



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

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 Council Chambers 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.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate. The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Garland Youth Council Introductions
- Pet of the Month

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the July 22, 2025 Regular Meeting

2. Approve the following bids:

a. GP&L CIP Project Control and Management Services Bid No. 1329-25

Power Engineers, Inc. \$495,000.00

This request is to obtain GP&L and TMPA CIP project control and management services. Services associated with TMPA will be reimbursed at 100%. This is an initial term contract with four optional renewals.

b. GP&L Oakland 138kV Transmission Line Rebuild Bid No. 1074-25

Integrated Power Co. \$2,683,227.77

This request is to obtain construction services for the rebuild of the GP&L Oakland 138kV Transmission Line. This is part of the approved GP&L Oakland to Shiloh 138kV Transmission Line Rebuild CIP project. A 10% owner's contingency is included for any additional services that may be required.

c. TMPA Gibbons Creek Switchyard Surface and Subsurface Modification Services Bid No. 1179-25

Dynagrid Construction Group, LLC. \$7,867,005.25

This request is to obtain surface and subsurface modification construction services at the TMPA Gibbons Creek Switchyard. This is part of the approved TMPA Gibbons Creek Switchyard Surface and Subsurface Modifications CIP project and will be reimbursed at 100%.

d. Brand Road - SH190 to Muirfield Road Construction Award Bid No. 0927-25

Garret Shields Infrastructure \$10,411,055.00

This request is for the construction of Brand Road - S.H. 190 to Muirfield Road project.

e. Additional Parking Lot Modifications CO 04 for Water Utilities Building Bid No. 0840-21

Hill & Wilkinson Construction \$133,409.93

This request is for Phase 2 including additional services of the parking lot for the Garland Water Utilities Building.

- 3. A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:**

a. Z 23-51 Hooda Enterprises, Inc. (District 7)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Community Retail (CR) District and (2) a Concept Plan for the existing Fuel Pumps, Retail Use on a 0.759 acre tract of land located at 1401 Belt Line 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.

b. Z 25-12 Wikkibear, LLC. (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision (SUP) for a Food Processing and Storage Use on property zoned Industrial on a .9809-acre tract of land addressed as 2740 Oakland Street; 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. Z 25-15 Crafton Communications, Inc. (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for an Antenna, Commercial Use (2) a Planned Development Amendment to include a deviation related to the required distance from a residential district boundary line and (3) a Concept Plan for an Antenna, Commercial Use, on a property zoned Planned Development 87-1 with a base zoning of Community Office (CO) District on a 12.62 acre tract of land located at 4413 Naaman School 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.

4. Workers' Compensation Cash Flow Plan Claim Reimbursement

Approve the June 2025 Workers' Compensation cash flow claims reimbursement payment to TPS in the amount of \$358,336.92, in accordance with the Interlocal Agreement. Council was briefed on this item at the August 4, 2025 Work Session.

5. Consider an Ordinance to issue Certificates of Obligation

City Council will consider the issuance of Certificates of Obligation

6. Request for Development Assistance from Lockwood Distilling Company

Approve a Development Agreement for Lockwood Distilling Company, which proposes to lease and renovate a 5,000 sf space at 532 Main Street. The project aims to recruit a destination restaurant and contribute to Garland's economic growth. Council was briefed on this item at the August 4, 2025 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

7. **Formal City Position on DART Governance and Funding**

Council is requested to consider adopting a resolution that sets forth the City of Garland's formal position on governance and funding issues related to the Dallas Area Rapid Transit (DART) agency, including calls for structural reform, equitable funding, and more flexible service models. Council was briefed on this item at the July 21, 2025 Work Session.

8. **Submission of Appraisal Roll and Rate for FY 2025-2026**

The City Council is being provided the attached tax rates, notice and appraisal certifications as required by law. Council is requested to provide a proposed tax rate and hearing dates in accordance with state law.

9. **Hold public hearing(s):**

- a. **Consider a request by Garland ISD, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road in District 1.**

Consider and take appropriate action on the application of Garland ISD, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road. (District 1) (File Z 25-10)

- b. **Consider a request by Scruby's Wave Wash, LLC., requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard in District 4.**

Consider and take appropriate action on the application of Scruby's Wave Wash, LLC., requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard. (District 4) (File Z 25-17)

- c. **Consider a request by Jared Trozzo, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road in District 5.**

Consider and take appropriate action on the application of Jared Trozzo, requesting approval

of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road. (District 5) (File Z 25-07)

- d. **Consider a request by Om Estates Development, requesting approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway in District 3.**

Consider and take appropriate action on the application of Om Estates Development, requesting approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway. (District 3) (File Z 25-24)

- e. **Consider a request by Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 4550 West Buckingham Road Suite K in District 6.**

Consider and take appropriate action on the application of Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 4550 West Buckingham Road Suite K. (District 6) (File Z 25-06)

- f. **Consider a request by Rashad Haiddar requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive in District 2.**

Consider and take appropriate action on the application of Rashad Haiddar requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive. (District 2) (File DD 25-02)

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

10. Citywide Appointment

- **Christie Fuentes, Animal Services Advisory Committee**

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

All Regular Meetings 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. Wednesdays - 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 CD's are \$1 each and DVD's 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 the goals to guide operational priorities, decision-making and resource allocation.



GARLAND

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: August 5, 2025

Title: Approve the minutes of the July 22, 2025 Regular Meeting

Submitted by:

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider approval of the minutes of the July 22, 2025 Regular Meeting.

Background

N/A

Consideration / Recommendation

Approve the minutes as presented.

Attachments

A. July 22, 2025 Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on July 22, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Jud Rex, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Brian England, City Attorney
Michael Buchler, Capital Project Management Director
Kristen Smith, Managing Director-Human Resources
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Tracy Allmendinger, Deputy City Secretary

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Councilmember Thomas Jr. provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Proclamation Recognizing National Intern Day

Mayor Hedrick read the proclamation and presented it to Kristen Smith and the 2025 City of Garland Summer Interns.

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Councilmember Thomas Jr. made a motion to approve the consent agenda with the exception of item i. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the June 21, 2025 Budget Workshop Meeting

2. Approve the minutes of the July 8, 2025 Regular Meeting

3. Approve the following bids:

- a. **GP&L Ben Davis to Brand Road 138kV Transmission Line Upgrade Materials** **Bid No. 1272-25**

Techline, Inc. **\$595,139.59**

This request is to obtain materials for the upgrade of the GP&L Brand Road to Ben Davis 138kV Transmission Line.

- b. **GP&L Lyons to Oates Road 138kV Transmission Line Materials** **Bid No. 1274-25**

Techline, Inc. **\$1,664,397.52**

This request is to obtain materials for the relocation of the GP&L Lyons to Oates Road 138kV Transmission Line.

- c. **GP&L College to Brand and Lyons to Oates 138 kV Transmission Line Materials** **Bid No. 1271-25**

Techline, Inc. **\$321,913.85**

This request is for the purchase of materials needed for the upgrade of the GP&L College to Brand 138kV Transmission Line and the relocation of the GP&L Lyons to Oates 138kV Transmission Line.

- d. **GP&L Oakland Substation Testing and Commissioning** **Bid No. 1257-25**

POWER Testing & Energization **\$682,383.00**

This request is to obtain substation acceptance testing at the GP&L Oakland Substation.

- e. **GP&L and TMPA Transmission Maintenance, Repair, and Construction Services** **Bid No. 0827-25**

Primoris T&D Services, LLC.
5 Star Electric

\$5,000,000.00
\$5,000,000.00

This request is to obtain two (2) blanket service contracts, each with four (4) optional renewals, for as needed and emergency maintenance, repair, and construction services on the GP&L and TMPA transmission systems.

f. GP&L Lyons to Oates Road 138kV Transmission Line Structures

Bid No. 1286-25

Techline, Inc.

\$6,322,917.98

This request is to obtain transmission line structures for the relocation of the GP&L Lyons to Oates Road 138kV Transmission Line.

g. GP&L Lyons to Oates Road 138kV Transmission Line Conductor

Bid No. 1287-25

Techline, Inc.

\$481,120.00

This request is to obtain transmission line conductor for the relocation of the GP&L Lyons to Oates Road 138kV Transmission Line.

h. GP&L and TMPA Substation Maintenance, Repair, and Construction Services

Bid No. 0828-25

5 Star Electric

\$5,000,000.00

This request is to obtain a blanket services contract for as needed and emergency maintenance, repair, and construction services for GP&L and TMPA substations. Expenses associated with TMPA will be reimbursed at 100%.

4. Abandonment of Portion of Utility Easement in the Garland High School No. IV Addition

Approve a resolution authorizing the abandonment of a portion of a Utility Easement in the Garland High School No. IV Addition to the current owner, Garland Independent School District. Council was briefed on this item at the July 21, 2025 Work Session.

5. Amendment to Chapter 50, Article II - Rates and Fees

Garland Power & Light (GP&L) is experiencing an increase in very large load retail transmission customers that have the potential for outsized effects on the operations and finances of the utility. To address these effects, GP&L is proposing modifications and additions to its retail transmission tariffs, and an amendment to Chapter 50, Article II – Rates and Fees. Council was briefed on this item at the July 7, 2025 Work Session.

6. Shiloh Road Project - Acquisition of Property Located at 2328 Huskey Street

Approve a purchase agreement and relocation assistance package negotiated with Daniel Ruiz and Maria Vargas for the acquisition of fee simple interest from real property located at 2328 Huskey Street (Parcel E-42), and authorize the City Manager to execute such documents necessary to complete the transaction. Council was briefed on this item at the May 5, 2025 Work Session.

7. Issuance of General Obligation Pension Bonds

Approve an ordinance pertaining to the issuance, sale, and delivery of up to \$131,500,000 in principal amount of General Obligation pension Bonds, Series 2025. Council approved this agreement between TMRS and the City on June 3, 2025, and the TMRS Board approved this

agreement to accept the deposit of proceeds from pension bonds on June 12, 2025.

8. Consider a Resolution Suspending the July 31, 2025, Effective Date of Oncor's Requested Rate Change

Approve an ordinance suspending the requested rate changes made by Oncor Electric. Council was briefed on this item at the July 7, 2025 Work Session.

9. Z 25-03 The Kroger Co. (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use, and (2) a Concept Plan for a Fuel Pumps, Retail Use on a 6.183-acre tract of land addressed as 6850 N. Shiloh 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.

10. Z 25-11 ZoneDev (District 6)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development for dwelling, single family attached uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and (2) a Concept Plan for a dwelling, single family attached use on a 12.62 acre tract of land located at 1800 North Jupiter 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.

11. Z 25-14 ParchHAUS Firewheel, LP. (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use on a 2.1039-acre tract of land addressed as 3241 Castle Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

12. Z 25-22 Carlos Porras (District 2)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision (SUP) for a Breweries/Wineries/Distilleries use in a 5,000 square feet suite on property addressed as 532 Main Street Suite A; 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.

13. Approve a request to consider amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

Consider and take appropriate action on the amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

ITEMS FOR INDIVIDUAL CONSIDERATION

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i. **Garland Senior Activity Center - Construction Services**

Bid No. 1371-24

Hill & Wilkinson Construction

\$12,994,500.00

This request is for the new Garland Senior Activity Center which will significantly enhance the quality, accessibility, and variety of programs offered.

Mr. Buchler provided comments on the timeline and construction of the project. He mentioned the expected completion date was September of 2026. He answered questions of the Council.

Speakers on the item: Bob Duckworth.

Councilmember Thomas Jr. made a motion to approve the item as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

14. Consider a request by Wikkibear LLC, requesting approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street in District 5.

Consider and take appropriate action on the application of Wikkibear LLC., requesting approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street. (District 5) (File Z 25-12)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff recommended approval for 25 years with additional landscaping. She stated that the Plan Commission concurred with the recommendation.

Applicants speaking on the item: Hugh Render and Jason Labarba.

Mayor Pro Tem Lucht made a motion to approve the item as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

15. Consider a request by Crafton Communications, Inc., requesting approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District. The site is located at 4413 Naaman School Road in District 1.

Consider and take appropriate action on the application of Crafton Communications, Inc., requesting approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District. (District 1) (File Z 25-15)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. The SUP time period guideline is 20 to 30 years. She stated that

staff recommended approval and the Plan Commission recommended approval for 50 years.

Applicant speaking on the item: Doug Henderson.

Councilmember Bass made a motion to approve the item as presented. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

- 16. Consider a request by Hooda Enterprises, Inc., requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 1401 Belt Line Road in District 7.**

Consider and take appropriate action on the application of Hooda Enterprises, Inc., requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 1401 Belt Line Road. (District 7) (File Z 23-51)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff recommended approval for 5 years with additional landscaping and the Plan Commission recommended approval for 10 years with additional landscaping.

Councilmember Thomas Jr. made a motion to approve the request with a 20 year SUP. Councilmember Bass seconded the motion. The vote was: Councilmember Thomas Jr., yes; Mayor Hedrick, yes; Mayor Pro Tem Lucht, no; Deputy Mayor Pro Tem Ott, yes; Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, yes, and Councilmember Dutton; yes. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

17. Deputy Mayor Pro Tem Chris Ott

- **Louis Moore - Library Board**

Deputy Mayor Pro Tem Ott made a motion to approve the appointment. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

18. Councilmember Ed Moore

- **Aju Mathew - Parks & Recreation Advisory Board**

Councilmember Moore made a motion to approve the appointment. Councilmember Williams seconded the motion. All voted in favor. The motion carried.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

Sandra Brown and Natalie Reed.

ADJOURN

All Regular Meetings 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. Wednesdays - 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 CD's are \$1 each and DVD's are \$3 each).

Mayor Hedrick adjourned the meeting at 8:05 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: August 5, 2025

Title: GP&L CIP Project Control and Management Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1329-25

Strategic Focus Area: Reliable / Cost-Efficient Utility Services
Sound Governance and Finances

Purchase Justification

This request is to obtain GP&L and TMPA CIP project control and management services. Services associated with TMPA will be reimbursed at 100%. This is an initial term contract with four optional renewals.

Evaluation

Power Engineers, Inc. is the Sole Source developer of the CIP Program Management System that has been designed to GP&L's specific project control requirements. Power Engineers, Inc. has customized the templates for GP&L's CIP reporting requirements, and they have clearance and access to GP&L's servers for rapid information exchange. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Power Engineers, Inc.	1329-25	All	\$495,000.00	Sole Source	54249

Fiscal Impact

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Substation and Transmission CIP program accounts as incurred.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 278 and 284

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 7/16/2025
Approved - 7/16/2025
Approved - 7/17/2025
Final Approval - 7/28/2025



GARLAND

PURCHASING REPORT

2.b

Meeting Date: August 5, 2025

Title: GP&L Oakland 138kV Transmission Line Rebuild

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1074-25

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain construction services for the rebuild of the GP&L Oakland 138kV Transmission Line. This is part of the approved GP&L Oakland to Shiloh 138kV Transmission Line Rebuild CIP project. A 10% owner's contingency is included for any additional services that may be required.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria. Utility Construction Services, LLC was considered non-responsible due to being removed from a previous project. DD Grid, LLC was considered non-responsive due to submitting assumptions and clarifications that do not meet specifications. Integrated Power Co. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Integrated Power Co.	1074-25	All	\$2,683,227.77	Best Value	53867

Fiscal Impact

Funding is available in the GP&L Transmission Lines Program, for the construction award in the amount of \$2,683,228, which is within the total project budget of \$4,201,523 and will leave a remaining balance of \$45,585.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2025
Document Location: Proposed CIP - Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research

Created/Initiated - 7/15/2025
Approved - 7/16/2025
Approved - 7/20/2025

[illegible]



GARLAND

PURCHASING REPORT

2.c

Meeting Date: August 5, 2025

Title: TMPA Gibbons Creek Switchyard Surface and Subsurface Modification Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: 1179-25

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain surface and subsurface modification construction services at the TMPA Gibbons Creek Switchyard. This is part of the approved TMPA Gibbons Creek Switchyard Surface and Subsurface Modifications CIP project and will be reimbursed at 100%. An owner's contingency has been included for any additional services that may be needed.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on the published criteria. DynaGrid Construction Group, LLC received the highest evaluated score, offering the Best Value for the City. As only one (1) bid was received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Dynagrid Construction Group, LLC.	1179-25	All	\$7,867,005.25	Best Value	54015

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program, for the construction award in the amount of \$7,867,005, which is within the total project budget of \$8,300,000 and will leave a remaining balance of \$116,000.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Proposed CIP - Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Jennifer Stubbs, City Secretary

Created/Initiated - 7/16/2025
Approved - 7/16/2025
Approved - 7/20/2025
Final Approval - 7/28/2025



GARLAND

PURCHASING REPORT

2.d

Meeting Date: August 5, 2025

Title: Brand Road - SH190 to Muirfield Road Construction Award

Submitted by: Tamera Wilson, Department Coordinator I

Bid Number: 0927-25

Strategic Focus Area: Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers

Purchase Justification

This request is for the construction of Brand Road - SH190 to Muirfield Road project. The scope of this project consists of the construction of approximately 18,600 square yards of 10" reinforced concrete paving, 6,200 square yards of 6" and 8" reinforced concrete shared-use path, 3,700 linear feet of 21" - 42" reinforced concrete storm drain pipe, 4,100 linear feet of 6" - 12" water line, retaining walls, landscaping and all incidentals. An owner's contingency is included for any additional work that may be required.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Eight (8) bids were received and evaluated with Garret Shields Infrastructure submitting the Straight Low Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Garret Shields Infrastructure	0927-25	Brand Road - SH190 to Muirfield Road	\$10,411,055.00	Straight Low Bid	53772

Fiscal Impact

Funding is available in the Brand Road – S.H. 190 to Muirfield Road CIP Project, for the construction award in the amount of \$10,411,055, which is within the total project budget of \$12,615,407 and will leave a remaining balance of \$787,620. This project will continue into 2026, 2027 and 2028, and funding is included in 2026, 2027 and 2028 for the continuation of the project, as projected in the 2025 CIP.

Attachments

- A. Bid Recap
- B. Location Map

Budget Type: CIP
Fiscal Year: 2025
Document Location: Proposed CIP - Page 78

Routing

Tamera Wilson, Department Coordinator I
Michael Polocek, Engineering Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 7/17/2025
Approved - 7/17/2025
Approved - 7/17/2025
Approved - 7/17/2025
Approved - 7/22/2025
Final Approval - 7/28/2025

[illegible]

[illegible]





GARLAND

PURCHASING REPORT

2.e

Meeting Date: August 5, 2025

Title: Additional Parking Lot Modifications CO 04 for Water Utilities Building

Submitted by: Sandra Church, Management Services Coordinator

Bid Number: 0840-21

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to add 8,026 square feet of additional concrete to conclude Phase 2 (parking lot) of the project. Modifications and changes in design resulted in additional paving, plus some areas of the existing paving require concrete replacement due to existing damage. These changes increased the amount of concrete from 17,071 sf to 25,097 sf.

Evaluation

Hill & Wilkinson General Contractors was awarded the original PO 33385 in the amount of \$11,619,796 at the June 21, 2022 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Hill & Wilkinson Construction	0840-21	CO 04 for Phase 2 Parking Lot Modifications for Water Utilities Building	\$133,409.93	Change Order	54252

Fiscal Impact

Funding is available in the Water and Wastewater Field Operations Center Building CIP Projects for the construction award in the amount of \$133,409.93, which is within the total project budget of \$18,088,000 and will leave a remaining balance of \$543,897.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Pages 210 and 244

Routing

Sandra Church, Management Services Coordinator

Created/Initiated - 7/17/2025

Michael Buchler, Capital Project Management Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Director of Budget & Research
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 7/28/2025
Approved - 7/28/2025
Approved - 7/29/2025
Approved - 7/29/2025
Final Approval - 7/30/2025



GARLAND

CITY COUNCIL STAFF REPORT

3.a

Meeting Date: August 5, 2025

Title: Z 23-51 Hooda Enterprises, Inc. (District 7)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 23-51 Hooda Enterprises, Inc.

Background

Zoning Case Z 23-51 was approved via public hearing during the July 22, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 23-51 Ordinance
- B. Z 23-51 Exhibit A
- C. Z 23-51 SUP Conditions
- D. Z 23-51 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR FUEL PUMPS, RETAIL USE ON PROPERTY ZONED COMMUNITY RETAIL (CR) DISTRICT AND (2) A CONCEPT PLAN FOR THE EXISTING FUEL PUMPS, RETAIL USE ON A 0.759 ACRE TRACT OF LAND LOCATED AT 1401 BELT LINE 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.

WHEREAS, at its regular meeting held on the 23rd day of June 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use by **Hooda Enterprises Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and (2) a Concept Plan, as shown in "Exhibit C" for the existing Fuel Pumps, Retail use on a 0.759 acre tract of land located at 1401 Belt Line Road 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, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

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 23-51

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-51

All of Lot 1, Block 1, MOBIL OIL ADDITION NO. 3, an
Addition to the City of Garland, Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-51

1401 Belt Line Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail 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. Concept Plan:**

Concept Plan: The site shall be in general conformance with the approved Concept Plan. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, Technical Standard Manual (TSM), a, City code, or the approved SUP.

- I. 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.

V. Specific Regulations:

- A. SUP Time Period: The Specific Use Provision for a Fuel Pumps, Retail Use shall be in effect for twenty (20) years.

- A. Landscaping:

- (1) There shall be additional ornamental trees or evergreen shrubs planted along Belt Line Road and North Garland Avenue to screen the fuel pumps. The plants shall originate from the City's Approved Plant List.
 - (2) All landscaping shall be maintained in accordance with Section 4.33 of the Garland Development Code.

A map showing the location of the site. The site is a shaded rectangular area at the intersection of N Garland Ave and Belt Line Rd. Other streets shown include Wagon Wheel, Lakewalk, and Woodland Park. A north arrow is located in the bottom left corner.

VICINITY MAP
(N.T.S.)



- Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.

LOT AREA (SQUARE FEET & ACRES) = 28,775 SQ. FT. & 0.661 ACRES
BUILDING SQUARE FOOTAGE = 1,866 SQ. FT.
LOT/BLOCK = LOT 1, BLOCK 1, MOBIL OIL ADDITION NO. 3
PROPOSED USE = GENERAL MERCHANDISE

CARROLL CONSULTING GROUP, INC. P.O. BOX 11 972-742-4411 TBPELS REGISTRATION NO.: F-21608 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200			
JOB NO:	SCALE:	DATE PREPARED:	DRAWN BY:
3622-25	1"=20'	APRIL 21, 2025	CP



GARLAND

CITY COUNCIL STAFF REPORT

3.b

Meeting Date: August 5, 2025

Title: Z 25-12 Wikkibear, LLC. (District 5)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-12 Wikkibear, LLC.

Background

Zoning Case Z 25-12 was approved via public hearing during the July 22, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-12 Ordinance
- B. Z 25-12 Exhibit A
- C. Z 25-12 SUP Conditions

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION (SUP) FOR A FOOD PROCESSING AND STORAGE USE ON PROPERTY ZONED INDUSTRIAL ON A .9809-ACRE TRACT OF LAND ADRESSED AS 2740 OAKLAND STREET; 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 23rd day of June 2025, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision (SUP) for a Food Processing and Storage use for a period of 25 years and that the applicant work with staff to install disease-resistant xeriscape planting in planters in front of the building by **Jason LaBarba.**; 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 SUP for a Food Processing and Storage use for a period of 25 years and that the applicant work with staff to install disease-resistant xeriscape planting in planters in front of the building 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, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

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 25-12

PASSED AND APPROVED this _____ day of _____,
2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

ZONING FILE NUMBER Z 25-12

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-12

Lot 28, Block None, Asburns Addition, an Addition to the
City of Garland, Dallas County, Texas.

EXHIBIT A

SPECIFIC USE PROVISION

ZONING FILE Z 25-12

2740 Oakland Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Food Processing & 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 as set forth in Chapter 7 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. 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

EXHIBIT B

- 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.
- G. 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.

V. Specific Regulations:

- 1. Time Period: The Specific Use Provision shall have a 25-year time period.
- 2. A minimum of two (2) landscape planters shall be installed in front of the building with disease - resistant xeriscape planting materials.



GARLAND

CITY COUNCIL STAFF REPORT

3.c

Meeting Date: August 5, 2025

Title: Z 25-15 Crafton Communications, Inc. (District 1)

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-15 Crafton Communications, Inc.

Background

Zoning Case Z 25-15 was approved via public hearing during the July 22, 2025 City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-15 Ordinance
- B. Z 25-15 Exhibit A
- C. Z 25-15 Conditions
- D. Z 25-15 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR AN ANTENNA, COMMERCIAL USE (2) A PLANNED DEVELOPMENT AMENDMENT TO INCLUDE A DEVIATION RELATED TO THE REQUIRED DISTANCE FROM A RESIDENTIAL DISTRICT BOUNDARY LINE AND (3) A CONCEPT PLAN FOR AN ANTENNA, COMMERCIAL USE, ON A PROPERTY ZONED PLANNED DEVELOPMENT 87-1 WITH A BASE ZONING OF COMMUNITY OFFICE (CO) DISTRICT ON A 12.62 ACRE TRACT OF LAND LOCATED AT 4413 NAAMAN SCHOOL 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.

WHEREAS, at its regular meeting held on the 23rd day of June 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for an Antenna, Commercial Use (2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and (3) a Concept Plan, as shown in "Exhibit C" for an Antenna, Commercial Use, on a property zoned Planned Development 87-1 with a base zoning of Community Office (CO) District by **Crafton Communications Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) a Specific Use Provision (SUP) for an Antenna, Commercial Use (2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and (3) a Concept Plan for an Antenna, Commercial Use, on a property zoned Planned Development 87-1 with a base zoning of Community Office (CO) District on a 0.22 acre tract of land located at 4413 Naaman School Road 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, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

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

FILE NO. Z 25-15

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.

PASSED AND APPROVED this _____ day of _____, 2025.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-15

BEING a tract of land situated in the Orofee Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, also being out of and a portion of that certain tract of land described as Tract 1 in Special Warranty Deed to Brand New Bush, Ltd., dated July 19, 2016, and recorded in Instrument No. 201600209715, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum disk found marked "City of Garland" for the most northerly corner of said Brand New Bush, Ltd., tract, same being at the intersection of the easterly right-of-way line of Brand Road (public right-of-way - width varies) as dedicated by Instrument No. 201000024038, Official Public Records, Dallas County, Texas, with the southwesterly right-of-way line of Naaman School Road;

THENCE along the westerly line of said Brand New Bush, Ltd., tract, same being the easterly right-of-way line of Brand Road, the following two (2) courses:

South 30 Degrees 58 Minutes 14 Seconds West, a distance of 92.92 feet to a Point from which an aluminum disk found marked "City of Garland" bears South 00 degrees 05 minutes 47 seconds West, a distance of 0.20 feet;

South 16 Degrees 13 Minutes 12 Seconds West, a distance of 53.92 feet to an aluminum disk found marked "City of Garland" for the beginning of the corner clip with Naaman Forest Boulevard as dedicated by Volume 90064, Page 1177, Deed Records, Dallas County, Texas;

THENCE along said corner clip, South 44 Degrees 28 Minutes 04 Seconds East, a distance of 42.73 feet to an aluminum disk found marked "City of Garland" on the northerly right-of-way line of Naaman Forest Boulevard as dedicated by

EXHIBIT A

Instrument No. 201000024038, Official Public Records,
Dallas County, Texas;

THENCE along the northerly right-of-way line of Naaman
Forest, South 80 Degrees 04 Minutes 45 Seconds East, a
distance of 45.53 feet to a Point;

THENCE through the interior of said Brand New Bush, Ltd.,
tract, the following two (2) courses:

1. North 09 Degrees 55 Minutes 12 Seconds East, a
distance of 77.62 feet to a Point;

2. North 33 Degrees 55 Minutes 28 Seconds East, a
distance of 49.71 feet to a Point on the southwesterly
right-of-way line of Naaman School Road;

THENCE along the southwesterly right-of-way line of Naaman
School Road, North 45 Degrees 30 Minutes 48 Seconds West, a
distance of 74.31 feet to the POINT OF BEGINNING hereof and
containing 10,730 Square Feet or 0.2463 Acres, more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-15

4413 Naaman School Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow and regulate the development of an Antenna, Commercial Use.
- II. Statement of Effect:** This Planned Development amendment 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 Office (CO) District and Planned Development (PD) District 87-1 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- B. Distance: There shall be a 100-foot minimum distance between the commercial antenna support structure and any residential district boundary line or the residential dwelling property line.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 25-15

4413 Naaman School Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow and regulate the development of an Antenna, Commercial 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 Office (CO) District and Planned Development (PD) District 87-1 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Concept Plan:

Concept Plan: The site shall be in general conformance with the approved Concept Plan. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, Technical Standard Manual (TSM), a, City code, or the approved SUP.

- I. 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.

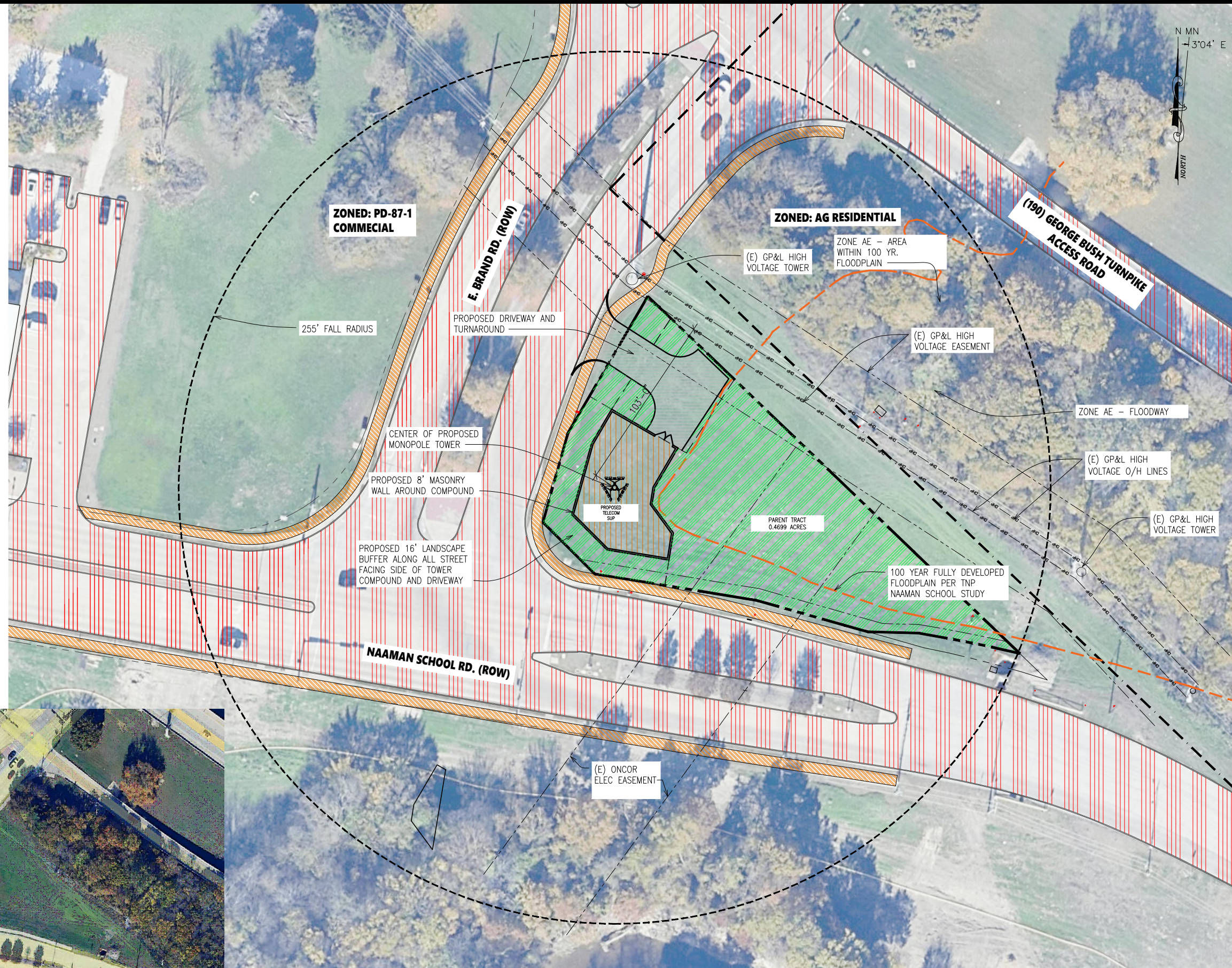
The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

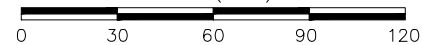
- A. SUP Time Period: The Specific Use Provision for an Antenna, Commercial Use shall be in effect for fifty (50) years.

EXHIBIT C

NOTES:
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.



1 CONCEPT PLAN
SCALE: (34" X 22") 1"=30'-0"
SCALE: (17" X 11") 1"=60'-0"
SCALE (FEET)



Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
www.celerisgroup.com

Engineer:
Celeris Group Consulting Engineers
605 E. Border Street
Arlington, TX 76010
Phone: 817-446-1700
Fax: 817-460-0677
Registration No: F-13992

STAMP:

ISSUED FOR
ZONING

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY OF
ZHENJING GUO, P.E. LICENSE # 84667. IT IS NOT
TO BE USED FOR CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

[illegible]

CTGI-MGT-TX 9200012

SITE NAME
BRAND NEW BUSH

FIT# 250107 / SUP Z 25-15

CONCEPT PLAN

Project number	25-17273
Date	05/08/2025
Drawn by	GRC
Checked by	ZG

LE.01

	Scale
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GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: August 5, 2025

Title: Workers' Compensation Cash Flow Plan Claim Reimbursement

Submitted by: Julia Whiteman, Risk Management Director

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Workers' Compensation Cash Flow Plan Claim Reimbursement

Background

The City partners with Texas Political Subdivisions (TPS), the third-party administrator for the Workers' Compensation Joint Self-Insurance Fund (the Fund), to manage employees' workers' compensation claims. Under Section 4 of the Fund's Interlocal Agreement Cash Flow Plan, the City must remit a monthly payment equal to the actual Claims Administration Fees and other applicable charges paid by the Fund in the preceding month. Payments are transmitted via wire transfer.

For June 2025, TPS reported total claims payments of \$358,336.92. While monthly payments of this type typically fall within the approval authority delegated to the Managing Director and City Manager, approximately 44% of the June amount relates to a single complex claim. Risk Management staff reviewed the reimbursement billing to confirm accuracy and to monitor for any potential duplicate billing.

Consideration / Recommendation

Approve the June 2025 workers' compensation cash flow claims reimbursement payment to TPS in the amount of \$358,336.92, in accordance with the Interlocal Agreement.

Attachments

A. Invoice 3800_wccf_Garland_June 2025 Claims Reimb_

Texas Political
Subdivisions

PO Box 803356
Dallas, Texas 75380
Attn: Kathleen Pucci, CFO
kathleen.pucci@tpspool.org

Invoice

Invoice #	Billed Date	Due Date
3800	7/9/2025	7/30/2025

Bill To
City of Garland Risk Management PO Box 469002 Garland, TX 75046

Description	Coverage Type	Amount
Claim Payments Made On Your Behalf for June 2025 (see attached check register)	WCCF	362,382.90

WCCF EFT Instructions - Wells Fargo Wire Rtg #121000248 or ACH Rtg #111900659 for Acct # 8304454179	Total	\$362,382.90
	Payments/Credits	-\$4,045.98
	Balance Due	\$358,336.92



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: August 5, 2025

Title: Consider an Ordinance to issue Certificates of Obligation

Submitted by: Matthew Watson, Managing Director-Financial Services

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

At the June 17, 2025, Regular Council Meeting, Council approved a resolution to give public notice of intent to issue Certificates of Obligation. Staff published this notice in accordance with state law and is now requesting that Council approve a parameter ordinance to authorize the Chief Financial Officer to price and issue up to \$76 million in Certificates of Obligation as contemplated in this Notice of Intent.

Background

The City of Garland utilizes Certificates of Obligation to fund Capital Improvement Program (CIP) projects that do not have voter-approved authorization nor cash funding to complete. The City Council approved the issuance of Certificates of Obligation to fund the 2025 CIP at the June 3, 2025 Regular Meeting. However, in order to fund various street improvements, the Holford Road soccer complex, facility and parks upgrades, and equipment replacement needs, staff and the city's financial advisor, Hilltop Securities, are recommending a second issuance for 2025. The purpose of this transaction is to fund \$25 million for the Holford Road Soccer Complex, which was not included in the Adopted 2025 CIP. However, the project was approved in a Budget Amendment by Council on March 4, 2025. In addition, based on preliminary tax base values received from DCAD, it is estimated that \$50 million of capacity will be available under the debt service tax rate to fund streets and infrastructure, equipment, facilities and parks upgrades. Historically, the City would recommend the issuance of a short-term tax note to fund the \$50 million in improvements with a call-option to pay off the loan within 6 months. However, due to the need to fund the Soccer Complex in the CIP, the City and Hilltop Securities are recommending structuring the finance as a Certificate of Obligation. In compliance with the City Council's Financial Policy, the Certificates of Obligation for the Soccer Complex portion of the issuance will have maturity that aligns with the useful life of the Capital Improvement of 20 Years. The additional \$50 million being requested will have a maturity date of less than one year and be structured similar to the annual tax note. The maximum amount of issuance in the notice of intent resolution approved by City Council was set at \$76 million to fund these capital projects.

Consideration / Recommendation

Staff recommends approval of this Ordinance to Issue Certificates of Obligation.

Attachments

A. Garland CO Ordinance 2025A v1

AN ORDINANCE CONSIDERING ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE AND DELIVERY OF UP TO \$76,000,000 IN PRINCIPAL AMOUNT OF "CITY OF GARLAND, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025A;" AUTHORIZING THE ISSUANCE OF THE CERTIFICATES; DELEGATING THE AUTHORITY TO CERTAIN CITY OFFICIALS TO EXECUTE CERTAIN DOCUMENTS RELATING TO THE SALE OF THE CERTIFICATES; APPROVING AND AUTHORIZING INSTRUMENTS AND PROCEDURES RELATING TO SAID CERTIFICATES; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS :
COUNTIES OF DALLAS, COLLIN AND ROCKWALL :
CITY OF GARLAND :

WHEREAS, the City Council of the City of Garland, Texas (the "Issuer"), deems it advisable to issue Certificates of Obligation, in one or more series, in the aggregate principal amount not to exceed \$76,000,000 for the purposes hereinafter set forth; and

WHEREAS, the Certificates of Obligation hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Texas Local Government Code and Subchapter B, Chapter 1502, Texas Government Code and Chapter 1371, Texas Government Code; and

WHEREAS, the City Council has heretofore passed a resolution authorizing and directing the City Secretary to give notice of intention to issue Certificates of Obligation, and said notice has been duly published in a newspaper of general circulation in said Issuer, said newspaper being a "newspaper" as defined in Section 2051.044, Texas Government Code; and

WHEREAS, the Issuer received no petition from the qualified electors of the Issuer protesting the issuance of such Certificates of Obligation; and

WHEREAS, no bond proposition to authorize the issuance of bonds for the same purpose as any of the projects being financed with the proceeds of the Certificates of Obligation was submitted to the voters of the Issuer during the preceding three years and failed to be approved; and

WHEREAS, the Issuer is an "issuer" under Section 1371.001(4)(A), Texas Government Code, being (i) a home-rule municipality that: (A) adopted its charter under Section 5, Article XI, Texas Constitution; (B) has a population of 50,000 or more; and (C) has outstanding long-term indebtedness that is rated by a nationally recognized rating agency for municipal securities in one of the four highest rating categories for a long-term obligation; and

WHEREAS, the City Council has determined that it is in the best interest of the Issuer to issue the Certificates of Obligations hereinafter authorized (the "Certificates") for the purposes stated, with such terms to be included in a pricing certificate (the "Pricing Certificate") to be executed by the Pricing Officer (hereinafter designated) in connection with the initial issuance of each Series of Certificates, all in accordance with the provisions of Section 1371.053, Texas Government Code. The term Pricing Certificate shall mean, collectively, the pricing certificate or pricing certificates for one or more series of Certificates;

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; Now, Therefore

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

Section 1. RECITALS, AMOUNT, PURPOSE AND DESIGNATION OF THE CERTIFICATES.

