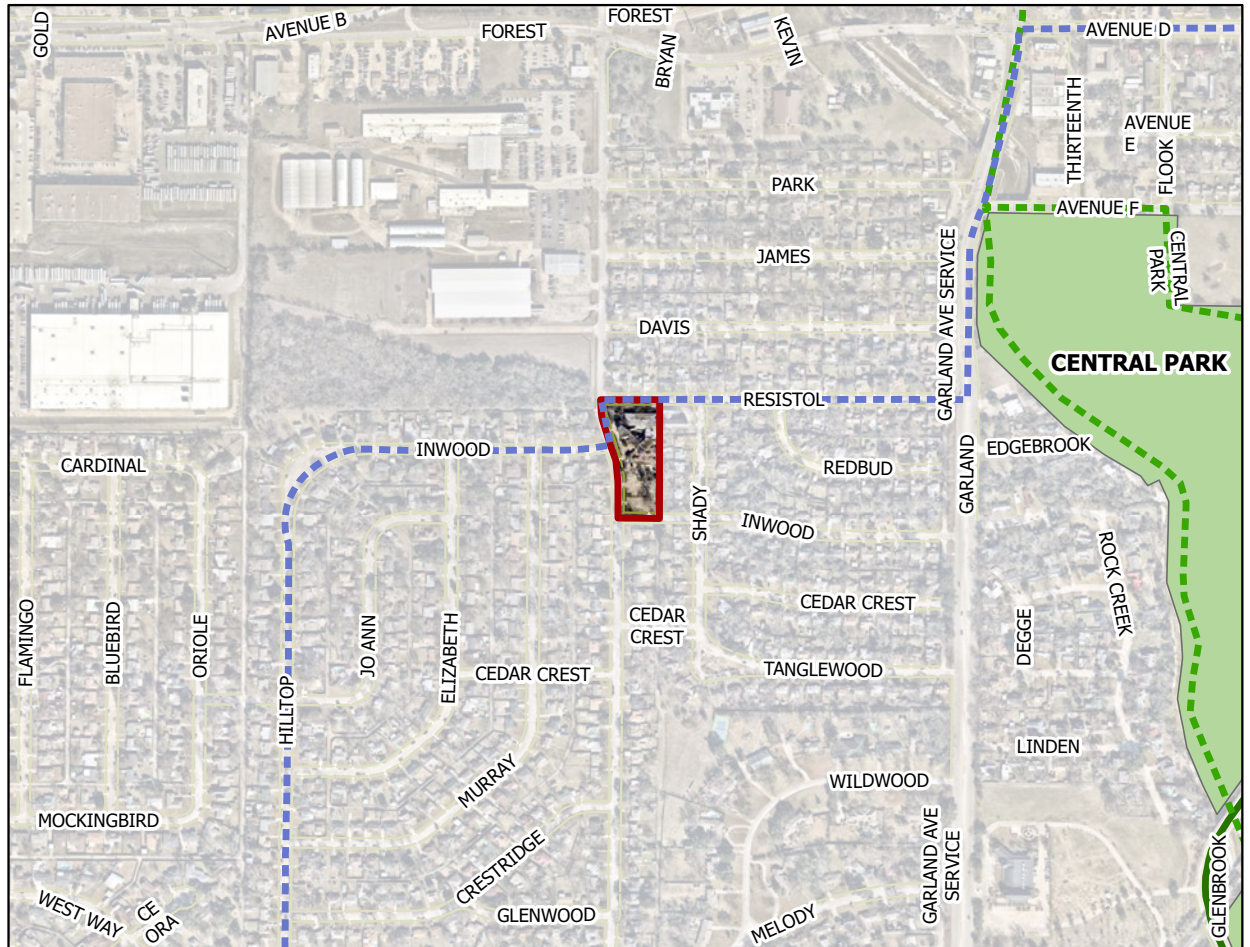
--- Bike Lanes

--- Sidewalks








Garland Las Brisas Small Area Plan

Existing and Future Parks and Trails



Legend

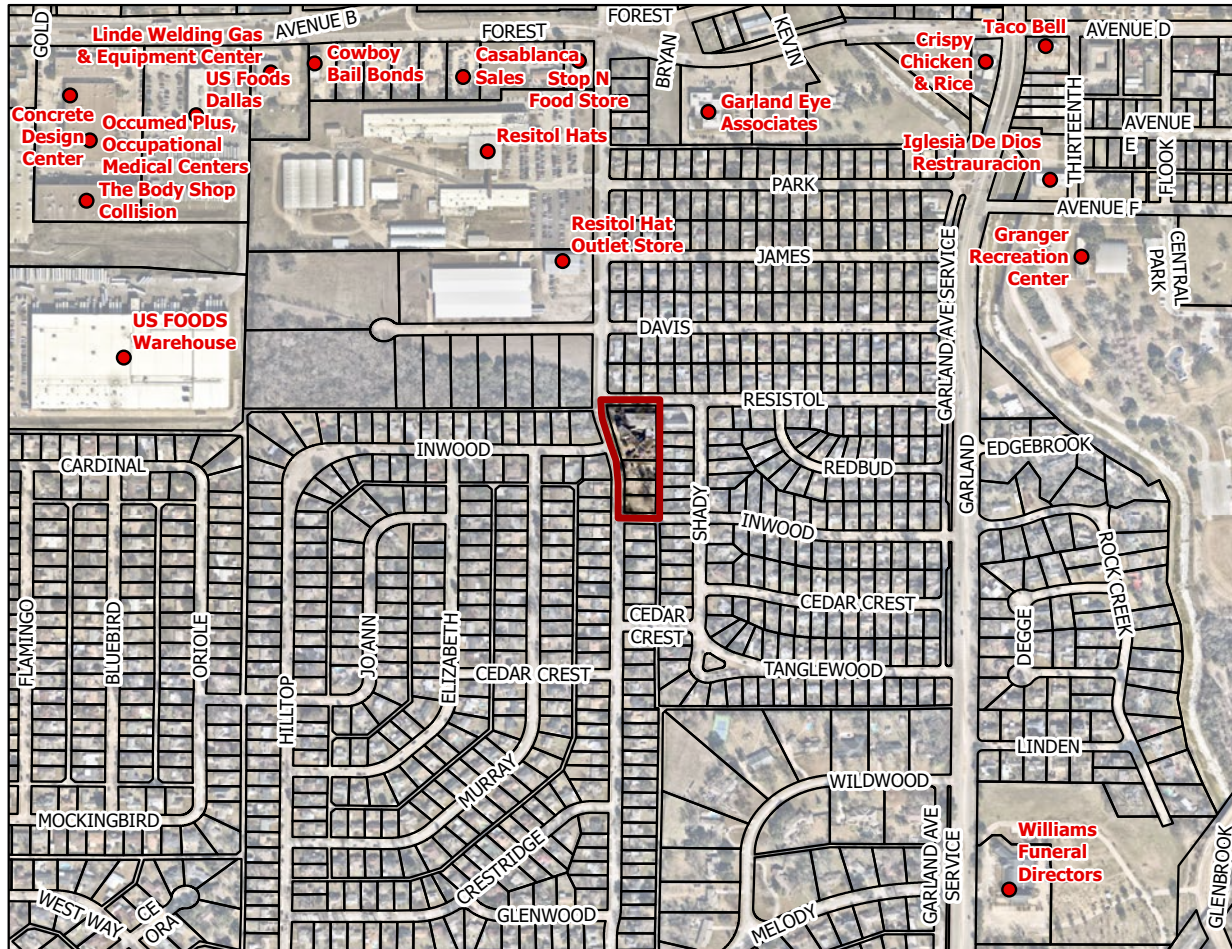


-  Bike Lanes
-  Study Area Boundary
-  Parks
-  Proposed Bike Lanes
-  Proposed Trail



Garland Las Brisas Small Area Plan

Existing Parcel Ownership



Legend

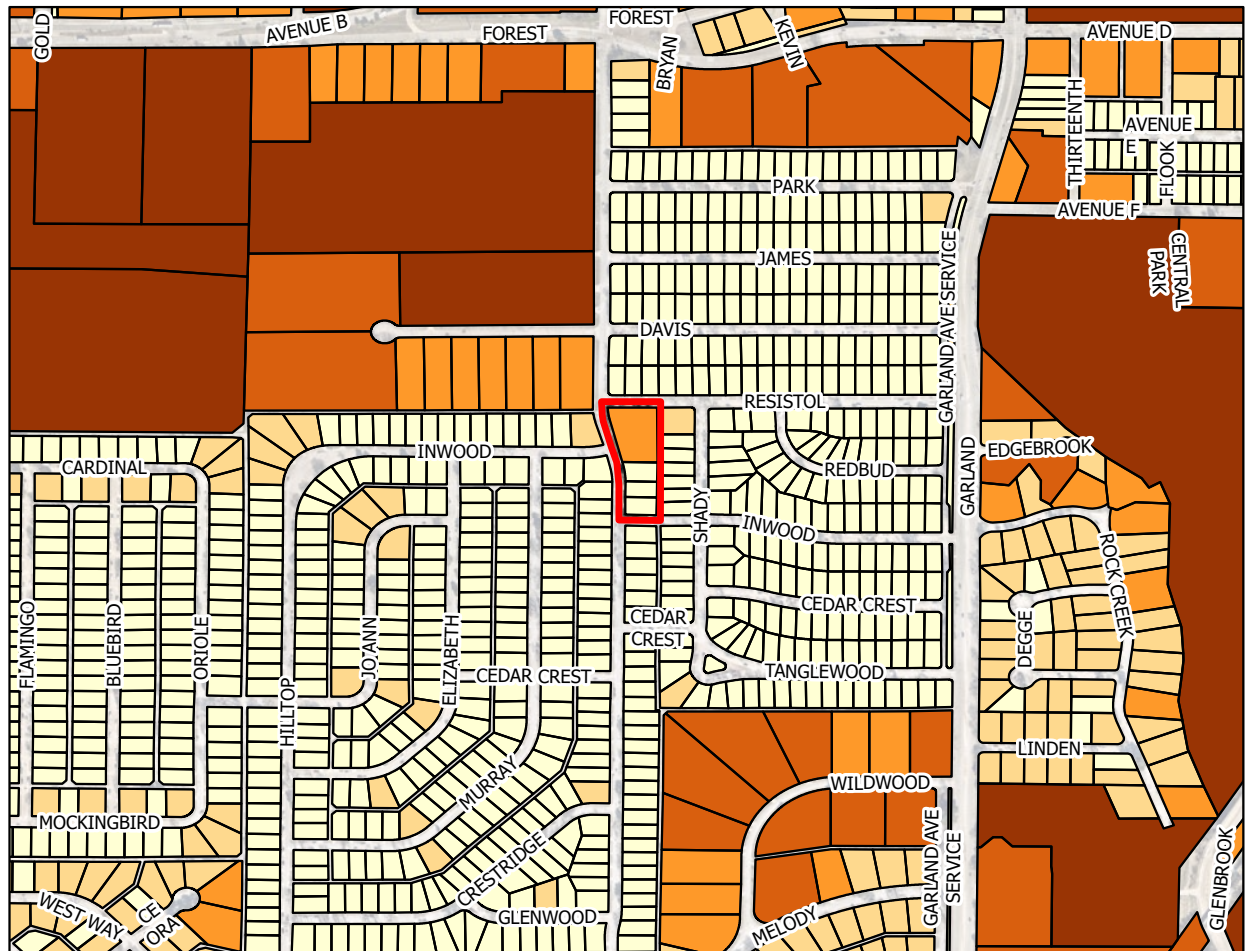


- Study Area Boundary
- Parcel Ownership



Garland Las Brisas Small Area Plan

Existing Parcel Sizing



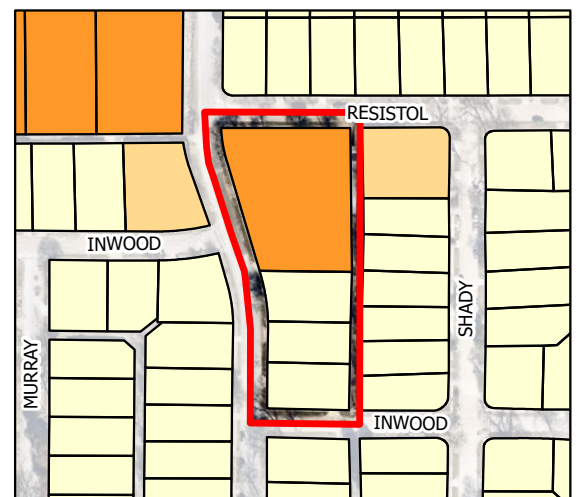
Legend



 Study Area Boundary

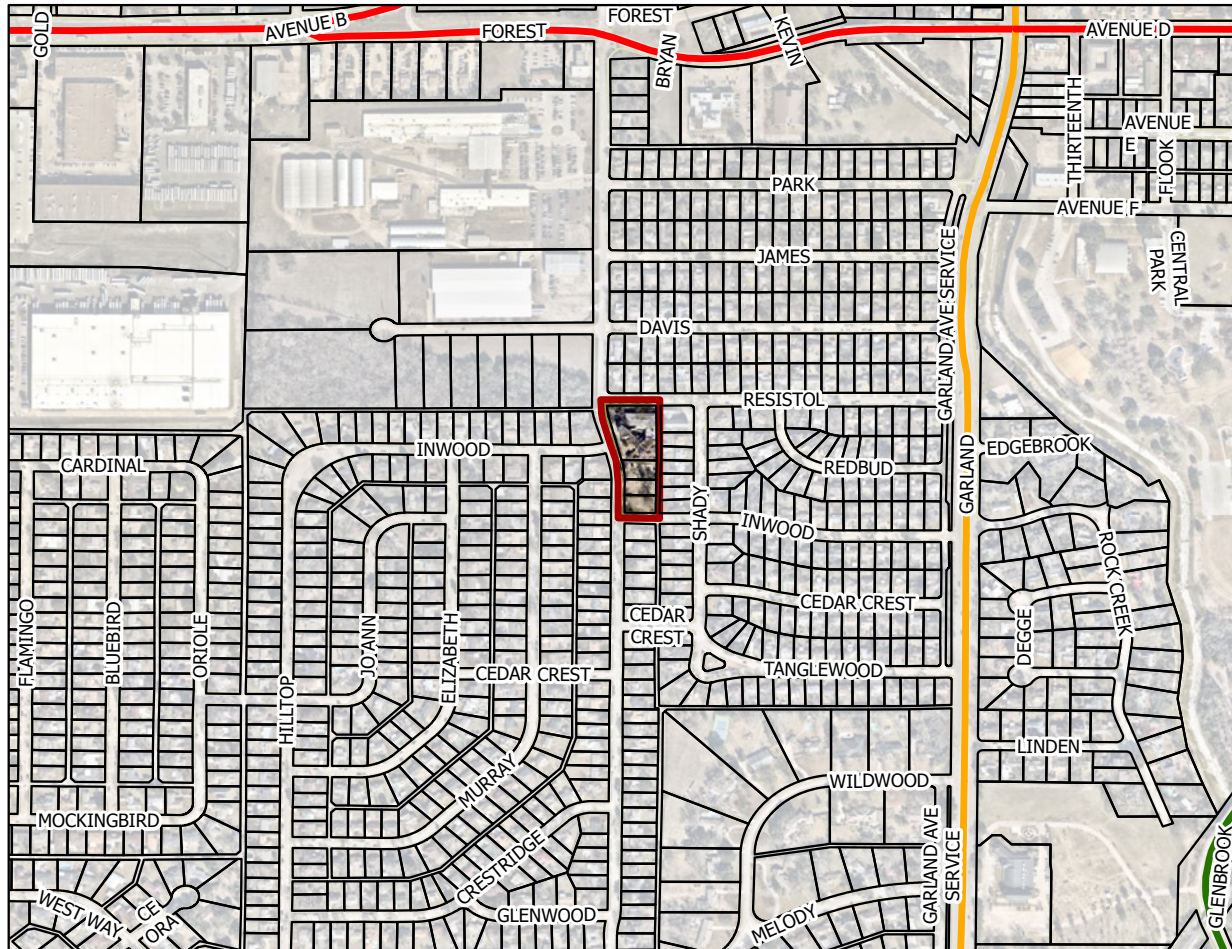
Parcel Sizes

- 0 - 0.25 Acre
- 0.25 - 0.5 Acre
- 0.5 - 1 Acre
- 1-5 Acres
- 5+ Acres



Garland Las Brisas Small Area Plan

Existing Transportations Systems



Legend



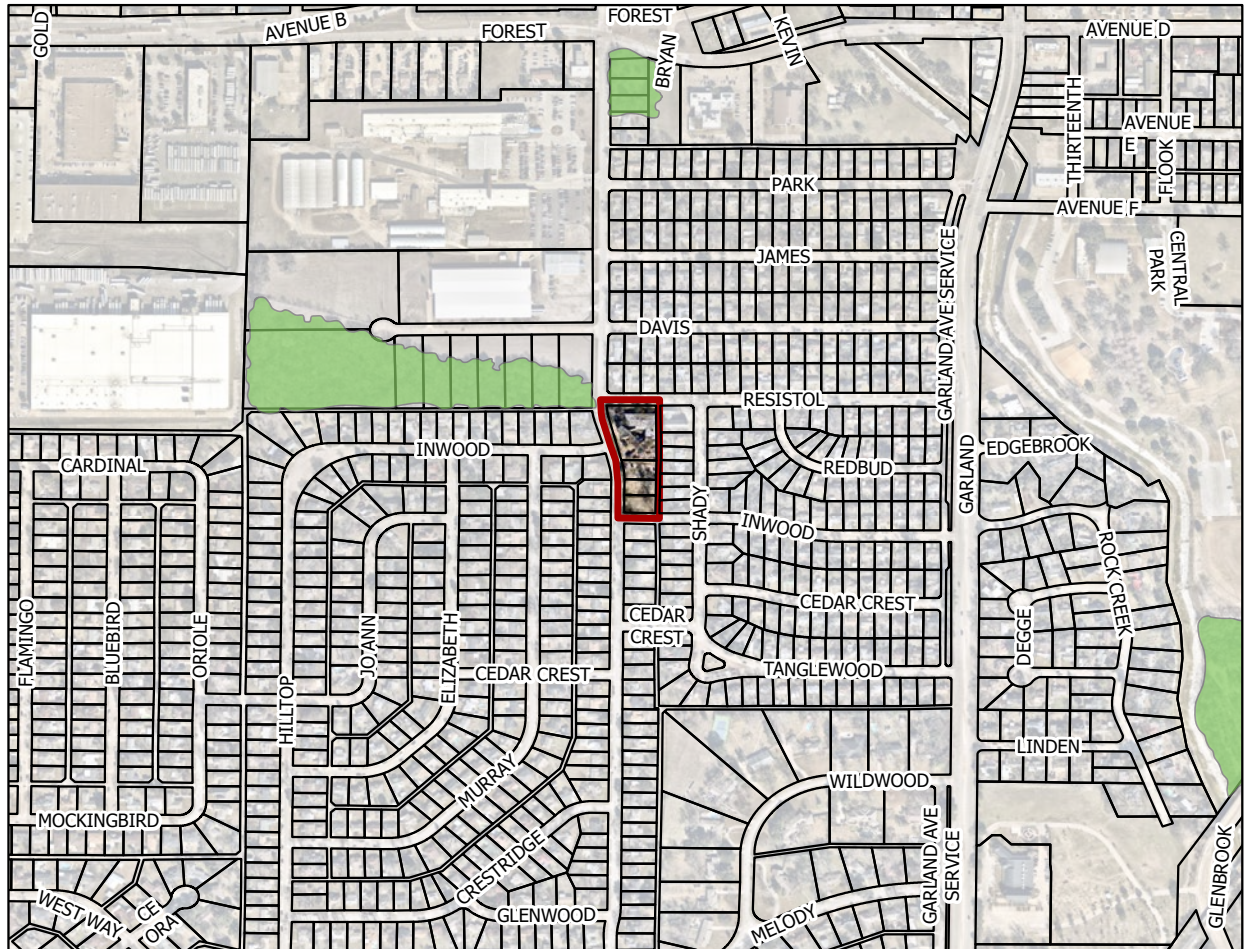
Garland Thoroughfare Plan

- A-C 3-Lane
- B-120' 6-Lane Divided
- C1-100' 4-Lane Divided
- G-5 50' Local



Garland Las Brisas Small Area Plan

Existing Tree Covering



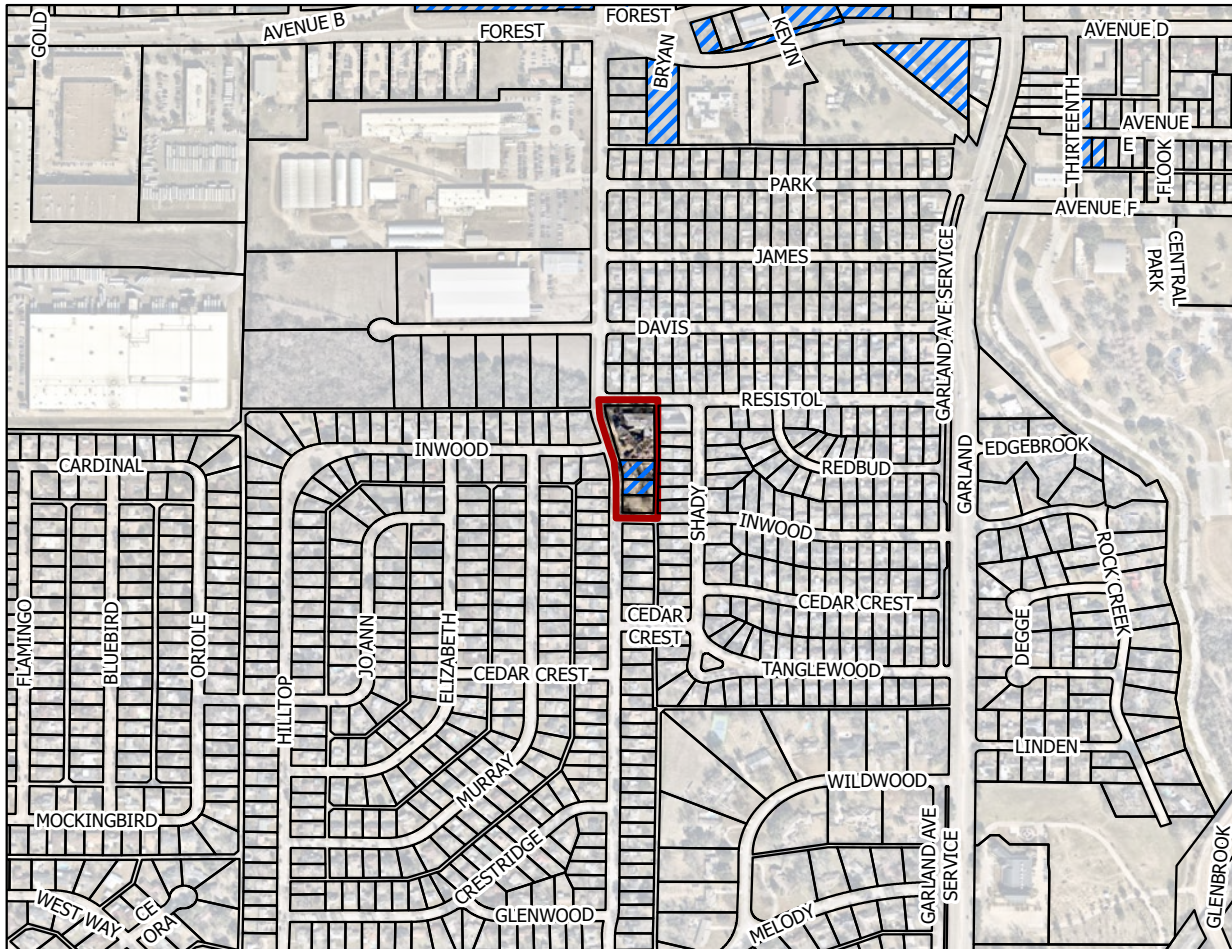
Legend

- Study Area Boundary
- Tree Covering



Garland Las Brisas Small Area Plan

Existing Vacant Land



Legend

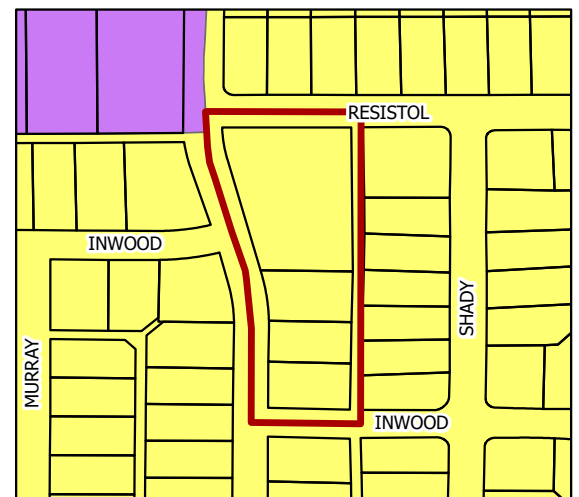
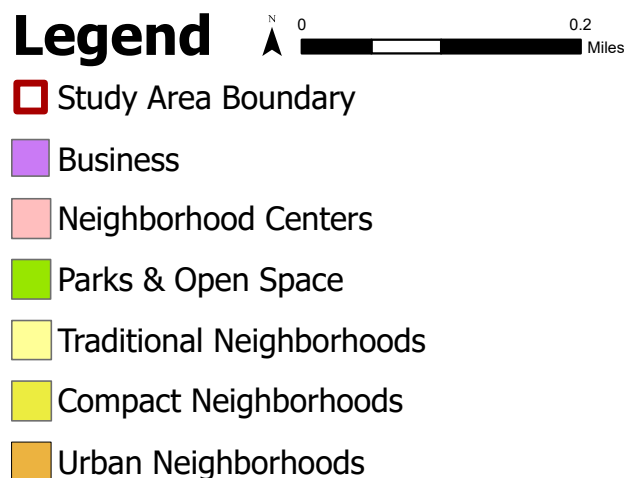
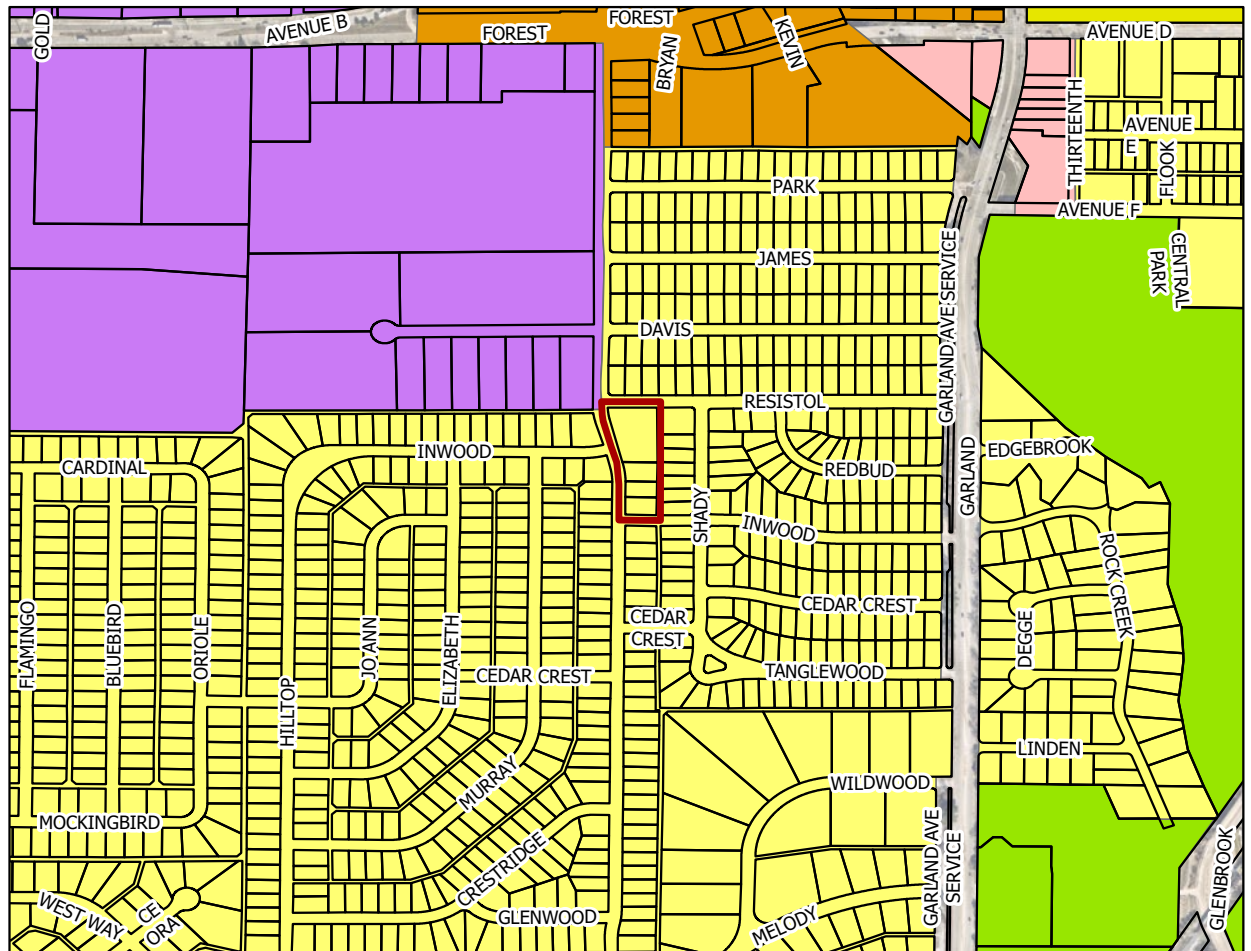


