



GARLAND

TEXAS MADE HERE



Garland Avenue/635 Gateway

City of Garland, August 2020



GARLAND
TEXAS MADE HERE

Hypermart Years

- Opened by Walmart in December 1987.
- Closed May 2008.
- Replaced with new Supercenter concept store at Northwest Highway and Saturn Road.





GARLAND
TEXAS MADE HERE

Post Hypermart

2010

- Purchased by Malouf family.



2014

- Purchased by Best Center Garland LLC
 - ▶ Attempted to develop as self storage.
 - ▶ Zoning denied by City Council.



GARLAND
TEXAS MADE HERE

Deterioration of Site

- Magnet for criminal activity and homeless.
- City records reflect a number of citations to owner and 14 abatement orders to deal with conditions on site.







ARE WATCHING

WHITE PLASTIC CRATE

GRAFFITI: A stylized blue eye with a target symbol in the center, surrounded by other graffiti tags.

GRAFFITI: The word "RIP" written in blue spray paint.

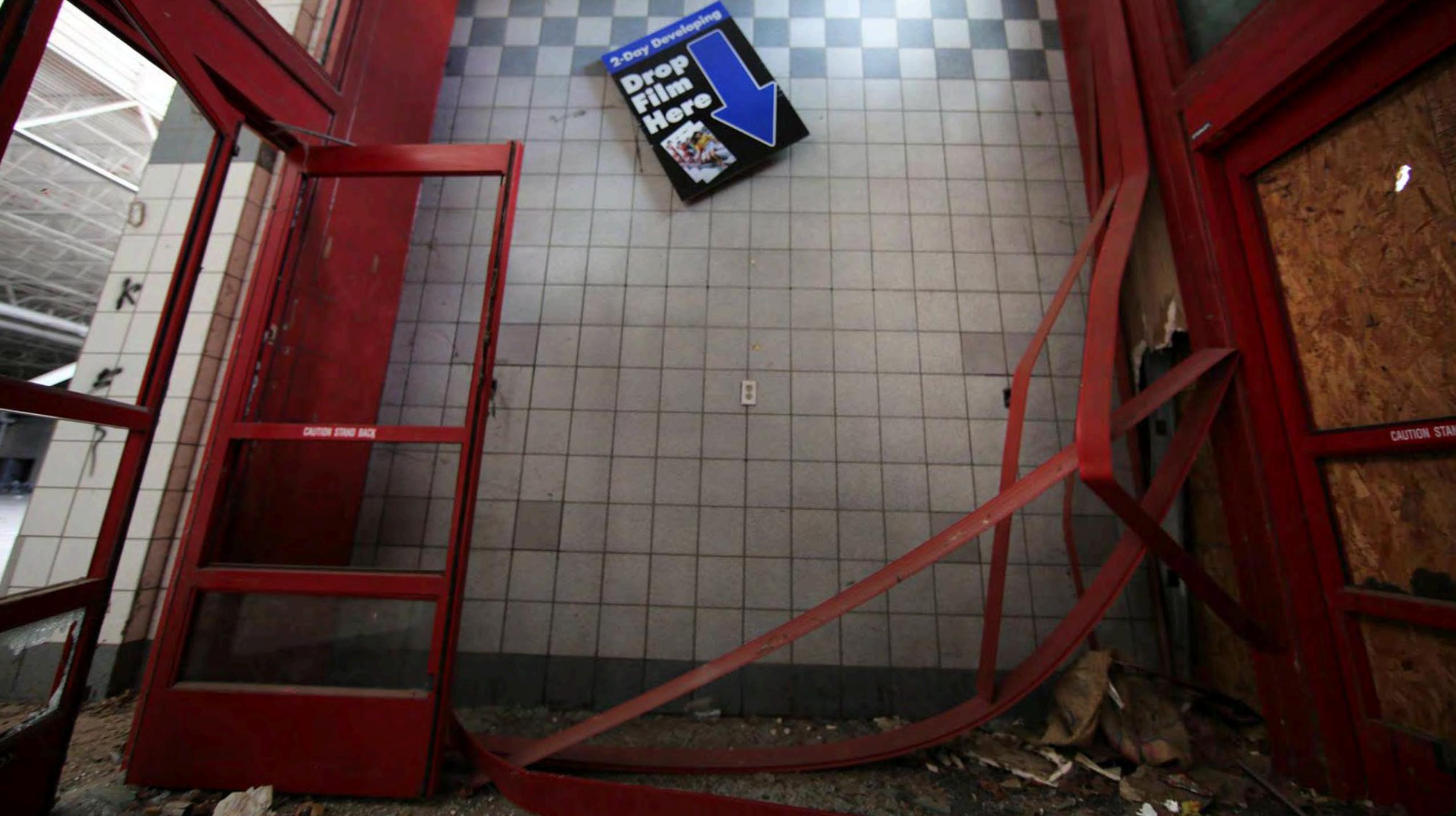
BLUE PLASTIC BIN

2-Day Developing
**Drop
Film
Here**



CAUTION STAND BACK

CAUTION STAND BACK







GARLAND
TEXAS MADE HERE

City of Garland Purchase

2017 - Property Acquisition

- Garland acquired site in November 2017 for \$6.5 million, owner had to demo site (appraised for \$7.6 million).





GARLAND
TEXAS MADE HERE

City of Garland Purchase

Deed Restrictions

- Placed on property by Walmart.
- Excluded Walmart-like businesses from being built on site, such as:
 - ▶ grocery store or supermarket
 - ▶ wholesale club
 - ▶ department store
 - ▶ discount store





GARLAND
TEXAS MADE HERE

Post City Acquisition

Gateway Planning

- Conducted assessment of potential redevelopment, completed in 2018.
- Garland's income demographics present significant hurdle.
- Improvements to I-635 and Shiloh Road interchange are needed to bring regional draw.
- Possible future uses:
 - ▶ Distribution/industrial
 - ▶ Industrial showroom
 - ▶ Regional entertainment (with heavy incentives)
 - ▶ Temporary uses



