

Work Session Room at City Hall
Monday, April 15, 2024
6 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Work Session Room at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above identified location. Members of the public that desire to make a public comment must attend the meeting in person.

PUBLIC COMMENTS ON WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

CONSIDER THE CONSENT AGENDA

Council may ask for discussion or further information on any item posted in the consent agenda of the next Regular Meeting. Council may also ask that an item on the consent agenda be pulled and considered for a vote separate from the consent agenda at the next Regular Meeting. All discussions or deliberations are limited to posted agenda items and may not include new or unposted subject matter.

VERBAL BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a verbal briefing.

1. Consider and Discuss Several City-Owned Properties in the Downtown Historic Sub-district

Staff will update Council on the proposed redevelopment of several City-owned properties in the Downtown Historic Sub-district.

2. Update on IH 635 East Project

Season Clemons, PE Dallas District Engineer will provide the Council with a status update on the IH635 East reconstruction project.

ANNOUNCE FUTURE AGENDA ITEMS

A Council member, with a second by another member or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or of a committee of the City Council. No substantive discussion of that item will take place at this time.

EXECUTIVE SESSION

Council will adjourn into executive session pursuant to Sections:

The City Council will adjourn into executive session pursuant to Sections 551.087, 551.086, 551.089, and 551.071 of the Texas Government Code to deliberate or discuss:

1. *Potential and contemplated claims or litigation related to contractor performance and obligations under city construction contract and consultation with the City Attorney regarding attorney/client matters concerning privileged and unprivileged client information related to an ongoing investigation into potential claims and litigation (551.071).*

ADJOURN

All Work Sessions of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Tuesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CDs are \$1 each and DVDs are \$3 each).

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

1. *Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.*
2. *The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.*
3. *A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.*
4. *Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.*
5. *The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.*
6. *Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.*
7. *Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:*
 - *generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;*
 - *bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;*
 - *effective fuel and purchased power agreements and fuel transportation arrangements and contracts;*
 - *risk management information, contracts, and strategies, including fuel hedging and storage;*
 - *plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and*
 - *customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]*



Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses these goals to guide operational priorities, decision-making and resource allocation.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

1.

Meeting Date: 04/15/2024
Title: Consider and Discuss Several City-Owned Properties in the Downtown Historic Sub-district
Submitted By: Letecia McNatt, Downtown Development Manager
Strategic Focus Area: Growing Economic Base
Commercially Thriving Downtown
Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

Following the completion of significant public improvements in the downtown district, strategic redevelopment efforts are now focused on underutilized city-owned properties within it. A balance between modernization, historical character, and timely execution are key concerns in this initiative while striving to stimulate economic growth. This agenda item introduces a suggested project plan to solicit proposals from a successful master developer for the revitalization of *519 W. State Street, 713 Austin Street, 316 N. Glenbrook Avenue, 415 W. Avenue A, 116 S. Sixth Street, 703 W. Avenue A, and 717 W. Avenue A.*

Background

Historically, the downtown district has been central to the city's cultural and economic life. Yet, with time, certain city-owned properties within this area have not realized their full potential, affecting the district's vibrancy and economic output. The strategy to redevelop these properties has been shaped to include external expertise and community engagement to ensure a balanced and forward-looking approach.

Consideration / Recommendation

Staff is seeking Council's endorsement to proceed with this approach, ensuring redevelopment efforts are aligned with community vision.

Attachments

Downtown Redevelopment Project



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City Property Redevelopment - Downtown



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Overview

- Summary of Properties for Consideration
- Timeliness
- Possible Redevelopment Process

Downtown Historic Sub-District City-Owned Properties



City Owned Properties



Downtown Historic Sub-District



Downtown Historic Sub-District City-Owned Properties



City Owned Properties



Downtown Historic Sub-District



Opportunities

- Approximately 2.71 acres total



Downtown Historic Sub-District City-Owned Properties

Opportunity # 1

519 W. State Street

Property Details:

9,592 SF (0.32 acres)

Current Use: Vacant

Located within TIF #1

Zoning: DT Square sub-district

Uses Permitted:

Event Center, Catering Facility, Restaurant,
Entertainment Venue, etc.