- Study Area Boundary
- Vacant Land



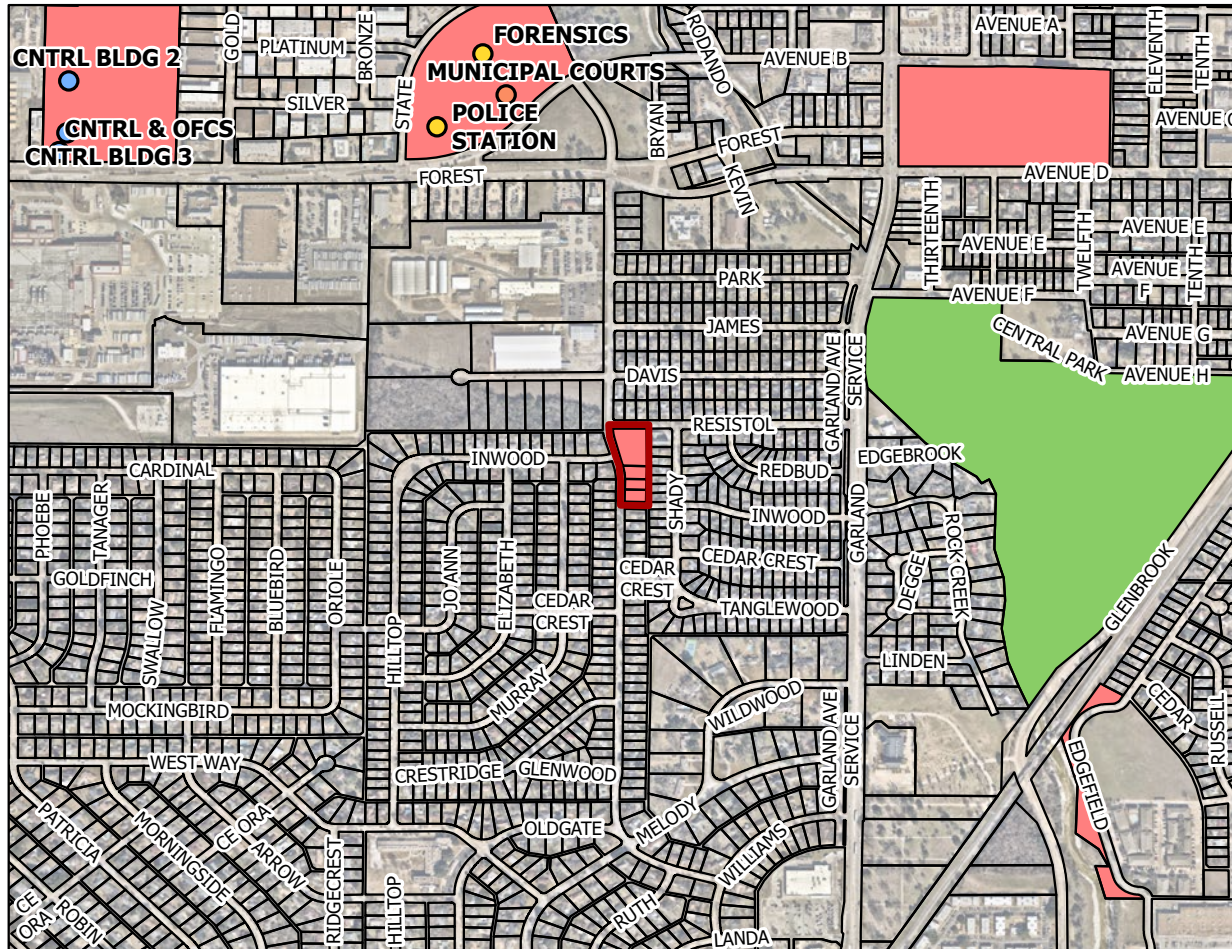
Garland Las Brisas Small Area Plan

Future Land Use



Garland Las Brisas Small Area Plan






Existing and Planned Public Facilities

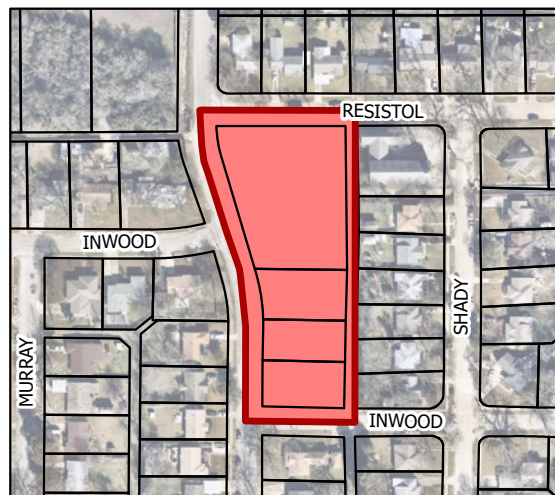


Legend

 Study Area Boundary

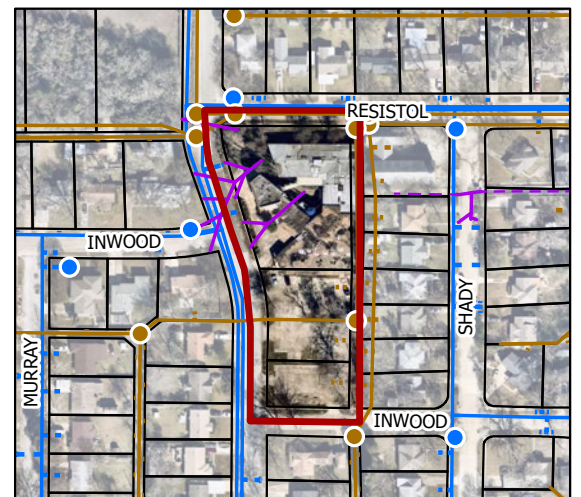
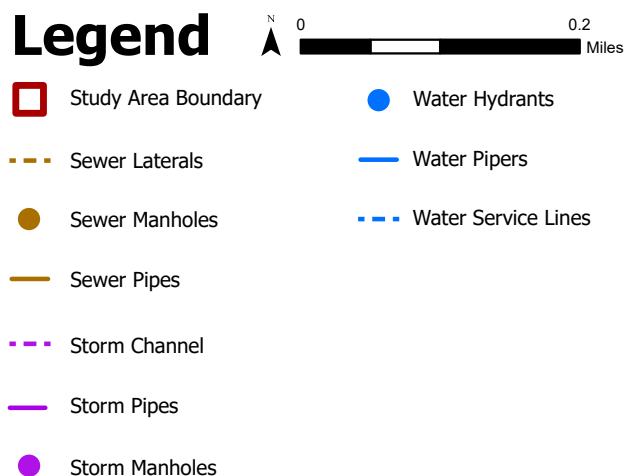
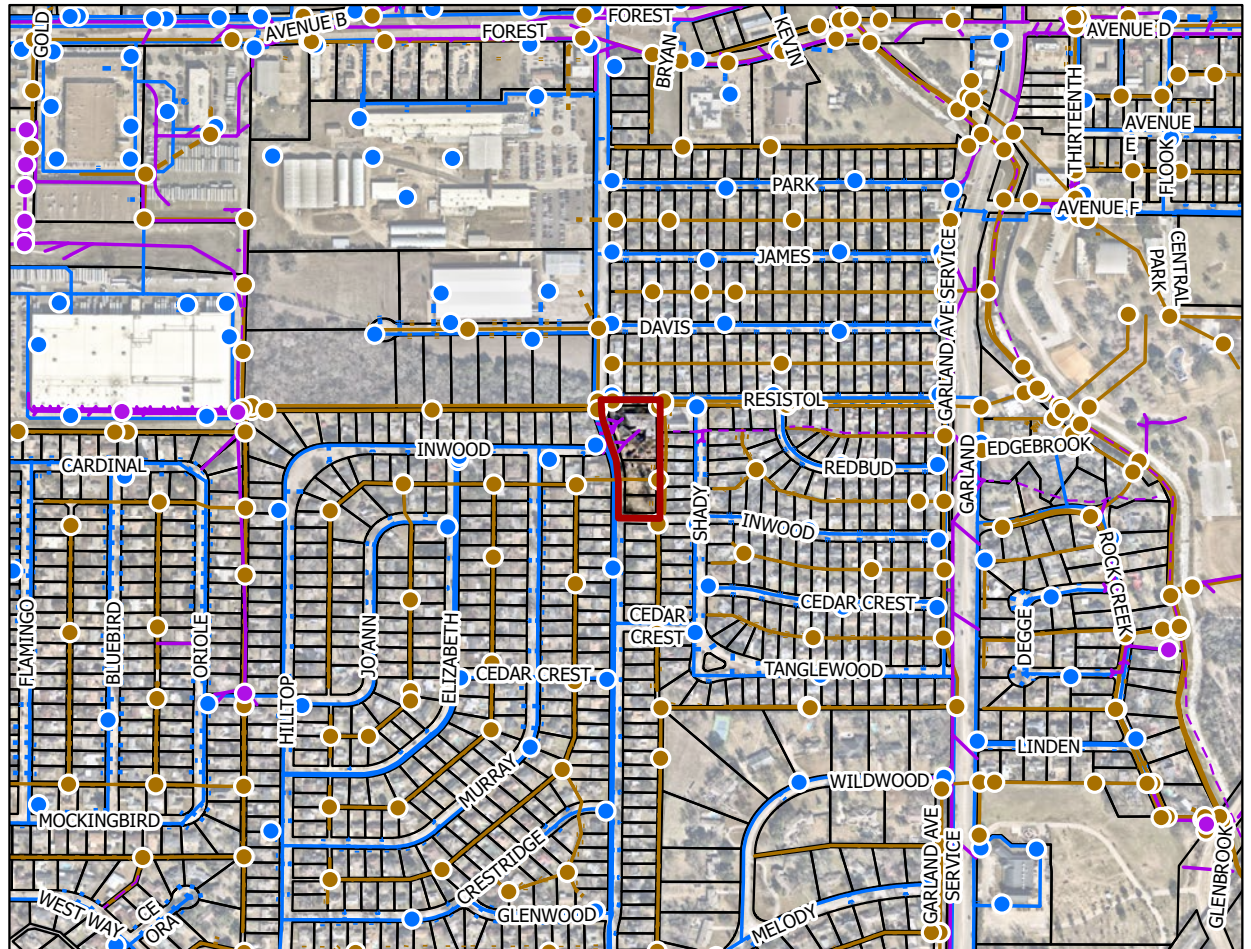
Facilities

-  Courts
-  Police
-  Water
-  City Owned Properties
-  City Park



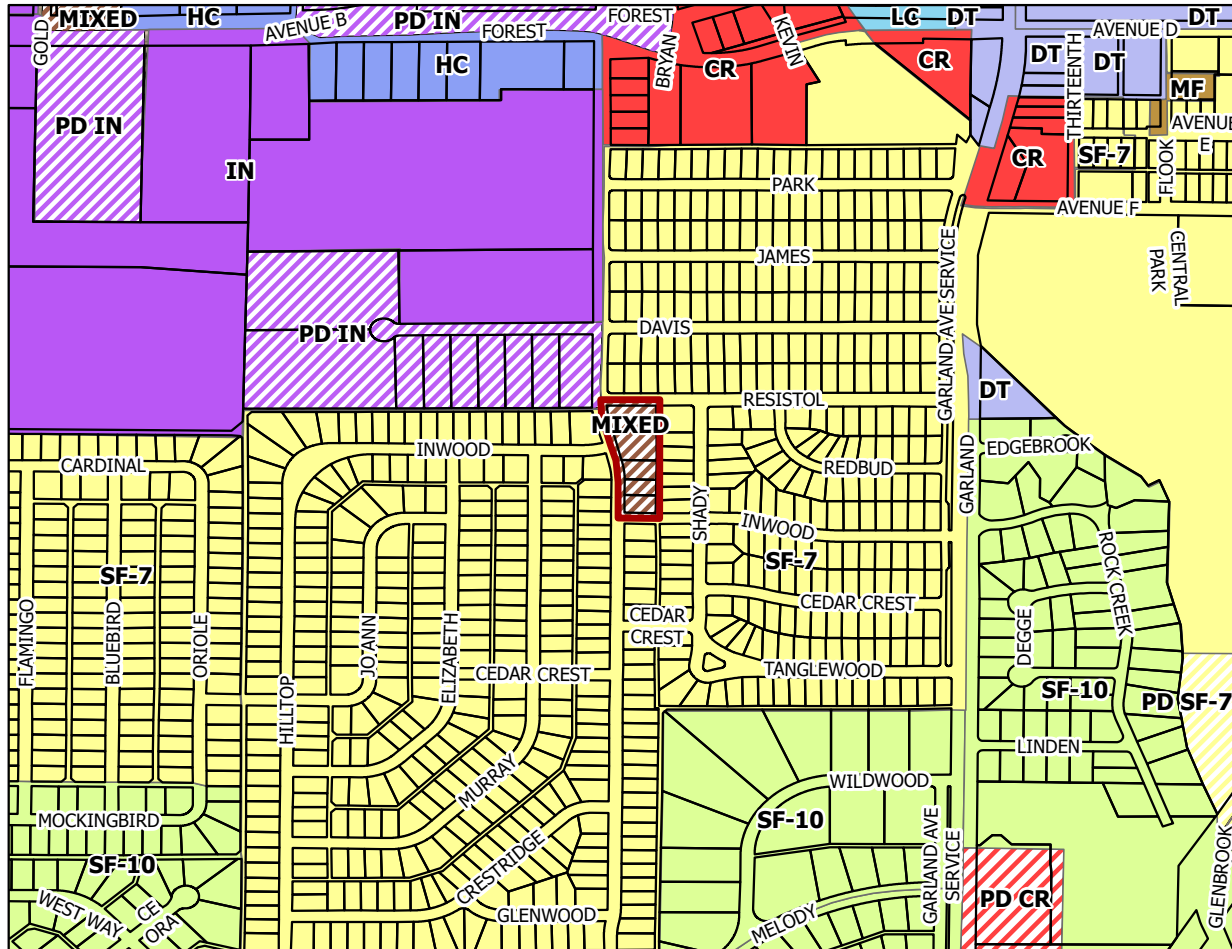
Garland Las Brisas Small Area Plan

Existing Utility Infrastructure
















Garland Las Brisas Small Area Plan

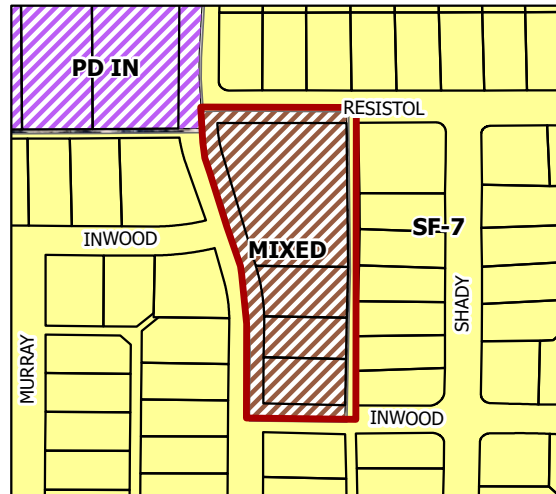
Existing Zoning Map



Legend

Zoning

- | | |
|---|---|
|  Study Area Boundary |  Multi-Family District (MF) |
|  Community Retail District (CR) |  Planned Development (IN) |
|  Downtown District (DT) |  Single-Family 10 District (SF-10) |
|  Heavy Commercial District (HC) |  Single Family 7 District (SF-7) |
|  Industrial District (IN) |  Multiple Districts (Mixed) |
|  Light Commercial District (LC) |  Planned Development (SF-7) |
|  Planned Development (CR) | |



APPENDIX B

ONLINE SURVEY REPORT



Garland Las Brisas Small Area Plan Survey Report

Garland, Texas

July 2022

DRAFT

Kimley»Horn



Table of Contents

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Q7: Please leave any additional thoughts you may have on the idea of.....	10
Q8: If a portion of this property were to develop new housing opportunities, which of the following would be most appropriate for the site?	11
Q9: How important are these goals for the future of the Las Brisas property overall? <i>(Select all that apply)</i>	12
Q10: What are your ideas on how we can incorporate this property's rich history into future redevelopment plans?	13
Q11: Do you have any additional thoughts about the future of the Las Brisas property?	14



The City of Garland is conducting a Small Area Plan on the former Las Brisas Residence Club property, located at **1002 Marion Drive, Garland, TX 75042**. The site is bound by Resistol Drive on the north, Inwood Boulevard on the south, Marion Drive on the west, and Shady Lane on the east. Over the past month, the City hosted an online survey to gather feedback on the future development of the Las Brisas property.

Survey Summary



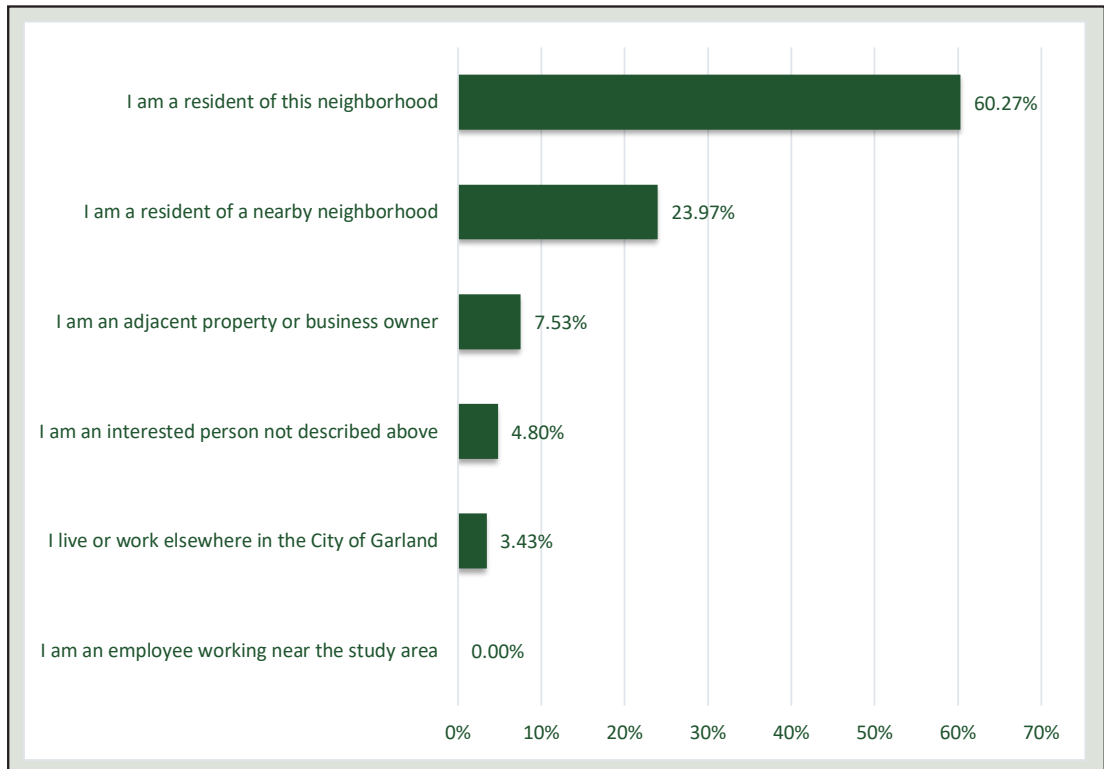
Figure 1- The Las Brisas Property Historic Photo (Source: City of Garland)

- 146 Responses
- 11 Questions

The online survey for the Garland Las Brisas Small Area Plan was hosted on the SurveyMonkey platform and was active between May 26, 2022 – July 1, 2022. The survey asked the public a total of 11 questions to gain a better understanding of the surrounding neighborhood's desires for future development of the property. The property has a unique and rich history as it was once the first hospital in the Garland area. This survey report will review the responses gathered from this online survey.



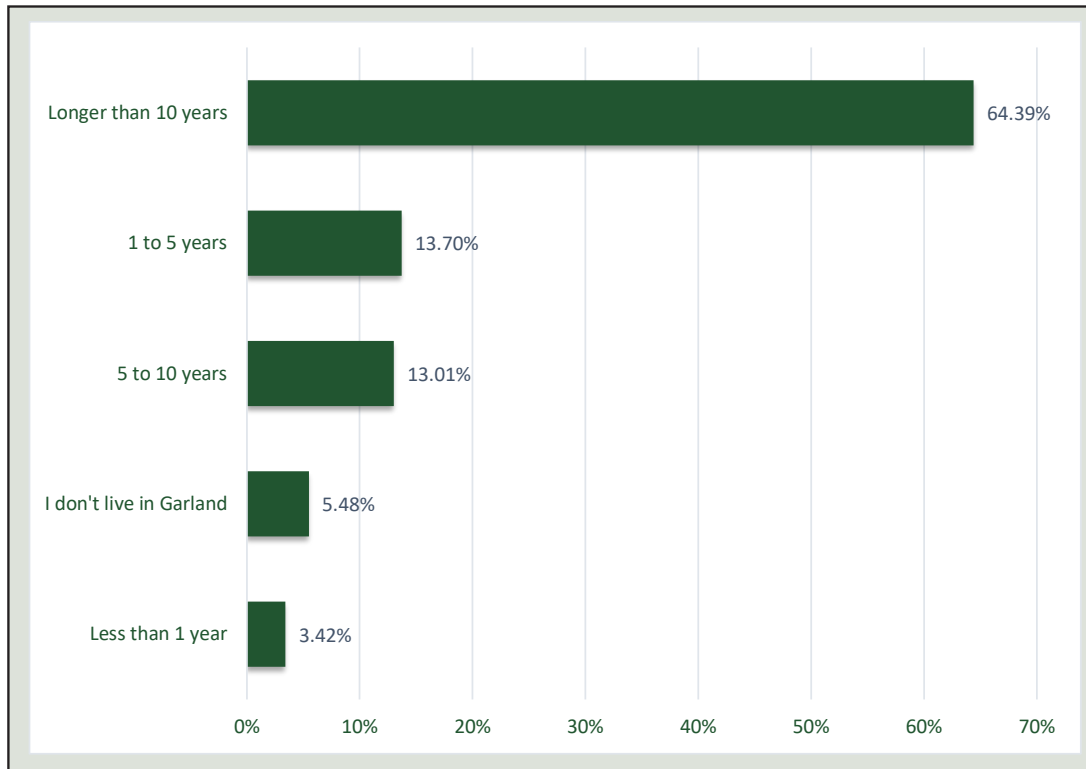
Q1: What is your primary involvement with the study area?



Approximately 60% of respondents indicated that they are a resident of the neighborhood surrounding the Las Brisas property. The second highest answer at 24% was, “*I am a resident of a nearby neighborhood*”. The top two survey responses are as expected, since the study area is smaller in size and directly impacts the adjacent and surrounding community.



Q2: I have lived in Garland...



Approximately 64% of the population has lived in the Garland area for longer than 10 years, which shows that the City of Garland has been home to many individuals living in this community or the surrounding neighborhoods for over a decade. The other 36% of respondents feature individuals that have been there for 1 to 5 years (14%), 5 to 10 years (13%), individuals who do not live in Garland (5%), less than 1 year, (3%).



Q3: How would you describe the best possible way for this area to contribute to the City of Garland and the surrounding neighborhood's future quality of life and economic vitality?



The majority of the survey respondents expressed the desire for the development of a park or green space on the property. The community emphasized the importance of a park with amenities including benches, water features, covering, light fixtures, etc.

Below include some specific highlights gathered from this question's responses:

- A number of responses included the desire for larger community amenities, such as a community garden, community center, walking trails, and/or a playground.
- Respondents expressed the importance of the future park being walkable and connected to surrounding neighborhoods through sidewalks and trails.
- Park amenities that were frequently mentioned included benches, walking trails, pedestrian lighting, a playground, a shade structure or pavilion, a neighborhood pool or splashpad, and a community garden.
- Natural amenity enhancements were also frequently mentioned, including shade trees, flowers and landscaping elements, and the desire to create a creek water feature amenity.



Q4: How appropriate are the following land uses in this area?

Land Uses (Organized by Most Appropriate to Least Appropriate)	Very Inappropriate	Somewhat Inappropriate	Unsure/No Preference	Somewhat Appropriate	Very Appropriate
Park	2.74%	0.68%	1.37%	8.22%	86.99%
Public Open Space	11.19%	0.70%	8.39%	20.28%	59.44%
Housing for Active Seniors or Assisted Living	38.62%	10.34%	14.48%	21.38%	15.18%
Low Density Homes (Medium to Large Lot Detached Homes)	51.05%	9.79%	8.39%	16.08%	14.69%
Retail Uses	68.79%	12.77%	3.55%	6.38%	8.51%
Medium Density Homes (Townhomes or Small Lot Detached Homes)	60.42%	13.19%	9.03%	9.03%	8.33%
Medical or Health Services	61.97%	12.68%	11.27%	7.04%	7.04%
Restaurants	65.97%	10.42%	7.64%	9.03%	6.94%
Office or Employment	71.83%	11.97%	8.45%	3.52%	4.23%
Higher Density Homes (Multifamily or Condos)	78.47%	10.41%	2.78%	4.17%	4.17%
Mixed Use Buildings with Residential and Commercial Uses	71.53%	9.03%	11.81%	4.85%	2.78%

Survey respondents by far see a park or public open space as the most appropriate future land use for the Las Brisas property. Approximately 95% of responses agreed that a park development is "Very Appropriate" or "Somewhat Appropriate" for the site. Additionally, approximately 79% of the survey respondents saw public open space as being an appropriate future land use as well. The remaining land uses fall steeply in terms of overall appropriateness for the site, according to the public.



Q5: If a portion of this property were to develop into a public park, which park amenities/features are most appropriate for the proposed future park to contain?

Garland Las Brisas Small Area Plan	Very Inappropriate	Somewhat Inappropriate	Unsure/No Preference	Somewhat Appropriate	Very Appropriate
Benches	4.17%	1.39%	2.08%	6.94%	85.42%
Shade Structure/Pavilion	4.17%	4.17%	6.94%	11.80%	72.92%
Walking Trails	6.16%	5.48%	4.11%	12.33%	71.92%
Natural Water Feature (i.e., creek or street with rocks and flowing water)	5.49%	2.05%	10.27%	11.64%	70.55%
Public Open Space	4.90%	0.70%	6.99%	18.18%	69.23%
Play Area	8.33%	3.47%	10.42%	10.42%	67.36%
Picnic Tables	3.47%	5.56%	5.56%	19.44%	65.97%
Plaza/Community Gathering Space	11.03%	7.59%	11.72%	24.14%	45.52%
Manufactured Water Features (i.e., fountain with statue)	9.72%	5.56%	20.14%	19.44%	45.14%

The community generally supported all the proposed park amenities or features, as seen through the 65% - 92% support rate from respondents who answered either "Very Appropriate" or "Somewhat Appropriate" for all amenity options. The top three options the community had chosen very appropriate were benches, a shade structure or pavilion, and walking trails. A manufactured water feature was the least desirable amenity to the public, only gathering 65% of the "Very Appropriate" or "Somewhat Appropriate" votes. This can be attributed to the fact that much of the feedback heard supported the idea of bringing the creek back to its natural state, rather than constructing a new water feature on the property.



A word cloud of terms related to parks and recreation. The word 'park' is the largest and most central. Other prominent words include 'space', 'area', 'walking', 'neighborhood', 'children', 'water', 'play', 'use', 'local', 'art', 'garland', 'flower', 'picnics', 'gathering', 'tables', 'great', 'trees', 'maybethink', 'people', 'benches', 'pavilion', 'areas', 'gather', 'playground', 'don't', 'splash', 'shade', 'make', 'small', 'just', 'need', 'dog', 'pool', 'like', 'spaces', 'natural', 'wonderful', 'population', 'fun', 'green', 'nice', 'love', 'picnic', 'trail', 'pad', 'sort', 'wonderful', 'natural', 'fun', 'green', 'nice', 'love', 'picnic', 'trail', 'pad', 'sort', 'wonderful', 'natural', 'fun', 'green', 'nice', 'love', 'picnic', 'trail', 'pad', 'sort'. The words are in various colors and orientations, creating a dynamic and colorful composition.