GARLAND
TEXAS MADE HERE

Post City Acquisition

Property Evolution Investors LLC

- Conducted feasibility study.
 - Focused on alternatives to draw from the region.
 - Studied uses included water and/or sporting facilities, hotels, restaurants, cinemas and other secondary uses.
- None were economically viable, extreme levels of risk.
 - Developer saw significant risk due to:
 - ▶ Current development cycle
 - ▶ Limited access from region
 - ▶ Impact of I-635 construction activity
 - ▶ City Manager recommended development timeline be delayed until after I-635 construction.



GARLAND
TEXAS MADE HERE

Interim Use

- Several issues with owning and maintaining a large paved tract.
- Difficulty in securing the site.
- Overnight truck parking and associated activities.
- Unauthorized use of the site for drivers training, etc.
- Property maintenance.



GARLAND
TEXAS MADE HERE

Interim Use

In 2019, City subleased a 1 acre tract to Ragle Inc., the contractor for the adjacent Shiloh Road project.





GARLAND
TEXAS MADE HERE

Interim Use

- Texas Transportation Commission awarded the Design-Build Contract for 635 East to Pegasus Link Contractors (PLC) in mid-2019.
- PLC is required to independently secure necessary materials, staging yards, etc.
- After reviewing several options along 635 (including some deeper into Garland), PLC approached City staff about 3159 S. Garland Avenue.



GARLAND
TEXAS MADE HERE

Benefits to PLC of Leasing the Tract

- Proximity and ease of access to the 635 East project
- The remaining parking area provides an all-weather surface that is easier to maintain and generates less dust.
- The size of the tract allows for office space and other 635 project activities, reducing total number of locations required along the corridor.
- Close proximity to I-635, ease of access will reduce traffic-related emissions.
- Increased project efficiency due to location and site size.



