



# 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  
June 20, 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.

**NOTICE:** The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

# VISION

## CITY COUNCIL



Commercially  
Thriving Downtown



Safe Community



Customer-Focused  
City Services



Well-Maintained City  
Infrastructure



Vibrant  
Neighborhoods and  
Commercial Centers



Sound Governance  
and Finances



Enhanced Quality  
of Life through  
Amenities, Arts, and  
Events



Reliable, Cost  
Efficient Utility  
Services



Future-Focused  
City Organization



## 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 June 6, 2023 Regular Meeting.
2. Consider approval of the following bids:
  - a. Holford Recreation and Neighborhood Aquatic Center - Construction Services Bid No. 0423-21  
  
Hill & Wilkinson General Contractors \$ 34,821,748.00  
  
*This request is to obtain construction services for Holford Recreation and Neighborhood Aquatic Center. The original recreation center was built in 1968 and was demolished earlier this year to make way for this project. This replacement facility will be 37,300 square feet and include a gymnasium, fitness room, multipurpose rooms, kitchen, playground, and sports courts for basketball and pickleball. The aquatic center will include a lazy river, water slides, a leisure pool with spray features, an aquatic play structure, a children's pool, and shade structures. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.*
  - b. Generator Docking Stations Bid No. 0868-23

**Custard Construction Services****\$ 323,340.88**

*This request is for the construction of generator docking stations at Gale Fields and Audubon Recreation Centers. The docking stations will provide the ability for a backup generator to be quickly connected and brought into service during an emergency, so the recreation center(s) can serve as temporary shelters. The equipment purchase of the backup generators was presented to City Council separately.*

**c. GP&L Lookout NTT Expansion Project -- Steel Structures****Bid No. 0570-23****Techline, Inc.****\$ 377,763.00****Optional Contingency****\$ 37,776.30****Total****\$ 415,539.30**

*This request is for the purchase of 126 steel support structures and associated materials needed for the connection of NTT transformers to the GP&L Lookout Substation bus. This is part of the approved Lookout to NTT Connect CIP project. An optional contingency is included for any additional materials that may be required.*

**d. GP&L Oakland to Shiloh/McCree Transmission Line Engineering Services****Bid No. 0874-23****GAI Consultants, Inc.****\$ 337,000.00**

*This request is to obtain engineering and project management services to support the rerouting of the Shiloh to McCree 138kV Transmission line through the Oakland Substation to the Shiloh and McCree Substations. Services will include transmission line analysis and pole design, railroad permitting and coordination, survey and subsurface utility engineering, and assistance with bid and construction management services. This is part of the approved Oakland to Shiloh 138kV Transmission Line Rebuild CIP project.76.*

**e. Casualty Insurance Coverage****Bid No. 0809-21****Brown & Brown****\$ 1,005,090.00**

*This request is to consider awarding a contract for an insurance broker to place casualty insurance coverage for a term agreement with three (3) optional renewals.*

**3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.****a. Z 23-09, Ron Hobbs Architecture & Interior Design (District 5)**

*Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving an amendment to a Specific Use Provision for a Food Processing and Storage Use on a 2.1866-acre tract of land located at 2960 Market Street and zoned Industrial (IN) 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. TxDOT Operation Slowdown Grant 2023**

*Consider and take appropriate action regarding the adoption of a resolution authorizing the Garland Police Department to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Operation Slowdown grant, consisting of conducting directive speed enforcement in the amount of \$6,257.26. The required enforcement period will be from July 11 to August 2,*

2023. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle speeding.

**5. Authorization for City Manager/2023 Capital Improvement Program Budget Amendment No. 1**

*Consider and take appropriate action to approve the Ordinance amending the 2023 Capital Improvement Program to appropriate \$400,000 and authorize the City Manager to execute a contract to construct a new Downtown Visitor Center.*

**6. Resolution to Support Parks Application to the NCTCOG Solid Waste Implementation Grant**

*Consider and take appropriate regarding a Council Resolution in support of Parks, Recreation & Cultural Arts application to the North Central Texas Council of Government FY 2024 to 2025 Solid Waste Implementation Grant. If awarded, the grant will be funded on a reimbursement basis following quarterly reports.*

**7. Amendment of Water and Wastewater Commercial Paper Program**

Consider and take appropriate action regarding an amendment to lower the City's overall Water and Wastewater Capital Improvement Program debt payments through the deferral of principal payments and by taking advantage of short term interest rates.

**8. Acquisition of a single family home for affordable housing at 832 Woodland Drive Through the HOME Program**

*The Community Development Department is seeking approval to purchase the property located at 832 Woodland Drive and authorizing the City Manager or authorized designee to execute all legal documents regarding the purchase of the property for the accepted price of \$310,000. Funding for the project will be provided through the HOME Investment Partnership GREAT Homes Program. The program's mission is to provide safe and affordable housing for income-qualified buyers. This item was reviewed by the City Council at the June 19th Work Session.*

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Speaker Regulations:**

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

**9. Hold public hearings on:**

- a. Consider a Zoning request by Masterplan to construct 26 multi-family units in a townhouse-style configuration, as part of Phase 3 of The Draper redevelopment. The site is located at 110, 117 and 119 Garfield Street and 121 Grant Street in District 8.

*Consideration of the application of Masterplan, requesting approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 110, 117 and 119 Garfield Street and 121 Grant Street. (File Z 22-15, District 8)*

- b. Consider a Detail Plan request by Masterplan to construct 26 multi-family units in a townhouse-style configuration, as part of Phase 3 of The Draper redevelopment. The site is located at 110, 117 and 119 Garfield Street and 121 Grant Street in District 8.

*Consideration of the application of Masterplan, requesting approval of a Detail Plan for Multi-Family*

development. This property is located at 110, 117 and 119 Garfield Street and 121 Grant Street. (File Z 22-15, District 8)

- c. **Consider a Zoning request by Roberto Nunez (Alchemi Design Group) to operate a warehouse, showroom and office in an existing building. The site is located at 1910 Pendleton Drive in District 5.**

*Consideration of the application of Robert Nunez (Alchemi Design Group), requesting 1) approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District, and 2) a Specific Use Provision for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (File Z 22-70, District 5)*

- d. **Consider a Detail Plan request by Robert Nunez (Alchemi Design Group) to operate a warehouse, showroom and office in an existing building. The site is located at 1910 Pendleton Drive in District 5.**

*Consideration of the application of Robert Nunez (Alchemi Design Group), requesting approval of a Detail Plan for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (File Z 22-70, District 5)*

- e. **Consider a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. The site is located at 1521 and 1613 Rowlett Road in District 3.**

*Consideration of the application of Smiths-Haven, requesting approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. This property is located at 1521 and 1613 Rowlett Road. (File Z 23-13, District 3)*

**10. 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.*

**11. 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](http://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:** 06/20/2023

**Item Title:** Minutes June 6, 2023

**Submitted By:** Rene Dowl, City Secretary

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**Summary of Request/Problem**

Consider approval of the minutes of the June 6, 2023 Regular Meeting.

**Recommendation/Action Requested and Justification**

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**Attachments**

6-6-2023 Minutes

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# GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 6, 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  
Council Member Jeff Bass  
Council Member Ed Moore  
Council Member B.J. Williams  
Council Member Margaret Lucht  
Council Member Carissa Dutton  
Council Member Dylan Hedrick  
Council Member Chris Ott

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

### LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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## **MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS**

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

Mayor LeMay recognized Sebastia, Boy Scout Troop 1989, attending the meeting to fulfill requirements for his Community Service Merit Badge.

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

Mayor LeMay read an acknowledgment for the passing of Robert Pauken, Building Inspector, who passed away over the Memorial Holiday weekend.

Mayor LeMay presented the "Make Your Mark" challenge coin to Reva Douglas for recognizing that a student was in danger, notified appropriate Garland Independent School District staff and the Garland police; who later apprehended the man who was wanted in a neighboring city for sexual assault.

## **CONSENT AGENDA**

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The motion was made by Council Member Moore to approve the Consent Agenda, excluding Item 7, which was pulled for individual consideration, seconded by Council Member Bass. Motion carried:

**Vote:** 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the May 16, 2023, Regular Meeting.

2. **Consider approval of the following bids:**

a. **APPROVED** Approval of a Blanket Purchase Order for Ambulance Cots, Cot Loaders, and Patient Stair Chairs **Bid No. 0604-23**

**Stryker Sales Corp. \$ 290,581.08**

This request is to provide ambulance equipment including ambulance cot loaders, powered cots, stair chairs, Lucas Devices, batteries, parts, and related accessories.

**b. APPROVED Audubon Park Water and Wastewater Replacements Bid No. 0020-23**

<b>A &amp; M Construction and Utilities, Inc.</b>	<b>\$ 1,305,904.00</b>
<b>Optional Contingency</b>	<b>\$ 130,591.00</b>
<b>Total:</b>	<b>\$ 1,436,495.00</b>

This request is for the construction of the Audubon Park Water and Wastewater Replacements project. The scope consists of the construction of 3,000 linear feet of water lines, 1,400 linear feet of wastewater lines, and 200 square yards of sidewalks to replace the existing water and wastewater mains in Audubon Park and the water main in Country View Lane. An optional contingency is included for any additional work that may be required.

**c. APPROVED Ballinger, Bonita, Cortez, Lamesa and Belita Paving, Drainage, Water and Wastewater Improvements Bid No. 0550-23**

<b>SYB Construction Company</b>	<b>\$ 5,780,232.75</b>
<b>Optional Contingency</b>	<b>\$ 578,023.00</b>
<b>Total:</b>	<b>\$ 6,358,255.75</b>

This request is to provide paving, drainage, water, and wastewater infrastructure improvements for Ballinger, Bonita, Cortez, Lamesa, and Belita Drives. The project consists of the construction of 7,400 linear feet of wastewater lines, 1,650 linear feet of water lines, 6,150 square yards of street paving, 1,600 square yards of sidewalk, and 1,550 linear feet of stormwater lines. An optional contingency is included for any additional work that may be required.

**d. APPROVED GP&L Plant Staffing Services Bid No. 0497-23**

<b>NAES Corporation</b>	<b>\$ 820,000.00</b>
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This request is to obtain experienced Power Plant Shift Supervisors and Control Room Operators for the Spencer and Olinger Power Plants. The outside labor resources will assist with facility safety, unit reliability, and staff augmentation. This approval is for a term agreement with two (2) optional renewals.

**e. APPROVED GP&L Spencer Plant NOx and CO2 Analyzer Rental Bid No. 0669-22**

<b>Clean Air Instrument Rental</b>	<b>\$ 80,000.00</b>
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This request is to approve a change order to extend the rental period for NOx and CO2 analyzers at the Spencer Plant. The rental period was extended due to delivery delays of replacement analyzers associated with the approved Spencer CEMS Analyzer replacement CIP project.



- f. APPROVED Duck Creek Wastewater Treatment Plant Raw Water Lift Pumps Bid No. 0751-23**

**Xylem Water Solutions \$ 336,000.00**

This request is to purchase two (2) new raw water lift pumps for Duck Creek Wastewater Treatment Plant. The pumps will be used for pumping raw water through the treatment system. The existing raw water lift pumps have incurred various mechanical and electrical failures over the past 5 years, and the repair cost is more than 50% of the replacement cost. System reliability must be improved to sustain proper treatment in plant operations.

- g. APPROVED Sixth Street, Avenues F and E Improvements Bid No. 0833-23**

**Grantham & Associates, Inc. \$ 395,955.00**

This request is to obtain engineering services for the design and limited construction administration for the Sixth Street, Avenues F, and E Improvements. The scope consists of constructing three 27-foot-wide concrete pavement roads at Sixth Street from Avenue D to Avenue F, Avenue E from Sixth Street to Fifth Street, and Avenue F from Glenbrook Drive to Fifth Street. The project also includes drainage system improvements on Sixth Street from Avenue F to Avenue D, the replacement of 700 feet of water lines along Avenue F, and 500 feet of wastewater lines in the alleys between Avenue E / Avenue F and Avenue D / Avenue E.

- h. APPROVED Workday Financial System Implementation Services Bid No. 1129-22**

**Accenture, LLP \$ 4,374,593.00**

This request is to provide professional implementation services for the second phase of the Workday Human Resources, Payroll, and Financial Management Systems. The Workday Human Capital Management/Payroll Deployment phase was approved by City Council on September 21, 2021. This request is for the implementation of phase two for Finance, Procurement, and Warehouse. Workday, Inc. and its associated systems are best implemented by a partner with extensive experience, especially with municipal governments in the State of Texas. Doing so offers guidance in optimizing business processes, creates efficiency, eliminates manual or redundant processes, and leads to the optimal outcome.

- i. APPROVED 2022 Unpaved Alley Improvements Bid No. 0387-23**

**KIK Underground, LLC. \$ 2,035,163.80**

This request is for the 2022 Unpaved Alley Improvement Project. This project consists of paving seven (7) unpaved alleys located in Council District 5 and includes approximately 8,000 S.Y. of alley concrete paving, 3,000 LF of 8" wastewater line, 850 LF of Storm Sewer line improvements and including all incidentals.

**j. APPROVED Motorola Subscriber Replacement Bid No. 0810-23**

**Motorola Solutions, Inc. \$ 1,999,779.65**

This request is for the purchase of replacement Motorola subscriber radios for Public Safety and Public Works. The current subscriber radios are at the end of their support lifecycle with the vendor. The new subscriber radios will be compatible with the existing radio system infrastructure that provides Public Safety and Public Works communications and will be supported by the vendor.

**k. APPROVED TMPA Dansby to Steep Hollow Transmission Line Structures Bid No. 618-23**

<b>KBS Electrical Distributors, Inc.</b>	<b>\$ 2,134,642.05</b>
<b>Texas Electric Cooperative, Inc.</b>	<b>\$ 1,527,690.00</b>
<b>Optional Contingency</b>	<b>\$ \$366,233.21</b>
<b>Total:</b>	<b>\$ 4,028,565.26</b>

The purpose of this bid award is for the purchase of 25 steel and 129 concrete transmission line structures needed for the TMPA Dansby to Steep Hollow Transmission Line rebuild. This is part of the approved TMPA Dansby to Steep Hollow Transmission Line Rebuild CIP project and will be reimbursed to GP&L at 100%. An optional contingency has been included for any unforeseen items needed.

**l. APPROVED GP&L Emergency Restoration Contractor Management Services Bid No. 582-23**

<b>kV Power, LP</b>	<b>\$ 500,000.00</b>
<b>Power Line Services, Inc</b>	<b>\$ 500,000.00</b>
<b>Total:</b>	<b>\$ 1,000,000.00</b>

The purpose of this bid is for the creation of an Emergency Restoration Contractor Management services contract. This contract will be used to obtain electrical contractors to perform utility restoration work for GP&L overhead and underground distribution systems during an emergency restoration event. Services will also include contract labor management and logistics. This will be an initial services contract with four optional renewals.

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

a. **APPROVED Z 22-48, Modern TH, LLC. (District 2)**

**Ordinance No. 7433** amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 02-38 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for a Single-family Attached (SFA) development on a 5.877-acre tract of land located at 1951 and 1975 State Highway 66; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. **APPROVED Z 22-59, McGinnes Development (District 5)**

**Ordinance No. 7434** amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Multi-Family-1 (MF-1) District, Neighborhood Office (NO) District and Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) a Detail Plan for Single-Family Attached development on a 9.713-acre tract of land located at 417 East Centerville Road, 402, 502 and 698 East Kingsley Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. **APPROVED Z 23-01, Pape-Dawson Engineers, Inc. (District 1)**

**Ordinance No. 7435** amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through use on a 1.05-acre tract of land zoned Community Retail (CR) District and located at 6002 North Garland Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability clause; and providing an effective date.

4. **APPROVED Pedestrian Routes to Jupiter/Forest DART Station**

**Resolution No. 10581** authorizing the City Manager to execute an Advance Funding Agreement with TxDOT.

**5. APPROVED Drainage Participation Ordinance**

**Ordinance No. 7436** amending the City modified Article VI Drainage Improvement Districts and Drainage Participation Projects Ordinance in 2019. After operating under the modified Ordinance for the past few years, the City's maintenance obligation in Section 31.98 Maintenance of completed projects should align with the maintenance bond period required by the City on all construction projects.

**6. APPROVED Interlocal Agreement between the cities of Garland, Mesquite and Forney**

The City of Forney seeks to join the GMRS Regional Radio System as an infrastructure participant. The GMRS Governance Board approved the request on June 30, 2022. The cities of Garland and Mesquite are the system owners of the core components. The City of Garland Information Technology Department is requesting City Council approval of this resolution to allow the City Manager to execute an Interlocal Agreement between the Cities of Garland, Mesquite and Forney for the use of the radio system.

**7. APPROVED Parking Restrictions on Colonel Drive**

Consider an ordinance amending Chapter 33, "Transportation" of the Code of Ordinances of the city of Garland, Texas; providing a penalty clause, a savings clause, and a severability clause; and providing an effective date.

This item was pulled from the Consent Agenda for Individual Consideration. The staff report was presented by Paul Luedtke, Director of Transportation.

The motion was made by Council Member Williams to approve the ordinance, seconded by Council Member Lucht. Motion carried:

**Vote:** 9 ayes, 0 nays, adopting **Ordinance No. 7437**

**8. APPROVED Revise the City of Garland Ordinance Regulating Ice Cream Truck Operations and Sales**

**Ordinance No. 7438** repealing Section 228.231 of Section 22.26, "Amendments Made to the Texas Food Establishment Rules," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas; providing a savings clause; providing a severability clause; and setting an effective date.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Speaker Regulations:**

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9.

**Hold public hearings on:**

**a. PUBLIC HEARING HELD: 2023-2024 CDBG, HOME and ESG Federal Grant Allocation Public Hearing**

A public hearing is required as part of the allocation process to solicit comments from any interested parties relating to the 2023-2024 CDBG, HOME, and ESG grants. During the June 5, 2023, Work Session, Council was provided background information regarding the anticipated 2023-2024 Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME), and the Emergency Solution Grant (ESG) entitlement funding, along with summaries of submitted applications.

The following speakers provided oral testimony: Haphen Muchapondwa, Tanya Downing and Mark King, Hope Clinic, Dave Swavey, Alex Espinoza, Christopher Espinoza, Celia Ornelas, Victor Castillo, Garland Boxing Gym, Brian Gaddis, Garland Parks and Recreation, Susan Hennum, Counseling Institute of Texas, Kayla Mainja and Latisha McMurray, Helen's Project, Charles Leavitt, Metro Relief, Suzanna Sulfstede, The Senior Source, Allicia Frye, Jonathan's Place, Dr. Christy Gunter, Hopes Door New Beginning Center, Rhonda McTyre, Garland Stars Camp and Sharon Shepard.

Mona Woodard, Neighborhood Services Administrator, presented comments. The public hearing was closed at 8:18 p.m.

**b. APPROVED Consider a Specific Use Provision amendment request by Ron Hobbs Architecture & Interior Design for an expansion of an existing Food Processing and Storage Use. The site is located at 2960 Market Street in District 5.**

Consideration of the application of Ron Hobbs Architecture & Interior Design, requesting approval of a Specific Use Provision amendment for an expansion of an existing Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 2960 Market Street. (File Z 23-09, District 5)

The staff report was presented by William Guerin, Director of Planning.

There was discussion by the Council.

The motion was made by Council Member Lucht to approve the Specific Use Provision (Item 11b) and the Plan (Item 11c), seconded by Council Member Hedrick. Motion carried:

**Vote:** 9 ayes, 0 nays

**c. APPROVED Consider a Plan request by Ron Hobbs Architecture & Interior Design for an expansion of an existing Food Processing and Storage Use. The site is located at 2960 Market Street in District 5.**

Consideration of the application of Ron Hobbs Architecture & Interior Design, requesting approval of a Plan for an expansion of an existing Food Processing and Storage Use on a property zoned Industrial (IN) District. This

property is located at 2960 Market Street. (File Z 23-09, District 5)

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

**11. Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:25 p.m.

**Submitted By:**

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**Scott LeMay, Mayor**

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**Eloyce René Dowl, City Secretary**



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session Agenda**

2. a.

**Meeting Date:** 06/20/2023

**Item Title:** Holford Recreation and Neighborhood Aquatic Center - Construction Services

**Submitted By:** Laura Dunn, Capital Project  
Management Director

**Bid Number:** 0423-21

**Purchase Justification:**

This request is to obtain construction services for Holford Recreation and Neighborhood Aquatic Center. The original recreation center was built in 1968 and was demolished earlier this year to make way for this project. This replacement facility will be 37,300 square feet and include a gymnasium, fitness room, multipurpose rooms, kitchen, playground, and sports courts for basketball and pickleball. The aquatic center will include a lazy river, water slides, a leisure pool with spray features, an aquatic play structure, a children's pool, and shade structures. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

**Evaluation:**

A Request for Proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria. Hill & Wilkinson General Contractors received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price (GMP) of \$34,821,748.

**Award Recommendation:**

<i><b>Vendor</b></i>	<i><b>Item</b></i>	<i><b>Amount</b></i>
Hill & Wilkinson General Contractors	All	\$34,821,748.00
	<b>TOTAL:</b>	<b>\$34,821,748.00</b>

**Basis for Award:**

Best Value

**Purchase Requisition #:**

49444

**Fiscal Impact**

**Total Project/Account:** \$28,672,000

**Expended/Encumbered to Date:** \$3,067,554

**Balance:** \$25,604,446

**This Item:** \$34,821,748

**Proposed Balance:** \$(9,217,302)\*

**Account #:** 654-1429-1836519-9002, 691-1429-1836500-9002, & 654-1429-1848319-9002

**Fund/Dept/Project â€" Description and Comments:**

**Parks CIP:**

Parks CIP / Holford Recreation Center & Neighborhood Aquatic Center	\$34,351,748
Parks CIP / Park System Parking and Park Roads	470,000
<b>Total</b>	<b>\$34,821,748</b>

\* The Holford Recreation Center & Neighborhood Aquatic Center project will continue into 2024; 2019 GO Bond and

Certificates of Obligation funding will be included in the 2024 Capital Improvement Program for the continuation of the project, as projected in the 2023 CIP.

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### Attachments

#### Bid Recap

---

Fiscal Reference:

Budget Type:

CIP

Fiscal Year:

2023

Document Location:

Page 68

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Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/07/2023

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/06/2023







**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session Agenda**

2. b.

**Meeting Date:** 06/20/2023

**Item Title:** Generator Docking Stations

**Submitted By:** Laura Dunn, Capital Project  
Management Director

**Bid Number:** 0868-23

**Purchase Justification:**

This request is for the construction of generator docking stations at Gale Fields and Audubon Recreation Centers. The docking stations will provide the ability for a backup generator to be quickly connected and brought into service during an emergency, so the recreation center(s) can serve as temporary shelters. The equipment purchase of the backup generators was presented to City Council separately.

**Evaluation:**

Custard Construction Services was selected to perform this work through the TIPS Cooperative Purchasing Contract 211001. As competitive bids were not received, a Bid Recap is not included.

**Award Recommendation:**

<i><b>Vendor</b></i>	<i><b>Item</b></i>	<i><b>Amount</b></i>
Custard Construction Services	All	\$323,340.88
	<b>TOTAL:</b>	----- \$323,340.88

**Basis for Award:**

Cooperative Purchase

**Purchase Requisition #:**

49439

**Fiscal Impact**

**Total Project/Account:** 720,000

**Expended/Encumbered to Date:** \$313,333

**Balance:** \$406,667

**This Item:** \$323,341

**Proposed Balance:** \$83,326

**Account #:** 100-7777-9002

**Fund/Dept/Project â€" Description and Comments:**

General Fund / Non-Departmental / Generator Docking Stations

**Fiscal Reference:**

**Budget Type:** Operating Budget

**Fiscal Year:**

**Document Location:** Page 44

**Budget Director Approval:** Allyson Bell Steadman

**Approval Date:** 06/07/2023

**Purchasing Director Approval:** Gary L. Holcomb

**Approval Date:** 06/02/2023



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session Agenda**

2. c.

**Meeting Date:** 06/20/2023

**Item Title:** GP&L Lookout NTT Expansion Project â€ Steel Structures

**Submitted By:** Steve Martin, GP&L Transmission  
Director

**Bid Number:** 0570-23

**Purchase Justification:**

This request is for the purchase of 126 steel support structures and associated materials needed for the connection of NTT transformers to the GP&L Lookout Substation bus. This is part of the approved Lookout to NTT Connect CIP project. An optional contingency is included for any additional materials that may be required.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Ten (10) bids were received and evaluated. Skipper Limited quoted an unapproved manufacturer for the steel structures. As attempts to obtain acceptable references were unsuccessful, Techline, Inc. is recommended as the Lowest Responsible Bid.

**Award Recommendation:**

<i><b>Vendor</b></i>	<i><b>Item</b></i>	<i><b>Amount</b></i>
Techline, Inc.	All	\$377,763.00
Optional Contingency		37,776.30
	<b>TOTAL:</b>	<b>\$415,539.30</b>

**Basis for Award:**

Lowest Responsible Bid

**Purchase Requisition #:**

48941

**Fiscal Impact**

**Total Project/Account:** \$2,750,000  
**Expended/Encumbered to Date:** \$1,705,144  
**Balance:** \$1,044,856  
**This Item:** \$415,539  
**Proposed Balance:** \$629,317  
**Account #:** 210-3799-3180201-6051  
**Fund/Dept/Project â€ Description and Comments:**  
Electric CIP / Substations Upgrades Program

**Attachments**

Bid Recap 1 of 2

Bid Recap 2 of 2

**Fiscal Reference:**

**Budget Type:** CIP

**Fiscal Year:** 2023

**Document Location:** Page 276

**Budget Director Approval:** Allyson Bell Steadman

**Approval Date:** 06/07/2023

**Purchasing Director Approval:** Gary L. Holcomb

**Approval Date:** 06/06/2023

[illegible]

CITY OF GARLAND - BID RECAP SHEET OPENED: 04/04/2023 REQ. NO 48941 BID NO. 0570-23 PAGE: 2 of 2 BUYER: Sheldon Slover				DIS-TRAN Steel, LL.		SAE Towers Ltd.		MVA Power Inc.		Moreno Supply Inc.		Skipper Limited	
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LT	Steel Structures		\$480,562.00		\$507,279.00		\$564,451.05		\$568,861.00		\$354,266.00
													Non-Responsive
			TOTAL GROSS PRICE		\$480,562.00		\$507,279.00		\$564,451.05		\$568,861.00		
			CASH DISCOUNT										
			TOTAL NET PRICE		\$480,562.00		\$507,279.00		\$564,451.05		\$568,861.00		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										
NEXT LOW: \$379,854.25 LOW: \$377,763.00 SAVINGS: \$2,091.25				303 # IonWave Notifications 30 # IonWave HUBS 20 # Direct Contact HUBS 1 # HUBS Responded				All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.					



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session Agenda**

2. d.

**Meeting Date:** 06/20/2023

**Item Title:** GP&L Oakland to Shiloh/McCree Transmission Line Engineering Services

**Submitted By:** Steve Martin, GP&L Transmission  
Director

**Bid Number:** 0874-23

**Purchase Justification:**

This request is to obtain engineering and project management services to support the rerouting of the Shiloh to McCree 138kV Transmission line through the Oakland Substation to the Shiloh and McCree Substations. Services will include transmission line analysis and pole design, railroad permitting and coordination, survey and subsurface utility engineering, and assistance with bid and construction management services. This is part of the approved Oakland to Shiloh 138kV Transmission Line Rebuild CIP project.76.

**Evaluation:**

GAI Consultants, Inc. was selected as Most Qualified firm for this project from RFQ 0753-19. In addition, GAI Consultants, Inc. is engineering changes at the GP&L Oakland Substation which will provide synergy with this line reroute project. As competitive bids were not received, a Bid Recap is not included.

**Award Recommendation:**

<i><b>Vendor</b></i>	<i><b>Item</b></i>	<i><b>Amount</b></i>
GAI Consultants, Inc.	All	\$337,000.00
	<b>TOTAL:</b>	----- \$337,000.00

**Basis for Award:**

Most Qualified

**Purchase Requisition #:**

49396

**Fiscal Impact**

**Total Project/Account:** \$1,000,000  
**Expended/Encumbered to Date:** \$2,901  
**Balance:** \$997,099  
**This Item:** \$337,000  
**Proposed Balance:** \$660,099  
**Account #:** 210-3599-3137501-7111  
**Fund/Dept/Project â€" Description and Comments:**  
Electric CIP / Transmission Lines Program

**Fiscal Reference:**

**Budget Type:** CIP  
**Fiscal Year:** 2023  
**Document Location:** Page 270

**Budget Director Approval:** Allyson Bell Steadman

**Approval Date:** 06/07/2023

**Purchasing Director Approval:** Gary L. Holcomb

**Approval Date:** 06/06/2023



**GARLAND**  
**PURCHASING REPORT**

**City Council Regular Session Agenda**

2. e.

**Meeting Date:** 06/20/2023

**Item Title:** Casualty Insurance Coverage

**Submitted By:** Julie Whiteman, Risk Management  
Director

**Bid Number:** 0809-21

**Purchase Justification:**

The City of Garland encompasses approximately 57 square miles and, in addition to common municipal operations, includes operations of three (3) power generating plants and one (1) hydro generating plant, as well as two (2) wastewater treatment plants. Garland has its own golf course, convention center, and more than 2,000 employees including firefighters and police officers. Accordingly, the City is seeking an insurance broker to place casualty insurance coverage for its employees and operations. This approval is for a Term Agreement with three (3) optional renewals.

**Evaluation:**

A Request for Proposals was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Willis Tower Watson was awarded the original BL 8798 for \$913,717 at the June 21, 2021, City Council Meeting. Willis Tower Watson's contract was recently terminated, therefore Brown & Brown, Inc. is recommended as offering the Best Value for the City. They have submitted a maximum commission of 10% on the placement of casualty insurance coverage for these services.

**Award Recommendation:**

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Brown & Brown, Inc.	All	\$1,005,090.00
	<b>TOTAL:</b>	<b>\$1,005,090.00</b>

**Basis for Award:**

Best Value

**Purchase Requisition #:**

TBD

**Fiscal Impact**

**Total Project/Account:** N/A

**Expended/Encumbered to Date:** N/A

**Balance:** N/A

**This Item:** \$1,005,090

**Proposed Balance:** N/A

**Account #:** 405-1192-7403

**Fund/Dept/Project "Description and Comments:**

Term agreement sets price but does not commit funds. Expenses will be charged to the appropriate Self Insurance account(s) as incurred. This renewal will be for the 2023-24 Fiscal Year.

**Attachments**

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year:

Document Location:

Page 290

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/15/2023

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/15/2023



[illegible]



**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**3. a.**

**Meeting Date:** 06/20/2023

**Item Title:** Z 23-09 Ron Hobbs Architecture & Interior Design (District 5)

**Submitted By:** Will Guerin, Planning Director

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**Summary of Request/Problem**

Zoning Ordinance Z 23-09 Ron Hobbs Architecture & Interior Design

**Recommendation/Action Requested and Justification**

Consider adoption of the attached ordinance.

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**Attachments**

Z 23-09 Ordinance

Z 23-09 Exhibit A

Z 23-09 Exhibit B

Z 23-09 Exhibits C-E

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT TO A SPECIFIC USE PROVISION FOR A FOOD PROCESSING AND STORAGE USE ON A 2.1866-ACRE TRACT OF LAND LOCATED AT 2960 MARKET STREET AND ZONED INDUSTRIAL (IN) 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 8th day of May, 2023, the Plan Commission did consider and make recommendations on a certain request for an amendment to a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District, by **Ron Hobbs Architecture & Interior Design**, 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 an amendment to a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District 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 23-09

**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 23-09**

BEING a 2.1866 acre tract situated in the Henry Reid Survey, Abstract No 1197, and being all of Lot 1, Block 1, of Precision/Penske Addition, and Addition to the City of Garland, according to the plat thereof recorded in volume 98056, Page 001, Map Records, Dallas County, Texas, and also being part of that tract of land conveyed to Precision Solar controls, Inc. by deed recorded in volume 95178, Page 2140, and all of that tract of land in Deed recorded in Volume 98096, Page 8415, both of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the East line of Market Street (50' R.O.W.) said corner also being the southwest corner of said Lot 1, Block 1, Precision/Penske Addition and the northwest corner of Lot 1, Block 1, Northeast Business Park No. 7;

THENCE N 00d08'51" E, along said East line, a distance of 266.95 feet to a ½" iron rod found for the corner at the southwest corner of Lot 2, Block 1 of said Precision/Penske Addition;

THENCE S 89d51'12" E departing said East line and along the common lot line between said Lot 1 and Lot 2 of said Precision/Penske Addition, a distance of 357.00 feet to a 5/8" iron rod set for corner in the west line of the Missouri Kansas and Texas Railroad (55' R.O.W.);

THENCE S 00d08'51" W along said west line, a distance of 266.66' to a ½" iron rod found for corner at the northeast corner of said Lot 1, Northeast Business Park No. 7;

THENCE N 89d54'00" W along the north line of said Northeast Business Park No. 7, a distance of 357 feet to the POINT OF BEGINNING and containing 95,249 square feet or 2.1866 acres of land, more or less.

## **SPECIFIC USE PROVISION CONDITIONS**

### **ZONING FILE Z 23-09**

#### **2960 Market Street**

- I. Statement of Purpose:** The purpose of this Specific Use Provision amendment is to allow the expansion of a Food Processing and Storage Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

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

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

#### **VI. Specific Regulations:**

- A. SUP Time Period: The Specific Use Provision for a Food Processing and Storage Facility shall be in effect for a period of twenty-five (25) years.