(a) The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

(b) The term "Certificates" as used in this Ordinance shall mean and include collectively the certificate of obligation initially issued and delivered pursuant to this Ordinance (the "Initial Certificate") and all substitute certificates of obligation exchanged therefor, as well as all other substitute certificates of obligation and replacement certificates of obligation issued pursuant hereto, and the term "Certificate" shall mean any of the Certificates. "Series" or "Series of Certificates" means any designated series of Certificates issued pursuant to this Ordinance.

The term "Tax-Exempt Certificates" shall mean any Certificate, the interest on which is excludable from gross income for federal income tax purposes.

The term "Taxable Certificates" shall mean any Certificate, the interest on which is includable in gross income for federal income tax purposes.

(c) The Certificates of Obligation of the City of Garland, Texas (the "Issuer") are hereby authorized to be issued and delivered, in one or more Series, in the aggregate principal amount not to exceed \$76,000,000, for the purpose of paying all or a portion of the Issuer's contractual obligations incurred pursuant to contracts for the purchase, construction, renovation and acquisition of certain real and personal property, to wit: (a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements and the acquisition of land and interests in land related thereto, including Firewheel Golf Park improvements, soccer fields, and related infrastructure; (b) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (c) acquisition of vehicles and equipment for the fire, and police departments and programs, parks and neighborhood services; (d) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments, administrative buildings, libraries and parks and recreation department; (e) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and improvements for the Issuer's street department and sanitation department, including the landfill and transfer station; and (f) for the purpose of paying all or a portion of the Issuer's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects (collectively, the "Projects") and the issuance of the Certificates of Obligation.

(d) Each Certificate issued pursuant to this Ordinance shall be designated: "CITY OF GARLAND, TEXAS COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION, [TAXABLE] SERIES 2025A," and initially there shall be issued, sold, and delivered hereunder fully registered certificates, without interest coupons, payable to the respective registered owners thereof (with the Initial Certificate being made payable to the Purchaser as described in Section 11 hereof), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the "Registered Owner"). The Certificates shall be in the respective principal amounts, shall be numbered, shall mature and be payable on the date or dates in each of the years and in the principal amounts, and shall bear interest to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the Pricing Certificate.

Section 2. DELEGATION TO PRICING OFFICER.

(a) As authorized by Section 1371.053, Texas Government Code, as amended, the City Manager or Finance Director (the "Pricing Officer") is hereby authorized to act on behalf of the Issuer in selling and delivering each Series of Certificates and carrying out the other procedures specified in this Ordinance, including, determining the date of the Certificates, any additional or different designation or title by which the Certificates shall be known, the price at which the Certificates will be sold, the years in which the Certificates will mature, the principal amount to mature in each of such years, the rate of interest to be borne by each such maturity, the interest payment and record dates, the price and terms upon and at which the Certificates shall be subject to redemption prior to maturity at the option of the Issuer, as well as any mandatory sinking fund redemption provisions, whether any Series of Certificates will be issued as Tax-Exempt Certificate or Taxable Certificates and all other matters relating to the issuance, sale, and delivery of the Certificates, including without limitation, obtaining municipal bond insurance for all or any portion of the Certificates (including in connection therewith the execution of any commitment agreements, membership agreements in mutual insurance companies, and other similar agreements) and providing for the terms and provisions thereof applicable to the Certificates, all of which shall be specified in the Pricing Certificate; provided that no Series of Certificates shall be issued pursuant to this Ordinance unless each of the following parameters are satisfied as specified in the Pricing Certificate:

- (i) the aggregate original principal amount of the Certificates shall not exceed the amount set forth in Section 1(c) hereof;
- (ii) the maximum stated maturity for a Series of Certificates shall not exceed February 15, 2045;
- (iii) the Certificates shall bear interest at a fixed rate, and no Certificates shall bear interest at a rate that exceeds the maximum rate provided by State law;
- (iv) the delegation made hereby shall expire if not exercised by the Pricing Officer through execution of the Pricing Certificate on or prior to the date that is six months after the adoption of this Ordinance by the City Council; and
- (v) on or prior to delivery, the Certificates shall be rated by a nationally recognized rating agency for municipal securities in one of the four highest categories for long-term obligations.

(b) In establishing the aggregate principal amount of a Series of Certificates, the Pricing Officer shall establish an amount not exceeding, in aggregate with any other Series of Certificates, the amount authorized in Subsection (a) hereof, which shall be sufficient in amount to provide for the purposes for which the Series of Certificates are authorized and to pay costs of issuing the Certificates. Each Series of Certificates shall be sold with and subject to such terms as set forth in the Pricing Certificate for such Series.

Section 3. CHARACTERISTICS OF THE CERTIFICATES.

(a) Registration, Transfer, Conversion and Exchange; Authentication. The Issuer shall keep or cause to be kept at the principal corporate trust office of Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas, (the "Paying Agent/Registrar"), books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify

the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

Except as provided in Section 3(c) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be printed or typed on paper of customary weight and strength. Pursuant to Chapter 1201, Government Code, as amended, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates that initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General of the State of Texas (the "Attorney General") and registered by the Comptroller of Public Accounts of the State of Texas (the "Comptroller").

(b) Payment of Certificates and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(c) In General. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the Registered Owners thereof, (ii) may or shall be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the Issuer at least 45 days prior to any such redemption date), (iii) may be converted and exchanged for other Certificates, (iv) may be transferred and assigned, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance (as modified in the Pricing Certificate). The Initial Certificate is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the Paying Agent/Registrar's Authentication Certificate, in the form set forth in the FORM OF CERTIFICATE.

(d) Paying Agent/Registrar for the Certificates. The Issuer covenants with the Registered Owners of the Certificates that at all times while the Certificates are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be a single entity. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 60 days written notice to the Paying Agent/Registrar, to be effective not later than 60 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(e) Authentication. Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Paying Agent/Registrar's Authentication Certificate substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Paying Agent/Registrar's Authentication Certificate on all of the Certificates. In lieu of the executed Paying Agent/Registrar's Authentication Certificate described above, the Initial Certificate delivered on the closing date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided in this Ordinance, manually executed by the Comptroller or by her duly authorized agent, which certificate shall be evidence that the Initial Certificate has been duly approved by the Attorney General and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller.

(f) Book-Entry-Only System. The Certificates issued in exchange for the Initial Certificate shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof. Upon initial issuance, the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as provided in subsection (g) hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in

whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal and interest with respect to such Certificate, for the purpose of registering transfers with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Registered Owner at the close of business on the Record Date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

The previous execution and delivery of the Blanket Issuer Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Certificates.

(g) Successor Securities Depository; Transfers Outside Book-Entry-Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the Blanket Issuer Letter of Representations to DTC or that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate certificated Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Registered Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

(h) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the Blanket Issuer Letter of Representations to DTC.

(i) Cancellation of Initial Certificate. On the closing date, the Initial Certificate, representing the entire principal amount of a Series of Certificates, payable in stated installments to the purchaser designated in Section 11 or its designee, executed by manual or facsimile signature of the Mayor or Mayor Pro-Tem and City Secretary of the Issuer, approved by the Attorney General, and registered and manually signed by the Comptroller, will be delivered to such purchaser or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of such purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all of the Certificates for such maturity. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

(j) Conditional Notice of Redemption. With respect to any optional redemption of the Certificates, unless the prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been

received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

Section 4. FORM OF CERTIFICATES. The form of the Certificates, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Comptroller's Registration Certificate to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance, and with the Form of Certificate to be modified pursuant to, and completed with information set forth in, the Pricing Certificate.

(a) [Form of Certificate]

NO. R-	UNITED STATES OF AMERICA STATE OF TEXAS CITY OF GARLAND, TEXAS COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION [TAXABLE] SERIES 2025A	PRINCIPAL AMOUNT \$ _____
--------	--	---------------------------------

Interest Rate	Delivery Date	Maturity Date	CUSIP No.
	_____, 2025	February 15, ____	

REGISTERED OWNER:

PRINCIPAL AMOUNT: DOLLARS

ON THE MATURITY DATE specified above, the City of Garland, Texas in Dallas, Collin and Rockwall Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date specified above at the Interest Rate per annum specified above. Interest is payable on _____, 20__ and semiannually on each _____ and _____ thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of Zions Bancorporation, National Association, Amegy Bank Division, in Houston, Texas, which is the "Paying Agent/Registrar" for this Certificate. The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Certificate (the "Certificate Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared on the last business day of the month preceding each such date (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the Registered Owner of this Certificate that on or before each principal payment date, interest payment date, and accrued interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Certificate Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is one of a series of Certificates dated _____, 2025, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$76,000,000 for the purpose of paying all or a portion of the Issuer's contractual obligations incurred pursuant to contracts for the purchase, construction, renovation and acquisition of certain real and personal property, to wit: (a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements and the acquisition of land and interests in land related thereto, including Firewheel Golf Park improvements, soccer fields, and related infrastructure; (b) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (c) acquisition of vehicles and equipment for the fire, and police departments and programs, parks and neighborhood services; (d) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments, administrative buildings, libraries and parks and recreation department; (e) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and

improvements for the Issuer's street department and sanitation department, including the landfill and transfer station; and (f) for the purpose of paying all or a portion of the Issuer's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects and the issuance of the Certificates.

ON _____, 20__, or on any date thereafter, the Certificates of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Certificates, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Certificate may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

[THE CERTIFICATES scheduled to mature on _____ in the years ____ and ____ (the "Term Certificates") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Certificates, on the dates and in the respective principal amounts, set forth in the following schedule:

Term Certificate Maturity: _____, 20__		Term Certificate Maturity: _____, 20__	
Mandatory Redemption Date	Principal Amount	Mandatory Redemption Date	Principal Amount
_____, 20__	\$ _____	_____, 20__	\$ _____
_____, 20__	_____	_____, 20__	_____
_____, 20__	_____	_____, 20__	_____
_____, 20__ (maturity)	_____	_____, 20__ (maturity)	_____

The principal amount of Term Certificates of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Certificates of the same maturity which, at least 50 days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

AT LEAST 30 days prior to the date fixed for any redemption of Certificates or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, to the Registered Owner of each Certificate to be redeemed at its address as it appeared on the 45th day prior to such redemption date; provided, however, that the failure of the Registered Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificates or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be

regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the Registered Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Certificate Ordinance.

WITH RESPECT TO ANY OPTIONAL REDEMPTION of the Certificates, unless the prerequisites to such redemption required by the Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of any integral multiple of \$5,000. As provided in the Certificate Ordinance, this Certificate may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered Certificates, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Certificate Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any integral multiple of \$5,000 to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The Form of Assignment printed or endorsed on this Certificate may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Certificate Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owners of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist

and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law; and that this Certificate is additionally secured by and payable from a limited pledge (not to exceed \$1,000) of the surplus revenues derived by the Issuer from the ownership and operation of the Issuer's System (consisting of the Issuer's combined waterworks system and sewer system), all as provided in the Certificate Ordinance.

THE ISSUER HAS RESERVED THE RIGHT to issue, in accordance with law, and in accordance with the Certificate Ordinance, other and additional obligations, and to enter into contracts, payable from ad valorem taxes and/or revenues of the Issuer's System, on a parity with, or with respect to said revenues, superior in lien to, this Certificate.

THE ISSUER HAS RESERVED THE RIGHT to amend the Certificate Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the Registered Owners of a majority in aggregate principal amount of the outstanding Certificates.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Certificate Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Certificate Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Certificate and the Certificate Ordinance constitute a contract between each Registered Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in the Mayor's absence, of the Mayor Pro-Tem) and countersigned with the manual or facsimile signature of the City Secretary (or in the City Secretary's absence, of the Deputy City Secretary) of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Certificate.

(signature)
City Secretary

(signature)
Mayor

(SEAL)

[INSERT BOND INSURANCE LEGEND, IF ANY]

(b) [Form of Paying Agent/Registrar's Authentication Certificate]

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

(To be executed if this Certificate is not accompanied by an executed Comptroller's Registration Certificate)

It is hereby certified that this Certificate has been issued under the provisions of the Certificate Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION
Houston, Texas,
Paying Agent/Registrar

By: _____
Authorized Representative

(c) [Form of Assignment]

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____.

Please insert Social Security or Taxpayer Identification Number of Transferee

(Please print or typewrite name and address, including zip code, of Transferee.)

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

(d) [Form of Comptroller's Registration Certificate]

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that this Certificate of Obligation has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Certificate of Obligation has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this

Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) [Initial Certificate Insertions]

(i) The Initial Certificate shall be in the form set forth in paragraph (a) of this Section, except that:

A. immediately under the name of the Certificate, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. _____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF GARLAND, TEXAS, in Dallas, Collin and Rockwall Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on _____ in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

	Principal	Interest
Years	Installments (\$)	Rates (%)
_____	_____	_____

(Information from Pricing Certificate to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date at the respective Interest Rate per annum specified above. Interest is payable on _____, 2025, and semiannually on each _____ and _____ thereafter to the date of payment of the principal installment specified above; or the date of redemption prior to maturity; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The Initial Certificate shall be numbered "T-1."

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special Interest and Sinking Fund (the "Interest and Sinking Fund") is hereby created solely for the benefit of the Certificates, and the Interest and Sinking Fund shall be established and maintained by the Issuer at an official depository bank of the Issuer. The Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of the Issuer, and shall be used only for paying the interest on and principal of the Certificates. All ad valorem taxes levied and collected for and on account of the Certificates, together with any accrued interest received upon sale of the Certificates, shall be deposited, as collected, to the credit of the Interest and Sinking Fund. During each year while any of the Certificates or interest thereon are outstanding and unpaid, the governing body of the Issuer shall compute and ascertain a rate and amount of ad valorem tax which will be sufficient to raise and produce the money required to pay the interest on the Certificates as such interest becomes due, and to provide and maintain a sinking fund adequate to pay the principal of its Certificates as such principal matures or is scheduled for redemption (but never less than 2% of the original principal amount of the Certificates as a sinking fund each year). Said tax shall be based on the latest approval tax rolls of the Issuer, with full allowance being made for tax delinquencies and the cost of tax

collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in the Issuer for each year while any of the Certificates or interest thereon are outstanding and unpaid; and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of the Certificates, as such interest comes due and such principal matures or is scheduled for redemption, are hereby pledged for such payment, within the limit prescribed by law.

(b) The Certificates, together with other obligations of the Issuer, are additionally secured by and shall be payable from and secured by the collection of the surplus revenues of the Issuer's Waterworks and Sewer System (the "System"), after payment of all expenses of operation and maintenance thereof, and all debt service, reserve, and other requirements in connection with all of the Issuer's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all of any part of the net revenues of the Issuer's System, constituting "Surplus Revenues", not to exceed \$1,000. The Issuer shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to subsection (a) of this Section, to the extent necessary to pay the principal and interest on the Certificates. Notwithstanding the requirements of subsection (a) of this Section, if revenues are actually on deposit or budgeted for deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would have been required to be levied pursuant to subsection (a) of this Section may be reduced to the extent and by the amount of the revenues then on deposit in the Interest and Sinking Fund or budgeted for deposit therein.

(c) Chapter 1208, Texas Government Code, applies to the issuance of the Certificates and the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section and Section 9, respectively, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Certificates are outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, in order to preserve to the Registered Owners of the Certificates a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATES.

(a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Certificates shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Certificates, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities. Notwithstanding any other

provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Certificates that is made in conjunction with the payment arrangements specified in Subsection (a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Certificates for redemption; (2) gives notice of the reservation of that right to the Registered Owners of the Defeased Certificates immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in Subsection (a)(i) or (ii) of this Section. All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Certificates, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) Unless modified in the Pricing Certificate, the term "Defeasance Securities" means any securities and obligations now or hereafter authorized by state law that are eligible to discharge obligations such as the Certificates, including (i) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the Issuer adopts or approves the proceedings authorizing the financial arrangements, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the Issuer adopts or approves the proceedings authorizing the financial arrangements, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent.

(d) Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Certificates of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Certificates by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES.

(a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new Certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement

Certificate shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Ordinance, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement Certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement Certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement Certificate without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such Certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificates in the form and manner and with the effect, as provided in Section 3(a) of this Ordinance for Certificates issued in conversion and exchange for other Certificates.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATES; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the Issuer is hereby authorized to have control of the Initial Certificate and all necessary records and proceedings pertaining to the Initial Certificate pending its delivery and its investigation, examination, and approval by the Attorney General, and its registration by the Comptroller. Upon registration of the Initial Certificate said Comptroller (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Certificates. In addition, if bond insurance is obtained, the Certificates may bear an appropriate legend as provided by the insurer.

(b) The obligation of the Underwriters to accept delivery of the Certificates is subject to the Underwriters being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Certificates to the Underwriters. The engagement of such firm as bond counsel to the Issuer in connection with the issuance, sale and delivery of the Certificates is hereby approved and confirmed. The execution and delivery of an engagement letter between the Issuer and such firm, with respect to such services as bond counsel, is hereby authorized in such form as may be approved by the Mayor or Mayor Pro-Tem, and the Mayor or Mayor Pro-Tem is hereby authorized to execute such engagement letter.

Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE TAX-EXEMPT CERTIFICATES.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Tax-Exempt Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Tax-Exempt Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Tax-Exempt Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Tax-Exempt Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" that is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Tax-Exempt Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Tax-Exempt Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Tax-Exempt Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Tax-Exempt Certificates, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Tax-Exempt Certificates, other than investment property acquired with B

(A) proceeds of the Tax-Exempt Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the rules and regulations of the United States Department of the Treasury ("Treasury Regulations"), and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Tax-Exempt Certificates;

(7) to otherwise restrict the use of the proceeds of the Tax-Exempt Certificates or amounts treated as proceeds of the Tax-Exempt Certificates, as may be necessary, so that the Tax-Exempt Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Tax-Exempt Certificates or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Tax-Exempt Certificates in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Tax-Exempt Certificates) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Tax-Exempt Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a "Rebate Fund" is hereby established by the Issuer for the sole benefit of the United States of America, and such Rebate Fund shall not be subject to the claim of any other person, including without limitation the Tax-Exempt Certificateholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Tax-Exempt Certificates. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the United States Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Tax-Exempt Certificates, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Tax-Exempt Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Tax-Exempt Certificates, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Tax-Exempt Certificates under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor, Mayor Pro-Tem or the Pricing Officer to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Tax-Exempt Certificates.

(d) Allocation of, and Limitation on, Expenditures for the Projects. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Projects on its books and records in accordance with the requirements of the Code. The Issuer recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Projects are completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the Issuer recognizes that in order for proceeds to be expended under the Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Tax-Exempt Certificates, or (2) the date the Tax-Exempt Certificates are retired. The Issuer agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Tax-Exempt Certificates. For purposes hereof, the issuer shall not be obligated to comply with

this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Projects. The Issuer covenants that the property constituting the Projects will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Tax-Exempt Certificates. For purposes of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Tax-Exempt Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Reimbursement. This Ordinance is intended to satisfy the official intent requirements set forth in section 1.150-2 of the Treasury Regulations.

Section 10. COVENANTS REGARDING TAXABLE CERTIFICATES.

(a) To the extent required by the Code, and the rules and regulations of the United States Department of the Treasury, it shall be the duty of the Paying Agent/Registrar to report to the owners of the Taxable Certificates and the Internal Revenue Service (i) the amount of "reportable payments," if any, subject to back up withholding during each year and the amount of tax withheld, if any, with respect to the payments on the Taxable Certificates and (ii) the amount of interest or amount treated as interest, such as original issue discount, on the Taxable Certificates required to be included in the gross income of the owners thereof for federal income tax purposes.

(b) It is the intention of the Issuer that the Taxable Certificates not be obligations described in section 103 of the Code interest on which is excludable from the gross income of the holders and in that regard the Issuer agrees not to file a form 8038 G, or any comparable information return relating to tax-exempt obligations, with the Internal Revenue Service.

Section 11. SALE OF CERTIFICATES AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) Each Series of Certificates shall be sold and delivered subject to the provisions of Section 1 and Section 2 hereof through a negotiated sale, competitive sale or private placement and pursuant to the terms and provisions of a purchase contract or a notice of sale and official bid form (in each case, a "Purchase Agreement"), the terms and provisions of which are to be determined by the Pricing Officer in accordance with Section 2 hereof, and in which the purchaser or purchasers of the Certificates (the "Purchaser") shall be designated. The Pricing Officer is hereby authorized to execute and deliver one or more Purchase Agreements for and on behalf of the Issuer. The Certificates shall initially be registered in the name of the Purchaser or its designee.

(b) The Pricing Officer is hereby authorized, in the name and on behalf of the Issuer, to approve, distribute, and deliver a preliminary official statement and a final official statement relating to the Certificates to be used by the Purchaser in the marketing of the Certificates.

(c) The Pricing Officer is authorized, in connection with effecting the sale of the Certificates, to obtain from a municipal bond insurance company so designated in the Pricing Certificate (the "Insurer") a municipal bond insurance policy (the "Insurance Policy") in support of the Certificates. To that end, should the Pricing Officer exercise such authority and commit the Issuer to obtain a municipal bond insurance policy, for so long

as the Insurance Policy is in effect, the requirements of the Insurer relating to the issuance of the Insurance Policy as set forth in the Pricing Certificate are incorporated by reference into this Ordinance and made a part hereof for all purposes, notwithstanding any other provision of this Ordinance to the contrary. The Pricing Officer shall have the authority to execute any documents to effect the issuance of the Insurance Policy by the Insurer, including commitment agreements, membership agreements in mutual insurance companies and other similar agreements.

(d) The Mayor and Mayor Pro Tem, City Manager, Finance Director and City Secretary and all other officers, employees and agents of the Issuer, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar and all other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Pricing Certificate, the Certificates, the sale of the Certificates, any Purchase Agreement and any official statement or other offering document. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 12. INTEREST EARNINGS ON CERTIFICATE PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Certificates issued for the Projects shall be used along with other Certificate proceeds for the Projects; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on Certificate proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 13. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer one or more separate funds or accounts (the "Construction Fund") for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Projects as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said fund shall be transferred to the Interest and Sinking fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

(b) The Issuer may invest proceeds of the Certificates (including investment earnings thereon) issued for the Projects and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Certificates will be used as soon as practicable for the purposes for which the Certificates are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 14. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"*Financial Obligation*" means a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a

guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"MSRB" means the Municipal Securities Rulemaking Board.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in a designated electronic format as prescribed by the MSRB, financial information and operating data (the "Annual Operating Report") with respect to the Issuer of the general type included in the final Official Statement authorized by Section 11 of this Ordinance, being the information described in the Pricing Certificate. The Issuer will additionally provide financial statements of the Issuer ("Financial Statements"), that will be (1) prepared in accordance with the accounting principles described in the Pricing Certificate, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation, and shall be in substantially the form included in the final Official Statement, and (2) audited, if the Issuer commissions an audit of such statements and the audit is completed within the period during which they must be provided. The Issuer will update and provide the Annual Operating Report within six months after the end of each fiscal year and the Financial Statements within 12 months of the end of each fiscal year, in each case beginning with the fiscal year ending in and after 2025. The Issuer may provide the Financial Statements earlier, including at the time it provides its Annual Operating Report, but if the audit of such Financial Statements is not completed within 12 months after any such fiscal year end, then the Issuer shall provide unaudited Financial Statements within such 12-month period, and audited Financial Statements for the applicable fiscal year to the MSRB, when and if the audit report on such Financial Statements becomes available. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

(c) Event Notices.

(i) The Issuer shall notify the MSRB, in a timely manner not in excess of ten business days after the occurrence of the event, of any of the following events with respect to the Certificates:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or

other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;

7. Modifications to rights of holders of the Certificates, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor trustee or change in the name of the trustee, if material;
15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For these purposes, any event described in the immediately preceding item (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by subsection (b).

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes the Certificates no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the Registered Owners and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation

or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the Registered Owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Registered Owners and beneficial owners of the Certificates. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

(e) Amendment of the Rule. The provisions of this Section shall be revised by the Pricing Officer to reflect the requirements of the Rule if the Rule is amended after the adoption of this Ordinance but prior to the delivery of the Certificates so as to permit an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule. Any such revisions shall be set forth in the Pricing Certificate and are incorporated by reference into this Ordinance and made a part hereof for all purposes, notwithstanding any other provision of this Ordinance to the contrary.

Section 15. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the

holders, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the Issuer's Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Certificates aggregating in principal amount a majority of the aggregate principal amount of then outstanding Certificates that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

- (1) Make any change in the maturity of any of the outstanding Certificates;
- (2) Reduce the rate of interest borne by any of the outstanding Certificates;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;
- (4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of any Series of Certificates necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to each Registered Owner of the affected Certificates a copy of the proposed amendment and cause notice of the proposed amendment to be published at least once in a financial publication published in The City of New York, New York or in the State of Texas. Such published notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the Issuer for inspection by all holders of such Certificates.

(d) Whenever at any time within one year from the date of publication of such notice the Issuer shall receive an instrument or instruments executed by the holders of at least a majority in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and that shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all holders of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the publication of the notice provided for in this Section, and shall be conclusive and binding upon all future holders of the same Certificate during such period. Such consent may be revoked at any time after six months from the date of the publication of said notice by the holder who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the holders of a majority in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

For the purposes of establishing ownership of the Certificates, the Issuer shall rely solely upon the registration of the ownership of such Certificates on the Registration Books kept by the Paying Agent/Registrar.

Section 16. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Certificates, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or agents of the Issuer or the members of its governing body.

Section 17. APPROPRIATION. To pay the debt service coming due on the Certificates prior to receipt of the taxes levied to pay such debt service, if any, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount, which together with capitalized interest received from the sale of the Certificates, if any, will be sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 18. EFFECTIVE DATE. In accordance with the provisions of Texas Government Code Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

Section 19. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: August 5, 2025

Title: Request for Development Assistance from Lockwood Distilling Company

Submitted by: Ayako Schuster, Economic Development Director

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers
Growing Economic Base
Commercially Thriving Downtown

Issue / Summary

Council is requested to consider approving a Development Agreement for Lockwood Distilling Company, which proposes to lease and renovate a 5,000 sf space at 532 Main Street. The project aims to recruit a destination restaurant and contribute to Garland's economic growth.

Background

Lockwood Distilling Company is a community-focused distillery and restaurant founded in Richardson, TX in 2019. Since then, it has expanded to include two additional locations: Fort Worth in 2021 and downtown McKinney in 2024. In 2025, it further expanded operations with a standalone distilling facility in Richardson. Each location features full-service dining and house-made cocktails. Lockwood Distilling Company is now proposing to open its fourth location within the historic downtown square.

The company plans to invest over \$1 million and proposes to lease a 5,000 sf space at 532 Main Street, renovating it into an inviting restaurant with a full-service kitchen and event space.

Consideration / Recommendation

Approval of the incentive agreement with Lockwood Distilling Company.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: August 5, 2025

Title: Formal City Position on DART Governance and Funding

Submitted by:

**Strategic Focus
Area:**

Issue / Summary

This item is the City's formal Position on DART Governance and Funding

Background

This resolution formally states the City of Garland's position on long-standing concerns related to the governance structure and financial framework of the Dallas Area Rapid Transit (DART) agency.

Consideration / Recommendation

Approve the resolution as presented.

Attachments

A. DART Resolution for Council Consideration

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, SETTING FORTH THE CITY'S FORMAL POSITION ON GOVERNANCE AND FUNDING ISSUES RELATED TO THE DALLAS AREA RAPID TRANSIT (DART) AGENCY; CALLING FOR STRUCTURAL REFORM, EQUITABLE FUNDING, AND FLEXIBLE SERVICE MODELS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland is a founding member of Dallas Area Rapid Transit (DART) and has continuously supported regional mobility through sustained financial contributions, totaling over three quarters of a billion dollars to date; and

WHEREAS, the City Council of Garland has long monitored DART's governance and service delivery and now finds the current trajectory of the agency increasingly misaligned with the values, priorities, and expectations of Garland residents; and

WHEREAS, the introduction of DART's General Mobility Program (GMP), which reallocates \$42.59 million annually to only seven of the thirteen member cities, has undermined consensus-based governance and created inequities among cities while prompting system-wide cuts that disproportionately impact riders; and

WHEREAS, DART's pattern of politicized fiscal decision-making and use of tactical communication strategies have eroded trust among member cities and its ridership; and

WHEREAS, performance and fiscal accountability at DART have declined, with ridership still well below pre-pandemic levels, a 22% decline in ridership despite a 64% increase in sales tax revenue since 2015, and with increased administrative costs pushing agency overhead near its policy cap; and

WHEREAS, Garland residents and DART stakeholders continue to raise valid concerns regarding fare evasion, safety, and system access, while DART's reliance on an open-access model and passive fare enforcement fails to meet the security needs of a modern public transit system; and

WHEREAS, proposed fare hikes—especially on paratransit and non-ADA services—appear punitive and unjustified, disproportionately impacting vulnerable populations in contradiction to DART's stated mission of accessibility and inclusion; and

WHEREAS, DART's current one-size-fits-all service model fails to reflect the unique transit needs of each member city and restricts innovation through rigid enabling legislation that prevents partial membership, service scaling, and performance-based service contracting; and

WHEREAS, the City of Garland seeks a more transparent, equitable, and accountable regional transit agency that is responsive to local needs and willing to engage in true partnership with its member cities;

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

Section 1

The City of Garland hereby states its formal opposition to the current General Mobility Program as adopted by DART, and calls for a reassessment of its design, equity implications, and system-wide impacts.

Section 2

The City opposes fare hikes and service reductions intended to fund the GMP and calls for their immediate reconsideration in light of DART's growing revenues and ample fund balance.

Section 3

The City urges the DART Board and executive leadership to restore transparency, fiscal responsibility, and fairness in its budgeting and policymaking, including equitable distribution of resources and service quality.

Section 4

The City advocates for modernization of DART's enabling legislation to allow for service flexibility, partial membership models, and customized transit solutions aligned with local needs and funding contributions.

Section 5

The City calls for immediate investment in enhanced fare enforcement mechanisms, including but not limited to barrier-based

entry systems or proof-of-payment approaches, to improve rider safety and reduce fare evasion.

Section 6

The City reaffirms its commitment to regional mobility but insists on tangible, measurable outcomes in return for its continued financial support, and expects DART to engage member cities as equal partners in all reform efforts.

Section 7

This Resolution shall be effective immediately upon its passage.

PASSED AND APPROVED this the ____ day of _____, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: August 5, 2025

Title: Submission of Appraisal Roll and Rate for FY 2025-2026

Submitted by: Corey Worsham, Tax Administrator

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

State law mandates an explicit, detailed and complex process for the adoption of municipal budgets and the setting of tax rates by local governments. Those laws (as well as the City Charter) require a series of notices to the public and at least one public hearing for the adoption of the budget and tax rate. The tax rate setting and budget approval process (the two both legally and practically intertwined) are triggered by the receipt of appraisal rolls from County Central Appraisal Districts.

Background

There are two key deadlines involved in the tax rate process: August 1 for the submission of the appraisal roll and August 7 for the submission of the rates. The appraisal rolls, together with a certification of a collection rate and a calculation of the "no new tax rate" and "voter approval rate" are being submitted to the City Council (notice of tax rates attached). The City Council must now establish dates for public hearings. Notices of the public hearing must be published and posted in the manner and form required by law and within certain windows of time. It is critical that the dates of the events match the timeframes provided by law and are properly noticed (including publication).

Consideration / Recommendation

The City Council is being provided the attached tax rates, notice and appraisal certifications as required by law. Council is requested to provide a proposed tax rate and hearing dates in accordance with state law. Motions containing the public hearing dates and tax rates are attached.

Attachments

- A. 2025_TNT worksheet signed
- B. 2025 Prevote tax notice
- C. 2025 Wording for Proposed tax Rate

2025 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Garland

972-205-2829

Taxing Unit Name

Phone (area code and number)

217 N Fifth St. Garland, TX 75040

www.garlandtx.gov

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 24,378,164,005
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 24,378,164,005
4.	Prior year total adopted tax rate.	\$ 0.689746 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 1,663,958,260 B. Prior year values resulting from final court decisions: - \$ 1,502,333,950 C. Prior year value loss. Subtract B from A.³	\$ 161,624,310
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 2,238,568,133 B. Prior year disputed value: - \$ 447,713,627 C. Prior year undisputed value. Subtract B from A.⁴	\$ 1,790,854,506
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 1,952,478,816

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 26,330,642,821
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 9,891,202 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 255,676,073 C. Value loss. Add A and B. ⁶	\$ 265,567,275
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 265,567,275
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 865,681,742
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 25,199,393,804
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 173,811,810
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 2,878,243
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 176,690,053
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 27,051,572,080 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. ¹² - \$ 945,711,660 E. Total current year value. Add A and B, then subtract C and D.	\$ 26,105,860,420

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
	A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 1,265,326,907	
	B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 0	
	C. Total value under protest or not certified. Add A and B.	\$ 1,265,326,907
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁷ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ¹⁸ If completing this section, the taxing unit must include supporting documentation in Section 9. ¹⁹ Taxing units that are not affected, enter 0.	\$ 0
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21. ²⁰	\$ 27,371,187,327
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ²¹	\$ 0
24.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ²²	\$ 551,762,906
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 551,762,906
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 26,819,424,421
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²³	\$ 0.658813 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁴	\$ _____ /\$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §526.012(6)(C) and 26.012(1-b)

¹⁸ Tex. Tax Code §26.012(1-a)

¹⁹ Tex. Tax Code §26.04(d-3)

²⁰ Tex. Tax Code §26.012(6)

²¹ Tex. Tax Code §26.012(17)

²² Tex. Tax Code §26.012(17)

²³ Tex. Tax Code §26.04(c)

²⁴ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.290448 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 26,330,642,821
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 76,476,825
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + \$ 835,980 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. - \$ 2,514,354 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ -1,678,374 E. Add Line 31 to 32D.	\$ 74,798,451
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 26,819,424,421
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.278896 /\$100
35.	Rate adjustment for state criminal justice mandate. ²⁶ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
36.	Rate adjustment for indigent health care expenditures. ²⁷ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100

²⁵ [Reserved for expansion]²⁶ Tex. Tax Code §26.044²⁷ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
37.	Rate adjustment for county indigent defense compensation. ²⁸ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 /\$100
38.	Rate adjustment for county hospital expenditures. ²⁹ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 /\$100
39.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ 0.278896 /\$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$ 0 B. Divide Line 41A by Line 33 and multiply by \$100. \$ 0.000000 /\$100 C. Add Line 41B to Line 40.	\$ 0.278896 /\$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ 0.288657 /\$100

²⁸ Tex. Tax Code §26.0442²⁹ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08. ³⁰ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ 0.000000 /\$100
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ³¹ Enter debt amount \$ 114,400,310 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 3,305,353 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 686,324 E. Adjusted debt. Subtract B, C and D from A. \$ 110,408,633	\$ 110,408,633
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³²	\$ 0
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ 110,408,633
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³³ 100.00 % B. Enter the prior year actual collection rate 100.61 % C. Enter the 2023 actual collection rate 100.75 % D. Enter the 2022 actual collection rate 100.57 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³⁴ 100.57 %	100.57 %
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ 109,782,870
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 27,371,187,327
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.401089 /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ 0.689746 /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	\$ 0.000000 /\$100

³⁰ Tex. Tax Code §26.042(a)³¹ Tex. Tax Code §26.012(7)³² Tex. Tax Code §26.012(10) and 26.04(b)³³ Tex. Tax Code §26.04(b)³⁴ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³⁵ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³⁶ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁷ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 27,371,187,327
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.000000 /\$100
56.	Current year NNR tax rate, unadjusted for sales tax. ³⁸ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.658813 /\$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.658813 /\$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁹ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.689746 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.689746 /\$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁰ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴¹	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 27,371,187,327
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 /\$100

³⁵ Tex. Tax Code §26.041(d)

³⁶ Tex. Tax Code §26.041(i)

³⁷ Tex. Tax Code §26.041(d)

³⁸ Tex. Tax Code §26.04(c)

³⁹ Tex. Tax Code §26.04(c)

⁴⁰ Tex. Tax Code §26.045(d)

⁴¹ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.689746 /\$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.⁴² The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴³

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴⁴
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴⁵ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴⁶

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴⁷

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value	
	A. Voter-approval tax rate (Line 68)	\$ 0.689746 /\$100
	B. Unused increment rate (Line 67)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.689746 /\$100
	D. Adopted Tax Rate	\$ 0.689746 /\$100
	E. Subtract D from C	\$ 0.000000 /\$100
	F. 2024 Total Taxable Value (Line 60)	\$ 25,987,697,724
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero	\$ 0
65.	Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value	
	A. Voter-approval tax rate (Line 67)	\$ 0.706895 /\$100
	B. Unused increment rate (Line 66)	\$ 0.017149 /\$100
	C. Subtract B from A	\$ 0.689746 /\$100
	D. Adopted Tax Rate	\$ 0.689746 /\$100
	E. Subtract D from C	\$ 0.000000 /\$100
	F. 2023 Total Taxable Value (Line 60)	\$ 23,423,003,600
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero	\$ 0
66.	Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value	
	A. Voter-approval tax rate (Line 67)	\$ 0.733841 /\$100
	B. Unused increment rate (Line 66)	\$ 0.017585 /\$100
	C. Subtract B from A	\$ 0.716256 /\$100
	D. Adopted Tax Rate	\$ 0.716692 /\$100
	E. Subtract D from C	\$ -0.000436 /\$100
	F. 2022 Total Taxable Value (Line 60)	\$ 21,004,934,747
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero	\$ 0
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 0 /\$100
68.	2025 Unused Increment Rate. Divide Line 67 by Line 22 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.000000 /\$100
69.	Total 2025 voter-approval tax rate, including the unused increment rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.689746 /\$100

⁴² Tex. Tax Code §26.013(b)

⁴³ Tex. Tax Code §526.013(a)(1-a), (1-b), and (2)

⁴⁴ Tex. Tax Code §526.04(c)(2)(A) and 26.042(a)

⁴⁵ Tex. Tax Code §526.0501(a) and (c)

⁴⁶ Tex. Local Gov't Code §120.007(d)

⁴⁷ Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁸

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁹

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.278896 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 27,371,187,327
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.001826 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.401089 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.681811 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁵⁰

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁵¹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	2024 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.689746 /\$100
76.	Adjusted 2024 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵² If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵³ Enter the final adjusted 2024 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
77.	Increase in 2024 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2024 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 25,199,393,804
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted 2024 taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 26,819,424,421
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵³	\$ 0.000000 /\$100

⁴⁸ Tex. Tax Code §26.012(8-a)

⁴⁹ Tex. Tax Code §26.063(a)(1)

⁵⁰ Tex. Tax Code §26.042(b)

⁵¹ Tex. Tax Code §26.042(f)

⁵² Tex. Tax Code §26.042(c)

⁵³ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
82.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	\$ 0.689746 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.658813 /\$100

As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate. \$ 0.689746 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 27

De minimis rate. \$ 0.681811 /\$100

If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁴

print here ➔ Corey Worsham, RTA

Printed Name of Taxing Unit Representative

sign here ➔ 
Taxing Unit Representative

7-29-2025
Date

⁵⁴ Tex. Tax Code §§26.04(c-2) and (d-2)

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.689746 per \$100 valuation has been proposed by the governing body of City of Garland.

PROPOSED TAX RATE	\$0.689746 per \$100
NO-NEW-REVENUE TAX RATE	\$0.658813 per \$100
VOTER-APPROVAL TAX RATE	\$0.689746 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Garland from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that City of Garland may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Garland is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 19, 2025 AT 7:00PM AT City Hall 200 N. Fifth St. Garland, TX 75040..

A SECOND PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 2, 2025 AT 7:00PM AT City Hall 200 N. Fifth St. Garland, TX 75040..

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Garland is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City of Garland City Council of City of Garland at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED
AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:	Pending	Pending
	Pending	Pending
	Pending	Pending
	Pending	Pending
	Pending	

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Garland last year to the taxes proposed to be imposed on the average residence homestead by City of Garland this year.