- Respondents supported the idea of the installation of public art in the future park and placed a heavy emphasis on the importance of commissioning local artists.
- Family-friendly gathering spaces for picnics, community events, and parties were desired.
- Respondents frequently mentioned the desire for landscaping enhancements such as gardens, trees, wildflowers, and natural themes for the site.
- Frequently mentioned park amenities included a playground, pavilion or shade structure, walking trails, splashpad, neighborhood pool, a water feature or fountain, and a dog park.



Q7: Please leave any additional thoughts you may have on the idea of retrofitting a portion of this property into a public park.



In the question, the community again reiterated their desire for a park or green space. Below are several key highlights seen from the feedback:

- Many responses expressed the desire for the entire study area to be a park, rather than just a portion of the site. Some responses even expressed concerns if a portion of the site were to develop into either housing or a small business.
- Respondents emphasized the need for a covered pavilion and lots of shade trees to protect from the Texas summer heat.
- The creek was brought up as a possible opportunity by several respondents to create a natural water feature that should assist with drainage capacity and should support a healthy and sustainable natural environment.
- Respondents often mentioned the need to build the future park to accompany both specifically senior citizens as well as children in the neighborhood.



Q9: How important are these goals for the future of the Las Brisas property overall? (Select all that apply)

Answer Choices	Responses
The property should include usable public green space or park within the study area.	87.67%
The property should strengthen the area as a distinctive place within the neighborhood and community.	80.82%
The property should contain a sidewalk and/or trail network that provides safe connections to the existing sidewalk network on the surrounding streets.	74.66%
The property should include housing opportunities specifically designed for seniors (including senior-specific housing or assisted living facilities).	18.49%
The property should contain small, neighborhood retail services, such as a coffee shop, a restaurant, or a corner store to serve the surrounding community.	13.01%
Other (please specify)	11.64%
The property should provide new low density single-family housing.	8.90%
The property should provide new medium-density housing opportunities (including small lot detached homes, single-family attached homes, or duplexes).	3.42%
The property should provide new high-density housing opportunities (including townhomes, a small apartment complex, or a mixed-use building).	1.37%

Question 9 reiterates the community's desire for a public green space or park since this was the top preferred goal with an 87.67% selection rate. The second top goal was the property's distinctive sense of place within the community, followed by the desire to have a robust sidewalk and trail network. The remaining listed goals drop significantly in terms of approval from the public.

Below summarizes the "Other" responses seen in this question:

- Water features that include a pond, a splash pad, and/or the use of the local creek
- Small or local shops such as a coffee/ice cream shop, a small grocery store, or boutiques
- Gathering areas for the community
- Parking for the park and for the nearby church

[illegible]

- The majority of the additional thoughts section detailed survey respondent's disapproval for housing or residential uses on the Las Brisas property, especially apartments or any type of multifamily development.
- A few of the respondents reiterated their desire for a community park or open space.
- Other responses included were a senior facility, no off-street parking, a bodega, or the use of the hospital name on the future development of the property.

APPENDIX C

CHARRETTE WORKSHOP RESULTS



Garland Las Brisas Townhall Charette

June 9th & 10th, 2022

Event Recap

Introduction

The Garland Las Brisas Townhall Charette had at least 43 participants on the days of June 9th and 10th, 2022, and there was a fantastic level of collaboration. Several introductory stations outlined project basics. The activities and high-level takeaways from each station are described in the sections that follow.



Introductory Stations

- The introductory stations allowed the public to have a greater understanding of the local community and the Las Brisas study area.
- The existing conditions maps made up the majority of the introduction stations, being displayed on two different boards and on handouts given to the attendees.
- The existing maps included: Parks & Trails, Infrastructure, Zoning, Future Land Use, Vacant Land, Tree Coverage, Parcel Sizing, Parcel Ownership, Multimodal, Land Use, Floodplain, Transportation, and the Study Area Map.
- One of the boards featured was the Las Brisas Community Snapshot which dove into the demographic and market analysis of the property with comparisons to Dallas County. The data included the demographics, population trends, psychographics, average household size, median household income, educational attainment, and much more.



AREA ANALYSIS - EXISTING CONDITIONS

GARLAND

CHECK THE HANDOUTS ON THE NEARBY TABLE FOR A FULL LIST OF EXISTING CONDITIONS MAPS TO HELP YOU BRAINSTORM STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND CHALLENGES FOR THE LAS BRISAS SMALL AREA PLAN!

Garland Las Brisas Small Area Plan
Existing Transportation Systems

GARLAND

Legend

- Study Area Boundary
- Garland Transportation Plan
- AC 3 Lane
- 2-350' 4-Lane Divided
- 1-100' 4-Lane Divided
- 0-5' 10' Local

Garland Las Brisas Small Area Plan
Existing Parcel Sizing

GARLAND

Legend

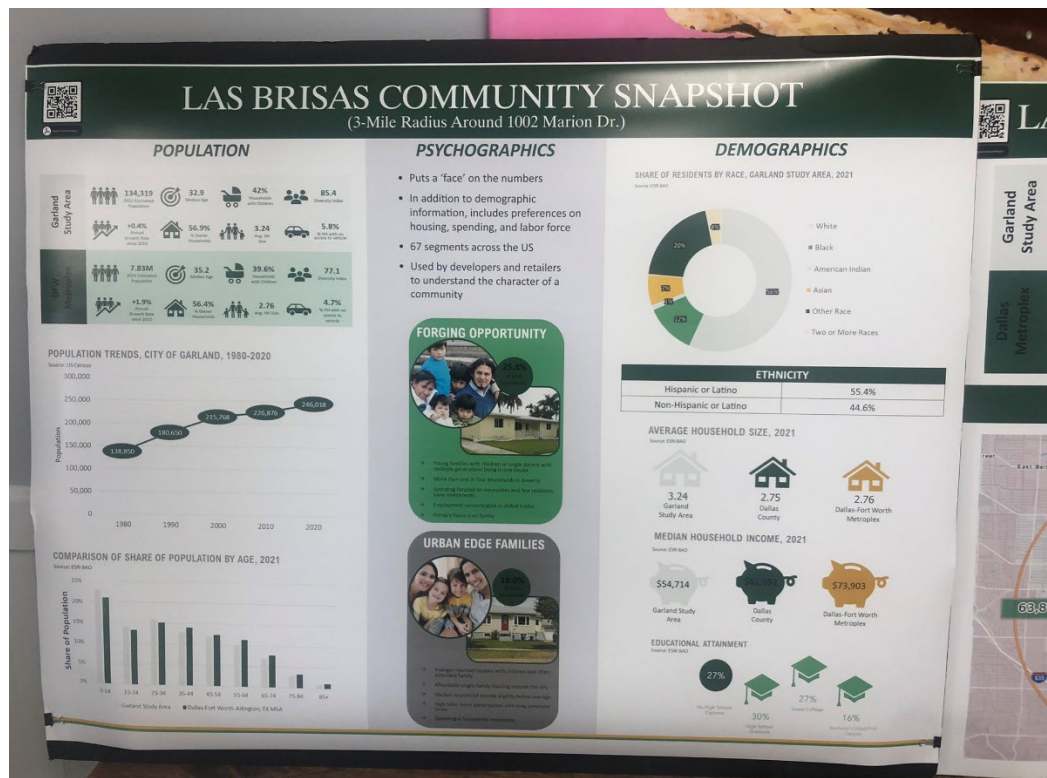
- Study Area Boundary
- Parcel Size
- 0 - 0.25 Acre
- 0.25 - 0.5 Acre
- 0.5 - 1 Acre
- 1 - 5 Acres
- 5+ Acres

Garland Las Brisas Small Area Plan
Existing Land Use

GARLAND

Legend

- Study Area Boundary
- Office & Professional Services
- Community & Retail
- Community Facilities
- General Industrial
- Light Industrial
- Medium Density Residential
- High Density Residential
- Office & Professional Services
- Public & Open Space
- Recreation





SWOT Analysis

The SWOT analysis activity asked participants to find out the strengths, weaknesses, opportunities, and threats that the local community envisions for the Las Brisas property. Below are the results.

Strengths

- The Creek
- Location
- Nice Trees
- Beautiful Property

Opportunities

- Walking Path or Trails
- Grills
- Community Center
- Garden or Senior Center
- Kids Park with Shade
- Small Shade Structure
- Dog Park
- Once a Month Food Truck Visits

Weaknesses

- Unattractive/Eyesore
- Bad Roads
- Sidewalks
- No ADA
- Fence Covers Sidewalks
- Not Pedestrian Friendly
- Drainage Issues

Threats

- No Apartments or Townhomes
- Flooding if the Creek is Kept
- May Become Overcrowded if not a Park
- Ugly Retail Potential
- Not Open Creek
- Strict Zoning Regulation
- Daily Creek Clean Ups
- Not Having the Creek



GARLAND

AREA ANALYSIS

WHAT ARE SOME OF THE GREATEST **STRENGTHS** OF THE LAS BRISAS PROPERTY TODAY?

Beautiful property, natural and scenic ✓
Location Creek ✓
Nice trees ✓
Good landscaping ✓
Small Creek! ✓
Location ✓
Creek Access ✓
Surrounded by trees, location and landscaping the area ✓

USE A STICKY NOTE TO SHARE YOUR FEEDBACK

WHAT ARE SOME OF THE MAJOR **WEAKNESSES** OF THE LAS BRISAS PROPERTY TODAY?

Unattractive ✓
Bad roads ✓
Exposed ✓
Drainage issues ✓
Sidewalks no ADA ✓
Concrete hole ✓
Fence covers sidewalks ✓
Homeless community along the creek ✓
Not pedestrian friendly ✓
Shaded ✓

USE A STICKY NOTE TO SHARE YOUR FEEDBACK

AREA ANALYSIS

WHAT ARE SOME OF THE GREATEST **OPPORTUNITIES** FOR THE LAS BRISAS PROPERTY'S FUTURE?

Park - Shade ✓
Rebuild Picnic area ✓
Kids Park with shade ✓
Botanical Garden or Senior Center ✓
Walking path or trails ✓
Concrete ✓
Community enrichment ✓
Bike Lanes + Trails ✓
grills ✓
Small shade structure ✓
Scrape off concrete. Plant grass. ✓
Community center ✓
Getting people out of the house + meeting their neighbors ✓
Annexed once a month Food Truck Vendors? ✓
Community Garden ✓
Dog Park ✓

USE A STICKY NOTE TO SHARE YOUR FEEDBACK

WHAT ARE SOME OF THE MAJOR **THREATS** FOR THE LAS BRISAS PROPERTY'S FUTURE?

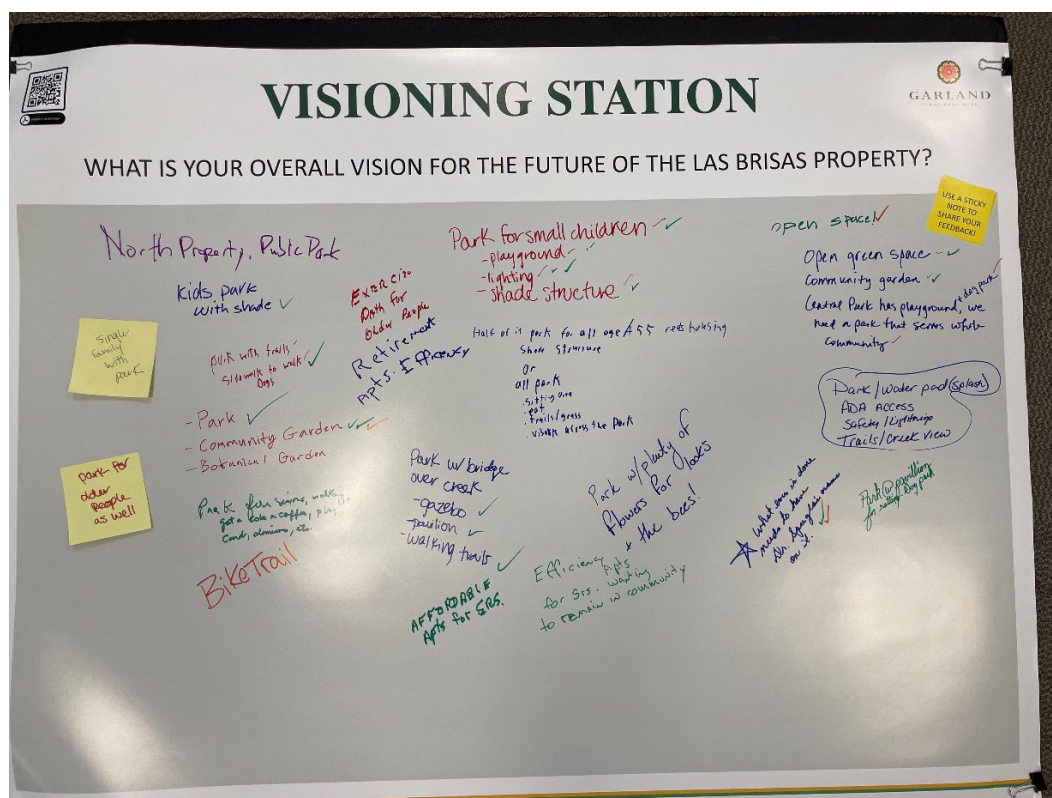
If its not a park, then the ecological integrity of the creek is at threat ✓
Not open Creek ✓
(Not allow kids to get in) ✓
Zoning regulation strict (Don't leave room) ✓
Ugly retail potential ✓
No clinics ✓
No playground ✓
Dirty looking creek - clean up! ✓
Safety for kids near creek ✓
If the creek is kept, location is not one that will have any impact on the overall area ✓
No apt. or townhomes ✓
If the creek location is not one that will have any impact on the overall area ✓
overcrowded or worse ✓

USE A STICKY NOTE TO SHARE YOUR FEEDBACK



Visioning Station

- The purpose of the visioning station was to get feedback from the community on what they envision for the overall vision of the Las Brisas property in the future.
- Most respondents wanted to see a park with open space that would feature trails, shading, a playground, and lighting. The park ideas differed as some saw it fit to be a park for children, but others wanted to see a park created for the older population.
- There was a minority response of having affordable and efficient apartments for seniors to remain in the community.



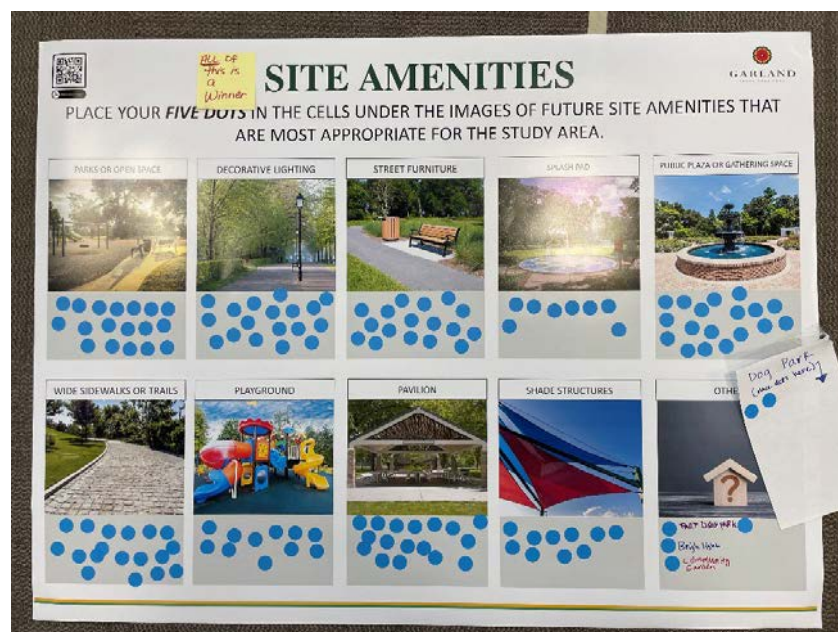
Future Land Use Station

- The intention of the future land use station was to figure out what land uses the community would see the most appropriate for the study area.
- Respondents were given five dots to put on the ten different land use options. The parks or open space was the clear favorite of the activity as many did not use all five dots. Many respondents only placed one dot on the parks or open space, which placed an emphasis on their answer.
- Three other options received dots that being single-family detached, mixed-use, and assisted living/senior living. The three options received a total of seven dots compared to the twenty-four that parks or open space received.



Site Amenities Station

- The site amenities station followed the same premise of the future land use station as people were given five dots with ten options.
- The ten options all received a great number of votes as the dots were spread out. The other option received a few for a dog park or a community garden.
- The quote that resonated with a lot of the community was that “all of this is a winner” since many wanted all the amenities to be featured in the park.





Character and Design Station

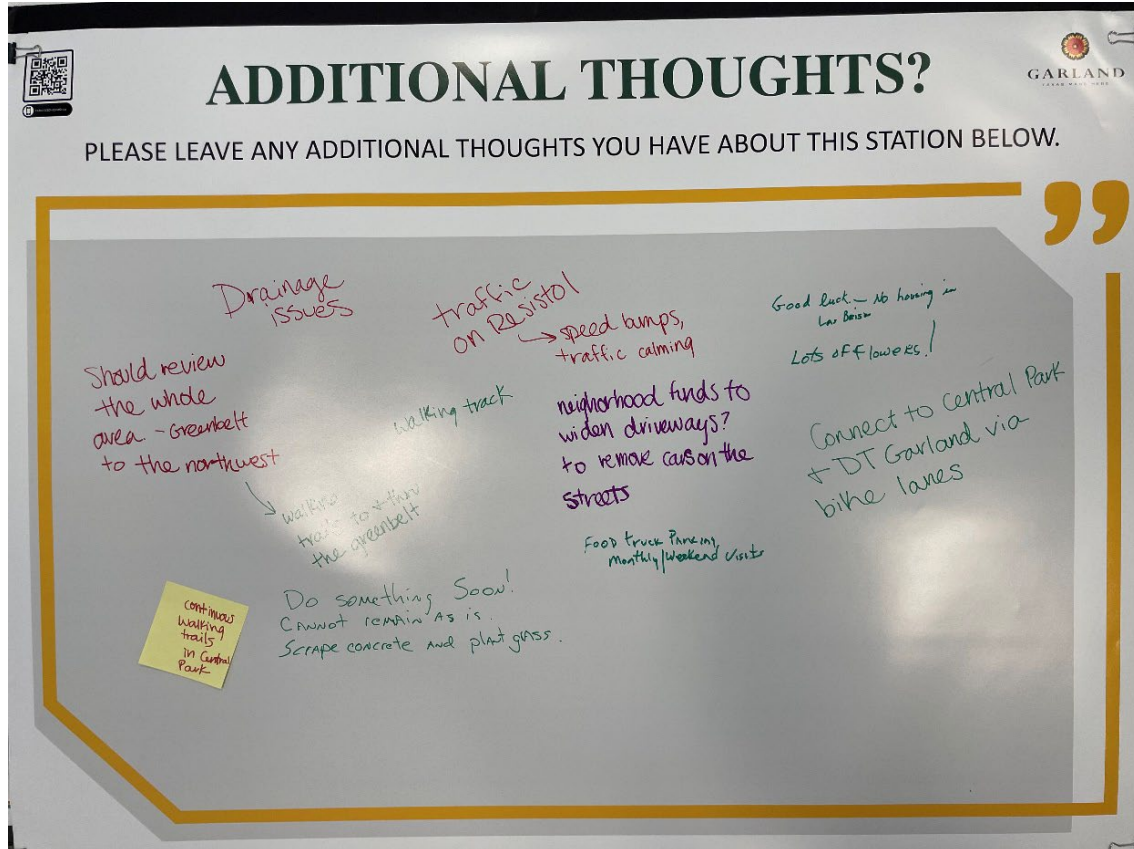
- The premise of the character and design station activity was for the community to map out their ideas or comments on the satellite view of the Las Brisas property. The map also featured a letter from Linda Speegle that detailed her desire for the property to become a park.
- The feedback given was a mix of critiques and opportunities that the property could use. Listed below are a few of the critiques and opportunities presented by the community.

Critiques

- Parking issues with the church
- Traffic on Resistol Road
- A dog park could cause dangerous situations
- Sidewalks blocked along the property
- Creek is too open
- Safety issues with creek
- Marion sidewalks need help
- No low income housing

Opportunities

- Kid/elderly friendly
- Senior Center
- Community Center
- Park with landscaping
- Lots of trails in neighborhood
- Dog park
- Elevated sidewalks
- Bridge
- Cover Creek
- Safety/lighting



Next Steps

The feedback gathered from the Garland Las Brisas charrette in addition with all other feedback received, will be incorporated into the Draft Small Area Plan. Over the next few months, the planning team will create strategies and actions aligned with the community's vision for review.

APPENDIX D

FOCUS GROUP WORKSHOP MATERIAL

LAS BRISAS PROPERTY SMALL AREA PLAN

FOCUS GROUP PRESENTATION



June 13, 2022

Kimley»Horn

AGENDA



WELCOME AND
INTRODUCTIONS



PROJECT AND
PROCESS
OVERVIEW



ASSESSMENT TO
DATE



KEYPAD POLLING
AND SWOT
ANALYSIS



NEXT STEPS

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GARLAND

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INTRODUCTIONS



GARLAND

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KEY OBJECTIVES

KEY OBJECTIVES

SHARE WITH YOU THE
INFORMATION AND PROCESS
FOR CREATING THE LAS
BRISAS SMALL AREA PLAN.

BENEFIT FROM YOUR
CREATIVE IDEAS ABOUT THE
BEST WAY TO ACHIEVE THE
OVERALL VISION FOR THE
SITE.



GARLAND

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PROJECT OVERVIEW

SITE DATA AND CONSIDERATIONS

- STUDY AREA SIZE
- ADJACENT USES
- ACCESS & CONNECTIVITY
- FRONTAGE
- TOPOGRAPHY & DRAINAGE
- VISIBILITY
- PARKING




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SCOPE OF WORK

SCOPE OF WORK

PHASE I - (FEBRUARY - APRIL)

TASK 1 – PROJECT INITIATION

TASK 2 – DATA COLLECTION

TASK 3 – MAPPING

TASK 4 – MARKET CONDITIONS & ANALYSIS

PHASE II - (MARCH - JUNE)

TASK 5 – PUBLIC ENGAGEMENT

STAKEHOLDER INTERVIEWS

TOWN HALL/CHARETTE

COMMUNITY OUTREACH

ONLINE SURVEY

PHASE III - (JUNE - JULY)

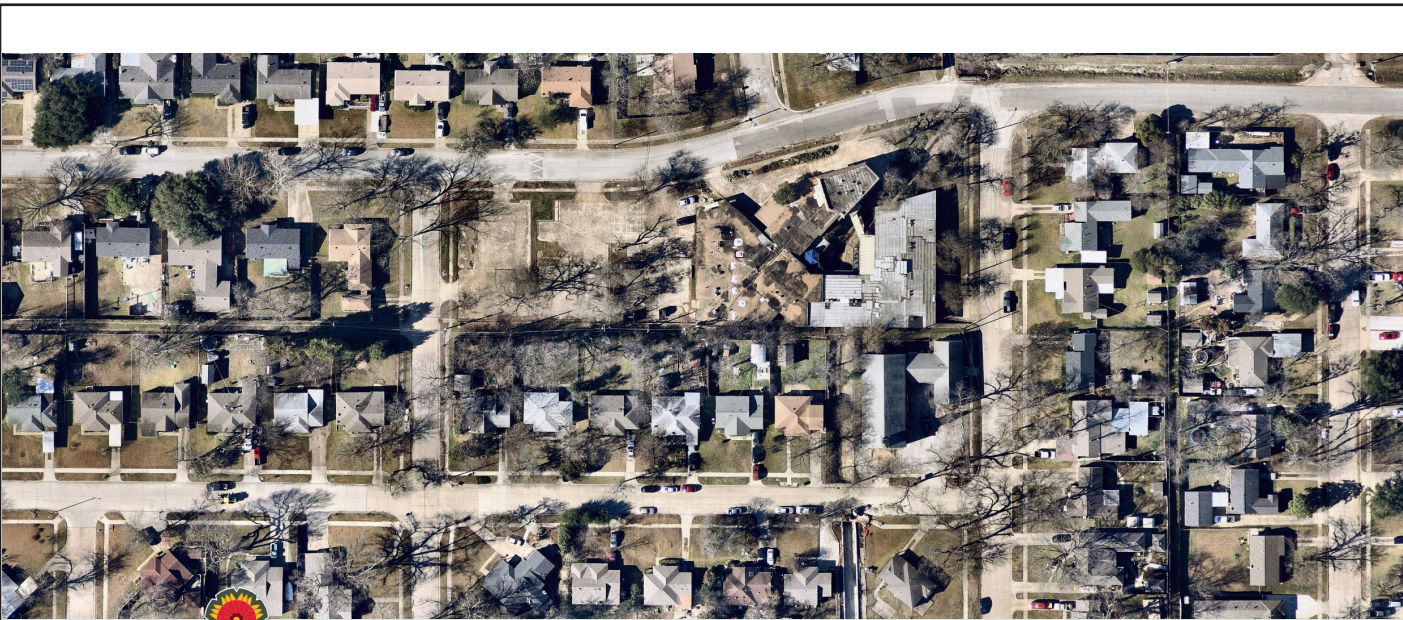
TASK 6 – DEVELOPMENT CONCEPT

TASK 7 – IMPLEMENTATION STRATEGY

PHASE IV - (JULY - AUGUST)

TASK 8 – FINAL REPORT & PLANS

TASK 9 – FINAL ADOPTION



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ASSESSMENT TO DATE

EXISTING
CONDITIONS
MAPPING



EXISTING
CONDITIONS
MAPPING



EXISTING
CONDITIONS
MAPPING



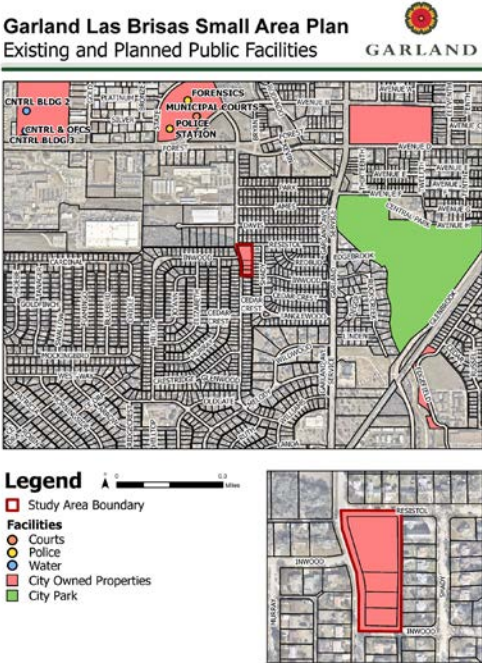
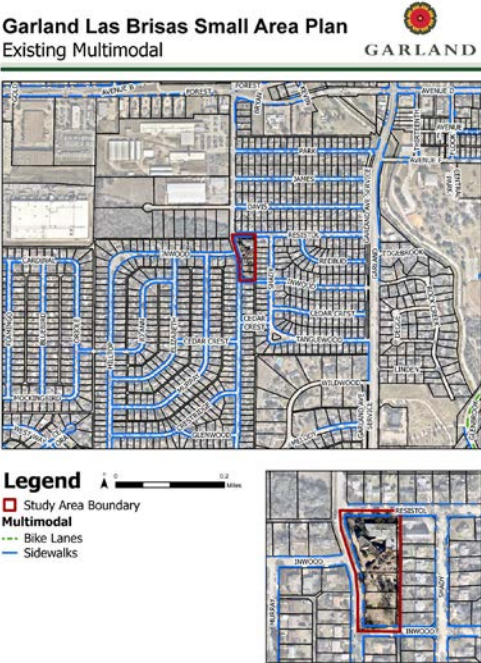
EXISTING
CONDITIONS
MAPPING



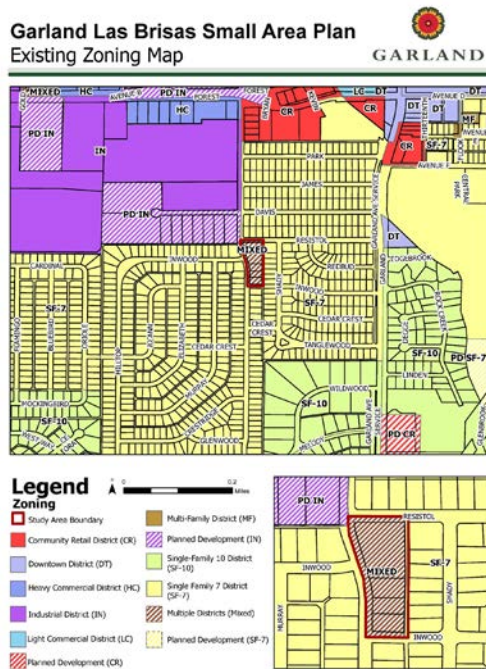
EXISTING
CONDITIONS
MAPPING



EXISTING
CONDITIONS
MAPPING



EXISTING
CONDITIONS
MAPPING



GARLAND

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MARKET PROFILE

WHY DO A MARKET ANALYSIS?