- B. Maintenance requirements:

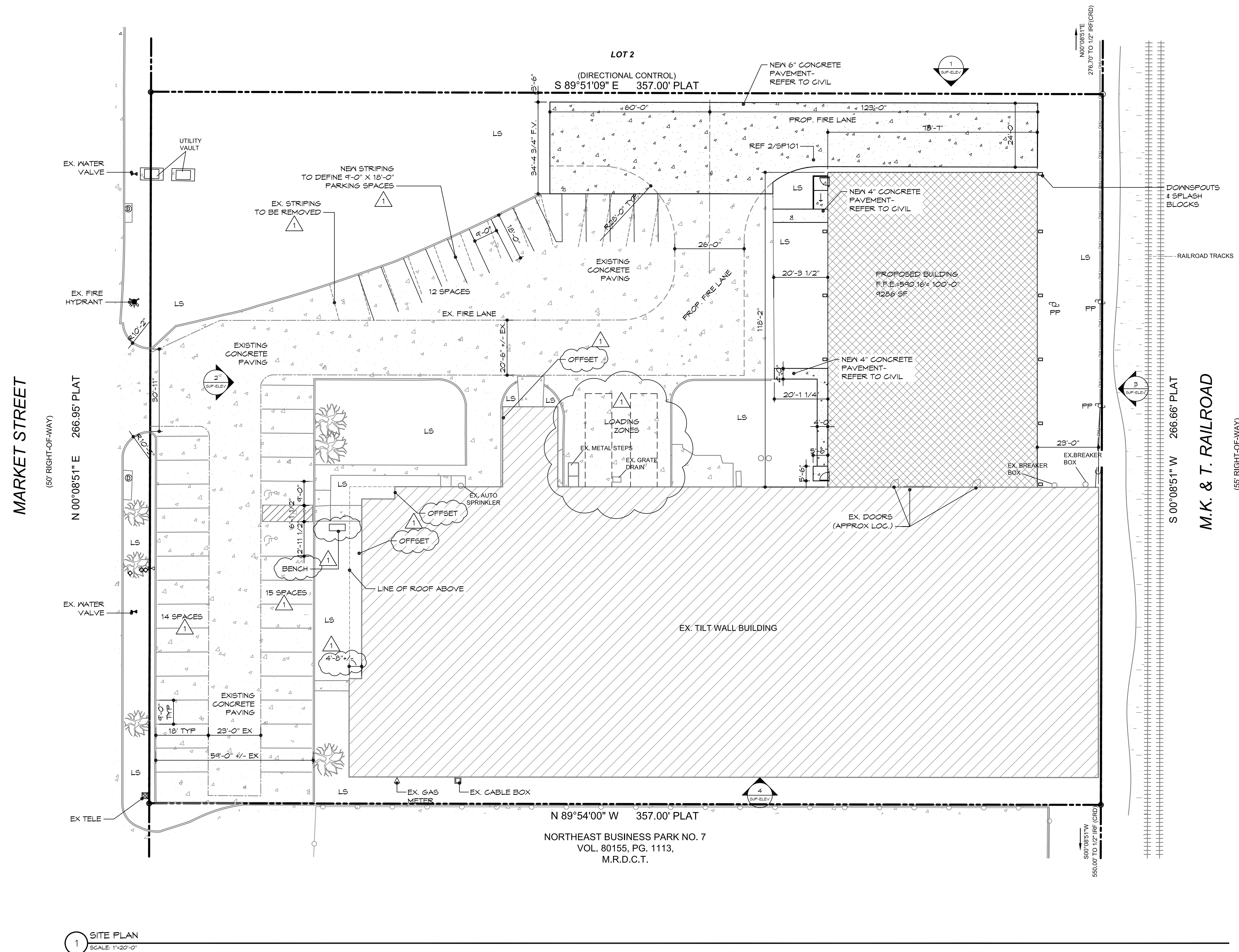
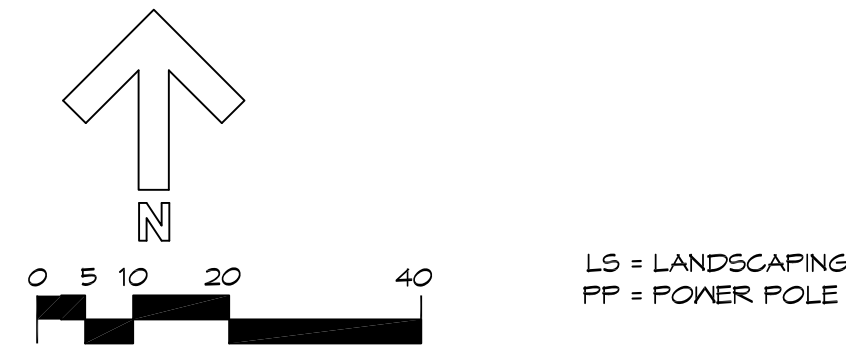
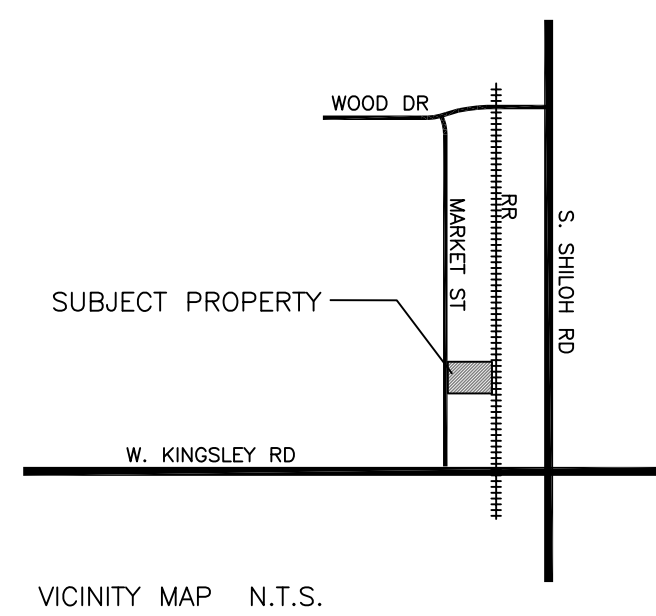
(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding,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

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents



and the certificate of occupancy. See Section 4 of the granting ordinance.

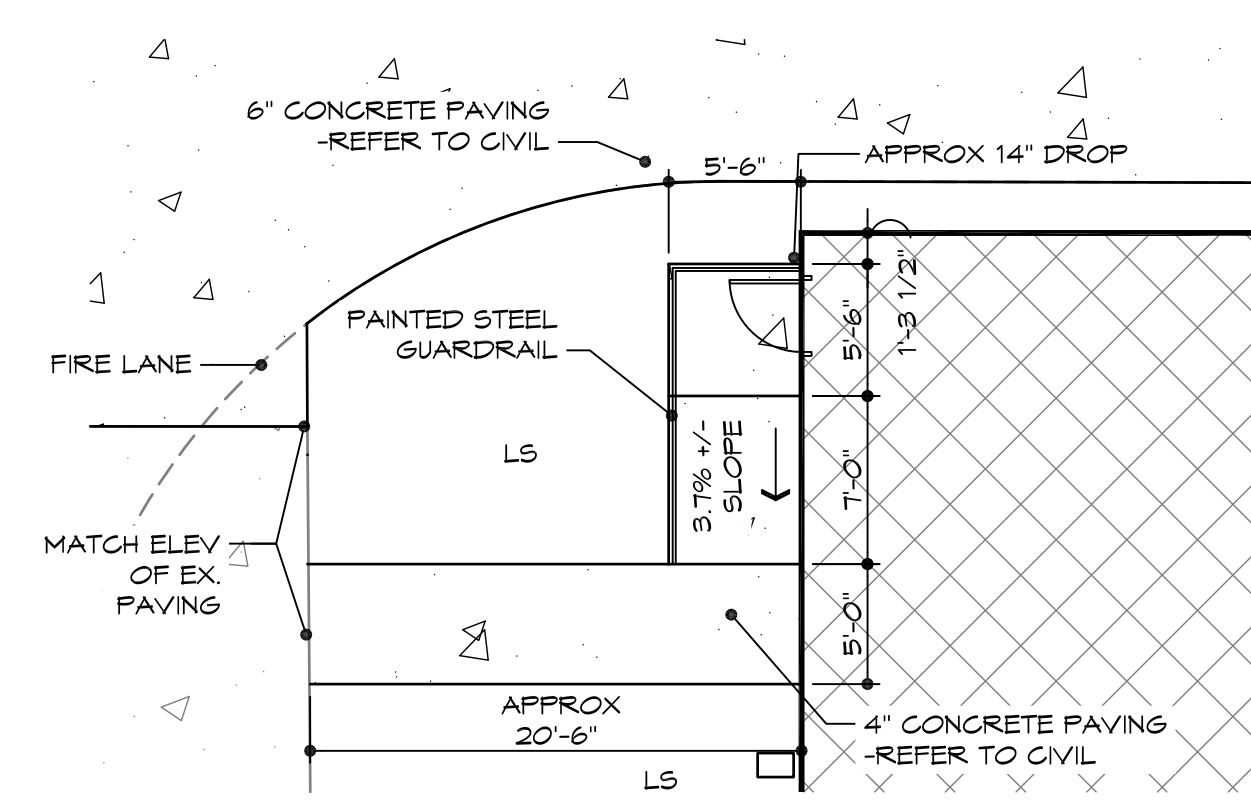
(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the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



EXISTING ZONING: IN  
NO CHANGE PROPOSED  
OWNER: BALLY PLUS INTERNATIONAL

SITE INFORMATION	
SITE AREA (SF)	95,248
FLOOR AREA RATIO	2.1 MAX (190,496 SF ALLOWED)
EXISTING BUILDING (SF)	31,140
PROPOSED ADDITION (SF)	9,286
TOTAL BUILDING COVERAGE	40,426
% LOT COVERAGE	42
BUILDING HEIGHT	EXISTING 24'-0" PROPOSED ADDITION 22'-9"
PARKING RATIO	FOOD PROCESSING 4 STORAGE 100% SFA
REQUIRED PARKING	40 SPACES
EXISTING PARKING	41 SPACES

HORIZONTAL ARTICULATION  
OVERALL BUILDING WIDTH IS GREATER THAN 80 FT.  
REQUIRED: ONE ARTICULATION THAT IS AT LEAST 30% OF WIDTH  
AND AT LEAST 4 FT DEEP.  
PROVIDED: OVERALL STREET FACING WIDTH= 221 FT  
ADDITION IS 118 FT WIDE AND SET BACK MORE THAN 4 FT.  
TWO ADDITIONAL EXISTING SET BACKS- AT ENTRY AND  
ADDED NORTH SIDE ELEMENT IN FRONT OF LOADING ZONES  
ARE MORE THAN 30 FT WIDE AND ARE SET BACK MORE THAN  
4 FT FROM THE WESTERNMOST FACE OF THE BUILDING.



ISSUE DATE:  
Feb. 27, 2023

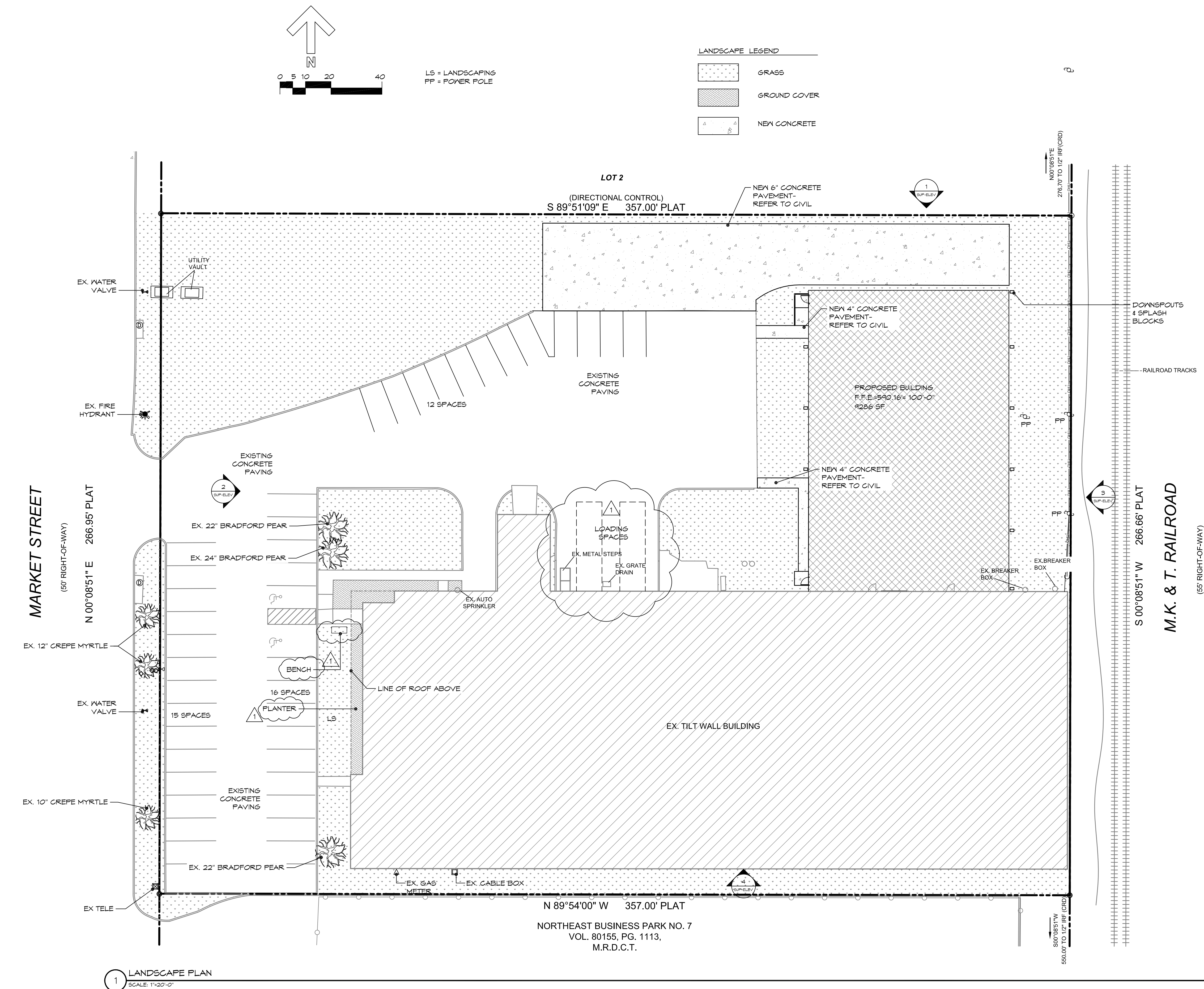
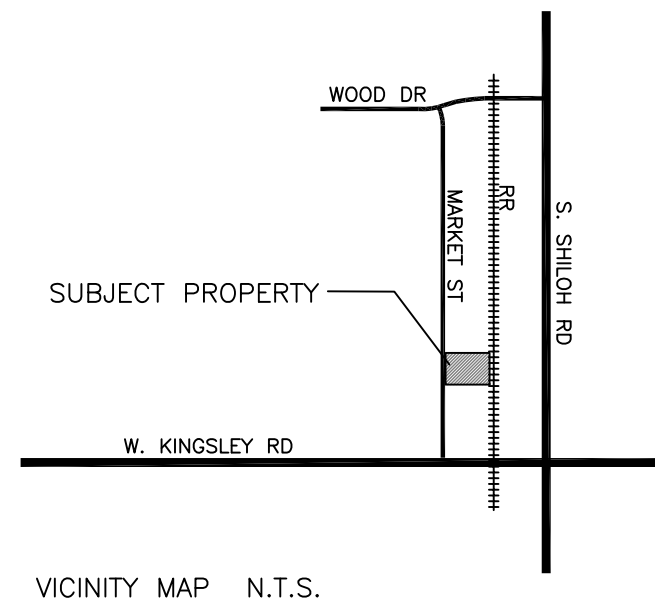
REVISIONS:  
TECH. REVIEW  
COMMENT REVISED  
4-12-23

MARKET MISSION WAREHOUSE ADDITION  
2960 MARKET ST, GARLAND TEXAS 75042  
RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP  
614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040  
PHONE: 972-494-0174

JOB NUMBER  
2221

SHEET NUMBER  
SITE PLAN- SUP  
SP-SUP





EXISTING BUILDING: 31,140 SF  
ADDITION: 9,226 SF  
TOTAL: 40,426 SF

PARKING - WAREHOUSE: 155 SF  
REQUIRED PARKING: 41 SPACES  
EXISTING PARKING: 43 SPACES

EXISTING ZONING: N  
NO CHANGE PROPOSED

ALL LANDSCAPING SHOWN IS EXISTING. NO NEW LANDSCAPING IS PROPOSED. DISTURBED AREAS OUTSIDE OF PAVING OR BUILDING FOOTPRINT WILL BE RE-SODDED WITH GRASS TO MATCH EXISTING.

OWNER: BALLY PLUS INTERNATIONAL

1 LANDSCAPE PLAN  
SCALE: 1"=20'-0"

CASE # 220426-2

ISSUE DATE:	Feb. 27, 2023
REVISIONS:	
TECH REVIEW	
COMMENT REVIS	
4-12-23	

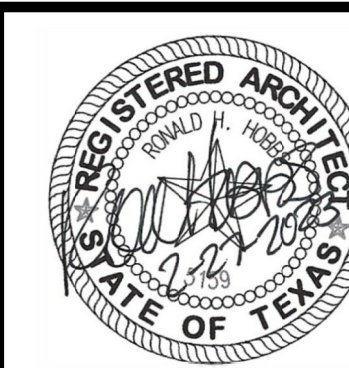
MARKET MISSION WAREHOUSE ADDITION

2960 MARKET ST, GARLAND TEXAS 75042

RON HOBBS ARCHITECTURE & INTERIOR DESIGN, LLP

614 WEST MAIN STREET, SUITE 200 GARLAND, TEXAS 75040

PHONE: 972-494-0174



JOB NUMBER	2221
SHEET NUMBER	LANDSCAPE PLAN
LS-SUP	







**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**4.**

**Meeting Date:** 06/20/2023

**Item Title:** TxDOT Operation Slowdown Grant 2023

**Submitted By:** Jeffrey Bryan, Chief of Police

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**Summary of Request/Problem**

Council is requested to adopt a resolution authorizing the Garland Police Department to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Operation Slowdown grant, consisting of conducting directive speed enforcement in the amount of \$6,257.26. The required enforcement period will be from July 11 to August 2, 2023. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle speeding.

This item was considered by Council at the June 19, 2023, Work Session.

**Recommendation/Action Requested and Justification**

Approve a resolution authorizing the Garland Police Department to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Operation Slowdown grant for July 11, to August 2, 2023, for the amount of \$6,257.26.

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**Attachments**

Ops Slowdown Resolution 2023

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION SELECTIVE TRAFFIC ENFORCEMENT PROGRAM OPERATION SLOWDOWN GRANT IN THE AMOUNT OF \$6,257.26; AND PROVIDING AN EFFECTIVE DATE.

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

**Section 1**

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to accept a Texas Department of Transportation Selective Traffic Enforcement Program Operation Slowdown Grant in the amount of \$6,257.26, for the purpose of speed enforcement during the period from July 11, 2023 through August 2, 2023.

**Section 2**

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

**PASSED AND APPROVED** this the 20th day of June, 2023.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**5.**

**Meeting Date:** 06/20/2023

**Item Title:** Authorization for City Manager to Execute a contract not to exceed \$400,000 for Construction of the Visitor Center project and approve an ordinance amending the 2023 CIP for the project

**Submitted By:** Allyson Bell Steadman, Budget Director

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**Summary of Request/Problem**

1. At the June 19, 2023, Work Session, the City Council reviewed a policy report outlining the request to construct a new, relocated Visitor Center adjacent to the Downtown Square for increased visibility and access to visitors and recommending the amendment of the 2023 Capital Improvement Program (CIP). If approved, the project will be funded by a transfer of \$400,000 from the Hotel/Motel Tax Fund to the CIP in the FY 2022-23 Revised Operating Budget.
2. Requesting authorization from the City Council for the City Manager to execute a Job Order Contract (JOC) for construction not to exceed \$400,000 in order to expedite project completion to early Fall 2023.

**Recommendation/Action Requested and Justification**

1. Approve the Ordinance amending the 2023 CIP.
2. City Council authorize the City Manager to execute a Job Order Contract (JOC) for construction not to exceed \$400,000 for the Visitor Center project.

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**Attachments**

Ordinance Amending 2023 CIP

Policy Report - 2023 Capital Improvement Program Budget Amendment No. 1

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2023 CAPITAL IMPROVEMENT PROGRAM ("2023 CIP AMENDMENT NO. 1"); PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE MUNICIPAL FACILITIES AND MISCELLANEOUS TAX SUPPORTED PROGRAM; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2023 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary in the public interest; and

WHEREAS, the City Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Municipal Facilities and Miscellaneous Tax Supported Program;

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

**Section 1**

The City Council hereby authorizes and approves an amendment to the 2023 Capital Improvement Program in the amount of \$400,000 for the relocation of the Visitor Center.

**Section 2**

The City Council hereby amends Ordinance No. 7398 *in part* and by addition to read as follows:

"Section 1 (G), adjusting appropriations of \$400,000 for for the relocation of the Visitor Center."

**Section 3**

That Ordinance No. 7398 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 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 5**

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

**PASSED AND APPROVED** this the 20<sup>th</sup> day of June, 2023.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



## **GARLAND POLICY REPORT**

### **City Council Work Session Agenda**

### **Work Session Item 3. a.**

**Meeting Date:** June 19, 2023

**Item Title:** 2023 Capital Improvement Program Budget Amendment No. 1

**Submitted By:** Allyson Bell Steadman, Budget Director

**Strategic Focus Areas:** Sound Governance and Finances

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### **ISSUE**

Amend the 2023 Capital Improvement Program (CIP) to appropriate \$400,000 to construct a new downtown Visitor Center, and request City Council authorization for the City Manager to execute a Job Order Contract (JOC) for construction not to exceed \$400,000 in order to expedite project completion.

### **OPTIONS**

1. Approve CIP Budget Amendment No. 1 with authorization for the City Manager to enter into a Job Order Contract not to exceed \$400,000.
2. Approve CIP Budget Amendment No. 1 without authorization for the City Manager to enter into a Job Order Contract requiring a subsequent Purchase Award approval by City Council.
3. Do not approve CIP Budget Amendment No. 1 or authorization.

### **RECOMMENDATION**

Option (1) – Approve CIP Budget Amendment No. 1 with authorization for the City Manager to enter into a Job Order Contract not to exceed \$400,000. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 20, 2023, Regular Meeting.

### **BACKGROUND**

The downtown Visitor Center is tucked away from the square in a less visible location for visitors to access. Staff is proposing the relocation of the visitor center to the corner of the Economic Development Suite, adjacent to the Downtown Square. Making the move during the square reconstruction project would demonstrate the City's ongoing commitment to improving the visitor experience and affirming itself as an active partner in bringing more activity and revenue to downtown. The goal is to complete the construction of the relocated visitor center in early Fall 2023. Over time, staff plans to implement interactive and experiential displays to highlight products made in Garland and share informational brochures with a more tailored and organized approach that makes it easy to create complete itineraries. In addition, staff will

incorporate micro-visitor information points, such as kiosks and outdoor brochure holders, located in places where people congregate around the city. Approval of this CIP Amendment and authorization for the City Manager to execute a Job Order Contract for construction not to exceed \$400,000 would allow this relocation to be completed in early Fall 2023.

### **CONSIDERATION**

Staff seeks the Council's approval to transfer \$400,000 from the Hotel/Motel Tax Fund to the Capital Improvement Program (CIP) Fund for the relocation of the visitor center project. The transfer will be reflected in the FY 2022-23 Revised Operating Budget.

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### **Attachments**

Visitor Center Remodel Sketch

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**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**6.**

**Meeting Date:** 06/20/2023

**Item Title:** Resolution to Support Parks Application to the NCTCOG Solid Waste Implementation Grant

**Submitted By:** Nancy Tunell, Professional II

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**Summary of Request/Problem**

Requesting Council Resolution in support of Parks, Recreation & Cultural Arts application to the North Central Texas Council of Government FY 2024 to 2025 Solid Waste Implementation Grant. This application is for a Local Government Project under the category, Litter and Illegal Dumping Program, to support the Sustainable Materials Management Plan Goal, Support Materials Management Education and Training. If awarded, we intend to use these funds to purchase: Volunteer Trailer stocked with cleanup supplies, promotional items to support the new Volunteer Program, Get Connected Volunteer Management Software license and the installation of five educational murals along Duck Creek Trail. If funded, the grant will be awarded on a reimbursement basis following quarterly reports.

**Recommendation/Action Requested and Justification**

Requesting Council Resolution authorizing the application submittal as well as receipt of funding if awarded.

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**Attachments**

Parks NCTCOG Resolution

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## **RESOLUTION NO.**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS' SOLID WASTE IMPLEMENTATION GRANT PROGRAM TO ACQUIRE SUPPLIES TO BE USED FOR COMMUNITY CLEANUP EVENTS AND THE INSTALLATION OF COMMUNITY MURALS TO EDUCATE USERS AND BEAUTIFY OUR PARKS.**

**WHEREAS**, the City Council finds that, given the growth of the North Texas region, the increased amount of litter and debris found in Garland's parks, roadways and waterways, and the limited capacity of the parks staff to continually collect and monitor this litter, it is in the best interest of the City to apply for grant funding to acquire supplies that will empower our growing volunteer force to maximize their cleanup efforts, improve the efficiency of cleanup events, and educate park users on proper waste solutions; and

**WHEREAS**, the City Council has considered and approved the submittal of this application for grant funding offered through North Central Texas Council of Governments; and

**WHEREAS**, the City Council authorizes the City Manager or his designee to execute all documentation related to the application for funding through the North Central Texas Council of Governments, and further authorizes receipt of funding if the grant application is awarded;

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

### **Section 1**

The City Council approves the submission of a grant application for the City of Garland Garland Givers Volunteer Kick Starter Package to the North Central Texas Council of Governments.

### **Section 2**

The City Council hereby designates the City Manager as the City's authorized official to act in all matters relating to the foregoing grant application(s) and to apply for, accept, reject, alter or terminate the grant on behalf of the City or to execute all other necessary documentation related thereto, and is further expressly authorized to accept receipt of funding on behalf of the City if the grant application is awarded.

### **Section 3**

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

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**7.**

**Meeting Date:** 06/20/2023

**Item Title:** Amendment of Water and Wastewater Commercial Paper Program

**Submitted By:** Matt Watson, Finance Director

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**Summary of Request/Problem**

Commercial Paper (CP) is a short-term debt instrument that is issued incrementally as funds are needed to finance the Water and Wastewater Capital Improvement Program. By utilizing CP, the City is able to lower its overall debt payments due to the deferral of principal payments and by taking advantage of short-term interest rates which are typically lower than long-term rates. Furthermore, CP is only issued as funds are needed, not in advance at a given time each year as with other debt instruments. The existing Water and Sewer Utility System Commercial Paper Program has a capacity of \$90 million and is set to terminate on September 30, 2023. Liquidity facility is provided by Sumitomo Mitsui Bank and the City pays a .44% liquidity facility fee to Sumitomo. Sumitomo has agreed to extend the existing agreement to September 30, 2028.

**Recommendation/Action Requested and Justification**

Approve an ordinance authorizing a Standby Letter of Credit Extension and an Amended to the Reimbursement Agreement associated with the Water and Sewer System Commercial Paper Notes, Series 2015.

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**Attachments**

Draft Ordinance

Draft Ordinance

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ORDINANCE NO. \_\_\_\_

AN ORDINANCE APPROVING AN EXTENSION TO STANDBY LETTER OF CREDIT AND AMENDMENT OF STANDBY LETTER OF CREDIT AND REIMBURSEMENT AGREEMENT RELATING TO THE “CITY OF GARLAND, TEXAS, WATER AND SEWER SYSTEM COMMERCIAL PAPER NOTES, SERIES 2015”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the City Council of the City of Garland, Texas (the “City”), on August 18, 2015 adopted Ordinance No. 6796 (the “Note Ordinance”) authorizing the “City of Garland, Texas, Water and Sewer System Commercial Paper Notes, Series 2015”, in the aggregate principal amount of not to exceed \$90,000,000 (collectively, the “Notes”) and in connection therewith executed a Standby Letter of Credit and Reimbursement Agreement dated as of September 1, 2015 (the “Reimbursement Agreement”) by and between the City and Sumitomo Mitsui Banking Corporation, acting through its New York Branch (the “Bank”);

WHEREAS, on May 15, 2018 the City adopted Ordinance No. 6989 approving an extension of the Stated Expiration Date of the Bank’s Letter of Credit No. LG/MIS/NY-085895 (the “Letter of Credit”) to September 30, 2023 and that certain Amended and Restated Fee Letter Agreement dated as of May 15, 2018 (the “Fee Letter Agreement”), by and between the City and the Bank, related to the Reimbursement Agreement and Letter of Credit;

WHEREAS, the City and the Bank have previously entered into that certain Side Letter Agreement dated February 24, 2023 (the “Side Letter Agreement”) modifying certain terms of the Reimbursement Agreement;

WHEREAS, the City has requested the Bank to extend the Stated Expiration Date of the Letter of Credit to September 30, 2028;

WHEREAS, the Bank and the City have agreed to extend the Stated Expiration Date of the Letter of Credit to September 30, 2028, and to enter into that certain First Amendment to Standby Letter of Credit and Reimbursement Agreement, a substantial copy of which is attached hereto as **Exhibit A** (the “First Amendment to Standby Letter of Credit and Reimbursement Agreement”) by and between the City and the Bank to ratify and confirm the terms of the Side Letter Agreement and amend certain terms of the Reimbursement Agreement; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551, as amended; Now, Therefore

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

SECTION 1. The recitals set forth in the preambles hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

SECTION 2. The City hereby approves the extension of the Stated Expiration Date of the Letter of Credit to September 30, 2028 and further approves the First Amendment to Standby Letter of Credit and Reimbursement Agreement in substantially the form attached hereto as Exhibit A, with such changes or



additions thereto as may be approved by the Mayor, the City Manager or the Finance Director of the City (upon advice of bond counsel to the City), as evidenced by their execution and delivery thereof, and the Mayor, the City Manager or the Finance Director of the City are each hereby authorized and directed, for and on behalf of the City, to execute the First Amendment to Standby Letter of Credit and Reimbursement Agreement, and such officers are hereby authorized to deliver the First Amendment to Standby Letter of Credit and Reimbursement Agreement to the Bank. Upon execution by the parties thereto and delivery thereof, the First Amendment to Standby Letter of Credit and Reimbursement Agreement shall be binding upon the City in accordance with the terms and provisions thereof.

SECTION 3. The Mayor, City Secretary, City Manager, Finance Director and all other officers of the City are each hereby authorized to take or cause to be taken such other actions and to execute and deliver such documents and certificates as necessary or appropriate to consummate the transactions authorized by this Ordinance, including without limitation, to obtain approval of the Attorney General of Texas, if required, to retain legal counsel in connection with the matters addressed herein, to obtain a rating or rating confirmation from bond rating agencies, payment of related fees, to provide such notices as may be required by the proceedings that authorized the issuance of the Notes, to execute and deliver any necessary amendments to the Fee Letter Agreement, the Dealer Agreement or the Issuing and Paying Agent Agreement for the Notes, and prepare, approve and distribute disclosure documents related to such transactions.

SECTION 4. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5. This Ordinance shall be in force and effect from and after its passage on the date shown below.

*[Remainder of page intentionally left blank]*

PASSED AND ADOPTED, this June 20, 2023.

CITY OF GARLAND, TEXAS

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Mayor, Scott LeMay

ATTEST:

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City Secretary, Eloyce René Dowl

EXHIBIT A

FIRST AMENDMENT TO STANDBY LETTER OF CREDIT AND  
REIMBURSEMENT AGREEMENT

ORDINANCE NO. \_\_\_\_

AN ORDINANCE APPROVING AN EXTENSION TO STANDBY LETTER OF CREDIT AND AMENDMENT OF STANDBY LETTER OF CREDIT AND REIMBURSEMENT AGREEMENT RELATING TO THE “CITY OF GARLAND, TEXAS, WATER AND SEWER SYSTEM COMMERCIAL PAPER NOTES, SERIES 2015”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the City Council of the City of Garland, Texas (the “City”), on August 18, 2015 adopted Ordinance No. 6796 (the “Note Ordinance”) authorizing the “City of Garland, Texas, Water and Sewer System Commercial Paper Notes, Series 2015”, in the aggregate principal amount of not to exceed \$90,000,000 (collectively, the “Notes”) and in connection therewith executed a Standby Letter of Credit and Reimbursement Agreement dated as of September 1, 2015 (the “Reimbursement Agreement”) by and between the City and Sumitomo Mitsui Banking Corporation, acting through its New York Branch (the “Bank”);

WHEREAS, on May 15, 2018 the City adopted Ordinance No. 6989 approving an extension of the Stated Expiration Date of the Bank’s Letter of Credit No. LG/MIS/NY-085895 (the “Letter of Credit”) to September 30, 2023 and that certain Amended and Restated Fee Letter Agreement dated as of May 15, 2018 (the “Fee Letter Agreement”), by and between the City and the Bank, related to the Reimbursement Agreement and Letter of Credit;

WHEREAS, the City and the Bank have previously entered into that certain Side Letter Agreement dated February 24, 2023 (the “Side Letter Agreement”) modifying certain terms of the Reimbursement Agreement;

WHEREAS, the City has requested the Bank to extend the Stated Expiration Date of the Letter of Credit to September 30, 2028;

WHEREAS, the Bank and the City have agreed to extend the Stated Expiration Date of the Letter of Credit to September 30, 2028, and to enter into that certain First Amendment to Standby Letter of Credit and Reimbursement Agreement, a substantial copy of which is attached hereto as **Exhibit A** (the “First Amendment to Standby Letter of Credit and Reimbursement Agreement”) by and between the City and the Bank to ratify and confirm the terms of the Side Letter Agreement and amend certain terms of the Reimbursement Agreement; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551, as amended; Now, Therefore

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

SECTION 1. The recitals set forth in the preambles hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

SECTION 2. The City hereby approves the extension of the Stated Expiration Date of the Letter of Credit to September 30, 2028 and further approves the First Amendment to Standby Letter of Credit and Reimbursement Agreement in substantially the form attached hereto as Exhibit A, with such changes or

additions thereto as may be approved by the Mayor, the City Manager or the Finance Director of the City (upon advice of bond counsel to the City), as evidenced by their execution and delivery thereof, and the Mayor, the City Manager or the Finance Director of the City are each hereby authorized and directed, for and on behalf of the City, to execute the First Amendment to Standby Letter of Credit and Reimbursement Agreement, and such officers are hereby authorized to deliver the First Amendment to Standby Letter of Credit and Reimbursement Agreement to the Bank. Upon execution by the parties thereto and delivery thereof, the First Amendment to Standby Letter of Credit and Reimbursement Agreement shall be binding upon the City in accordance with the terms and provisions thereof.