	2024	2025	Change
Total tax rate (per \$100 of value)	\$0.689746	\$0.689746	increase of 0.000000 per \$100, or 0.00%
Average homestead taxable value	\$289,885	\$289,799	decrease of -0.03%
Tax on average homestead	\$1,999.47	\$1,998.88	decrease of -0.59, or -0.03%
Total tax levy on all properties	\$178,521,892	\$188,791,670	increase of 10,269,778, or 5.75%

For assistance with tax calculations, please contact the tax assessor for City of Garland at 972-205-2410 or Cworsham@GarlandTX.gov, or visit garlandtx.gov for more information.



Date: August 5, 2025

Subject: Council action to schedule tax hearing dates and a proposed tax rate

Proposed Tax Rate

	2024-2025	2025-2026	
	Current	Proposed	Change
O&M	29.0448	28.8657	-0.62%
Debt Service	39.9298	40.1089	0.45%
Total Tax Rate	68.9746	68.9746	0.00%

Council Member 1 should read the following statement:

I move that the proposed 2025 tax rate of 68.9746 cents per \$100 of valuation be discussed at two public hearings. The public is encouraged to provide comment at the first public hearing to be held on August 19, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland.
A second public hearing to be held on September 2, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland.
Tax rate adoption will be held on September 02, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland.

Council Member 2 - Make a second.

Mayor - Call for a Vote.



GARLAND

CITY COUNCIL STAFF REPORT

9.a

Meeting Date: August 5, 2025

Title: Consider a request by Garland ISD, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road in District 1.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use.

PLAN COMMISSION RECOMMENDATION

On July 14, 2025, with a vote of eight (8) to zero (0), the Plan Commission recommended approval of the request for a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use with a base zoning district of Neighborhood Services (NS).

LOCATION

2302 Naaman School Road

APPLICANT

PBK

OWNER

Garland Independent School District (GISD)

BACKGROUND

This property is currently zoned Planned Development 94-53 (PD 94-53) with a base zoning district of Single-Family 7 (SF-7) which allows a private recreation center and SF-7 uses. The applicant proposes to develop a building for Data Center and Warehouse, Office/Showroom (indoors only) uses in accordance with all Neighborhood Services (NS) district standards except for building height. GISD will house their Information Technology (IT) team in this building including computers and equipment.

SITE DATA

The subject site is a 7.643-acre tract of undeveloped land with future access from Pleasant Valley Road on the south and Naaman School Road on the west. The property has approximately 400 feet of frontage along Naaman School Road and 537 feet of frontage along Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently zoned Planned Development (PD) District 94-53 with a base zoning district of SF-7. The Single-Family Residential districts are intended to provide for primarily low-density detached, single-family residences on a variety of lot sizes, as well as churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

Planned Development

1. GISD is requesting a new Planned Development for a Data Center and Office Showroom Warehouse use for their Information Technology (IT) team, computers and equipment.
2. A concept plan showing the site's proposed layout is attached showing the proposed two-story, roughly 36,983 square-foot building, detention pond, parking, and driveways.
3. All Neighborhood Services (NS) district development standards shall apply except for the maximum building height of one story, which here is proposed to be permitted up to 35 feet. This district is intended to accommodate a limited range of small-scale retail and personal service activities that are supportive and desirable in proximity to residential neighborhoods. The district regulations are designed to minimize the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

COMPREHENSIVE PLAN

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed low-impact development would operate similar to an office building. It will serve to facilitate GISD operations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development 18-30 (PD 18-30) and Planned Development 94-53 (PD94-53) and are developed with single-family homes and GISD's Natatorium. The property to the east is zoned Planned Development 83-128 (PD 83-128) and is a retail plaza developed with a grocery store, medical office, retail, restaurant, and personal service uses. The properties to the south are zoned Single-Family 7 (SF-7), Planned Development Neighborhood Office (PD-NO) District, and Agricultural District (AG), and are either developed with single-family homes or are vacant. The property to the west is zoned Planned Development 21-37 and is developed with a church.

The use of the site will be an office for GISD's IT department operations, a warehouse storage facility for computers and other technology equipment for distribution to GISD campuses, and a data center for GISD's computer servers. The proposed use is compatible with the surrounding uses as the building will be required to meet non-residential architectural design standards and will have a maximum building height similar to the maximum allowed height for surrounding zoning districts. The flow of traffic will be relatively low considering that there will be approximately 91 employees in a 36,983 square feet facility that has an occupancy load of 270 people.

STAFF RECOMMENDATION

Staff recommends approval of 1) a zoning change from Planned Development 94-53 to a Planned Development for Data Center and Warehouse, Office/Showroom (indoors only) uses, and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use.

Background

Consideration / Recommendation

Attachments

- A. Z 25-10 LOCMAP
- B. Z 25-10 PD Conditions
- C. Z 25-10 Concept Plan 2025-05-13
- D. Z 25-10 Written Narrative
- E. Z 25-10 R&M
- F. Z 25-10 CC Responses
- G. Z 25-10 Staff Presentation



0 320 640 Feet

ZONING MAP Z 25-10

 INDICATES AREA OF REQUEST

2302 Naaman School Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-10

2302 Naaman School Road

- I. Statement of Purpose:** The purpose of this Planned Development is to allow a Data Center and Warehouse, Office/Showroom (indoors only) use by right and allow a base zoning district of Neighborhood Services (NS).
- II. Statement of Effect:** This Planned Development amendment 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 Planned Development (PD) District 25-10 and Neighborhood Services (NS) District 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:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- B. Uses: Uses permitted in the Neighborhood Services (NS) District, Data Center and Warehouse uses, and Office/Showroom (indoors only) uses are allowed.
- C. The maximum allowed building height is 35 feet.

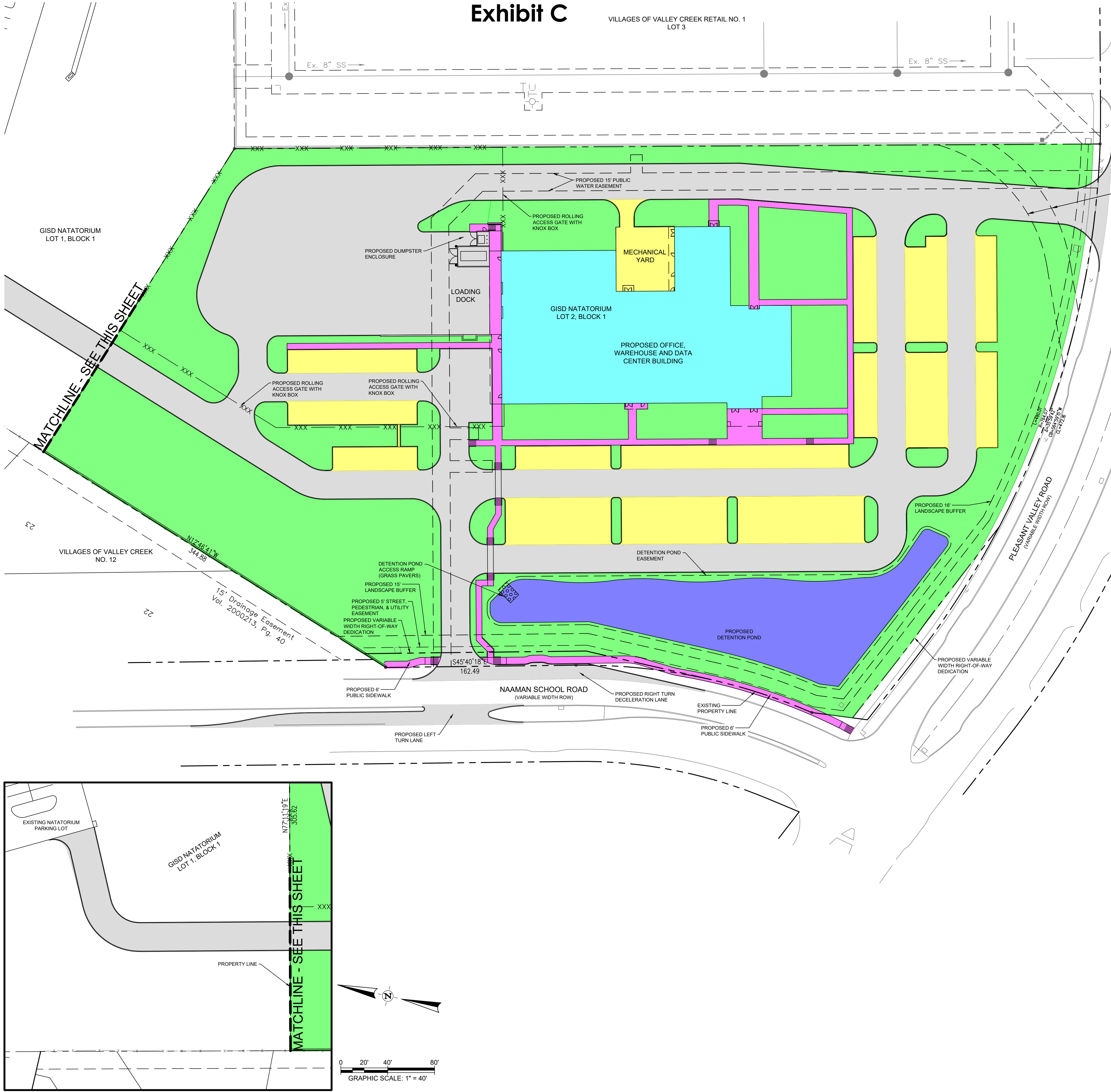
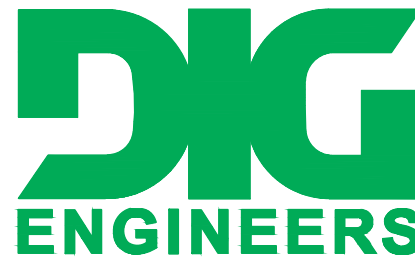


Exhibit C

VILLAGES OF VALLEY CREEK RETAIL NO. 1
LOT 3



CIVIL ENGINEER
DIG Engineers
14001 Dallas Parkway
Dallas, TX 77243
P 972-277-1323
DIGEngineers.com
TITEL: S. FROM #P-15326
DYLAN HEDRICK, P.E.
DYLAN.HEDRICK@DIGENGINEERS.COM

ENGINEER
"BLUE SKY" DRAWINGS & MAPPING
10000
LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

**NEW NETWORK OPERATIONS CENTER (NOC)
NATATORIUM BLOCK 1, LOT 2
CITY CASE #: 241212-1**

2307 NAAMAN SCHOOL ROAD
GARLAND, TX 75040
50% CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF DYLAN B. HEDRICK, P.E., (TX
P.E. LICENSE No. 102108). IT IS NOT
TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

CLIENT
GARLAND ISD

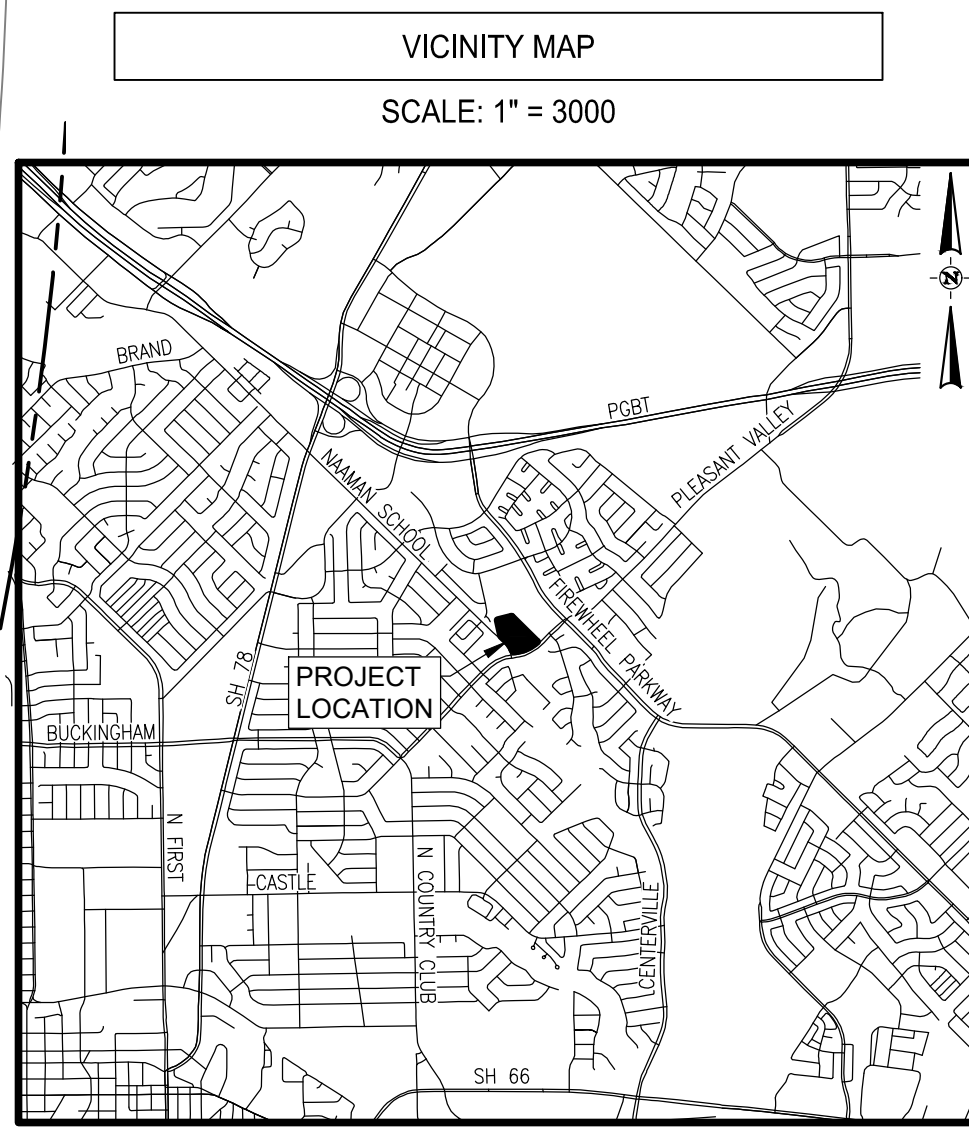
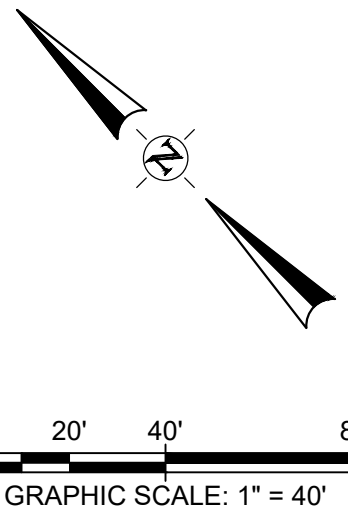
DATE	PROJECT NUMBER
2025/05/13	240367

DRAWING HISTORY

No.	Description	Date

CONCEPT PLAN

CP 1



SITE DATA

SITE AREA: 7.643 ACRES
OWNER/APPLICANT: GARLAND INDEPENDENT SCHOOL DISTRICT
PLAN PREPARER: DIG ENGINEERS
DYLAN HEDRICK
14001 DALLAS PARKWAY, SUITE 400
DALLAS, TEXAS 75240
FIT CONSULTATION NO.: 241212-1
ZONING CASE NO: Z 25-10
EXISTING ZONING: PD 94-53

CITY NOTE:
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS AND CONDITIONS OF THE GDC, TSM, CITY CODE OR THE APPROVED PD.

APPLICANT/OWNER

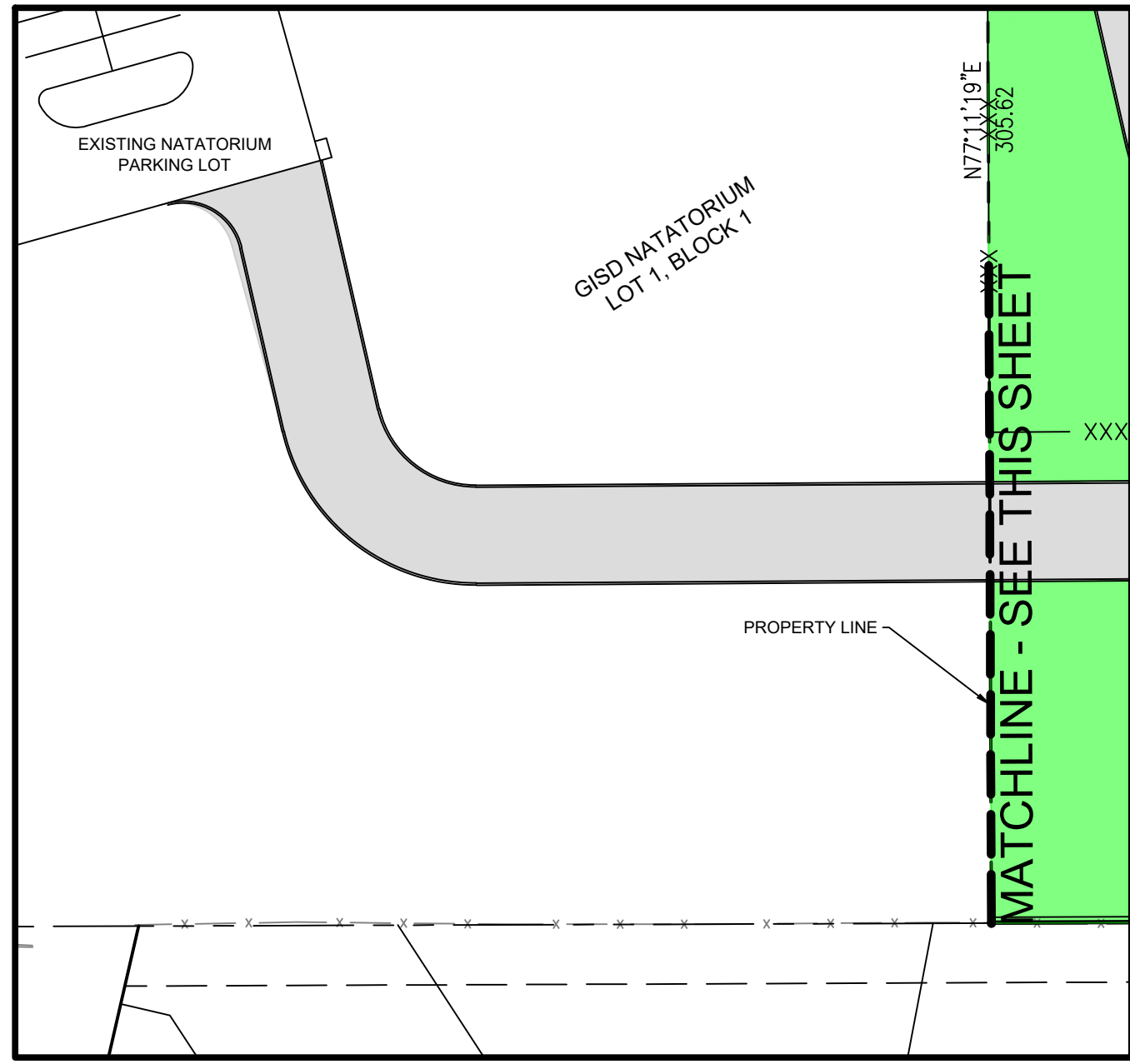
GARLAND INDEPENDENT SCHOOL DISTRICT
JAVIER FERNANDEZ
701 N. FIRST STREET
GARLAND, TX 75040
PFFERNANDEZ@GARLANDISD.NET

ENGINEER

DIG ENGINEERS
DYLAN HEDRICK
14001 DALLAS PARKWAY, SUITE 400
DALLAS, TX 75240
DYLAN.HEDRICK@DIGENGINEERS.COM

LEGEND

- | | | | |
|--|-----------------------------|--|------------------------------|
| | PROPERTY LINE | | PROPOSED DRIVE AISLES |
| | EASEMENT LINE | | PROPOSED SIDEWALK |
| | FENCE | | PROPOSED DETENTION POND AREA |
| | PROPOSED BUILDING FOOTPRINT | | |
| | PROPOSED PARKING | | |
| | PROPOSED LANDSCAPE AREA | | |



July 11, 2025

VIA: EMAIL



City of Garland Planning Department
c/o Emma Chetuya
800 Main Street
Garland, TX 75040

RE: Garland ISD NOC (Case No. 241212-1)
PBK Project Number: 240367

To Whom It May Concern,

This letter is to support our zoning change application for Case No. 241212-1. Our proposed use has changed from the initial submittal with the conference center use being removed from our proposed uses.

Garland NOC Written Narrative

1. The existing property is currently undeveloped and is not used.
2. The proposed land use is for a Warehouse, Office/Showroom (indoors only), and Data Center use.
3. The proposed use aligns with other surrounding properties as there are a variety of non-residential uses. A shopping center exists to the northeast, a natatorium to the north, and a church to the southwest. A portion of the property borders a residential neighborhood to the west.
4. The use of the site will be an office for GISD's IT department operations, a warehouse storage facility for computers and other technology equipment for distribution to GISD campuses, and a data center for GISD's computer servers.
5. Approximately 91 employees will occupy the new facility. The facility was designed for an occupancy load of 270 individuals but not open to the public. It is also anticipated that private classes for GISD employees and students will be implemented.
6. A backup generator is included and located on the exterior of the building but screened from public view.
7. No code deviations are proposed with this request.
8. The SUP time period requested is for an unlimited period.
9. Provide proposed building size and building height. The building size is 36,983 sf and the building height is 35 feet.
10. A detention pond is proposed for the site.
11. Per FEMA FIRM Maps 48113C0230K and 48113C0240K, the site is in Zone X, Area of Minimal Flood Hazard.
12. A 16' landscape buffer is required along Pleasant Valley Road and a 10' landscape buffer is required along Naaman School Road.
13. Perimeter screening will be provided between the single-family residences on the west and the subject site.
14. No dwelling units are proposed.
15. No public amenities are proposed.
16. Only signage attached to the building is proposed.

July 7, 2025
Page 2

I look forward to this case moving forward. Please contact me if you need any additional information.

Sincerely,

Derek White, P.E.
Civil Project Manager

*Cc: GISD, School District
File*

REPORT & MINUTES

P.C. Meeting, July 14, 2025

2f. APPROVED Consideration of the application of **Garland ISD**, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road. (District 1) (File Z 25-10)

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicants, Derick White, 1871 Stephens Bluff Lane, Dallas, TX, 75208 and Judy Lankford, 776 S. Coppel Road, Coppel, TX., provided an overview of the request and remained available for questions.

Resident speaking on the request:

Bob Fishbite 1620 & 1602 Pleasant Valley Road, Garland, TX, 75040

Resident speaking on the request cited concerns about traffic accidents near the intersection and asked that a possible blinking light be added to help curb future accidents.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 1 Abstention** by Commissioner Dalton.

From:
To:
Subject:
Date:

Rami Aldarkazly
Planning Group
Case Z 25-10
Sunday, July 6, 2025 8:13:30 PM

You don't often get email from rami.aldarkazly@gmail.com. [Learn why this is important](#)

Comment Form Case Z 25-10

Z 25-10 Garland ISD. The applicant proposes a zoning change from Planned Development 94-53 with a base zoning of SF-7 to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use on the property addressed as 2302 Naaman School Road. (District 1) (see included map)

Z 25-10 Garland ISD. El solicitante propone un cambio de zonificación de Desarrollo Planificado 94-53 con una zonificación base de SF-7 a Desarrollo Planificado 25-10 para el desarrollo de un Centro de Datos y Almacén, uso de Oficina/Sala de Exposición (solo en interiores) en la propiedad ubicada en 2302 Naaman School Road. (Distrito 1) (ver mapa incluido)

Z 25-10 Garland ISD. Người nộp đơn đề xuất thay đổi quy hoạch từ Phát triển Kế hoạch 94-53 với quy hoạch cơ bản là SF-7 sang Phát triển Kế hoạch 25-10 cho việc phát triển Trung tâm Dữ liệu và Kho, Văn phòng/Trung bày (chỉ trong nhà) tại địa chỉ 2302 Naaman School Road. (Quận 1) (xem bản đồ kèm theo)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Rami aldarkazly

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.)

1550 Shalfont Ln

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

Garland

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

July 106 / 2025

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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Comment Form

Case Z 25-10

Z 25-10 Garland ISD. The applicant proposes a zoning change from Planned Development 94-53 with a base zoning of SF-7 to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use on the property addressed as 2302 Naaman School Road. (District 1) (see included map)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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VITAY MITHAL

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.)

2309 ORCHARD TRL

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

GARLAND TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Chihai

Signature / Firma / Chữ ký

7/7/2025

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.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-10	July 14, 2025		Emma Chetuya

Z 25-10 Garland ISD. The applicant proposes a zoning change from Planned Development 94-53 with a base zoning of SF-7 to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use on the property addressed as 2302 Naaman School Road. (District 1)

Khoa Nguyen

Against

7/11/2025
1:05:23 PM

2113 Wisteria Ct

Outside the Notification Area

Garland

Texas

United States

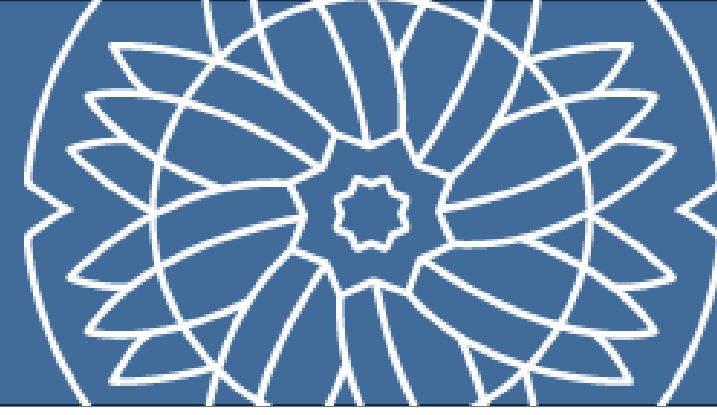
75040



GARLAND

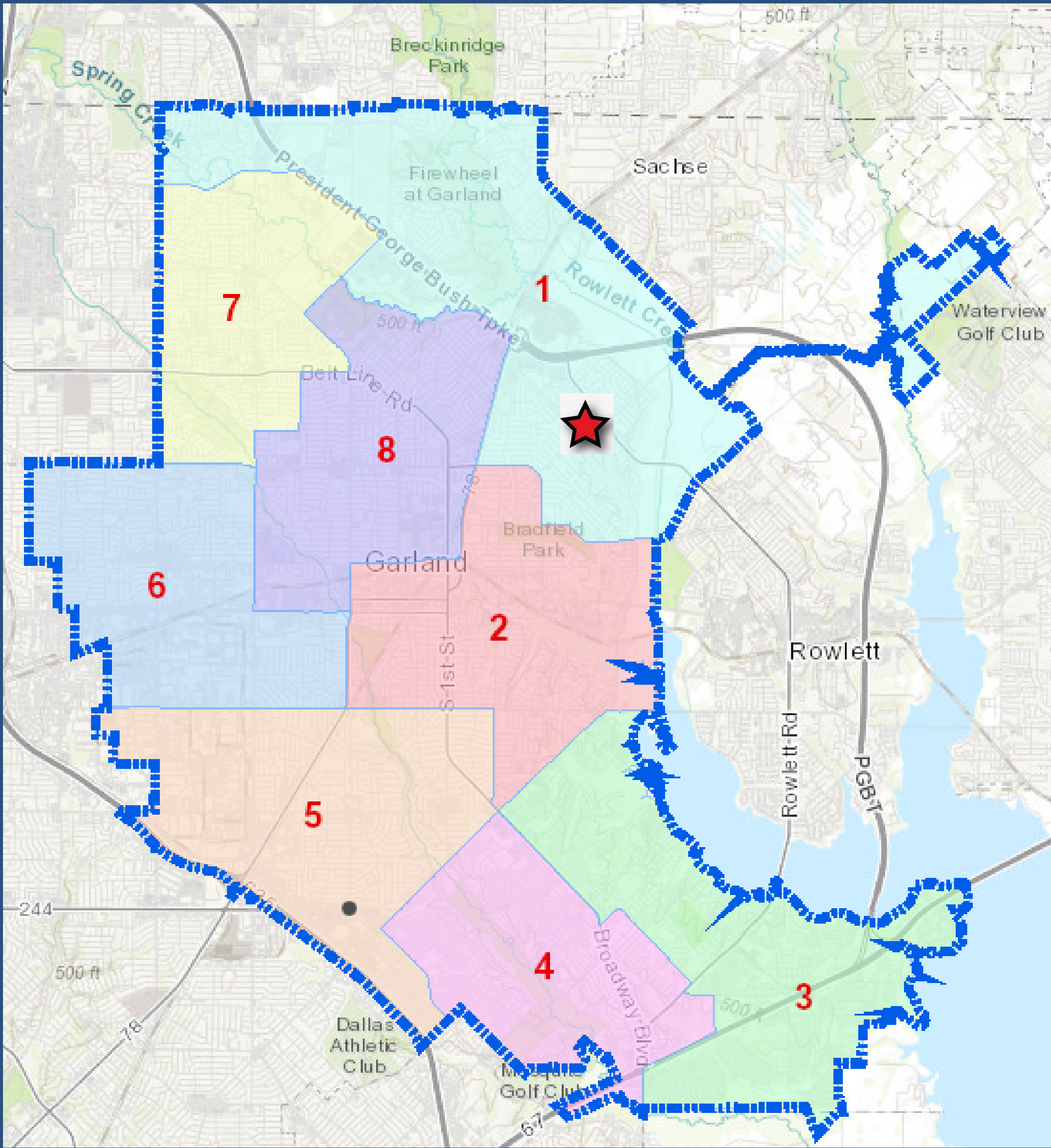
City Council

August 5, 2025



Request

The applicant requests a Planned Development District for a **Data Center and Warehouse, Office/Showroom (indoors only) use** on a property zoned Planned Development (PD) District 94-53 with a base zoning of Single-family - 7



Case Information

Location: 2302 Naaman School Road

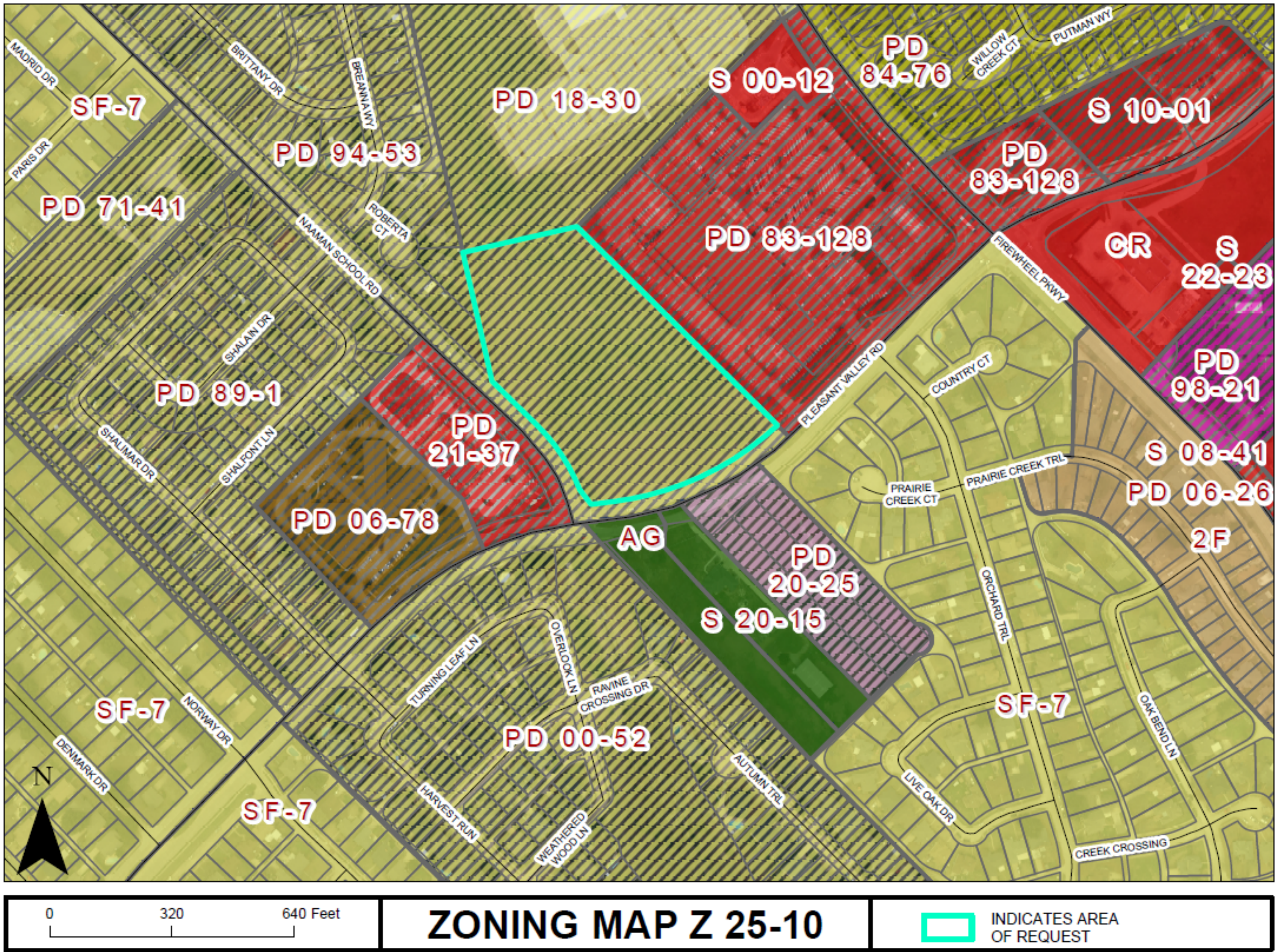
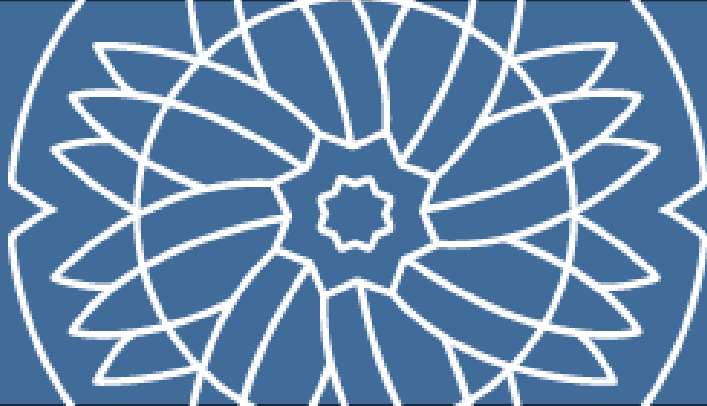
Applicant: PBK

Owner: GISD

Acreage: 7.643-Acres

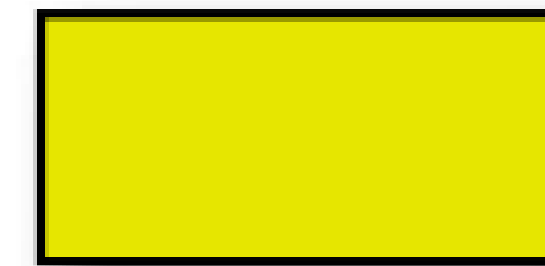
Zoning: PD 94-53 Single Family – 7 (base zoning)

Location Map



2302 Naaman School Rd

Comprehensive Plan



Compact Neighborhoods



Description

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

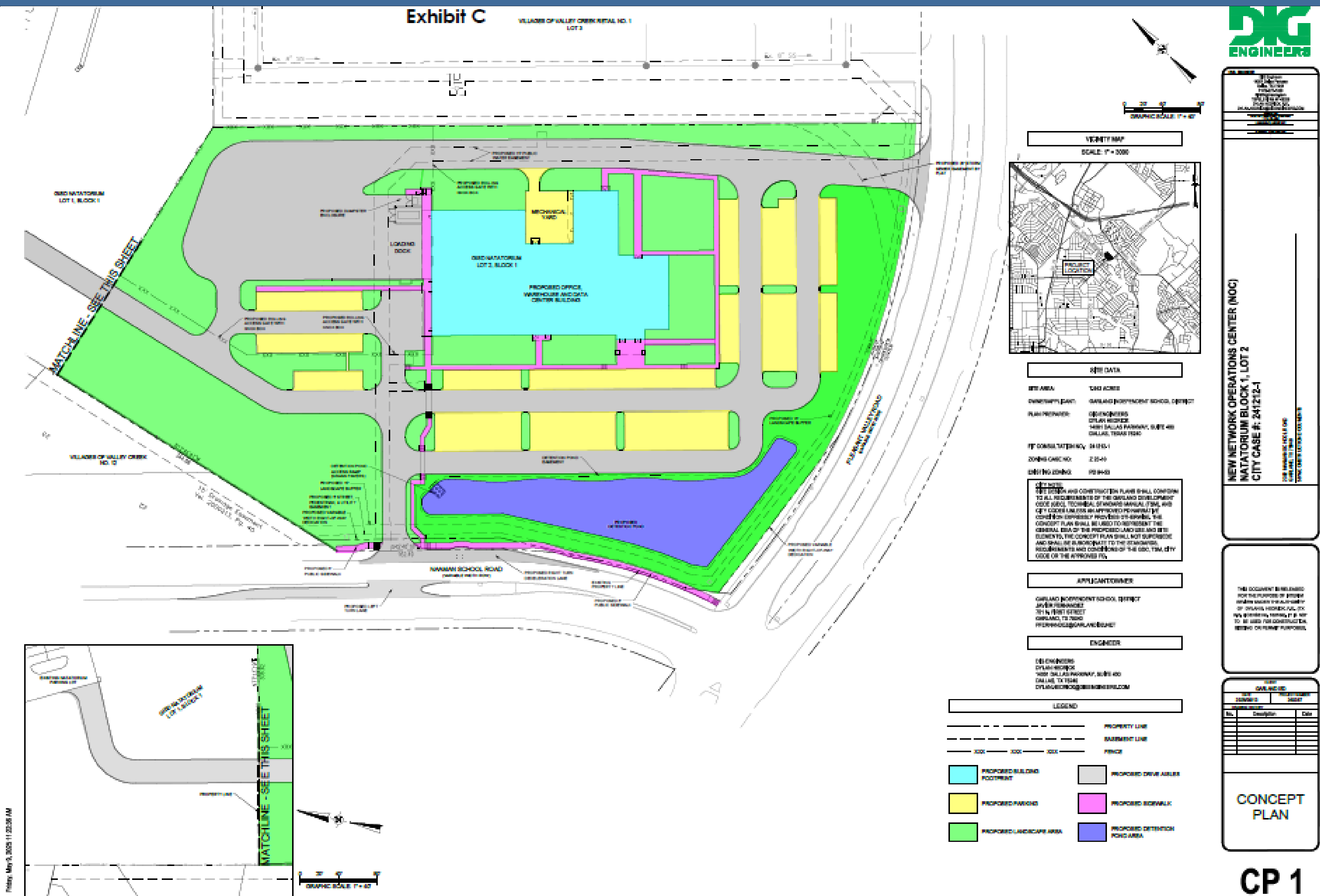
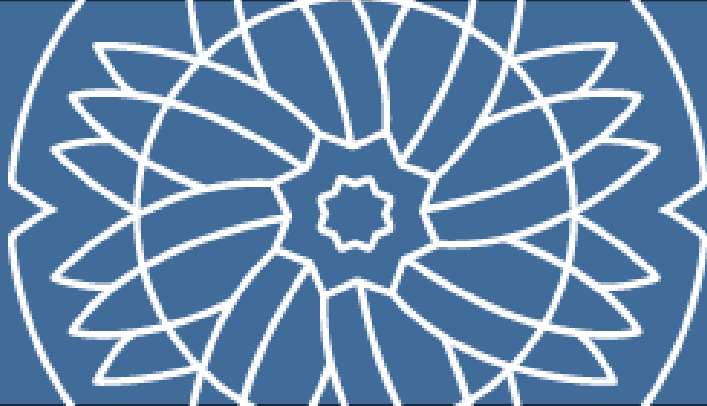
Site Photo

2302 Naaman School Road



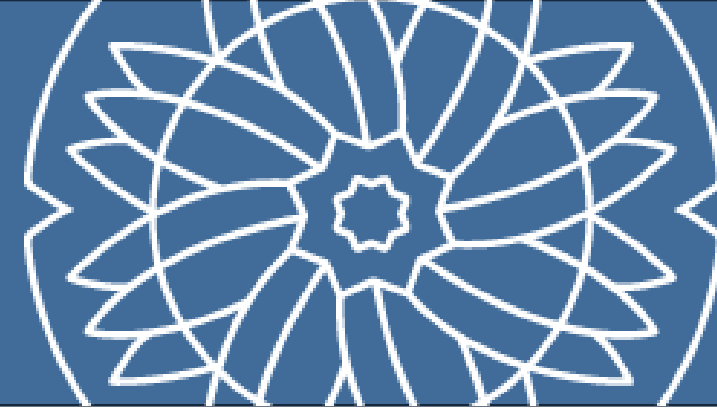
View of the subject site from Naaman School Road

Concept Plan





Applicant Request: A new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use with Neighborhood Services as base zoning



Staff Recommendation: Approval as presented

Plan Commission Recommendation: Approval as presented



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

9.b

Meeting Date: August 5, 2025

Title: Consider a request by Scruby's Wave Wash, LLC., requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard in District 4.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use.