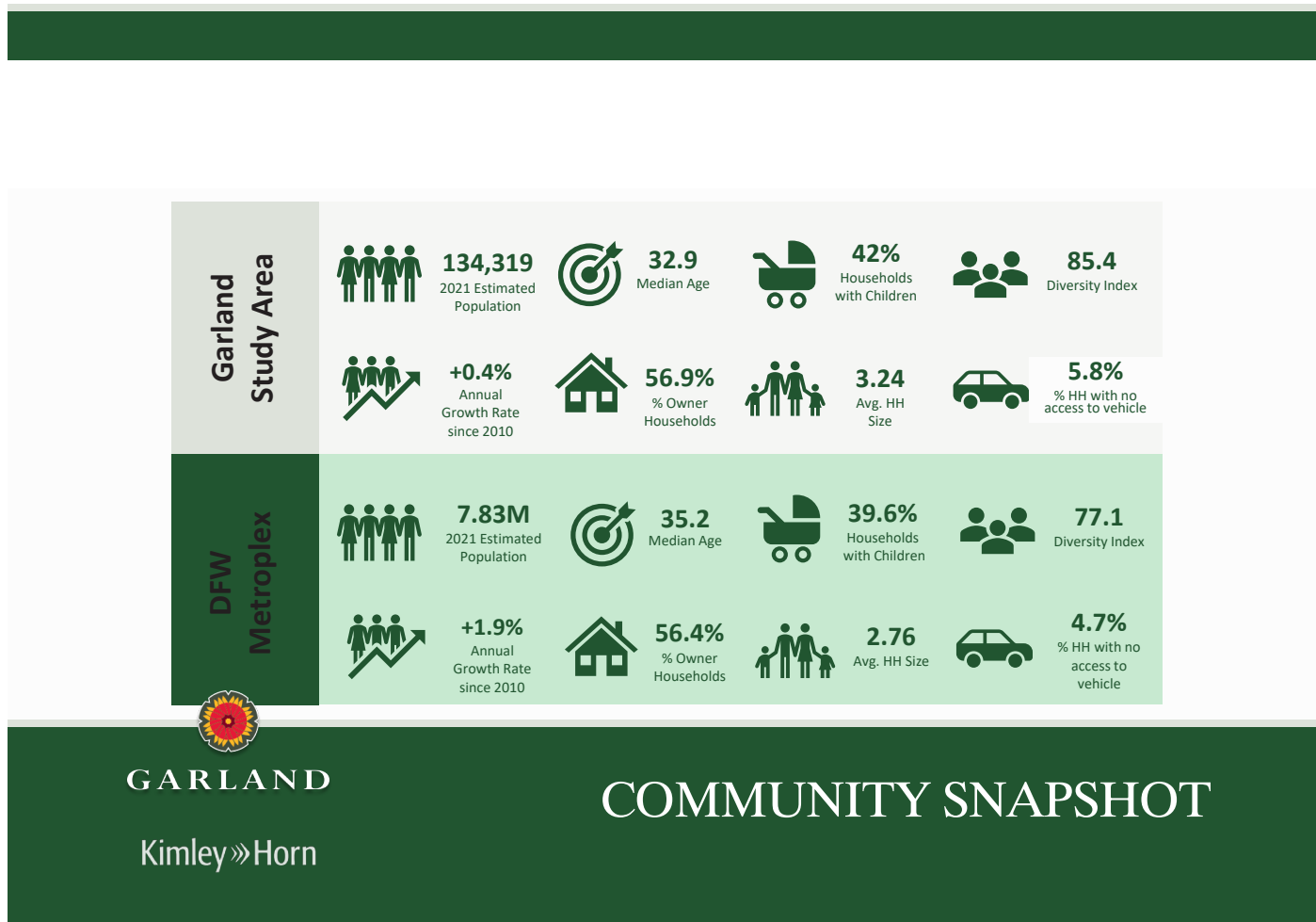
- Establish a baseline of community-specific information

Where are we today?

- Identify unique advantages for Garland and understand weaknesses

Where are we going? Where should we be going?

- Inform near-, mid-, and long-term strategies for the future

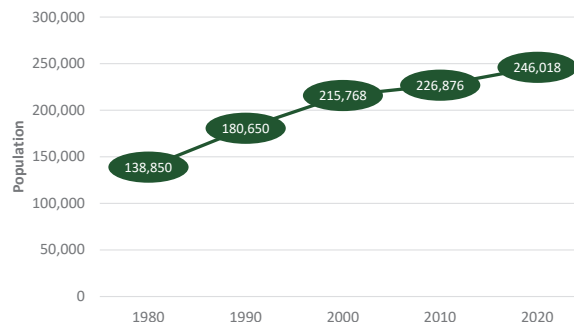


POPULATION TRENDS

- Population growth in the City of Garland has been steady over the last several decades
- The more specific Garland Study Area increased by .4% since 2010.
- When compared to the Metroplex, the Study Area has slightly higher shares of children and residents aged 35-54 demonstrating attractiveness to families

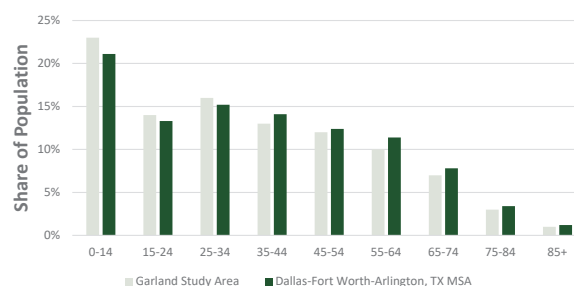
POPULATION TRENDS, CITY OF GARLAND, 1980-2020

Source: US Census



COMPARISON OF SHARE OF POPULATION BY AGE, 2021

Source: ESRI BAO

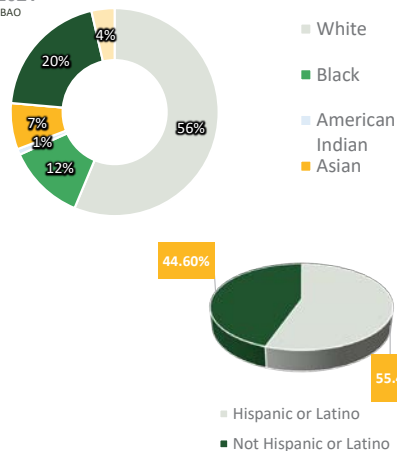


POPULATION CHARACTERISTICS

- Approximately 56.3% of Study Area residents identify as White
- Based on US Census reporting, people of Hispanic origin may identify with any race and may select one or more categories; 55.4% of residents in the Study Area have Hispanic origin
- Diversity Index provides a score between 0 (all residents belong to one racial/ethnic group) and 100 (many racial/ethnic groups represented)
 - The Study Area has a Diversity Index of 85.4
 - Measure is higher than 77.1 for the MSA

SHARE OF RESIDENTS BY ETHNICITY, GARLAND STUDY AREA, 2021

Source: ESRI BAO



POPULATION CHARACTERISTICS

- Educational attainment is for residents 25 years and older
- Garland Study Area has lower shares of residents holding a Bachelors and Graduate degrees when compared to the region
- Approximately 17.3% of residents in the Study Area have at least a Bachelor's Degree, compared to 36.8% for the Metroplex

COMPARISON OF SHARE OF EDUCATIONAL ATTAINMENT, 2021
Source: ESRI BAO



HOUSEHOLD CHARACTERISTICS

- Household sizes are larger than the region
- Nearly one-half of all households have children living at home
- Larger households are the most prevalent in the Study Area

AVERAGE HOUSEHOLD SIZE, 2021

Source: ESRI BAO



3.24
Garland
Study Area

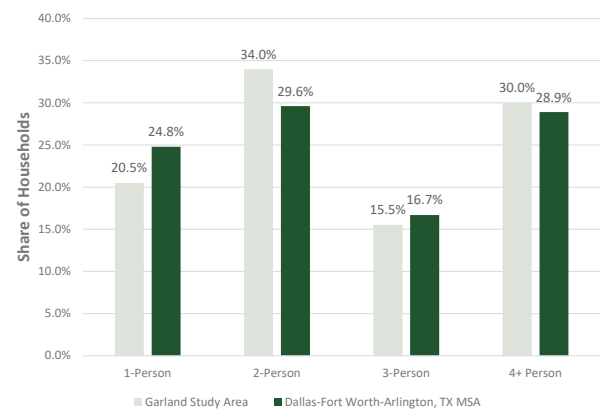


2.75
Dallas
County



2.76
Dallas-Fort Worth
Metroplex

COMPARISON OF SHARE OF HOUSEHOLDS BY SIZE, 2021
Source: ESRI BAO



INCOME CHARACTERISTICS

- Median household income in the Study Area is lower than the region
- Households earning \$50-\$75k represent the largest share in the Study Area

MEDIAN HOUSEHOLD INCOME, 2021

Source: ESRI BAO



COMPARISON OF HOUSEHOLDS BY INCOME, 2021

Source: ESRI BAO

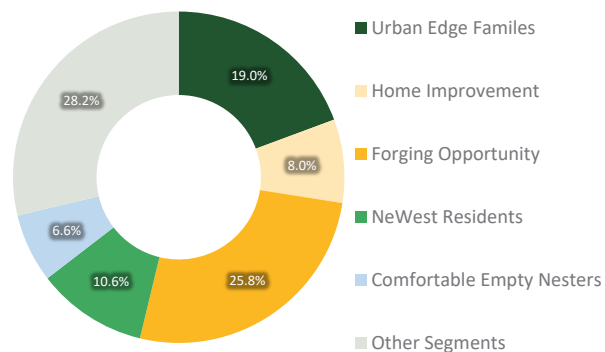


PSYCHOGRAPHICS

- Puts a 'face' on the numbers
- In addition to demographic information, includes preferences on housing, spending, and labor force
- 67 segments across the US
- Used by developers and retailers to understand the character of a community

TAPESTRY SEGMENTATION FOR GARLAND STUDY AREA, 2021

Source: ESRI BAO



FORGING OPPORTUNITY



25.8%
of area
households

- Young families with children or single-parent with multiple generations living in one house
- More than one in four households in poverty
- Spending focused on necessities and few residents have investments
- Employment concentrated in skilled trades
- Primary focus is on family

URBAN EDGE FAMILIES



19.0%
of area
households

- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities



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PSYCHOGRAPHICS

Garland Study Area

 **5,318**
Businesses



15.9%
Largest
Sector:
Construction



44.4%
White Collar
Occupation



\$53,714
Median HH
Income

 **62,699**
Jobs



17.5%
% Adults with
Bachelor's
Degree +



\$183,945
Median Home
Value



14.4%
Percent of
Income for
Mortgage

Dallas Metropolitan

 **267,339**
Businesses



14.0%
Largest
Sector:
Healthcare



65.4%
White Collar
Occupation



\$73,903
Median HH
Income

 **3.47M**
Jobs



36.8%
% Adults with
Bachelor's
Degree +



\$266,838
Median Home
Value



15.2%
Percent of
Income for
Mortgage

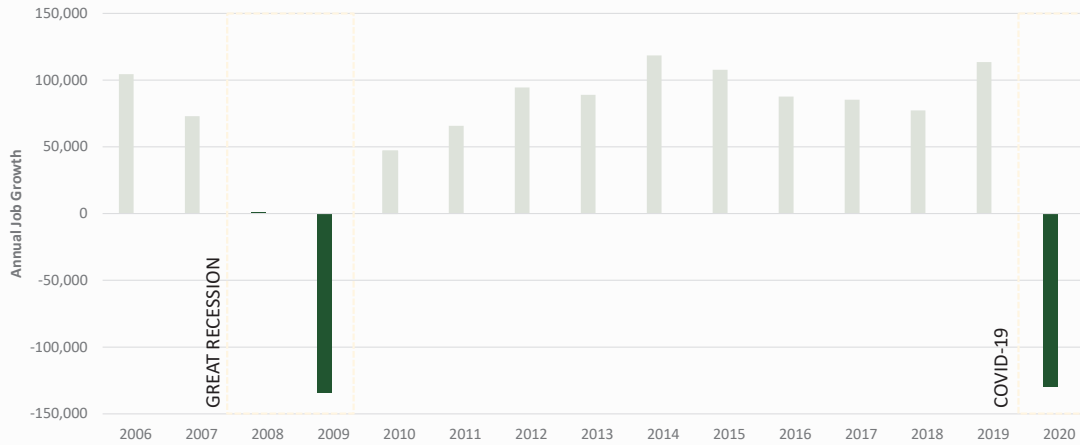


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ECONOMIC & PROSPERITY SNAPSHOT

ANNUAL JOB GROWTH IN DFW METROPLEX, 2006-2020

Source: Texas LMI



GARLAND

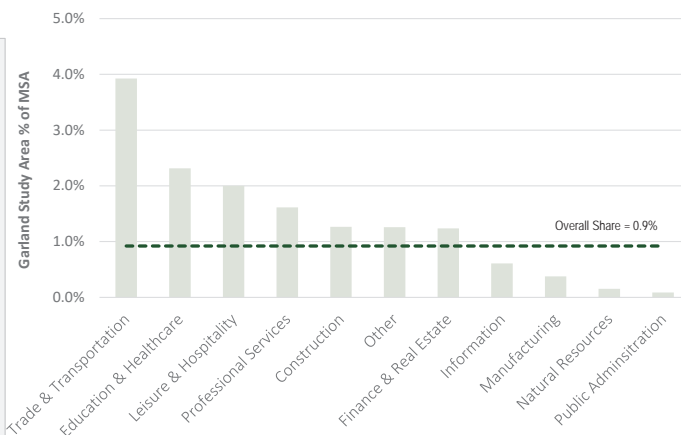
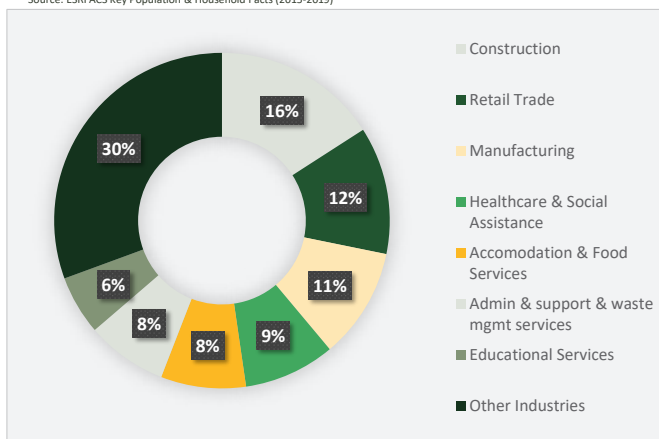
Kimley»Horn

REGIONAL JOB GROWTH

EMPLOYMENT IN GARLAND

SHARE OF GARLAND STUDY AREA JOBS BY INDUSTRY, 2021

Source: ESRI ACS Key Population & Household Facts (2015-2019)



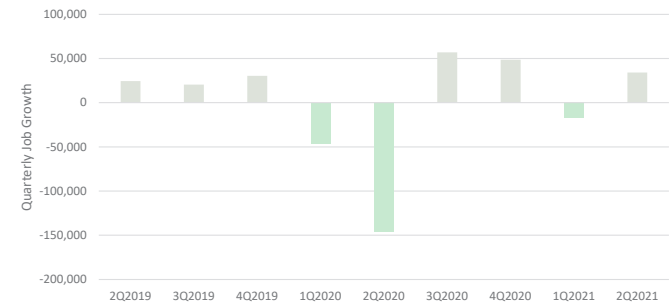
COVID-19 JOB RECOVERY



- COVID-19 pandemic resulted in rapid job losses across the United States
- Drastic reduction in business and personal travel
- Leisure and Hospitality jobs impacted immediately and have had longer-term recovery
- Despite continued recovery, Dallas County still has ~70,000 fewer jobs when compared to the start of the pandemic

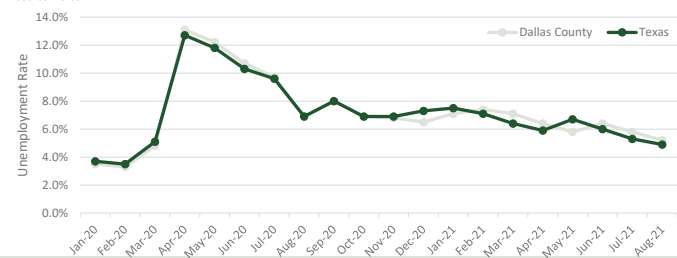
ANNUAL QUARTERLY JOB GROWTH, DALLAS COUNTY, 2019-2021

Source: Texas LMI



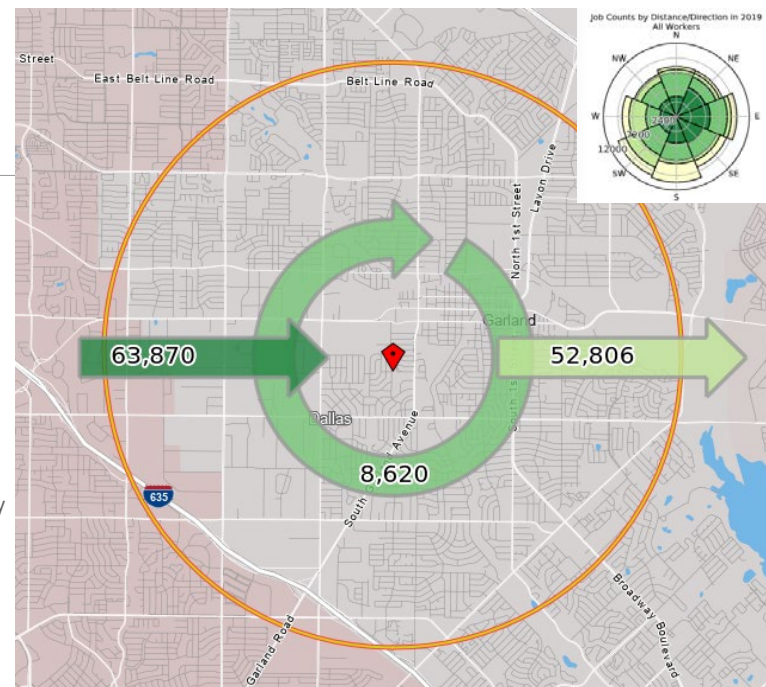
UNEMPLOYMENT RATE TRENDS, DALLAS COUNTY, 2020-2021

Source: Texas LMI



COMMUTING TRENDS

- Strong in-commuting driven by outside residents traveling to the study area for their employment.
- People that live outside the Garland Study Area are coming into the study area to work while people that live within the study area are leaving to go to work.
- May indicate a mismatch in housing and job opportunity. More people are going into the site to work, which indicates Garland's growth as a job center since 2009.
- Share of residents out commuting has remained steady the last ten years
- Travel patterns favor southwestern movement toward Dallas; 44% of residents commute less than 10 miles



KEYPAD POLLING

PLEASE VISIT [MENTI.COM](https://www.menti.com)

PUT IN CODE **7760 6212**

PLEASE VISIT [MENTI.COM](https://www.menti.com) PUT IN CODE [7760 6212](https://www.menti.com)

STREET DESIGN

○ Please rank the following items that should be included with the future road network (Marion, Resistol, and Inwood).

- Sidewalks
- Bicycle lanes
- Crosswalks
- On-street Parking
- Street trees
- Pedestrian-Level Street lighting
- Street furniture (i.e., benches, trash receptacles, bike racks, etc.)



PLEASE VISIT [MENTI.COM](https://www.menti.com) PUT IN CODE [7760 6212](https://www.menti.com)

SPEED MANAGEMENT

○ We have heard feedback that drivers often speed along Resistol and other streets surrounding the site. What elements should we use to address speed issues around the Las Brisas property? Please RANK the following elements based on what you think would be most appropriate for the site.

SPEED BUMPS



RAISED CROSSWALKS



TEXTURED CROSSWALKS



SIGNAGE



BULB-OUTS



ON-STREET PARKING



STREET NARROWING



LOWERING SPEED LIMIT



PLEASE VISIT [MENTI.COM](https://www.menti.com) PUT IN CODE [7760 6212](https://www.menti.com)

DRAINAGE/CREEK

- How do you envision the creek being improved in the future? Below are several pictures showing different creeks in urban areas. Please choose TWO PICTURES you think embodies your vision for the future of this creek.

PICTURE 1



PICTURE 4



PICTURE 5



PICTURE 2



PICTURE 3



PLEASE VISIT [MENTI.COM](https://www.menti.com) PUT IN CODE [7760 6212](https://www.menti.com)

SAFETY

- “How important are these elements to improving/sustaining safety for the future park or public facility?”

- Lighting
- Visibility
- Access
- Maintenance



PLEASE VISIT MENTI.COM PUT IN CODE [7760 6212](https://MENTI.COM)

PARK-SPECIFIC AMENITIES

- What are your TOP THREE favorite amenities for the future park that is proposed on this site?
 - Trail system (wide sidewalks)
 - Benches
 - Grills
 - Picnic Tables
 - Public Plaza or Gathering Space
 - Playground
 - Pavilion or gazebo
 - Shade structures
 - Dog park
 - Creek Feature
 - Shade trees

PLEASE VISIT MENTI.COM PUT IN CODE [7760 6212](https://MENTI.COM)

OTHER SITE AMENITIES

- What are your TOP THREE favorite amenities for the rest of the future site?
 - Decorative Pedestrian Lighting
 - Community Garden
 - Decorative Water Fountain/Feature
 - Public/Local art
 - Area for food trucks
 - Parking lot
 - On-street parking
 - Connected sidewalks
 - Bike lanes
 - Trails or wide sidewalks
 - Pedestrian bridge

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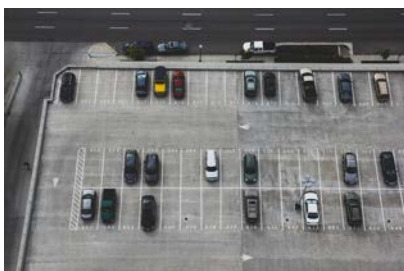
PROGRAMMING

- What type of regularly-scheduled (monthly, bi-monthly, etc.) neighborhood event would you like to see be held in this future park to enhance neighborhood vitality? Pick your top THREE favorite programming events.
 - Food truck event
 - Farmers market
 - “Movie on the Lawn” event
 - Exercise classes
 - Senior-specific event
 - Pet-specific events (i.e., dog training classes, shelter-sponsored events)
 - Small concerts
 - Art events
 - After-School Programs for Children

PLEASE VISIT [MENTI.COM](https://www.menti.com) PUT IN CODE [7760 6212](https://www.menti.com)

PARKING

- How should the city approach parking for the proposed park?
 - The City should create a parking lot somewhere on the site.
 - The City should line the site with on-street parking (parallel or angled).
 - The City should create a combination of both on street and surface lot parking.



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PARKING

- Should parking on a future proposed park be metered/time-restricted?
 - Yes
 - No



PLEASE VISIT [MENTI.COM](https://www.menti.com) PUT IN CODE [7760 6212](https://www.menti.com)

FUTURE LAND USE (NON-PARK)

- If a portion of the site was to NOT develop into a park, which of the following land uses below would be suitable for the site? Please rank the following land uses from MOST APPROPRIATE to LEAST APPROPRIATE.
 - Senior/Assisted Living
 - Tiny homes
 - Houses facing the park
 - Community facility (hall, gathering space, civic center, etc.)
 - Senior Center
 - Small Recreation Center
 - Coffee Shop
 - Single-Family Detached Homes
 - Townhomes

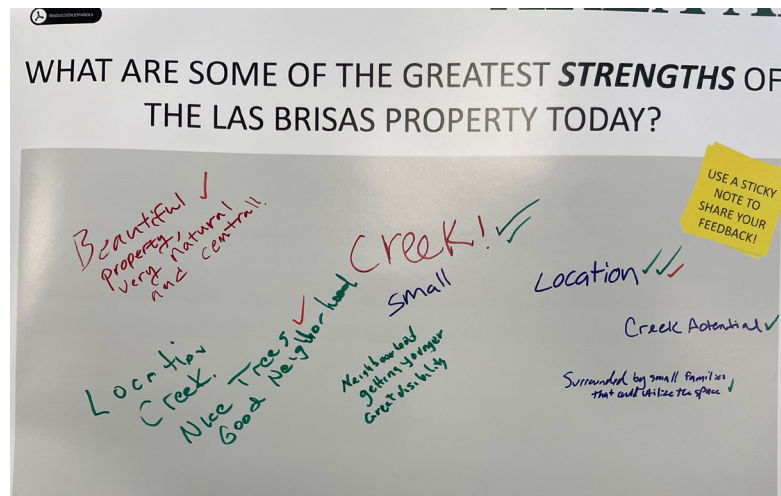
IMPLEMENTING THE SWOT ANALYSIS

FLIP CHART EXERCISE

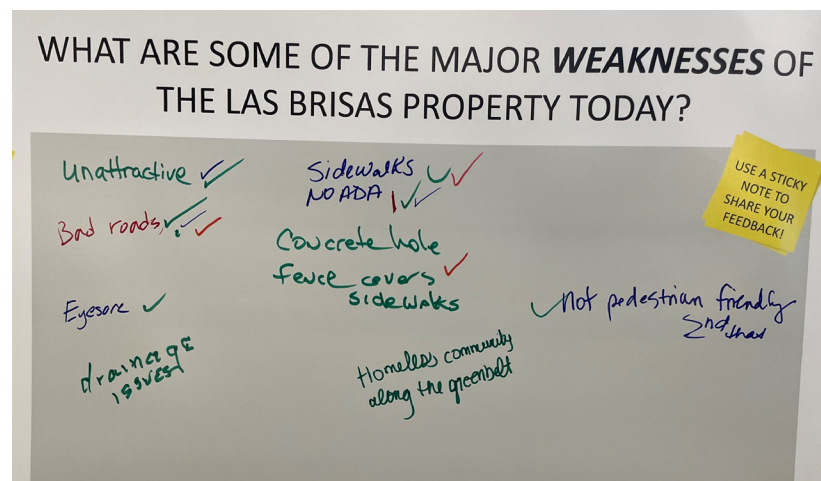
THINGS TO CONSIDER

- How do we enhance our strengths, improve our weaknesses, capitalize on our opportunities, and mitigate our threats?

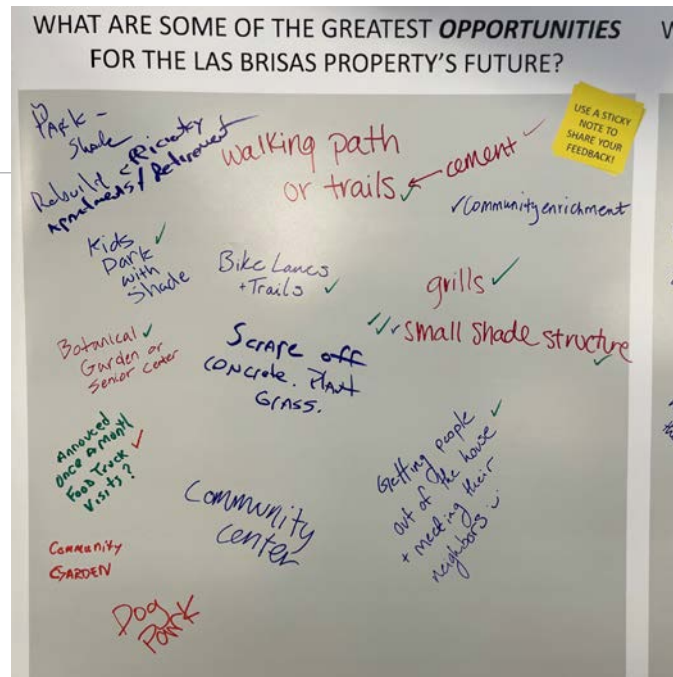
STRENGTHS



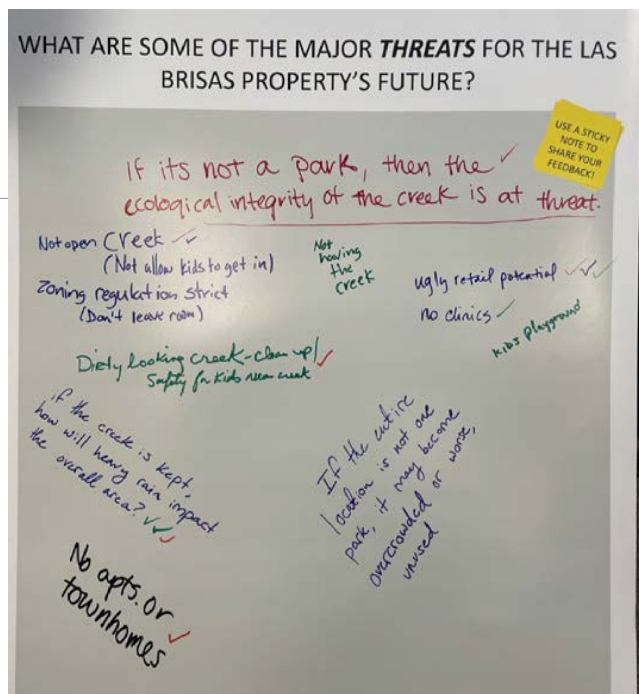
WEAKNESSES



OPPORTUNITIES



THREATS



NEXT STEPS

NEXT STEPS

PHASE I

TASK 1 – PROJECT INITIATION

TASK 2 – DATA COLLECTION

TASK 3 – MAPPING

TASK 4 – MARKET CONDITIONS & ANALYSIS

PHASE II

TASK 5 – PUBLIC ENGAGEMENT

- STAKEHOLDER INTERVIEWS
- TOWN HALL/CHARETTE
- COMMUNITY OUTREACH
- ONLINE SURVEY

PHASE III

TASK 6 – DEVELOPMENT CONCEPT

TASK 7 – IMPLEMENTATION STRATEGY

PHASE IV

TASK 8 – FINAL REPORT & PLANS

TASK 9 – FINAL ADOPTION



THE
PROJECT SURVEY IS
LIVE!