SECTION 3. The Mayor, City Secretary, City Manager, Finance Director and all other officers of the City are each hereby authorized to take or cause to be taken such other actions and to execute and deliver such documents and certificates as necessary or appropriate to consummate the transactions authorized by this Ordinance, including without limitation, to obtain approval of the Attorney General of Texas, if required, to retain legal counsel in connection with the matters addressed herein, to obtain a rating or rating confirmation from bond rating agencies, payment of related fees, to provide such notices as may be required by the proceedings that authorized the issuance of the Notes, to execute and deliver any necessary amendments to the Fee Letter Agreement, the Dealer Agreement or the Issuing and Paying Agent Agreement for the Notes, and prepare, approve and distribute disclosure documents related to such transactions.

SECTION 4. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5. This Ordinance shall be in force and effect from and after its passage on the date shown below.

*[Remainder of page intentionally left blank]*

PASSED AND ADOPTED, this June 20, 2023.

CITY OF GARLAND, TEXAS

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Mayor, Scott LeMay

ATTEST:

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City Secretary, Eloyce René Dowl

EXHIBIT A

FIRST AMENDMENT TO STANDBY LETTER OF CREDIT AND  
REIMBURSEMENT AGREEMENT



**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**8.**

**Meeting Date:** 06/20/2023

**Item Title:** Acquisition of a single family home for affordable housing at 832 Woodland Drive Through the HOME Program

**Submitted By:** Mona Woodard, Neighborhood Services Administrator

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**Summary of Request/Problem**

The Community Development Department is seeking approval to purchase the property located at 832 Woodland Drive and authorizing the City Manager or authorized designee to execute all legal documents regarding the purchase of the property for the accepted price of \$310,000. Funding for the project will be provided through the HOME Investment Partnership GREAT Homes Program. The program's mission is to provide safe and affordable housing for income-qualified buyers. This item was reviewed by the City Council at the June 19th Work Session.

**Recommendation/Action Requested and Justification**

Staff recommends approval to purchase the property.

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## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

9. a.

**Meeting Date:** 06/20/2023

**Item Title:** Z 22-15 Masterplan - Zoning (District 8)

**Submitted By:** Nabiha Ahmed, Lead Development Planner

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### **REQUEST**

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

### **LOCATION**

110, 117 and 119 Garfield Street and 121 Grant Street

### **OWNER**

The Draper Garland, LLC

### **PLAN COMMISSION RECOMMENDATION**

On May 22, 2023 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

### **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

### **BACKGROUND**

The applicant proposes to build twenty-six (26) multi-family dwelling units in a townhouse-style configuration. The proposed developed will be on three (3) lots. The middle lot consists of an abandoned bank drive-through, which will be demolished.

The proposal is another phase of the "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the west end and periphery of Downtown Garland.

### **SITE DATA**

The overall site consists of approximately 1.477 acres with approximately 366 lineal feet of frontage along State Street, 426 lineal feet of frontage along Garfield Street and 130 lineal feet of frontage along Wilson Street. The property can be accessed from West State Street through Garfield Street and Wilson Street.

### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is currently zoned Two-Family (2F) District and Community Retail (CR) District.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business

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

The Two-Family (2F) District is intended to promote stable, quality medium density residential development on pairs of lots in logical, livable, and sustainable neighborhoods. This district may be included within single-family neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas and higher density or nonresidential areas or major thoroughfares.

## CONSIDERATIONS

### 1. Development and Site Plan

The applicant requests the development of twenty-six (26) multi-family units for rent in a townhouse-style configuration in three (3) lots. The western lot consists of two (2) units, the central lot consists of twenty-four (24) units and the eastern lot is open space with amenities.

As mentioned in the Background section, the proposal is another phase of "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the periphery of Downtown Garland.

#### Parking

The site plan (Exhibit C) meets the parking requirements per the GDC. Each unit will have a two-car garage. In addition, six (6) on-street parking spaces are proposed for visitors.

### 2. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is not proposing any clubhouse with this development.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. A swimming pool is not proposed with this development.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a canopy with sitting area in Lot C per the landscape plan (Exhibit D).

### 3. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required two-bedroom:	800 square feet
Proposed:	Unit A: 1,520 square feet Unit B: 1,530 square feet
Number of units:	26 units

### 4. Density

The Multi-Family-2 (MF-2) District allows a maximum density of thirty-two (32) dwelling units per acre. The subject site has three (lots) and the overall density is eighteen (18) dwelling units per acre. However, the western lot has a density of nine (9) dwelling units/acre and the central lot has a density of twenty-two (22) dwelling units per acre. The draft PD Conditions keep the maximum number of units for this development at

twenty-six (26).

## 5. Screening and Landscaping

The GDC requires 40% of the gross platted area to be landscaped. However, this proposal consists of three (3) lots and the applicant proposes 32% of the gross platted area to be landscaped. Therefore, the applicant is requesting a deviation.

In addition, the landscape buffer along West State Street is allowed to overlap with the pedestrian and utility easement. However, a minimum of six (6) feet must be available only for the landscaping. The applicant proposes a variable width landscape buffer and the minimum depth is 2.7 feet due to the twenty (20)-foot street easement. Within the landscape buffer, eight (8) large canopy trees are required and the landscape plan (Exhibit D) reflects seven (7) large canopy trees and four (4) small ornamental trees due to the overhead utilities.

The landscape buffer along the east side of Garfield Street requires fourteen (14) large canopy trees and the Exhibit D shows ten (10) large canopy trees due to the overhead utilities.

The west side of Garfield Street requires four (4) large canopy trees; two (2) large canopy trees and two (2) small ornamental trees are proposed.

The landscape buffer along Wilson Street requires five (5) large canopy trees and the applicant proposes two (2) large canopy trees and two (2) small ornamental trees.

Screening is required where Lot A is adjacent to Two-Family (2F) District and the landscape plan (Exhibit D) reflects a five (5)-foot ornamental fence with masonry columns along with vegetation.

## 6. Building Design

The building elevations meet the building design standards per the GDC.

## 7. Signage

No deviations were requested regarding signage.

## 8. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Applicant's Justification
Building Setbacks	Minimum front yard, side yard and rear yard adjacent to street is 20 feet	10 feet	Even though the proposed living units are technically MF with multiple units on a lot, the units will function like townhouses. The scale and orientation will function like townhomes. The greater setbacks of the Multi Family District are intended for conventional MF buildings that are greater in scale and height. Since these are effectively townhomes, the proposal includes requested reductions to these building setbacks.  The building setback in the Single-Family Attached (SFA) District is ten (10) feet.
Building Placement	All portions of a multi-family structure must be a minimum of 20 feet from other multi-family structures	15 feet	This proposed development is intended to be a townhouse-style configuration.
Maximum Lot			The additional lot coverage is required due to the 20-foot

Coverage	60%	63%	street easement along West State Street.
Clubhouse	A 2,500 square-foot clubhouse is required.	Not proposed	The development will function like conventional SF homes in most ways.
Swimming Pool	A 2,500 square-foot clubhouse is required.  A swimming pool with 800 square feet of surface area is required.	Not proposed	The limited number of units do not support having a clubhouse with amenities as found with MF developments. It should be noted that these residents can share amenities with Phase I of "The Draper".
Overall landscaping	40% of the gross platted area must be landscaped	32%	The 40% site landscape requirement is intended for conventional multifamily with large setbacks and more space. This is an urban townhouse style development with appropriate setbacks and on-site open space.
Landscape Buffer	<p>The GDC allows the landscape buffer to overlap an easement. However, six (6) feet must be only for landscaping.</p> <p>The landscape buffer along West State Street requires eight (8) large canopy trees.</p> <p>The landscape buffer along east side of Garfield Street requires 14 large canopy trees.</p> <p>The landscape buffer along the west side of Garfield Street requires 5 large canopy trees</p>	<p>The applicant proposes a variable width landscape buffer along West State Street. The minimum depth is 2.7 feet.</p> <p>7 large canopy trees and 4 small ornamental trees are proposed.</p> <p>10 large canopy trees are proposed. 2 large canopy trees and two small ornamental trees are proposed.</p>	<p>The landscape buffer may be a variable width and may overlap the easement but at least 6 feet should be outside the easement. The proposed development is more walkable with smaller yards with walk-ups from the street. The variable width private yard along with parkway area will meet the spirit and intent of the required buffer.</p> <p>The applicant requests a deviation on some of the large canopy trees due to the overhead utility lines.</p>

## COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods, which is higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use is compatible with the Comprehensive Plan.

## COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across West State Street, are zoned Planned Development (PD) District 88-12; it is developed with a shopping center. The properties to the east are zoned Community Retail (CR) District; these properties are developed with an auto-repair business, a bank and a restaurant. The properties to the south, across Wilson Street, are zoned Planned Development (PD) District 20-29 and Single-Family-7 (SF-7) District; these

properties are developed with single-family homes, and the approved Phase 1 of "The Draper" multi-family is under construction. The properties to the west are zoned Two-Family (2F) District. The properties are developed with duplexes.

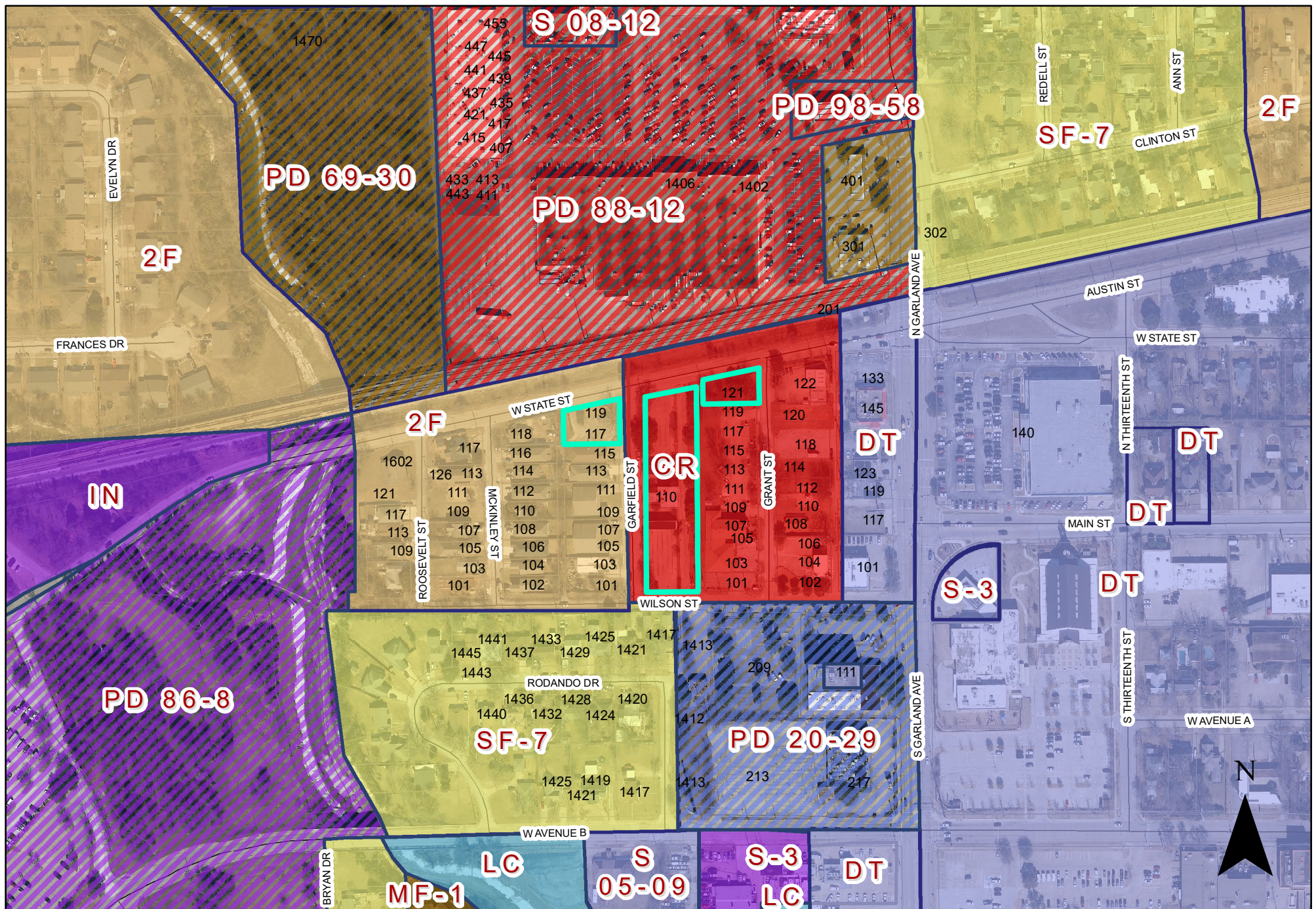
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#### **Attachments**

Z 22-15 Location Map  
Z 22-15 PD Conditions  
Z 22-15 R&M Zoning  
Z 22-15 Responses  
Z 22-15 Staff Presentation

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0 175 350 Feet  
1 inch = 269 feet

## ZONING MAP Z 22-15

INDICATES AREA OF REQUEST

**110, 117, 119 Garfield Street & 121 Grant Street**



## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE Z 22-15**

#### **110, 117 and 119 Garfield Street and 121 Grant Street**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a multi-family development.
- 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 Multi-Family-2 (M-2) 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 E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-2 (M-2) District.
- B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Building Setbacks: The front, side and rear setbacks for units adjacent to the street shall be ten (10) feet.
- D. Building Placement: All portions of a multi-family structure shall be a minimum of fifteen (15) feet from other multi-family structures.

- E. Dwelling Units: A total of twenty-six (26) dwelling units shall be permitted.
- F. Dwelling Size: Unit A shall be a minimum of 1,520 square feet and Unit B shall be a minimum of 1,530 square feet.
- G. Maximum Lot Coverage: The maximum lot coverage shall be sixty-three (63%) percent.
- H. Amenities: Amenities shall be provided as shown on the Exhibits C and D. A clubhouse and swimming pool shall not be required with this development.
- I. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
  - 1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
  - 2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates



requested by the property owner for the premises to which such violation applies.

3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

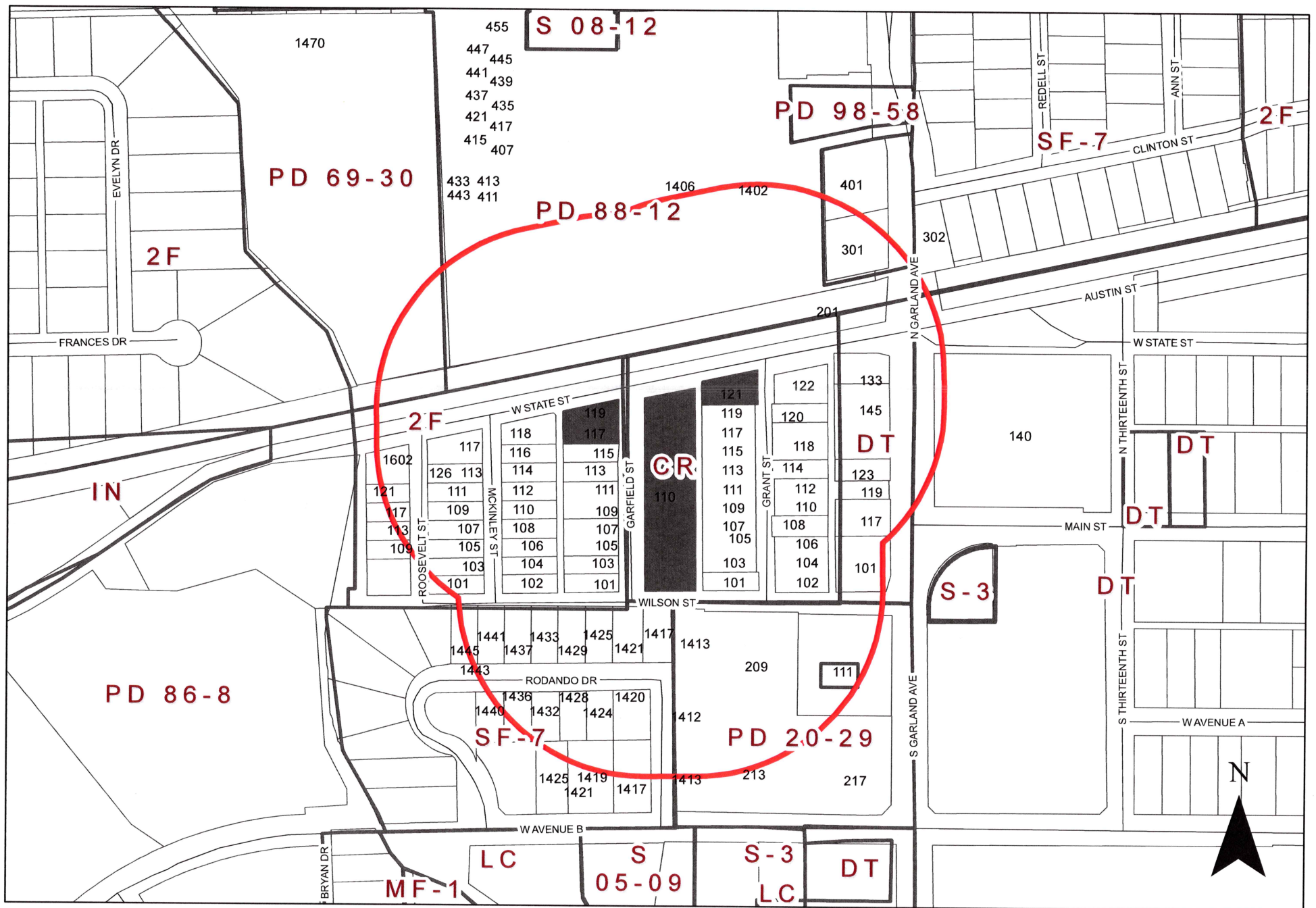
## REPORT & MINUTES

### P.C. Meeting, May 22, 2023

**4a. APPROVED** Consideration of the application of **Masterplan**, requesting approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Zoning)

The applicant, Amy Mathews, 2201 Main St., Dallas, TX, provided an overview of the request and remained available for questions.

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Cornelius. **Motion carried: 6 Ayes, 0 Nays.**



**110, 117, 119 Garfield Street & 121 Grant Street**

To date we have not received any responses for this case.



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The applicant proposes to construct 26 multi-family units in a townhouse-style configuration, as part of Phase 3 of “The Draper” redevelopment.

## **City Council Meeting**

June 20, 2023

Z 22-15

# CASE INFORMATION

Location: 110, 117 and 119 Garfield Street and 121 Grant Street

Applicant: Masterplan

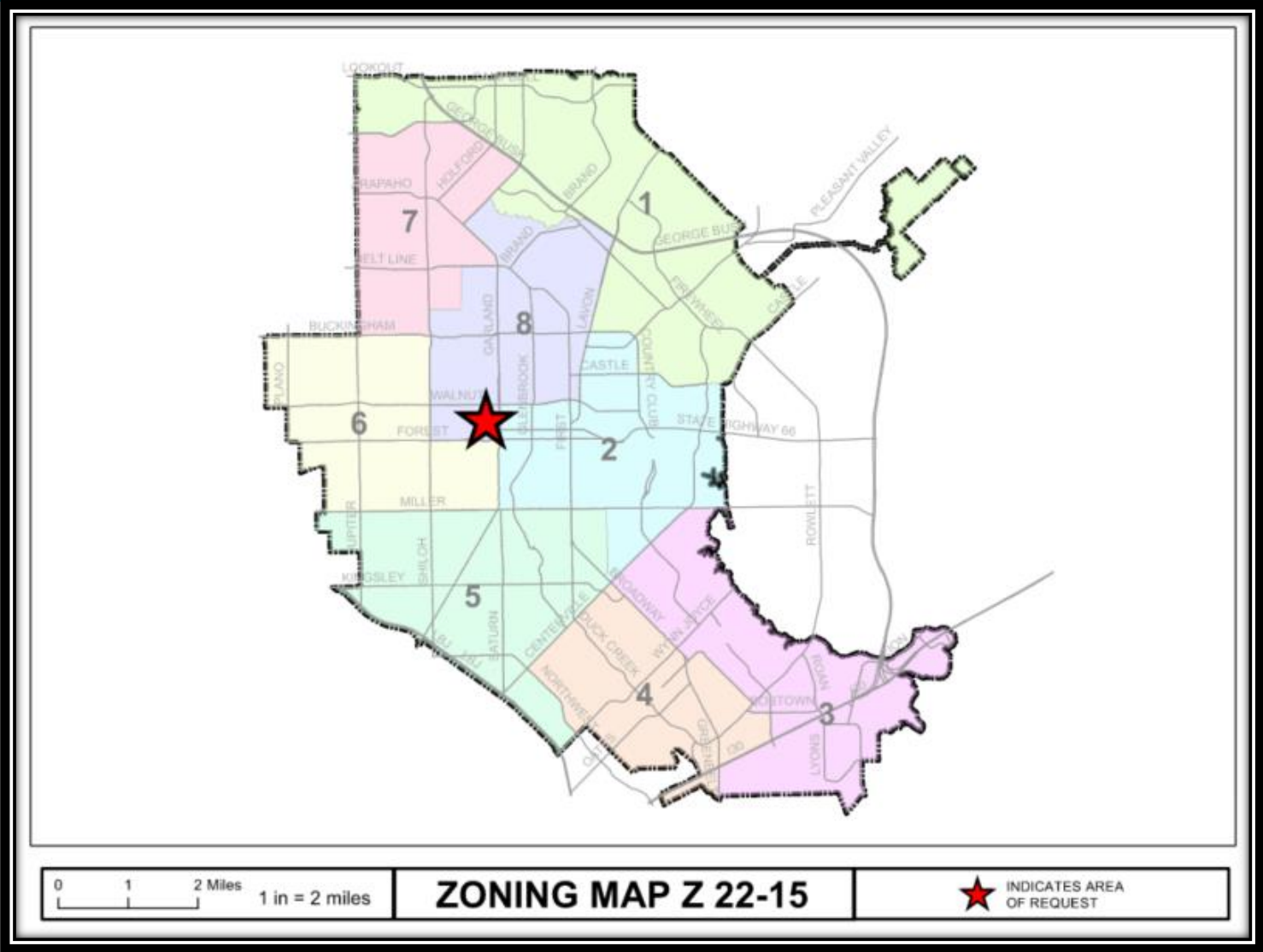
Owner: The Draper Garland, LLC.

Acreage: 1.477 acres

Zoning: Two-Family (2F) District and Community Retail (CR) District



# CITYWIDE LOCATION MAP

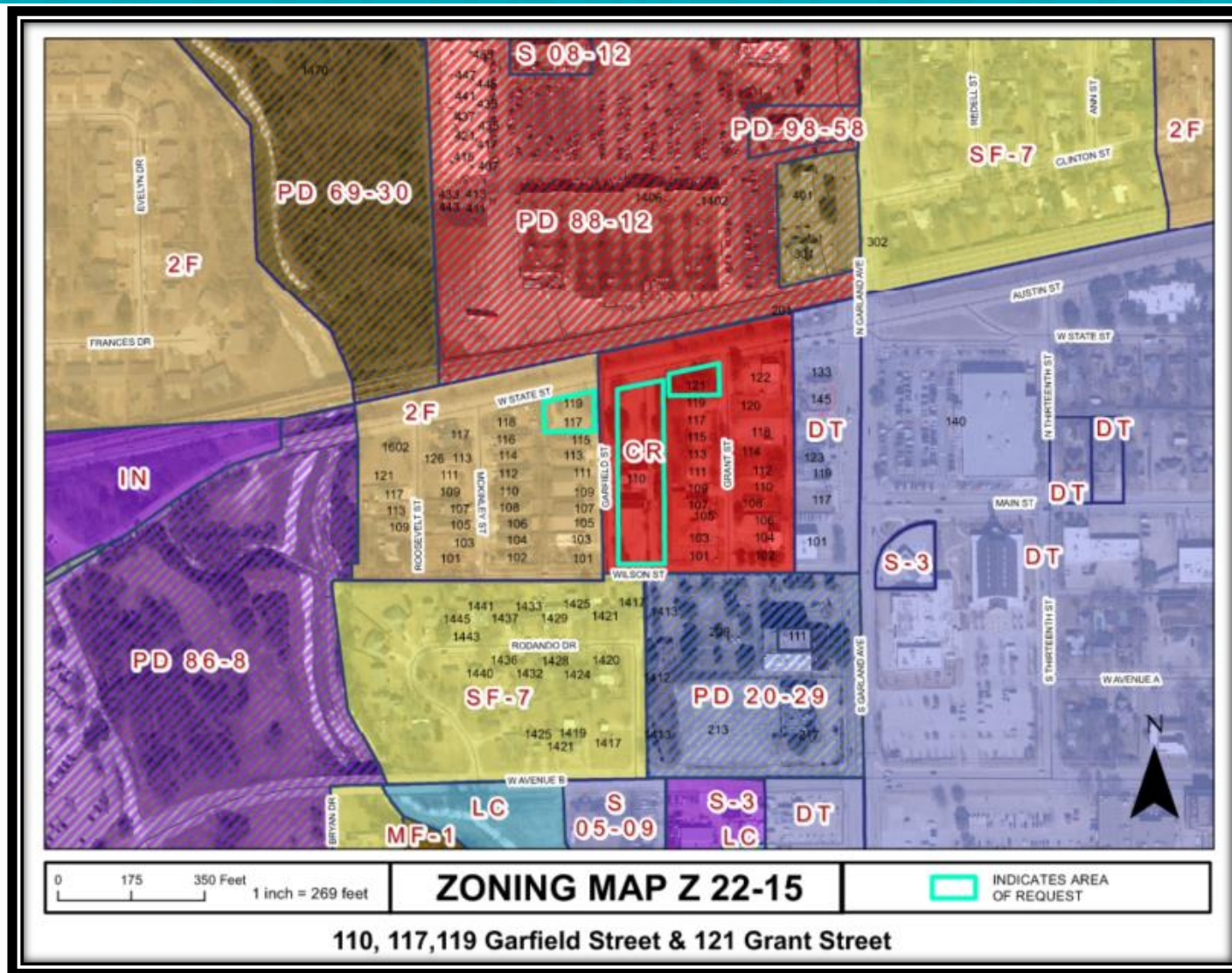






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# LOCATION MAP



Z 22-15



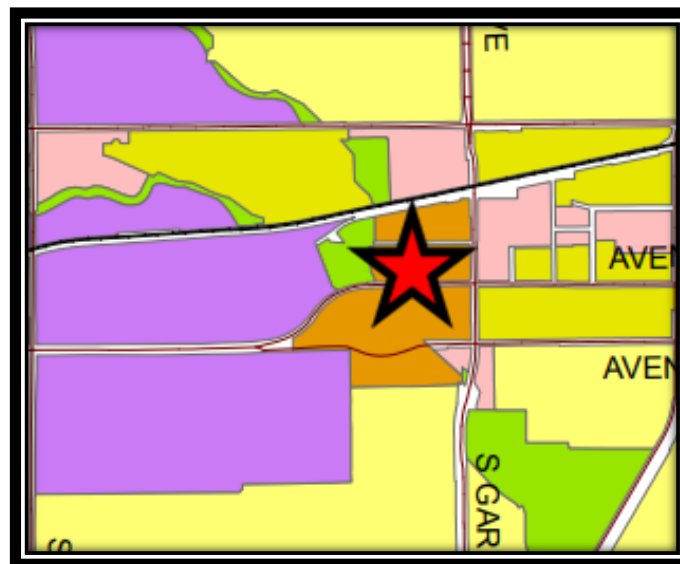


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# COMPREHENSIVE PLAN



Urban Neighborhoods



# COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods, which is higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use is compatible with the Comprehensive Plan.



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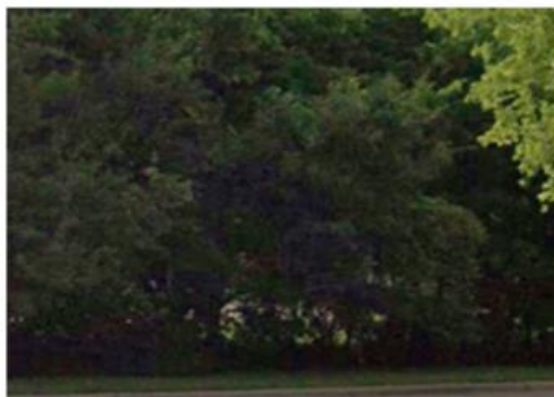
# PHOTOS



View of the subject property (central lot)



View of the subject property (western lot)



View of the subject property (eastern lot)



Looking north of the subject property

**Z 22-15**

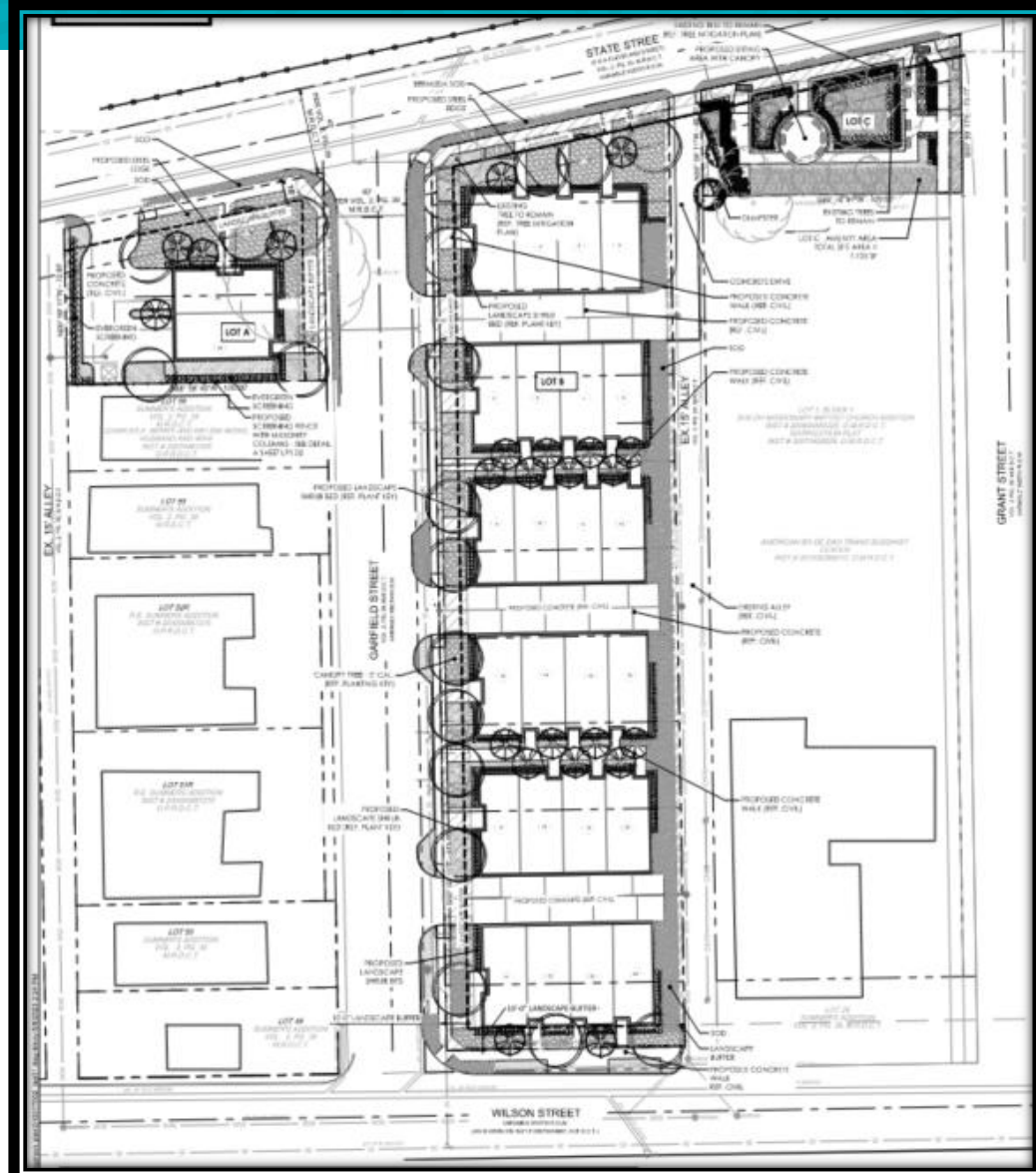


# Z 22-15



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# LANDSCAPE PLAN



Z 22-15





# BUILDING ELEVATIONS





# Z 22-15





**GARLAND**  
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# BUILDING ELEVATIONS



Z 22-15



# DEVIATIONS

Development Standards	Required	Proposed	Applicant's Justification
Building Setbacks	Minimum front yard, side yard and rear yard adjacent to street is 20 feet	10 feet	<p>Even though the proposed living units are technically MF with multiple units on a lot, the units will function like townhouses. The scale and orientation will function like townhomes. The greater setbacks of the Multi Family District are intended for conventional MF buildings that are greater in scale and height. Since these are effectively townhomes, the proposal includes requested reductions to these building setbacks.</p> <p>The building setback in the Single-Family Attached (SFA) District is ten (10) feet.</p>
Building Placement	All portions of a multi-family structure must be a minimum of 20 feet from other multi-family structures	15 feet	This proposed development is intended to be a townhouse-style configuration.