LOCATION

6437 Broadway Boulevard

APPLICANT

Feel Great Car Wash

OWNER

Scruby's Wave Wash, LLC

PLAN COMMISSION RECOMMENDATION

On July 14, 2025, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of the request (with an Neighborhood Office base zoning) as recommended by Staff.

BACKGROUND

This site is zoned Planned Development District 17-41 with a base zoning of Neighborhood Office (NO), which allows a Car Wash, Automated/Rollover and Automobile Repair (minor) use. The applicant is requesting to change the base zoning district to Community Retail (CR) and permit all CR uses except Automotive Repair Minor, Convenience Store, and Laundry, Self-Serve; and to permit Car Wash, Automated/Rollover and Car Wash, Full-Service Detail. Current zoning was approved with a detailed plan showing a car wash and auto repair, but the newly submitted concept plan shows only the car wash and excludes automobile repair.

SITE DATA

This undeveloped property is 1.12 acres in size and has approximately 163 of frontage along Broadway Boulevard. Future access will be from Broadway, although the owner of the subject site may pursue a driveway connection to RaceTrac in the future.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 17-41 with a base zoning of Neighborhood Office (NO). This zoning 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.

The proposed base zoning district is Community Retail (CR). This zoning 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.

CONSIDERATIONS

Planned Development

1. The applicant is requesting a PD amendment to permit all uses in the Community Retail (CR) district except Automotive Repair Minor, Convenience Store, and Laundry, Self-Serve; and to permit Car Wash, Automated/Rollover and Car Wash, Full-Service Detail.
2. The attached concept plan shows the site to be developed as a Car Wash (Automated/Rollover). The building will be approximately 4,290 square feet with three receiving lanes for customers, a vacuum area with vacuum stalls, and parking for staff. All applicable Garland Development Code development standards will be applied.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, which serves nearby neighborhoods with a mix of uses that include retail, office, multi-family, and entertainment. The proposed use will provide a convenient service to the community and is currently permitted by right. The removal of the automotive repair use from the current zoning is supported as it decreases the autocentric nature of the proposed development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the North is zoned Planned Development (PD) District 14-14 with a gas station. The property to the east across Broadway Boulevard is zoned Neighborhood Office (NO) District and is mostly comprised of professional offices. The properties to the south and west are zoned Planed Development (PD) District 13-32 and are vacant.

The proposed use is compatible with the surrounding uses as it will be a service to immediate and surrounding areas. The applicant explained that they would be including the Car Wash, Full-Service Detail use in this PD to allow for future flexibility. Although this use is only permitted by right in the Light Commercial (LC), Heavy Commercial (HC), and Industrial districts, this use has the potential to be an added benefit to the car wash use as it will provide more options for various services. There is no current plan for employees to detail cars.

STAFF RECOMMENDATION

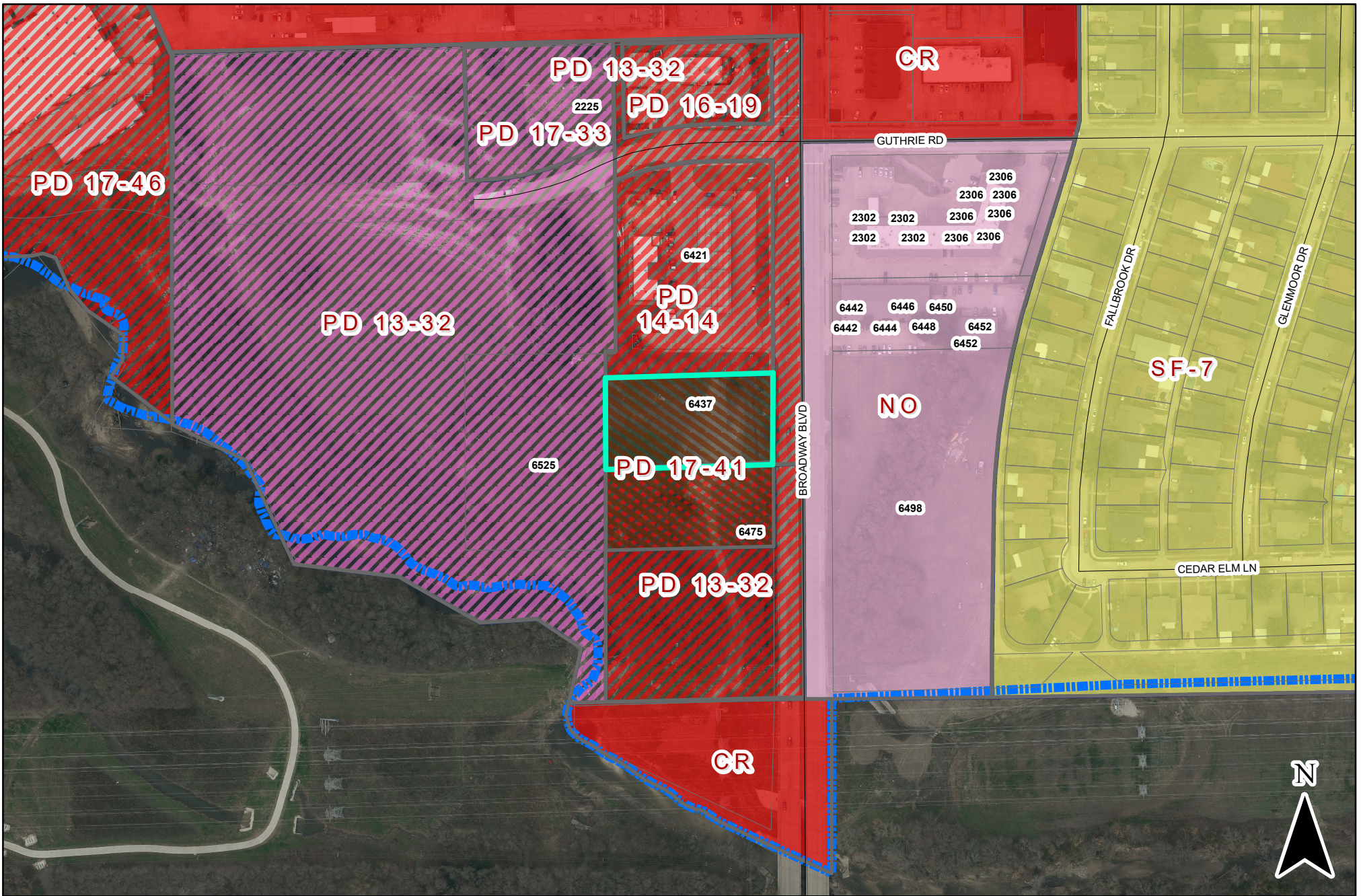
Staff recommend approval of 1) a Planned Development amendment to update permitted uses while keeping the Neighborhood Office (NO) base zoning, and 2) the Concept Plan for a Car Wash, Automated/Rollover use.

Staff recommend the base zoning district of Neighborhood Office remain the same as the Community Retail uses requested by the applicant are generally more intense and permitted by right. If the site is redeveloped in the future to a use that is permitted by right in the Community Retail zoning district, the applicant should submit a zoning change request for review.

Consideration / Recommendation

Attachments

- A. Z 25-17 Location Map
- B. Z 25-17 PD Conditions
- C. Z 25-17 Concept Plan
- D. Z 25-17 Photos
- E. Z 25-17 Written Narrative
- F. Z 25-17 R&M
- G. Z 25-17 CC Responses



0 230 Feet
1 inch = 230 feet

ZONING MAP Z 25-17

 INDICATES AREA OF REQUEST

6437 Broadway Blvd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-17

6437 Broadway Boulevard

I. Statement of Purpose: The purpose of this Planned Development is to update permitted uses in Planned Development 17-41 and change the base zoning district to Community Retail (CR).

II. Statement of Effect: This Planned Development amendment 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 District (CR) District and Planned Development (PD) District 17-41 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:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Uses: All uses in the Community Retail zoning District shall be permitted with the exception of the following uses:

Prohibited Uses:

Automotive Repair Minor
Convenience Store
Laundry, Self-Serve

Permitted Uses:

Car Wash, Automated/Rollover
Car Wash, Full-Service Detail

[Conditions recommended by Staff]

B. Uses: All uses in the Neighborhood Office (NO) zoning District shall be permitted with the exception of the following uses:

Prohibited Uses:

Automotive Repair Minor
Convenience Store
Laundry, Self-Serve

Permitted Uses:

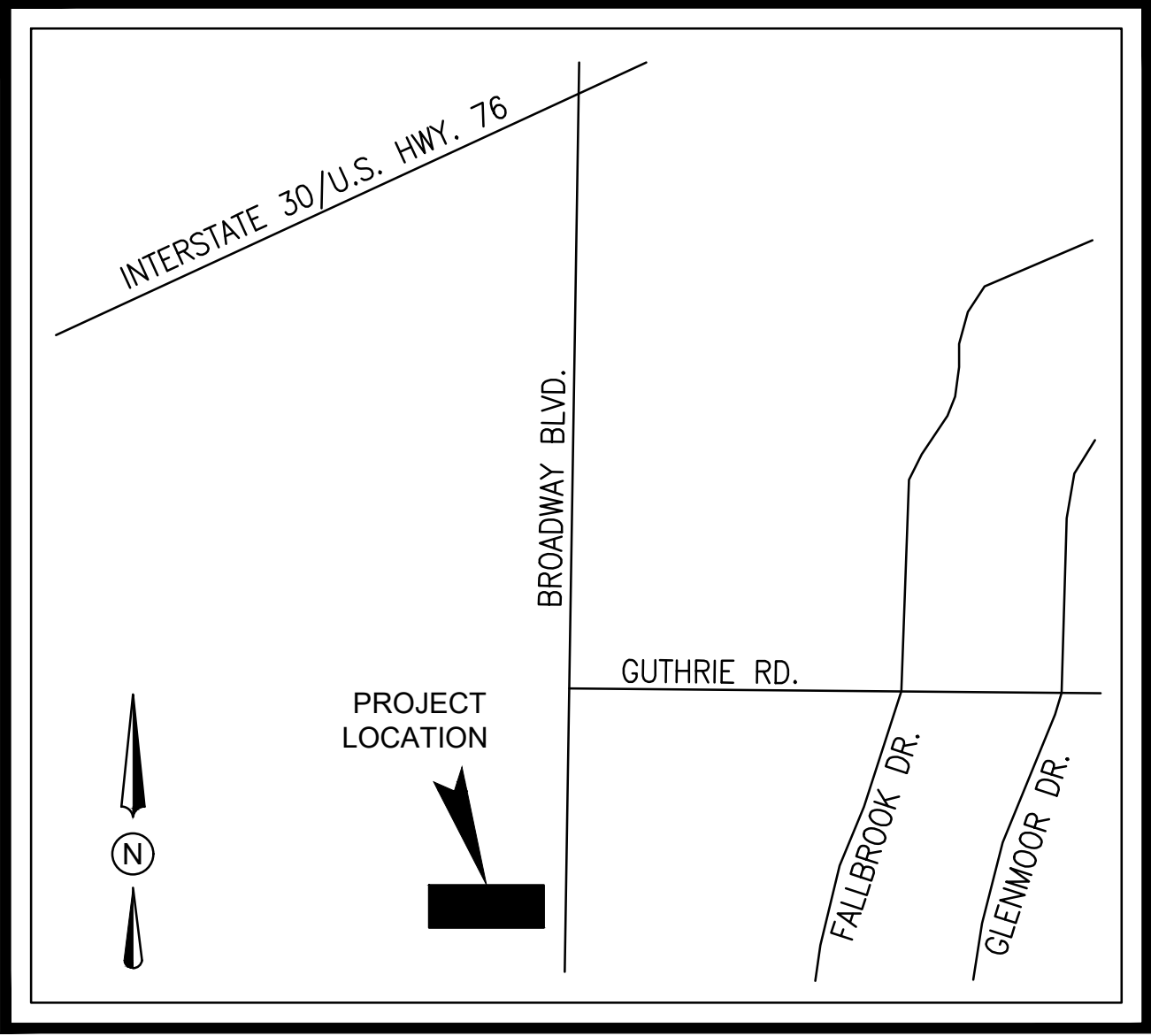
Car Wash, Automated/Rollover
Car Wash, Full-Service Detail

Exhibit C

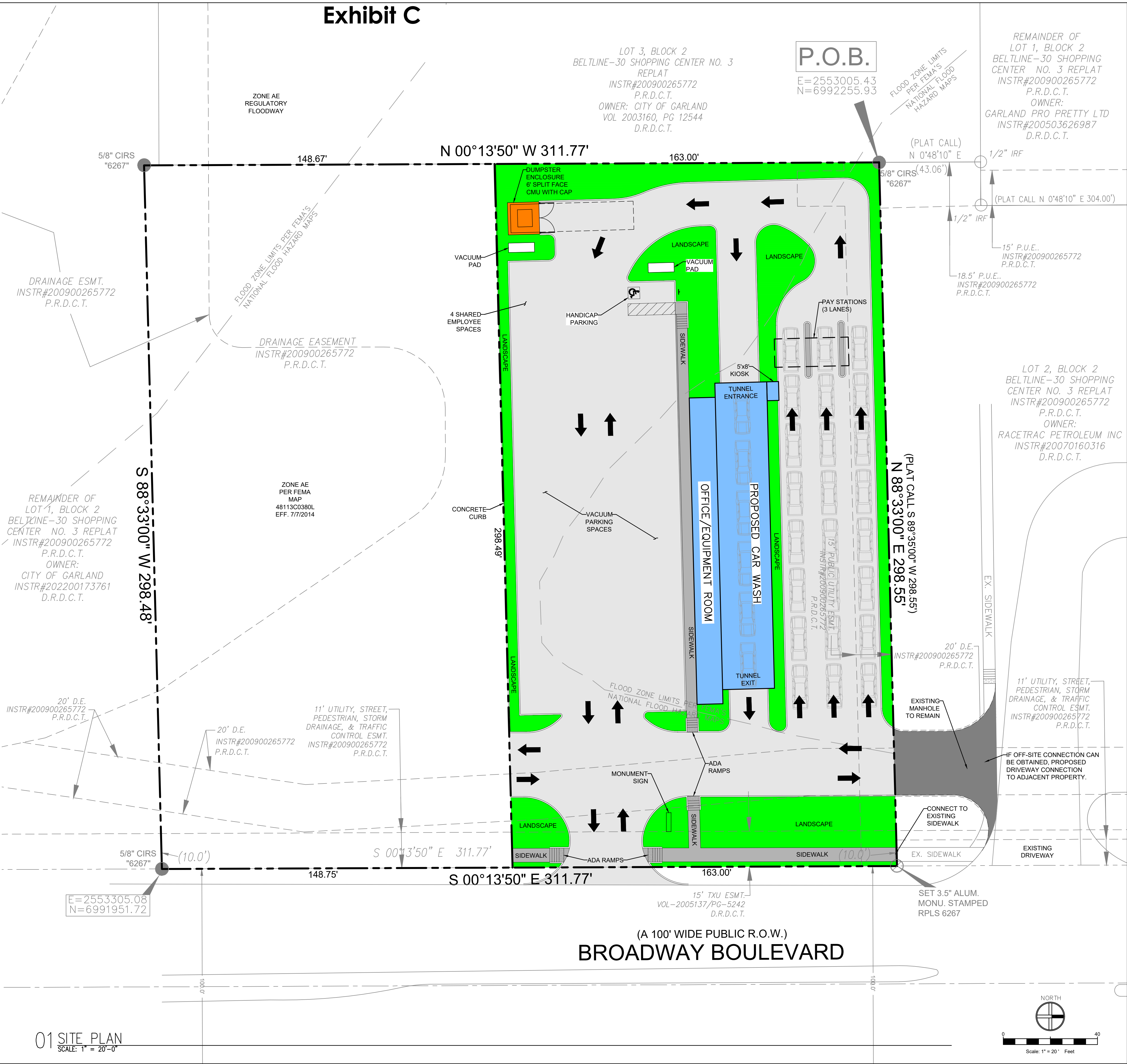
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.12 ACRES (48,951 SQ. FT.)
ZONING:	Z 25-17
PROPOSED USE:	CAR WASH, AUTOMATED/ROLLOVER
REGULAR PARKING REQUIRED:	25 SPACES
1 SPACE PER 200 S.F.	

NOTE
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE.

LEGEND	
	BUILDING
	DUMPSTER
	DRIVES
	SIDEWALKS
	GREENSPACE/LANDSCAPING
	POTENTIAL DRIVEWAY CONNECTION



02 VICINITY MAP
NOT TO SCALE



01 SITE PLAN
SCALE: 1" = 20'-0"

DATE: 6.26.2025

REVISIONS



310 S. INDUSTRIAL BLVD.
EULESS, TX 76040



T3 DESIGN STUDIO
972.864.9056
CASTROGARCIA0822@GMAIL.COM

FEEL GREAT CAR WASH
6437 BROADWAY BLVD.
GARLAND, TX. 75043

CONCEPT PLAN
CASE NUMBER 250417-2

SHEET NUMBER

A1.00

Z 25-17

View of site facing south from the *RaceTrac* property



Description of Request

Feel Great Car Wash

Feel Great Car Wash, ZoneDev requests approval of an amendment to Planned Development District 17-41 and a (revised previous Detail Plan) Concept Plan to develop an automated car wash “Car Wash, Automated/Rollover” use on a 1.12-acre parcel on Broadway Boulevard, south of RaceTrac.

Garland City Council approved Planned Development District 17-41 (Ordinance 6963) on March 6, 2018. Council approved a request for an automated car wash and an automotive repair facility on the property. The property has remained undeveloped. A new operator proposes an amendment to the approved PD and Detail Plan to construct an automated car wash only. The request is for a Concept Plan for an automated car wash across the whole property while automotive repair would be eliminated from the plan and will be prohibited as part of the PD.

Feel Great Car Wash has established locations in DFW. Feel Great Car Wash would be open from 7AM-8PM, 7 days a week. The facility will create 15 full-time jobs with 3 to 6 employees on the site at any one time. Please refer to the enclosed operational plan for more information.

The automated drive through car wash building would be in a 4,290-square foot building. There would be three receiving lanes to accommodate arriving customers. The triple row of queuing in combination with best management practices in service at the pay station will avoid any back up onto Broadway or the shared driveway. The queuing lanes at pay station would be able to hold 25 vehicles though this capacity exceeds demand because of quick processing at the point of purchase. There would also be a vacuum area of approximately 28 vacuum stalls plus 4 parking spaces for staff.

There would be a full two-way access drive approach directly from the property. Feel Great Car Wash has requested a cross-access driveway connection to the existing most southern driveway on the RaceTrac property. Cross access would allow access to the media cut so that traffic can head north. Garland Transportation has indicated that cross access is not required to comply with the city’s transportation requirements but it would be optimal. Feel Great Car Wash will continue to seek cross access.

The proposal aligns with Envision Garland Comprehensive Plan by expanding retail services and amenities for the community. The Future Land Use Map calls for Community Centers for the general area. The proposed business would contribute to the community by providing a high-quality car wash service. The Comprehensive Plan calls for keeping more retail dollars in the city by supporting new retailers and retail re-development opportunities. The Garland Council determined in 2018 that automotive retail services are appropriate in this location adjacent to a large fuel station. The property allows an automated car wash by right. These land use rights are intact. Approving this request will simply enable an improved layout and operational plan while avoiding automotive repair.

REPORT & MINUTES

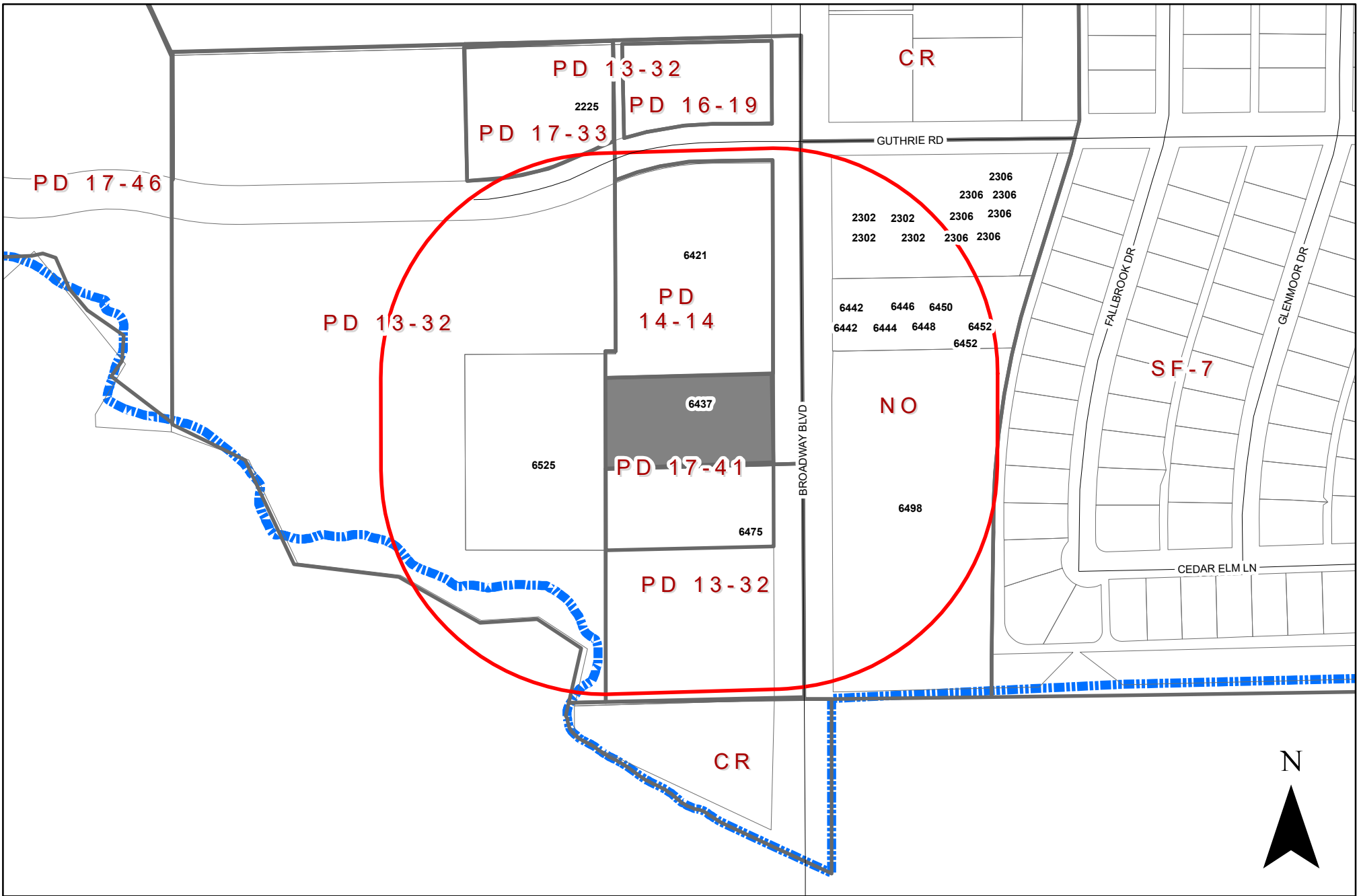
P.C. Meeting, July 14, 2025

2g. APPROVED Consideration of the application of **Scrubby's Wave Wash, LLC.**, requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard. (District 4) (File Z 25-17)

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicants, Maxwell Fisher, 2502 Grandview Dr., Richardson, TX, 75080 and Ally Sandoval, 310 S Industrial Lane, Euless, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing and **approve** the application as recommended by Staff. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**



0 230 Feet
1 inch = 230 feet

ZONING MAP Z 25-17

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

6437 Broadway Blvd

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



GARLAND

CITY COUNCIL STAFF REPORT

9.c

Meeting Date: August 5, 2025

Title: Consider a request by Jared Trozzo, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road in District 5.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District.

PLAN COMMISSION RECOMMENDATION

On July 14th, 2025, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development on a property zoned Planned Development (PD) District 88-40 with a base zoning of Community Retail (CR) District.

Additionally, the Plan Commission recommended that the “Kiosk, Trailer, or Mini-Structure (attended): Retail/Service” and “Commercial Blood, Plasma, Tissue, and Cell Collection Center” uses be allowed via Specific Use Provision (SUP) instead of by right.

LOCATION

930 West Centerville Road

APPLICANT

Jared Trozzo

OWNER

PCDC Properties, LLC

BACKGROUND

The subject property is currently a retail development with two large suites as well as a pad site containing a strip mall, both positioned facing inward toward a large surface parking lot. The large retail building contains an Office Max and a vacant suite where a 99 Cents Only Stores used to operate. Under the current zoning ordinance, there can only be one pad site. To revitalize the site, the applicant requests one additional pad site to be allowed in the place of some existing parking spaces.

In addition, the Planned Development only allows a handful of specific uses which are listed individually rather than the broader modern uses such as “Retail Store” and “Personal Service”. While the list of uses appears long, the amount of unique land uses on this list that are allowed per today’s Garland Development Code

(GDC) is short. The applicant requests to allow more uses that are in line with the existing Community Retail (CR) District, and to remove a few uses that no longer align with the city's vision of a community center.

SITE DATA

The subject site is a 6.277-acre tract of land developed with a strip mall and a large one-story retail building containing two suites. Additionally, the subject site is a corner lot, with approximately 460 linear feet of frontage along West Centerville Road and 580 feet of linear frontage along Broadmoor Drive. The site would remain accessible from both thoroughfares.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 88-40 which has a base zoning of Community Retail (CR). 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 transitional district between lower-intensity retail or office uses and higher-intense uses. A CR district is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. Traffic generated by uses in a CR district must be focused onto the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Planned Development

1. The applicant is requesting an additional pad site be allowed as the existing Planned Development only allows a single pad site.
2. In addition to the uses allowed in Planned Development 88-40, the applicant is requesting the following uses to be permitted by right:

Medical and Dental Office/Clinic
Health and Fitness Gym (indoor)
Antique Shop (indoor only)
Bakery, Retail
Business & Media Service
Commercial Blood, Plasma, Tissue, and Cell Collection Center
Convenience Store (1,000-5,000sf)
Financial Institution
Furniture, Household Furnishing, and Appliance Sales/Rental
Grocery/Supermarket (>5,000sf)
Indoor Shopping Mall
Kiosk, Trailer, or Mini-Structure (attended): Retail/Service
Laundry, Drop Off (with drive-thru or window)
Laundry, Drop Off (without drive-thru or window)
Office, General
Personal Services
Pet Store (indoors only)
Pharmacy (with drive thru or window)
Pharmacy (without drive thru or window)
Restaurant
Retail Store
Printing/Publishing House
Recording Studio/Media Production
Veterinary Clinic, Small Animal (indoors only)

3. In addition to the uses allowed in Planned Development 88-40, the applicant is requesting the following uses to be permitted by SUP:

Restaurant, Drive-through
Used Goods, Retail Sales (indoors)

4. The applicant is also requesting that the following uses currently allowed in Planned Development (PD) District 88-40 be prohibited:

Light Equipment Renting – Indoor
Automatic Car Wash – Only as a secondary use w/ Gas Sales
New or Rebuilt Parts and Supplies – Indoors
Convenience Food Store with Gas Pumps
Laundry or Cleaners Self Service

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhood for the subject site. Urban neighborhoods are higher-density residential developments. This residential option may utilize vertical mixed-use buildings integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed pad site addition and updated land uses will complement the nearby multi-family and single-family residents by adding compatible commercial tenants that will serve the local population, and by replacing unsightly and unused surface parking spaces with a new structure that will hold the corner visually and contribute to a sense of place at this intersection.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast is zoned Planned Development (PD) District 91-20 for Community Retail (CR) District Uses, and is currently developed as an apartment complex, with the Planned Development serving as a guide for future redevelopment to retail. The properties to the southeast are zoned Single-Family-7 (SF-7) District and contain a single-family detached subdivision. The properties to the southwest are zoned Planned Development (PD) District 74-35 for Community Retail (CR) District Uses and Planned Development (PD) District 02-48 for Community Retail (CR) District Uses; these sites are similar to the subject site, with a strip mall, a fast-food restaurant, and a large retail building. The properties to the northwest across West Centerville Road are zoned Planned Development (PD) District 76-15 for Mixed Uses, with these properties being in the sub-district for Community Retail (CR) District Uses.

The additional pad site is proposed at the corner of West Centerville Road and Broadmoor Drive, which is currently used as excess surface parking.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Planned Development amendment to allow an additional pad site, allow more uses, and prohibit uses currently permitted; and 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District.

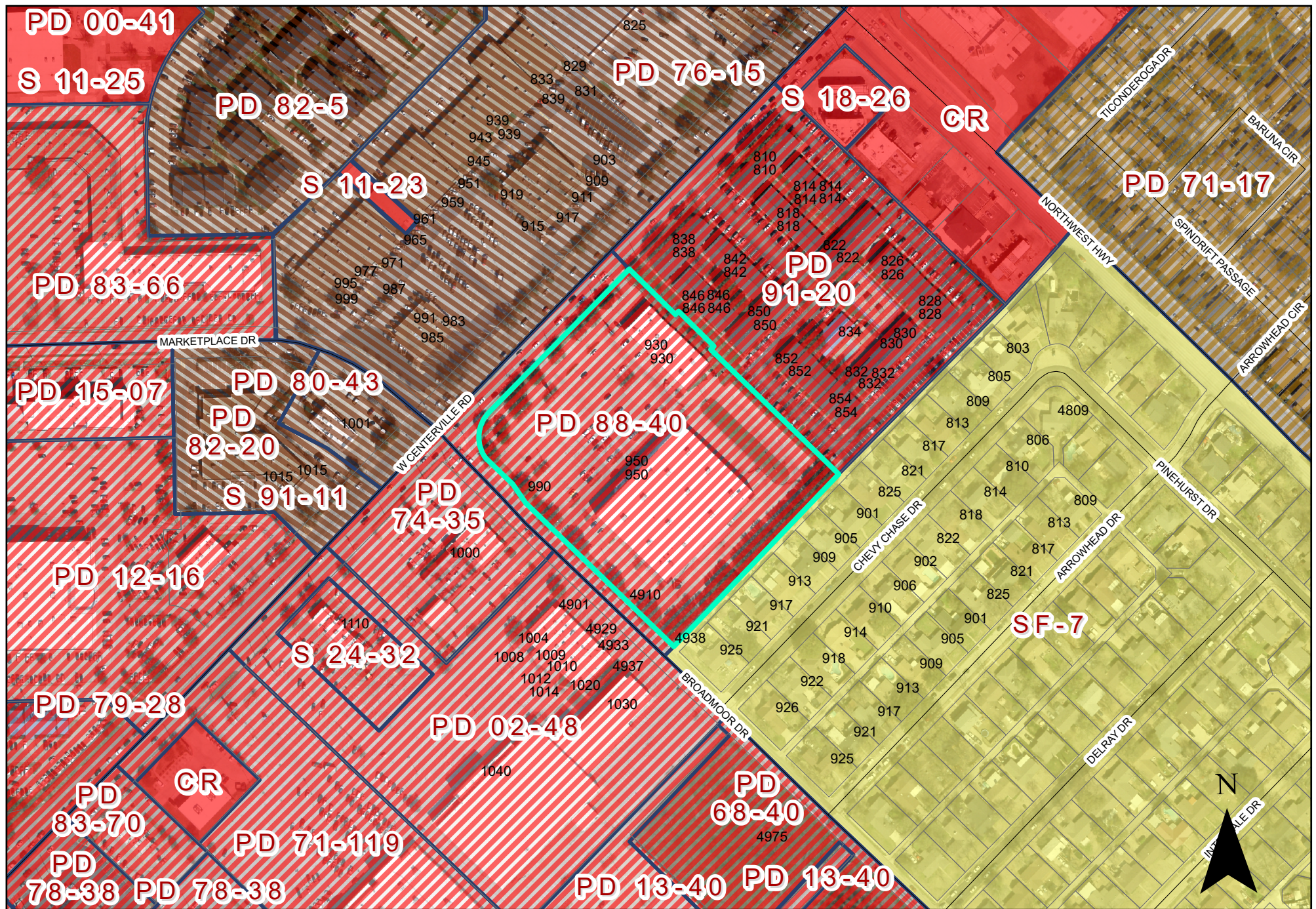
It is staff's opinion that the subject site's revitalization should be welcomed and the updating of uses on this site from Planned Development (PD) District 88-40 will better guide development for this area in relation to the surrounding neighborhoods.

Background

Consideration / Recommendation

Attachments

- A. Z 25-07 LOCMAP
- B. Z 25-07 Conditions
- C. Z 25-07 Concept Plan
- D. Z 25-07 Written Narrative
- E. Z 25-07 R&M
- F. Z 25-07 CC Responses
- G. Z 25-07 Staff Presentation



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-07

930 West Centerville Road

I. Statement of Purpose: The purpose of this Planned Development is to amend certain requirements regarding permitted uses in Planned Development (PD) District 88-40.

II. Statement of Effect: This Planned Development amendment 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 Planned Development (PD) District 88-40 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:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Uses: The following uses, in addition to those listed in Planned Development District (PD) District 88-40, shall be permitted by right:

Medical and Dental Office/Clinic
Health and Fitness Gym (indoor)
Antique Shop (indoor only)
Bakery, Retail
Business & Media Service
Convenience Store (1,000-5,000sf)

EXHIBIT B

Financial Institution
Furniture, Household Furnishing, and Appliance
Sales/Rental
Grocery/Supermarket (>5,000sf)
Indoor Shopping Mall
Laundry, Drop Off (with drive-thru or window)
Laundry, Drop Off (without drive-thru or window)
Office, General
Personal Services
Pet Store (indoors only)
Pharmacy (with drive thru or window)
Pharmacy (without drive thru or window)
Restaurant
Retail Store
Printing/Publishing House
Recording Studio/Media Production
Veterinary Clinic, Small Animal (indoors only)

The following uses shall be allowed by SUP:

Restaurant, Drive-through
Used Goods, Retail Sales (indoors)
Commercial Blood, Plasma, Tissue, and Cell Collection
Center
Kiosk, Trailer, or Mini-Structure (attended):
Retail/Service

However, the following uses included in Planned
Development (PD) District 88-40 shall be prohibited:

Light Equipment Renting - Indoor
Automatic Car Wash - Only as a secondary use w/ Gas Sales
New or Rebuilt Parts and Supplies - Indoors
Convenience Food Store with Gas Pumps
Laundry or Cleaners Self Service

C. Pad Sites: The number of free-standing pad sites within
this Planned Development shall be restricted to two.

Exhibit C

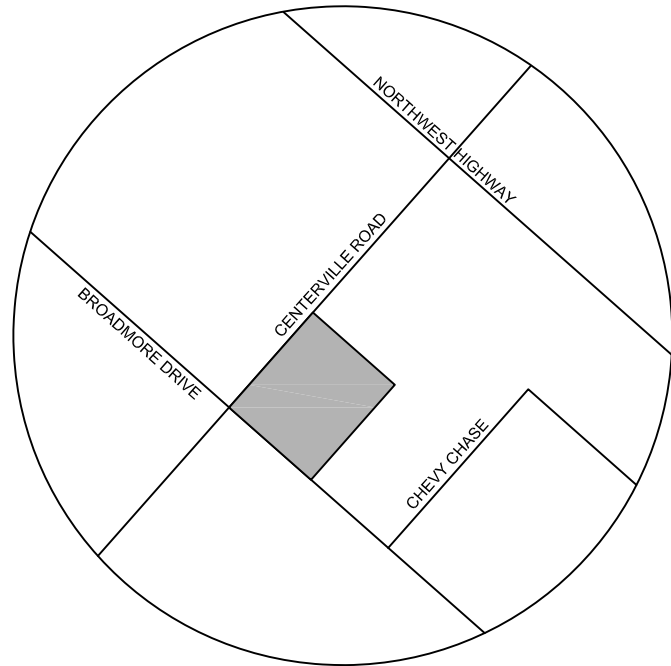
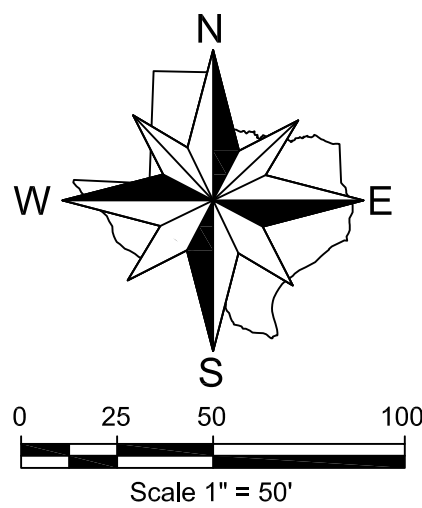
ABBREVIATION LEGEND		ABBREVIATION LEGEND	
ABBR.	DEFINITION	GM	GAS METER
IRF	IRON ROD FOUND	GMK	GAS MARKER
CIRS	IRON ROD SET w/CAP STAMPED "WAI"	TMK	TELEPHONE MARKER
CIRF	IRON ROD FOUND w/CAP	TSN	TRAFFIC SIGN
XCS	"X" CUT IN CONCRETE SET	UGC	UNDERGROUND CABLE MARKER
XCF	"X" CUT IN CONCRETE FOUND	EB	ELECTRIC BOX
PKS	PK NAIL SET	EM	ELECTRIC METER
PKF	PK NAIL FOUND	CC#	COUNTY CLERK'S INSTRUMENT No.
PP	POWER POLE	CM	CONTROLLING MONUMENT
GW	GUY WIRE	GI	GRATE INLET
MH	MANHOLE	IN	INLET
WV	WATER VALVE	HC	HANDICAPPED
TP	TELEPHONE PEDESTAL	MP	METAL POST
WM	WATER METER	MB	MAIL BOX
FH	FIRE HYDRANT	BILLB	BILLBOARD
ICV	IRRIGATION CONTROL VALVE	GL	GROUND LIGHT
CO	CLEANOUT	LP	LIGHT POLE
AC	AIR CONDITIONER	GR	GAS RISER
SB	SIGNAL BOX	PM	PAINT MARK
SP	SIGNAL POLE	PF	PIN FLAG
SN	SIGN	WP	WOOD POST
SS	SANITARY SEWER	MP	METAL POST
SW	STORM SEWER	HI	BUILDING HEIGHT
TPAD	TRANSFORMER PAD		

PARKING	
TYPE	NUMBER
REGULAR	270
HANDICAP	11
TOTAL	281

AREA TABLE	
LOT 1R, BLOCK A, MONTCLAIR ADDITION NO. 5	6.338 ACRES
R.O.W. DEDICATION, MONTCLAIR ADDITION NO. 5	0.061 ACRES
REMAINDER OF LOT 1R, BLOCK A	6.277 ACRES

PLEASE NOTE: RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT LISTS THE ACRES AS "0.610" AND SQUARE FEET AS "2,655".
2,655/43,560=0.061

LEGEND	
	EXISTING LANDSCAPE AREA
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING FIRE LANE
	PROPOSED PAD SITE



VICINITY MAP
NOT TO SCALE

NOTES:

With regard to Table A, item 16, there was no observed evidence of current earth moving work, building construction or building addition on the subject site at the time of this survey.

With regard to Table A, item 18, there was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill at the time of this survey.