Height Allowed: 4 stories



Downtown Historic Sub-District City-Owned Properties

Opportunity # 2

713 Austin Street

Property Details:

100 SF (0.60 acres)

Current Use: Central Library Express

316 N Glenbrook Drive

Property Details:

100 SF (0.21 acres)

Current Use: Central Library Admin

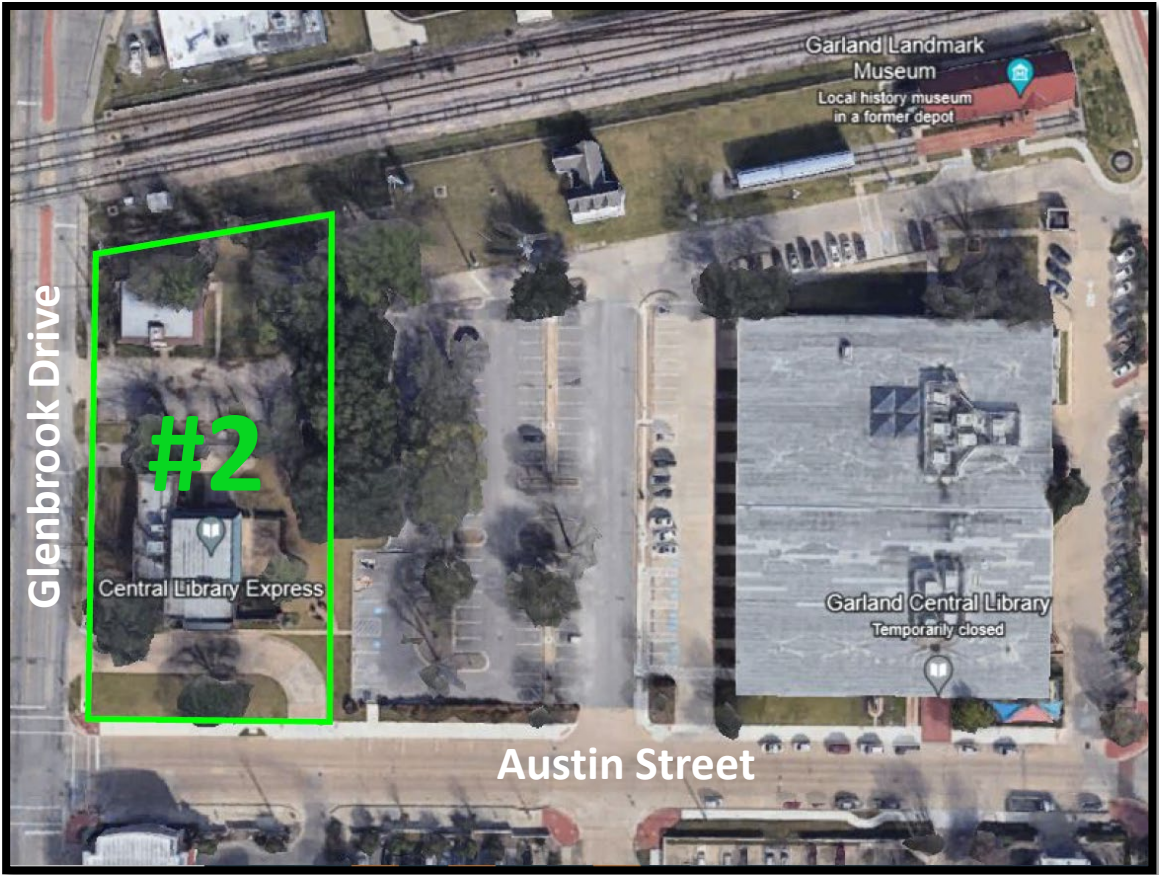
Located within TIF #1

Zoning: DT Historic sub-district

Uses Permitted:

Residential, Hotel, Bed and Breakfast, Cultural Facility, Office, Restaurant and Retail

Height Allowed: 4 stories



Downtown Historic Sub-District City-Owned Properties

Opportunity # 3

415 W. Avenue A

Property Details:

0.54 acres

Current Use: Vacant; previous construction staging area

Located within TIF #1

Zoning: DT Square sub-district

Uses Permitted:

Event Center, Catering Facility, Restaurant, Entertainment Venue, etc.

Height Allowed: 4 stories



Downtown Historic Sub-District City-Owned Properties

Opportunity # 4

116 N. Sixth Street

Property Details:

4,988 SF (.16 acres)

Current Use: BSA Troop 100

Located within TIF #1

Zoning: DT Square sub-district

Uses Permitted:

Event Center, Catering Facility, Restaurant,
Entertainment Venue, etc.