# DEVIATIONS

Maximum Lot Coverage	60%	63%	The additional lot coverage is required due to the 20-foot street easement along West State Street.
Clubhouse	A 2,500 square-foot clubhouse is required.	Not proposed	The development will function like conventional SF homes in most ways. The limited number of units do not support having a club house with amenities as found with MF developments.
Swimming Pool	A swimming pool with 800 square feet of surface area is required.	Not proposed	It should be noted that these residents can share amenities with Phase I of "The Draper".
Overall landscaping	40% of the gross platted area must be landscaped	32%	The 40% site landscape requirement is intended for conventional multi-family with large setbacks and more space. This is an urban townhouse style development with appropriate setbacks and on-site open space.

# DEVIATIONS

Landscape Buffer	<p>The GDC allows the landscape buffer to overlap an easement. However, six (6) feet must be only for landscaping.</p>	<p>The applicant proposes a variable width landscape buffer along West State Street. The minimum depth is 2.7 feet.</p>	<p>The landscape buffer may be a variable width and may overlap the easement but at least 6 feet should be outside of the easement. The proposed development is more walkable with smaller yards with walk ups from the street. The variable width private yard along with parkway area will meet the spirit and intent of the required buffer.</p>
	<p>The landscape buffer along West State Street requires eight (8) large canopy trees.</p>	<p>7 large canopy trees and 4 small ornamental trees are proposed.</p>	<p>The applicant requests a deviation on some of the large canopy trees due to the overhead utility lines.</p>
	<p>The landscape buffer along east side of Garfield Street requires 14 large canopy trees.</p>	<p>10 large canopy trees are proposed.</p>	
	<p>The landscape buffer along the west side of Garfield Street requires 5 large canopy trees</p>	<p>2 large canopy trees and two small ornamental trees are proposed.</p>	



## **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

# PLAN COMMISSION RECOMMENDATION

On May 22, 2023 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.



**GARLAND**  
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## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

9. b.

**Meeting Date:** 06/20/2023

**Item Title:** Z 22-15 Masterplan - Detail Plan (District 8)

**Submitted By:** Nabiha Ahmed, Lead Development Planner

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### **REQUEST**

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

### **LOCATION**

110, 117 and 119 Garfield Street and 121 Grant Street

### **OWNER**

The Draper Garland, LLC

### **PLAN COMMISSION RECOMMENDATION**

On May 22, 2023 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

### **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

### **BACKGROUND**

The applicant proposes to build twenty-six (26) multi-family dwelling units in a townhouse-style configuration. The proposed developed will be on three (3) lots. The middle lot consists of an abandoned bank drive-through, which will be demolished.

The proposal is another phase of the "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the west end and periphery of Downtown Garland.

### **SITE DATA**

The overall site consists of approximately 1.477 acres with approximately 366 lineal feet of frontage along State Street, 426 lineal feet of frontage along Garfield Street and 130 lineal feet of frontage along Wilson Street. The property can be accessed from West State Street through Garfield Street and Wilson Street.

### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is currently zoned Two-Family (2F) District and Community Retail (CR) District.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business

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

The Two-Family (2F) District is intended to promote stable, quality medium density residential development on pairs of lots in logical, livable, and sustainable neighborhoods. This district may be included within single-family neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas and higher density or nonresidential areas or major thoroughfares.

## CONSIDERATIONS

### 1. Development and Site Plan

The applicant requests the development of twenty-six (26) multi-family units for rent in a townhouse-style configuration in three (3) lots. The western lot consists of two (2) units, the central lot consists of twenty-four (24) units and the eastern lot is open space with amenities.

As mentioned in the Background section, the proposal is another phase of "The Draper" redevelopment, which includes a multi-family development that is being constructed across Wilson Street towards Avenue B, and an adaptive re-use of the Chase Bank building. It is the next phase in re-development and re-vitalization of the periphery of Downtown Garland.

#### Parking

The site plan (Exhibit C) meets the parking requirements per the GDC. Each unit will have a two-car garage. In addition, six (6) on-street parking spaces are proposed for visitors.

### 2. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is not proposing any clubhouse with this development.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. A swimming pool is not proposed with this development.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a canopy with sitting area in Lot C per the landscape plan (Exhibit D).

### 3. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required two-bedroom:	800 square feet
Proposed:	Unit A: 1,520 square feet Unit B: 1,530 square feet
Number of units:	26 units

### 4. Density

The Multi-Family-2 (MF-2) District allows a maximum density of thirty-two (32) dwelling units per acre. The subject site has three (lots) and the overall density is eighteen (18) dwelling units per acre. However, the western lot has a density of nine (9) dwelling units/acre and the central lot has a density of twenty-two (22) dwelling units per acre. The draft PD Conditions keep the maximum number of units for this development at



twenty-six (26).

## 5. Screening and Landscaping

The GDC requires 40% of the gross platted area to be landscaped. However, this proposal consists of three (3) lots and the applicant proposes 32% of the gross platted area to be landscaped. Therefore, the applicant is requesting a deviation.

In addition, the landscape buffer along West State Street is allowed to overlap with the pedestrian and utility easement. However, a minimum of six (6) feet must be available only for the landscaping. The applicant proposes a variable width landscape buffer and the minimum depth is 2.7 feet due to the twenty (20)-foot street easement. Within the landscape buffer, eight (8) large canopy trees are required and the landscape plan (Exhibit D) reflects seven (7) large canopy trees and four (4) small ornamental trees due to the overhead utilities.

The landscape buffer along the east side of Garfield Street requires fourteen (14) large canopy trees and the Exhibit D shows ten (10) large canopy trees due to the overhead utilities.

The west side of Garfield Street requires four (4) large canopy trees; two (2) large canopy trees and two (2) small ornamental trees are proposed.

The landscape buffer along Wilson Street requires five (5) large canopy trees and the applicant proposes two (2) large canopy trees and two (2) small ornamental trees.

Screening is required where Lot A is adjacent to Two-Family (2F) District and the landscape plan (Exhibit D) reflects a five (5)-foot ornamental fence with masonry columns along with vegetation.

## 6. Building Design

The building elevations meet the building design standards per the GDC.

## 7. Signage

No deviations were requested regarding signage.

## 8. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Applicant's Justification
Building Setbacks	Minimum front yard, side yard and rear yard adjacent to street is 20 feet	10 feet	Even though the proposed living units are technically MF with multiple units on a lot, the units will function like townhouses. The scale and orientation will function like townhomes. The greater setbacks of the Multi Family District are intended for conventional MF buildings that are greater in scale and height. Since these are effectively townhomes, the proposal includes requested reductions to these building setbacks.  The building setback in the Single-Family Attached (SFA) District is ten (10) feet.
Building Placement	All portions of a multi-family structure must be a minimum of 20 feet from other multi-family structures	15 feet	This proposed development is intended to be a townhouse-style configuration.
Maximum Lot			The additional lot coverage is required due to the 20-foot

Coverage	60%	63%	street easement along West State Street.
Clubhouse	A 2,500 square-foot clubhouse is required.	Not proposed	The development will function like conventional SF homes in most ways.
Swimming Pool	A 2,500 square-foot clubhouse is required.  A swimming pool with 800 square feet of surface area is required.	Not proposed	The limited number of units do not support having a clubhouse with amenities as found with MF developments. It should be noted that these residents can share amenities with Phase I of "The Draper".
Overall landscaping	40% of the gross platted area must be landscaped	32%	The 40% site landscape requirement is intended for conventional multifamily with large setbacks and more space. This is an urban townhouse style development with appropriate setbacks and on-site open space.
Landscape Buffer	<p>The GDC allows the landscape buffer to overlap an easement. However, six (6) feet must be only for landscaping.</p> <p>The landscape buffer along West State Street requires eight (8) large canopy trees.</p> <p>The landscape buffer along east side of Garfield Street requires 14 large canopy trees.</p> <p>The landscape buffer along the west side of Garfield Street requires 5 large canopy trees</p>	<p>The applicant proposes a variable width landscape buffer along West State Street. The minimum depth is 2.7 feet.</p> <p>7 large canopy trees and 4 small ornamental trees are proposed.</p> <p>10 large canopy trees are proposed. 2 large canopy trees and two small ornamental trees are proposed.</p>	<p>The landscape buffer may be a variable width and may overlap the easement but at least 6 feet should be outside the easement. The proposed development is more walkable with smaller yards with walk-ups from the street. The variable width private yard along with parkway area will meet the spirit and intent of the required buffer.</p> <p>The applicant requests a deviation on some of the large canopy trees due to the overhead utility lines.</p>

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The proposed use is compatible with the Comprehensive Plan.

## COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across West State Street, are zoned Planned Development (PD) District 88-12; it is developed with a shopping center. The properties to the east are zoned Community Retail (CR) District; these properties are developed with an auto-repair business, a bank and a restaurant. The properties to the south, across Wilson Street, are zoned Planned Development (PD) District 20-29 and Single-Family-7 (SF-7) District; these

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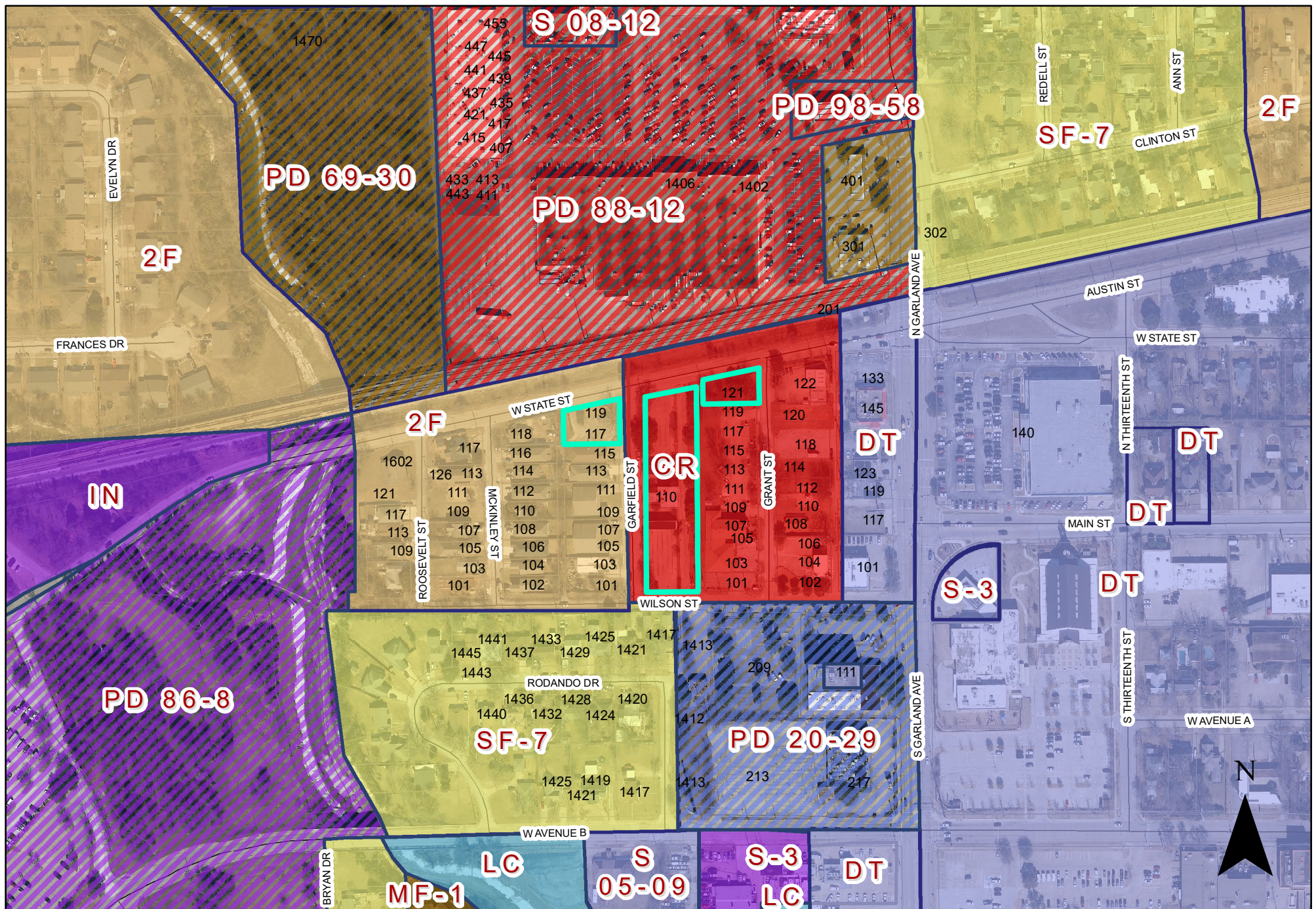
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#### **Attachments**

Z 22-15 Location Map  
Z 22-15 Exhibits  
Z 22-15 R&M Detail Plan  
Z 22-15 Responses  
Z 22-15 Staff Presentation

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0 175 350 Feet  
1 inch = 269 feet

## ZONING MAP Z 22-15

 INDICATES AREA OF REQUEST

110, 117, 119 Garfield Street & 121 Grant Street



DATE:	
DESCRIPTION:	
DELTA:	
DATE:	
DESCRIPTION:	
ISSUE:	

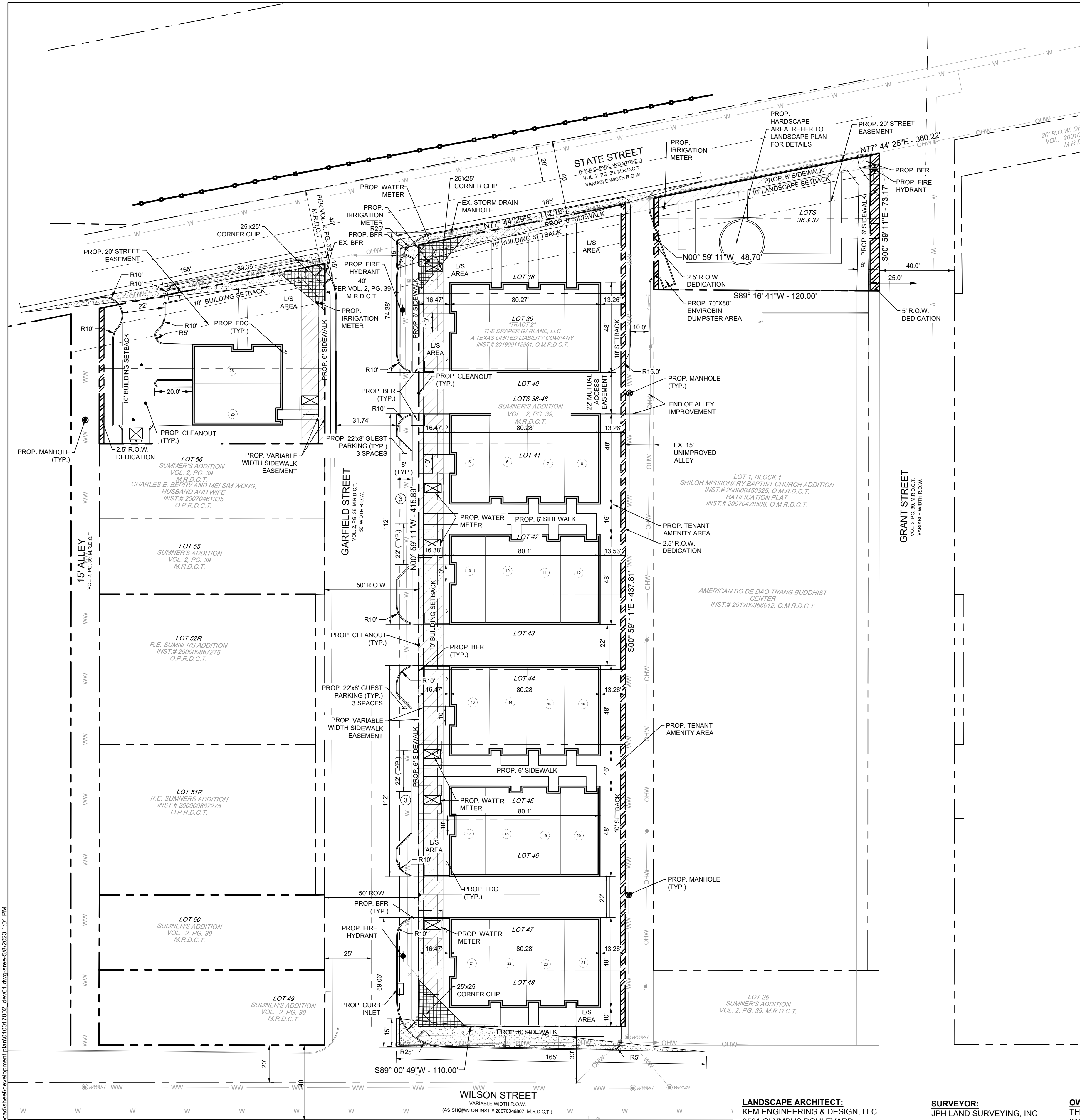
CLIENT  
THE DRAPER GARLAND LLC

PROJECT  
THE DRAPER -  
ROW APARTMENTS  
SHEET TITLE  
DETAIL PLAN

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
**KFM**  
ENGINEERING & DESIGN  
ENGINEER: Joshua A. Millsap  
P.E. No.: 100118 DATE: 5/8/23

PROJECT NUMBER:  
010017002  
DRAWN BY: CH  
DESIGNED BY: CH  
CHECKED BY: MMS  
DATE:  
5/8/23  
SHEET:

DP



0 15 30 60  
SCALE 1" = 30'

**LEGEND**

	R.O.W. DEDICATION
	PROPOSED STREET, PEDESTRIAN & UTILITY EASEMENT (S.P.U.)
	VISIBILITY TRIANGLE
	25'x25' CORNER CLIP
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	PROPOSED CLEANOUT
	UNIT COUNT
EX.	EXISTING
PROP.	PROPOSED
LS	LANDSCAPE
-OHW-	OVERHEAD WIRE

**NOTE:**  
REQUESTED ZONING: PD WITH  
BASE ZONING OF MF-2

Item	Lots 57-58 (Proposed Multifamily)	Lots 38-48 (Proposed Multifamily)	Lots 36-37 (Open Space)
<b>General Site Data</b>			
Proposed Use	Multifamily	Multifamily	
Lot Area (acres)	0.231	1.078	0.168
Lot Area (square feet)	10,069	46,953	7,312
Unit A Floor Area (square feet)	2,031	13,680	-
Unit B Floor Area (square feet)	0	4,590	-
Total Building Floor Area (square feet)	2,031	18,270	-
Total Building Area (square feet)	4,062	36,540	-
Floor Area Ratio (ratio x.Xc:1)	0.40	0.78	-
Building Height (proposed)	24'-2"	24'-2"	-
Building Height (permitted)	50'	50'	-
<b>Multifamily Unit Mix*</b>			
Max Density (from Zoning Ordinance)			
Allowed	32 dwelling units/ acre	32 dwelling units/acre	-
Proposed	8.6 dwelling units/acre	22.2 dwelling units/acre	-
Efficiency	-	-	-
Unit A	1	18	-
Unit B	1	6	-
Total Units	2	24	-
<b>Parking</b>			
Parking Ratio (from Zoning Ordinance)	* 2 enclosed/ Dwelling Unit	* 2 enclosed/ Dwelling Unit	-
Number of Units	2	24	-
1st Floor Square Footage			
Required Parking (Multifamily) (# spaces)	4	48	-
Required Parking Total	4	48	-
Provided Garage Parking (# spaces)	4	48	-
Provided Surface Parking (# spaces)	0	6	-
Total Provided Parking (# spaces)	4	54	-
Accessible Parking Required (# spaces)	0	2	-
Accessible Parking Provided (# spaces)	0	0	-
Parking in Excess of 110% of required parking (# spaces)	0	0	-
Total Parking		58 spaces	
<b>Permeable Area</b>			
Permeable (square feet)	4,424	11,709	4,249
Total Permeable Area (square feet)	4,424	11,709	4,249
<b>Impervious Area</b>			
Building Footprint Area (square feet)	2,031	18,270	-
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	3,614	15,274	3,063
Other Impervious Area	0	0	0
Total Impervious Area	5,645	33,544	3,063
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet) <b>Note: Sum must equal Lot Area</b>	10,069	45,253	7,312

\*Refer to Architectural Plans for specific unit mix in each building

DETAIL PLAN  
CASE #210805-2  
THE DRAPER -ROW APARTMENTS  
0.231 ACRES - LOT 36-37 (0.168 OF AN ACRES)  
LOT 38-48(1.078 ACRES)  
LOTS 57 & 58 (0.231 OF AN ACRES)  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
MAY 08, 2023

**LANDSCAPE ARCHITECT:**  
KFM ENGINEERING & DESIGN, LLC  
3501 OLYMPUS BOULEVARD  
SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: MICHELLE SLATTERY, PLA, ASLA  
PHONE: (737) 237-3282  
EMAIL: MSLATTERY@KFM-LLC.COM

**SURVEYOR:**  
JPH LAND SURVEYING, INC  
785 LONESOME DOVE TRAIL  
HURST, TEXAS 76054  
CONTACT: JEWEL CHADD, RPLS  
PHONE: (817) 438-4963  
EMAIL: JEWEL@JPHLS.COM

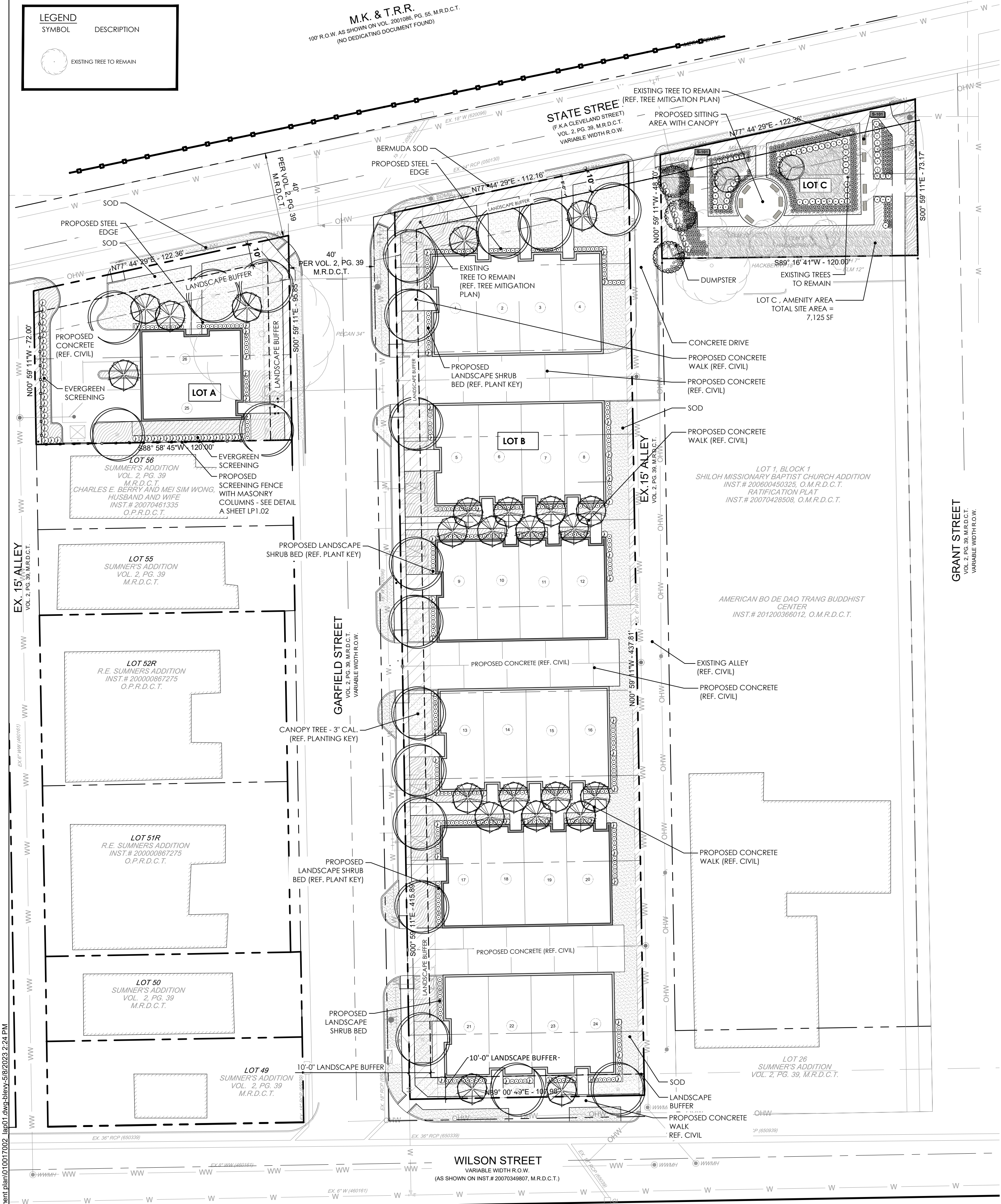
**OWNER/APPLICANT:**  
THE DRAPER GARLAND, LLC  
6125 LUTHER LANE  
SUITE 574  
DALLAS, TEXAS 75225  
CONTACT: BRANDON BOLIN  
PHONE: (214) 991-8331  
EMAIL: BRANDON@GFDEV.NET

**ENGINEER/PREPARER:**  
KFM ENGINEERING & DESIGN, LLC  
3501 OLYMPUS BOULEVARD  
SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: JOSH MILLSAP, P.E.  
PHONE: (469) 899-0030  
EMAIL: JMILLSAP@KFM-LLC.COM

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EXHIBIT C





LANDSCAPE CALCULATIONS - CITY OF GARLAND  
TOTAL = LOT A, LOT B AND LOT C

REQUIRED:  
40% of the Site shall be landscaped  
Total Site Area - Lot A = 10,069 sf x .40 = 4,029 sf  
Total Site Area - Lot B = 46,953 sf x .40 = 18,781 sf  
Total Site Area - Lot C = 7,312 sf x .40 = 2,924 sf

PROVIDED:  
Lot A - 4,570 sf  
Lot B - 11,709.17 sf \*  
\*variance requested for required landscape area  
Lot C - 4,249.19 sf

SECTION 4.34A

LOT A & B

REQUIRED:  
A 10' landscape buffer is required along State Street.  
1 Tree/30 lf is required per buffer yard.

PROVIDED:  
State Street = 237 LF  
Required: 237/30 LF = 8 Canopy Trees, 3" cal.  
Provided: 7 Canopy Trees, 3" cal., 4 Ornamental Trees, 2" cal., (1) Existing Tree (Tree #TR 6)  
\*Variance: Overhead Utilities

PROVIDED:  
Garfield Street West Side = 93 LF  
Required: 93/30 LF = 4 Canopy Trees, 3" cal.  
Provided: 2 Canopy Trees, 3" cal., 2 Ornamental Trees, 2" cal., (1) Existing Tree (Tree #TR 21)  
\*Variance Requested: Underground Utilities and Overhead power lines along Wilson

Garfield Street East Side = 416 LF  
Required: 416/30 LF = 14 Canopy Trees, 3" cal  
Provided: 10 Canopy Trees, 3" cal.,  
\*Variance Requested: Underground Utilities

PROVIDED:  
Wilson Street = 122 LF  
Required: 122/30 LF = 5 Canopy Trees, 3" cal.  
Provided: 2 Canopy Trees, 3" cal., 2 Ornamental Trees, 2" cal., (1) Existing Tree (Tree #TR 21)  
\*Variance Requested: Underground Utilities and Overhead power lines along Wilson

ARTICLE 7.20 - INTERIOR PARKING LOT LANDSCAPE

Required: Per Section 4.35 - Five percent of the surface parking area shall be landscaped. A landscape island must be at the terminus of the parking and contain (1) Canopy tree.  
There must be a minimum of (1) Canopy tree within 65 feet of a parking space. One large canopy tree is required for every ten parking spaces.

Provided: None  
\*Variance: Parking for MF - Garage parking provided

AMENITY AREA

Required:  
One leisure area having a minimum area of 1,000 sf, containing at least two pieces of play equipment or outdoor amenities (such as picnic tables, barbecues pits, arbors, or gazebos) must be provided for each MF development.

Provided:  
Open Space plus Amenity Area for Units - Lot C

4.39 PERIMETER SCREENING - SINGLE FAMILY ADJACENCY

LOT A  
Option 2 - ornamental metal fence - minimum 5' tall ornamental metal fence with masonry columns spaced a maximum of 50' on center with a continuous row of evergreen high level screening shrubs.

LOT B  
No Screening Required

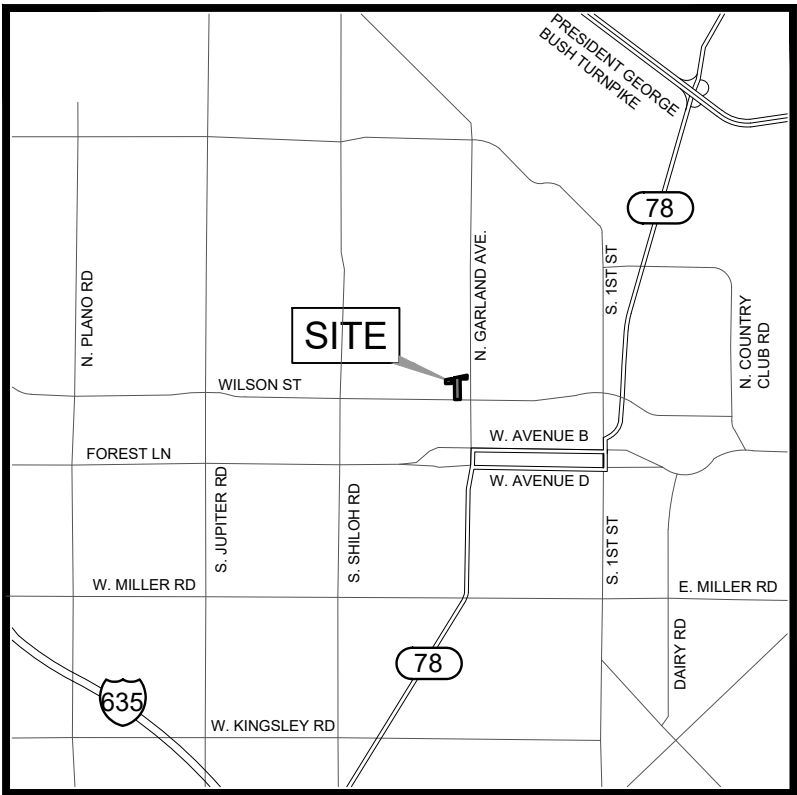
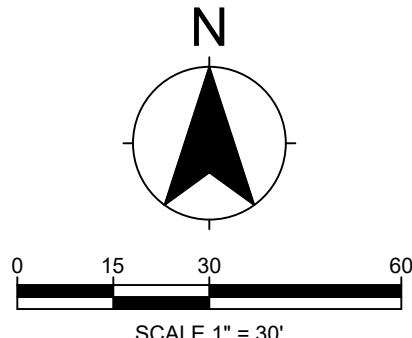
REQUIRED:  
Minimum 5' Tall Ornamental Fence with Masonry Columns and continuous evergreen screening. 5% of surface area shall be landscaped

PROVIDED:  
Minimum 5' Tall Ornamental Fence with Masonry Columns and continuous evergreen screening. 5% of surface area shall be landscaped.

ARTICLE 7.20 - INTERIOR PARKING LOT LANDSCAPE

REQUIRED:  
Per Section 4.35 - Five percent of the surface parking area shall be landscaped. A landscape island must be at the terminus of the parking and contain (1) Canopy tree.  
There must be a minimum of (1) Canopy tree within 65 feet of a parking space. One large canopy tree is required for every ten parking spaces.