With regard to Table A, item 19, No wetlands were delineated, this was a fully developed site at the time of this survey.

"Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD."

LOT AREA:

6.277 Acres

ZONING:

"Zoning Report" prepared by Partner Engineering and Science, Inc., dated February 3, 2015, Partner Project No. 14-130124.2.

This site is located in the CR, Community Retail District

BUILDING SET BACK LINES:

- (a) PD #88-40 along Broadmoor Drive and Centerville Road - 45 feet
- (b) PD #88-40 next to existing apartments - 20 feet
- (c) GZO Sec. 24-430 Yards adjacent to Streets (Front, Side and Rear) - 60 feet
- (d) GZO Sec. 24-432 Yards not adjacent to streets (Front, Side and Rear) - None, except 20 feet when side or rear abuts a residential district

LOT COVERAGE:

Maximum lot coverage - 40%

BUILDING HEIGHT:

Maximum Building Height - 30 feet

FLOOR AREA:

Maximum floor area Ratio - 0.8 to 1

PARKING:

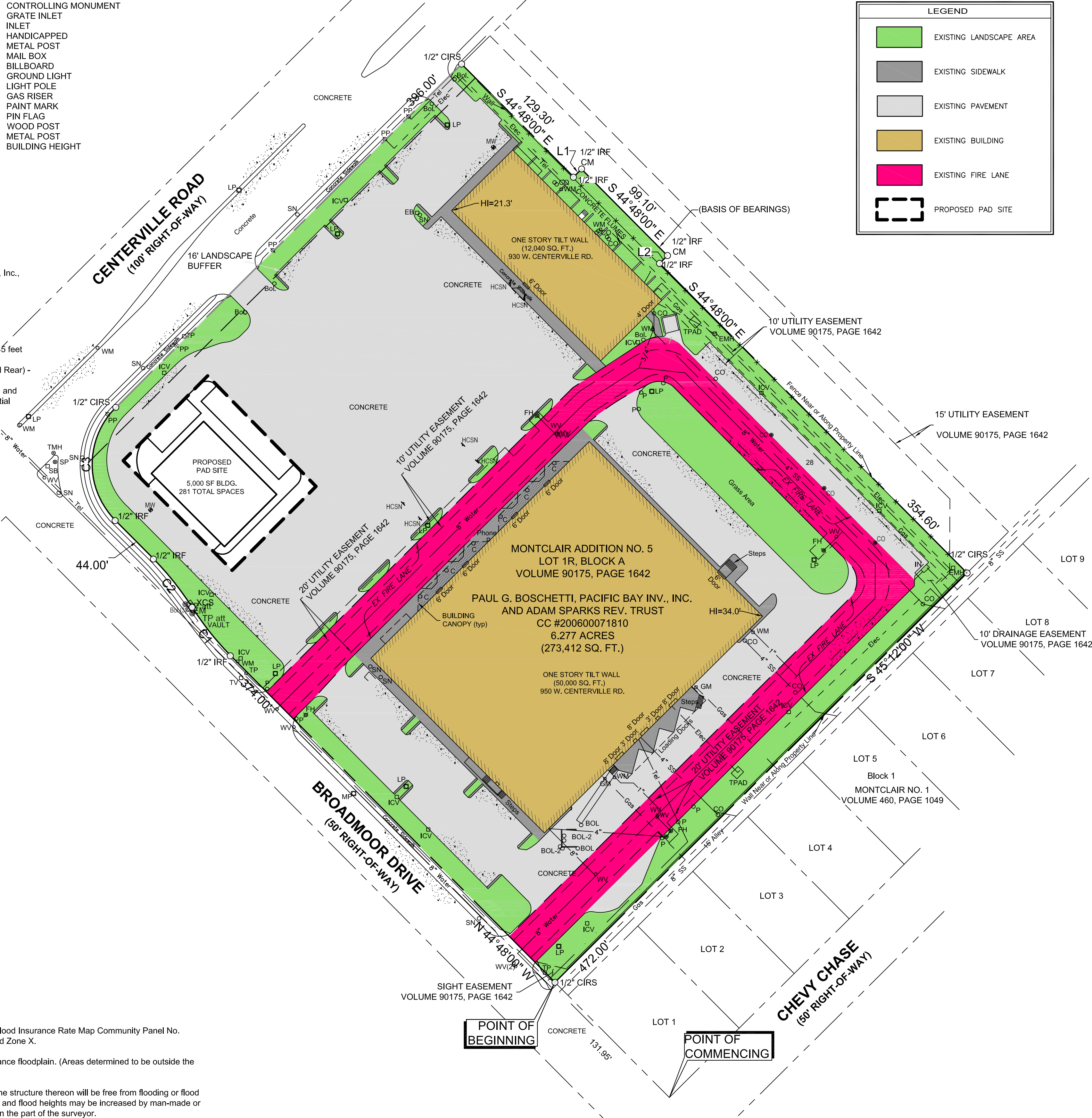
Retail - 1 space per 333 square feet of gross floor area(GFA)
Alternative Financial - 1 space per 250 GFA
General Office - 1 space per 300 GFA
Medical Office - 1 space per 250 GFA

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0360L, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



CASE NUMBER: 240820-3

REV.	DATE	REMARKS
GARLAND P.D. AMENDMENT		
MONTCLAIR ADDITION NO. 5		
SEC CENTERVILLE ROAD & BROADMOOR DRIVE		
THE CITY OF GARLAND, TEXAS		
DESIGN	DRAWN	DATE
CAC	CAC	03.12.25
SCALE	NOTES	FILE
1"=50'	X.X.	137-019 SITE
NO.		

OWNER:
PCDF BROADMOOR, LLC

The subject property is currently governed by Planned Development #88-40 and features retail tenants. We are proposing to amend the existing PD to accommodate an additional pad site, with plans to construct a new building that will serve either as a restaurant or dry retail space.

The proposed development aligns with the surrounding uses, which include a retail center with multiple pad sites to the southwest and northwest, single-family residential homes to the southeast, and multi-family housing to the northeast. This mixed-use context makes our proposal a suitable addition to the area.

The development will maintain compliance with all current development standards, with the only modification being the amendment to the PD to allow for another pad site. The proposed size of the building is 5,000 S.F. Operating hours will be tailored to the eventual tenant - traditional retail businesses will operate from 10 AM to 6 PM seven days a week, while a potential restaurant tenant could operate 24 hours if it's a fast-food establishment.

The site plan includes all required 15-foot landscape buffers along street frontages, and perimeter screening will be installed where required by code. The development will not require any retention or detention facilities, and the property is not located within a floodplain. The proposed building signage will maintain consistency with the existing shopping center's signage program, ensuring visual cohesion throughout the development.

REPORT & MINUTES

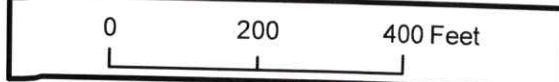
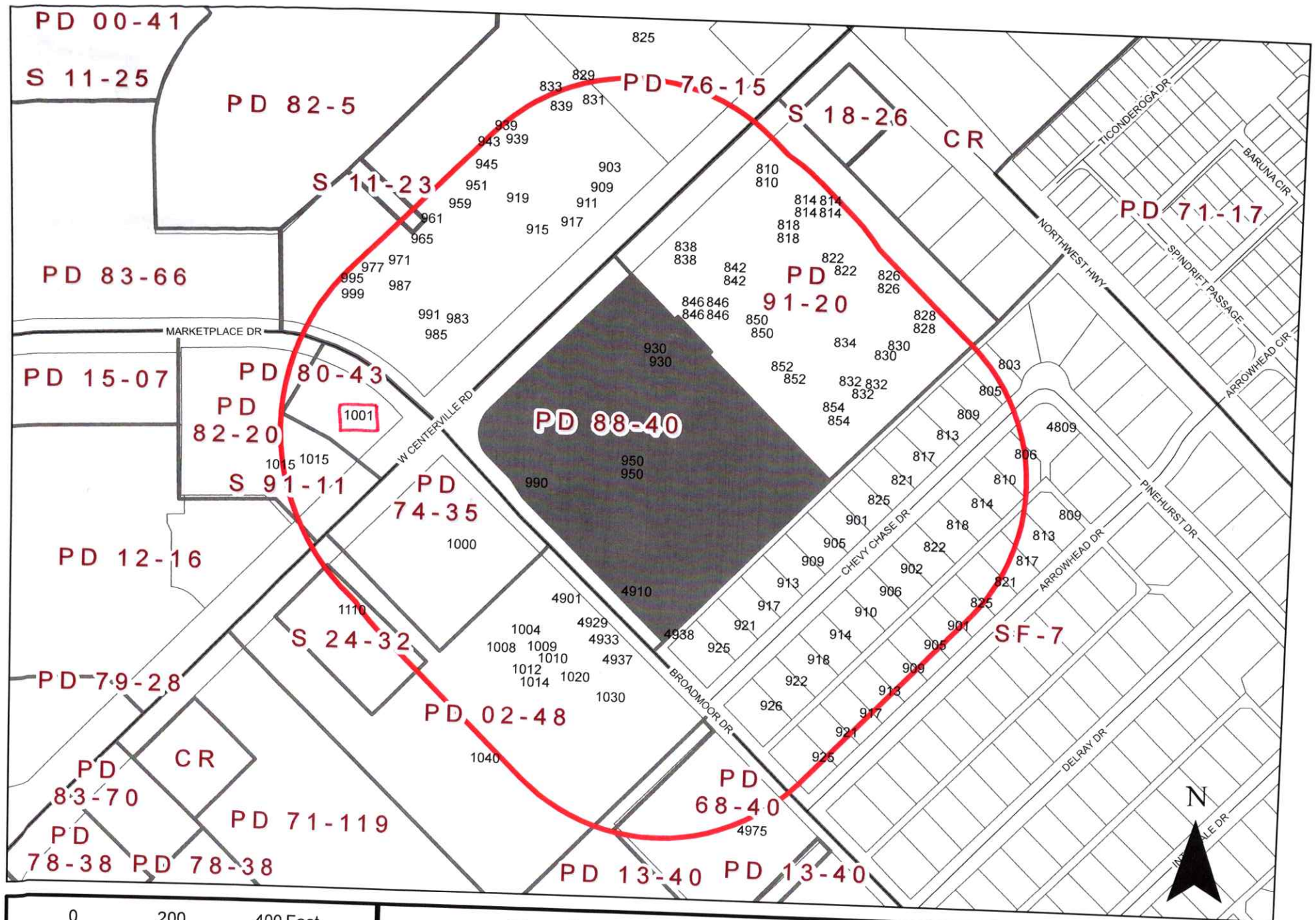
P.C. Meeting, July 14, 2025

2e. APPROVED Consideration of the application of **Jared Trozzo**, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road. (District 5) (File Z 25-07)

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Jared Trozzo, 930 West Centerville Road, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to **approve** the application as presented with a Specific Use Provision (SUP) for the commercial blood/plasma and to the kiosk/trailer category. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**



Zoning Map 25-07

930 W Centerville Rd

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Case Z 25-07

Z 25-07 Jared Trozzo. The applicant requests a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development. The site is currently zoned Planned Development (PD) District 88-40 with a base zoning of Community Retail (CR) District and located at 930 West Centerville Road. (District 5)

Z 25-07 Jared Trozzo. El solicitante solicita una enmienda al Desarrollo Planificado para permitir un sitio de plataforma adicional, prohibir algunos usos de la tierra actualmente permitidos y permitir más usos de los que se permiten actualmente en el Desarrollo Planificado existente. El terreno está actualmente zonificado como Distrito de Desarrollo Planificado (PD) 88-40 con una zonificación base de Distrito Comercial Comunitario (CR) y se encuentra en 930 West Centerville Road. (Distrito 5)

Z 25-07 Jared Trozzo. Người nộp đơn yêu cầu sửa đổi Kế hoạch Phát triển để cho phép thêm một khu đất trống, cấm một số cách sử dụng đất hiện đang được phép và cho phép nhiều cách sử dụng hơn những cách hiện đang được phép trong Kế hoạch Phát triển hiện tại. Vùng đất này được thiết lập như một khu vực phân vùng như Quận Desarrollo Planificado (PD) 88-40 với một khu vực phân vùng của Cộng đồng Thương mại Distrito (CR) và nằm ở 930 West Centerville Road. (Quận 5)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

PSK Investments, LLC 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.)

1001 W. Centerville Rd.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

Beatrice Kahn

7/8/2025

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.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 25-07	July 14, 2025		Matthew Wolverton

Z 25-07 Jared Trozzo. The applicant requests a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development. The site is currently zoned Planned Development (PD) District 88-40 with a base zoning of Community Retail (CR) District and addressed as 930 West Centerville Road. (District 5)

Gayle Owens

For

7/12/2025
12:52:27 PM

4018 Keele Drive

gayle.owens@icloud.com

Garland

214-729-1861

Texas

United States

75041

Outside the Notification Area

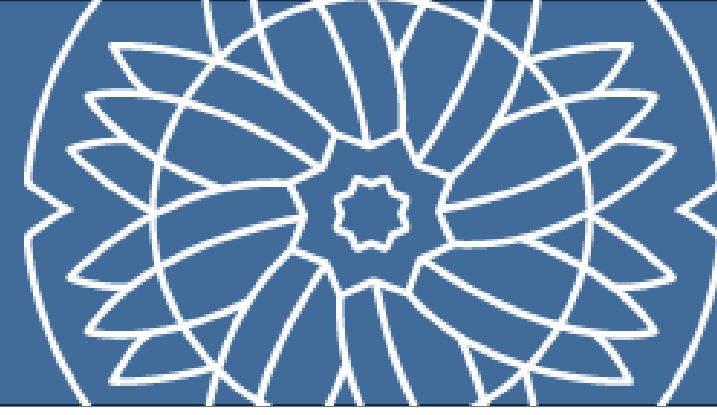
I support the proposed commercial development at 930 Centerville, provided the restrictions outlined in the development plan—particularly the prohibition of specified businesses—are fully enforced. This project has the potential to enhance our local economy while maintaining the community standards we value.



GARLAND

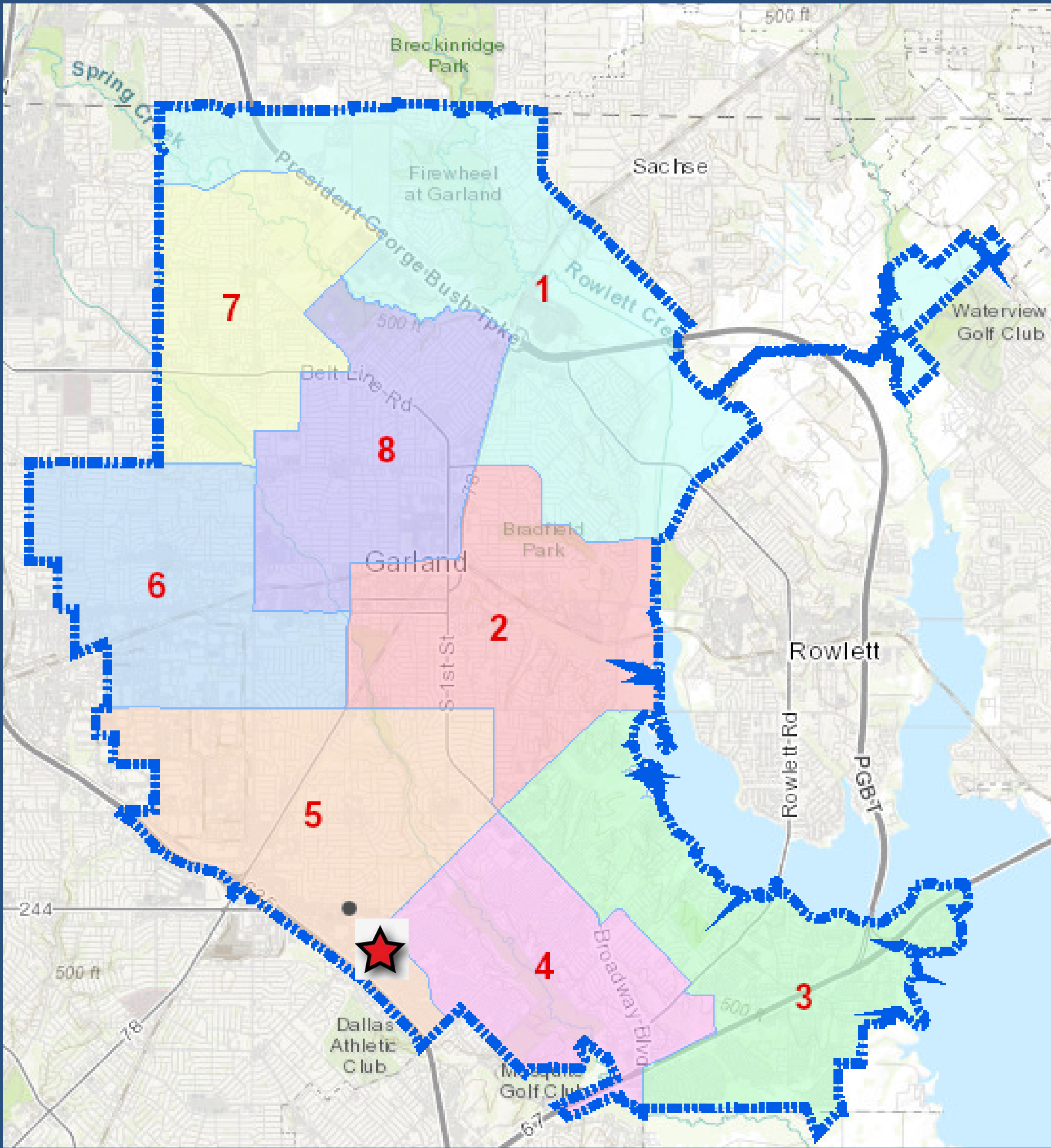
City Council Meeting

August 5, 2025



Request

The applicant requests a Planned Development Amendment on a property zoned Planned Development (PD) District 88-40 for Community Retail (CR) Uses and a Concept Plan for an additional retail pad site and to update the allowed uses.



Case Information

Location: 930 West Centerville Road

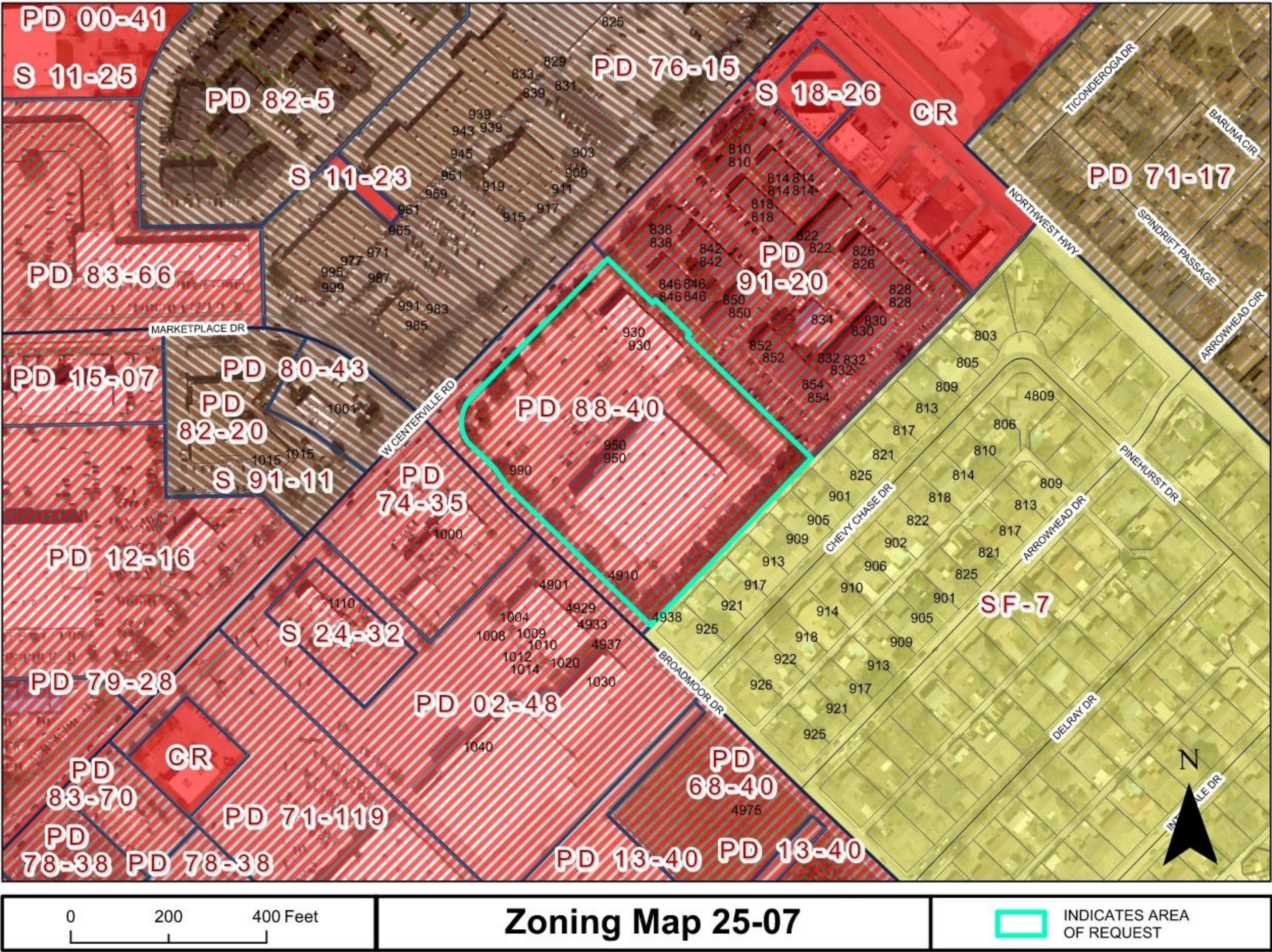
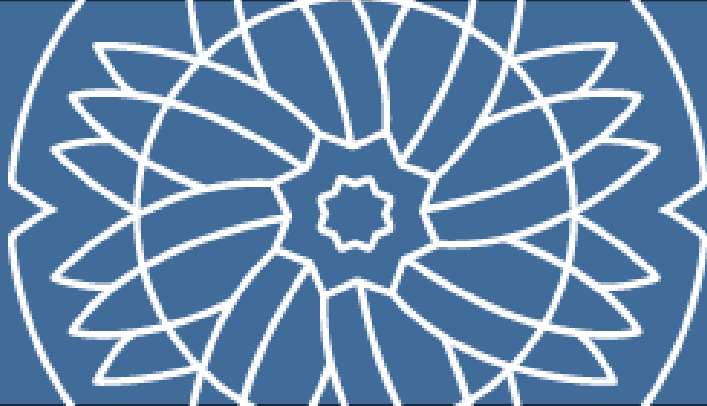
Applicant: Jared Trozzo

Owner: PCDC Properties, LLC

Acreage: 6.277-acres

Zoning: Planned Development (PD) District 88-40

Location Map

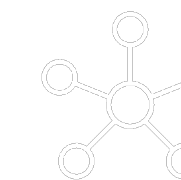
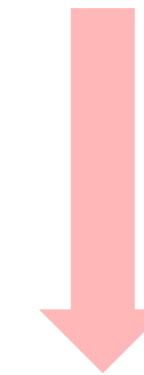


930 W Centerville Rd

Comprehensive Plan



Urban Neighborhoods



Urban neighborhoods are 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.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Site Photos

930 West Centerville Road



View of the subject property



Looking at the intersection of NW highway
and Centerville

Site Photos

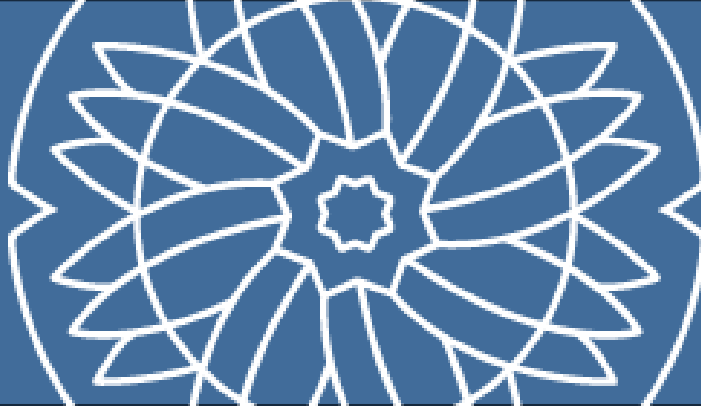
930 West Centerville Road



Looking down Broadmoor Road



Looking North up West Centerville Road



The applicant requests an additional pad site as well as the following updates to uses:

Uses to be allowed by right:

Medical and Dental Office/Clinic
Health and Fitness Gym (indoor)
Antique Shop (indoor only)
Bakery, Retail
Business & Media Service
Commercial Blood, Plasma, Tissue, and Cell Collection Center
Convenience Store (1,000-5,000sf)
Financial Institution
Furniture, Household Furnishing, and Appliance Sales/Rental
Grocery/Supermarket (>5,000sf)
Indoor Shopping Mall
Kiosk, Trailer, or Mini-Structure (attended): Retail/Service
Laundry, Drop Off (with drive-thru or window)
Laundry, Drop Off (without drive-thru or window)
Office, General
Personal Services
Pet Store (indoors only)
Pharmacy (with drive thru or window)
Pharmacy (without drive thru or window)
Restaurant
Retail Store
Printing/Publishing House
Recording Studio/Media Production
Veterinary Clinic, Small Animal (indoors only)

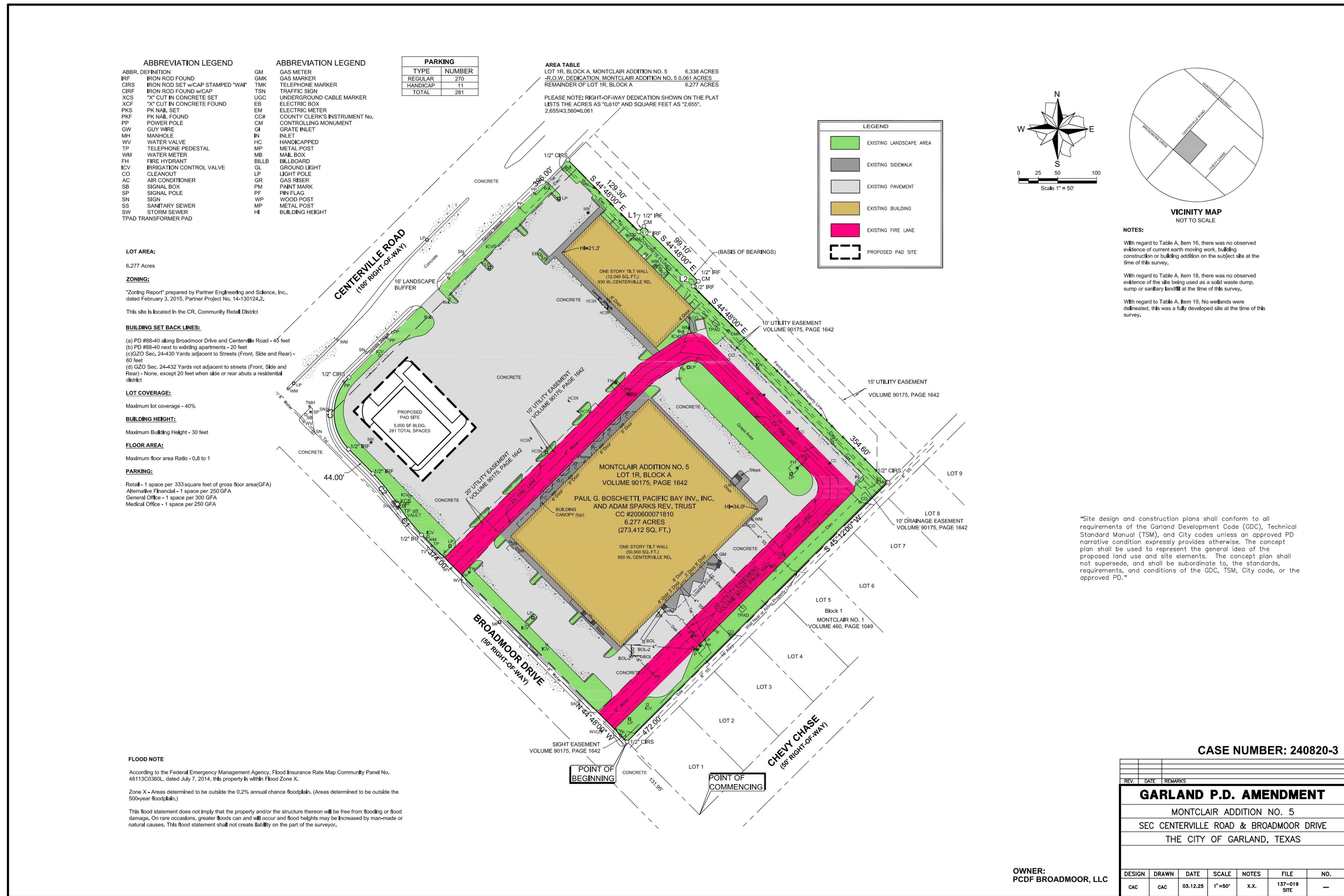
Uses to be allowed by SUP:

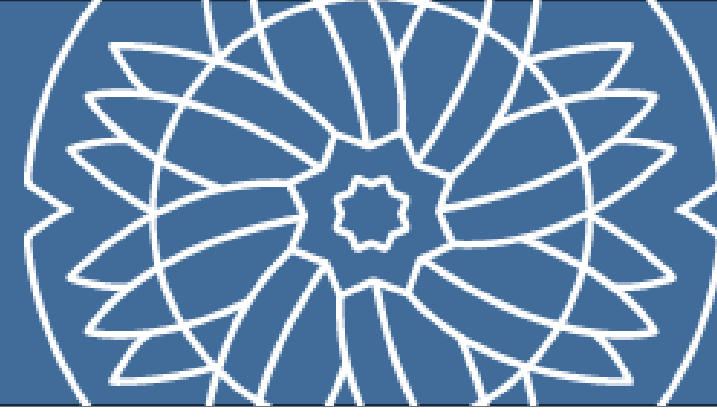
Restaurant, Drive-through
Used Goods, Retail Sales (indoors)

Allowed uses to be prohibited:

Light Equipment Renting – Indoor
Automatic Car Wash – Only as a secondary use w/ Gas Sales
New or Rebuilt Parts and Supplies – Indoors
Convenience Food Store with Gas Pumps
Laundry or Cleaners Self Service

Concept Plan





Staff Recommendation: Approval

Plan Commission: Approval with “Kiosk, Trailer, or Mini-Structure (attended): Retail/Service” and “Commercial Blood, Plasma, Tissue, and Cell Collection Center” uses be allowed via Specific Use Provision (SUP) instead of by right.



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

9.d

Meeting Date: August 5, 2025

Title: Consider a request by Om Estates Development, requesting approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway in District 3.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses.

PLAN COMMISSION RECOMMENDATION

On July 14th, 2025, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of a Planned Development amendment to change the phasing of the approved layout on a property zoned Planned Development (PD) District 21-52 for Mixed Uses.

LOCATION

240 East Interstate 30 Freeway

APPLICANT

Om Estates Development

OWNER

Om Estates Development

BACKGROUND

The subject property is currently zoned Planned Development (PD) District 21-52 for Mixed Uses. Townhomes, multi-family, and commercial are allowed in different phases of the Planned Development. Since the Planned Development was approved, the phasing of the original project has not been able to align with the developer's goals and workflow. Due to scheduling and financing, the developer's original phasing plan needed to be altered. In addition, planning staff worked with the developer to ensure that proper parking is provided for each phase.

SITE DATA

The subject site is an undeveloped 20.223-acre tract of land that is currently partially under construction. The site is currently accessed via the Interstate 30 access road and will eventually be accessed from Lyons Road via the now under-construction "Prosperity Drive".

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 21-52. This site's base zoning is Mixed Uses, following the Multi-Family-1 (MF-1) and Single-Family-Attached (SFA) District standards. A handful of commercial uses

are allowed on the ground floor along the Interstate 30 access road. The property is currently under construction.

CONSIDERATIONS

Planned Development

1. The applicant is requesting a new phasing plan to better guide development.
2. All standards of Planned Development (PD) District 21-52 will apply to this Planned development (PD) District 25-24. Only the phasing plan will change.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the East are zoned Agricultural (AG) District and contain a horse-riding school as well as detached houses. The properties to the North are zoned Community Office (CO) District and contain multiple office buildings bordering Interstate 30. To the South lies a single-family detached subdivision and is zoned Single-Family-7 (SF-7) District. The property to the West is also zoned Community Office (CO) District and contains a church.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses.

This new phasing plan will ensure a better product for future residents and tenants of this development, as well as ensure the Garland Development Code (GDC) is properly implemented.

Background

Consideration / Recommendation

Attachments

- A. Z 25-24 LOCMAP
- B. Z 25-24 Conditions
- C. Z 25-24 Concept Plan
- D. Z 25-24 Written Narrative
- E. Z 25-24 R&M
- F. Z 25-24 CC Responses
- G. Z 25-24 Staff Presentation



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-24

240 East Interstate 30 Freeway

I. Statement of Purpose: The purpose of this Planned Development is to amend the phasing of the approved site layout.

II. Statement of Effect: This Planned Development amendment 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 Planned Development (PD) District 21-52 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:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

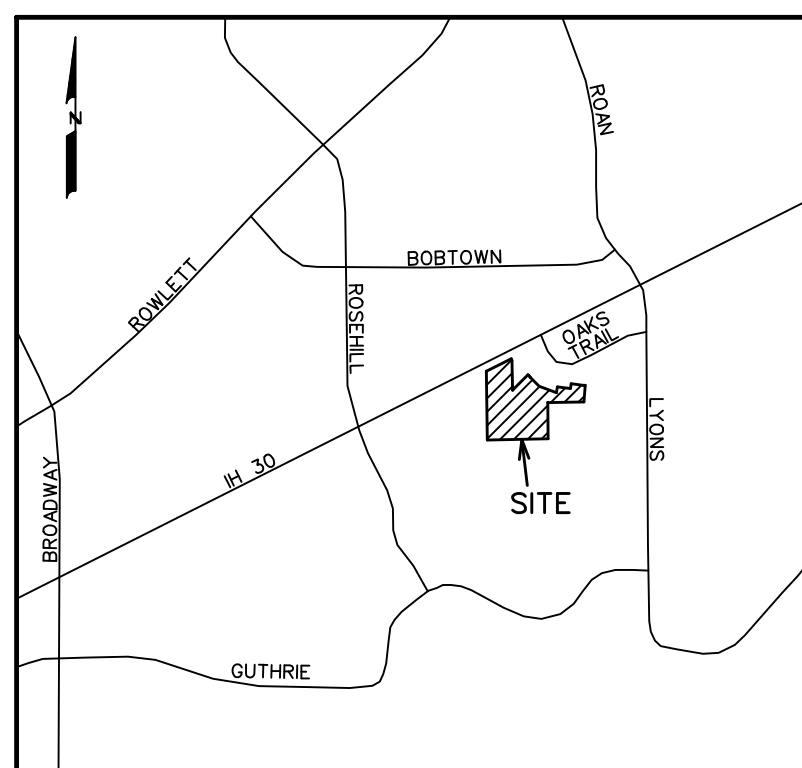
B. Phases: The proposed development may be completed in four (4) phases.