GARLAND
TEXAS MADE HERE

Benefits to the City

- PLC operating from site creates an incentive to prioritize completion of Garland interchanges and ensures ease of traffic flow in/out of the area during construction.
- A reliable and secure tenant for the site that prevents undesirable activities in the area.
- A positive cash flow from the property.



GARLAND
TEXAS MADE HERE

Major points of the lease provide for the following:

- Compliance with all City and State criteria for all operations.
- Construction of perimeter fence.
- Concrete batch plant as far south of Kingsley Road as reasonable for operations.
- Asphalt batch plant is not allowed.
- Material storage piles placed between batch plant and Kingsley Road to limit noise impact.



GARLAND
TEXAS MADE HERE

Major points of the lease provide for the following: (cont'd)

- Access for large commercial vehicles limited to S. Garland Avenue only.
- PLC responsible for neat and orderly site.
- PLC conducts daily inspection of roadways and removal of mud/debris.
- PLC maintains air quality monitoring along north side of property.
- 60-month lease term - \$15,000 monthly.
- PLC responsible for post-project site cleanup and restoration.



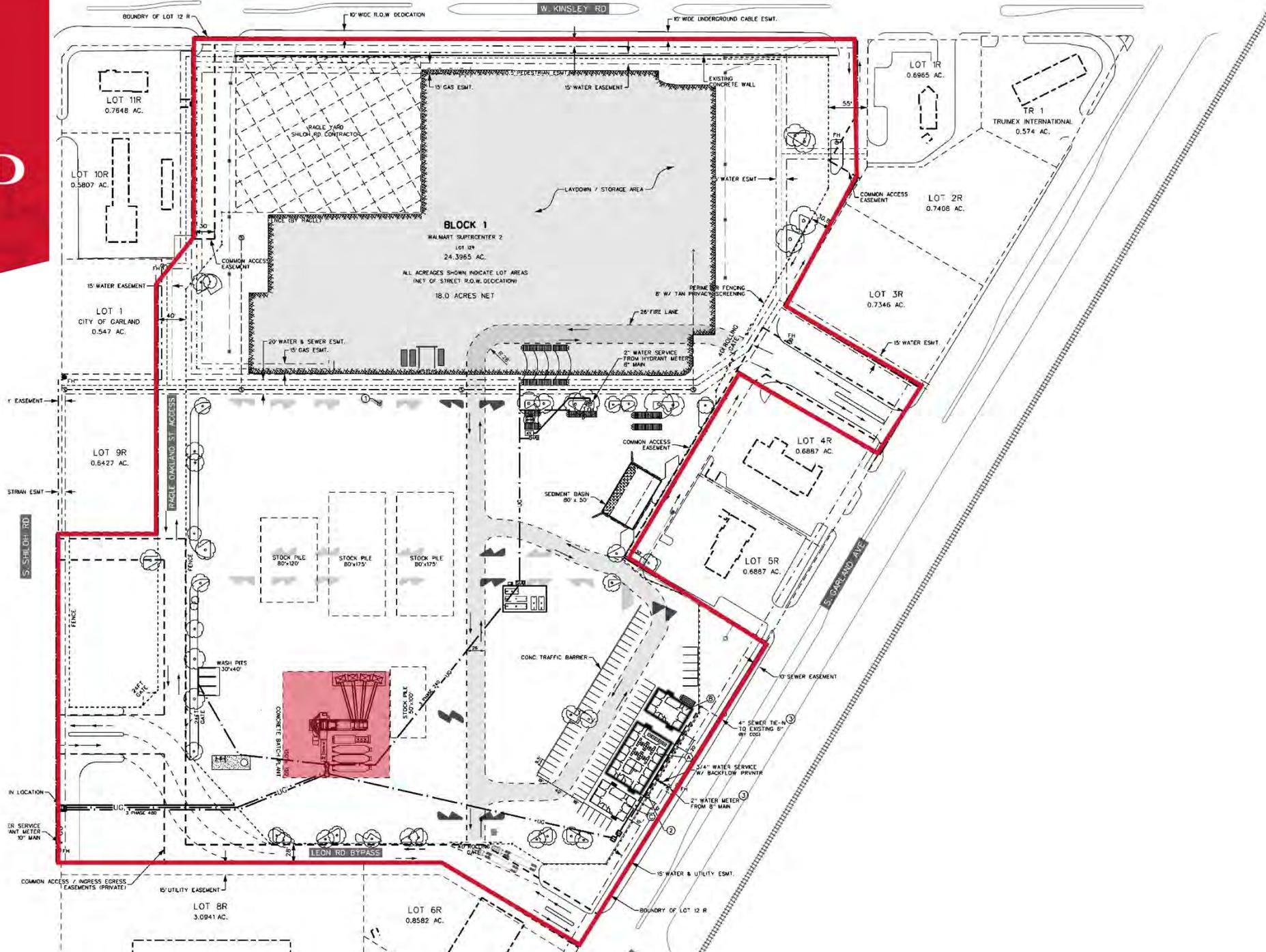
GARLAND
TEXAS MADE HERE

Zoning Process

- City conducted normal pre-zoning notification process.
- Town Hall Meeting – March 6, 2020.
- Plan Commission Public Hearing – March 9, 2020 – Recommended approval.
- City Council Public Hearing – April 7, 2020 - Zoning approved.
- Lease executed May 6, 2020.



GARLAND
TEXAS MADE HERE





GARLAND
TEXAS MADE HERE

Communications

Create an Account - Increase your productivity, customize your experience, and engage in information you care about. Sign In

GARLAND RESIDENTS BUSINESS GOVERNMENT HOW DO I... Search?

NOTIFY ME
CITY VIDEOS
CITY NEWS
CODED

2018 Thoroughfare Plan
Corner Clearance Requirements
Development Services
Neighborhood Traffic Control Program
School Traffic
Traffic Counts
Transportation Links
635 East Project - Garland Information