Provided: None  
\*Variance Requested: Parking provided inside units - Garage parking



VICINITY MAP

PLANT KEY

CANOPY TREE	COMMON NAME
	SOUTHERN MAGNOLIA, 7-8' HT.
	ALLEE ELM, 3" CAL.
ORNAMENTAL TREES	COMMON NAME
	OKLAHOMA TEXAS REDBUD SINGLE TRUNK
	WHITE CRAPE MYRTLE SINGLE TRUNK, 8' HT.
SHRUBS	COMMON NAME
	WINTERGREEN BOXWOOD, GLOBE SHAPE, 5 GAL.
	HOLLY FERN, 3 GAL.
	OAKLEAF HYDRANGEA
	CARISSA HOLLY, 5 GAL.
	NEEDLEPOINT HOLLY, 15 GAL.
GROUND COVERS	COMMON NAME
	TEXAS SEDGE
	MEXICAN FEATHERGRASS
SOD/SEED	COMMON NAME
	BERMUDA GRASS
	NATIVE AMERICAN SEED INLAND SEA OATS

- NOTES:
- 1.) PUBLIC RIGHT OF WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD
  - 2.) NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT
  - 3.) ANY PROPOSED CANOPY TREES WITHIN THE SIGHT LINE TRIANGLES SHALL BE LIMBED UP TO 8' ABOVE THE TOP OF CURB

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LANDSCAPE PLAN  
CASE #210805-2  
THE DRAPER - ROW APARTMENTS  
0.231 ACRES - LOT 36-37 (0.168 OF AN ACRES)  
LOT 38-48(1.078 ACRES)  
LOTS 57 & 58 (0.231 OF AN ACRES)  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
MAY 8, 2023

KFM  
ENGINEERING & DESIGN  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

DATE:	DESCRIPTION:
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CLIENT  
THE DRAPER GARLAND LLC

PROJECT  
THE DRAPER -  
ROW APARTMENTS  
SHEET TITLE  
LANDSCAPE PLAN

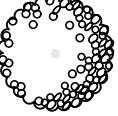
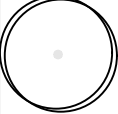
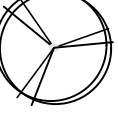






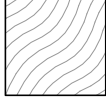
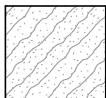
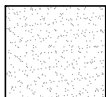

PRELIMINARY  
NOT FOR CONSTRUCTION  
KFM  
ENGINEERING & DESIGN  
LANDSCAPE  
ARCHITECT: Michelle M. Slattery  
TBPE No.: 3449 DATE: 5/8/23

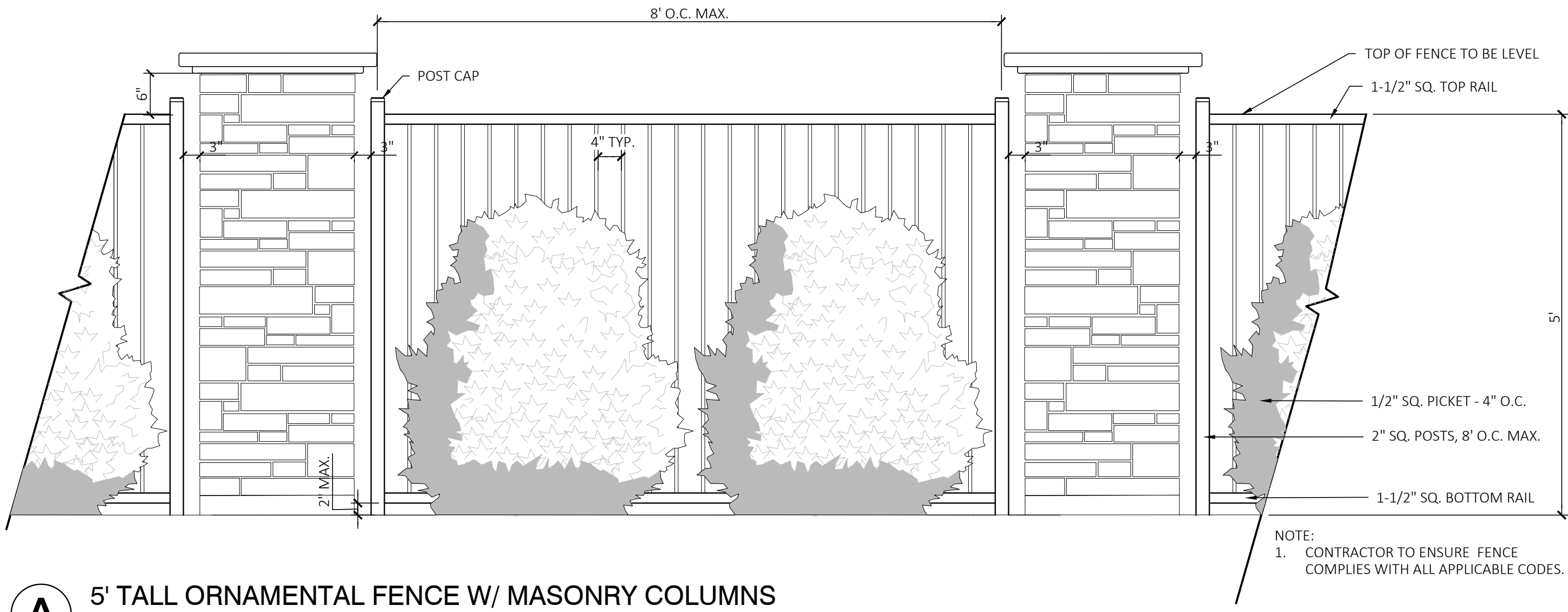
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010017002  
DRAWN BY: CH  
DESIGNED BY: CH  
CHECKED BY: MMS  
DATE: 5/8/23  
SHEET:



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PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	3	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA, 7'-8' HT.	65 GAL.	8'-10' HT.	6" WIDTH MIN.	CONTAINER GROWN, MAIN LEADER INTACT, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	20	ULMUS PARVIFOLIA 'ALLEE' / ALLEE ELM, 3" CAL.	3" CAL.	AS SHOWN	AS SHOWN	MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND.
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	2	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD SINGLE TRUNK	2" CAL.	6'-7' HT. MIN.	AS SHOWN	SINGLE TRUNK, CONTAINGER GROWN. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
	23	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE SINGLE TRUNK, 8' HT.	65 GAL.	12' - 14' HT.	8'-10' WIDTH	SINGLE TRUNK, CONTAINGER GROWN. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	40	BUXUS MICROPHYLLA KOREANA 'WINTERGREEN' / WINTERGREEN BOXWOOD, GLOBE SHAPE, 5 GAL.	5 GAL.	3'-4' HT MIN	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	316	CYRTOMIUM FALCATUM / HOLLY FERN, 3 GAL.	3 GAL.	10"-12"	24" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	27	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	15 GAL.	36"- 48"	AS SHOWN	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	342	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY, 5 GAL.	7 GAL.	10'-12' HT.	16" WIDTH	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	116	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY, 15 GAL.	15 GAL.	36"- 48"	36" WIDTH	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	4,694	CAREX TEXENSIS / TEXAS SEDGE	1 GAL.	10"-12" HT. MIN	12" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	162	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	1 GAL.	10"-12"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
SOD/SEED	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	11,912 SF	CYNODON DACTYLON 'TIFWAY 419' / BERMUDA GRASS	SOD			SOLID SOD
	1,832 SF	NATIVE AMERICAN SEED 'INLAND SEA OATS' / NATIVE AMERICAN SEED 'INLAND SEA OATS'	SEED			REF. SEEDSOURCE.COM,NATIVE AMERICAN SEED, FOR SEEDING RATES/SPECIFICATIONS/INSTRUCTIONS



A 5' TALL ORNAMENTAL FENCE W/ MASONRY COLUMNS

3/4" = 1'-0"

ELEVATION

- NOTES:
- 1.) PUBLIC RIGHT OF WAY, EASEMENTS,AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD
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REFERENCE NOTES SCHEDULE

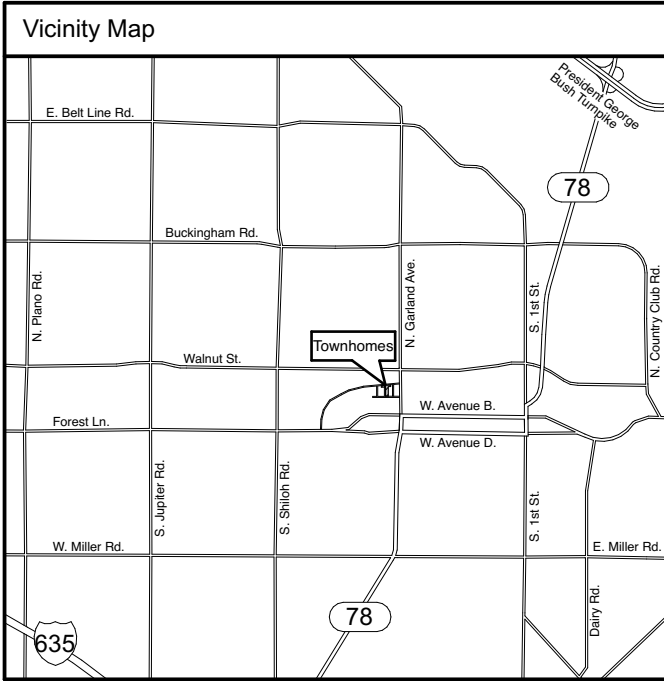
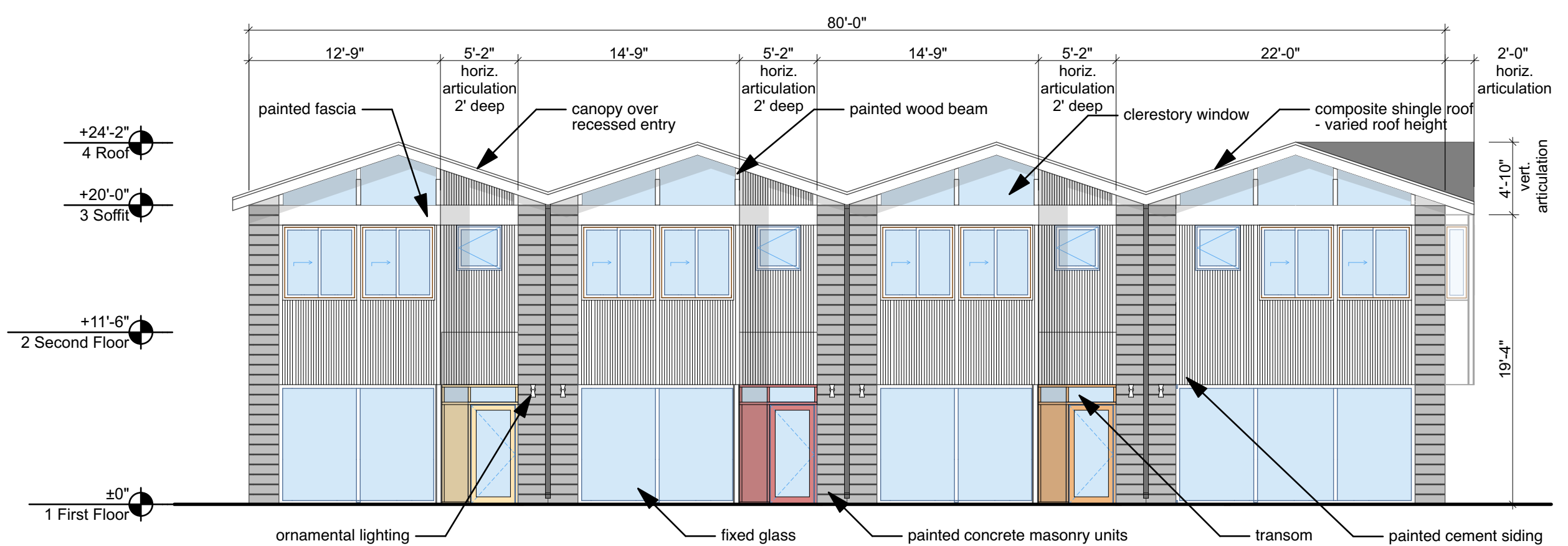
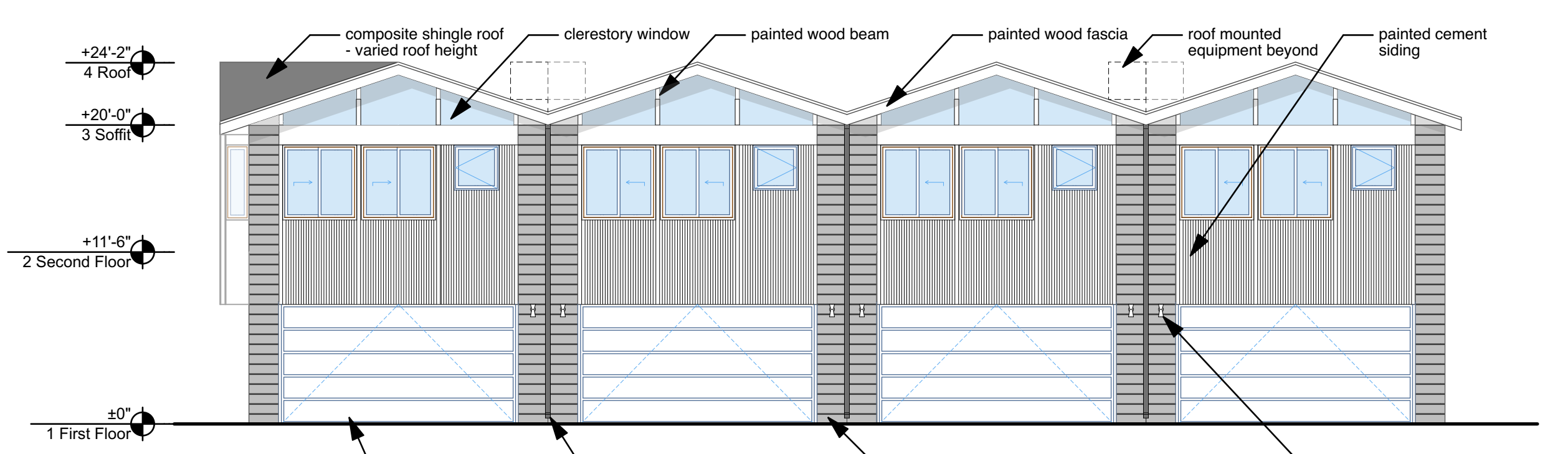
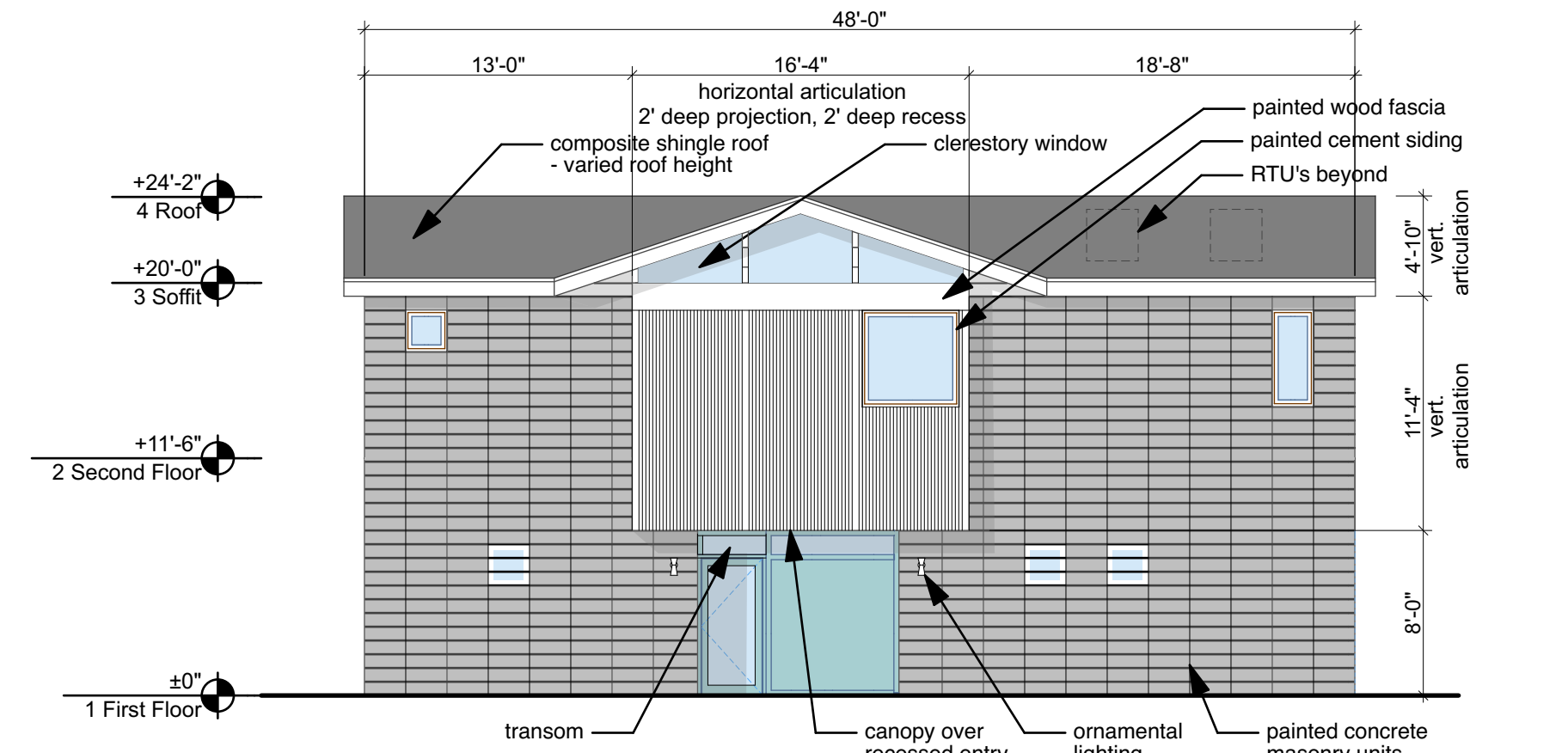
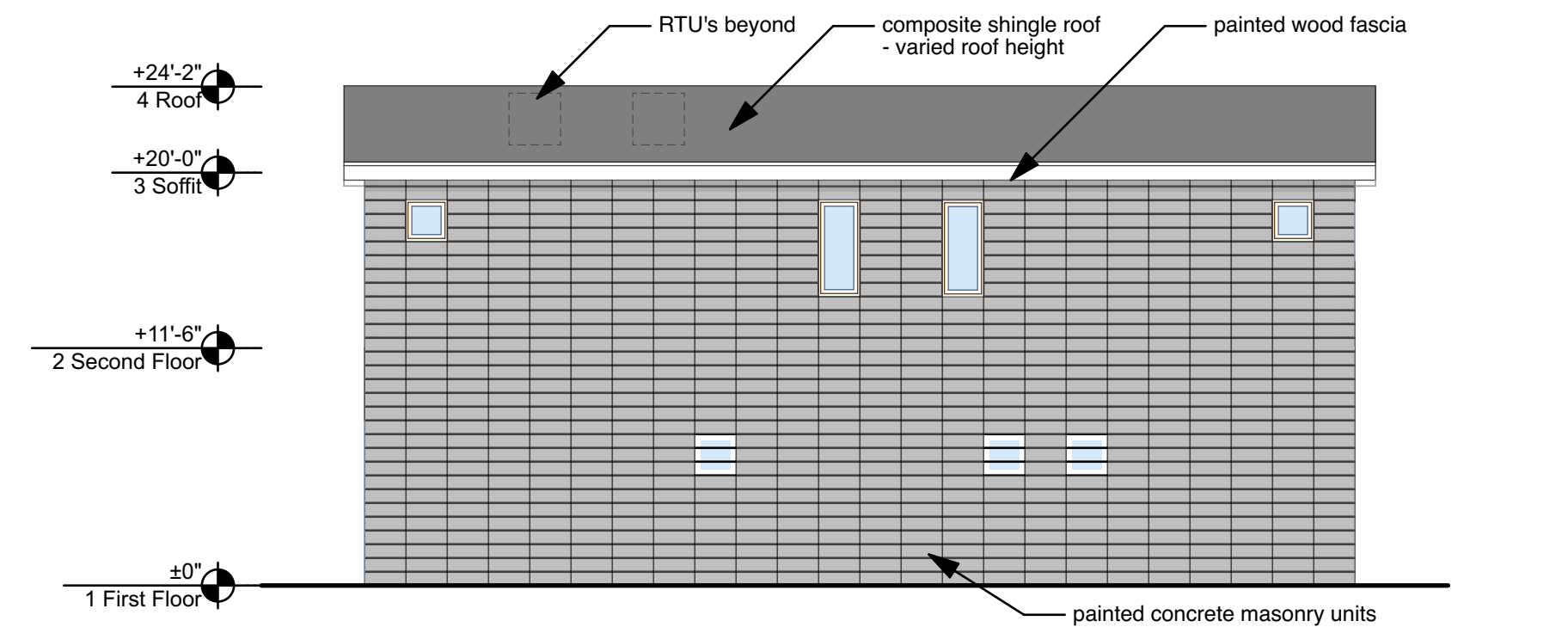
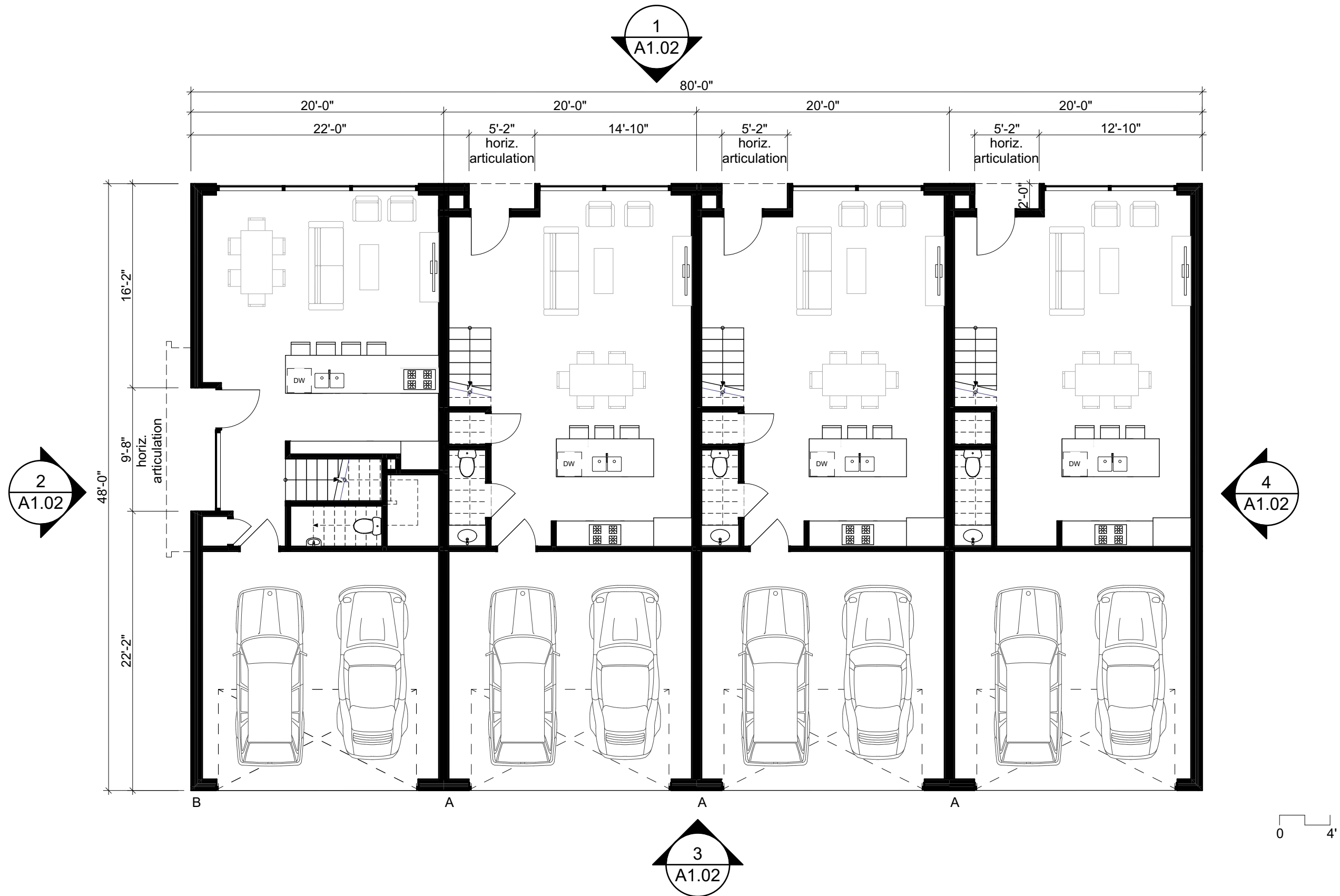
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DATE:					
DESCRIPTION:					
DELTA:					
DATE:					
DESCRIPTION:					
ISSUE:					

PROJECT THE DRAPER -  
CLIENT THE DRAPER GARLAND LLC  
ROW APARTMENTS  
SHEET TITLE LANDSCAPE DETAILS AND SCHEDULE

PRELIMINARY  
NOT FOR CONSTRUCTION  
**KFM**  
ENGINEERING & DESIGN  
LANDSCAPE  
ARCHITECT: Michelle M. Slattery  
TBAE No.: 3449 DATE: 5/8/23

PROJECT NUMBER:  
010017002  
DRAWN BY: CH DESIGNED BY: CH CHECKED BY: MMS  
DATE: 5/8/23  
SHEET:



Project Information
Current Zoning: CR Proposed Zoning: PD Project Number: 2111.00 Pre-submittal number: 210805-2
Townhome Architectural Elements
1. Recessed entries 2. Transoms 3. Clerestory windows at roof gables 4. Dormer 5. Canopy over entries 6. Distinctive lighting features 7. Varied roof heights 8. Benches for outdoor seating 9. Mid-century styled window headers
Horizontal Building Articulation
Facade A: Total facade length = 48' Facade articulation length = 16'-4" Articulation percentage = 34%
Facade B: Total facade length = 80' Facade articulation length = 17'-6" Articulation percentage = 22%
Vertical Building Articulation
Facade A: Total building height = 24'-2" Vertical articulation height = 16'-2" Articulation percentage = 67%
Facade B: Total building height = 24'-2" Vertical articulation height = 4'-10" Articulation percentage = 20%



**Garland Townhomes**  
110 Garfield St  
Garland, TX 75042  
2111.00

**Architect**  
DSGN Associates, Inc.  
115 West Greenbriar Lane  
Dallas, Texas 75208 USA  
tel +1 214 748 7712

**Client**  
Ground Floor Development  
8117 Preston Rd, #300  
Dallas, Texas 75225

**Civil Engineer**  
KFM, LLC  
3501 Olympus Blvd, #100  
Dallas, Texas 75019 USA

Not for permitting or construction.  
Issued under the authority of  
Robert L. Meckfessel, FAIA.

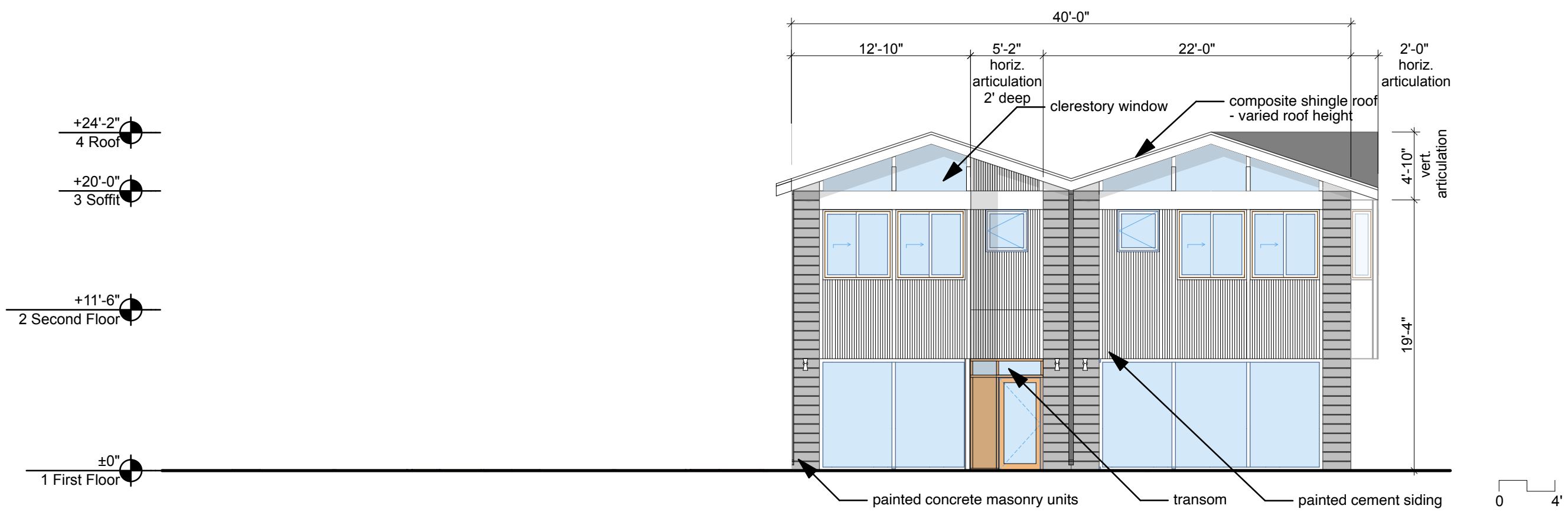
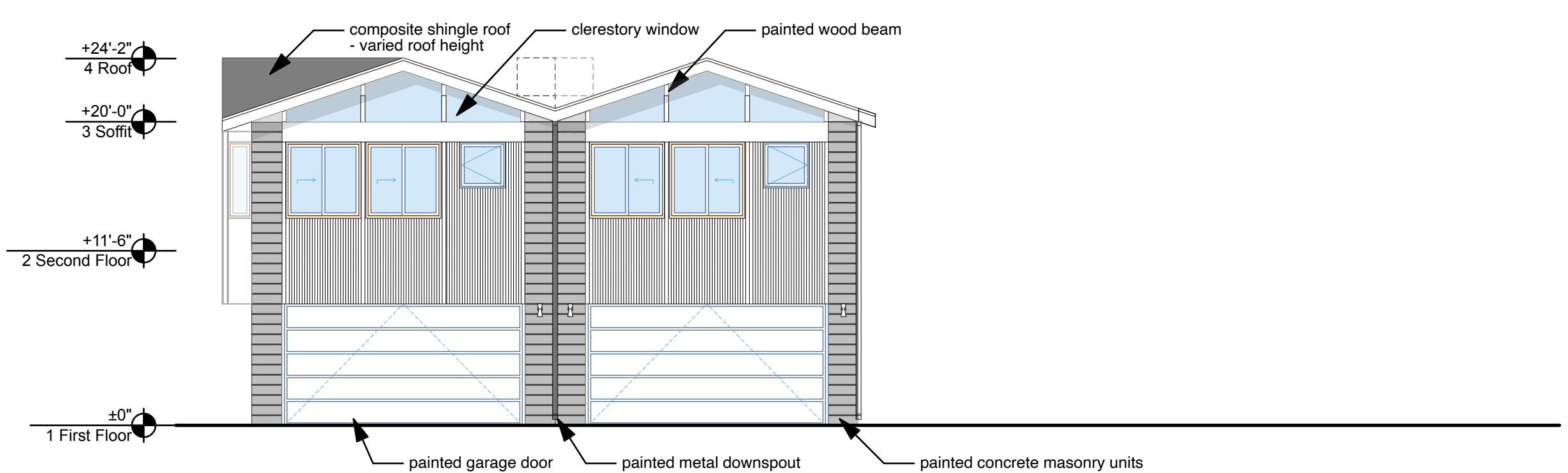
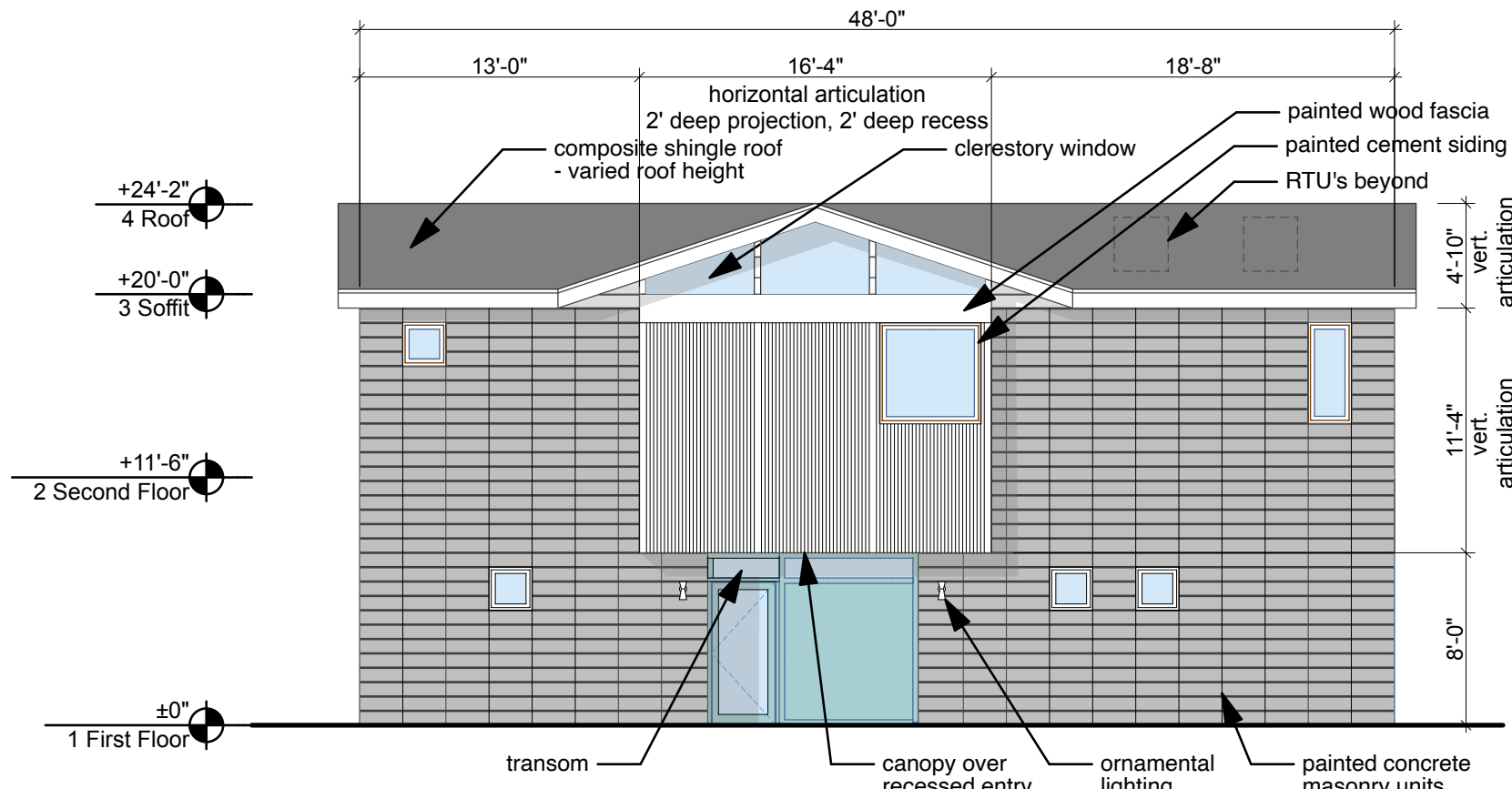
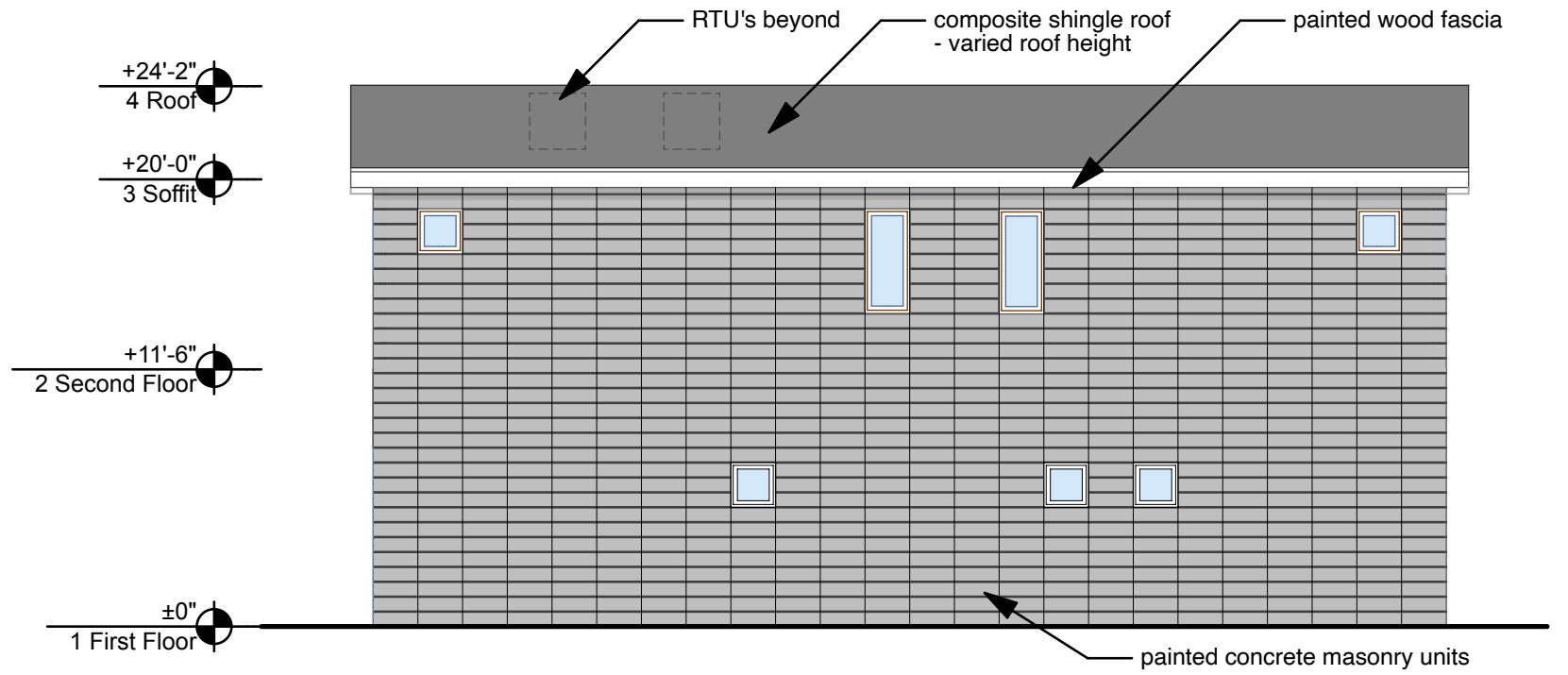
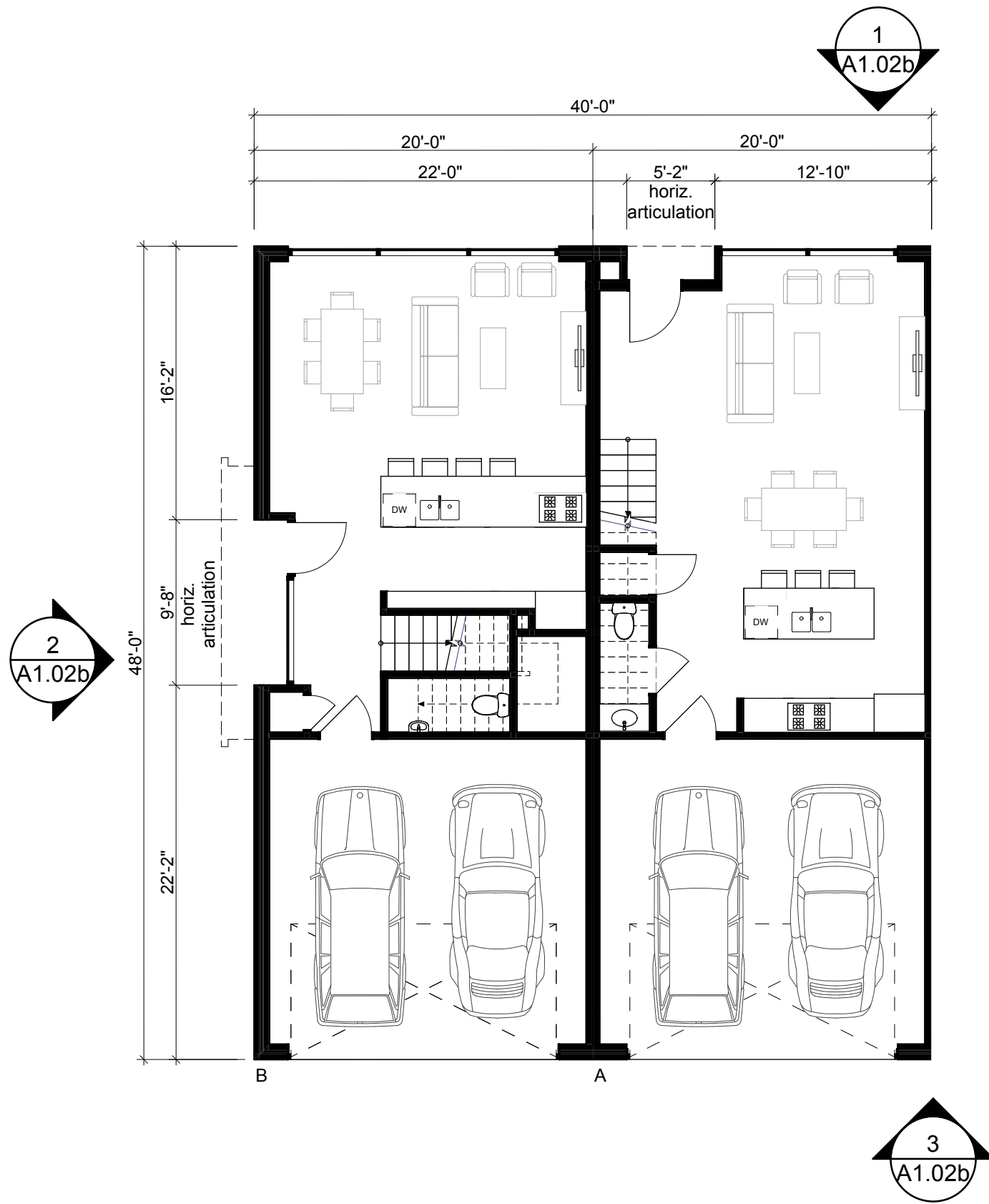
**Issue Date/ Rev**