- Phase 1A: Multi-Family, leisure area, and parking
- Phase 1B: Multi-Family, pool, and parking
- Phase 2: Multi-Family, commercial, walking paths, club house, and parking

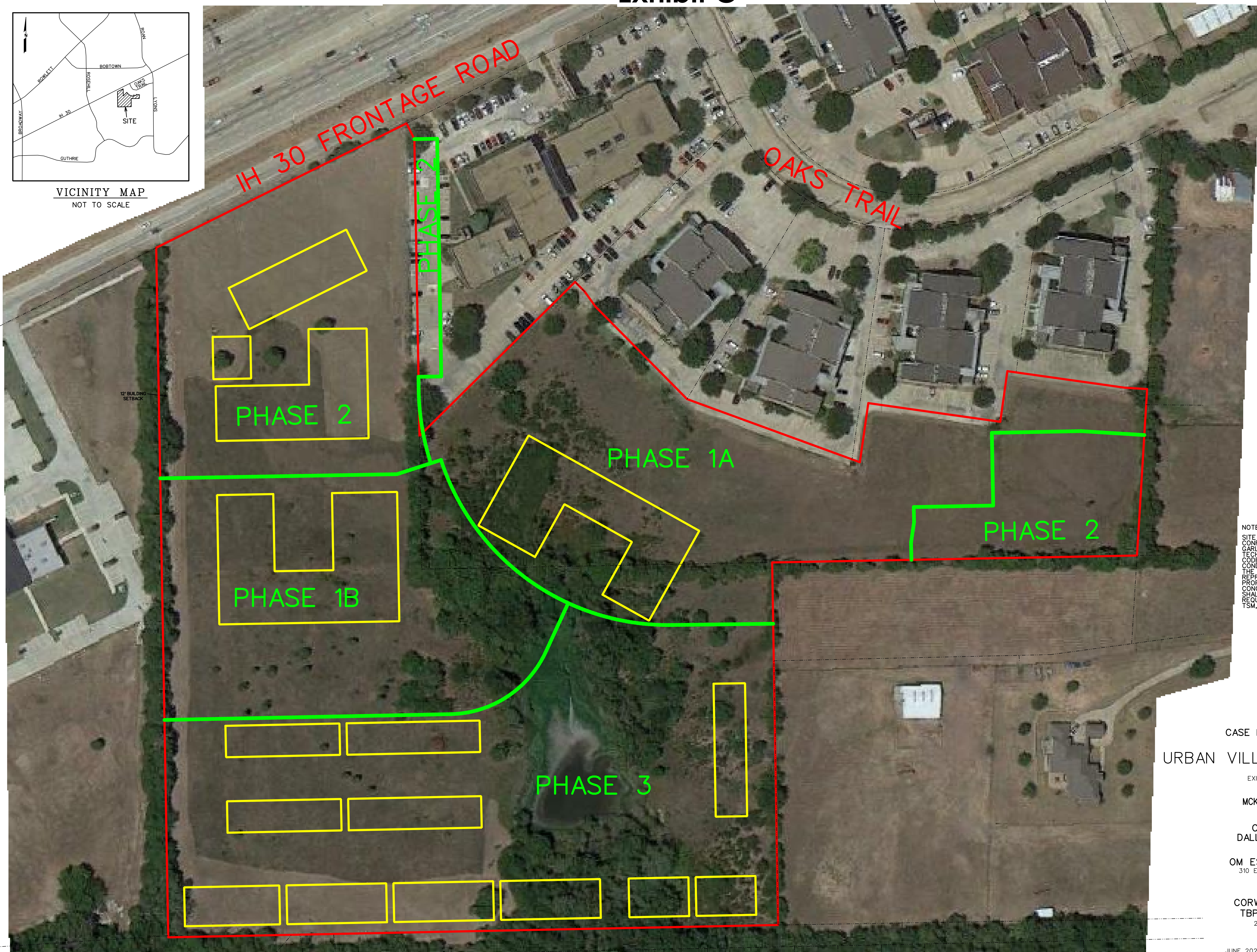
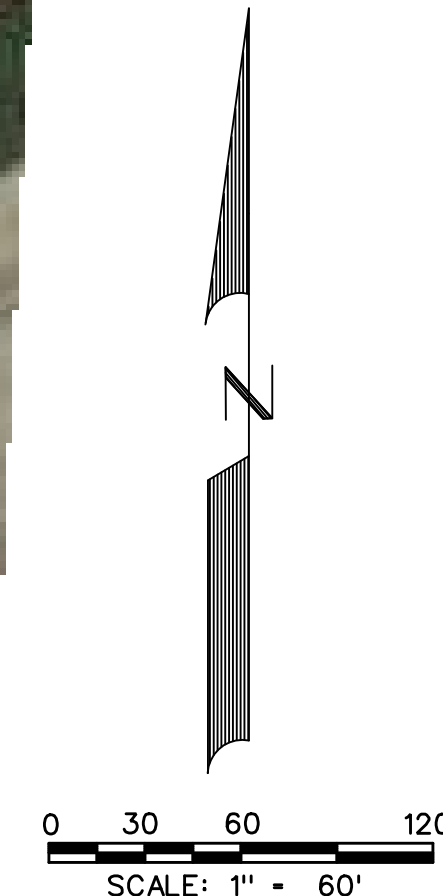
EXHIBIT B

- Phase 3: Townhomes, parking, gazebo, and park

Exhibit C



VICINITY MAP
NOT TO SCALE



NOTE
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

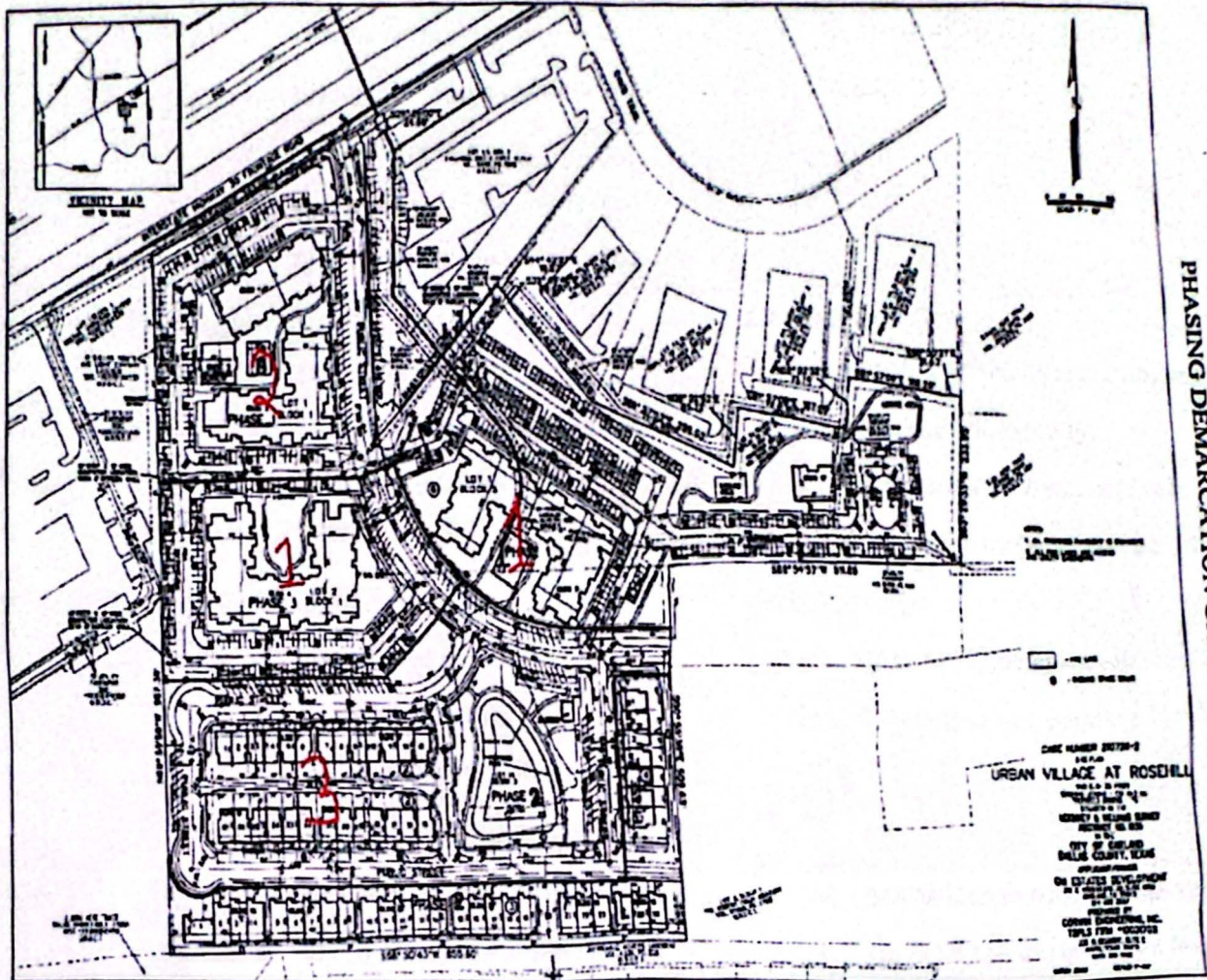
LEGEND

- PHASE LINE
- BUILDING

CASE NUMBER 210729-2
CONCEPT PLAN
URBAN VILLAGE AT ROSEHILL
240 E. IH 30 FRWY
EXISTING ZONING - CO AND AG
PROPOSED ZONING - PD
SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1036
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
APPLICANT/OWNER
OM ESTATES DEVELOPMENT
310 E INTERSTATE 30, SUITE M109
GARLAND, TX 75043
214-758-0227
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

JUNE 2025 SCALE: 1"=40'

Proposed Phases:



	<u>Original</u>	<u>Request</u>
<u>Phase 1</u>	<u>3 buildings:</u> • 15,000 SF of retail/restaurant space • 94 units of multifamily • 104 additional units of multifamily • \$26.5 Million in Value • Up to \$600,000 in waived fees • Completion by December 31st, 2027	<u>2 Buildings:</u> • 208 Units of Multifamily • Up to \$600,000 in waived fees • Completion by December 31st, 2027
<u>Phase 2</u>	<u>58 townhomes:</u> • \$4.5 Million in Value • Up to \$100,000 in waived fees • Completion by December 31st, 2028	<u>2 Buildings:</u> • 15,000 SF of retail/restaurant space • 94 units of multifamily • Up to \$300,000 in waived fees • Completion by December 31st, 2029
<u>Phase 3</u>	<u>1 building:</u> • 104 units of multifamily • \$13 Million in Value • Up to \$300,000 in waived fees • Completion by December 31st, 2030	<u>58 townhomes:</u> • Up to \$100,000 in waived fees • Completion by December 31st, 2031
<u>Totals</u>	• \$44 Million in New Taxable Value • Up to \$1 Million in waived fees • Completed by December 31st, 2030	• \$44 Million in New Taxable Value • Up to \$1 Million in waived fees • Completed by December 31st, 2031

REPORT & MINUTES

P.C. Meeting, July 14, 2025

2h. APPROVED Consideration of the application of **Om Estates Development**, requesting approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway. (District 3) (File Z 25-24)

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Anjum Varshney, 240 E I-30, Garland, TX, 75043, provided an overview of the request and remained available for questions.

Resident in favor of the request but not speaking:

Sanjay Gupta, 337 Oaks Trail, Garland, TX 75045

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

Comment Form

Case Z 25-24

Z 25-24 Om Estates Development. The applicant requests a Planned Development amendment to primarily change the phasing of the approved layout. The site is currently zoned Planned Development (PD) District 21-52 for Mixed Uses and located at 240 East Interstate Freeway. (District 3)

Z 25-24 Om Estates Development. El solicitante solicita una enmienda al desarrollo planificado para cambiar la fase del diseño aprobado. El terreno se encuentra actualmente zonificado como Distrito de Desarrollo Planificado (PD) 21-52 para Usos Mixtos y se ubica en 240 East Interstate Freeway. (Distrito 3)

Z 25-24 Om Estates Development. Người nộp đơn yêu cầu sửa đổi Kế hoạch Phát triển để thay đổi giai đoạn của bố cục đã được phê duyệt. Khu đất hiện được phân vùng Phát triển theo Kế hoạch (PD) Quận 21-52 cho mục đích sử dụng hỗn hợp và nằm tại 240 East Interstate Freeway. (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; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

BARRA KIRK 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.)

329 OAKS TRAIL SUITE 102-

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

GARLAND TX 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

7-7-25

Date / Fecha / Ngày

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

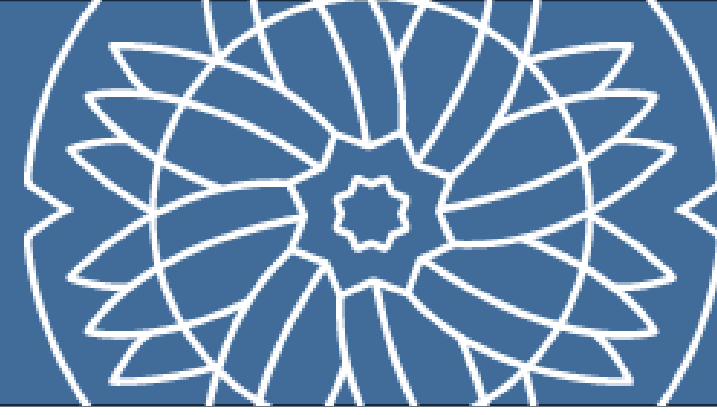
Comment Form Continued –



GARLAND

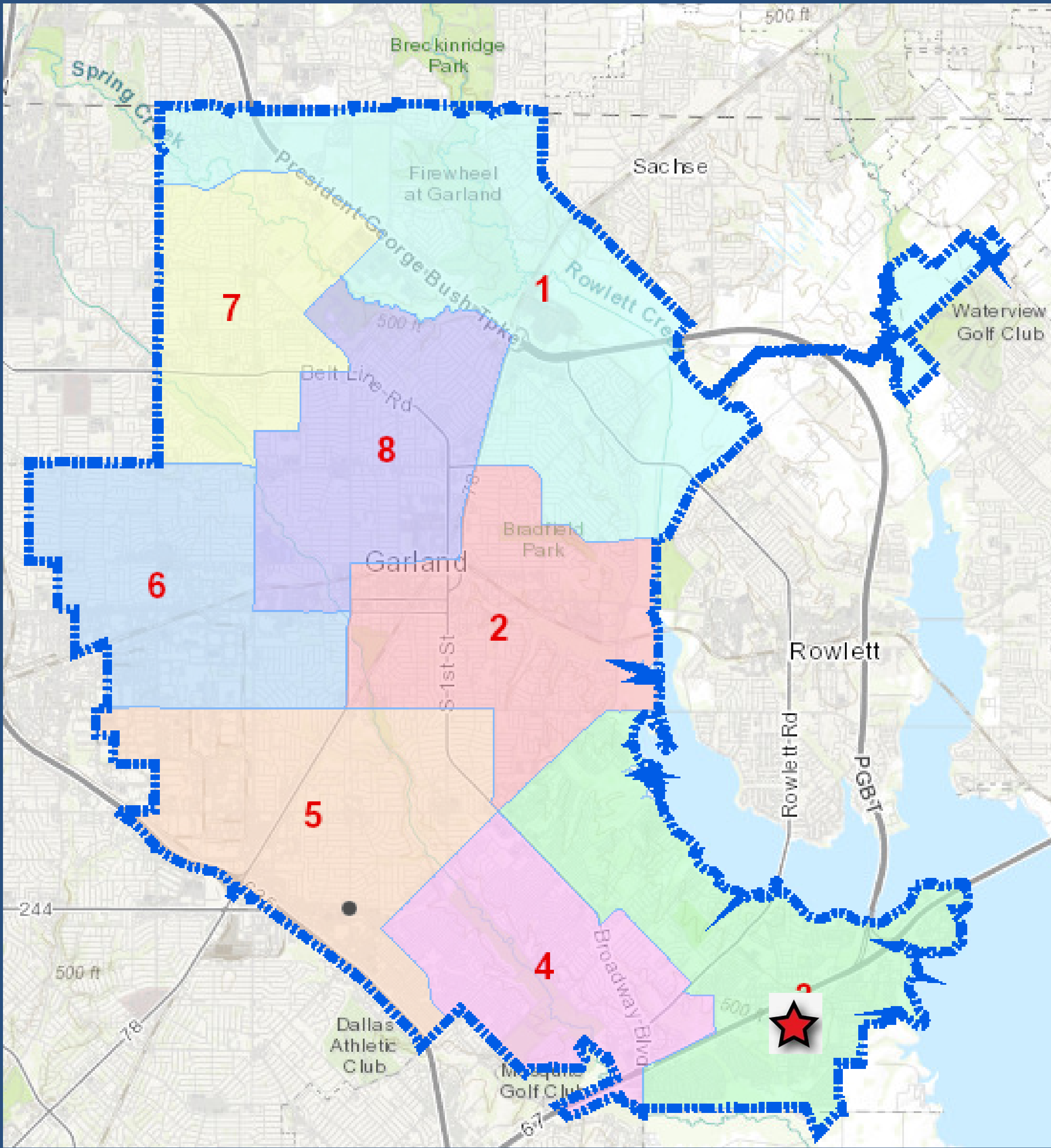
City Council Meeting

August 5, 2025



Request

The applicant requests a Planned Development amendment to change the phasing of the approved layout on a property zoned Planned Development (PD) District 21-52 for Mixed Uses and a Concept Plan for a new phasing plan for Mixed Uses.



Case Information

Location: 240 East Interstate 30 Freeway

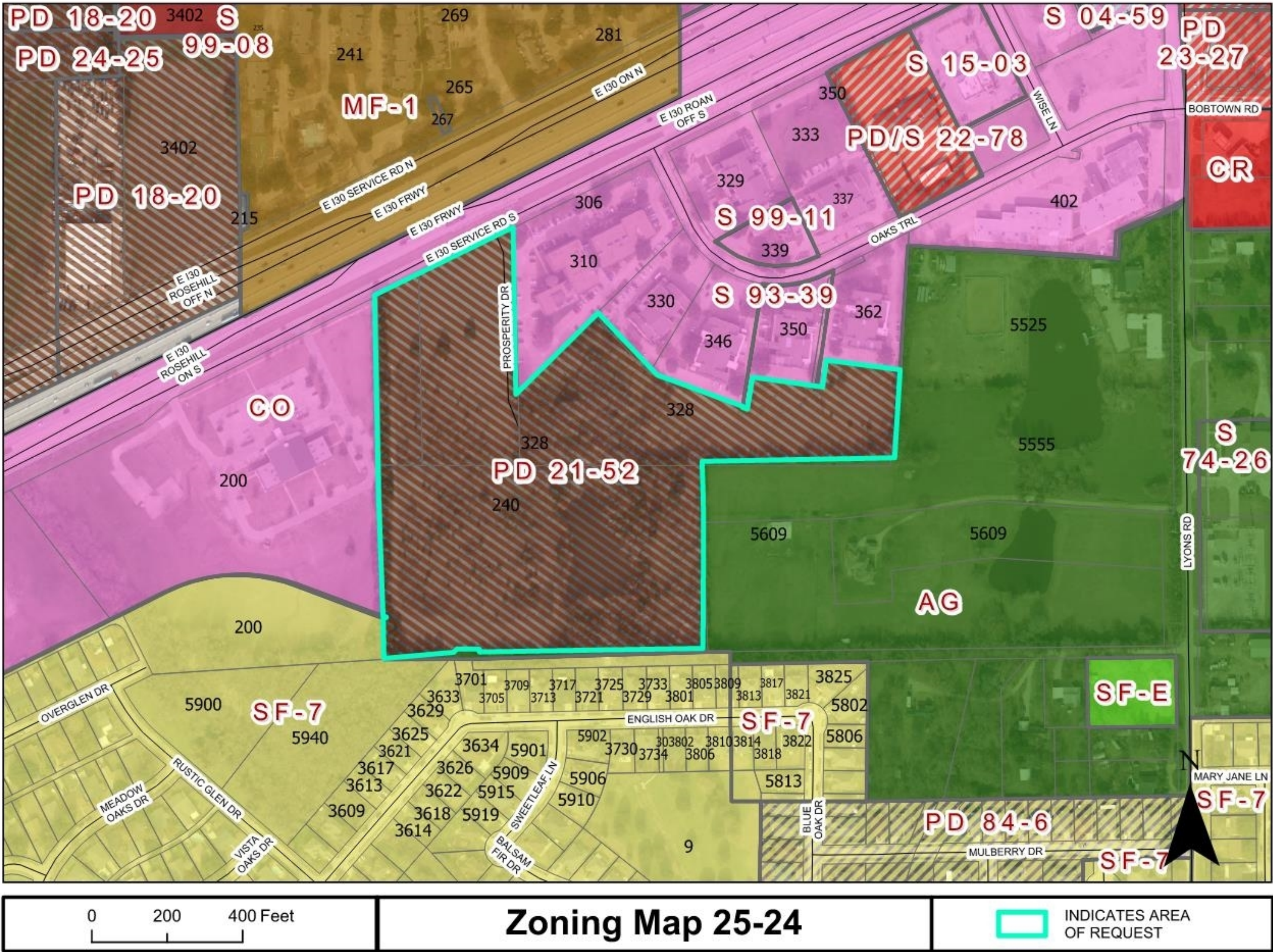
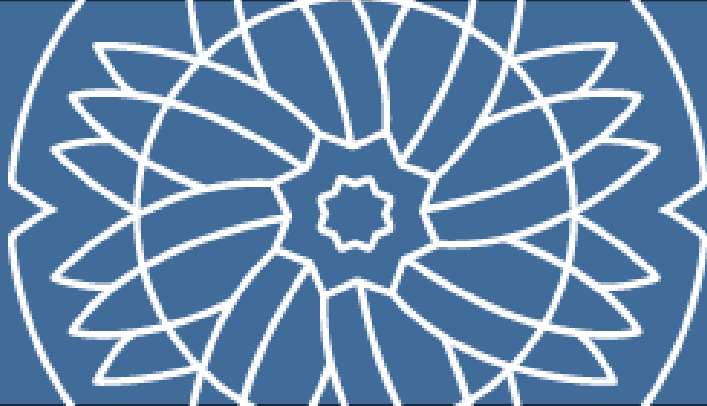
Applicant: Om Estates Development

Owner: Om Estates Development

Acreage: 20.223-acres

Zoning: Planned Development (PD) District 21-52

Location Map



240 E IH-30

Site Photos

240 East Interstate 30



View from the subject site looking West down
E IH 30



Looking across E IH 30

Site Photos

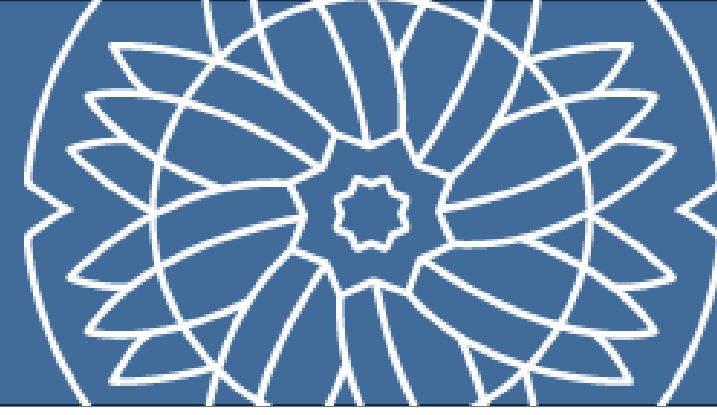
240 East Interstate 30



View of the site from E IH 30

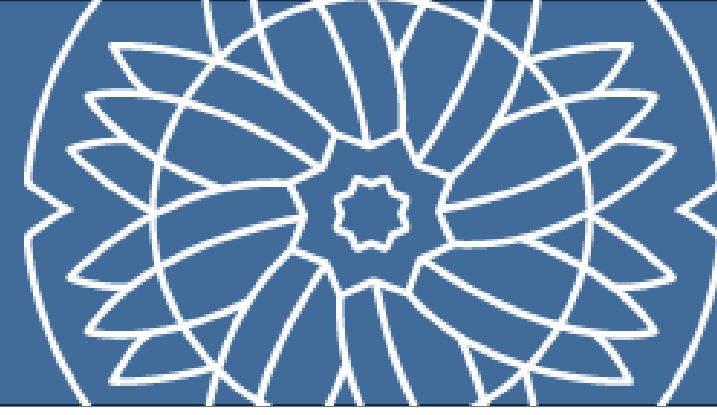


Looking East down E IH 30



The applicant requests a new phasing plan to better guide development. All other regulations will still be regulated by Planned Development (PD) District 21-52.





Staff Recommendation: Approval.

Plan Commission Recommendation: Approval.



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

9.e

Meeting Date: August 5, 2025

Title: Consider a request by Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 4550 West Buckingham Road Suite K in District 6.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use.

PLAN COMMISSION RECOMMENDATION

On July 14, 2025, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use for a 15-year time period.

LOCATION

4550 W Buckingham Road

APPLICANT

Watermill Express

OWNER

PRB Real Estate, LLC

BACKGROUND

There is an existing ice kiosk on site and the applicant wishes to remove it and replace it with Watermill Express's most up-to-date model. The new vending station will be a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete. The property is zoned Community Retail (CR) and this zoning district requires a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use. The Certificate of Occupancy for the current kiosk was issued in 2011 as a Retail Sales/Personal Service/Water Use.

SITE DATA

The entire site is approximately 3.052 acres in size and is a developed plaza with a grocery store, restaurant, and convention facility. Access to the property is from Buckingham Road on the north and Plano Road through the lot to the east. The property has approximately 214 linear feet of frontage along Buckingham Road. No additional parking spaces will be affected as the proposed kiosk replaces the existing kiosk at the same location.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR), and this 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 inappropriate 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.

CONSIDERATIONS

Specific Use Provision

1. The applicant is requesting a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use.
2. The applicant requests a 30-year time limit.
3. The applicant will install additional landscaping at the entrance of the site from Buckingham Road as shown on the attached concept plan.
4. The SUP Time Period Policy Guide recommends 10-15 years for Kiosk uses.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The kiosk is a retail service use that serves the surrounding community and those in transit. The site is adjacent to residential communities to the northwest, west, and south.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are in the City of Richardson and have various retail and restaurant uses; the property to the east is zoned Community Retail (CR) with a medical office; the property to the south is zoned Single-Family District – 7 (SF-7) with single-family homes; and the property to the west is zoned Community Retail (CR) with an auto repair use.

The kiosk is a neighborhood service that has served the community for 14 years. It is located right along the intersection of two major thoroughfares and is easily accessible.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service Retail ice, water, etc. use for 15 years and 2) a Concept Plan for a Kiosk, Self-Service Retail ice, water, etc. use.

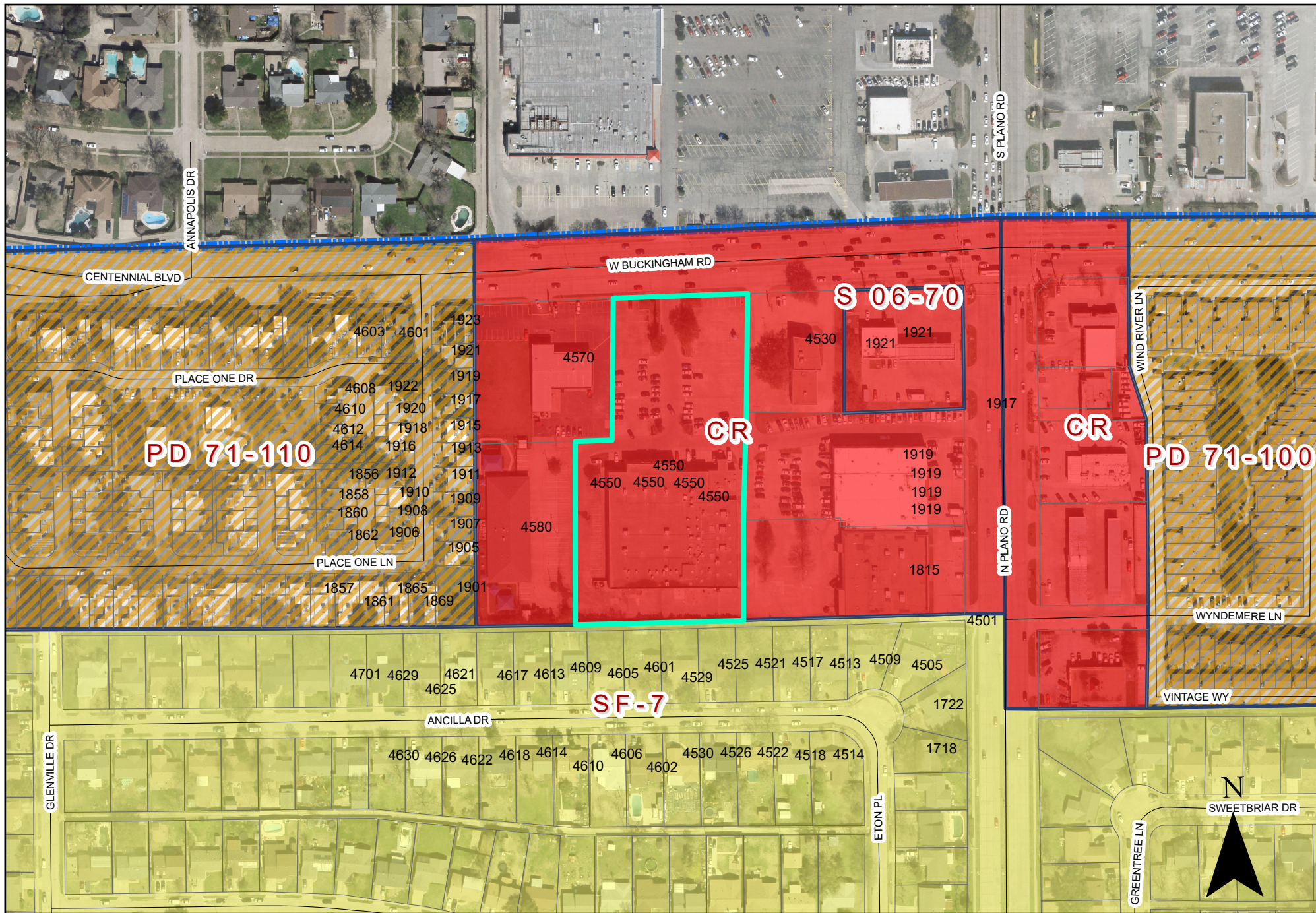
Background

Consideration / Recommendation

Attachments

- A. Z 25-06 LOCMAP
- B. Z 25-06 SUP Conditions
- C. Z 25-06 Concept Plan
- D. Z 25-06 Elevations for Reference
- E. Z 25-06 Photos of Site

- F. Z 25-06 Written Narrative
- G. Z 25-06 R&M
- H. Z 25-06 CC Responses
- I. Z 25-06 Staff Presentation



0 200 400 Feet

Zoning Map 25-06

 INDICATES AREA OF REQUEST

4550 W Buckingham Rd

SPECIFIC USE PROVISION

ZONING FILE Z 25-06

4550 W Buckingham Road

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Kiosk, Self-Service Retail ice, water, etc. 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 as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. 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;

EXHIBIT B

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 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.

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a period of 30 years.

B. Landscaping: Additional landscaping be installed along Buckingham Road as shown on the Concept Plan before a Certificate of Occupancy is issued.

[Condition recommended by staff]

Time Period: The Specific Use Provision shall have a period of 15 years.

Exhibit C

CASE # 241119-3,
ZONING: ZC 25-06

REFER TO A1 & A1.1 FOR
SITE DATA AND NOTES

LEGEND

PROPOSED WATERMILL

PROPOSED TREE

PROPOSED BUSH

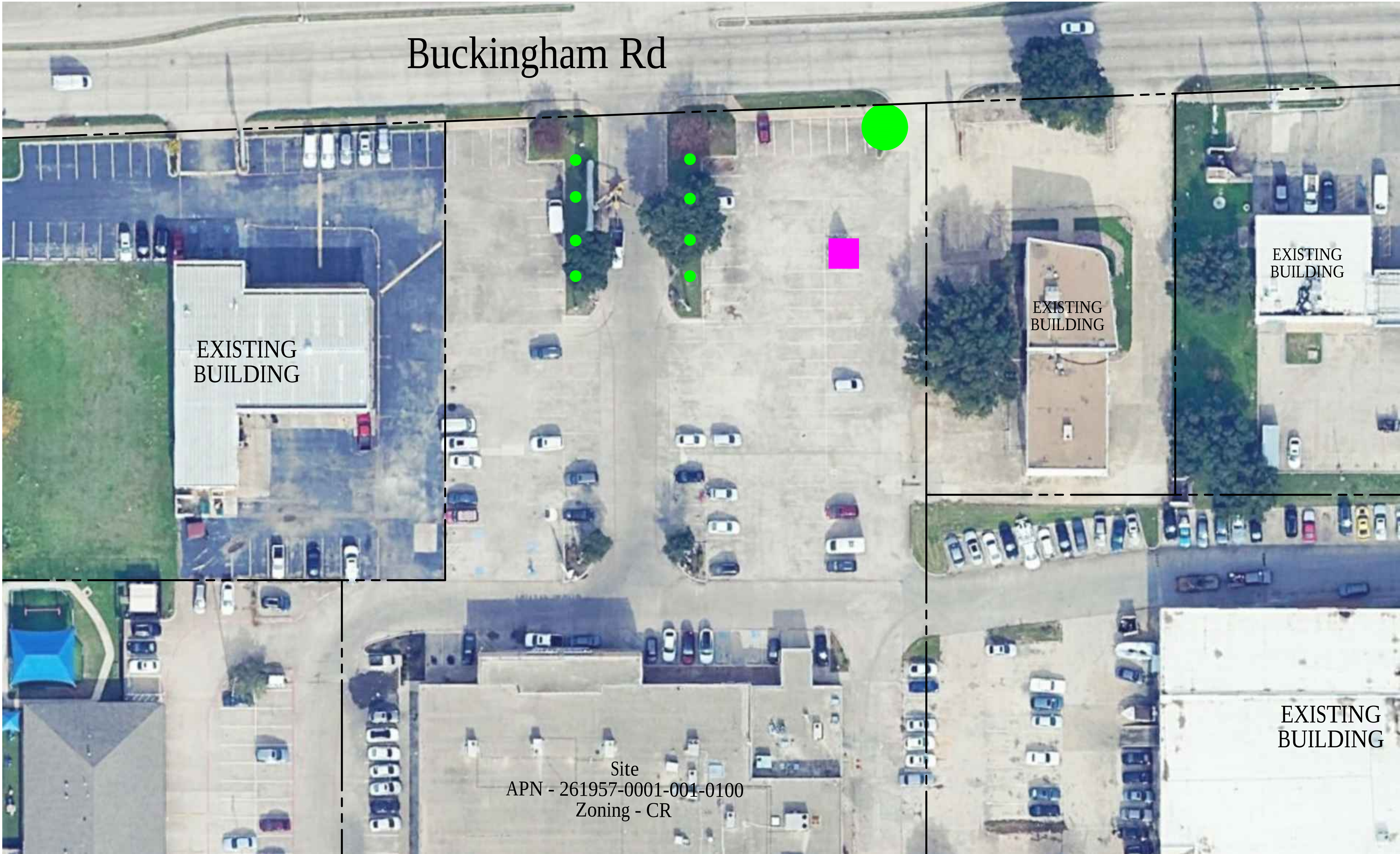
PROPERTY LINE

Shrub and tree coverage calculations are based solely on the landscape area within the property line and the defined scope of work.

The planter zone on the west side of the entry drive totals approximately 4,433 square feet. Within this area, 4 new shrubs in accordance with City of Garland's approved plant list are proposed. Each with an estimated mature spread of 4 feet in diameter (2-foot radius), equating to approximately 12.6 square feet of coverage per shrub. This results in a total coverage of approximately 50 square feet, or 1.13% of the planter area.

The opposite planter zone, located adjacent to the Watermill Kiosk on the east side of the drive aisle, totals approximately 3,728 square feet. This area includes 4 new shrubs of the same type and 1 tree in accordance with City of Garland's approved plant list, with an estimated mature canopy spread of 20 feet in diameter. The combined total coverage from shrubs and tree is approximately 364 square feet, or 9.78% of the planter area.

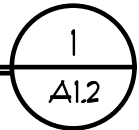
Existing vegetation (noted in grayscale on A1.1) has been excluded from these calculations. Final coverage percentages may vary depending on actual plant species, installation spacing, and adjustments by others. Refer to A1.0 & A1.1 for Site Data and Notations



Enlarged Conceptual Site Plan

Scale: 1/32" = 1'-0"

North



CONSULTANT:

PROJECT NAME:
Watermill Express #114146
4550 W Buckingham Rd. #K
Garland, Texas 75042

SHEET TITLE:
Enlarged Conceptual Site Plan

REVISIONS:

*	
*	
*	
*	

Project No: WE-24-114

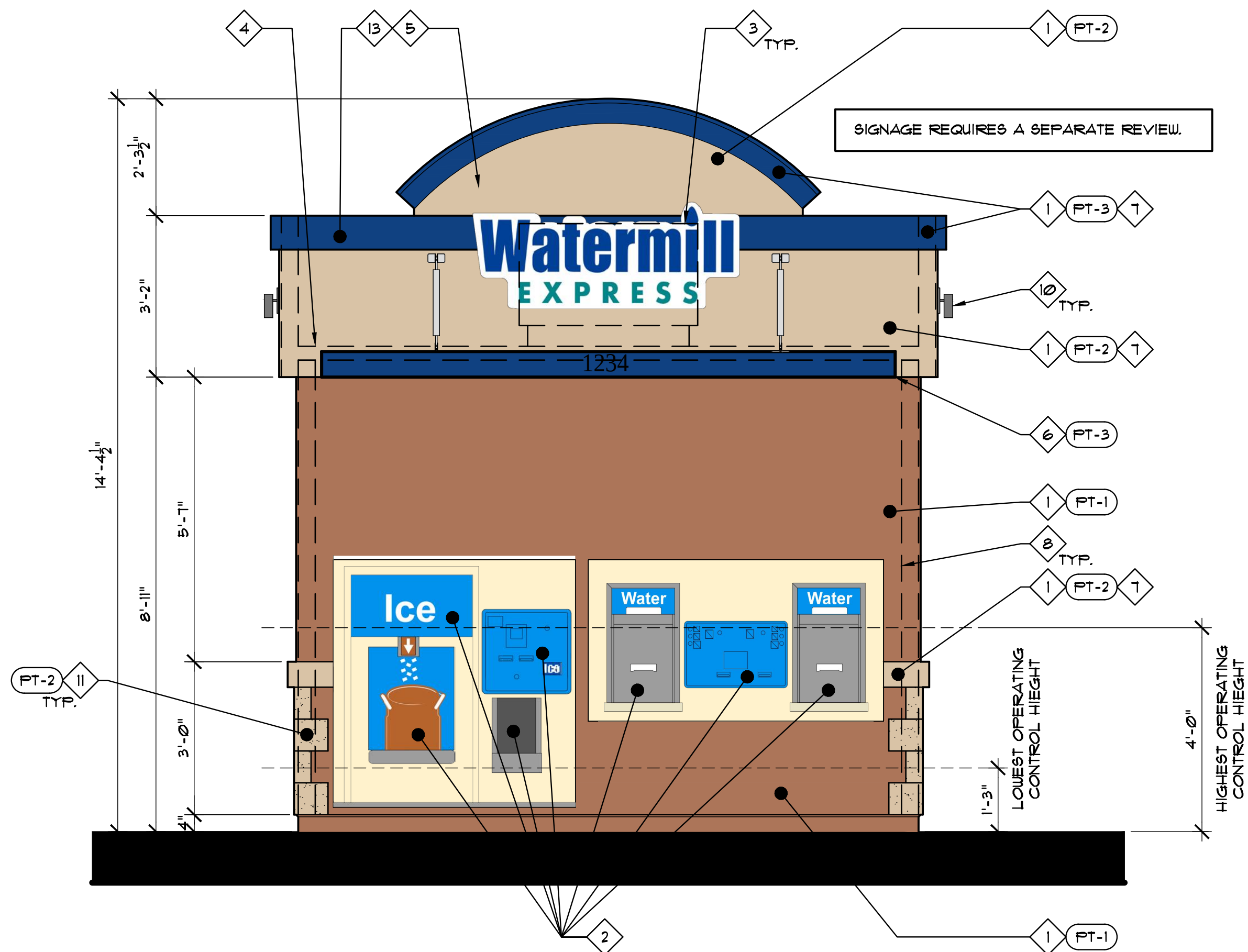
Drawn By:
JR

Date: June 24, 2025

Scale: As Noted

Sheet No:
A1.2

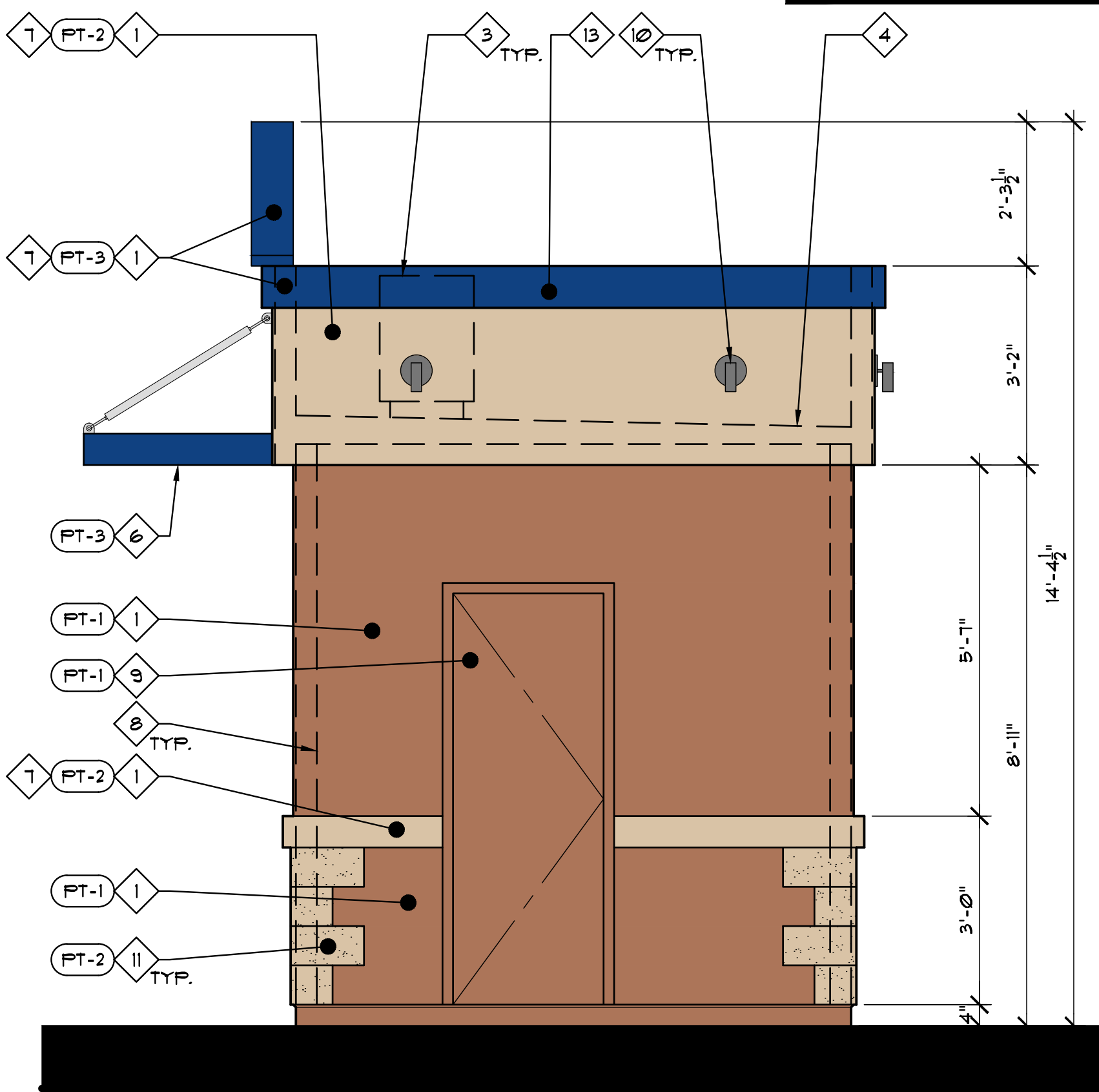
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Front Elevation - West View

Scale: 1/2" = 1'-0"