Height Allowed: 4 stories



Downtown Historic Sub-District City-Owned Properties

Opportunity # 5

703 W. Avenue A

Property Details:

0.14 acres

Current Use: Vacant

717 W Avenue A

Property Details:

0.52 acres

Current Use: Vacant; parking lot

Located within TIF #1

Zoning: DT Historic sub-district

Uses Permitted:

Residential, Hotel, Bed and Breakfast, Cultural Facility, Office,
Restaurant and Retail

Height Allowed: 4 stories



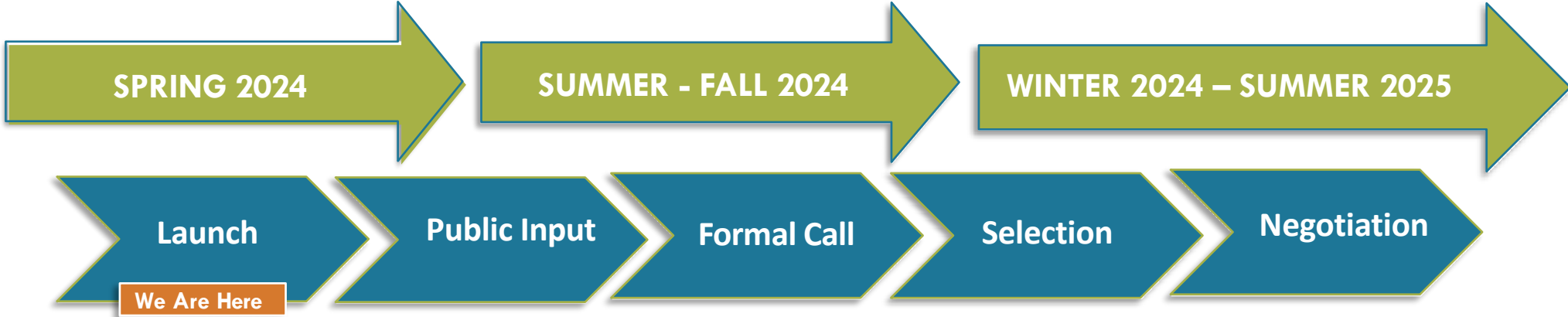
Timeliness

- Square Redesign & Broader Streetscapes Enhancements
- Momentum
- Developer interest expressed in downtown properties; market ripe for additional redevelopment
- Catalyst spurring further redevelopment
- Properties would begin generating tax value
- Intention





Proposed Redevelopment Process:



- Council direction needed

- What does the public want to see in the district?
- Complete market analysis
- Provide an update to Council.

- Draft solicitation for master developers
- Advertise the call

- Interview respondents
- Staff identifies top potential partner(s)
- Public input

- Select preferred partner
- Confidential negotiations begin



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Questions?



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CITY COUNCIL STAFF REPORT

City Council Work Session

2.

Meeting Date: 04/15/2024
Title: Update on IH 635 East Project
Submitted By: Paul Luedtke, Transportation Director
Strategic Focus Area: Growing Economic Base
Safe Community
Future-Focused City Organization

Issue/Summary

Ceason Clemons, PE, Dallas District Engineer will provide City Council with a status update on the IH635 East reconstruction project.

Background

The segment of IH635 East, spanning from US75 to IH30, was originally constructed in the 1960's as an eight-lane freeway without frontage roads. Subsequently, only a managed lane has been incorporated into the infrastructure. The initiative to procure funding from the state legislature and administration for the Texas Department of Transportation (TxDOT) to overhaul this thoroughfare into a ten-lane modern freeway equipped with a managed lane and comprehensive continuous frontage roads was spearheaded by the City of Garland, in collaboration with the City of Dallas and the Regional Transportation Council. Starting in 2020, TxDOT, in conjunction with the design-build contractor PLC, embarked on the reconstruction of IH635. It is anticipated that this project will be completed in 2026. Periodic updates regarding the progress of IH635 have been provided by TxDOT representatives, with the most recent being during the April 17, 2023, work session. Throughout 2024, significant traffic shifts are expected as underground utilities and drainage structures along the corridor's periphery are finalized, while the primary construction activity moves to the center. Concurrently, increased activity will be observed at cross streets as construction efforts in these areas pick up.

Ceason Clemons was appointed as the Dallas District Engineer in November 2022 and has been with TxDOT since 2005.

Consideration / Recommendation

Council action is not requested.