28 Feb 22	Zoning Submission
29 Jun 22	Zoning Submission

**Elevations**

**A1.02**





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**Garland  
Townhomes**  
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2111.00

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**Issue Date/ Rev**  
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**Elevations - NW  
Units**

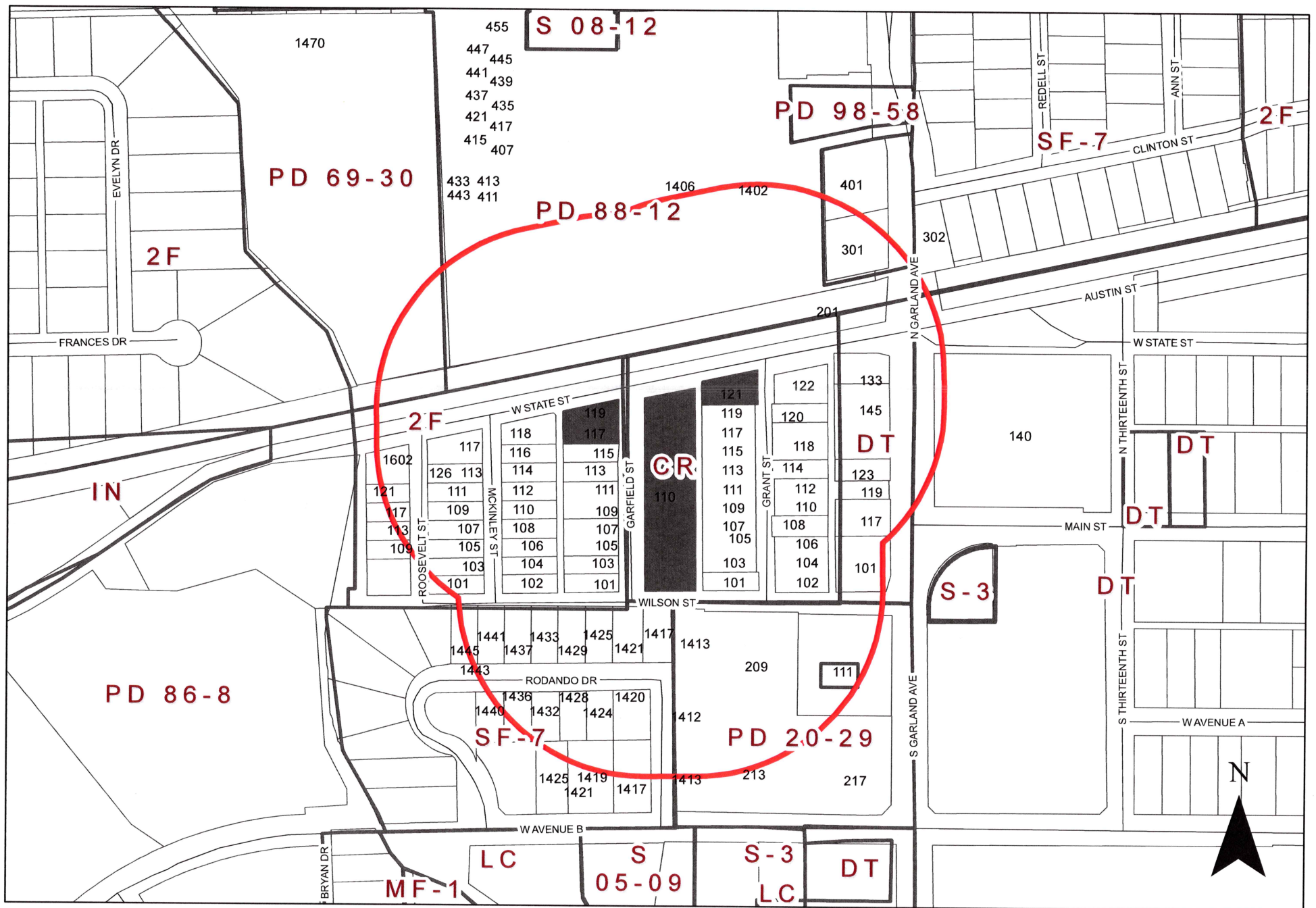
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## REPORT & MINUTES

### P.C. Meeting, May 22, 2023

**4b. APPROVED** Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Detail Plan)

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Cornelius. **Motion carried: 6 Ayes, 0 Nays.**



**110, 117, 119 Garfield Street & 121 Grant Street**

To date we have not received any responses for this case.



**GARLAND**

TEXAS MADE HERE

The applicant proposes to construct 26 multi-family units in a townhouse-style configuration, as part of Phase 3 of “The Draper” redevelopment.

## **City Council Meeting**

June 20, 2023

Z 22-15

# CASE INFORMATION

Location: 110, 117 and 119 Garfield Street and 121 Grant Street

Applicant: Masterplan

Owner: The Draper Garland, LLC.

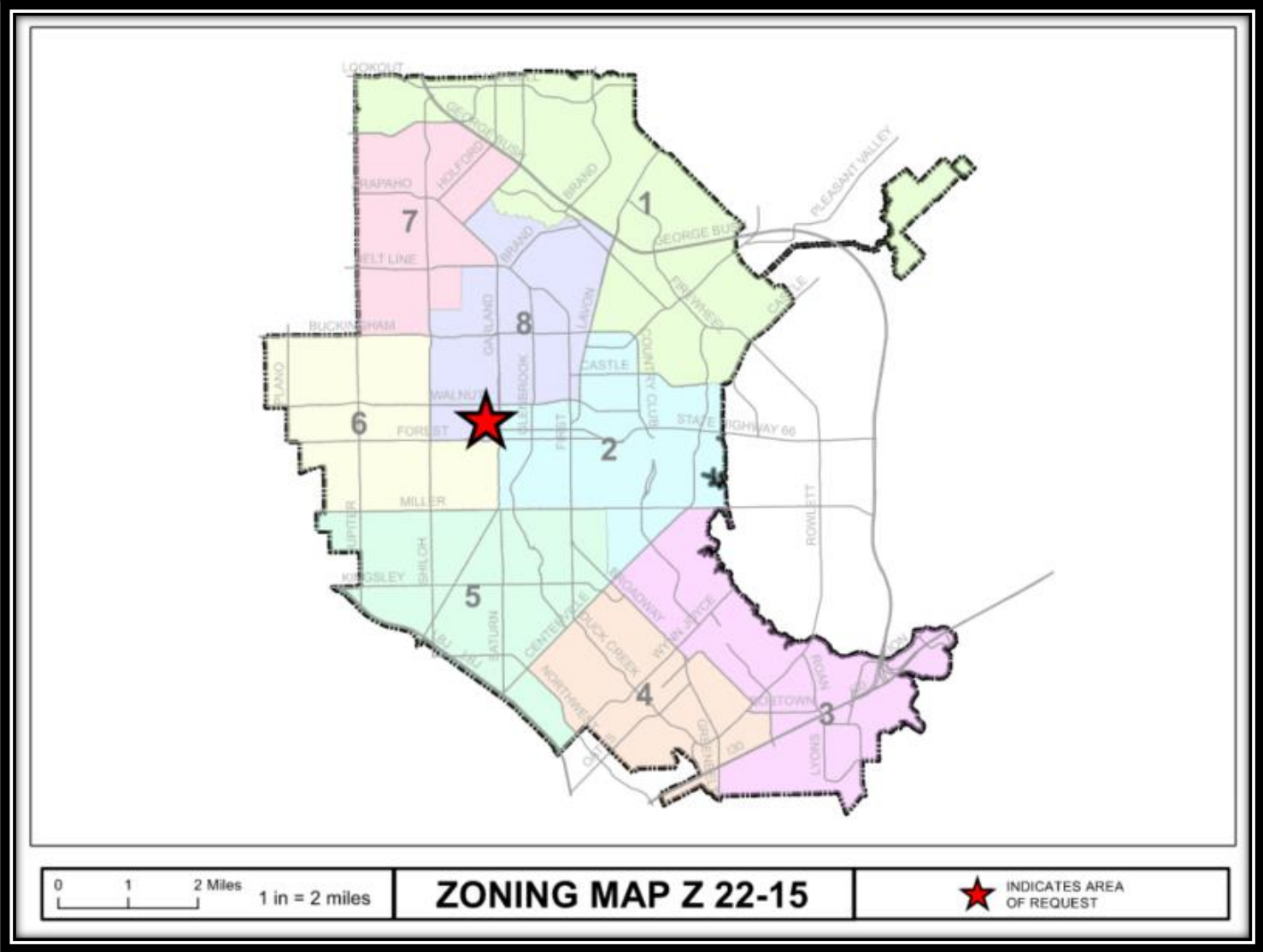
Acreage: 1.477 acres

Zoning: Two-Family (2F) District and Community Retail (CR) District





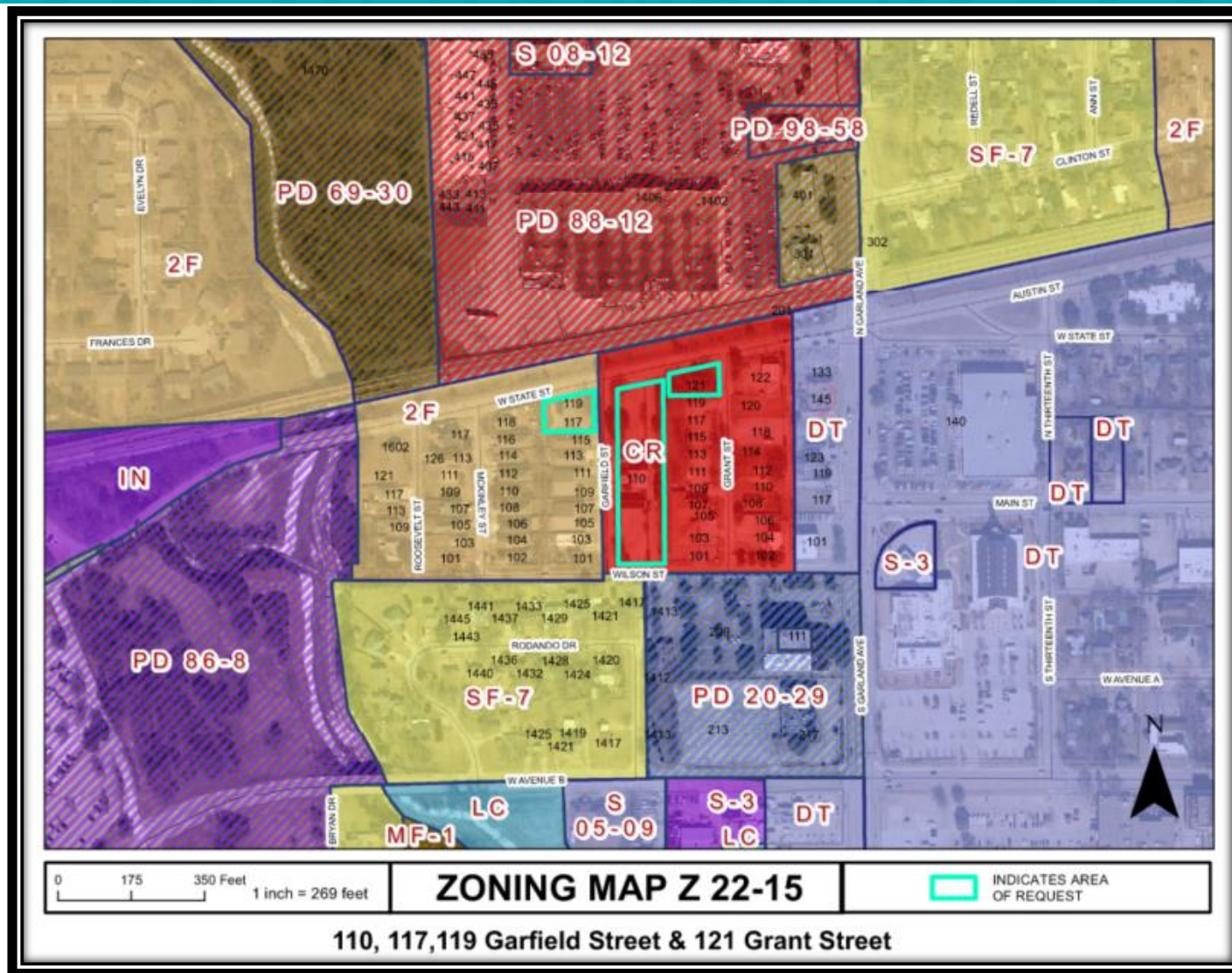
# CITYWIDE LOCATION MAP





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# LOCATION MAP



Z 22-15



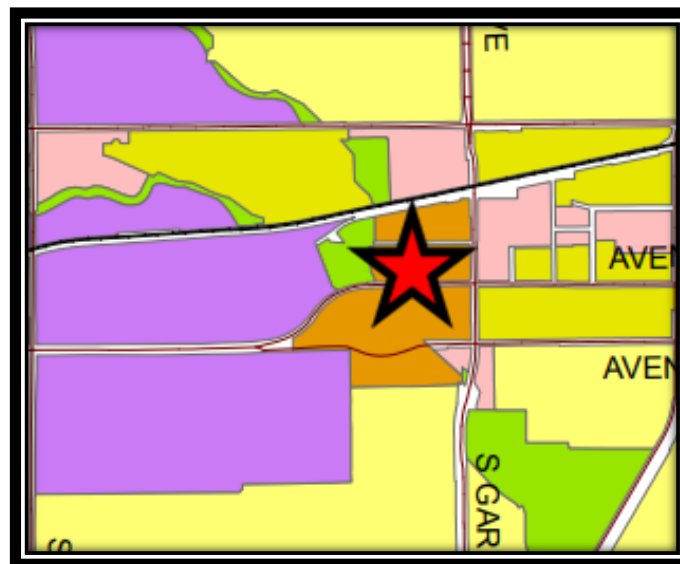


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# COMPREHENSIVE PLAN



Urban Neighborhoods



# COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods, which is higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use is compatible with the Comprehensive Plan.



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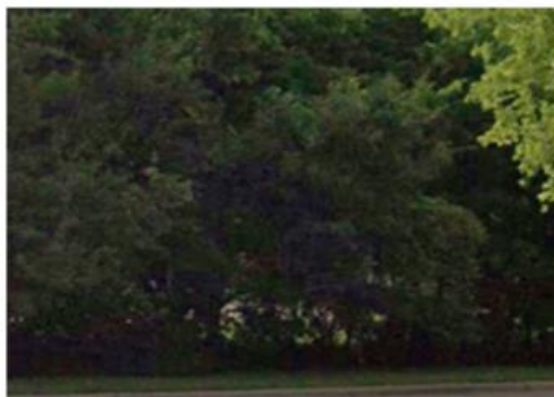
# PHOTOS



View of the subject property (central lot)



View of the subject property (western lot)



View of the subject property (eastern lot)



Looking north of the subject property

**Z 22-15**

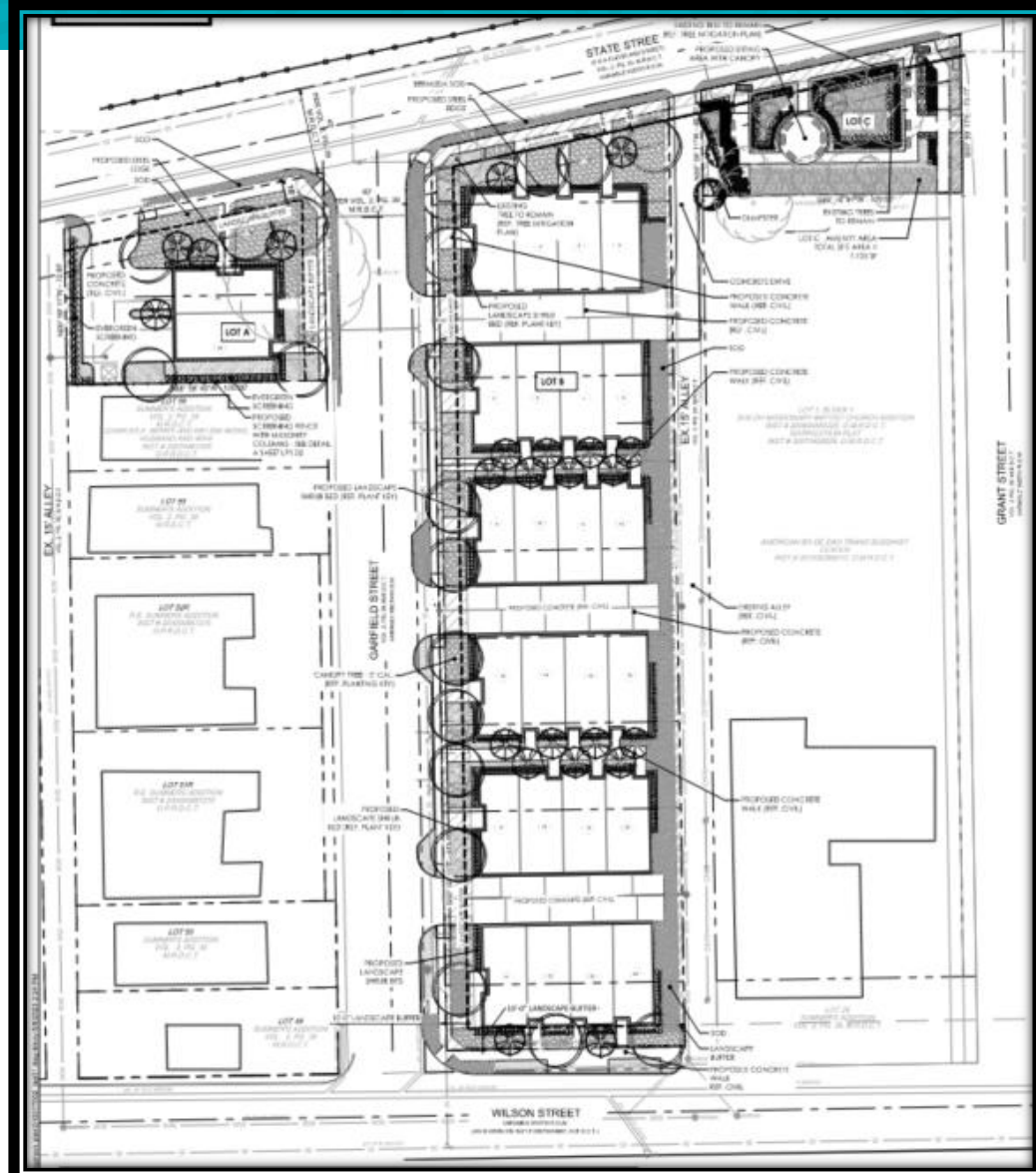


# Z 22-15



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# LANDSCAPE PLAN



Z 22-15





# BUILDING ELEVATIONS





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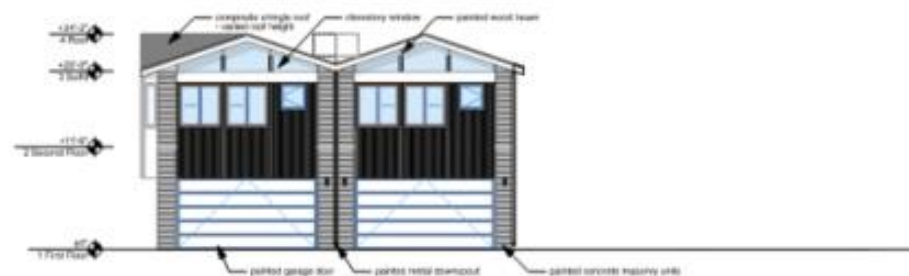
# BUILDING ELEVATIONS



4 Elevation - Rise / Run  
SCALE: 1/8" = 1'-0"



2 Elevation - Street Facing  
SCALE: 1/8" = 1'-0"



3 Deviation - Rise / Side  
SCALE 1/8" = 1'-0"



Elevation - Street Facing  
SCALE: 1/8" = 1'-0"



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# BUILDING ELEVATIONS



Z 22-15



# DEVIATIONS

Development Standards	Required	Proposed	Applicant's Justification
Building Setbacks	Minimum front yard, side yard and rear yard adjacent to street is 20 feet	10 feet	<p>Even though the proposed living units are technically MF with multiple units on a lot, the units will function like townhouses. The scale and orientation will function like townhomes. The greater setbacks of the Multi Family District are intended for conventional MF buildings that are greater in scale and height. Since these are effectively townhomes, the proposal includes requested reductions to these building setbacks.</p> <p>The building setback in the Single-Family Attached (SFA) District is ten (10) feet.</p>
Building Placement	All portions of a multi-family structure must be a minimum of 20 feet from other multi-family structures	15 feet	This proposed development is intended to be a townhouse-style configuration.

# DEVIATIONS

Maximum Lot Coverage	60%	63%	The additional lot coverage is required due to the 20-foot street easement along West State Street.
Clubhouse	A 2,500 square-foot clubhouse is required.	Not proposed	The development will function like conventional SF homes in most ways. The limited number of units do not support having a club house with amenities as found with MF developments.
Swimming Pool	A swimming pool with 800 square feet of surface area is required.	Not proposed	It should be noted that these residents can share amenities with Phase I of "The Draper".
Overall landscaping	40% of the gross platted area must be landscaped	32%	The 40% site landscape requirement is intended for conventional multi-family with large setbacks and more space. This is an urban townhouse style development with appropriate setbacks and on-site open space.

# DEVIATIONS

Landscape Buffer	<p>The GDC allows the landscape buffer to overlap an easement. However, six (6) feet must be only for landscaping.</p>	<p>The applicant proposes a variable width landscape buffer along West State Street. The minimum depth is 2.7 feet.</p>	<p>The landscape buffer may be a variable width and may overlap the easement but at least 6 feet should be outside of the easement. The proposed development is more walkable with smaller yards with walk ups from the street. The variable width private yard along with parkway area will meet the spirit and intent of the required buffer.</p>
	<p>The landscape buffer along West State Street requires eight (8) large canopy trees.</p>	<p>7 large canopy trees and 4 small ornamental trees are proposed.</p>	<p>The applicant requests a deviation on some of the large canopy trees due to the overhead utility lines.</p>
	<p>The landscape buffer along east side of Garfield Street requires 14 large canopy trees.</p>	<p>10 large canopy trees are proposed.</p>	
	<p>The landscape buffer along the west side of Garfield Street requires 5 large canopy trees</p>	<p>2 large canopy trees and two small ornamental trees are proposed.</p>	



## **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

Approval of a Detail Plan for Multi-Family development.

# PLAN COMMISSION RECOMMENDATION

On May 22, 2023 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.



**GARLAND**  
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## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

9. c.

**Meeting Date:** 06/20/2023

**Item Title:** Z 22-70 Robert Nunez (Alchemi Design Group) - Zoning (District 5)

**Submitted By:** Nabiha Ahmed, Lead Development Planner

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### **REQUEST**

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only)

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use

### **LOCATION**

1910 Pendleton Drive

### **OWNER**

Nash Texas, LLC.

### **PLAN COMMISSION RECOMMENDATION**

On May 22, 2023 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only).

The Plan Commission, by a vote of six (6) to zero (0), a Plan for a Warehouse, Office/Showroom (indoors only) use.

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Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only)

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use

Staff concurs with the shorter SUP time period requested by the applicant, as there may be future redevelopment opportunities along the IH-635 corridor.

### **BACKGROUND**

The subject property is developed with a 15,400 square-foot building. The applicant would like to use 6,000 square feet of tenant space to operate a Warehouse, Office/Showroom (indoors only) for cell phones. The intent is to store and sell refurbished phones wholesale and online.

### **SITE DATA**

The site is approximately 1.84 acres and can be accessed from Pendleton Drive and from LBJ Freeway through a mutual access easement.

### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Planned Development (PD) 69-31 with a previous Specific Use Provision (S 10-18) for a HVAC training facility. Planned Development (PD) 69-31 consists of six (6) tracts and the subject property is in

Tract 1, which allows uses only in the Office (O) District, now known as Neighborhood Office (NO) District and Community Office (CO) District. The Warehouse, Office/Showroom (indoors only) use is not allowed in the Neighborhood Office (NO) District and Community Office (CO) District. However, it is allowed the Community Retail (CR) District with approval of a Specific Use Provision. Therefore, the applicant is requesting to rezone the property to Community Retail (CR) District to maintain zoning compatibility with the adjacent properties. The applicant also requests approval of the Specific Use Provision of the Warehouse, Office/Showroom (indoors only) use.

## **CONSIDERATIONS**

1. The existing building is 15,400 square feet and the applicant proposes to use 6,000 square feet of the building for Warehouse, Office/Showroom (indoors only) use. The rest of the building is occupied by other office and retail uses. The GDC defines Warehouse, Office/Showroom (indoors only) as "an establishment with at least twenty-five percent of its total floor area devoted to office and showroom space (that is, an establishment where a maximum of seventy-five percent of its total floor area is devoted to storage and warehousing that is not generally accessible to the public). The term includes sales offices, retail or wholesale sales areas, and display areas (showrooms) for products sold and distributed from the warehousing area."
2. The applicant is requesting approval of a five (5) year Specific Use Provision. The SUP Time Period Guide does not have a recommended time period for a Warehouse, Office/Showroom (indoors only) use.
3. The site layout (Exhibit C) complies with the Garland Development Code (GDC).
4. The scope of work did not trigger any landscaping and screening standards.
5. The applicant is not expanding the building; therefore, it does not trigger additional building design standards.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan designates this property as Community Centers.

Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The existing building is conducive to the proposed land use, and the use is generally compatible with the Comprehensive Plan. However, there may be future redevelopment opportunities in this general area that more closely align with the Community Centers designation.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north are zoned Planned Development (PD) District 69-31; these properties are developed with retail and office uses. The properties to the east, across Pendleton Drive, are zoned Planned Development (PD) District 69-31 and Planned Development (PD) District 88-27; these properties are developed with retail uses. The property to the south is zoned Planned Development (PD) District 69-31 and it is currently vacant. The property to the west is zoned Planned Development (PD) District 69-31 and it is developed with a funeral home.