Home » Government » Questions R-Z » Transportation » 635 East Project - Garland Information

635 EAST PROJECT - GARLAND INFORMATION

The Texas Department of Transportation (TxDOT) is investing \$1.74 billion into improving the 11-mile section of Interstate 635 East that serves Garland. For more information about the project and to subscribe to traffic alerts, visit 635East.com.

Pegasus Link Constructors (PLC) is managing the design and construction of the 635 East Project, which is scheduled for completion in 2024. PLC has leased the site at 3159 S. Garland Avenue (the former site of Hypermart) from the City of Garland for a temporary off-site construction yard. The construction yard would include construction offices, outdoor storage of materials and supplies, a concrete batch plant, bulk fuel storage (fuel farm), a wash down facility for trucks, and shipping storage containers. The lease agreement includes requirements for air quality monitoring, a state-of-the-art dust suppression system and a provision that all operations must be in compliance with all City noise ordinances. The site must be operated and maintained in a manner that meets all state and federal environmental regulations.

Below are links to the public hearings held by the Garland Plan Commission on March 9 and the Garland City Council on April 7. In addition, the Council member who represents the area hosted a community meeting to help answer questions from the community.

City Council meeting April 7 - [Link to meeting video: Pegasus Link Constructors presentation \(pdf\)](#)

Contact Information
635 East Project Hotline: 1-833-HWY-6353 (1-833-499-6353)
635 East Project Email: info@635East.com
635 East Project Website: 635East.com
Pegasus Link Constructors: [Dianne Tordillo](#), Public Information Manager

Presentations & Fact Sheets
» [LBJ East - Garland City Council Presentation \(7 Apr 20\)](#)

Select Language

- For project information:
635East.com
- For information about Garland activities:
GarlandTX.gov/Garland635Info
 - ▶ FAQs, Facts Sheets, etc.