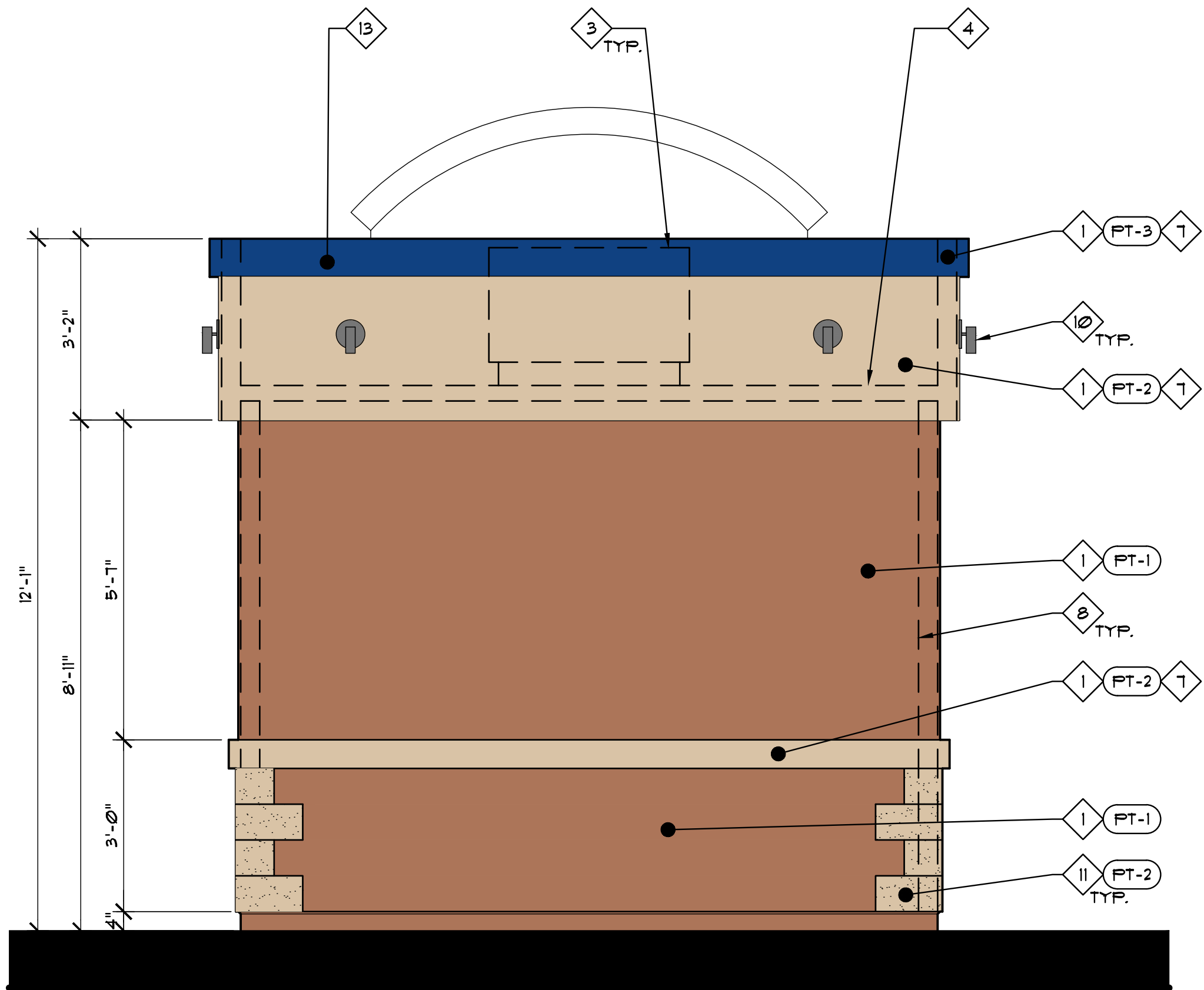
4
A4



Side Elevation - South View

Scale: 1/2" = 1'-0"

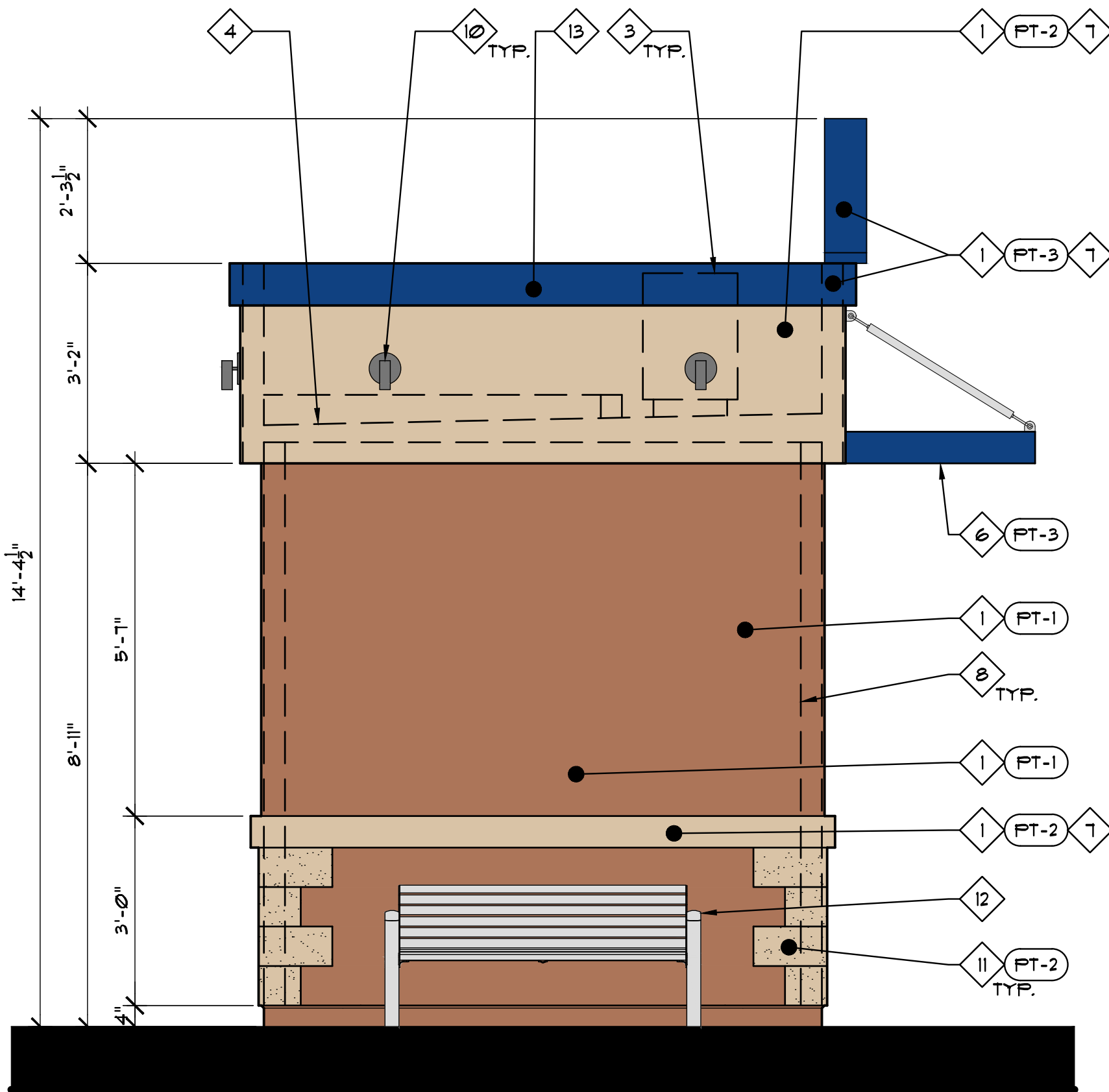
3
A4



Back Elevation - East View

Scale: 1/2" = 1'-0"

2
A4



Side Elevation - North View

Scale: 1/2" = 1'-0"

1
A4

THE WATERMILL STRUCTURE IS APPROVED BY THE STATE OF TEXAS, WHICH INCLUDES ADA STANDARDS, AND IS NOT REVIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS ATTACHED FOR REFERENCE.

Keynotes

A4

1. PAINTED PRE-CAST CONCRETE WATER KIOSK, REFER TO STRUCTURAL, M/E/P AND EXTERIOR ELEVATIONS DRAWINGS.
2. WATER/ ICE DISPENSER AND CONTROL PER MFR WRITTEN INSTRUCTION, REFER TO M/E/P DRAWINGS AND COORDINATE WITH OWNER.
3. CONDENSER EQUIPMENT BEYOND, REFER TO MECHANICAL & STRUCTURAL DUG'S.
4. SLOPED PRE-CAST CONCRETE ROOF LINE BEYOND.
5. BLUE & WHITE ACRYLIC COVER OVER LIGHT BOX, REFER TO ELECT. DUG'S AND COORDINATE WITH OWNER.
6. PRIME AND PAINTED METAL CANOPY AND SUPPORT SYSTEM, REFER TO STRUCTURAL DRAWINGS.
7. RETURN PAINT COLOR TO INSIDE FACE BACK TO MAIN BUILDING.
8. DASHED LINES REPRESENT BUILDING BEYOND.
9. PRIME AND PAINTED DOOR AND FRAME ASSEMBLY.
10. WALL MOUNTED EXTERIOR LIGHTING, REFER TO ELECTRICAL DUG'S.
11. THIN FAUX QUIONS TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER LOCAL MUNICIPALITY STANDARDS.
12. NEW OUTDOOR BENCH SELECTED BY OWNER.
13. ORNAMENTAL FACADE TRIM

Materials & Colors

DESIGN IS BASED ON BUT NOT LIMITED TO BELOW ITEMS

CONTRACTOR TO PROVIDE MOCK-UP FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PAINTING EACH ENTIRE BUILDING

- | | |
|--|---|
| | PT-1, SHERWIN WILLIAMS
*SW 0001 DECORIOUS |
| | PT-2, SHERWIN WILLIAMS
*SW 0036 BUCRAM BINDING |
| | PT-3, SHERWIN WILLIAMS
*SW B915-30 BLUE MATCH |

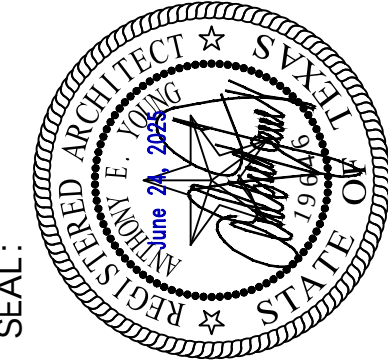
Arch. Element Legend

- | | |
|--|-------------------------------|
| | AWNINGS OR CANOPIES |
| | QUIONS |
| | DISTINCTIVE LIGHTING FEATURES |
| | BENCHES |
| | ORNAMENTAL FACADE TRIM |

VARIED ROOF HEIGHTS: REFER TO ELEVATIONS

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE UNO.



PROJECT NAME:
Watermill Express #114146
4550 W Buckingham Rd. #K
Garland, Texas 75042

Exterior Elevations

SHEET TITLE:

REVISIONS:

*
*
*
*

Drawn By:
SM

Date: June 24, 2025

Scale: As Noted

Sheet No:

A4

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View of site from Buckingham Road facing south



View of Buckingham Road
facing east

View of Site's Entrance from
Buckingham Road

NARRATIVE



WATERMILL EXPRESS PID 114174

4550 W BUCKINGHAM RD #K, GARLAND, TX 75042

PARCEL 26195700010010100 – PARKING LOT

We are proposing to remove and replace the current Watermill Express with our most up-to-date model. The new vending station is a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete with an architectural finish that is designed to be especially resistant to the elements and customer wear and tear. The prefabricated station is certified and registered with the Industrialized Housing and Buildings Division of the Texas Department of Licensing and Regulation. It is wind rated to 170 mph and seismic rated to Design Category D.

It will sit on a new 15x15 surface-level pad located in two (2) leased parking spaces and will connect to existing utilities from the old unit. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections. The unit measures 14.375' x 12.17' x 8.83' and can be color-matched, if needed. There is one (1) attached illuminated Watermill Express sign.

There are no other proposed changes to the existing property including landscaping.

Thank you,

A handwritten signature in black ink that reads 'Ashley Hayes'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Ashley Hayes

Watermill Express, LLC / Permit Coordinator

561.313.9614

Ashley.Hayes@WatermillExpress.com

REPORT & MINUTES

P.C. Meeting, July 14, 2025

2d. APPROVED Consideration of the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 4550 W. Buckingham Rd. Ste. K. (District 6) (File Z 25-06)

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

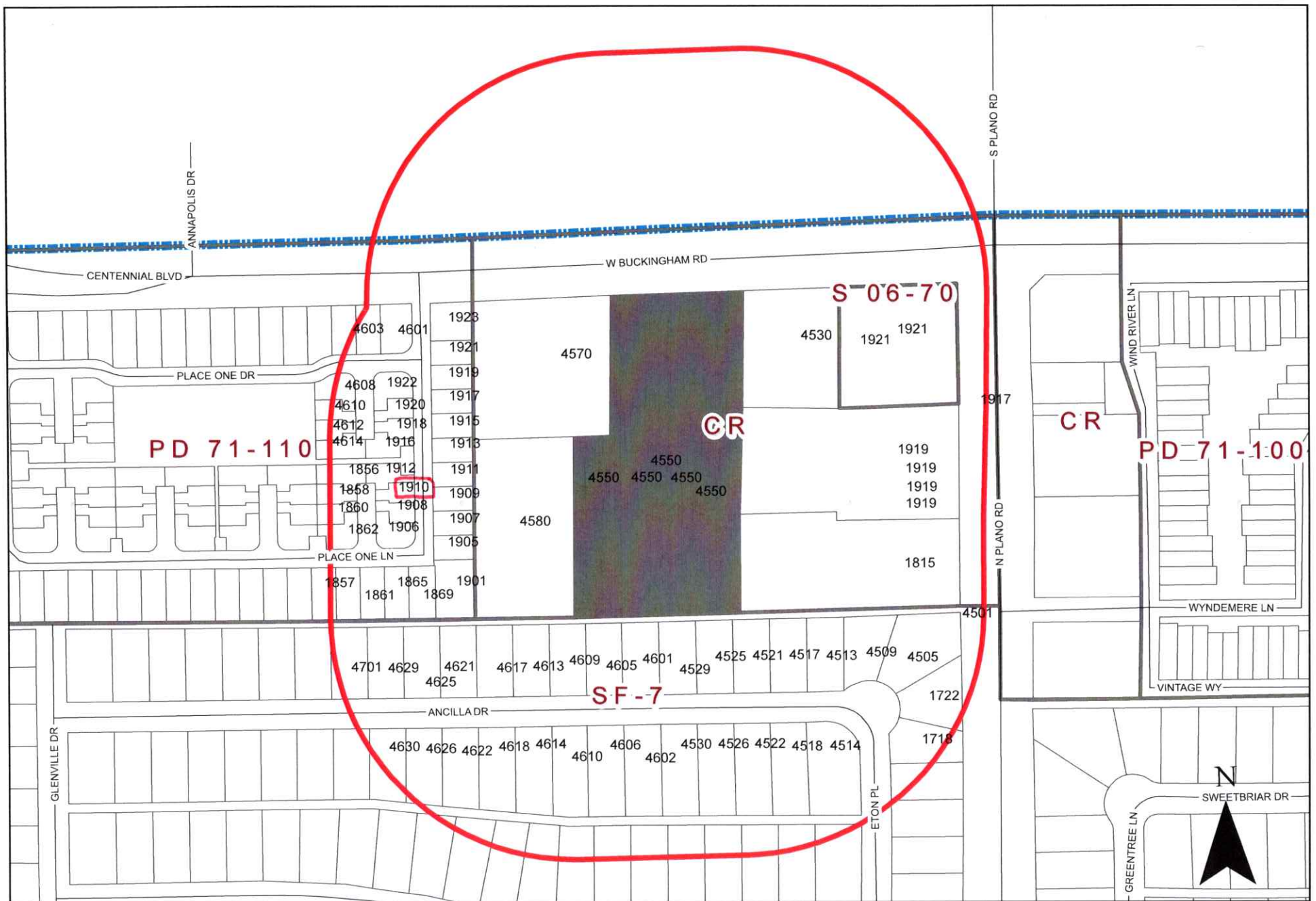
The applicant, Rick Kelly, 5820 Palo Pinto Avenue, Dallas, TX 75206, provided an overview of the request and remained available for questions.

Residents speaking in opposition of the request:

Mindy Huynh, 4530 W. Buckingham Road, Garland, TX 75042
Tuong Huynh, 4530 W. Buckingham Road, Garland, TX 75042

Residents speaking in opposition cited concerns about increased traffic and speeding in the shopping center.

Motion was made by Commissioner Rose to close the public hearing and **approve** the application as presented with a 15-year Specific Use Provision (SUP). Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**



Zoning Map 25-06

4550 W Buckingham Rd

Comment Form

Case Z 25-06

Z 25-06 Watermill Express. The applicant requests a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use on a property zoned Community Retail (CR) and addressed as 4550 W. Buckingham Rd Suite K. (District 6) (see included map)

Z 25-06 Watermill Express. El solicitante solicita una Disposición de Uso Específico (SUP) para un quiosco, autoservicio: venta al por menor de hielo, agua, etc. en una propiedad zonificada como Comercio Comunitario (CR) y ubicada en 4550 W. Buckingham Rd Suite K. (Distrito 6) (ver mapa incluido)

Z 25-06 Watermill Express. Người nộp đơn yêu cầu một Quy định Sử dụng Cụ thể (SUP) cho một Kiosk, Tự phục vụ: Bán lẻ đá, nước, v.v... trên một tài sản được quy hoạch là Bán lẻ Cộng đồng (CR) và có địa chỉ là 4550 W. Buckingham Rd Suite K. (Quận 6) (xem bản đồ kèm theo)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Julia Eyma Padilla

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiểu 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.)

1915 Place One Lane

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

Garland tx 75042

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código Postal / Mã B u Chính

7-5-2005

Date / Fecha / Ngày

Signature / Firma / Chữ ký

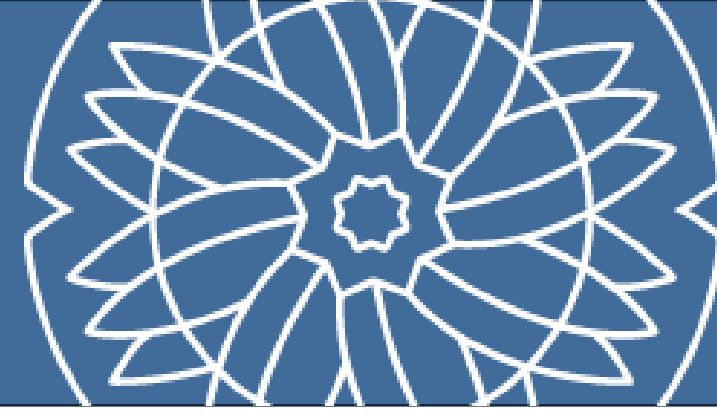
(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND

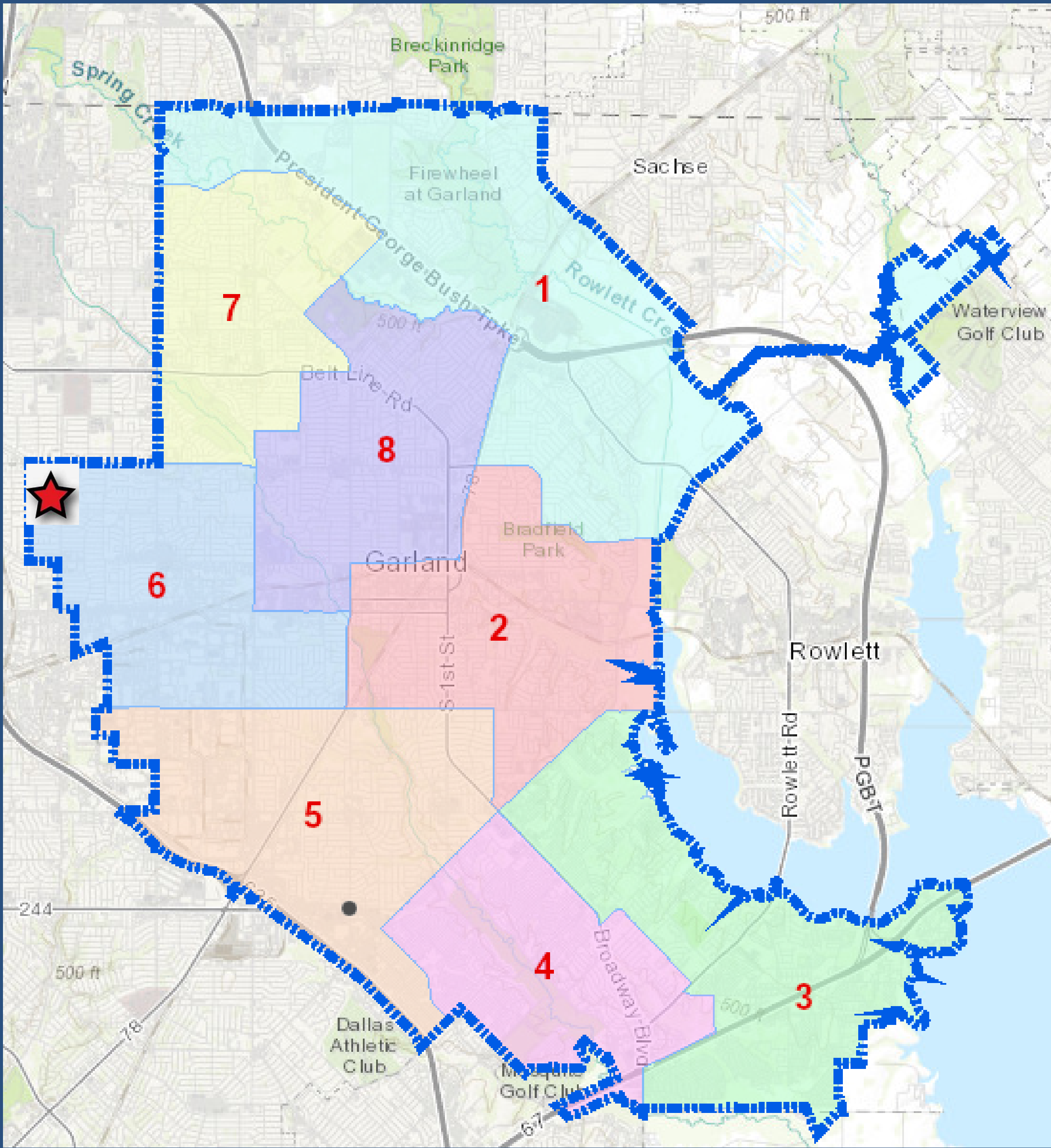
City Council

August 5, 2025



Request

The applicant requests a Planned Development District for a **Specific Use Provision (SUP)** for a **Kiosk, Self-Service: Retail ice, water, etc. use** on property zoned Community Retail.



Case Information

Location: 4550 W Buckingham Rd.

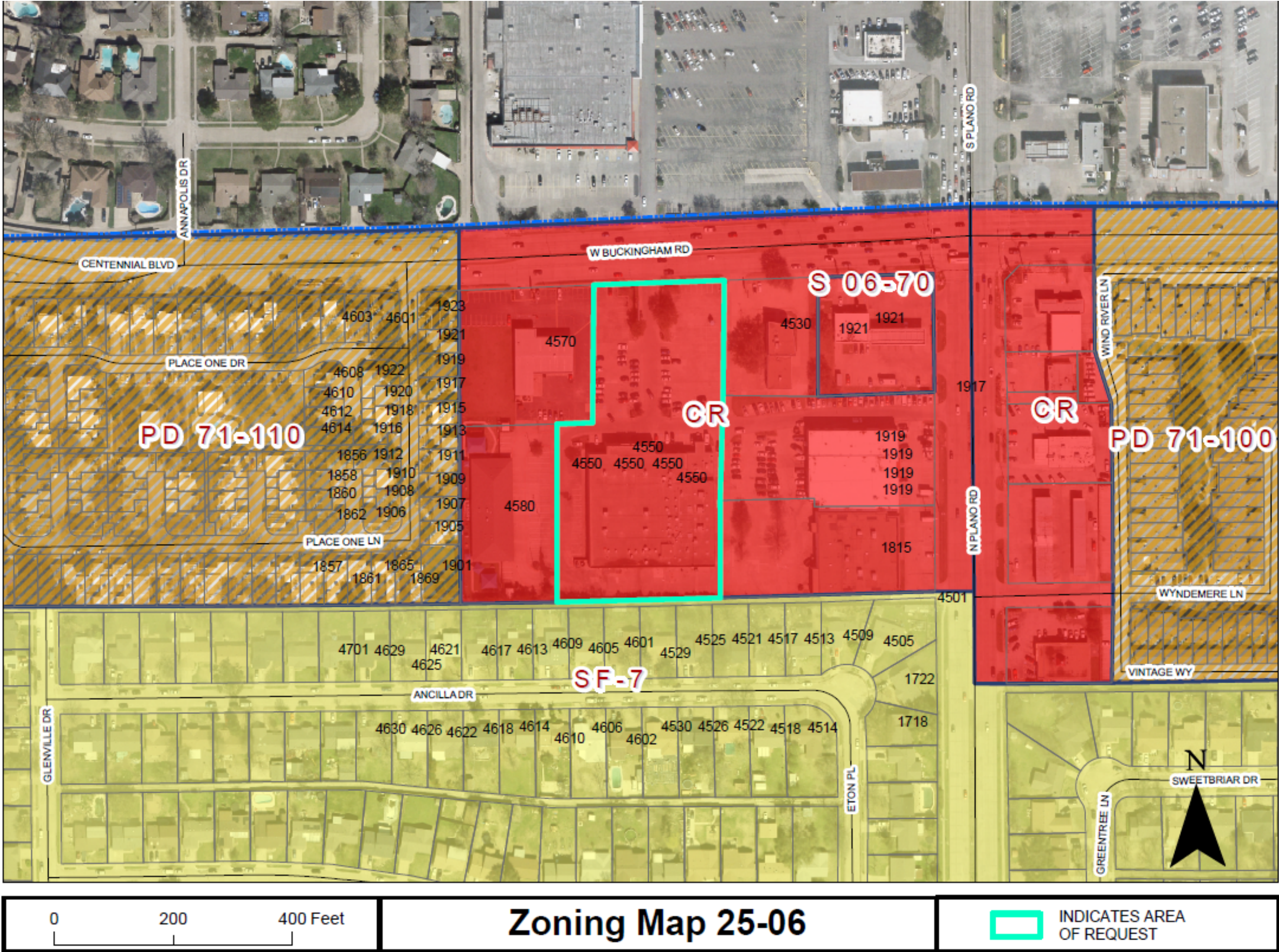
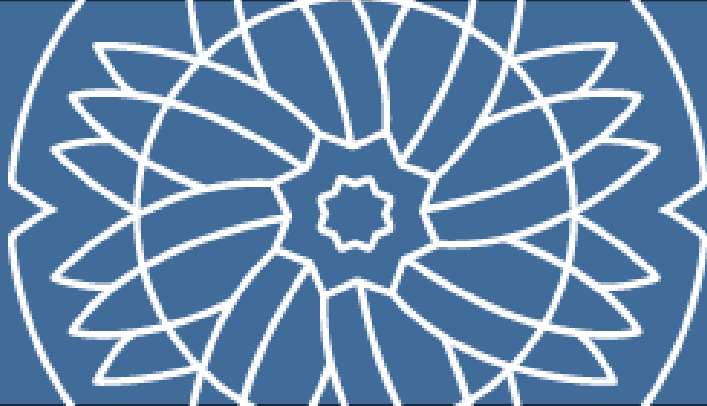
Applicant: Watermill Express

Owner: PRB Real Estate, LLC

Acreage: 3.052-Acres

Zoning: Community Retail (CR)

Location Map



4550 W Buckingham Rd

Comprehensive Plan



Neighborhood Centers



Description

Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas.

This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

Site Photos

4550 W Buckingham



View of site from Buckingham Road facing south



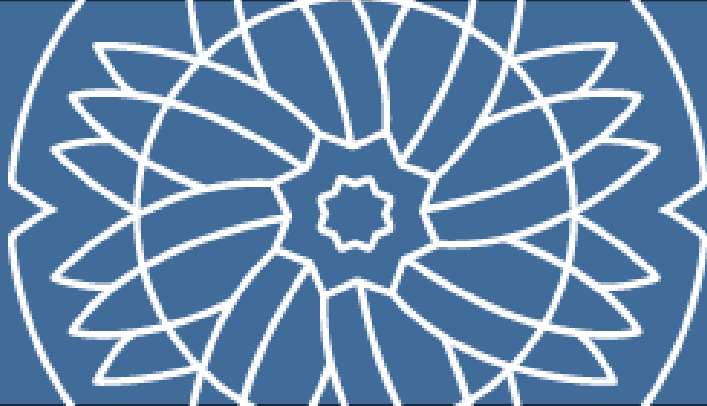
View of Buckingham Road facing east

More Site Photos



**View of Site's Entrance from
Buckingham Road**

Concept Plan



CASE # 241119-3,
ZONING: ZC 25-06

REFER TO A1 & A1.1 FOR
SITE DATA AND NOTES

LEGEND

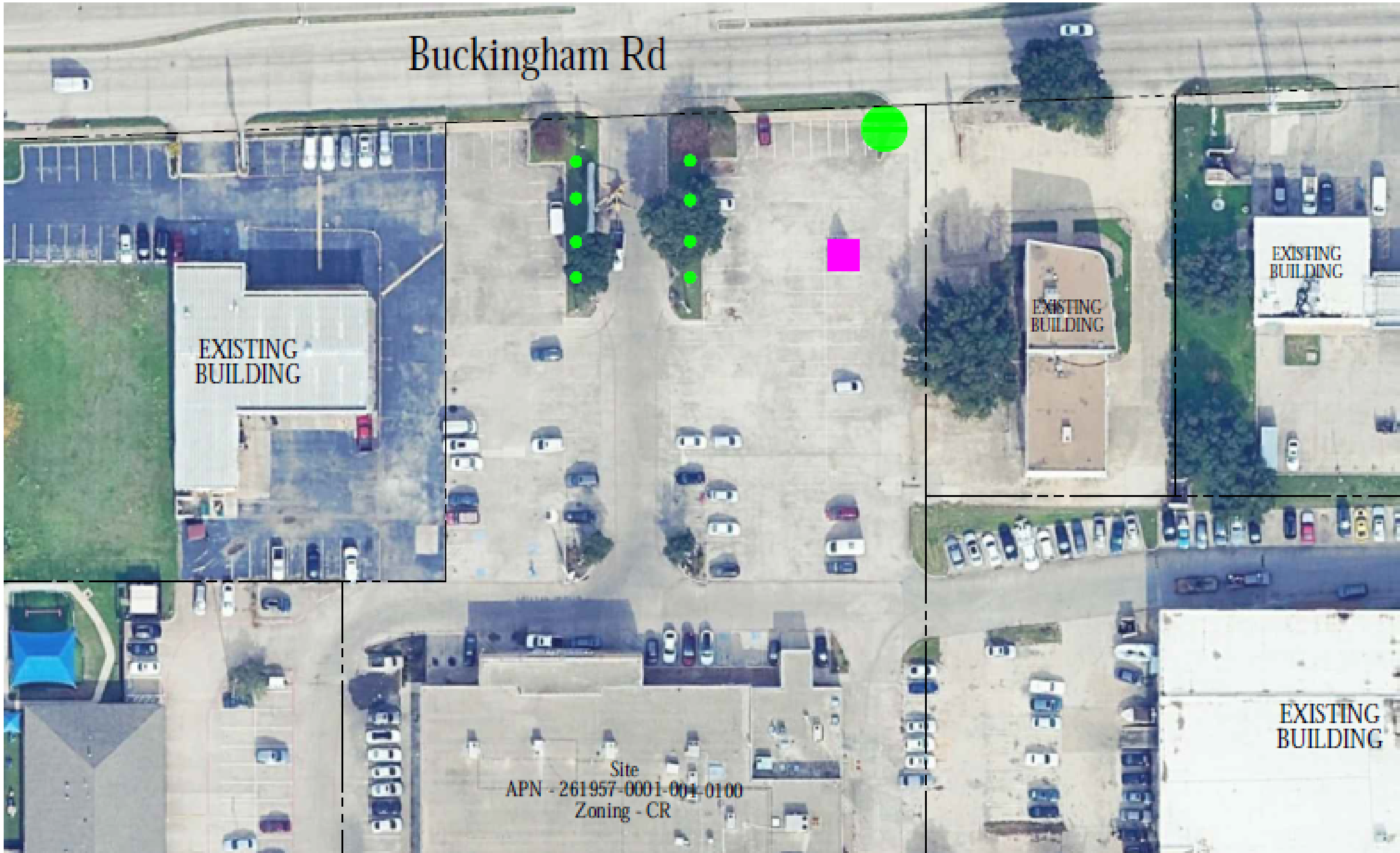
- PROPOSED WATERMILL
- PROPOSED TREE
- PROPOSED BUSH
- PROPERTY LINE

Shrub and tree coverage calculations are based solely on the landscape area within the property line and the defined scope of work.

The planter zone on the west side of the entry drive totals approximately 4,433 square feet. Within this area, 4 new shrubs in accordance with City of Garland's approved plant list are proposed. Each with an estimated mature spread of 4 feet in diameter (2-foot radius), equating to approximately 12.6 square feet of coverage per shrub. This results in a total coverage of approximately 50 square feet, or 1.13% of the planter area.