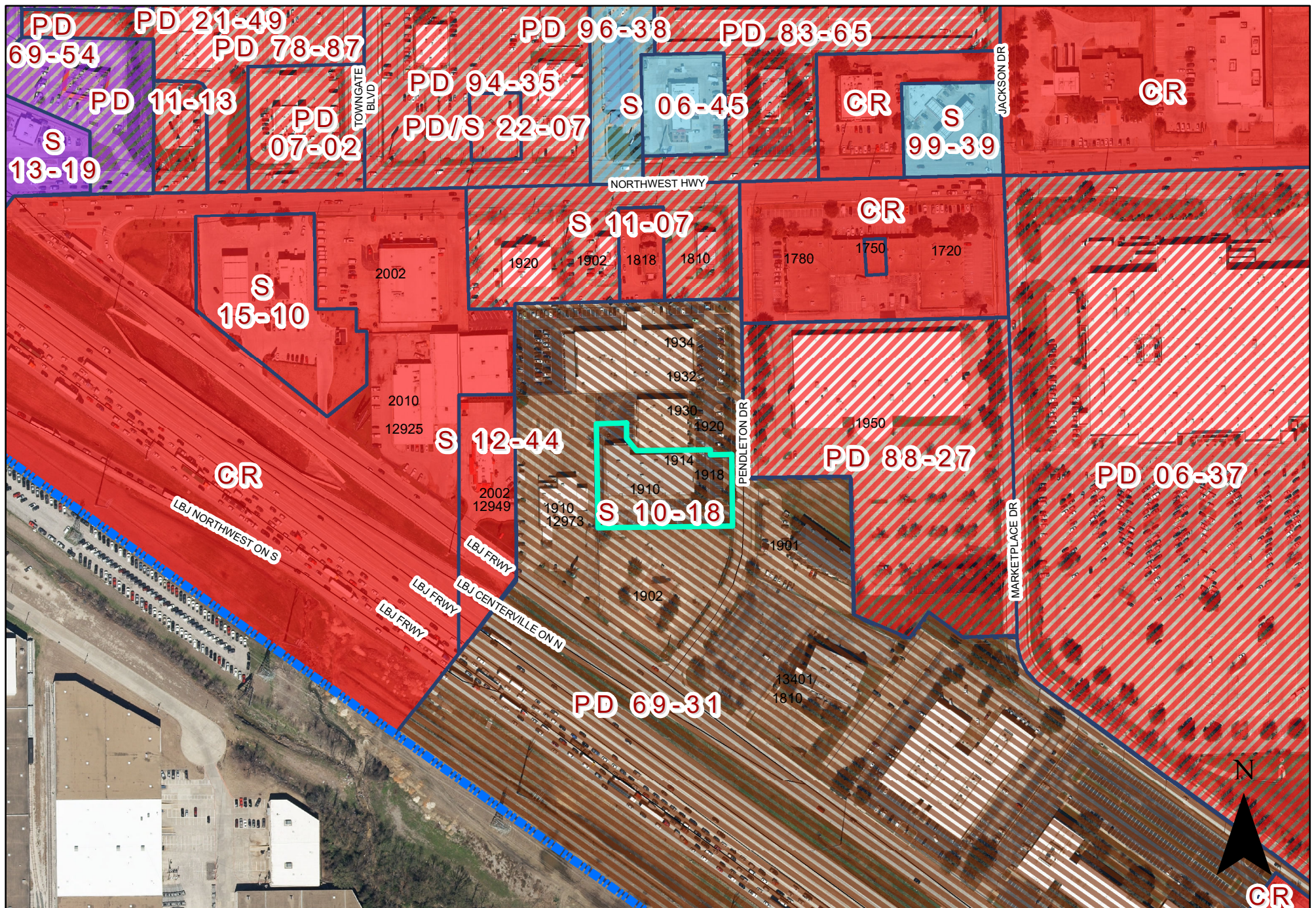
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### **Attachments**

Z 22-70 Location Map and Exhibit B  
Z 22-70 R&M - Zoning / SUP  
Z 22-70 Responses  
Z 22-70 Staff Presentation

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# ZONING MAP Z 22-70

INDICATES AREA OF REQUEST

1910 Pendleton Drive



**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 22-70**

**1910 Pendleton Drive, Suite 101**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Warehouse, Office/Showroom (indoors only) use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

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

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

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

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

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.

#### **VI. Specific Regulations:**

A. SUP Time Period: The Specific Use Provision for a Warehouse, Office/Showroom (indoors only) use shall be in effect for a period of five (5) years.

B. Site Plan: The Warehouse, Office/Showroom (indoors only) Use shall be limited to the approximately 6,000 square-foot area as shown in Exhibit C.

C. Maintenance requirements:

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

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents

and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

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

## REPORT & MINUTES

### P.C. Meeting, May 22, 2023

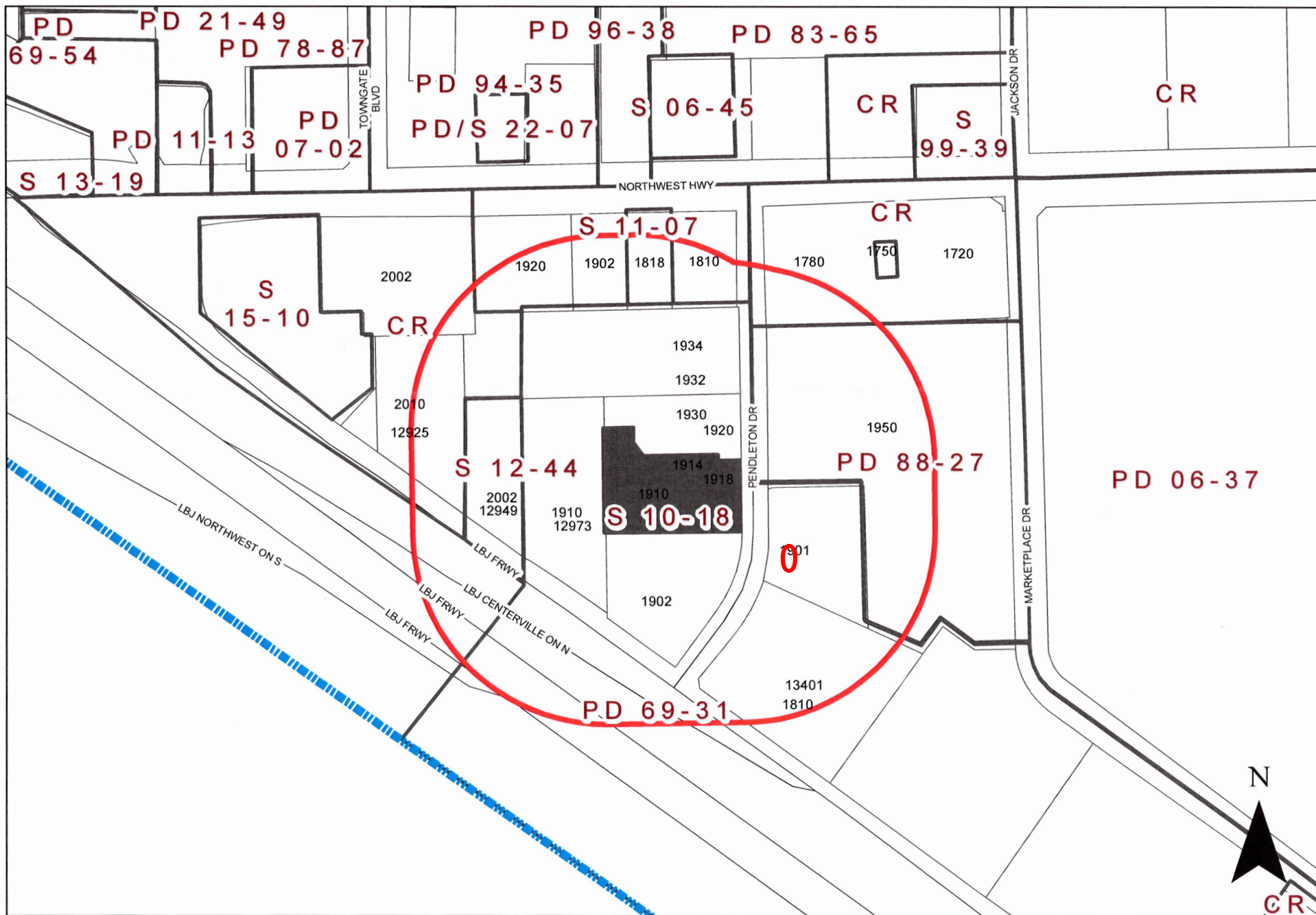
**4c APPROVED.** Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Zoning)

The applicant, Robert Nunez, 513 Mulberry Ln., Desoto, Texas, remained available for questions. Commissioner Aubin requested clarification as to whether there would be on-site retail sales. The applicant clarified that most of the sales would be online and that the showroom would be used mainly to display the items for sale. Commissioner Dalton requested clarification on the length of the Specific Use Provision. Staff informed the Commission that the applicant's request was for five years for the Specific Use Provision. Staff is in agreement with the shorter length of the Specific Use Provision given the potential of future re-development along the IH-635 corridor.

**Motion** was made by Commissioner Aubin to close the public hearing and **approve** the application with staff recommendation for the length of five years for the Specific Use Provision. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

**4d. APPROVED** Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Specific Use Provision)

**Motion** was made by Commissioner Aubin to close the public hearing and **approve** the application with staff recommendation for the length of five years for the Specific Use Provision. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**



0 175 350 Feet  
1 inch = 264 feet

## ZONING MAP Z 22-70

INDICATES AREA OF REQUEST  
INDICATES NOTIFICATION AREA

1910 Pendleton Drive



# Comment Form

## Case Z 22-70

Z 22-70 Roberto Nunez (Alchemi Design Group). The applicant requests to operate a warehouse, showroom and office in the existing building. The site is located at 1910 Pendleton Drive. (District 5)

Z 22-70 Roberto Nunez (Alchemi Design Group). El solicitante solicita operar un almacén, una sala de exposición y una oficina en el edificio existente. El sitio está ubicado en 1910 Pendleton Drive. (Distrito 5)

Z 22-70 Roberto Nunez (Alchemi Design Group). Người nộp đơn yêu cầu vận hành một nhà kho, phòng trưng bày và văn phòng trong tòa nhà hiện có. Địa điểm được đặt tại 1910 Pendleton Drive. (Quận 5)

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



For / A Favor / Đúng



Against / En Contra / Không

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

DILAN PAUL SM

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

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

1901 Pendleton Dr

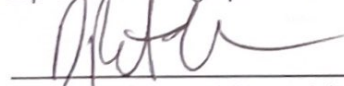
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

05/15/23

Date / Fecha / Ngày

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





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The applicant requests to operate a warehouse, showroom and office in the existing building.

# City Council Meeting

June 20, 2023

Z 22-70

# CASE INFORMATION

Location: 1910 Pendleton Drive

Applicant: Robert Nunez (Alchemi Design Group)

Owner: Nash Texas, LLC.

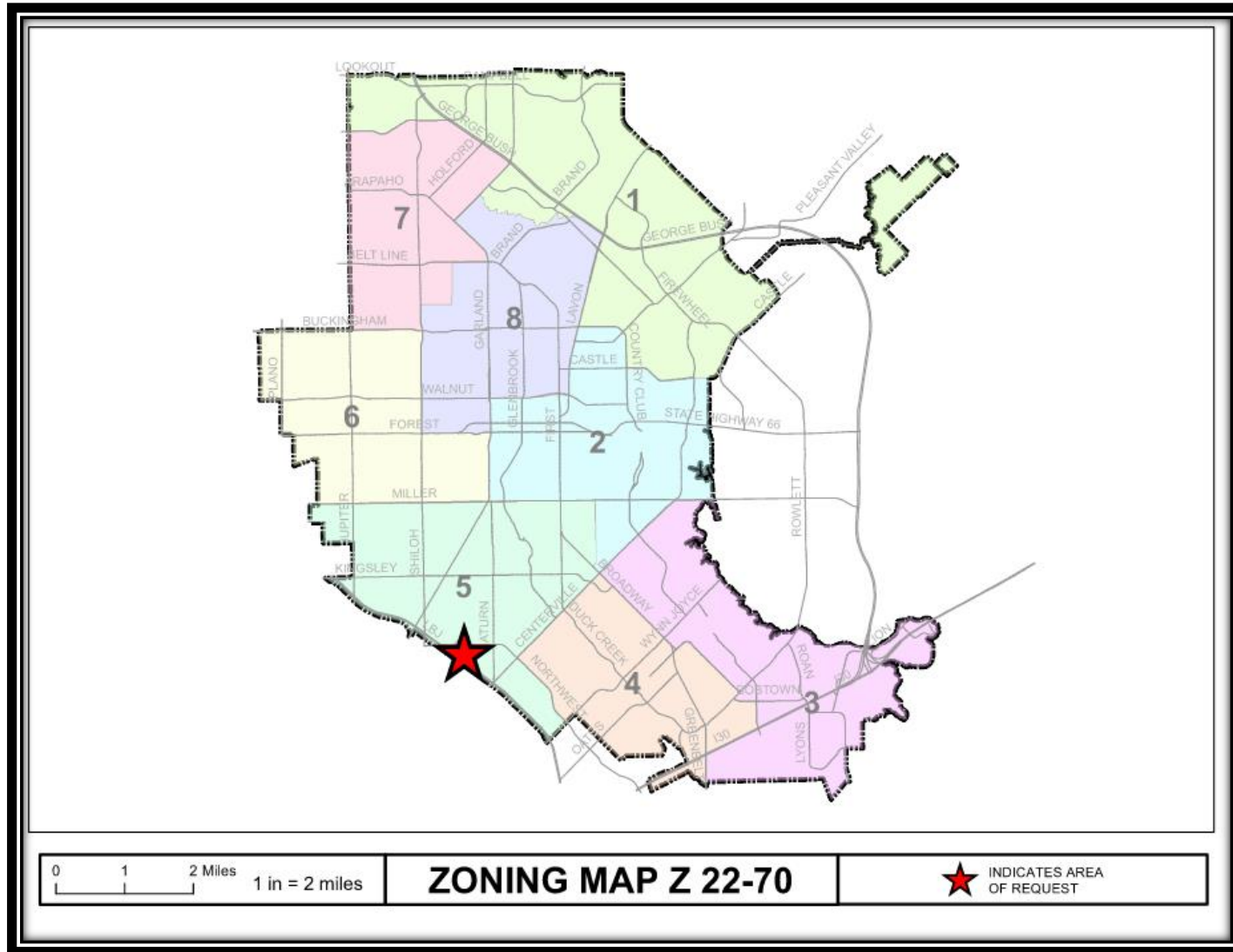
Acreage: 1.84 acres

Zoning: Planned Development (PD) District 69-31



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# CITYWIDE LOCATION MAP



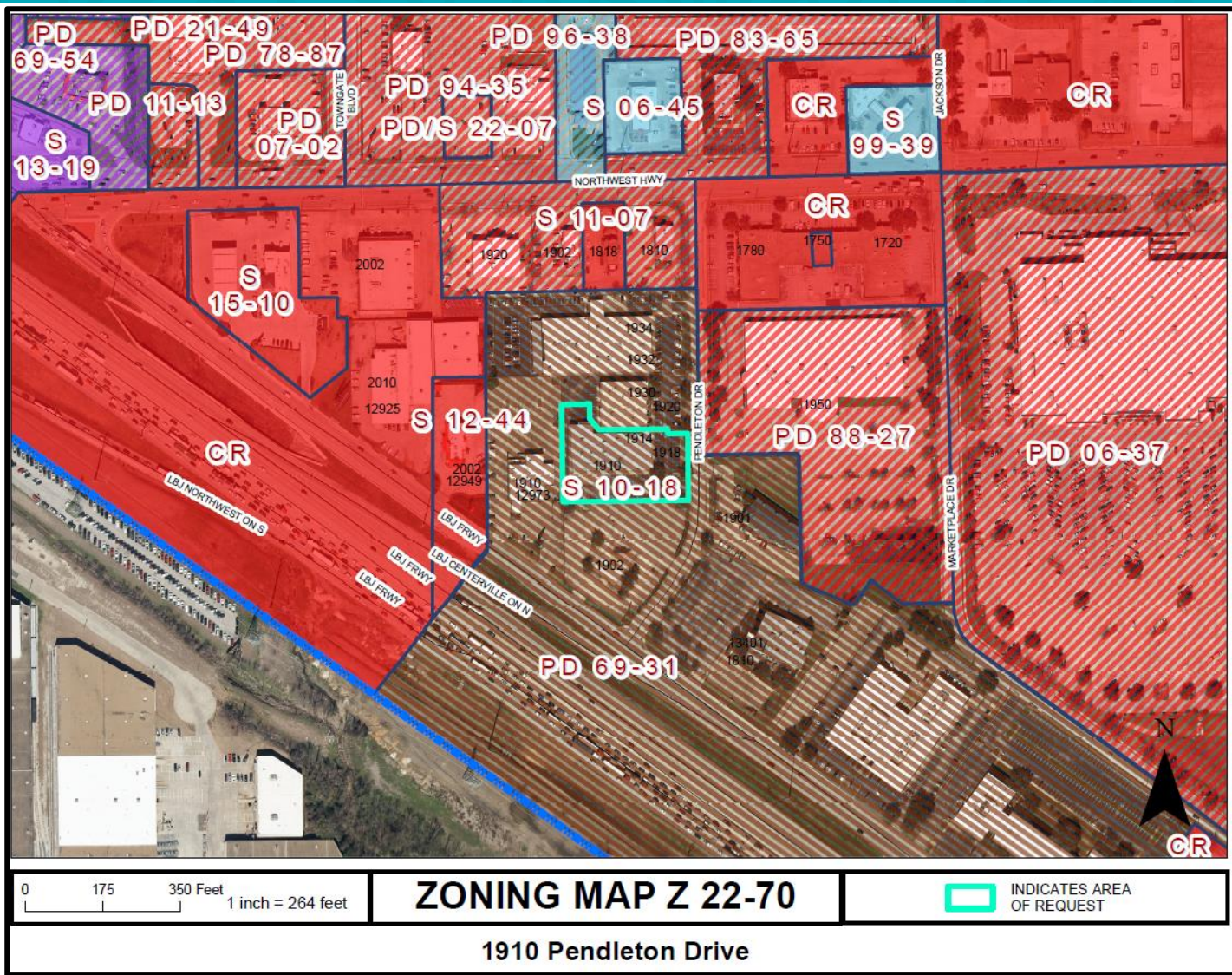
**Z 22-70**



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# LOCATION MAP



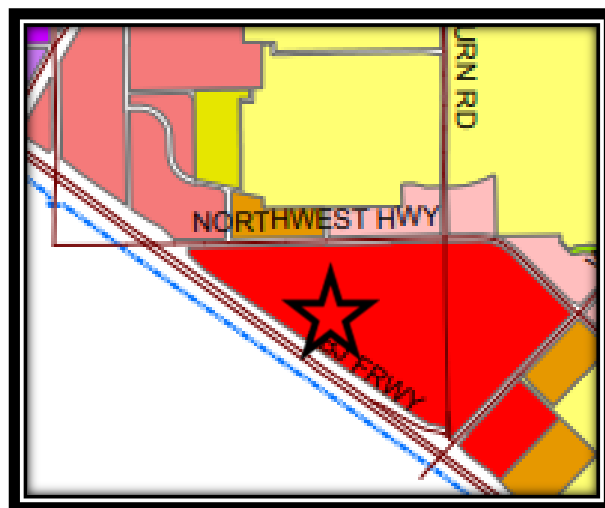
Z 22-70





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# COMPREHENSIVE PLAN



# COMPREHENSIVE PLAN

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Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The existing building is conducive to the proposed land use, and the use is generally compatible with the Comprehensive Plan. However, there may be future redevelopment opportunities in this general area that more closely align with the Community Centers designation.



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# PHOTOS



View of south side of the subject property



View of east side of the subject property



View of north side of subject property



View of west side of the subject property

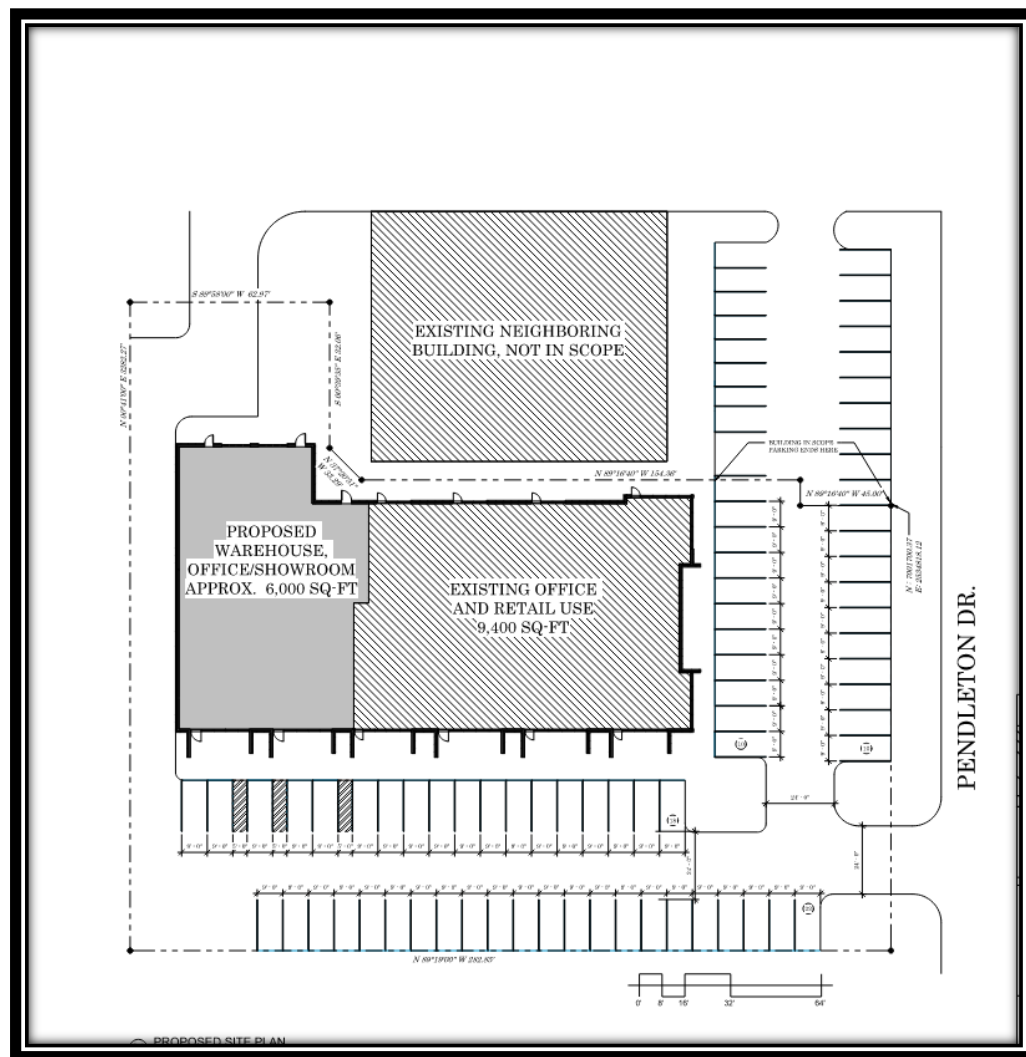
Z 22-70





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# SITE PLAN



Z 22-70



## **SPECIFIC USE PROVISION**

No deviations are being requested by the applicant.

The applicant is requesting the SUP to be valid for five (5) years. The SUP time period guide does not have a recommend time period for a Warehouse, Office/Showroom (indoors only) use.



## **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only)

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**GARLAND**  
**PLANNING REPORT**

**City Council Regular Session Agenda**

9. d.

**Meeting Date:** 06/20/2023

**Item Title:** Z 22-70 Robert Nunez (Alchemi Design Group) - Plan (District 5)

**Submitted By:** Nabiha Ahmed, Lead Development Planner

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**REQUEST**

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The existing building is conducive to the proposed land use, and the use is generally compatible with the Comprehensive Plan. However, there may be future redevelopment opportunities in this general area that more closely align with the Community Centers designation.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north are zoned Planned Development (PD) District 69-31; these properties are developed with retail and office uses. The properties to the east, across Pendleton Drive, are zoned Planned Development (PD) District 69-31 and Planned Development (PD) District 88-27; these properties are developed with retail uses. The property to the south is zoned Planned Development (PD) District 69-31 and it is currently vacant. The property to the west is zoned Planned Development (PD) District 69-31 and it is developed with a funeral home.

---

## **Attachments**

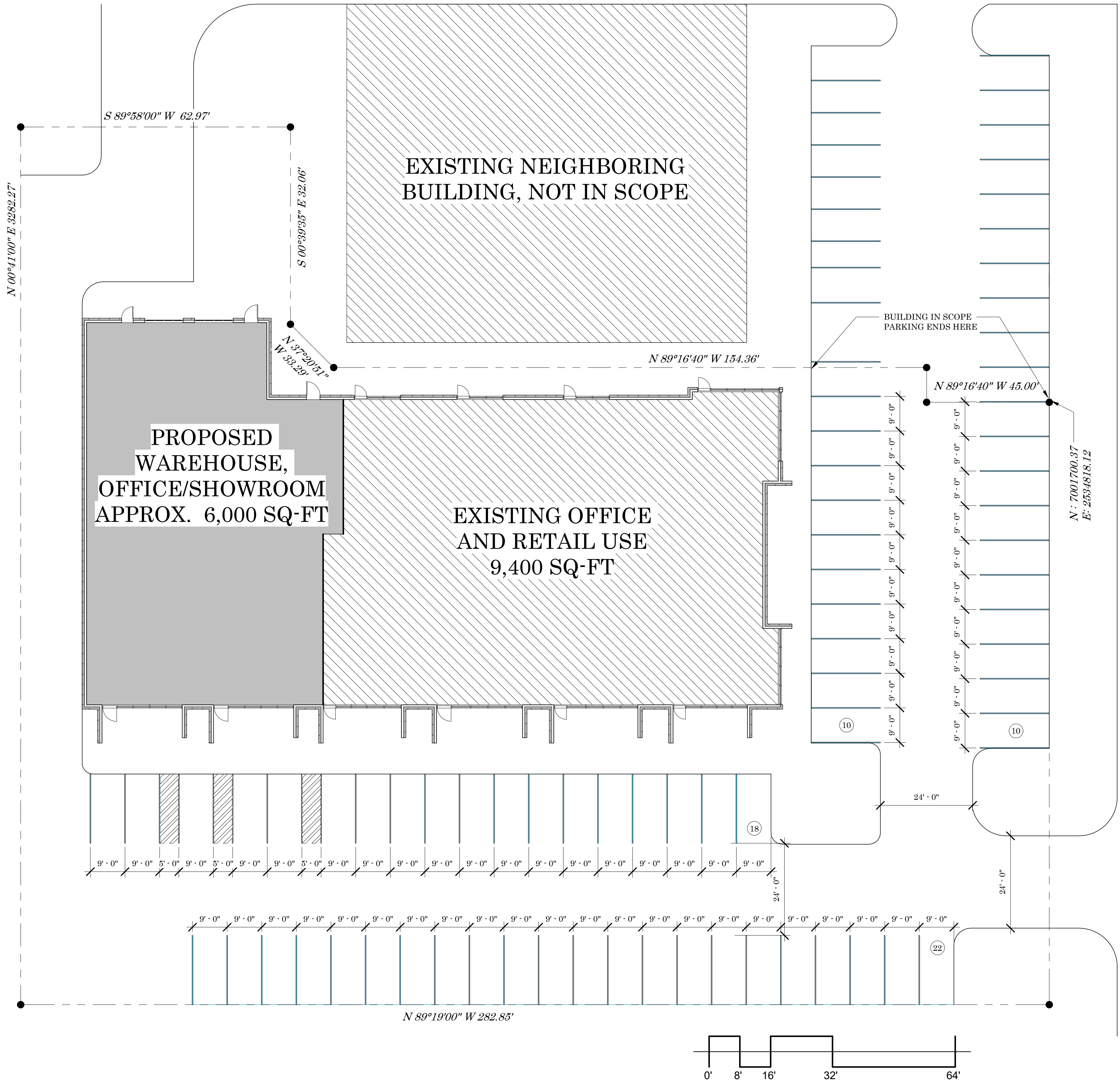
Z 22-70 Location Map  
Z 22-70 Exhibit C  
Z 22-70 R&M - Plan  
Z 22-70 Responses  
Z 22-70 Staff Presentation

---







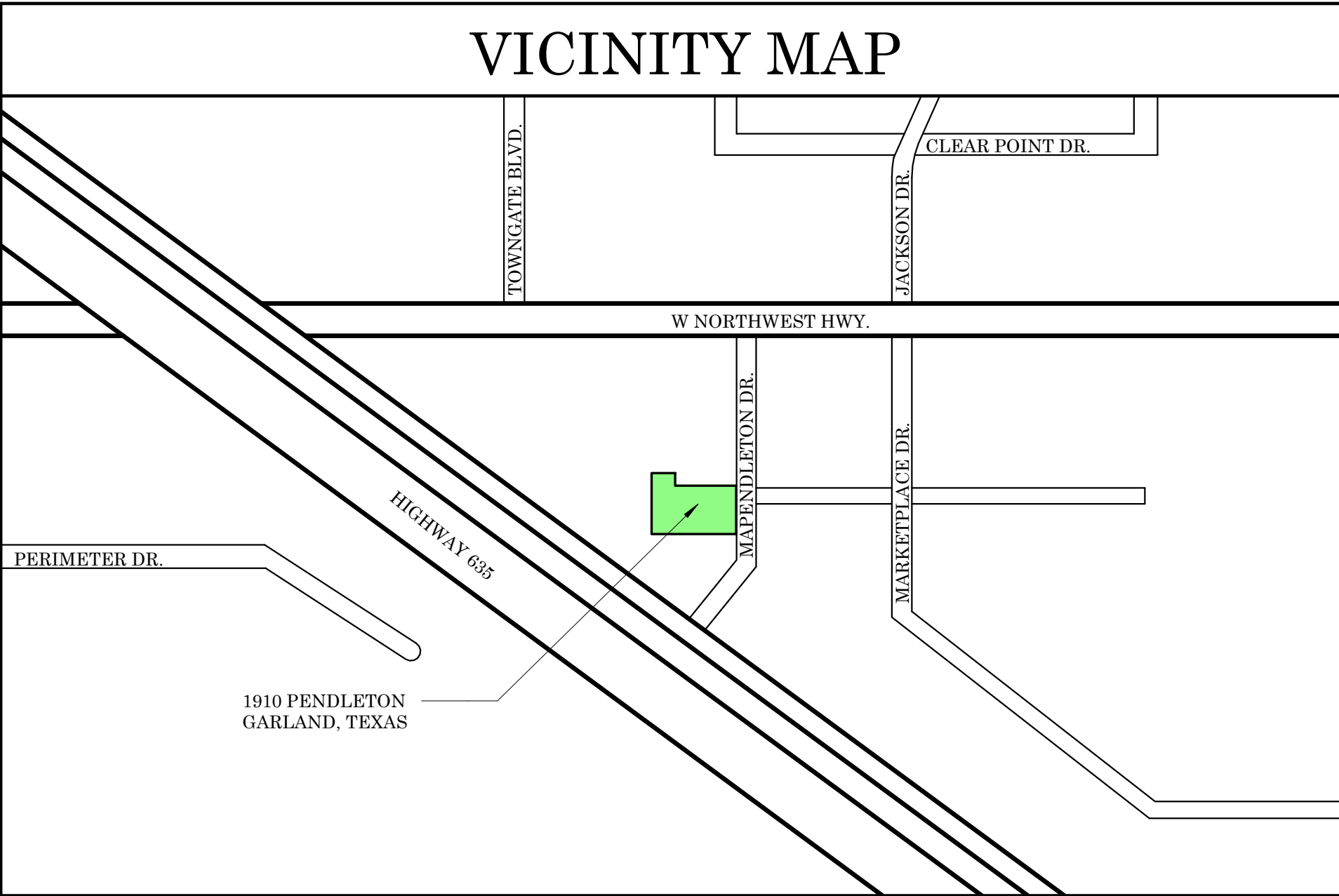


01 PROPOSED SITE PLAN  
1/16" = 1'-0"

SITE PLAN LEGEND	
	SCOPE OF WORK
	EXISTING BUILDINGS NOT IN SCOPE

SITE DATA TABLE

- BUILDING SIZE · 15,400 APPROX. SQ-FT
  - EXISTING OFFICE SUITES · 4,600 SQ-FT
  - EXISTING RETAIL SUITES · 4,800 SQ-FT
  - PROPOSED WAREHOUSE, OFFICE/SHOWROOM · 6,000 SQ-FT
  - SHARED RESTROOM AND HALLWAYS · 1,000 SQ-FT
- PARKING**
- PARKING FOR EXISTING OFFICE · 4,600/300 = 15 SPACES
  - PARKING FOR EXISTING RETAIL · 4,800/333 = 15 SPACES
  - SHARED RESTROOM AND HALLWAYS · 1,000/300 = 3 SPACES
  - PARKING FOR PROPOSED WAREHOUSE/SHOWROOM 5,500/1000 = 6
  - PARKING FOR PROPOSED WAREHOUSE/SHOWROOM 500/300 = 2
- PARKING REQUIRED = 41
  - PARKING PROVIDED = 60



ALCHEMI DP, LLC  
PLANNING + DESIGN + BUILD  
PROJECT #220824

CHANGE OF ZONING AND SUP  
FOR 1910 PENDLETON  
GARLAND, TEXAS

Change of Zoning  
and SUP for  
1910 Pendleton

ZONING CASE  
220726-3  
02/31/2023

REVISIONS		
1	City Comments	5/9/23

CONSTRUCTION BY 2015  
IBC, IMC, IPC, AND 2014 NEC  
STANDARDS. GC TO  
ADMINISTERED  
THE CONSTRUCTION  
PERMIT SET NOT FOR  
CONSTRUCTION

PROPOSED  
SITE PLAN

## REPORT & MINUTES

### P.C. Meeting, May 22, 2023

**4e. APPROVED** Consideration of the application of **Robert Nunez (Alchemi Design Group)**, requesting approval of a Plan for a Warehouse, Office/Showroom (indoors only) use. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Plan)

**Motion** was made by Commissioner Aubin to close the public hearing and **approve** the application with staff recommendation for the length of five years for the Specific Use Provision. Seconded by Commissioner Rose. years for the Specific Use Provision. Seconded by Commissioner Rose.  
**Motion carried: 6 Ayes, 0 Nays.**



## 1910 Pendleton Drive



# Comment Form

## Case Z 22-70

Z 22-70 Roberto Nunez (Alchemi Design Group). The applicant requests to operate a warehouse, showroom and office in the existing building. The site is located at 1910 Pendleton Drive. (District 5)

Z 22-70 Roberto Nunez (Alchemi Design Group). El solicitante solicita operar un almacén, una sala de exposición y una oficina en el edificio existente. El sitio está ubicado en 1910 Pendleton Drive. (Distrito 5)

Z 22-70 Roberto Nunez (Alchemi Design Group). Người nộp đơn yêu cầu vận hành một nhà kho, phòng trưng bày và văn phòng trong tòa nhà hiện có. Địa điểm được đặt tại 1910 Pendleton Drive. (Quận 5)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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

DILAN PATI KM

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

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

1901 Pendleton Dr

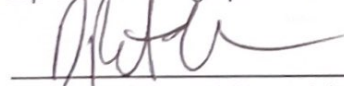
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

05/15/23

Date / Fecha / Ngày

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



**GARLAND**

TEXAS MADE HERE

The applicant requests to operate a warehouse, showroom and office in the existing building.

# City Council Meeting

June 20, 2023

Z 22-70



# CASE INFORMATION

Location: 1910 Pendleton Drive

Applicant: Robert Nunez (Alchemi Design Group)

Owner: Nash Texas, LLC.

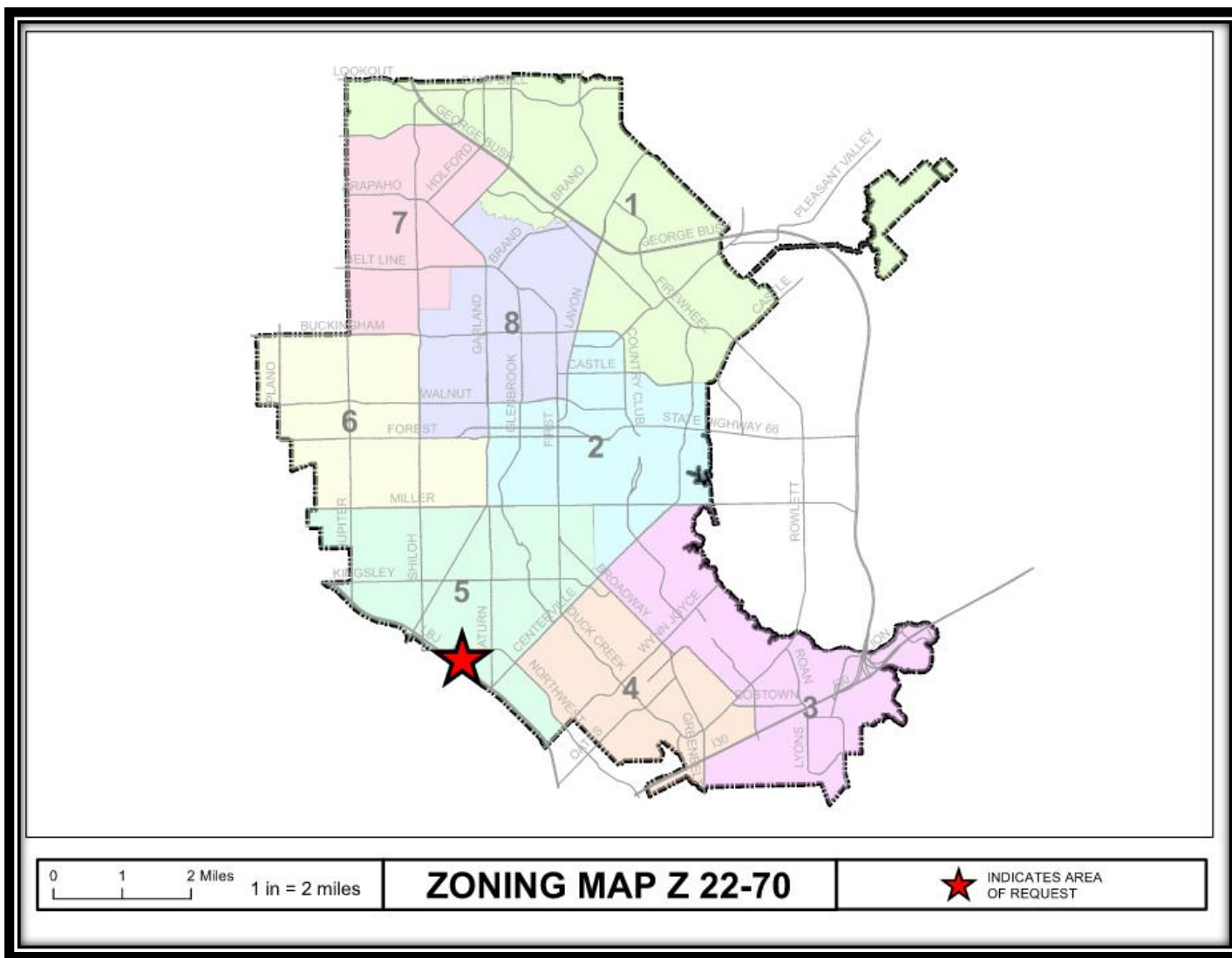
Acreage: 1.84 acres

Zoning: Planned Development (PD) District 69-31



**GARLAND**  
TEXAS MADE HERE

# CITYWIDE LOCATION MAP

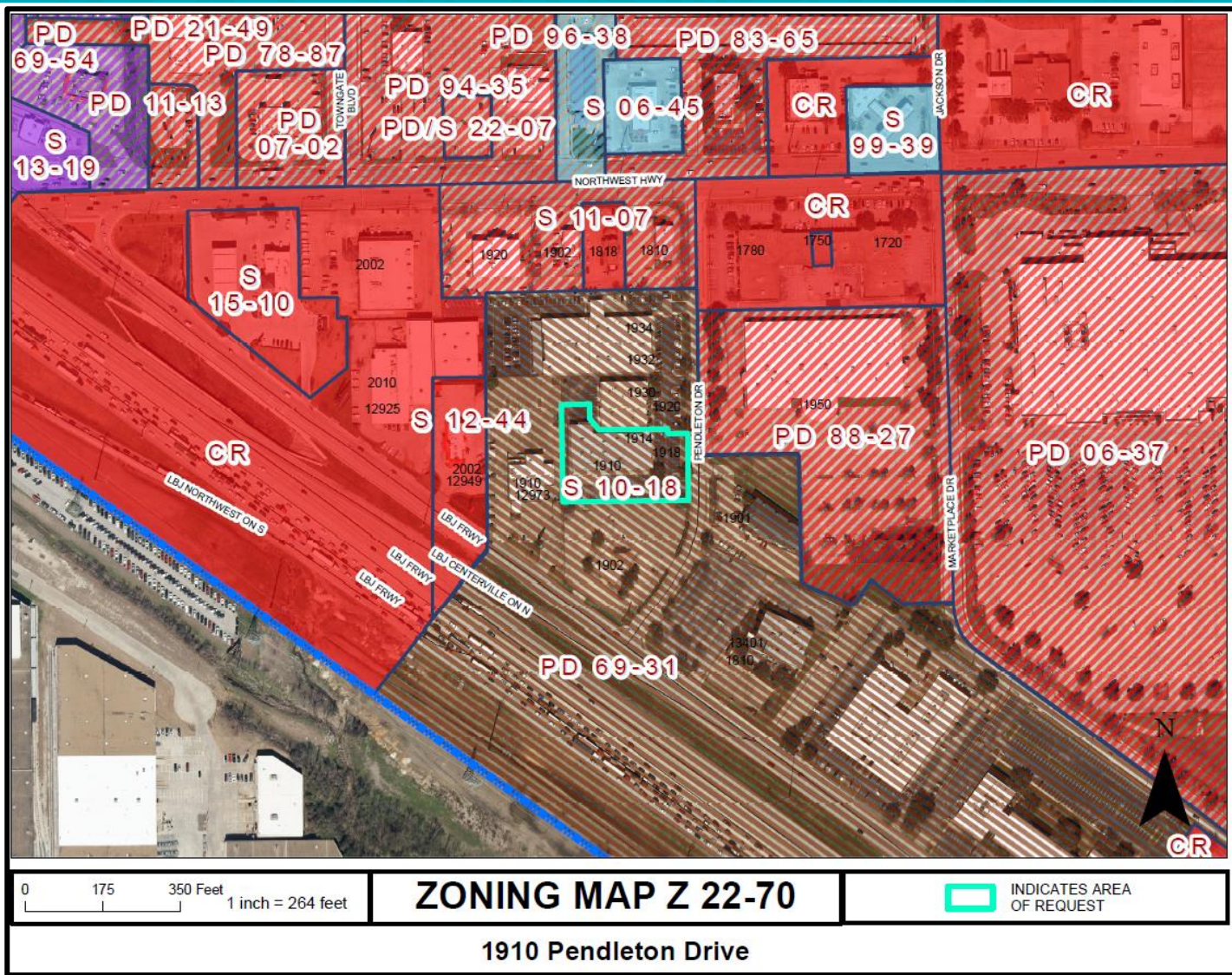


**Z 22-70**



**GARLAND**  
TEXAS MADE HERE

# LOCATION MAP

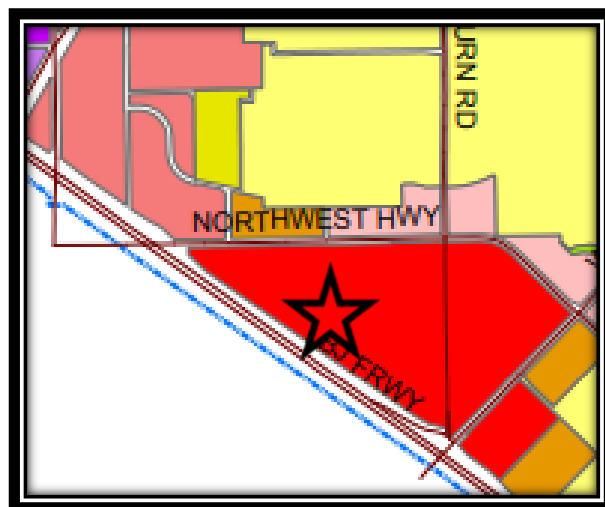


**Z 22-70**



**GARLAND**  
TEXAS MADE HERE

# COMPREHENSIVE PLAN





# COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Community Centers.

Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The existing building is conducive to the proposed land use, and the use is generally compatible with the Comprehensive Plan. However, there may be future redevelopment opportunities in this general area that more closely align with the Community Centers designation.





**GARLAND**  
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# PHOTOS



View of south side of the subject property



View of east side of the subject property



View of north side of subject property



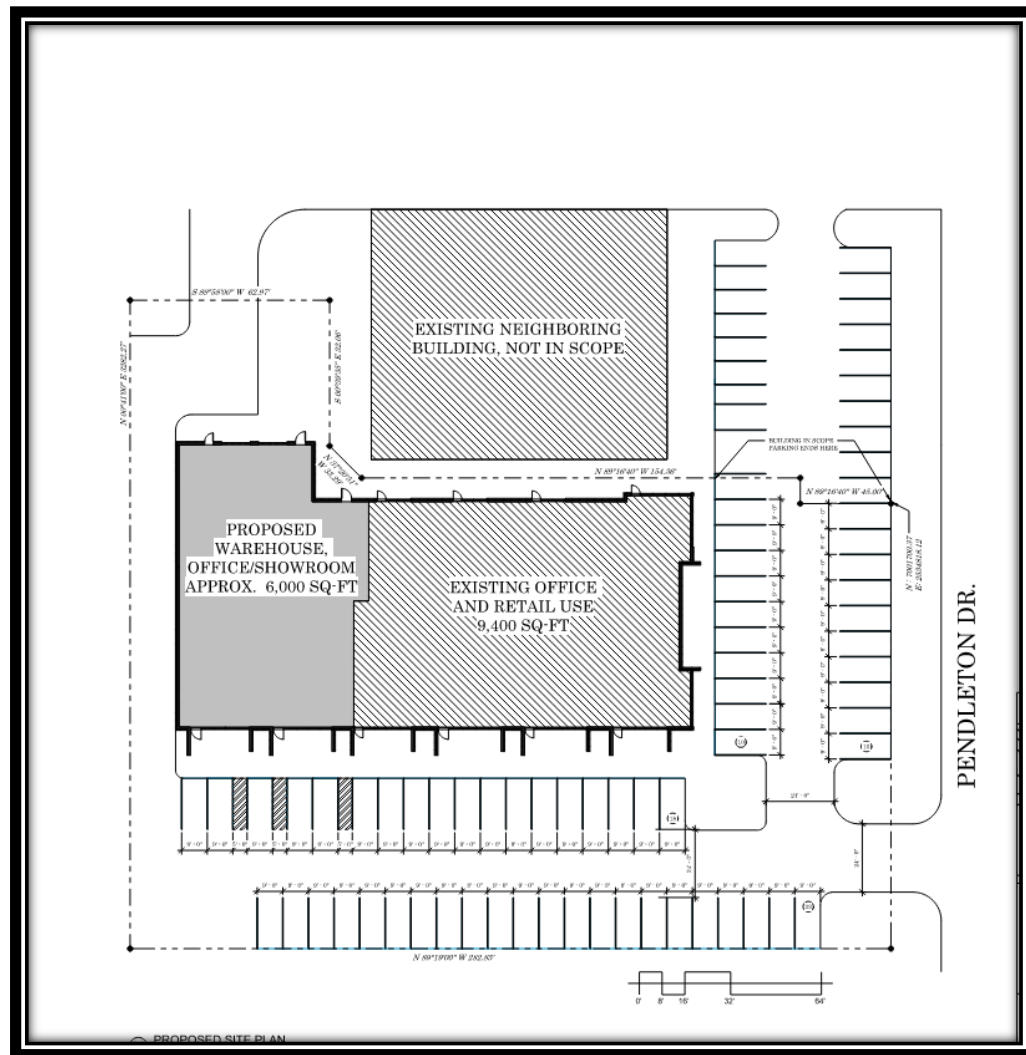
View of west side of the subject property

Z 22-70



GARLAND  
TEXAS MADE HERE

# SITE PLAN



Z 22-70



## **SPECIFIC USE PROVISION**

No deviations are being requested by the applicant.

The applicant is requesting the SUP to be valid for five (5) years. The SUP time period guide does not have a recommend time period for a Warehouse, Office/Showroom (indoors only) use.



## **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District

Approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only)

Approval of a Plan for a Warehouse, Office/Showroom (indoors only) use

Staff concurs with the shorter SUP time period requested by the applicant, as there may be future redevelopment opportunities along the IH-635 corridor.

# PLAN COMMISSION RECOMMENDATION

On May 22, 2023 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only).

The Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Plan for a Warehouse, Office/Showroom (indoors only) use.





**GARLAND**  
TEXAS MADE HERE





**GARLAND**  
**PLANNING REPORT**

**City Council Regular Session Agenda**

9. e.

**Meeting Date:** 06/20/2023

**Item Title:** Z 23-13 Smiths-Haven (District 3)

**Submitted By:** Matthew Wolverton, Development Planner

---

**REQUEST**

Approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District.

**LOCATION**

1521 & 1613 Rowlett Road

**OWNER**

Jose & Irma Minjares

**PLAN COMMISSION RECOMMENDATION**

On May 22, 2023 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District.

**STAFF RECOMMENDATION**

Approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District.

**BACKGROUND**

The subject property is currently a legal non-conforming children's daycare. The applicant intends to purchase the property and keep the existing daycare open.

The Agricultural (AG) District allows a licensed childcare use with approval of a Specific Use Provision. The existing daycare was constructed prior to the GDC; therefore, it is a legal non-conforming use. The applicant is requesting to rezone the property to Neighborhood Office (NO) District, which allows the daycare use by right.

**SITE DATA**

The 1.44-acre site is accessed from Rowlett Road

**USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Agricultural (AG) District and contains a daycare, constructed in 1985, that is legal non-conforming.

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

**CONSIDERATIONS**

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district

and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.

2. The Neighborhood Office (NO) district is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations. Examples of uses allowed by right in Neighborhood Office include Licensed Child Care Center, General Office, Medical and Dental Office/Clinic, and Financial Institution [bank].

## COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Traditional Neighborhoods.

Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking. The Neighborhood Office (NO) District offers a light non-residential district supportive to the residential area.

## COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Though the property lies within the "Traditional Neighborhoods" future land use, there are currently commercial properties nearby. The property across Rowlett Road to the south contains a shopping center zoned Planned Development (PD) District 84-101 with a Community Retail (CR) District as the base zoning. To the west of this shopping center lies another empty lot zoned Community Retail (CR) District. Finally, across the street from this lot, another vacant Community Retail (CR) District lot. The properties immediately to the east and west of the lot are also Agricultural (AG) District with the properties to the north zoned Planned Development (PD) District 83-39 which contains a base zoning of Single-Family-7 with single-family detached homes. The general area contains more single-family detached homes zoned various residential districts.

Although there are no properties in the immediate area zoned Neighborhood Office (NO) District, the applicant contends the Neighborhood Office (NO) District offers more flexibility for future changes by allowing more low-intensity uses such as day cares and offices.

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### Attachments

Z 23-13 Location Map  
Z 23-13 R&M  
Z 23-13 Responses  
Z 23-13 Staff Presentation

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0 175 350 Feet  
1 inch = 269 feet

## ZONING MAP Z 23-13

 INDICATES AREA OF REQUEST

1521 & 1613 Rowlett Road



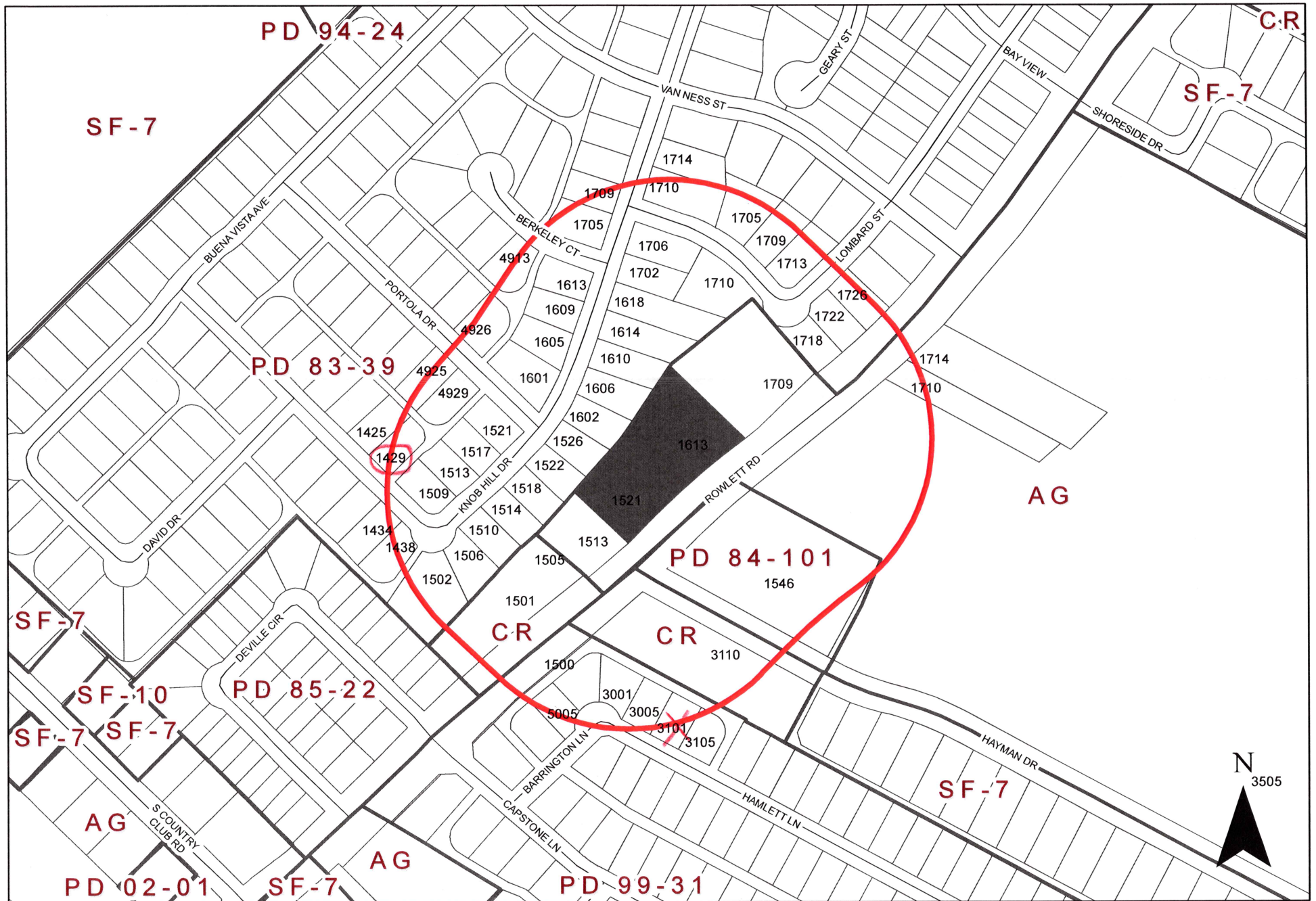
## REPORT & MINUTES

### P.C. Meeting, May 22, 2023

**4h. APPROVED** Consideration of the application of **Smiths-Haven**, requesting approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. This property is located at 1521 and 1613 Rowlett Road. (District 3) (Z 23-13)

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the application. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**





0 175 350 Feet  
1 inch = 269 feet

# ZONING MAP Z 23-13

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1521 & 1613 Rowlett Road

# Comment Form

## Case Z 23-13

Z 23-13 Smiths-Haven. The applicant proposes a zoning change from Agricultural (AG) District to Neighborhood Office (NO) District in order to change the status of an existing daycare from legal-nonconforming to allowed by right. At this time the applicant intends to keep the daycare open. The site is located at 1521 & 1613 Rowlett Road. (District 3)

Z 23-13 Smiths Haven. El solicitante propone un cambio de zonificación de Distrito Agrícola (AG) a Distrito de Oficina Vecinal (NO) para cambiar el estado de una guardería existente de legalmente no conforme a permitida por derecho. En este momento, el solicitante tiene la intención de mantener abierta la guardería. El sitio está ubicado en 1521 y 1613 Rowlett Road. (Distrito 3)

Z 23-13 Smiths-Haven. Người nộp đơn đề xuất thay đổi quy hoạch từ Khu Nông nghiệp (AG) thành Khu Văn phòng Khu dân cư (NO) để thay đổi tình trạng của một nhà trẻ hiện tại từ không tuân thủ pháp luật thành được phép theo quyền. Tại thời điểm này, người nộp đơn dự định tiếp tục mở cửa nhà trẻ. Địa điểm tọa lạc tại 1521 & 1613 Rowlett Road. (Quận 3)

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



For / A Favor / Đúng



Against / En Contra / Không

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

LAURA H. GERAC - PROPERTY OWNER

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

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

1429 KNAB Hill Dr.

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Laura H. Gerac

5/12/23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

# Comment Form

## Case Z 23-13

Z 23-13 Smiths-Haven. The applicant proposes a zoning change from Agricultural (AG) District to Neighborhood Office (NO) District in order to change the status of an existing daycare from legal-nonconforming to allowed by right. At this time the applicant intends to keep the daycare open. The site is located at 1521 & 1613 Rowlett Road. (District 3)

Z 23-13 Smiths Haven. El solicitante propone un cambio de zonificación de Distrito Agrícola (AG) a Distrito de Oficina Vecinal (NO) para cambiar el estado de una guardería existente de legalmente no conforme a permitida por derecho. En este momento, el solicitante tiene la intención de mantener abierta la guardería. El sitio está ubicado en 1521 y 1613 Rowlett Road. (Distrito 3)

Z 23-13 Smiths-Haven. Người nộp đơn đề xuất thay đổi quy hoạch từ Khu Nông nghiệp (AG) thành Khu Văn phòng Khu dân cư (NO) để thay đổi tình trạng của một nhà trẻ hiện tại từ không tuân thủ pháp luật thành được phép theo quyền. Tại thời điểm này, người nộp đơn dự định tiếp tục mở cửa nhà trẻ. Địa điểm tọa lạc tại 1521 & 1613 Rowlett Road. (Quận 3)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

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

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

AJIT E. SYJA CHERIAN

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

3101 HAMLETT LANE

City, State / Estado de la Ciudad / Thành bang

GARLAND TEXAS 75043

Zip Code / Código postal / Mã Bưu Chính

Ajith Cherian Syja Cherian

05/11/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

MAY 24 '23 AM 10:50



# Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 23-13</b>	May 22, 2023	June 20, 2023	Matthew Wolverton

Z 23-13 Smiths-Haven. The applicant proposes a zoning change from Agricultural (AG) District to Neighborhood Office (NO) District in order to change the status of an existing daycare from legal-nonconforming to allowed by right. At this time the applicant intends to keep the daycare open. The site is located at 1521 & 1613 Rowlett Road. (District 3)

**Irma and  
Edward  
Minjares**  
5/19/2023  
2:57:06 PM

**For**

6301 FITZGERALD CT

irmaminjares@gmail.com

GARLAND

2145334913

TX

United States

**Outside the Notification Area**

75044

Owners of property

**Irma and  
Edward  
Minjares**  
5/19/2023  
2:57:04 PM

**For**

6301 FITZGERALD CT

irmaminjares@gmail.com

GARLAND

2145334913

TX

United States

**Outside the Notification Area**

75044

Owners of property

Z 23-13 Smiths-Haven. The applicant proposes a zoning change from Agricultural (AG) District to Neighborhood Office (NO) District in order to change the status of an existing daycare from legal-nonconforming to allowed by right. At this time the applicant intends to keep the daycare open. The site is located at 1521 & 1613 Rowlett Road. (District 3)

**Irma and  
Edward  
Minjares**  
5/19/2023  
2:57:06 PM

**For**

**Outside the Notification Area**

6301 FITZGERALD CT

irmaminjares@gmail.com

GARLAND

2145334913

TX

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
<b>Z 23-13</b>	May 22, 2023	June 20, 2023	Matthew Wolverton

United States

75044

Owners of property

**Irma and  
Edward  
Minjares**

5/19/2023  
2:57:04 PM

**For**

6301 FITZGERALD CT

irmaminjares@gmail.com

GARLAND

2145334913

TX

United States

75044

**Outside the Notification Area**

Owners of property





**GARLAND**  
TEXAS MADE HERE

The applicant requests a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District.

# City Council Meeting

June 20, 2023

Z 23-13

# CASE INFORMATION

Location: 1521 & 1613 Rowlett Road

Applicant: Smiths-Haven

Owner: Jose & Irma Minjares

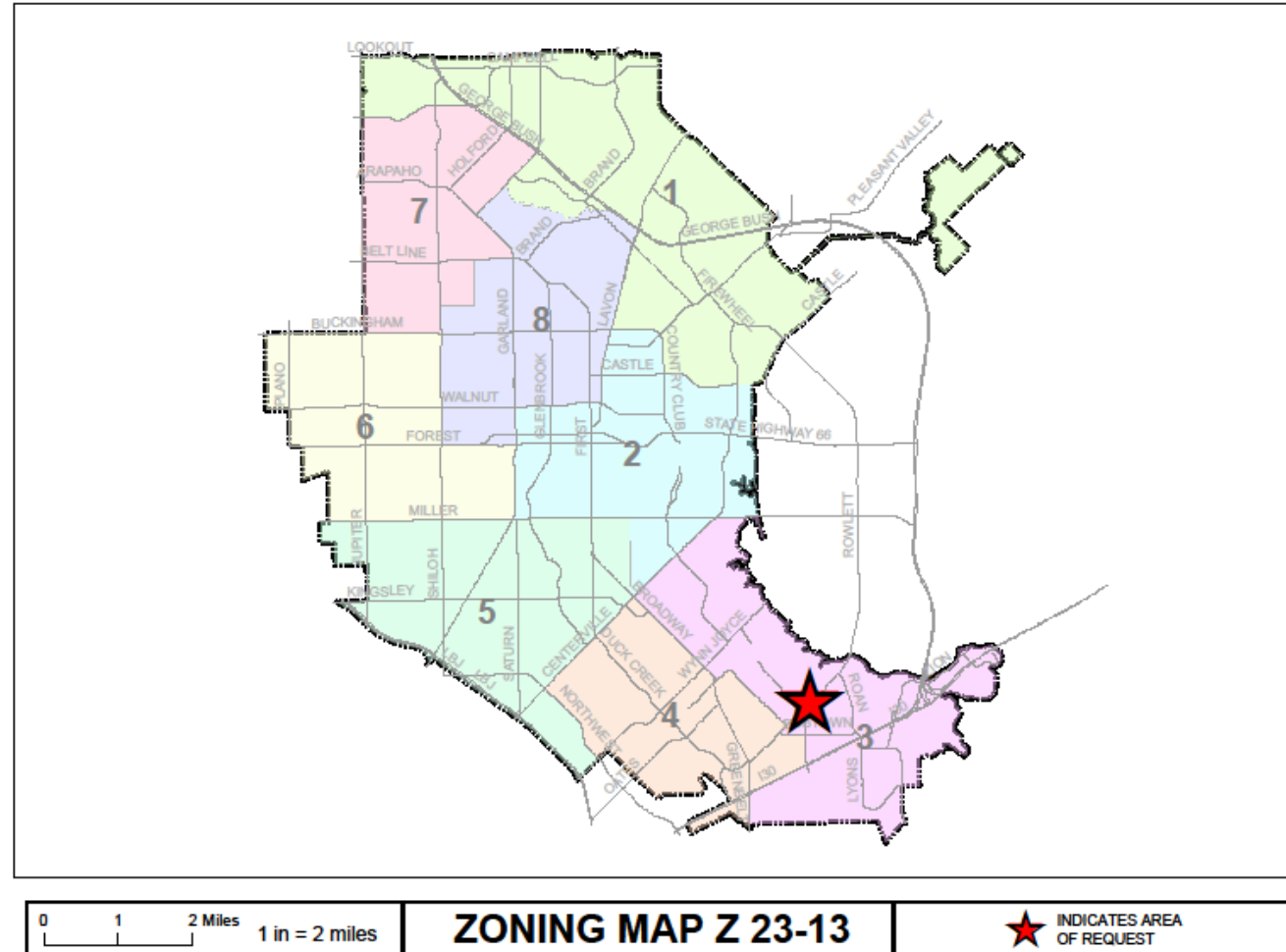
Acreage: 1.443 acres

Zoning: Agricultural (AG) District



**GARLAND**  
TEXAS MADE HERE

# CITYWIDE LOCATION MAP

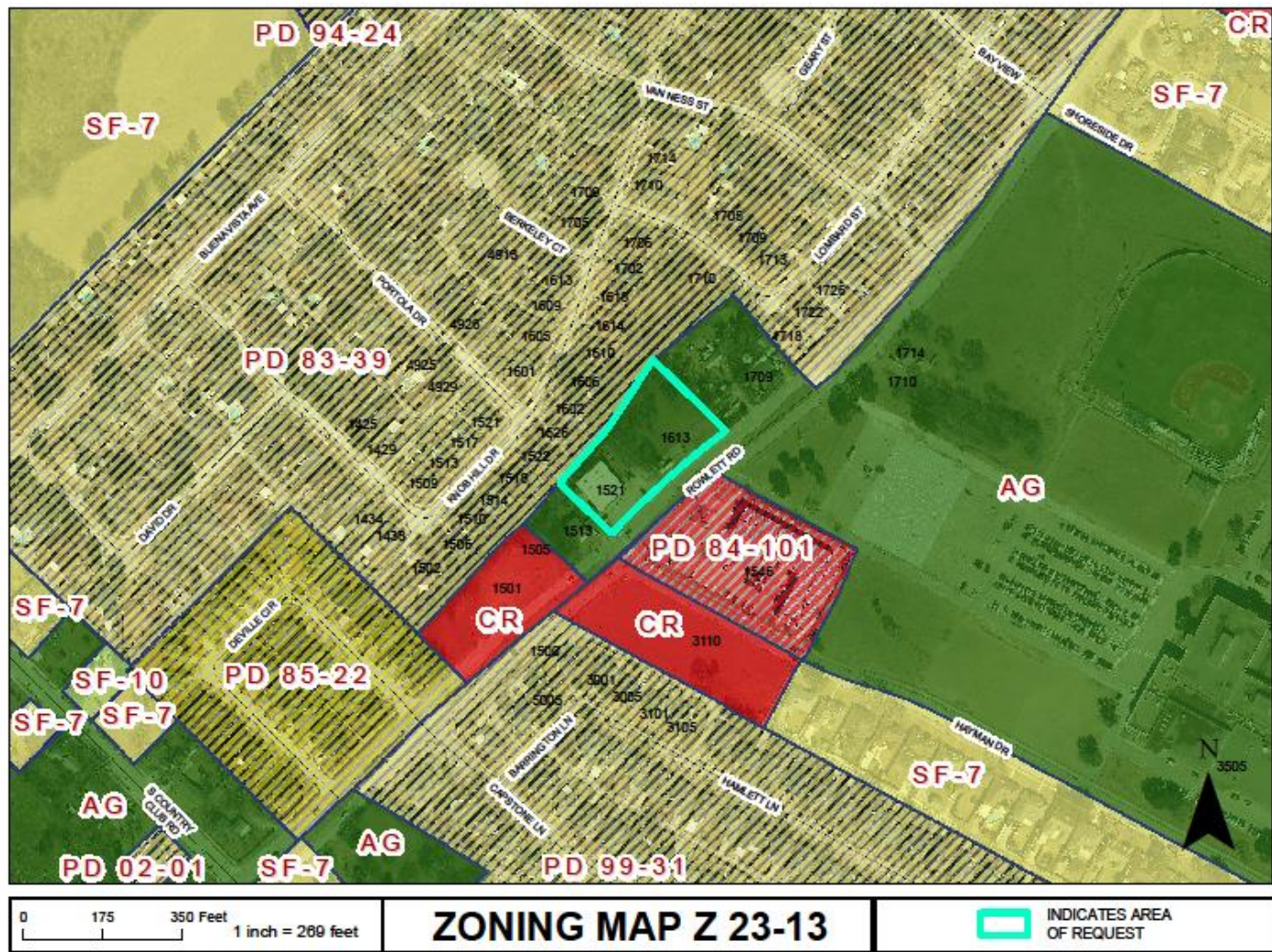


**Z 23-13**



**GARLAND**  
TEXAS MADE HERE

# LOCATION MAP



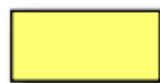
1521 & 1613 Rowlett Road

**Z 23-13**



**GARLAND**  
TEXAS MADE HERE

# COMPREHENSIVE PLAN



*Traditional Neighborhoods*



Z 23-13



# COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates this property as Traditional Neighborhoods.

Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking. The Neighborhood Office (NO) District offers a light non-residential district supportive to the residential area.



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# PHOTOS



View of the subject site looking North from Rowlett Road. The undeveloped lot, also part of this proposal, is to the East and not shown

Z 23-13



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# PHOTOS



View from the subject site looking East down Rowlett Road. This empty lot is part of the subject site

**Z 23-13**



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# PHOTOS



View from the subject site looking South toward the shopping center across Rowlett Road

**Z 23-13**





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# PHOTOS



View from the subject site looking West down Rowlett Road

Z 23-13





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# STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District.

Z 23-13



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## **PLAN COMMISSION**

On May 22, 2023 the Plan Commission, by a vote of six(6) to zero (0), recommended approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District.

**Z 23-13**



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