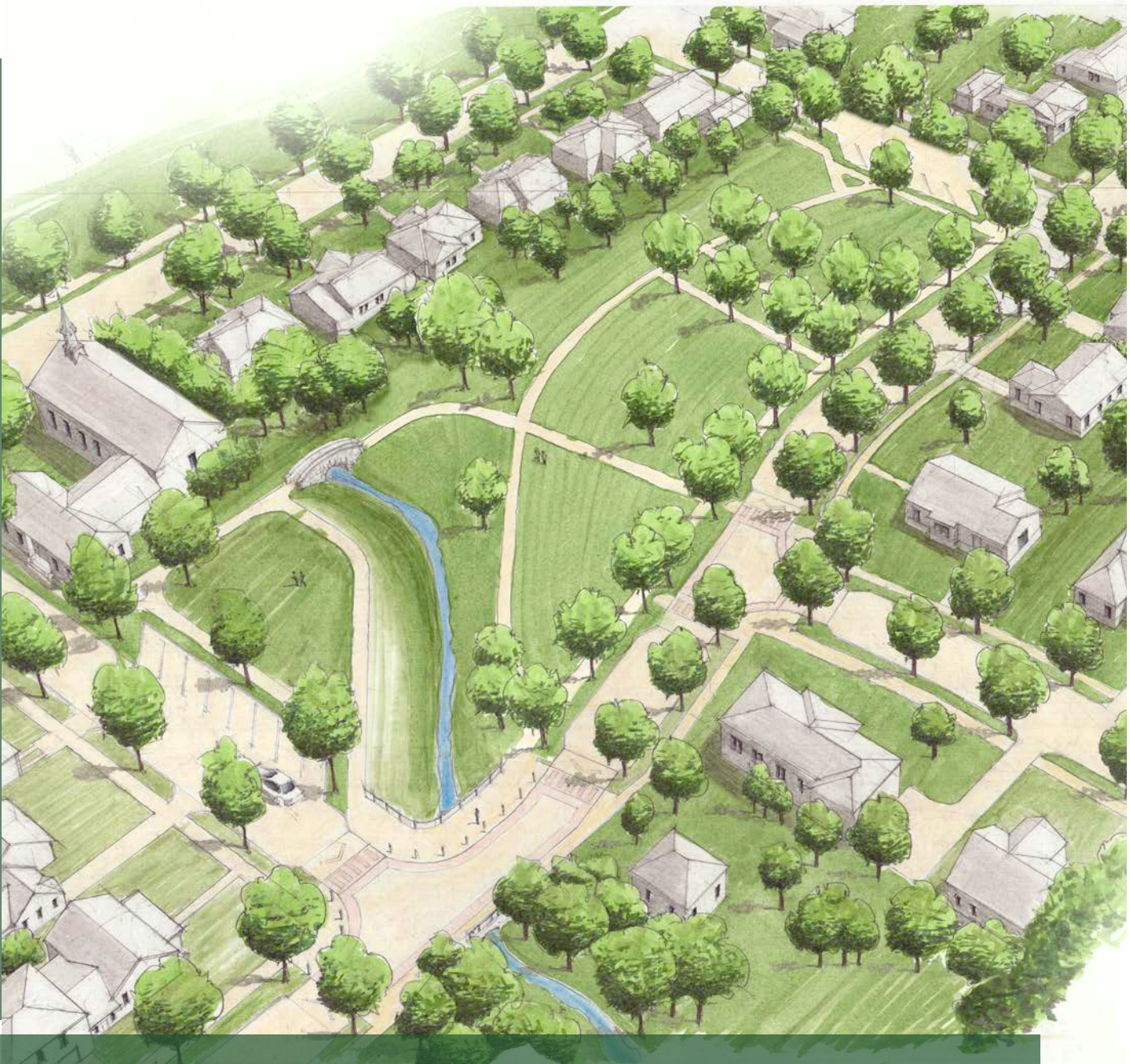
<https://www.surveymonkey.com/r/C55TS6J>

THANK YOU!

APPENDIX E

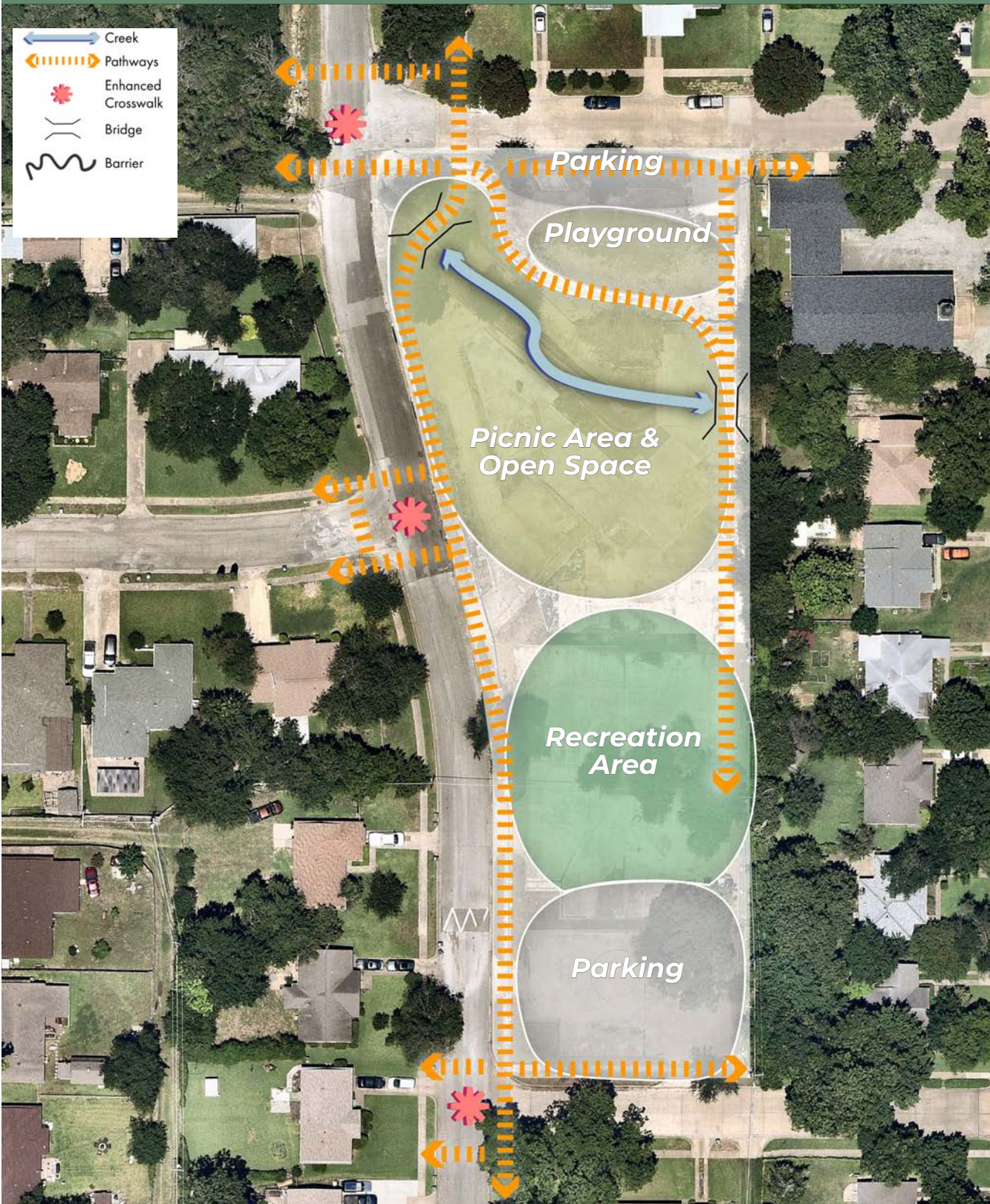
DEVELOPMENT SCENARIOS

PREFERRED SCENARIO: OPEN SPACE



Proposed Open Space Concept Rendering

Scenario 1 Diagram



Scenario 1: Open Space Concept



1 Trails



2 Tree Canopy



3 Creek



4 Intersections



5 Parking



6 Playground



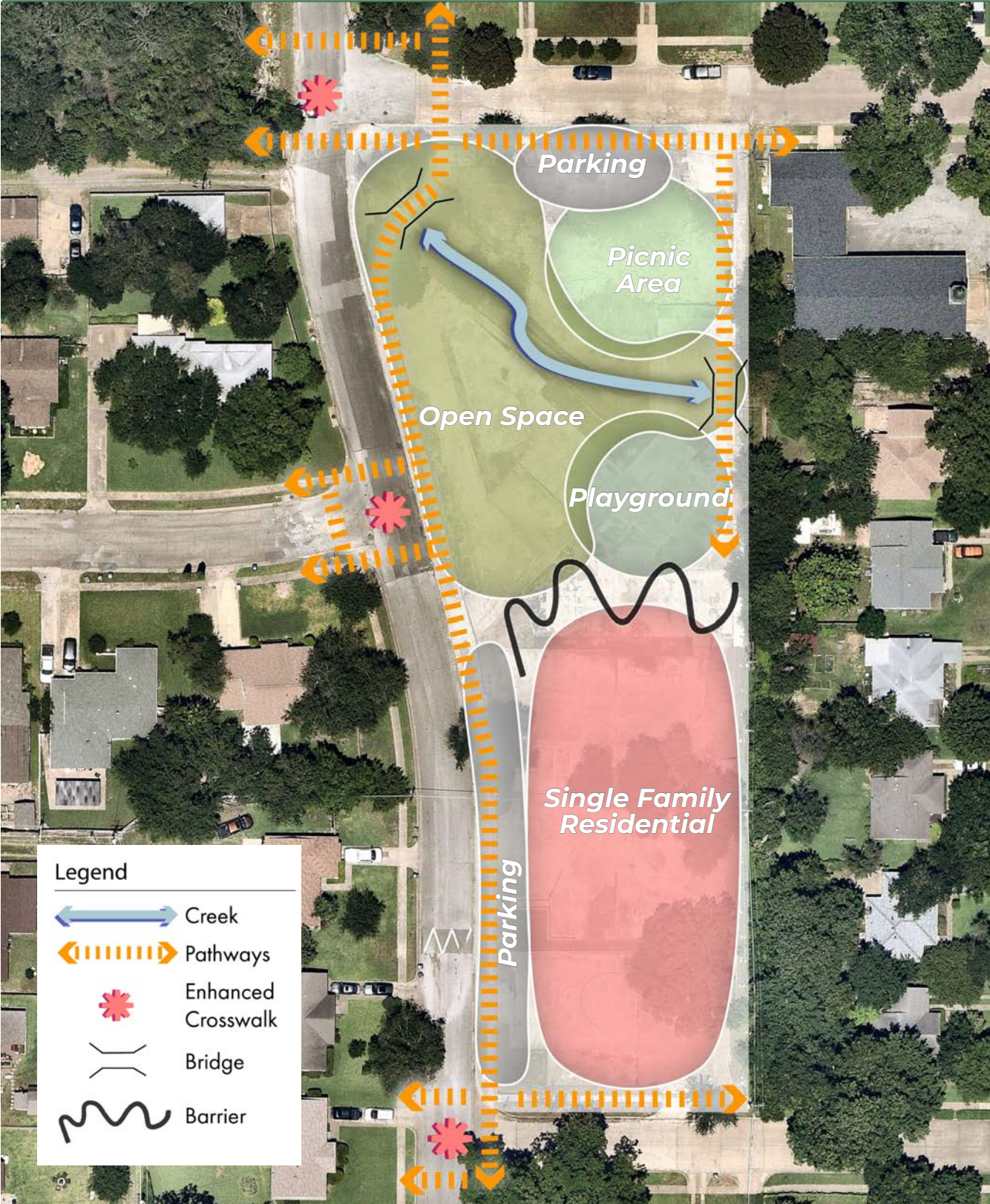
SCENARIO 2: OPEN SPACE/SINGLE FAMILY RESIDENTIAL



Proposed Open Space/SF Residential Concept Rendering

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Scenario 2 Diagram



Scenario 2: Open Space/SF Detached Concept



1 Trails



2 Residential



3 Creek



4 Pedestrian Bridge



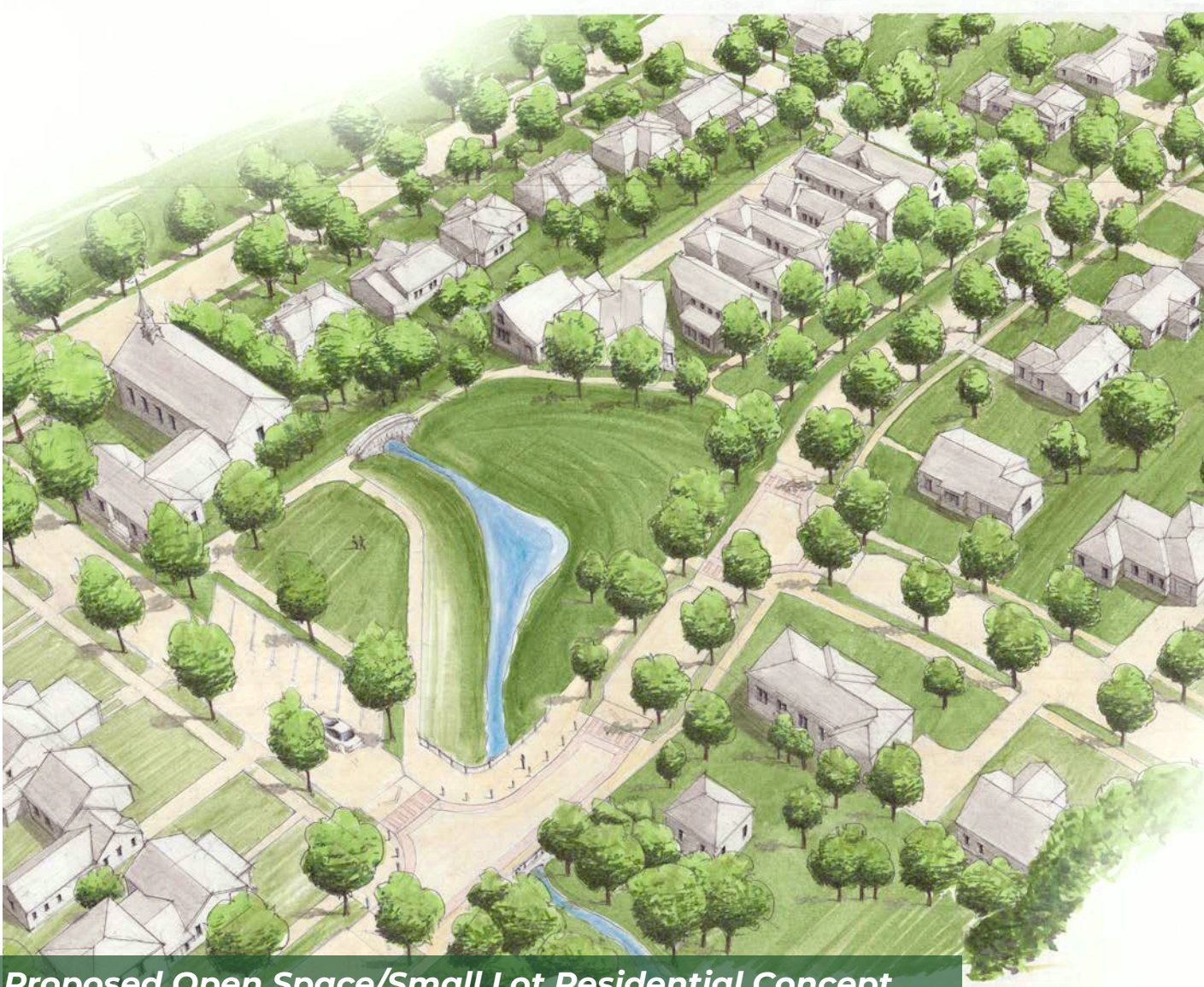
5 Rear-Loaded



6 Picnic Area

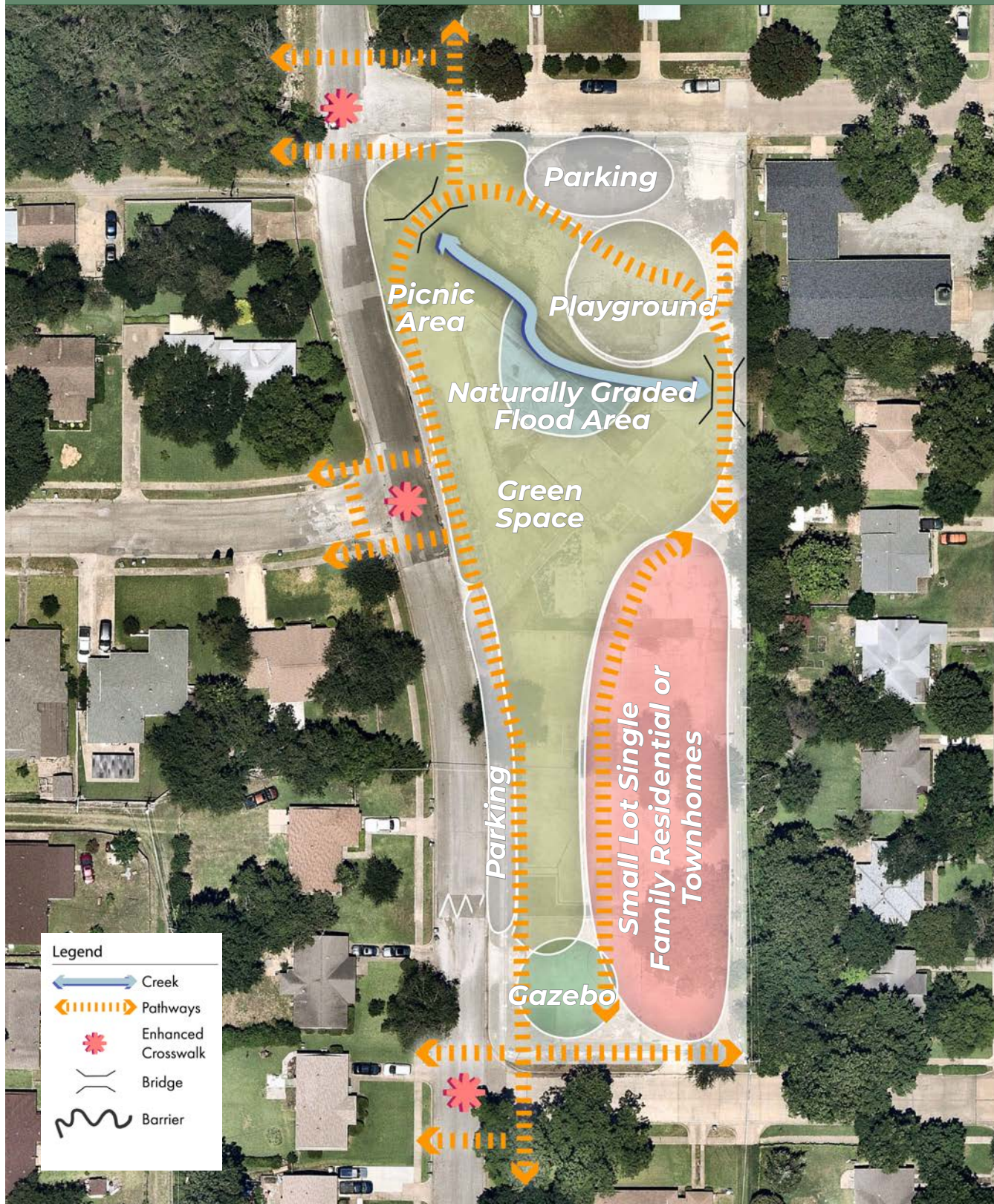


SCENARIO 3: OPEN SPACE/ SMALL LOT SINGLE FAMILY RESIDENTIAL OR TOWNHOMES



Proposed Open Space/Small Lot Residential Concept Rendering

Scenario 3 Diagram



Scenario 3: Open Space/Small Lot Residential



1 Intersections



2 Creek



3 Green Space



4 Small Lot Homes



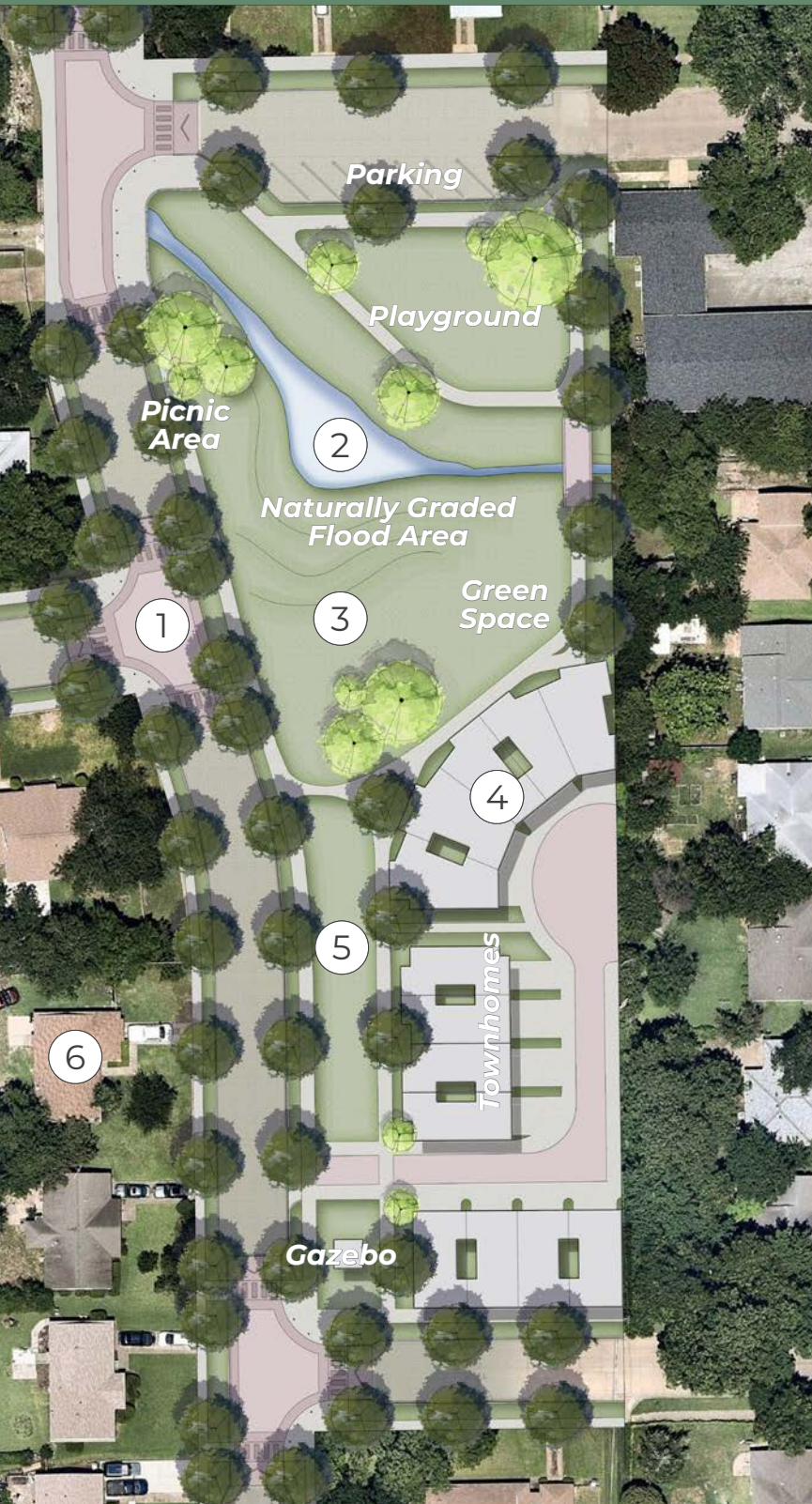
5 Continuous Sidewalk



6 Surrounding Neighborhood



Scenario 3: Open Space/ Townhomes



1 Intersections



2 Creek



3 Green Space



4 Townhomes



5 Park-Facing Lots



6 Surrounding Neighborhood



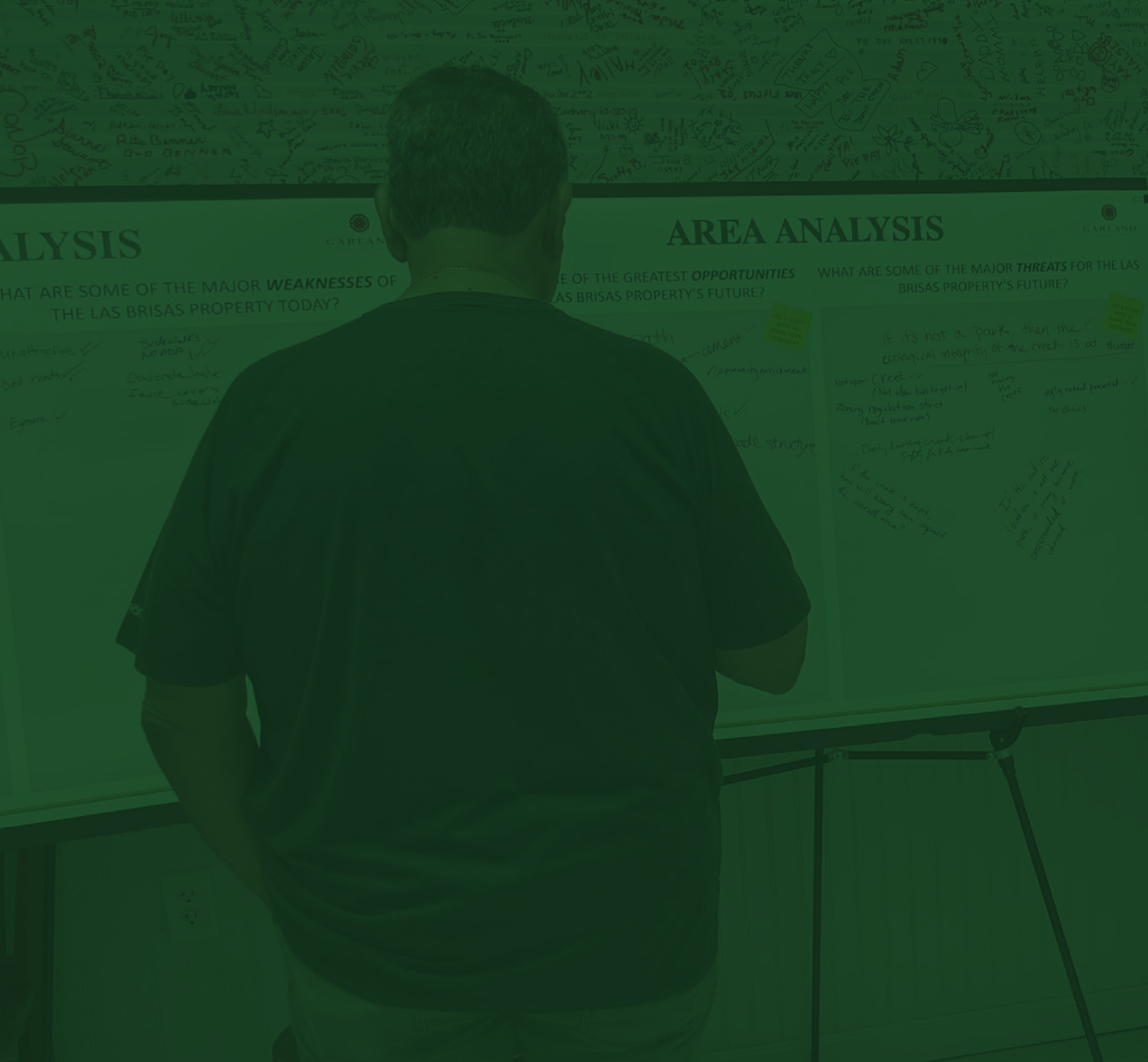
SCENARIO 2 ACTION ITEMS	
Action 1	Ensure northern most residential lot fronts both the proposed open space and Marion Drive.
Action 2	Design all houses to face Marion Drive.
Action 3	Promote connectivity between the single-family homes and the open space by ensuring homes are not fenced off entirely from the open space and that gates to and from the park exist.
Action 4	Utilize existing alley right of way to ensure rear loaded lots and preserve streetscape along Marion for pedestrians.
Action 5	Ensure scale is compatible with adjacent neighbors with respect to building height and massing.
Action 6	Limit single-family residential development to 1.5 stories to align with surrounding neighborhood's character and design.
Action 7	At a minimum, construct a playground and walking trails in the proposed open space on the north side of the property.
Action 8	Ensure a pedestrian bridge is built so a strong connection is made between the north and south sides of the open space. This action is more vital for Scenarios 2 and 3 since park access is limited on the south side of the open space (north of the single-family residential homes).

SCENARIO 3 (SMALL LOT) ACTION ITEMS

Action 1	Ensure all residential lots front the open space.
Action 2	Utilize existing alley right of way to ensure rear loaded lots and preserve streetscape along the open space for pedestrians.
Action 3	Install continuous sidewalk along front of residential lots to boost pedestrian connectivity and preserve the open space green along the front.
Action 4	Ensure small lot home scale is compatible with adjacent neighbors with respect to building height and massing.
Action 5	Ensure a pedestrian bridge is built so a strong connection is made between the north and south sides of the open space.
Action 6	If necessary, rezone the parcel to allow for tiny lots to be constructed on the south side of the site.
Action 7	Utilize a hybrid of form-based code zoning to allow tiny lots to be constructed on the south portion of the site.

SCENARIO 3 (TOWNHOME) ACTION ITEMS

Action 1	Ensure all lots front outward towards the open space and Marion Drive.
Action 2	Utilize alley served townhomes accessed off of Marion Drive, to preserve the streetscape and open space amenities in front of the lots.
Action 3	Ensure townhome scale is compatible with adjacent neighbors with respect to similar components, massing, fenestration, rhythm, materials and building height.
Action 4	Ensure a pedestrian bridge is built so a strong connection is made between the north and south sides of the open space.
Action 5	Integrate the site's rich history into gazebo design through public art, sculptures, and historic markers.



GARLAND
TEXAS MADE HERE

Kimley»Horn

LAS BRISAS SMALL AREA PLAN



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. a.

Meeting Date: 02/21/2023

Item Title: Z 22-75 Frontier States Development Services (FSDS) - SUP (District 5)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for a Kiosk, Self-Service – Retail Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Kiosk, Self-Service – Retail Use

LOCATION

131 West Kingsley Road

OWNER

Hoppenstein Properties, INC

PLAN COMMISSION RECOMMENDATION

On January 23, 2023 the Plan Commission, by a vote of seven (7) to one (1), recommended approval of a Specific Use Provision for fifteen (15) years for a Kiosk, Self-Service – Retail Use.

The Plan Commission, by a vote of seven (7) to one (1), recommended approval of a Plan on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Kiosk, Self-Service – Retail Use on a property zoned Community Retail (CR) District.

Approval of a Plan for a Kiosk, Self-Service – Retail Use

BACKGROUND

The applicant proposes to construct a self-service ice kiosk in an existing shopping center. The GDC requires a Specific Use Provision for a self-service retail kiosk in the Community Retail (CR) District.

SITE DATA

The lease area is 0.0262-acres and it is located within an 11-acre shopping center parking lot. The lease area can be accessed from West Kingsley Road and South First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. It contains a shopping center made up of three large multi-tenant buildings, as well as a two smaller stand-alone structures.

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

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a 270 square-foot ice kiosk, which is classified as a self-service retail kiosk in the GDC.

The GDC defines a self-service retail kiosk as “A self-service kiosk, operated by a business entity for the convenience of its customers to purchase and obtain a commodity that is either prepackaged or dispensed in bulk to the customer (such as, ice, or drinking water). The term does not include a *Vending Machine, Exterior*.”

2. The site as proposed complies with the parking requirements per the GDC.
3. Given the extent and size of the proposed improvements on the lease area, the GDC screening and landscape standards, under this Specific Use Provision request, are not applicable to the development.
4. The design of the building (Exhibit E) complies with the applicable building design standards per the GDC.
5. The applicant is requesting approval of a fifteen (15) year Specific Use Provision. The SUP Time Period Guide recommends a range of ten (10) to fifteen (15) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for this site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential

developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

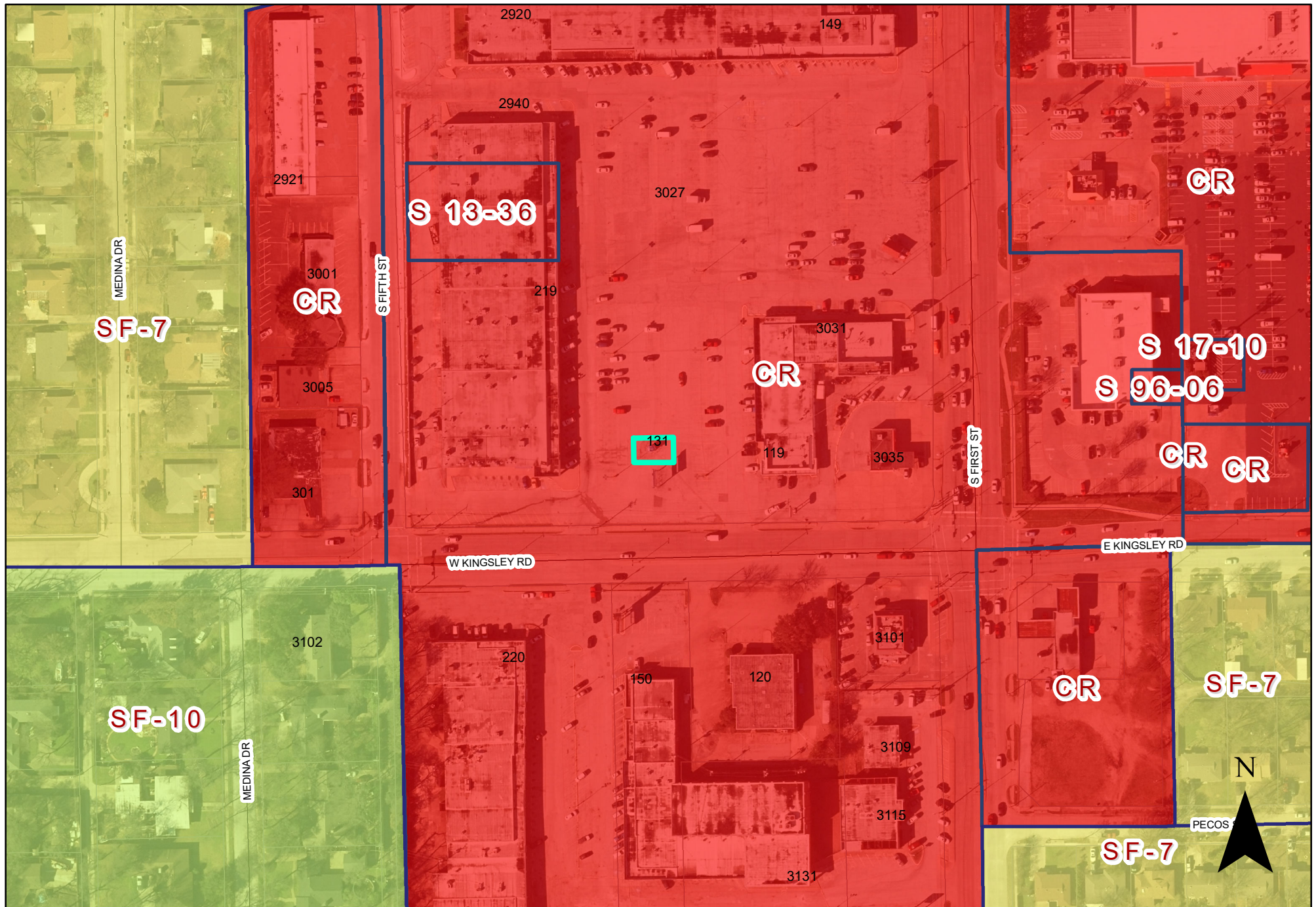
The proposed use will provide retail service to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are zoned for Community Retail (CR) District and contain retail stores, laundry, food establishments, auto uses, medical uses, banking, and places of worship.

Attachments

Z 22-75 Location Map
Z 22-75 SUP Conditions
Z 22-75 R&M - SUP
Z 22-75 Responses
Z 22-75 Presentation



0 100 200 Feet
1 inch = 154 feet

ZONING MAP Z 22-75

 INDICATES AREA OF REQUEST

131 West Kingsley Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-75

131 West Kingsley Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a kiosk, self-service - retail.
- 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.

IV. General Regulations: All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Specific Regulations:

- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit D.
- C. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.

REPORT & MINUTES

P.C. Meeting, January 23, 2023

3a. APPROVED Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Specific Use Provision)

Representing the applicant Mark Sellers, 4513 N. Shore Dr., The Colony, Texas, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Mr. Sellers regarding the proximity of nearby self-service kiosks and the recommendation to revise the length of the Specific Use Provision to 10-15 years.

Mr. Sellers explained that the investment it takes the company is the reason for the 25-year request.

Motion was made by Commissioner Aubin to close the public hearing and deny the request. No second was received.

Motion was made by Commissioner Rose to close the public hearing and approve the request. Seconded by Commissioner Ott. Further discussion was made regarding the SUP request for the 25 years as opposed to the 10-15 year recommendation by the City.

Motion was amended by Commissioner Rose to **approve** the request for 15 years. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay.**



0 100 200 Feet
1 inch = 154 feet

ZONING MAP Z 22-75

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

131 West Kingsley Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-75	January 23, 2023	February 21, 2023	Matthew Wolverton

Z 22-75 Frontier States Development Services (FSDS). The applicant requests to construct an ice kiosk. The site is located at 131 West Kingsley Road. (District 5)

**Vickie
Whiteside**
1/31/2023
10:36:33 AM

For

423 Meadowhill Drive

Garland

4698658118

Texas

United States

75041

Outside the Notification Area

**Jennifer
Williford**
1/31/2023
10:35:51 AM

For

710 Blossom Road

Garland

4698658118

Texas

United States

75041

Outside the Notification Area

For



GARLAND

TEXAS MADE HERE

The applicant requests approval of a Specific Use Provision for an ice kiosk.

City Council Meeting

February 21, 2023

Z 22-75

CASE INFORMATION

Location: 131 W Kingsley Road

Applicant: Frontier States Development Services (FSDS)

Owner: Hoppenstein Properties, INC

Acreage: .0262 acres

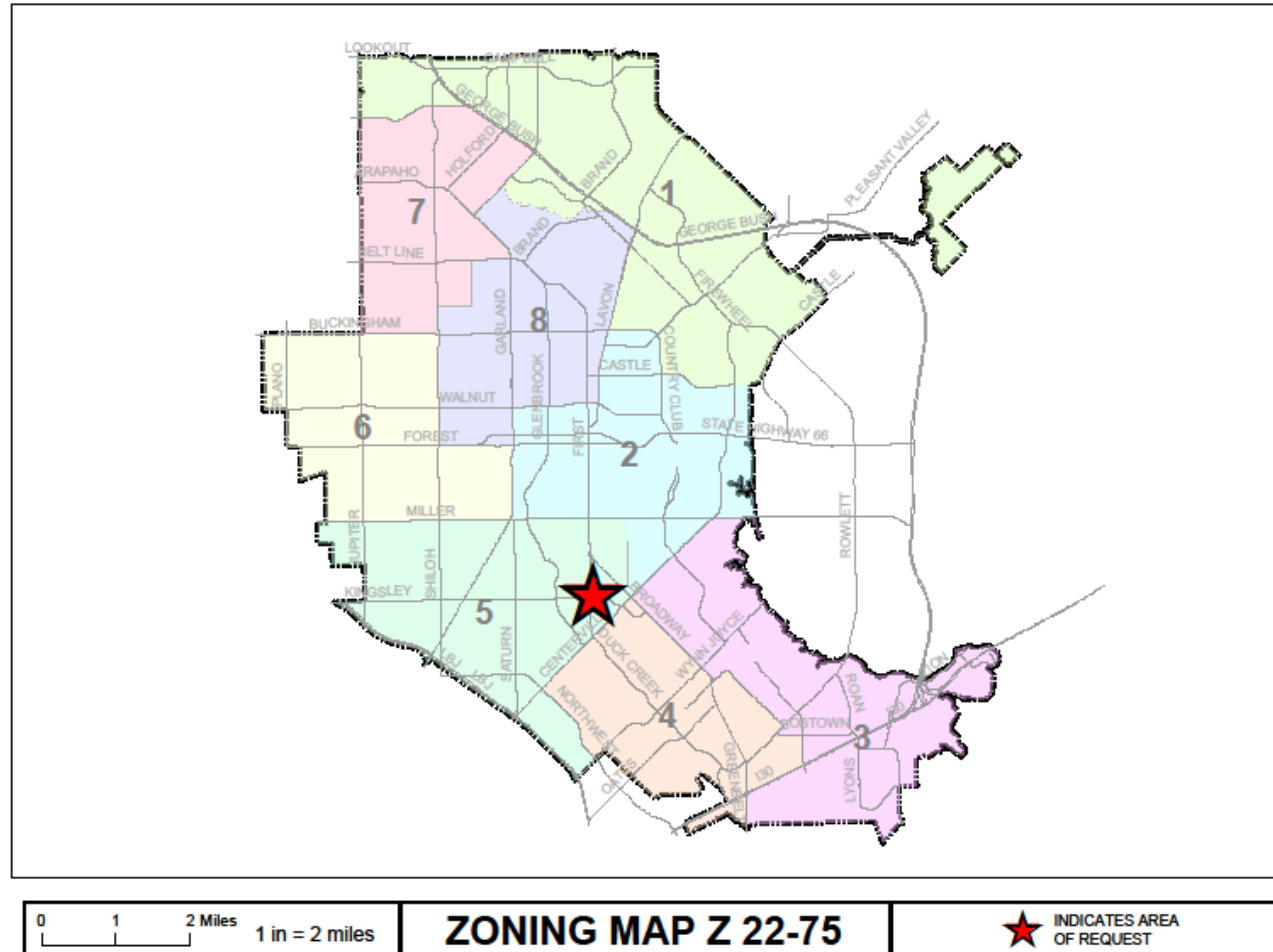
Zoning: Community Retail (CR) District

Z 22-75



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CITYWIDE LOCATION MAP

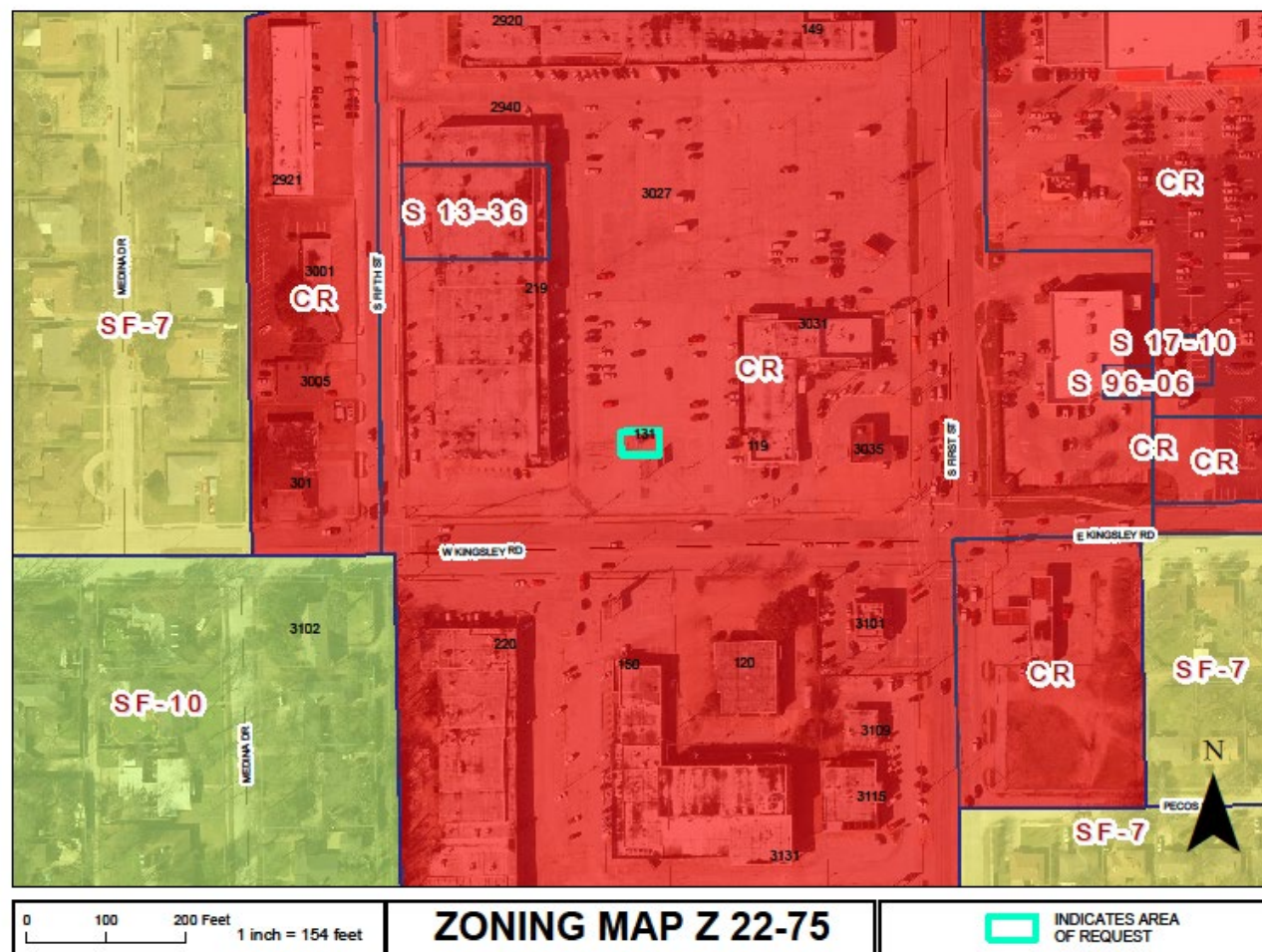


Z 22-75



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LOCATION MAP



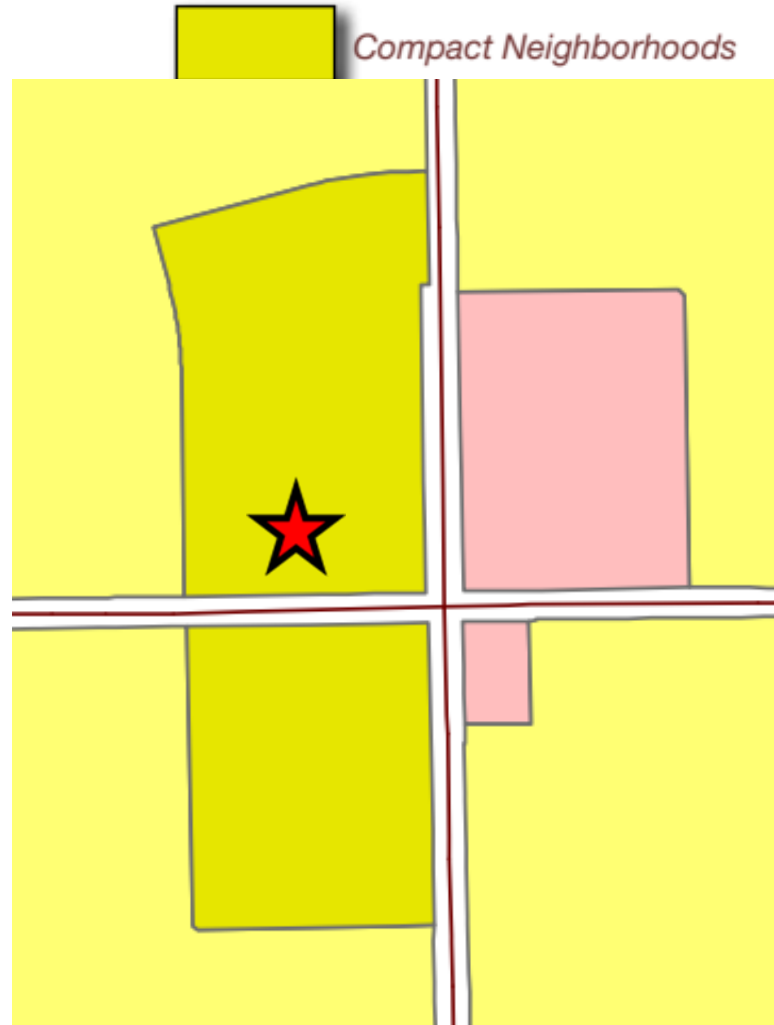
131 West Kingsley Road

Z 22-75



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COMPREHENSIVE PLAN



Z 22-75

COMPREHENSIVE PLAN

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 - The proposed use is generally compatible with the surrounding area.
- Z 22-75



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PHOTOS



View of the subject site looking North from W Kingsley



View from the subject site looking South on W Kingsley toward a shopping center.



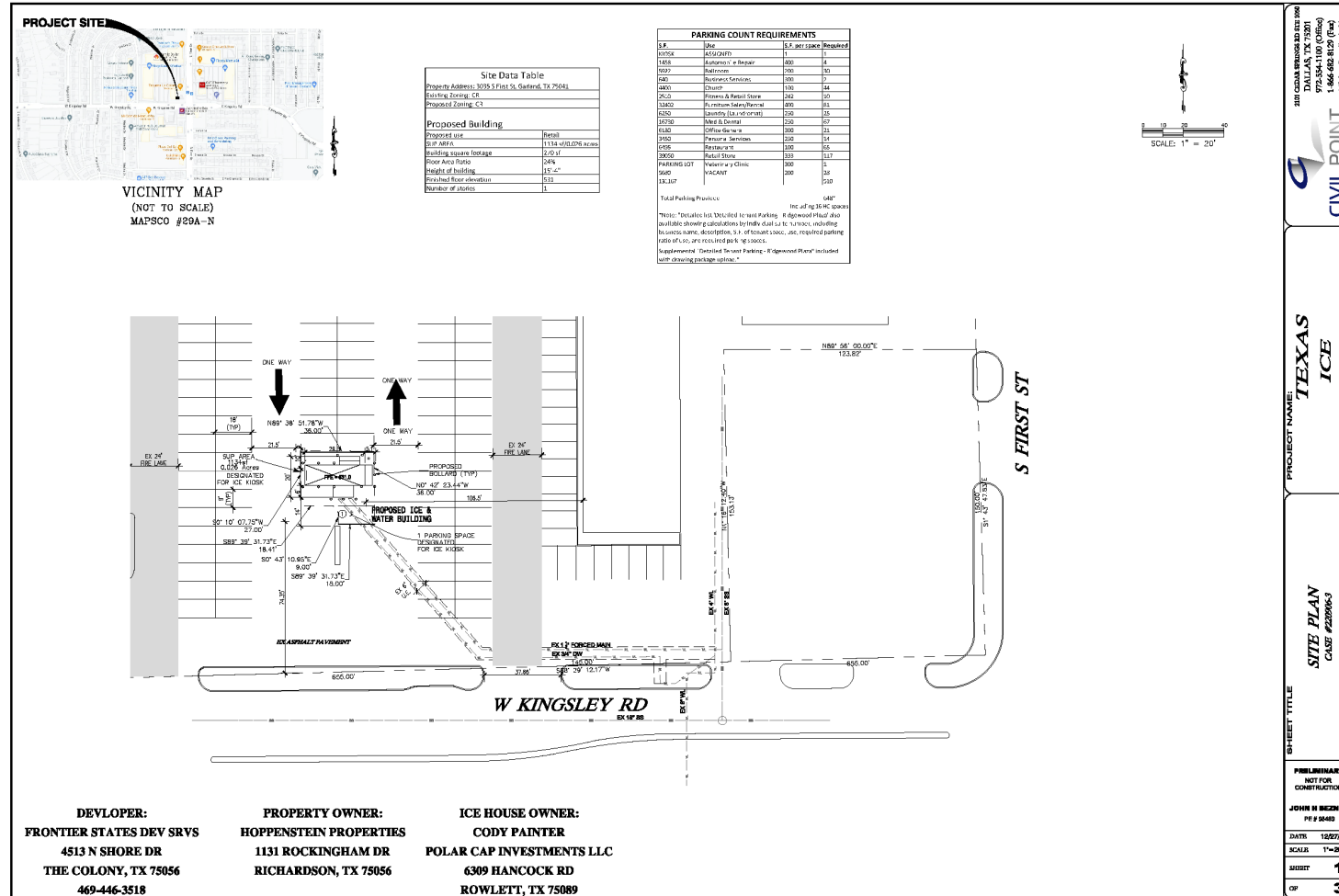
View from the subject site looking East down W Kingsley



View from the subject site looking West down W Kingsley

Z 22-75

SITE PLAN



Z 22-75



SPECIFIC USE PROVISION

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STAFF RECOMMENDATION

Approval of a Specific Use Provision for an ice kiosk.

Approval of a Plan on a property zoned Community Retail (CR) District.



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PLAN COMMISSION

On January 23, 2023 the Plan Commission, by a vote of seven (7) to one (1), recommended approval of a Specific Use Provision for fifteen (15) years for a Kiosk, Self-Service – Retail Use.

The Plan Commission, by a vote of seven (7) to one (1), recommended approval of a Plan on a property zoned Community Retail (CR) District.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 02/21/2023

Item Title: Z 22-75 Frontier States Development Services (FSDS) - Plan (District 5)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of a Specific Use Provision for a Kiosk, Self-Service – Retail Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Kiosk, Self-Service – Retail Use

LOCATION

131 West Kingsley Road

OWNER

Hoppenstein Properties, INC

PLAN COMMISSION RECOMMENDATION

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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are zoned for Community Retail (CR) District and contain retail stores, laundry, food establishments, auto uses, medical uses, banking, and places of worship.

Attachments

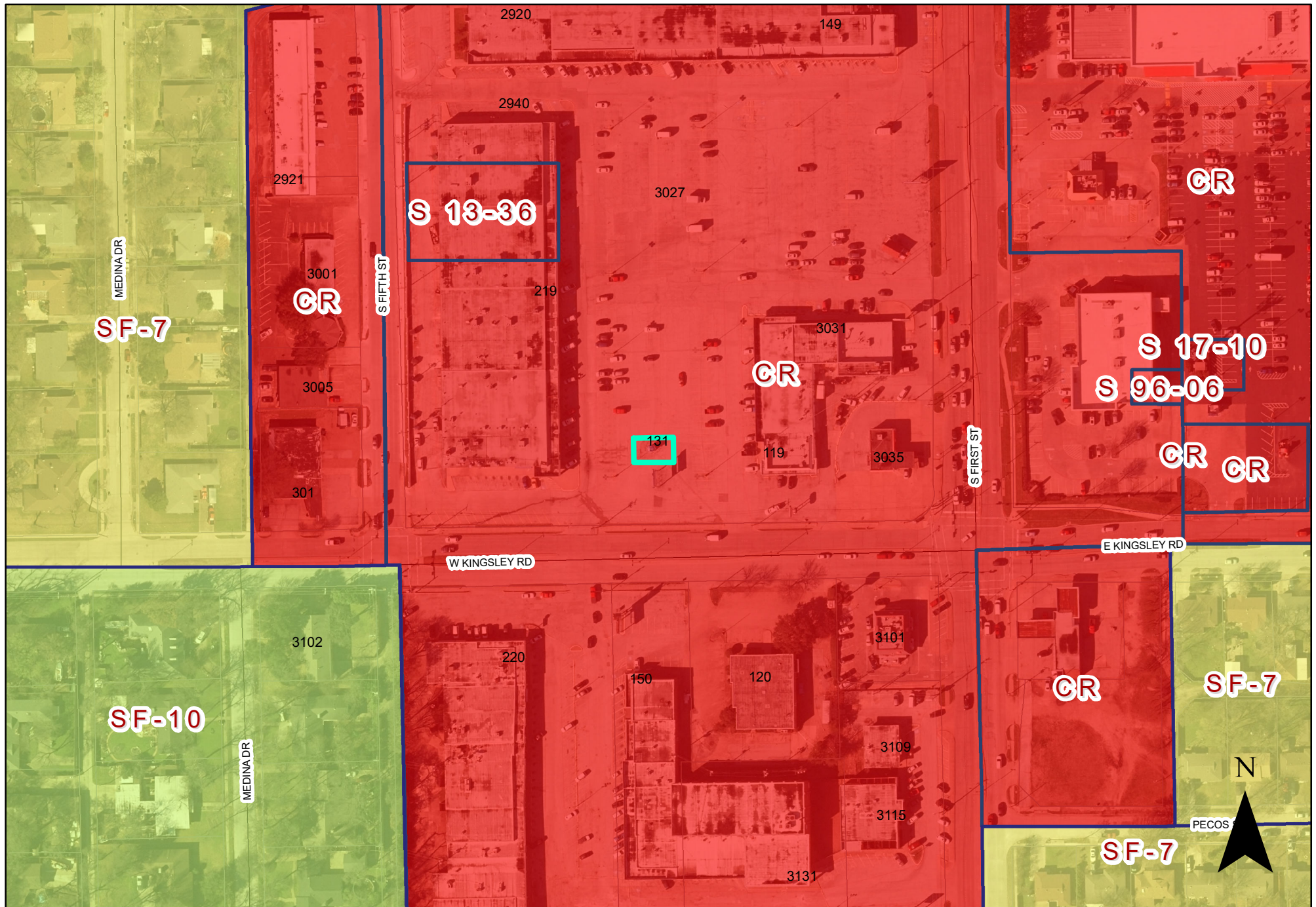
Z 22-75 Location Map

Z 22-75 Exhibit C-D

Z 22-75 R&M - Plan

Z 22-75 Responses

Z 22-75 Staff Presentation

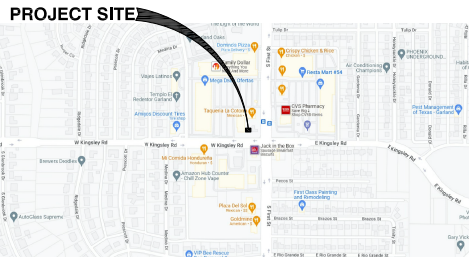


0 100 200 Feet
1 inch = 154 feet

ZONING MAP Z 22-75

 INDICATES AREA OF REQUEST

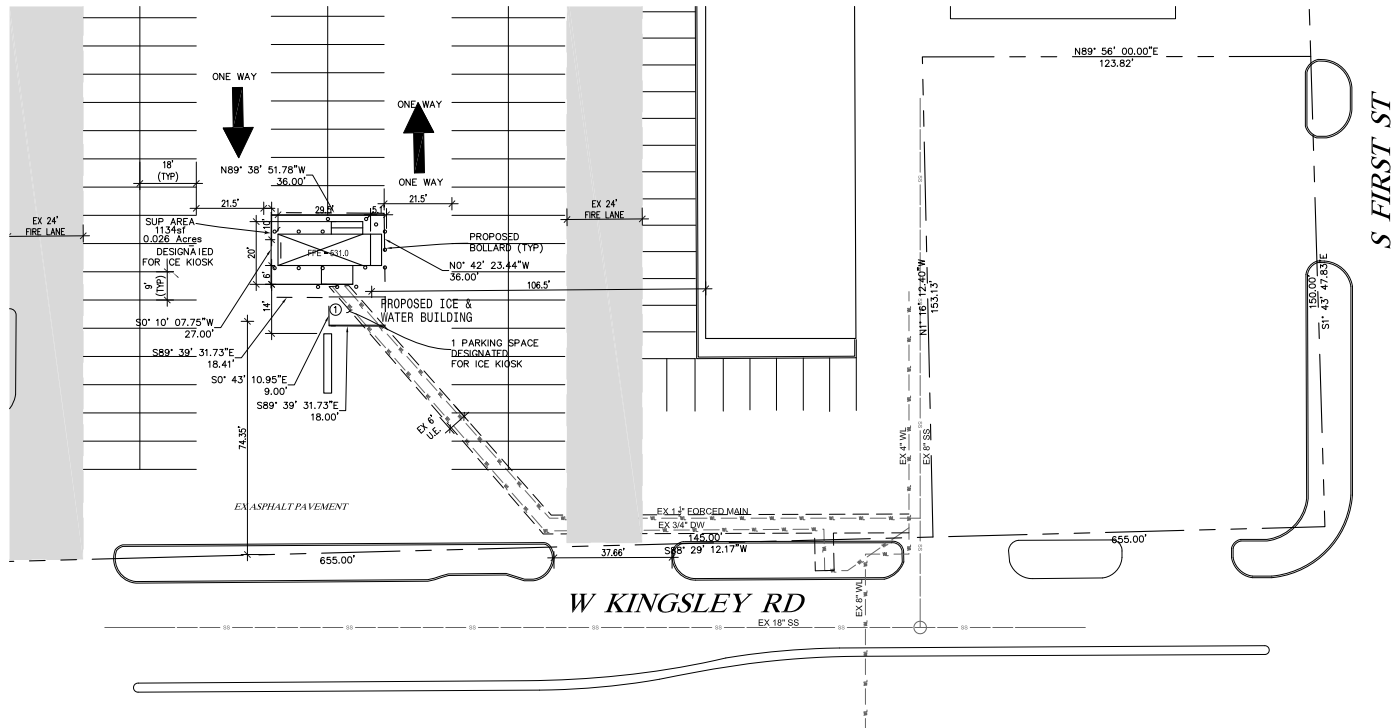
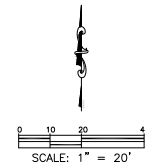
131 West Kingsley Road



VICINITY MAP
(NOT TO SCALE)
MAPSCO #29A-N

Site Data Table	
Property Address: 3035 S First St, Garland, TX 75041	
Existing Zoning: CR	
Proposed Zoning: CR	
Proposed Building	
Proposed use	Retail
SUP AREA	1134 sf/0.026 acres
Building square footage	270 sf
Floor Area Ratio	24%
Height of building	15'-4"
Finished floor elevation	531
Number of stories	1

PARKING COUNT REQUIREMENTS			
S.F.	Use	S.F. per space	Required
KIOSK	ASSIGNED	1	1
1458	Automobile Repair	400	4
5922	Ballroom	200	30
640	Business Services	300	2
4400	Church	100	44
2510	Fitness & Retail Store	242	10
32402	Furniture Sales/Rental	400	81
6250	Laundry (Laundromat)	250	25
16730	Med & Dental	250	67
6180	Office General	300	21
3450	Personal Services	250	14
6495	Restaurant	100	65
39050	Retail Store	333	117
PARKING LOT	Veterinary Clinic	300	1
5680	VACANT	200	28
131167			510
Total Parking Provided		648*	
Including 16 HC spaces			
*Note: "Detailed list "Detailed Tenant Parking - Ridgewood Plaza" also available showing calculations by individual suite number, including business name, description, S.F. of tenant space, use, required parking ratio of use, and required parking spaces.			
Supplemental "Detailed Tenant Parking - Ridgewood Plaza" included with drawing package upload."			



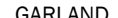
DEVELOPER:
FRONTIER STATES DEV SRVS
4513 N SHORE DR
THE COLONY, TX 75056
469-446-3518

PROPERTY OWNER:
HOPPENSTEIN PROPERTIES
1131 ROCKINGHAM DR
RICHARDSON, TX 75056

ICE HOUSE OWNER:
CODY PAINTER
POLAR CAP INVESTMENTS LLC
6309 HANCOCK RD
ROWLETT, TX 75089



13 N. Shore Drive, The Colony, TX 75067



PROPERTY OWNER:

HOUSE OWNER:

APPLICANT:

100

020



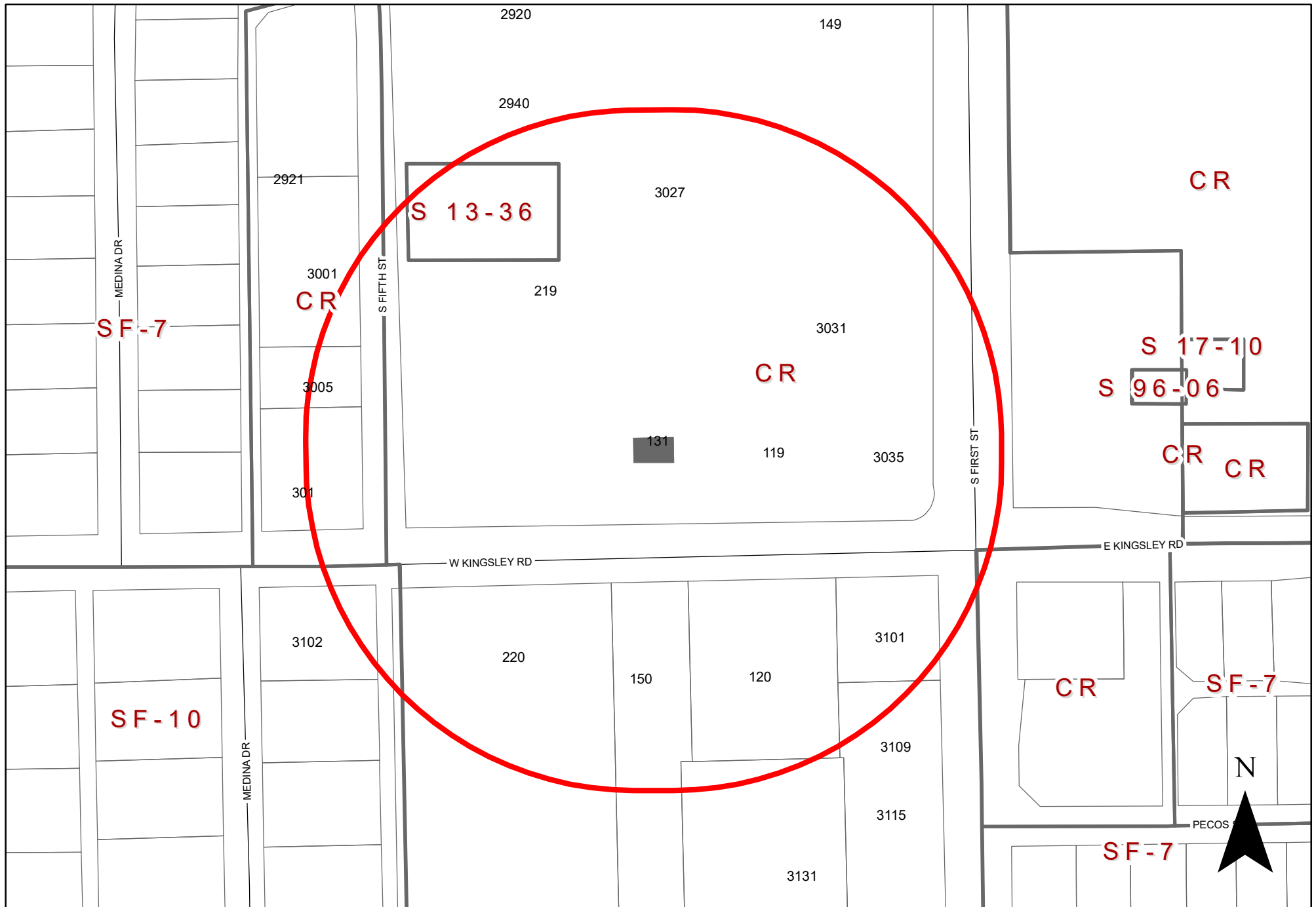
SCALE: NTS

REPORT & MINUTES

P.C. Meeting, January 23, 2023

3a. APPROVED Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Plan for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Plan)

Motion was amended by Commissioner Rose to **approve** the request for 15 years. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 1 Nay.**



0 100 200 Feet
1 inch = 154 feet

ZONING MAP Z 22-75

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

131 West Kingsley Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
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**Vickie
Whiteside**
1/31/2023
10:36:33 AM

For

423 Meadowhill Drive

Garland

4698658118

Texas

United States

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**Jennifer
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10:35:51 AM

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Outside the Notification Area

For



GARLAND
TEXAS MADE HERE

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City Council Meeting

February 21, 2023

Z 22-75

CASE INFORMATION

Location: 131 W Kingsley Road

Applicant: Frontier States Development Services (FSDS)

Owner: Hoppenstein Properties, INC

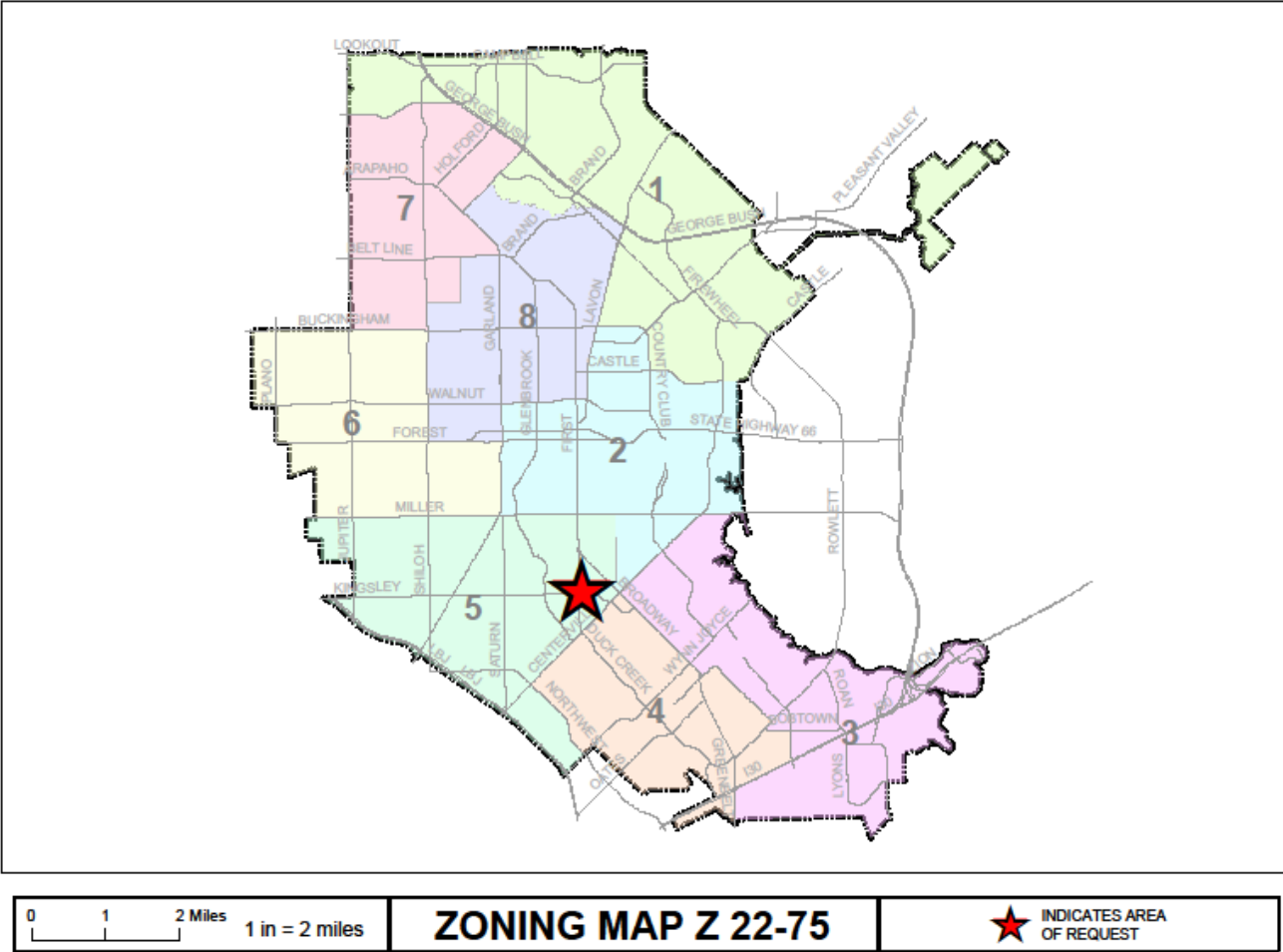
Acreage: .0262 acres

Zoning: Community Retail (CR) District

Z 22-75



CITYWIDE LOCATION MAP

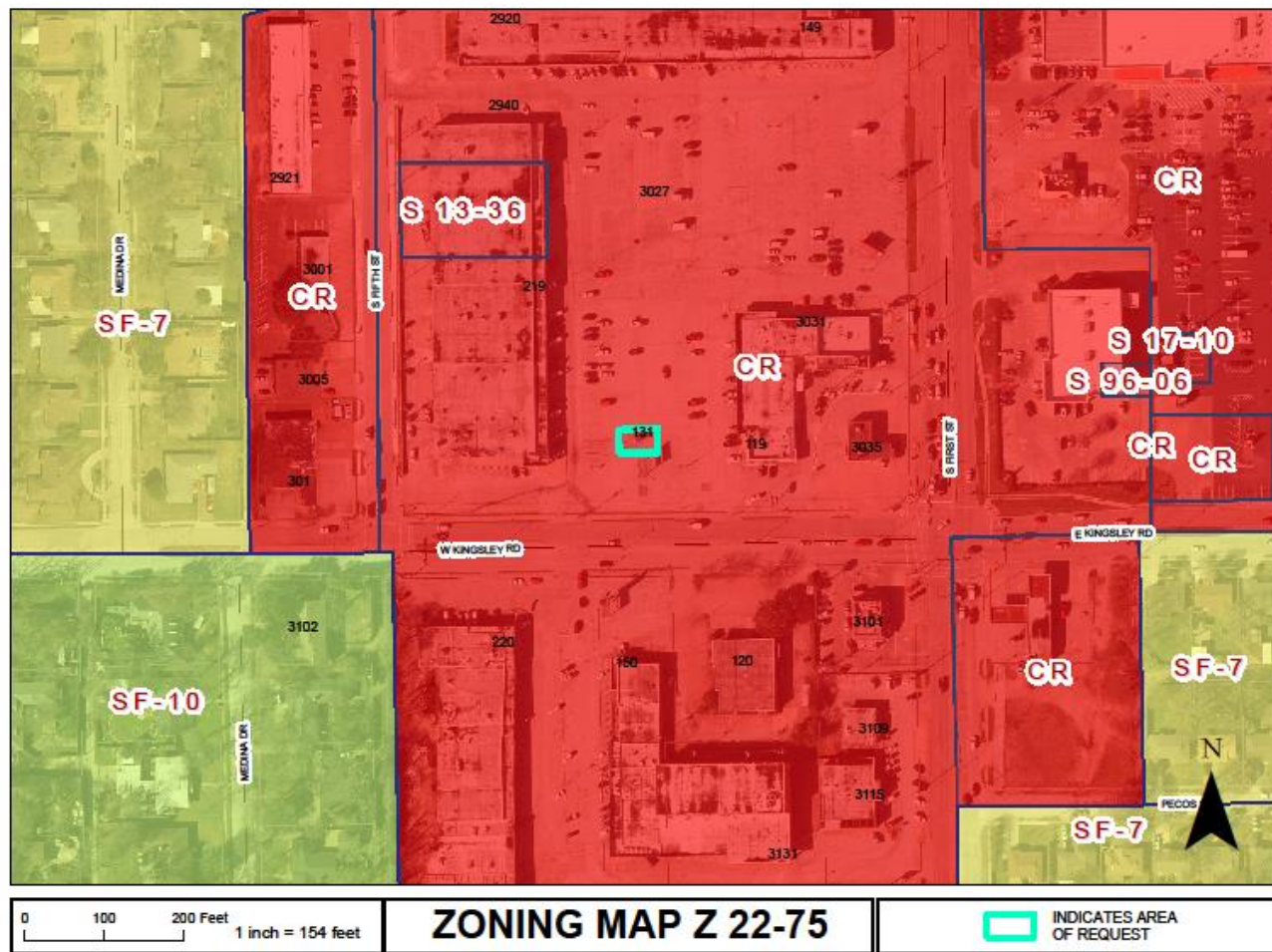


Z 22-75



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LOCATION MAP



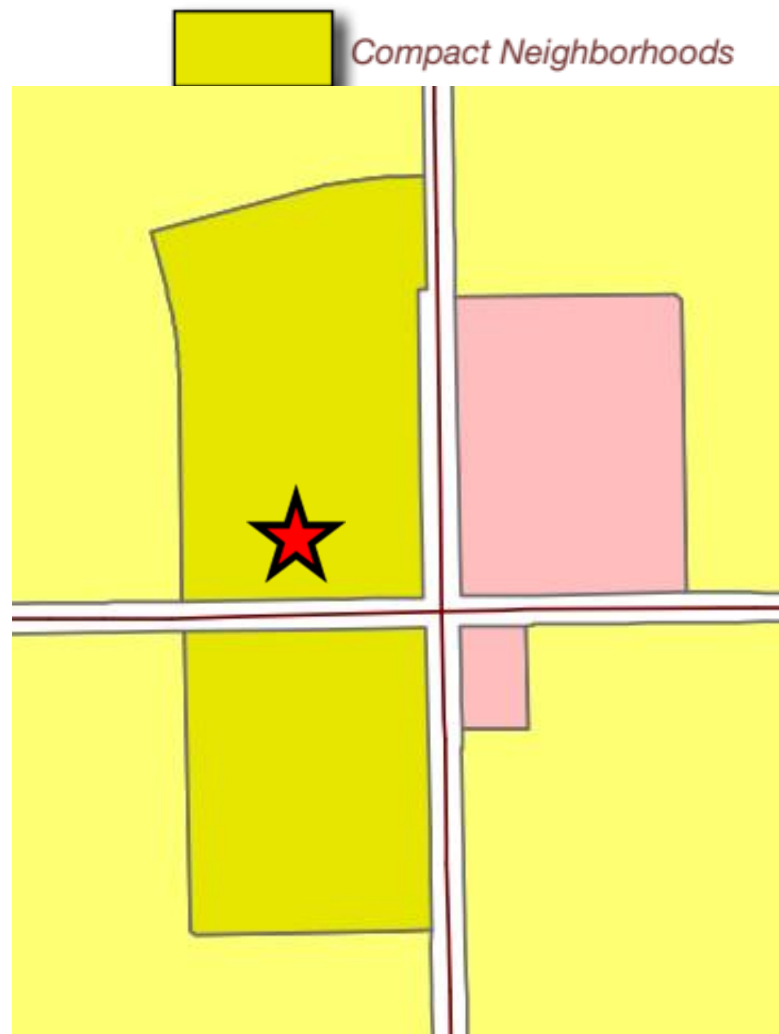
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Z 22-75



GARLAND
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COMPREHENSIVE PLAN



Z 22-75

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- Z 22-75

PHOTOS



View of the subject site looking North from W Kingsley



View from the subject site looking South on W Kingsley toward a shopping center.



View from the subject site looking East down W Kingsley

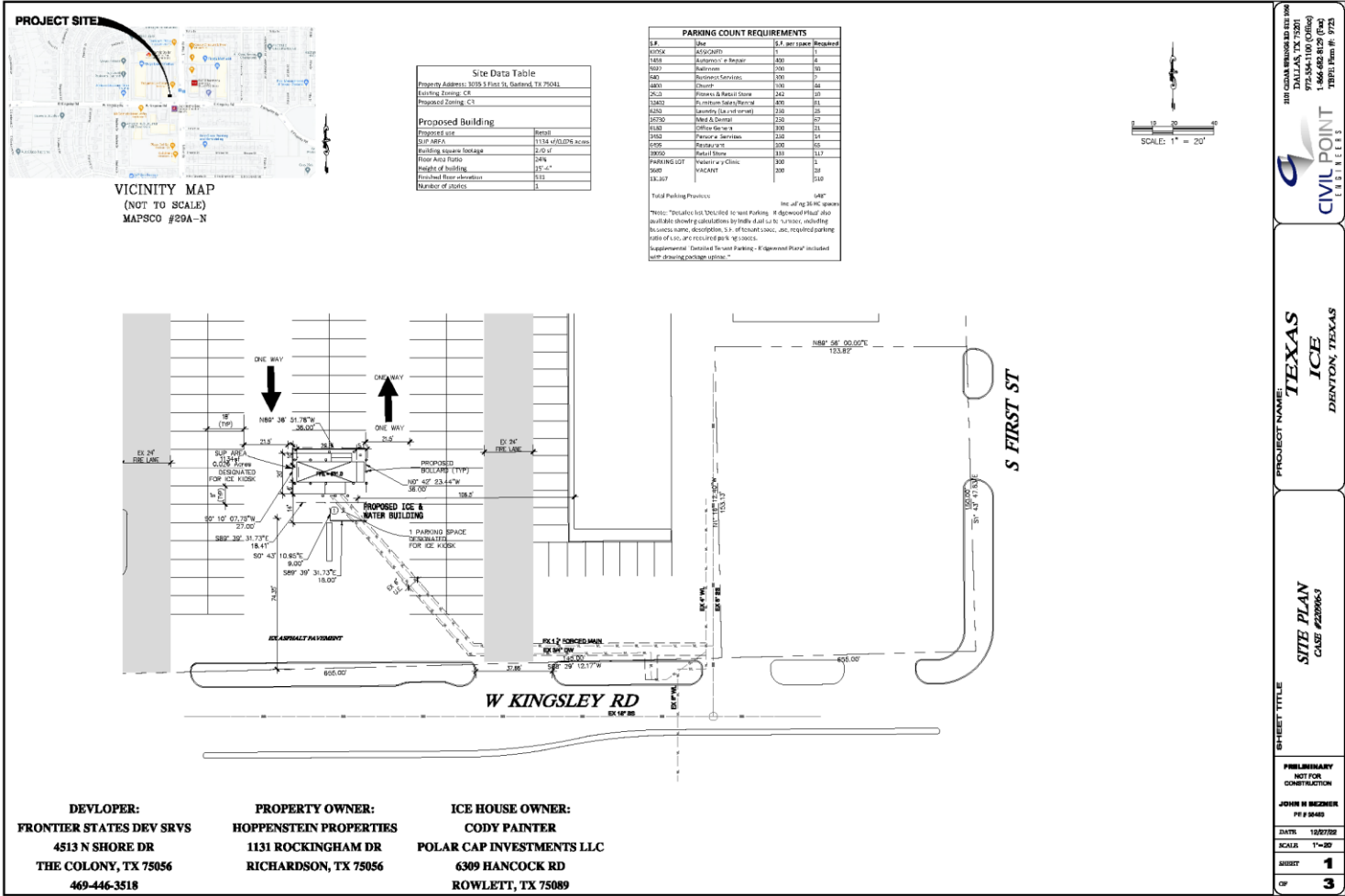


View from the subject site looking West down W Kingsley

Z 22-75



SITE PLAN

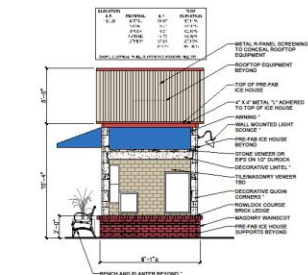


Z 22-75

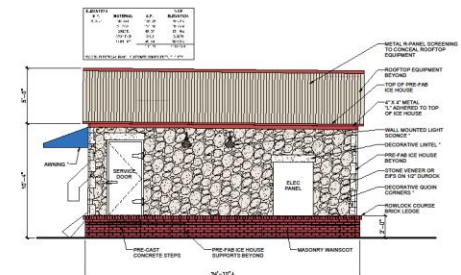


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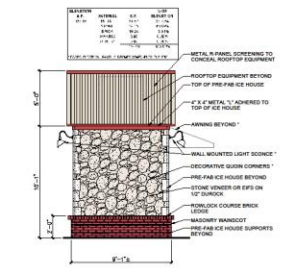
BUILDING ELEVATIONS



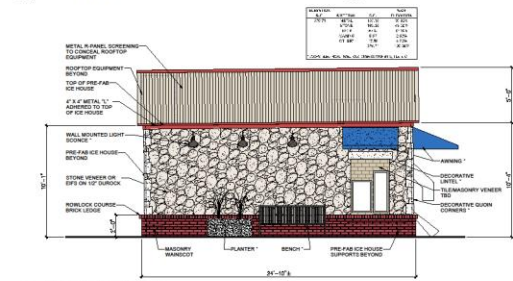
① EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



② NORTH ELEVATION
SCALE: 1/4" = 1'-0"



③ WEST ELEVATION
SCALE: 1/4" = 1'-0"

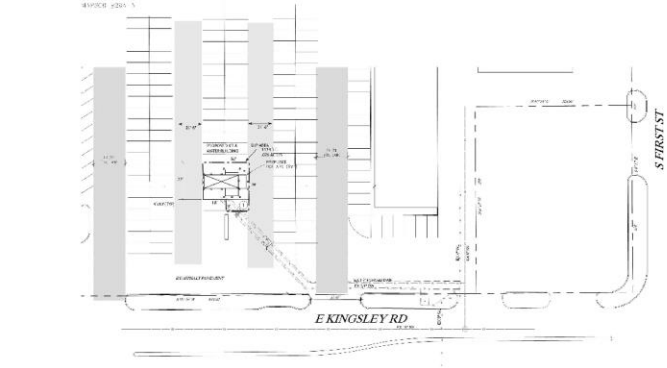


④ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- ARCHITECTURAL DESIGN ELEMENTS:
- 1. GROUND AT CURB
 - 2. ROOF FINISH
 - 3. FINISH FOR CEILING
 - 4. FINISH FOR FLOOR



VICINITY MAP



SITE PLAN
SCALE: NTS



FRONTIER STATES
DEVELOPMENT SERVICES
4513 N. SHOCK DRIVE, FORT COLLINS, CO 80504



149 W. KINGSLEY ROAD
GARLAND, TX 75041

CASE NO: 22006-3
PROPERTY OWNER:
HOPPESTEN PROPERTIES
1331 ROCKHAM DR
RICHARDSON, TX 75080
ICE HOUSE OWNER:
COOK PARTNER
POLAR CAP INVESTMENTS, LLC
5328 HANCOCK ROAD
ROWLETT, TX 75089
APPLICANT:
MARK SELLERS
FRONTIER STATES DEV. SVCS
4513 N. SHOCK DRIVE
THE COLONY, TX 75056

REVISION FOR CITY COMMENTS: 03/07/22
REVISION: 03/07/22
NO. ISSUED FOR: 0001

CURRENT ZONE: CR

TWICE THE ICE
GARLAND
SCALE: AS NOTED
DRAWN BY/CHECKED BY: JLM/MS
DESIGN INTENT
EXTERIOR ELEVATIONS
A7.01

Z 22-75



SPECIFIC USE PROVISION

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STAFF RECOMMENDATION

Approval of a Specific Use Provision for an ice kiosk.

Approval of a Plan on a property zoned Community Retail (CR) District.



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GARLAND CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7. c.

Meeting Date: 02/21/2023

Item Title: Consider amendments to the Garland Development Code

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The attached amendments include changes as recommended by the Development Services Committee and previously presented to the City Council, during the December 5, 2022 and January 9, 2023 Work Sessions.

Included is a change to the definition of "Pet Store", which would prohibit retail pet stores from selling dogs and cats.

The amendments include screening-related changes, including requiring masonry walls along Throughfares type "D" and larger for single-family, two-family, and "horizontal multi-family" (MF-0 District) developments. The changes also include a requirement that any existing required non-residential screening device abutting residential boundaries that is replaced, shall be replaced with a similar building material.

Also included is a "clean-up" to Section 4.83, which references GDC sections that no longer exist, as they were previously removed due to restrictions on building material regulations, per State law.

Finally, the proposed amendments include comprehensive changes to the tree mitigation and preservation section as recommended by the Parks and Planning Department staff.

Recommendation/Action Requested and Justification

As previously noted, the attached amendments have been recommended by the Development Services Committee of the City Council and drafted by the City Attorney's Office accordingly.

In addition, the Plan Commission recommended approval of the pet store definition change, with further conversation during the pre-meeting, including the preference to keep grooming and boarding in the definition of Pet Stores. These accessory uses are part of the draft definition accordingly, as drafted by the City Attorney's Office.

The Plan Commission recommended approval of the screening and building materials-related amendments as well. Further input from Chairman Scott Roberts is included as an

attachment.

Attachments

GDC Amendment - Pet Store definition

GDC Amendment - Screening, Materials and Tree Mitigation

Attachment - S. Roberts screening input

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 6.03, "DEFINITIONS," OF CHAPTER 6, "DEFINITIONS;" AND SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," OF CHAPTER 2, "ZONING REGULATIONS," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 6.03 "Definitions," of Chapter 6, "Definitions" of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Sec. 6.03 Definitions

...

PET STORE: A retail establishment offering small animals for sale, not including livestock, cats, or dogs, where all creatures are housed within the building, and the store sells pet foods and supplies. A Pet Store may include accessory use services such as a pet grooming salon, indoor Pet Care/Play Facility, pet boarding, and small animal veterinary services. However, a retail establishment offering dogs or cats for sale is a prohibited land use, and therefore not allowed.

..."

Section 2

That Section 2.52 "Special Standards for Certain Uses," of Division 2, "Land Use Matrix," of Article 5, "Use Regulations," of Chapter 2, "Zoning Regulations" of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Sec. 2.52 Special Standards for Certain Uses

...

(38) Pet Stores. A Pet Store must follow all provisions of Chapter 22 of the Code of Ordinances of Garland, Texas, related to permits and regulations regarding animals and their care. A Pet Store may not sell dogs or cats.

..."

Section 3

That Chapters 2 and 5 of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

Section 6

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

PUBLISHED DATE:

City Secretary

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 3, "SCREENING & LANDSCAPING," ARTICLE 4, "TREE PRESERVATION & MITIGATION," AND ARTICLE 6, "BUILDING DESIGN," OF CHAPTER 4, "SITE DEVELOPMENT" OF THE GARLAND DEVELOPMENT CODE 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 4.30, "Definitions," of Division 1, "Objectives & Definitions," of Article 3, "Screening & Landscaping," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 4.30 Definitions.

...

- (I) "Screening & Landscaping Plan" means a plan that describes and depicts how a proposed development complies with the landscape regulations of this Article 3, including depiction of screening device(s) and the location, size, and species of landscaping materials. The plan includes any related plans for irrigation that can be shown on a separate drawing.
- (J) "Shrubs - Low Level Screening" means a shrub or grass of a variety listed as such in Table 4-4 within Division 7 of this Article 3.
- (K) "Tree - Large Canopy Tree" means a tree of a variety listed as such in Table 4-1 within Division 7 of this Article 3.
- (L) "Tree - Small Ornamental Tree" means a tree of a variety listed as such in Table 4-2 within Division 7 of this Article 3.
- (M) "Trees & Shrubs - High Level Screening" means vegetation of a variety listed as such in Table 4-3 within Division 7 of this Article 3.

- (N) "Vines for Screening Walls" means a variety of vegetation listed as such in Table 4-6 within Division 7 of this Article 3. Generally, it is a weak-stemmed plant that derives its support from climbing, twining, or creeping along a surface.

..."

Section 2

That Section 4.39, "Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development," of Division 5, "Screening Requirements," of Article 3, "Screening and Landscaping," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Section 4.39 Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development.

- (A) Nonresidential, Multifamily, and Senior Living Developments. Nonresidential, Multifamily, and Senior Living developments that are located adjacent to single-family (whether attached or detached) and two-family residential district boundary lines must provide screening in the form of one of the options listed below:

...

- (B) Replacement of Existing Screening. Replacements of existing screening devices between nonresidential and multifamily developments that are located adjacent to single-family (whether attached or detached) and two-family residential district boundary lines must provide a similar, or more opaque, level of screening to what was previously provided and must be constructed of the same or substantially similar building materials.

- (C) Alternative Screening Options. Alternative designs to meet screening requirements may be submitted for consideration, and possible approval, for expansion, rehabilitation, or redevelopment projects using the alternative compliance process outlined in Article 1, Division 2 of this Chapter 4. However, the replacement of existing screening devices must follow the requirements in Section 4.39(B)."

Section 3

That Section 4.40, "Perimeter Screening Between Residential Development and Thoroughfares," of Division 5, "Screening Requirements," of Article 3, "Screening and Landscaping," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 4.40 Perimeter Screening Between Single-Family (Attached and Detached), Two-Family, and Horizontal Multi-Family (MF-0 District) Residential Development and Thoroughfares.

(A) General. Single-Family (Attached and Detached) and Two-Family Residential development adjacent to Type D or larger thoroughfares, as designated on the City's adopted *Major Thoroughfare Plan*, must be screened from the thoroughfares as listed below:

- (1) Brick or Stone Masonry Wall. A masonry wall is required in accordance with Section 4.39(A)(1) (except large canopy trees may be at maximum fifty-foot centers) and is subject to the following requirements:
 - (a) The trees and screening wall are located within a minimum eight-foot wide landscape buffer, dedicated to a required Homeowners' Association for maintenance, on the street side of the screening wall; and
 - (b) Trees may be placed within City right-of-way provided that:
 - i. The drip line of all trees (at maturity) is located no closer than the ultimate planned street curb alignment;
 - ii. There are no conflicts with utility lines; and
 - iii. The applicant enters into a License Agreement with the City (through the Engineering Department).

- (B) Ornamental Metal Fencing. A minimum five-foot tall ornamental metal fence with masonry columns, spaced with a maximum of fifty feet between the centers of each column, may be used in combination with the masonry wall to provide a view to a landscape feature such as a landscaped median, common area or cul-de-sac."

Section 4

That Division 8, "Tree Credits," of Article 3, "Screening and Landscaping," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Division 8 (Repealed)

Section 4.49 (Repealed)

Section 4.50 (Repealed)

Section 4.51 (Repealed)"

Section 5

That Section 4.54, "Purpose and Intent," of Division 1, "Purpose and Definitions," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Section 4.54 Purpose & Intent

...

- (B) Intent. This Article 4 is intended to require the incorporation of existing significant trees and tree groupings into the overall design of development to prevent clear-cutting and the unnecessary removal of trees in association with site development or redevelopment, and to recognize and conserve the urban forest as part of the city's green infrastructure. Preservation and replacement of trees are beneficial to the public health and welfare because trees reduce stormwater runoff and erosion, regenerate oxygen, purify the air of carbon dioxide, dust and pollutants, moderate local heat and winds and thereby conserve limited energy resources, delineate urban spaces, buffer conflicting land uses, provide habitats for wildlife that increases biodiversity, and enhance community appearance and property values.

..."

Section 6

That Section 4.54.1, "Applicability and Experience," of Division 1, "Purpose and Definitions," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Section 4.54.1 Applicability & Exemptions

...

- (D) Damaged, Diseased, or Dead Tree Removal. Any tree that endangers the public health, safety, or welfare and immediate removal is required due to structural integrity concerns, or if the tree poses an imminent or immediate risk to a person or property the tree can be removed.
- (E) Non-applicability. This Article 4 does not apply to undeveloped or infill lots of one acre or less and zoned SF, 2F, or SFA.
- (F) Removal of Trees in the Take Area. A tree listed in the Unprotected Tree definition within Section 4.55, except for the Eastern Red Cedar that is removed within the Take Area will be counted as a Class 1 or Class 2 tree."

Section 6

That Section 4.55, "Definitions for Tree Preservation," of Division 1, "Purpose and Definitions," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 4.55 Definitions for Tree Preservation

The following terms and phrases, as used in this Article 4, have the following meanings (other related definitions are contained within Article 3 of this Chapter 4, and also within Chapter 6, of this GDC):

- (A) "Caliper" means in this section, a reference to tree measurements taken in the following manners:
- (1) for field grown stock, the measurement of a tree six inches above ground level;
 - (2) for container grown stock, the measurement of a tree taken six inches above soil level;
 - (3) for a tree measured at six inches from the ground that is four and one-half inches or more, then the tree must be measured at 12 inches above the ground level, soil line, or root flare; and
 - (4) for trees with multiple stems, the measurement is one-half of the combined caliper of the three largest stems.
- (B) "Class 1 Tree" means a protected healthy tree whose age, size, or natural character are of special importance to the City and meets the following species and size requirements:
- (1) Trees of the following species having a minimum 18-inch diameter: American elm, cedar elm, lacebark elm, chittam wood, persimmon, green & Texas ash, Pecan, all oak and walnut species.
- (C) "Class 2 Tree" means a tree that is not otherwise classified.
- (D) "Class 3 Tree" means Hackberry/Sugarberry, Arizona Ash, willow species, cottonwood, honey locust, mesquite, mulberry, *pinus* species, Siberian elm, silver maple.
- (E) "Critical Root Zone" means the area of soil around and beneath a tree that supports that tree's root system, any disturbance which directly affects the tree's chance of survival. The area is measured as a circle with a diameter equal to one foot for each one-inch caliper of the tree trunk, or that tree's crown drip line, whichever is the greater distance from the tree trunk.
- (F) "DBH" means a measurement that is four and one-half (4.5') feet from natural ground level and is used to measure trees at maturity. As trees mature they develop large swelling at the base called the trunk flare. This extends quite a way up the trunk of a large tree.

Arborists use DBH (diameter at breast height, or 4.5 feet above the ground) to get above the trunk flare and determine a more accurate measurement of the size of the trunk. DBH should be used when measuring any tree that naturally occurs or has been planted. All trees on approved tree surveys will be measured at DBH.

- (G) "Drip Line" means a circular area beneath the canopy of a tree, the radius of which is equal to the distance from the trunk to a vertical line extending from the outermost portion of the canopy to the ground.
- (H) "Invasive Plant" means a plant that has been classified as invasive to the Garland region by the Texas Parks and Wildlife or the Texas Department of Agriculture.
- (I) "Protective Fencing" means a temporary vertical barrier made of construction fencing, chain-link fencing, or similar materials having a minimum height of five feet.
- (J) "Protected Tree" means a tree of any species that has a minimum diameter of six inches that is not classified as an Unprotected Tree in this article.
- (K) "Replacement Tree" means a tree used for the purpose of mitigating the destruction or removal of a protected tree and having a minimum caliper size of three inches (as required in Division 4 of this Article 4).
- (L) "Tree" means a woody single or multi-trunk stem, when at maturity will obtain a minimum four-inch (4") trunk when measured at 4.5" from the base of grade.
- (M) "Tree Inventory" means a graphical and tabular representation of all protected trees (i.e., trees listed in Table 4-9 of this GDC) on a site that identifies the individual and total diameter at breast height (DBH) inches of protected trees and the size, location, and species of each protected tree.
- (N) "Tree Management Plan" means a layout of the proposed development with the graphical and tabular representation of all protected trees and other trees to be preserved on a site, where the plan: (i) meets the requirements of this Article 4; (ii) contains the information required in Division 2; and (iii) includes a planting plan and other mitigation information as necessary.

- (O) "Tree Removal Authorization" means an approval issued by the Planning Director based on a Tree Management Plan that has been approved by the Planning Director during Site Plan, PD Detail Plan, Site Permit or Building Inspection review and approval (as applicable, and whichever occurs first).
- (P) "Take Area" means the land owned by the City of Dallas between the Take Line and normal Lake Ray Hubbard pool elevation (435.5 mean sea level).
- (Q) "Take Line" means the perimeter boundary of the City of Dallas' property at Lake Ray Hubbard.
- (R) "Unprotected Tree" means any of the following:
- (1) Callery pear (all cultivars)
 - (2) Chinaberry
 - (3) Chinese Tallow
 - (4) Ilex species (except for yaupon holly and Possumhaw holly)
 - (5) Palm (all plants in *Palmae*)
 - (6) Tree-of-heaven or *Ailanthus*
 - (7) Eastern Red Cedar* (except where otherwise specified in Section 4.54.1(D))
 - (8) Other species listed as invasive.

Section 7

That Section 4.56, "Tree Management Plan Required," of Division 2, "Administrative Procedures," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Section 4.56 Tree Management Plan Required"

- (A) Tree Management Plan Required. A Tree Management Plan is required for any development proposing to remove protected trees, prior to the removal of any protected

tree, for all applicable development as outlined in Section 4.54.1 of this Article 4. The Planning Director, or the Director's designee, may, upon a written request, waive the requirement for a separate Tree Management Plan for development or redevelopment sites that require removal of five or fewer protected trees where the tree management information is presented on the screening and landscaping plans.

- (B) Responsible Official. The Planning Director, or the Director's designee, is the official responsible for the review and approval or denial of a Tree Management Plan.

...

- (D) Requirements. A Tree Management Plan must be prepared by a certified arborist or registered landscape architect (unless waived by the Planning Director, or the Director's designee, pursuant to above Subsection (A) of this Section 4.56) and must include the following information:

...

- (3) The location, diameter inch, and species of existing protected trees on the site.
- (4) The location and an itemized list of trees, by size and species, proposed for removal, and indicating the total aggregate value in diameter inches.
- (5) The location and an itemized list of the trees, by size and species, to be preserved, and indicating the total aggregate value in diameter inches.

...

- (8) A plan for the mitigation of tree diameter inches required to be replaced that indicates the proposed location, size, and species of trees planned for removal, as well as for the trees that will be preserved.

...

- (E) Action-Approval or Denial. A Tree Management Plan will be preliminarily reviewed by the Planning Director, or

the Director's designee, as part of the initial development application. Final review and approval of a Tree Management Plan occurs in conjunction with review and approval of the Site Engineering or Building Construction Drawings, whichever is required first.

- (F) Effect-Tree Removal Authorization. Approval of a Tree Management Plan by the Planning Director, or Director's designee, results in a Tree Removal Authorization. It shall be unlawful for any person to remove or destroy any protected tree without first obtaining Tree Removal Authorization, except as provided for residential lots in Section 4.54.1(B).

...

- (G) Sites That Are Not Involved in the Development Process. A person, property owner, or developer must comply with the following procedures, as applicable, of this Subsection (G) in situations where no site permits, building permits, or proposed development plans are being sought (the following procedures apply to all trees on a property):

- (1) Before any tree can be removed, including protected trees, a Tree Removal Permit must be obtained from the Planning Department. Protected trees are as defined by Section 4.55 of Article 4 in this Chapter 4.

...

- (3) The survey or site plan must identify all trees proposed for removal, the location of the trees on the site, and identify the tree's diameter inch and species.
- (4) The applicant must also submit a tree replacement plan prepared by a registered Landscape Architect or Arborist showing how the trees will be mitigated. A Tree Removal Permit will only be issued after the tree replacement plan (landscape plan) has been submitted and approved. The Planning Director, or the Director's designee, may waive the requirement of the plan being prepared by a landscape professional based on the extent of tree removal and tree replacement.

..."

Section 8

That Section 4.57, "Enforcement and Penalties," of Division 3, "Enforcement and Penalties," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Section 4.57 Enforcement & Penalties

- (A) Civil Penalties. Any person, or property owner, who engages or participates in, allows, or suffers the following prohibited activities, will be subject to civil penalties in the amount of two hundred and fifty dollars per diameter inch of tree removed or injured:

...

- (2) Injuring a tree by failing to comply with the tree protection measures required by this Article 4, and the injury causes, or may reasonably be expected to cause, the tree to decline or die.

..."

Section 9

That Section 4.58, "Protected Trees," of Division 4, "Tree Preservation and Mitigation Requirements," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 4.58 Replacement Trees.

- (A) Replacement. Any protected tree that is healthy and growing on a site, but is not preserved, must be replaced at the minimum rates shown in Table 4-9 for each type of tree (see example of how to inventory, identify, and calculate tree mitigation in Illustration 4-3).
- (B) Replacement Trees To Be Used. Any tree planted as a replacement tree to comply with provisions of this

Article 4 must be approved by the Development Director or the Director's designee.

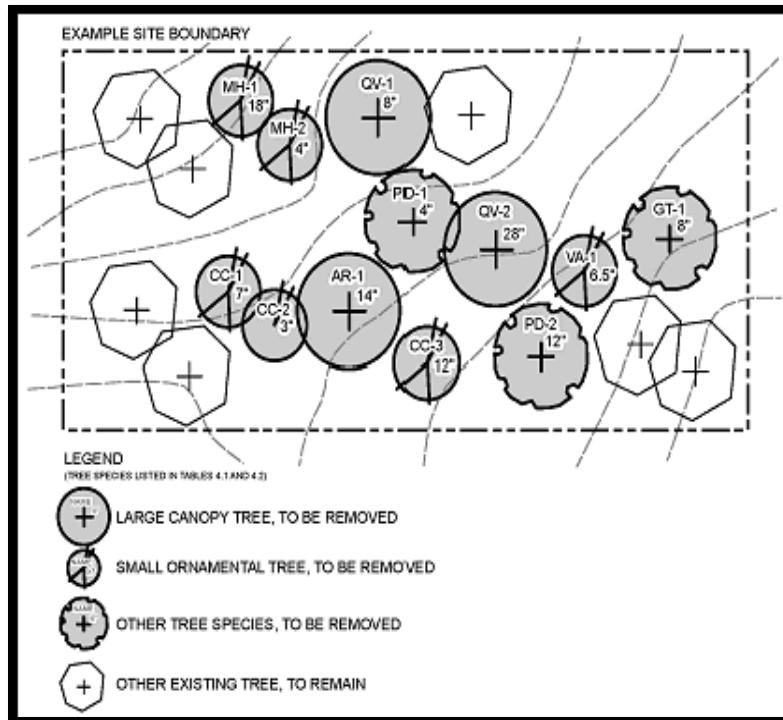
- (C) Minimum Size of Replacement Trees. Any tree planted as a replacement tree to comply with provisions of this Article 4 must have a caliper of three inches or larger (either single-trunk or multi-trunk) at planting.
- (D) Lots or tracts two acres in size or larger. For a lot or tract that is two acres in size or larger, no one species of tree may constitute more than thirty percent (30%) of the replacement trees.

Table 4-9: Existing Trees - Replacement Ratios

Existing Tree Species	Replacement Ratio
Class 1 Trees	2:1 (2 caliper inches per 1 diameter inch)
Class 2 Trees	1:1 (1 caliper inch per 1 diameter inch)
Class 3 Trees	0.5:1 (1/2 caliper inch per 1 diameter inch)

Illustration 4-3

Example of Tree Inventory and Mitigation Calculation



Example 1

Tree to be Removed	Total Caliper Inches to be Removed	Replacement Ratio	Replacement Caliper Inches Required
Live oak	8.0 inches	1.0:1 (1 caliper inch per diameter inch)	8.0 inches
Live oak	28.0 inches	2.0:1 (2 caliper inches per diameter inch)	56.0 inches
Arizona ash	14.0 inches	0.5:1 (0.5 caliper inches per diameter inch)	7.0 inches
Subtotal	50.0 inches		71.0 inches

Example 2

Trees to be Removed	Total Caliper Inches to be Removed	Replacement Ratio	Replacement Caliper Inches Required
Mesquite	7.0 inches	0.5:1 (1/2 caliper inch per diameter inch)	3.5 inches
Hackberry	3.0 inches	N/A (non-protected tree)	0.0 inches
Cedar elm	12.0 inches	1.0:1 (1 caliper inch per diameter inch)	12.0 inches
Pecan	18.0 inches	2: 1 (1 caliper inches per diameter inch)	36.0 inches
Hackberry	4.0 inches	N/A (non-protected tree)	0.0 inches
Cottonwood	6.5 inches	0.5:1 (1/2 caliper inch per diameter inch)	3.25 inches
Subtotal	50.5 inches		54.75 inches

”

Section 10

That Section 4.60, “Relationship of Tree Preservation to Other Requirements,” of Division 4, “Tree Preservation and Mitigation Requirements,” of Article 4, “Tree Preservation and Mitigation,” of Chapter 4, “Site Development,” of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 4.60 Credit for Transplanted and Preserved Trees in Article 3 and Article 4

(A) Credit for Transplanted Trees.

- (1) Healthy protected trees less than six inches (6") in DBH qualify for one-inch (1") of replacement credit for each inch of the transplanted tree.
- (2) Healthy protected trees between six inches (6") and up to 12 inches (12") in DBH qualify for two inch (2") replacement credit for each inch of the transplanted tree.
- (3) Healthy protected trees between 12 inches (12") and up to 24 inches (24") in DBH qualify for three-inch (3") replacement credit for each inch of the transplanted tree.
- (4) Health protected trees 24 inches (24") or more in diameter qualify for five-inch (5") replacement credit for each inch of the transplanted tree.

(B) Credit for Preserved Trees.

- (1) A credit against mitigation shall be authorized for the preservation of any tree provided that all of the following apply:
 - a. Said tree to be preserved is a minimum of six inches (6") DBH and is listed as a Class 2 tree.
 - b. Said tree to be preserved is located in an exempted area or is otherwise free from mitigation requirements
 - c. Said tree is protected from future removal, destruction or critical alteration by the establishment of protective covenants, easements, or agreements.
 - d. Having met the following, the following credits would apply:
 - i. 6" to 11" equal a 1:1 mitigation
 - ii. 12" to 17" equal a 2:1 mitigation

- iii. 18" and greater equal a 3:1 mitigation
- (2) Subsequent removal, damage, or critical alteration of any tree used for credit as identified above shall require mitigation replacement in accordance with this ordinance.
- (3) If any Protected and/or Replacement Tree(s) die within two (2) years of initial planting or issuance of Certificate of Occupancy and is brought to the attention of the Director or the Director's designee, the original permit application shall be subject to the same replacement fee as for the Protected Tree.
- (C) Replacement Trees. Replacement trees for single-family, duplex, or townhouse residential development projects that will have a common area must be placed within the common area and may not count as the trees that are required on each residential lot per Section 4.37(A) and 4.37(B) in Article 3 of this Chapter 4.
- (D) Credit for Preserving Existing Tree-Lines Adjacent to Residential Districts. A person, property owner, or developer, must comply with the following provisions related to existing tree lines adjacent to residential districts:
 - (1) A minimum fifteen-foot non-disturb zone is required along any side or rear perimeter of a development or redevelopment site, regardless of the type of development or redevelopment that is adjacent to a residential zoning district if any existing protected tree(s) exists within such area.
 - (2) Existing protected trees that are located within a non-disturb zone must be protected and preserved; they will be given additional credit at a rate of one hundred and fifty percent of their caliper size (for example, a preserved 9" caliper tree, which would normally get a credit for one large canopy tree per Table 4-8, will be considered to be a 13.5" caliper tree, which would receive credits for two large canopy trees)."

Section 11

That Section 4.61, "Administrative Approval of Alternative Compliance," of Division 5, "Approval of Alternatives," of Article 4, "Tree Preservation and Mitigation," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 4.61 Administrative Approval of Alternative Compliance.

Request for Alternative Compliance. A request for alternative compliance may be submitted in accordance with Article 1, Division 2 of this Chapter 4. The Planning Director may approve the following, but only upon a finding the proposed alternative is: (i) consistent with the purpose and intent of this Article 4, as applicable; and (ii) promotes the public health, safety, morals, or general welfare:

- (A) For a site where trees are numerous and where areas of such trees are predominately left undisturbed by development, the Planning Director, or the Director's designee, may approve an appropriate sampling method (based upon a reasonable sampling inventory of at least twenty-five percent of all "typical" areas of tree cover in such non-disturb zones, as may be approved by the Planning Director, or Director's designee) for the Tree Inventory.
- (B) For a perimeter tree zone (as described in Section 4.51), the Planning Director may approve removal of up to fifty percent of the protected trees within the zone upon a finding that the trees are located too close together, they are too close to a property line so that they prevent placement of a fence or screening wall (as applicable) along that property line, they are not healthy enough to survive for a reasonable period of time, they may cause harm to an adjacent property due to leaning or other anomaly, or some other circumstance exists which necessitates their removal.
- (C) If, due to the size, shape, or topography of the intended development site, it is determined by the Planning Director, or Director's designee, that a Tree Management Plan for the site is unworkable (or not necessary), the Planning Director, or Director's Designee, may approve

a Tree Management Plan that provides for the mitigation of protected trees within the City of Garland through:

- (1) The payment to a City Reforestation and Tree Management Fund of an amount equal to one hundred percent of the cost of a replacement tree(s). This fee, in lieu of tree replacement, is based on the cost of three-inch caliper trees, totaling the mitigation caliper inches required, moved to and installed on the site. The fee is one hundred and fifty dollars per diameter inch.
- (D) In order to preserve the sizes and species of significant trees that are located within a proposed parking area, the Planning Director, or Director's designee, may approve a reduction, of not more than ten percent, of the number of required parking spaces for a site, provided the applicant demonstrates adequate parking through "best practices" industry parking information.
- (E) Payments made to the City's reforestation and tree management fund paid to the City under this Section 4.61 will be deposited into a reforestation and tree management fund to be used by the City to provide and maintain landscaping, irrigation, and other similar related activities on properties within the territorial limits of the City."

Section 12

That Section 4.83, Nonresidential and Multifamily Building Materials and Design," of Division 1, "Exterior Building Requirements," of Article 6, "Building Design," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

"Section 4.83 Nonresidential and Multifamily Building Materials and Design.

(A) Architectural Elements.

- (1) All nonresidential and multifamily buildings must incorporate design elements that create character or reflect regional architecture by including at

least six of the following elements (for which
photos and examples are provided below the list):

..."

Section 13

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 14

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 15

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 DATE:

City Secretary

1. **Section 4.39 (B) Replacement of Existing Screening Walls.**
Input: It was suggested that this requirement be extended to all screening walls especially single family development perimeter screening walls at thoroughfares.
Reasoning: Many older subdivisions have walls where each homeowner owns the section of wall on their property and we have seen a mix of material looks in the reconstruction of some walls.
2. **Section 4.39 (A) Maintenance entity for commercial screening walls.**
Input: Residential screening walls are required to be in an easement with an HOA having the responsibility to maintain the wall and landscaping. It was suggested that this requirement be extended to commercial and multifamily developments.
Reasoning: We have seen many plats coming through that subdivide existing commercial properties leaving the potential for varied maintenance of perimeter walls and landscaping.
3. **Section 4.39 (A) Locations of screening walls.**
Input: It was suggested that Single Family Attached (townhome) developments, especially large ones, be required to have a screening walls when adjacent to single family homes.
Reasoning: Single Family Attached developments can have a massing, appearance and feel of Multi-Family developments which are required to be screened from Single Family uses.
4. **Section 4.39 (A)(2) Ornamental Metal Fence - evergreen high-level screening shrubs**
Input: The possibility of a better standard for screening shrubs was suggested. Possibly an opaqueness standard at a certain time after planting.
Reasoning: The purpose of the shrubs in the standard is to provide screening and we have seen abuses of the planting requirements in the past. (Centerville Rd.) The goal of the screening can be better defined.
5. **Section 4.40 (A) Screening at thoroughfares.**
Input: It was suggested that Type E thoroughfares be added to the requirement. (It is now Type D or larger.)
Reasoning: Type E streets have 80' ROW and 4 lanes like Type D streets. The main differences are no easement requirement or center turning lane. A D3 street only has 2 lanes while Type E has 4 lanes.