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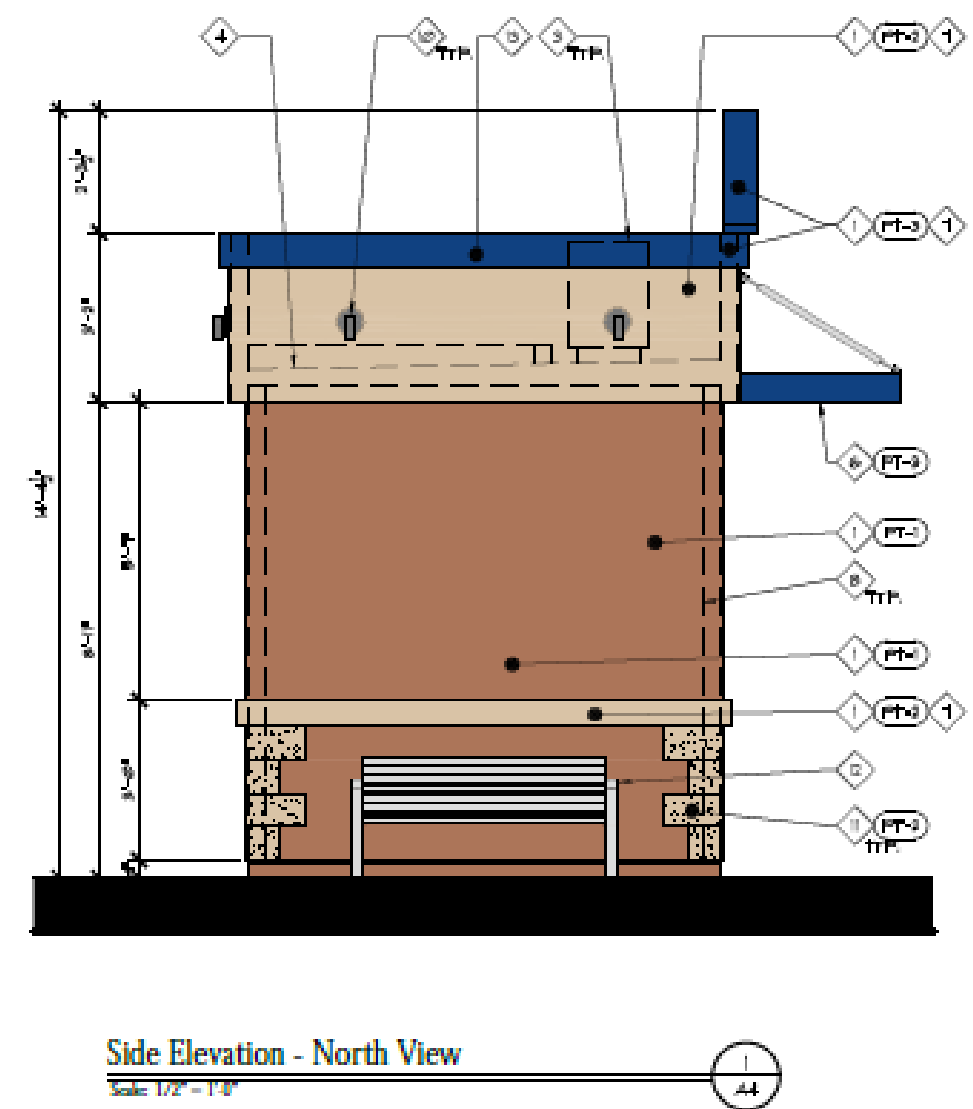
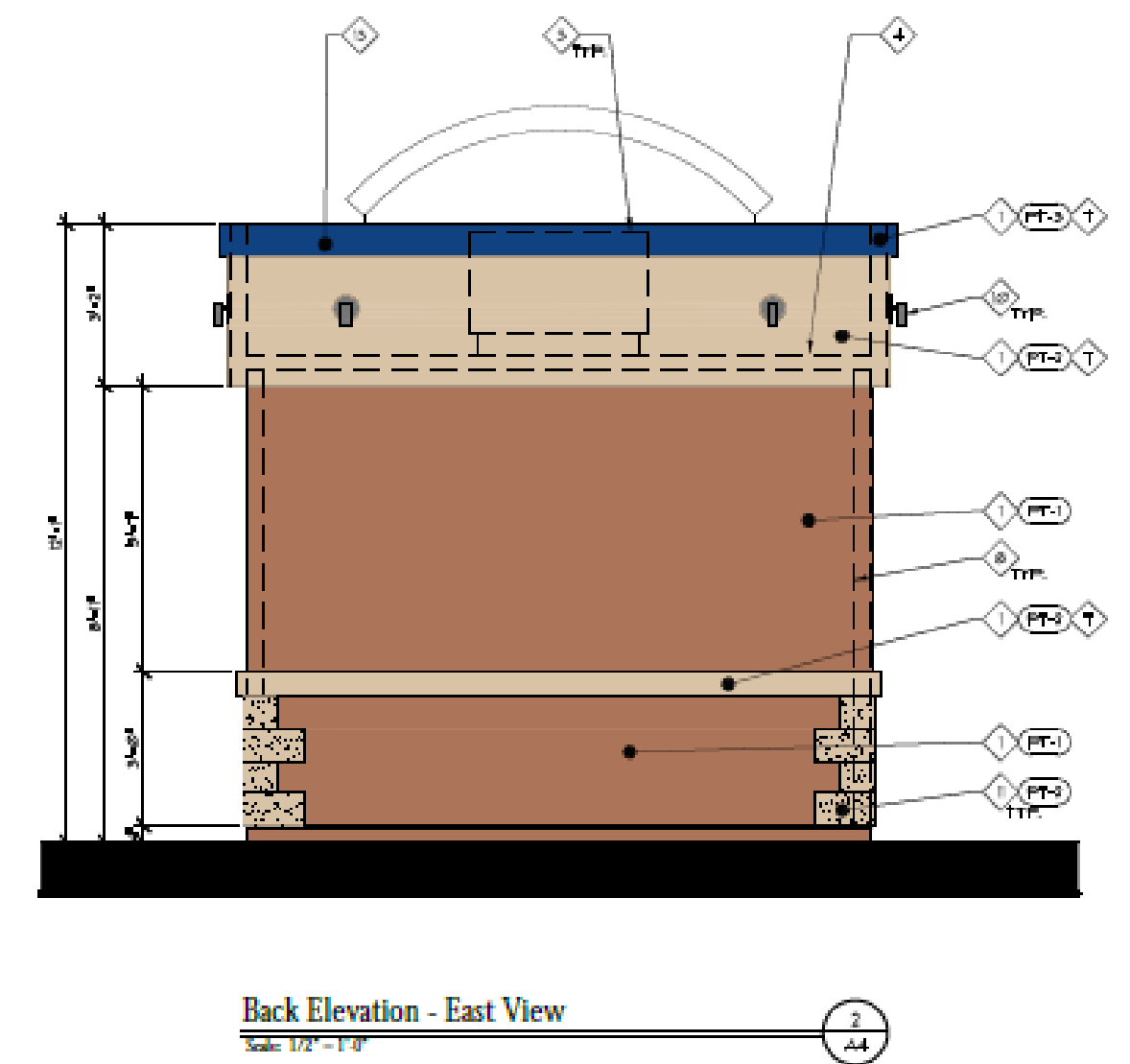
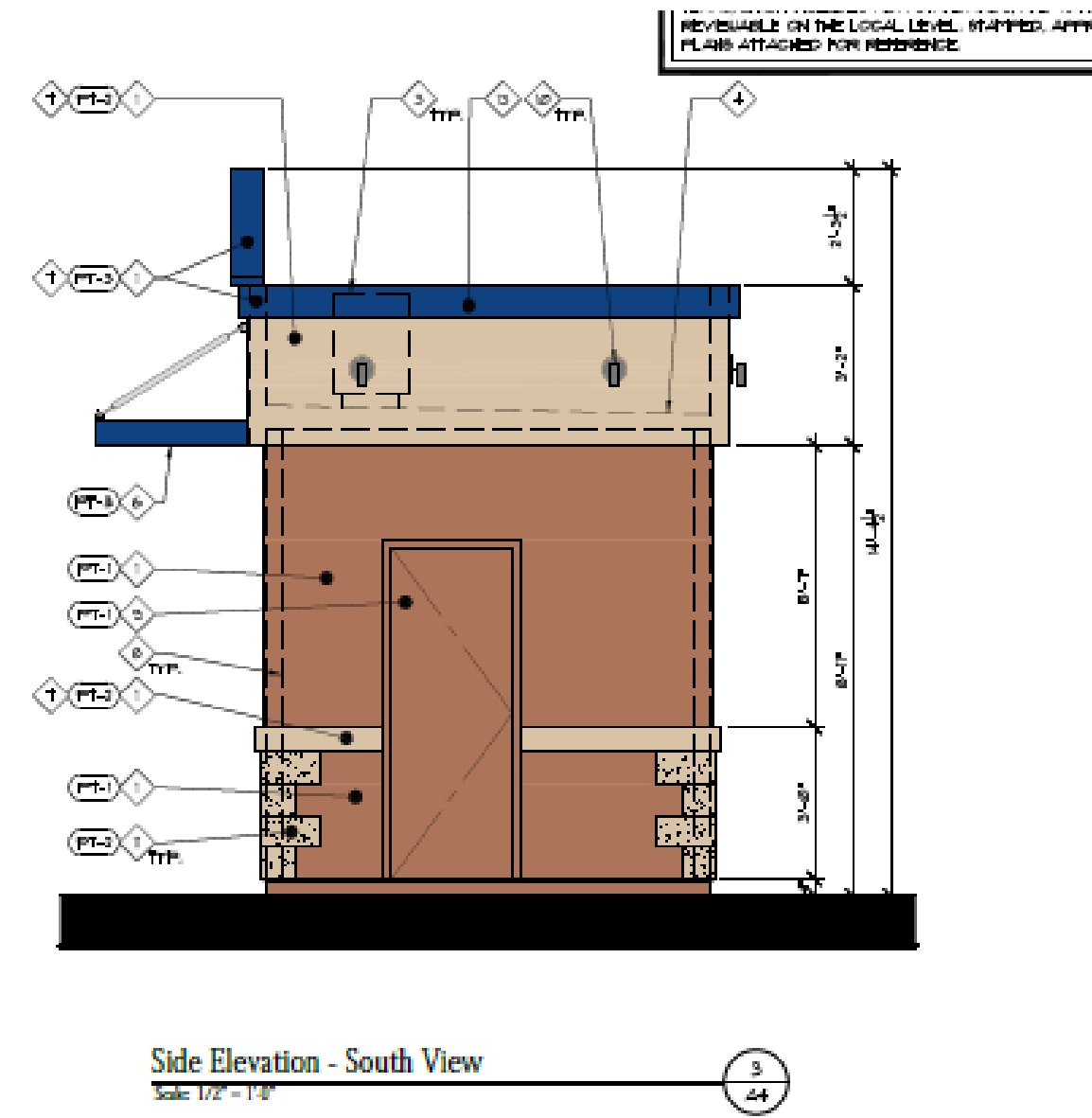
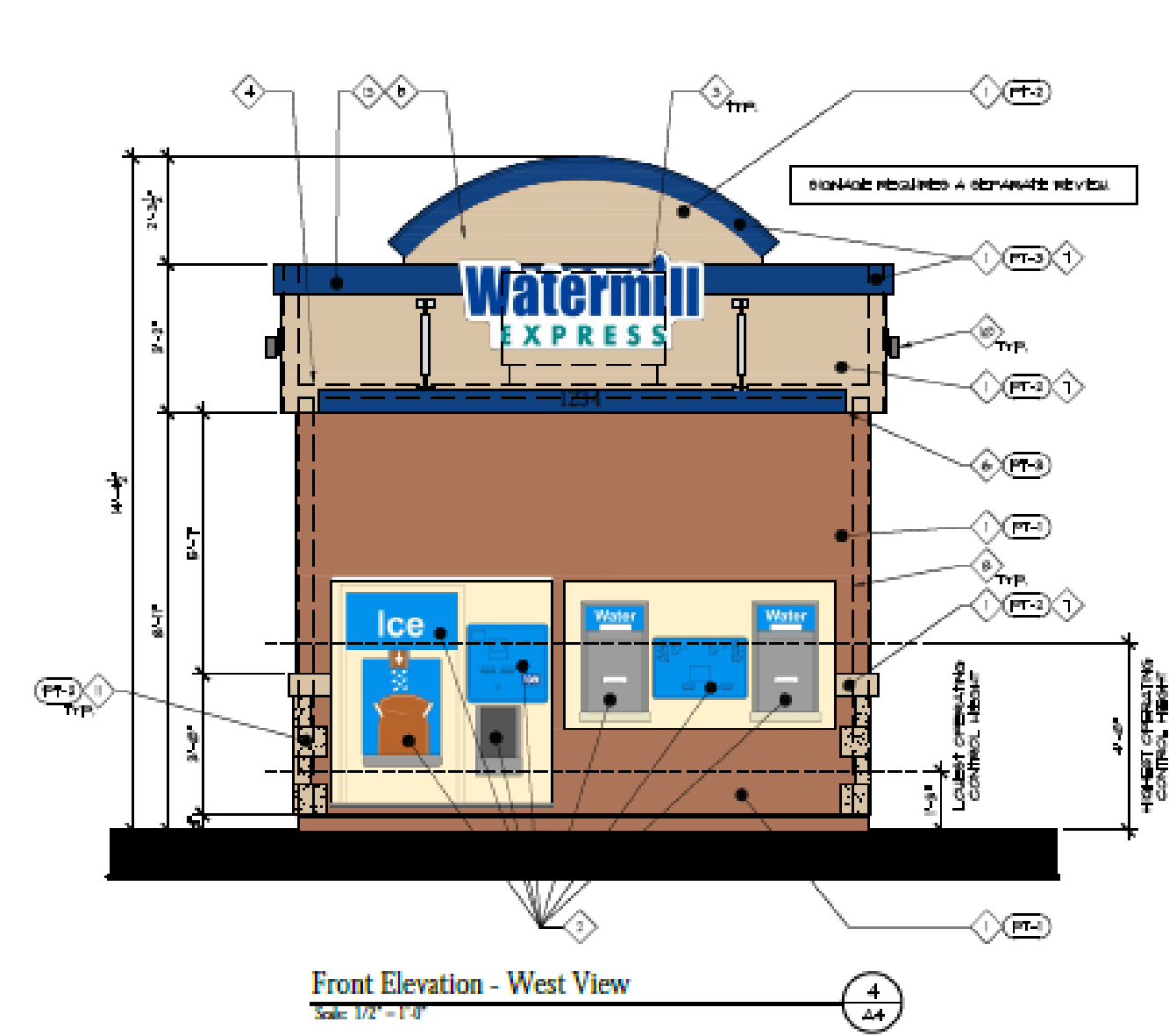
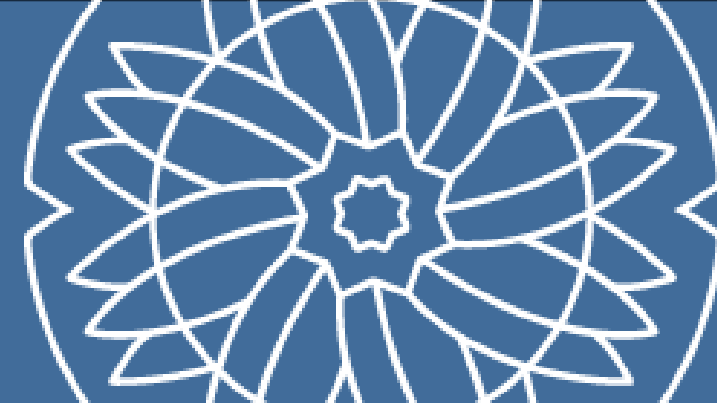
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Enlarged Conceptual Site Plan
Scale: 1/32" = 1' 0"



Concept Elevations

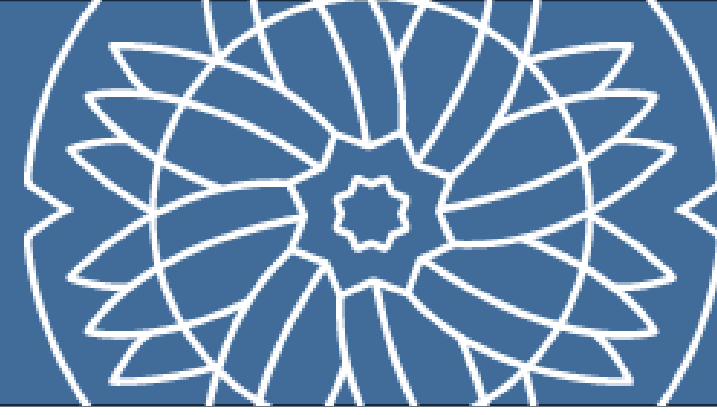




Applicant Request: An SUP for a Kiosk, Self-Service: Retail ice, water, etc. use for a 30 Year Time Period

The SUP Time Period Policy Guide recommends 10-15 years.

Additional Landscaping proposed.



Staff Recommendation: Approval for 15 years with additional landscaping

Plan Commission: Approval for 15 years with additional landscaping



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

9.f

Meeting Date: August 5, 2025

Title: Consider a request by Rashad Haiddar requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive in District 2.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building.

PLAN COMMISSION RECOMMENDATION

On July 14, 2025, with a seven (7) to one (1) vote, the Plan Commission recommended approval of 1) an approximately 30 square feet wall sign to be installed on the front of the building and 2) denial of the signage on the northeast side of the building to remain.

LOCATION

136 Lavon Drive

APPLICANT

Rashad Haiddar

OWNER

LRH Real Estate, LLC (Rashad Haiddar)

UPDATE

Per the applicant's request during the June 9 meeting, Plan Commission postponed the item to June 23. After the June 9 meeting, the applicant conveyed to staff that he would like to include the existing noncompliant signage that is on the side of the building to be considered with this variance request as well. Since the original notification did not include this extra signage, Staff has renotified the case. The applicant has not provided additional information concerning the area or dimensions of the signage on the northeast side of the building; therefore, staff could not perform an analysis of this request.

BACKGROUND

The building currently has a Certificate of Occupancy for Automobile Sales/ Automobile Repair, Minor uses in the Downtown District. The applicant applied for an approximately 76.5 square feet wall sign for the front of the building on November 22, 2022. The sign permit was denied because it was too large. The current approximately 102 square feet sign has since been installed. Chapter 7, Table 7-7 of the Garland Development Code (GDC) states that the "Maximum size is 30 square feet if located 12 feet or higher above grade; 10 square feet if less than 12 feet above grade." The installed sign is less than 12 feet above grade. Due to the application's deviation from the GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding wall signage, a Major Waiver is required through the public hearing process in order for the installed sign to remain on the building.

The applicant also applied for an approximately 55.2 square feet wall sign on the northeast side of the building on November 22, 2022, a permit that was also denied because the proposed sign was too large. The proposed wall sign area that was submitted in 2022 does not appear to be the sign that is currently installed on the building. The current signage area appears larger, although the dimensions are unknown. Chapter 7, Table 7-7 of the Garland Development Code (GDC) states that, "one wall-mounted sign, not exceeding 6 square feet in area, is permitted on any side or rear entrance that is open to the public. Such wall signs may only be lighted during the operating hours of business."

SITE DATA

The subject site is approximately 26,190 square feet. The front signage faces Lavon Drive and access to the site is from Lavon Drive and State Street

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Suburban Corridor (SC) sub-district of the overall Downtown (DT) District and is in the Automotive Overlay District. The Downtown Suburban Corridor sub-district allows for a variety of low-density commercial development, located between low-density residential and higher density Downtown sub-districts, and may include some mixed-use. The Automobile Repair, Minor use is permitted by right and the Automobile Sales use is permitted with a Specific Use Provision (SUP). This is a legal non-conforming use. The Major Waiver process is triggered due to the excess size of the wall signage.

CONSIDERATIONS

1. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the district.
2. Section 7.23 of the GDC states that: "The location, size, color, materials, and design of signs should be in keeping with the character of the Downtown district; Signage should be oriented primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the district;... Sign lettering should be simple, legible and appropriately proportioned for clear communication..."
3. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

The proposed major waiver would allow the sign to be approximately 10 times larger than the 10-square feet allowed in the Downtown district. These regulations encourage a pedestrian-scale streetscape and architectural character with visual stimuli appropriate for a walkable environment. The existing size of the

signage is disproportionately large and is not in keeping with the intention of the GDC's design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and west are also located in the Suburban Corridor (SC) sub-district of the Downtown (DT) district. There is an existing gas station and convenience store to the north and a beauty salon, smoke shop, and supply store to the west. The property to the east is zoned Heavy Commercial District with an Auto Repair use, and the property to the south is zoned Industrial District with a Major Auto Repair use.

STAFF RECOMMENDATION

Staff recommends denial of the request for the wall sign on the front as it is overwhelmingly large and does not meet the intent of the Downtown design standards. Staff recognizes that the allowed 10 square feet sign may be considered too small to attract intended customers and would be comfortable with a major waiver to allow a maximum of a 30 square feet wall sign.

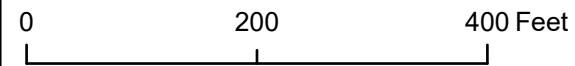
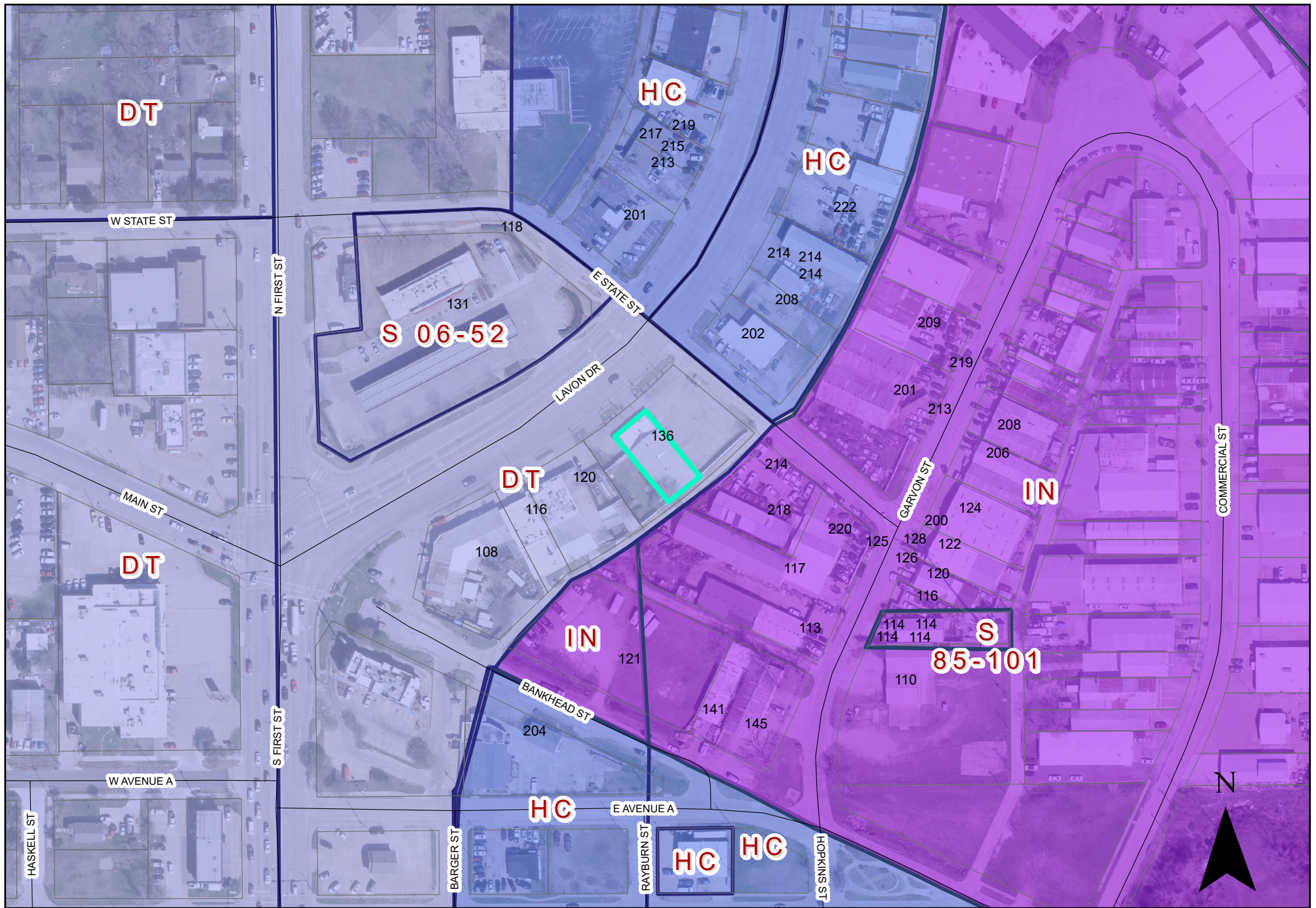
Staff recommends denial for the sign on the northeast side of the building as there is not enough information to perform an analysis of the request.

Background

Consideration / Recommendation

Attachments

- A. DD 25-02 LOCMAP
- B. DD 25-02 136 LAVON 2 Exhibits from 2022
- C. DD 25-02 136 LAVON 3
- D. DD 25-02 Pictures of Site
- E. DD 25-02 R&M
- F. DD 25-02 CC Responses
- G. DD25-02 Staff Presentation



Downtown Development 25-02

 INDICATES AREA OF REQUEST

136 Lavon Dr



XXXXXXXXXX















View of site facing southwest up close to the signage



View of site facing southeast up close to the signage



View of Site from Lavon

REPORT & MINUTES

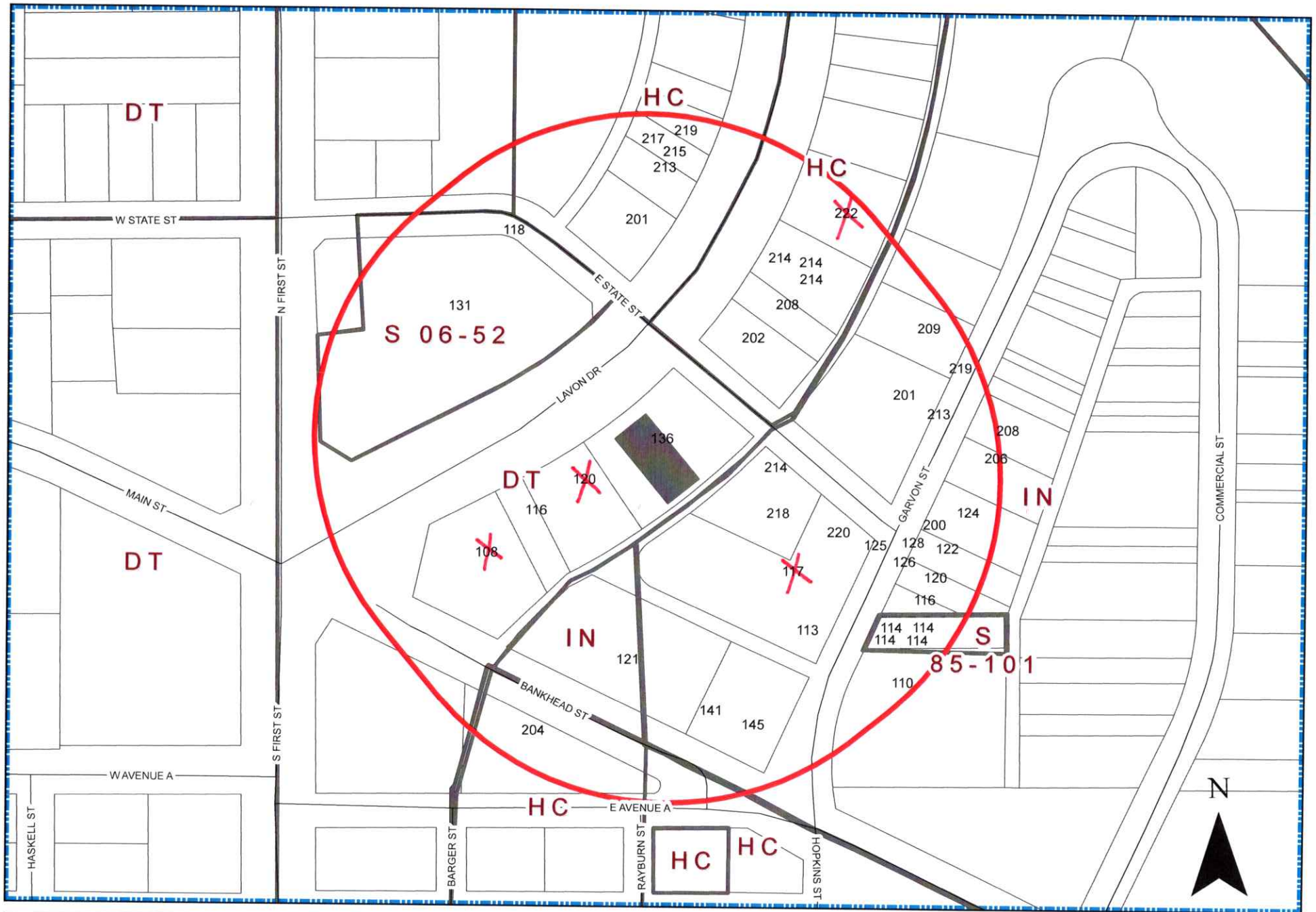
P.C. Meeting, July 14, 2025

2e. APPROVED Consideration of the application of **Jared Trozzo**, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road. (District 5) (File Z 25-07)

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Jared Trozzo, 930 West Centerville Road, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to approve the application as presented with a Specific Use Provision (SUP) for the commercial blood/plasma and to the kiosk/trailer category. Seconded by Commissioner Abell. Motion carried: 8 Ayes, 0 Nays.



0 200 400 Feet

Downtown Development 25-02

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

136 Lavon Dr

Comment Form

Case DD 25-02

DD 25-02 Rashad Haiddar. The applicant requests a "Major Waiver" to the Downtown Sign Standards to allow an installed wall sign that is larger than the maximum allowed area to remain on the building. The site is addressed as 136 Lavon Drive. (District 2) (see included map)

DD 25-02 Rashad Haiddar. El solicitante pide una "Exención Mayor" de los Estándares de Señales del Centro para permitir que un letrero mural instalado que es más grande que el área máxima permitida permanezca en el edificio. La ubicación es 136 Lavon Drive. (Distrito 2) (ver mapa incluido)

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

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Esmeralda Gonzalez Warehouse manager

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.)

117 Acun St

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

Garland

City, State / Estado de la Ciudad / Thành bang

TX 75040

Zip Code / Código postal / Mã B u Qhính

Esmeralda Gonzalez

Signature / Firma / Chữ ký

6-3-2025

Date / Fecha / Ngày

Comment Form Continued – Case DD 25-02

The statements below reflect my (our) opinion regarding the proposed request(s).

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

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

I believe we should all respect the businesses around us, even if we are in the same line of work it should not matter what race or background we come from. Placing a sign that is larger than normal will attract more attention and could negatively affect other nearby businesses. In the future, others may also want to install bigger signs and this could create an ongoing problem.

Comment Form

Case DD 25-02

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Billie Coates

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.)

117 Garvon St

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Garland

City, State / Estado de la Ciudad / Thành bang

Texas 75040

Zip Code / Código postal / Mã B u Chính

Billie Coates

Signature / Firma / Ch ữ ký

6/2/25

Date / Fecha / Ngày

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Case DD 25-02**

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All Businesses deserve equal visibility and respect, no matter their type or who owns them.

Allowing one business to install a sign larger than the standard size create unfair competition. This could lead others to do the same, resulting in visual clutter and potential conflict between businesses in the area.

Comment Form

Case DD 25-02

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UNION PAINT & BODY SHOP, 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.)

817 LAVON DRIVE

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Xius Torres

Signature / Firma / Chữ ký

06/04/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ

Comment Form

Case DD 25-02

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Kathy Vanciel, Property Owner, Business Owner - Payless Tire, Inc.

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.)

108 Lavon Dr

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Kathy Vanciel

Signature / Firma / Chữ ký

June 5, 2025

Date / Fecha / Ngày

Comment Form

Case DD 25-02

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Kathy Vanciel, Property Owner

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

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120 Lavon DR

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Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Kathy Vanciel

Signature / Firma / Chữ ký

June 5, 2025

Date / Fecha / Ngày

Comment Form

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J+M USED Cars / Alex Sullivan

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

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222 Lavon Hwy

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

6-7-25

Date / Fecha / Ngày

Comment Form Continued – Case DD 25-02

The statements below reflect my (our) opinion regarding the proposed request(s).

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

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

We've Followed The Sign Laws For 37 ~~Years~~ Years.
And Someone Can't just come in and Demand
Different Because he wants and because he has money.

Kathy Vanciel, Payless Tire, Inc @ 108 Lenon Dr
Cell Ph: 972-989-5983
Vanciel@paylesstire.net

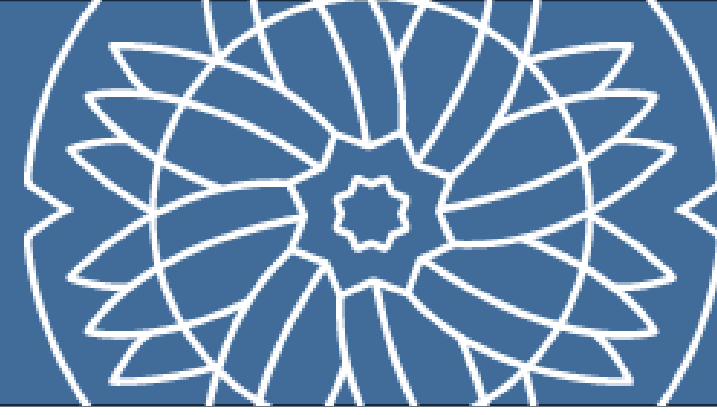
- For nearly 50 years Payless Tire has been owned by the same family, at the same location, on the edge of downtown Garland. We have complied with the current sign ordinance as have all of our neighbors.
- Mr. Haiddar has repeatedly demonstrated complete disregard for the city of Garland and the city code. Even though he was told by Mr. Jerry Trotter, City of Garland code inspector, that his tire display could not be positioned any further than 5ft from his building, Mr. Haiddar continues to display his tires as close to Hwy 78 as he wishes even disrupting the sightline for oncoming traffic from State St which is incredibly dangerous.
- With the same disregard that he held for the code compliance officer's instructions, Mr. Haiddar did not pull a permit for his signage and put up the signage anyway and is now requesting a variance in the City of Garland's Sign Ordinance that no one else in the surrounding businesses has the same advantage of.
- He demonstrates the same disrespect for the City of Garland and his neighbors. Although I am one of his neighbors, I am not the only business being negatively impacted by his behaviors.
- In summary, I would like to ask the City of Garland City Council to **DENY** Mr. Haiddar's request for a variance in the current City of Garland Sign Ordinance. Thank you.



GARLAND

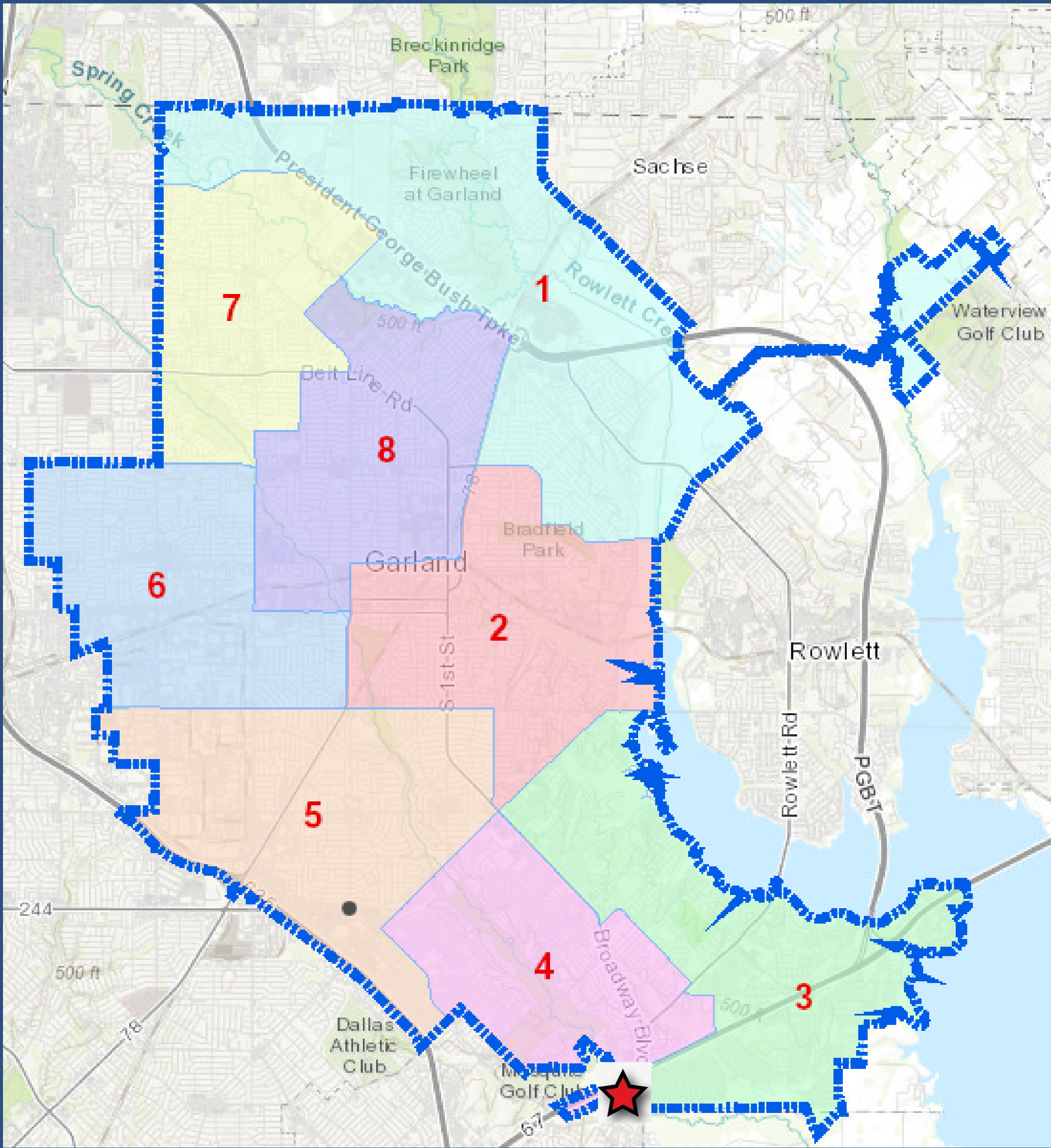
City Council

August 5, 2025



Request

The applicant requests a **Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building.**



Case Information

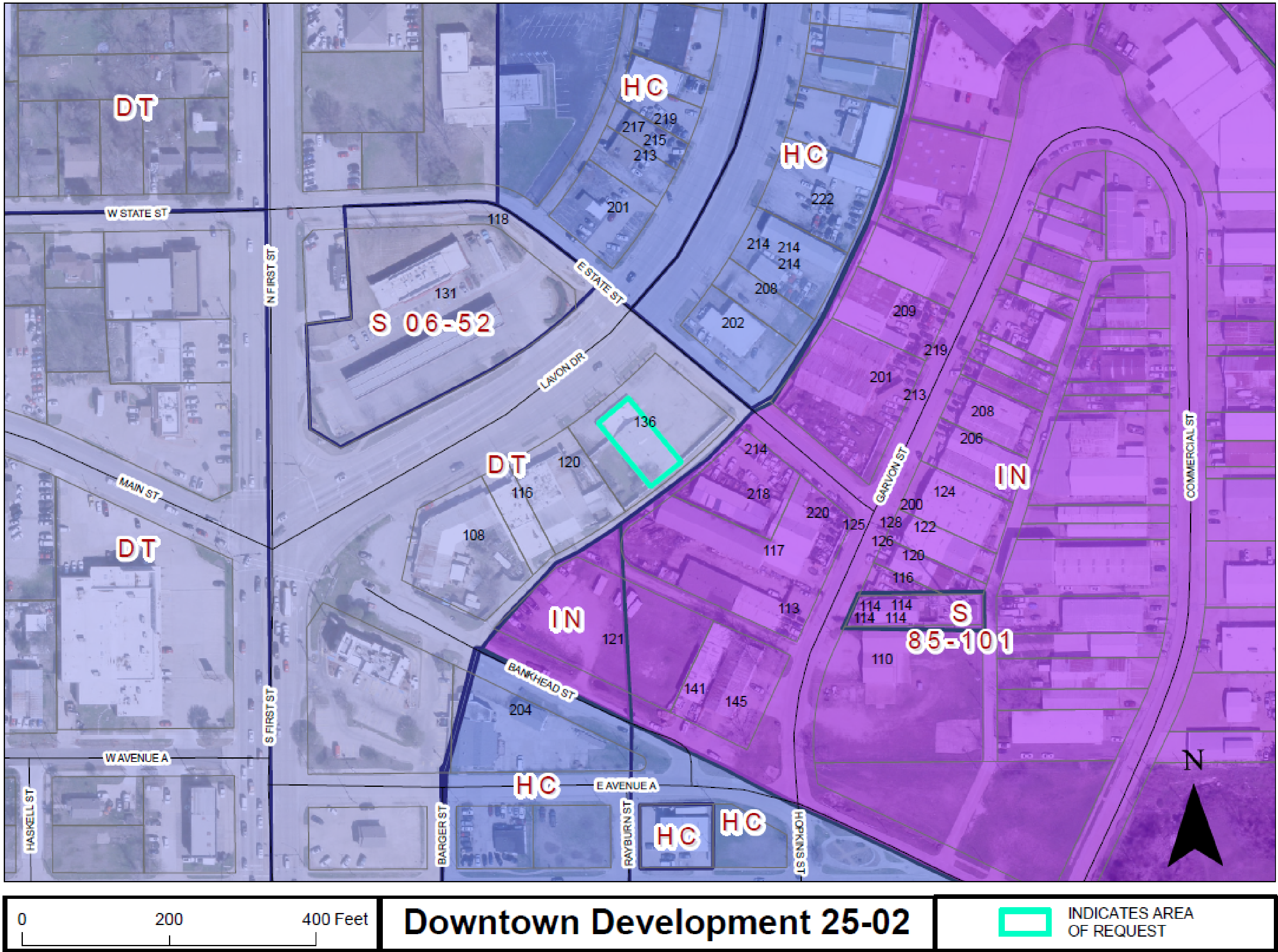
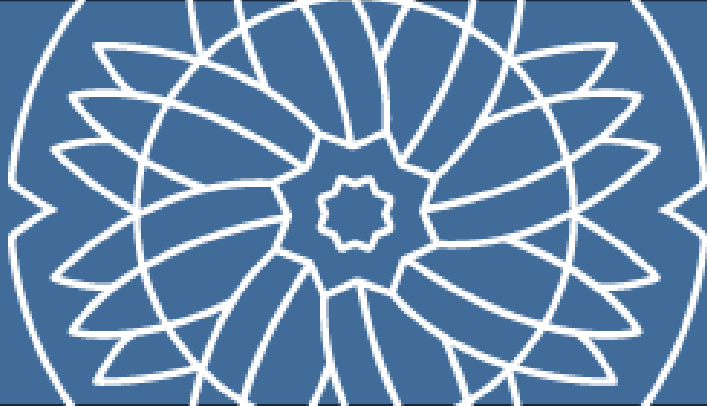
Location: 136 Lavon

Applicant: Rashad Haiddar

Owner: LRH Real Estate, LLC (Rashad Haiddar)

Zoning: Downtown District, Downtown, Suburban Corridor

Location Map



Comprehensive Plan



Business Center

Description

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Site Photos

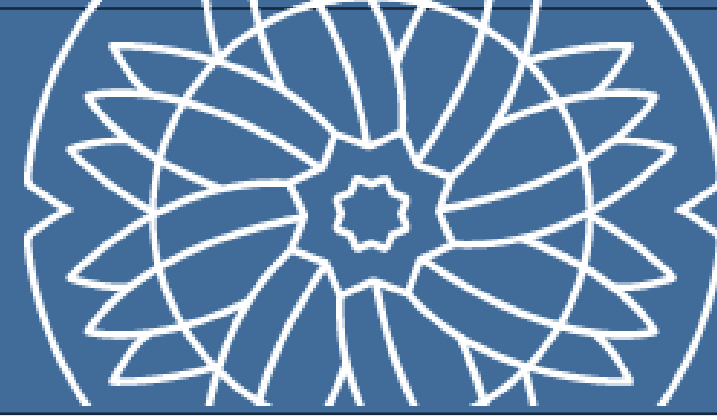
136 Lavon



Site Photo

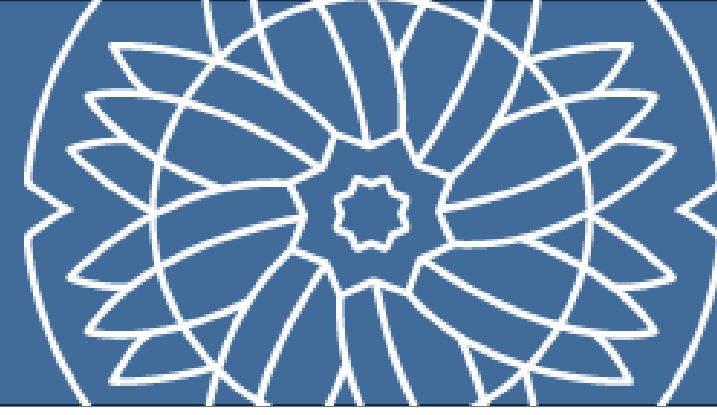
136 Lavon





Approximately 102 SF sign on the front

Large sign on the northeast side of the building



Staff Recommendation: Staff recognizes that the allowed 10 square feet sign may be considered too small to attract intended customers and would be comfortable with a major waiver to allow a maximum of a 30 square feet wall sign.

Denial for the second sign on the side.

Plan Commission Recommendation: Concur with Staff's recommendation



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: August 5, 2025

Title: Citywide Appointment

- Christie Fuentes, Animal Services Advisory Committee

Submitted by:

**Strategic Focus
Area:**

Issue / Summary

Consider approval of the appointment of Christie Fuentes to the Animal Services Advisory Committee.

Background

There became a vacancy on the Animal Services Advisory Committee. Council is requested to consider the appointment of Christie Fuentes to the Committee.

Consideration / Recommendation

Approve the appointment of Christie Fuentes to the Animal Services Advisory Committee.

Attachments

A. Christie Fuentes



Application for City of Garland Boards and Commissions

First Name:	Christie	Last Name:	Fuentes
Address:	3201 Earhart Dr	Apt./Suite:	
City:	Carrollton	State:	TX
		Zip Code:	75006
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Not a resident	Length of Garland residency (in years)?
			10+ years
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Animal Services Committee	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
I have worked in the animal field for over 25 years. This includes 16 years at the SPCA of Texas and almost 3 years at the Garland Animal Shelter.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
N/A			
List civic or community projects with which you have been involved.			
I have fostered for the SPCA of Texas and Garland Animal Shelter.			
What is your educational background?			
I have my GED and am a certified Animal Cruelty and Equine Investigator.			
Referred by:	Art Munoz	District:	N/A



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: