



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
November 6, 2018
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.
BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the October 16, 2018 Regular Meeting.
2. Consider approval of the following bids:
 - a. Duck Creek Wastewater Treatment Plant Standby Generator Project Bid No. 0034-19

Gupta & Associates, Inc.	\$344,036.00
Optional Contingency	<u>38,500.00</u>
TOTAL:	\$382,536.00

This request is to provide Professional Engineering Services for the design and installation of a centralized standby electric generator at the Duck Creek Wastewater Treatment Plant and includes an Optional Contingency for any additional work that may be required. The addition of a standby generator was recommended in the 2016 Wastewater Treatment Master Plan.

b. New Data Center Location Bid No. 0059-19

RagingWire \$102,840.00

This request is to approve RagingWire as the City of Garland's primary data center.

c. Magne Grip Exhaust Capture System Upgrade Bid No. 0073-19

Clean Air Concepts \$169,955.45

This request is to upgrade the Magne Grip Exhaust Capture System that is used to limit exposure to motor exhaust fumes at the fire stations.

d. Water and Wastewater Sand Pit Cover Bid No. 0075-19

Custard Construction Services \$109,471.68

Optional Contingency 20,000.00

TOTAL: \$129,471.68

This request is to construct a sand pit cover for the Water and Wastewater Departments. Heavy rain causes the sand and base materials to be unusable for days or weeks, delaying crews from completing assigned tasks. An Optional Contingency is included for any additional work that may be required.

e. Annual Software Maintenance for GP&L Computer Systems Bid No. 0087-19

SHI Government Solutions \$251,997.85

This request is for the renewal of annual maintenance support for Microsoft EA, backup application, anti-virus, and other security and malware applications.

f. Olinger Power Plant Electric Station Air Compressor Replacement Bid No. 1120-18

Quincy Compressor, LLC \$117,730.00

This request is for the replacement of two air compressors at the Olinger Power Plant.

g. GP&L Apollo Substation Duct Line Construction Bid No. 1080-18

Tri-Con Services, Inc.	\$675,000.00
Optional Contingency	<u>67,500.00</u>
TOTAL:	\$742,500.00

This request is for the construction of underground electrical distribution feeder duct lines and conduit improvements for the Apollo Substation. Construction will include all labor, equipment, and specified materials. This construction is part of the approved Apollo Substation Rebuild CIP project. An Optional Contingency is included for any additional work that may be required.

h. Data Center Infrastructure Replacements Bid No. 0106-19

EST Group	\$1,775,815.00
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This request is to purchase IT infrastructure replacement equipment for data center computers and storage hardware.

i. TMPA Gibbons Creek to Keith Switch Reconfiguration Construction Bid No. 0996-18

Southwest Power Corporation	\$158,144.29
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This request is for transmission line reconstruction to correct a clearance problem between the Gibbons Creek to Keith Switch line and the Gibbons Creek to Twin Oaks line.

j. Network Infrastructure Replacements Bid No. 0103-19

Presidio Networked Solutions Group, LLC	\$240,699.43
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This request is to purchase replacement Cisco IT network infrastructure equipment for the new Data Center Migration for RagingWire, City Hall and EMIT Centers.

k. Street Replacement Project - Martindale and Blue Creek Drives Bid No. 1127-18

DDM Construction Corporation	\$1,692,913.50
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This request is for the reconstruction of the existing concrete streets - Martindale Drive (Ridgecove Drive to Kerry Lane) and Blue Creek Drive (Ridgecove Drive to Kerry Lane).

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

a. **Zoning File No. Z 18-34, Spiars Engineering, Inc. (District 6)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.470-acre tract of land zoned Planned Development (PD) District 89-30 for Community Retail Use and located at 617 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; a Savings Clause, and a Severability Clause; and providing an effective date.

b. **Zoning File No. Z 18-36, Via Bayou, Inc. (District 3)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins and 3) a Detail Plan for Recreational Vehicle Park on approximately 13.8 acres of land located at 1233 I-30 Freeway; and 3926, 4004, and 4213 Zion Road; providing for conditions, restrictions and regulations; providing for 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; a Savings Clause, and a Severability Clause; and providing an effective date.

4. **Consider by minute action approving the contract with SDC DFW VII, L.P. for the purchase of the land for the construction of the Campbell Road Switching Station.**

At the October 15, 2018, GP&L presented a request for approval of a contract to purchase land for a new transmission switching station in response to an ONCOR Electric Delivery Company LLC (ONCOR) formal request to Garland Power & Light (GP&L) for a 138kV transmission point of delivery to allow ONCOR to serve a customer facility (STREAM Data Centers), as well as additional load in their service territory. City Council has previously been briefed on and has approved the zoning change for the property intended for the ONCOR substation and G&PL point of delivery.

- 5. Consider by minute action the attached Policy for Public Comments at Parks and Recreation Board Meetings.**

At the October 15, 2018 Work Session, Council considered the attached Policy, which proposes the addition of a citizen comment period to the Board's agenda. Currently, the agenda of the Parks and Recreation Board does not include a public comment item for individuals wishing to address the Board.

- 6. Consider a resolution authorizing the Home Improvement Incentive Program Policy to encourage homeowners to make improvements to the exterior of their home, inspiring surrounding homeowners to reinvest in their properties and increasing competitive draw of Garland neighborhoods.**

At the September 4, 2018 Work Session, Council considered a Home Improvement Incentive program for homeowners that make external improvements to their homes.

- 7. Consider an ordinance amending Chapter 26, "Police-Miscellaneous", of the Code of Ordinances of the City of Garland, Texas; prohibiting fireworks within the city limits; providing a definition of fireworks; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

At the October 15, 2018 Work Session, Council considered approving the amendment to Chapter 26, Police-Miscellaneous, of the Code of Ordinances which adds a subsection to prohibit fireworks.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

- 8. Hold a public hearing regarding the Thoroughfare Plan Update - Zion Road**

At the October 15, 2018 Work Session, Council considered amending the Thoroughfare Plan to include the extension of Zion Road to the IH 30 Frontage Road as shown in Exhibit A.

9. Hold a public hearing on:

- a. Consider the application of the City of Garland, requesting approval of a Change in Zoning from Planned Development (PD) 77-8 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses. (File No. Z 18-40, District 4)**

The subject properties are located in the area generally known as "The Triangle"; that is extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road. The existing zoning (Planned Development ordinance) requires that for any change to the site improvements (buildings, landscaping, parking as examples), a Detail Plan that incorporates a comprehensive site plan of all of the properties within The Triangle be approved through a public hearing. The proposed Change of Zoning is intended to relieve this burden of including all of "The Triangle" properties for such site improvements, thus allowing for possible parcel-by-parcel redevelopment when requested.

Additionally, the proposed Change of Zoning is intended to recognize the existing Community Retail uses along the frontage of Broadway Boulevard with a base zoning of Community Retail (CR) District, and to consider Residential zoning along Robin Road with base Single-Family-7 (SF-7) District.

5. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Member Robert John Smith

- Jim Hope - Senior Citizen's Advisory Committee

10. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

11. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City

Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 11/06/2018

Item Title: Minutes October 16

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the October 16, 2018 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes October 16

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, October 16, 2018 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	Rich Aubin
	Council Member	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Robert Vera
	Deputy Mayor Pro Tem	Scott LeMay
	Council Member	Robert Smith

STAFF PRESENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

ABSENT:	Deputy Mayor Pro Tem	Scott LeMay
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CEREMONIALS: Mayor Dodson presented a proclamation to Suzanna Sulfstede, Senior Source Ombudsman, proclaiming October 2018 to be Residents' Rights month in Garland, Texas.

CALL TO ORDER: The meeting was called to order by Mayor Dodson.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Dodson read those items into the record. Motion was made by Council Member Nickerson to approve the Consent Agenda as presented, seconded by Council Member Gibbons, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 3, 4, 5 and 6. Motion carried, 8 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the October 1, 2018 Regular Meeting.

2a. APPROVED** Bid No. 1162-18 awarded to Corporate Floors in the amount of \$131,155.16, which includes an optional contingency of \$7,000, for a total bid of \$138,155.16 for Granville Performing Arts Center Carpet Replacement.

This request is to provide and install new carpet in the Granville Arts Center, which was last replaced in 2002 and is now showing stains and wear. An optional contingency is included for any additional work that may be required.

2b. APPROVED**

Bid No. 1239-18 awarded to Siddons-Martin Emergency Group in the amount of \$1,350,696 for the Replacement of an Aerial Fire Truck.

2c. APPROVED**

Bid No. 6008-16 awarded to Tri-Con Services, Inc. in the amount of \$1,000,000 for Concrete Finish Work.

This request is to provide additional funding for replacement or repair of concrete paving and structures throughout the city.

2d. APPROVED**

Bid No. 0012-19 awarded to Caterpillar, Inc. in the amount of \$457,933 for the purchase of a Caterpillar RM300 Rotary Mixer.

2e. APPROVED**

Bid No. 0010-19 awarded to Kimley-Horn & Associates, Inc. in the amount of \$179,000 for Stroud Lane Engineering and Surveying Services.

This request is to provide professional engineering and surveying services, including detailed construction plans, for the reconstruction of Stroud Lane from Valley Mills Drive to Chestnut Place.

2f. APPROVED**

Bid No. 0018-19 awarded to Altec Industries, Inc. in the amount of \$137,705 for a Replacement Bucket Truck for GP&L.

This request is for the purchase of an Altec Articulating Telescopic Aerial Device, 2019 Ford F-550 chassis, and all necessary electrical components and chassis accessories.

3. APPROVED**

Minute action approving the 2018-19 GCACI budget, the sub-grant recipients, and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

At the October 15, 2018 Work Session, Council considered approving the 2018-19 budget of the Garland Cultural Arts Commission, Inc. (GCACI), sub-grant recipients, and authorized the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

4. APPROVED**

Minute action authorizing the City Manager to enter into an agreement for services with Vision Energy Consultants, Inc.

Garland Power & Light is requesting an extension of the agreement for services provided by Vision Energy Consultants, Inc. to provide management consulting services to the City.

5. APPROVED**

Resolution No. 10360 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a deed without warranty; and providing an effective date.

At the October 1, 2018 City Council Work Session, Council was briefed on the potential sale of property at 517 Parker Circle. The City of Garland has received an unsolicited offer from Mr. Marco Garcia related to the purchase of City owned property obtained through a 2015 Sheriff's Sale. The City Council accepted the offer and sold the property to Mr. Garcia. This property has been held by the City of Garland since 2015 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

6. APPROVED**

Resolution No. 10361 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a deed without warranty; and providing an effective date.

At the October 1, 2018 City Council Work Session, Council was briefed on the potential sale of property at 1510 High Meadow Drive. The City of Garland has received an

unsolicited offer from Mr. Marco Garcia related to the purchase of City owned property obtained through a 2010 Sheriff's Sale. Council accepted the offer and sold the property to Mr. Garcia. This property has been held by the City of Garland since 2010 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

ITEMS FOR INDIVIDUAL CONSIDERATION

7. APPOINTED

Bond Study Committee Appointment

In accordance with the City Charter, Article X – Section 3, the Council consider an appointment to the Bond Study Committee.

Council Member placed the following name into nomination:

- Terri Chepregi

A vote was cast and the nomination was approved with 8 ayes, 0 nays.

8. APPROVED

Request for Development Assistance from Revolving Kitchen – Dallas

Council considered a development incentive request from Revolving Kitchen – Dallas for a partial rebate of applicable Real Estate (RE) and Business and Personal Property (BPP) tax required of a proposed new commercial project for a specific period of time and a rebate of applicable Development Fees up to a maximum amount.

The staff report was presented by David Gwin, Economic Development Director. There was no additional discussion by the Council. A motion was made by Council Member Vera to approve the request, seconded by Mayor Pro Tem Aubin. Motion carried 8 ayes, 0 nays.

9. APPROVED

Request for Development Assistance from Plastipak Packaging, Inc.

Council considered a development incentive request from Plastipak Packaging, Inc. for a partial rebate of applicable Business and Personal Property (BPP) tax required of a proposed expansion project for a specific period of time.

The staff report was presented by David Gwin, Economic Development Director. There was no additional discussion by the Council. A motion was made by Council Member Vera to approve the request, seconded by Mayor Pro Tem Aubin. Motion carried 8 ayes, 0 nays.

10a. APPROVED

Consider the application of Spiars Engineering, Inc., requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 89-30 for Community Retail Use. This property is located at 617 North Jupiter Road. (File No. Z 18-34, District 6)

BEING a 0.470-acre tract of land situated in the W. Barnes Survey, Abstract No. 78, City of Garland, Dallas County, Texas, and being a portion of a Lot 3, Block A, Cedar Crest Park No. 1, Second Section, according to the plat recorded in Volume 663, Page 1329, Map Records, Dallas County, Texas. Approval of the request would allow the applicant to build and operate a restaurant/coffee shop with a drive-through.

The staff report was presented by Josue De la Vega, Development Planner. Speaker on this item was David Bond, applicant. There was discussion by the Council. Motion was made by Council Member Vera to approve the application, seconded by Council Member Smith. Motion carried 8 ayes, 0 nays.

10b. APPROVED

Consider the application of Via Bayou Inc., requesting approval of 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for

Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins and 3) a Detail Plan for Recreational Vehicle Park. This property is located at 1233 I-30 Freeway; and 3926, 4004, and 4213 Zion Road. (File No. Z 18-36, District 3)

Being approximately a 12.8151-acre tract of land situated in the Rebecca Bateman Survey, Abstract No. 89 and in the James Loving Survey, Abstract No. 791, in the City of Garland, Dallas County, Texas, and being that same tract of land conveyed to W. R. Evans, Jr. and wife, Evelyn E. Evans by deed recorded in Volume 164, Page 886, of the Deed Records of Dallas County, Texas, SAVE & EXCEPT those tracts of land conveyed for right-of-way by virtue of Warranty Deed filed 04/03/1947, recorded in Volume 2805, Page 580, Real Property Records, Dallas County, Texas and by virtue of Special Warranty Deed filed 10/28/2008, recorded in cc# 20080344086, Real Property Records, Dallas County, Texas; and an approximately 1.016 acre tract of land being Lot 1, Block 1 of the Via Bayou Addition, in the City of Garland, Dallas County recorded in cc# 201700005569, Real Property Records, Dallas County, Texas. Approval of the request would allow the applicant to develop a Recreational Vehicle Resort (recreational vehicle park) with recreational vehicle sites, cabins, a leasing/office/manager building, clubhouse building and amenities.

The staff report was presented by Will Guerin, Director of Planning and Rick Vasquez, Assistant City Manager. Speakers on this item were: Craig Turner, applicant. Speaker in favor of the application was Stephen Stanley. Speakers in opposition to the application were: Donna Cordoba, Patricia Berka, Ed M. Polkinhorn, Kevin Brooks and Geri Cook-Lenahan. The following persons submitted a position in writing opposing the application, but did not testify: Dale Graham, Paul Graham, Deborah R. McDaniel, Steve McDaniel and Pamela Rucker. There was discussion by the Council. Motion was made by Council Member Nickerson to

approve the application as indicated in the documents, seconded by Council Member Vera. Motion carried 6 ayes, 0 nays (Council Members Gibbons and Aubin).

11. APPOINTED

The following name was placed in nomination, a vote was cast to approve the appointment with 8 ayes, 0 nays.

Council Member David Gibbons

- Ross Montelbano – TIF #3

12. CITIZEN COMMENTS: Stephen Donald

13. ADJOURN

There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 9:27 p.m.

CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: 11/06/2018

Item Title: Duck Creek Wastewater Treatment Plant Standby Generator Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 0034-19

Purchase Justification:

This request provides Professional Engineering Services for the design and installation of a centralized standby electric generator at the Duck Creek Wastewater Treatment Plant and includes an Optional Contingency for any additional work that may be required. The addition of a standby generator was recommended in the 2016 Wastewater Treatment Master Plan.

Evaluation:

Gupta & Associates, Inc., was selected as the Most Qualified firm for this project from a short list of engineering firms evaluated and ranked by published criteria in RFQ 0767-18.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gupta & Associates, Inc.	All	\$344,036.00
Optional Contingency		38,500.00
TOTAL:		\$ 382,536.00

Basis for Award: Most Qualified

Purchase Requisition #: 40581

Fiscal Impact

Total Project/Account: \$2,183,944
Expended/Encumbered to Date: 237,851
Balance: \$1,946,093
This Item: 382,536
Proposed Balance: \$1,563,557
Account #: 235-4239-3402700-7101
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page WW19

Budget Director Approval: Ron Young

Approval Date: 10/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/23/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: 11/06/2018

Item Title: New Data Center Location

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0059-19

Purchase Justification:

This request is to approve RagingWire as the City of Garland's primary data center. The City will also have redundant locations at the Police Department and the IT Facility. This is a 120-month agreement that will be billed annually. The financial impact will be \$1,174,545.60 for the initial 120-month contract. Expenditures will not exceed appropriated funds. The City and RagingWire may choose to continue to renew the agreement annually as long as the services are still required. Subsequent renewals do not require additional City Council approval. Funding was approved as part of the Disaster Recovery Project.

Evaluation:

RagingWire is located within the city limits of Garland and is the only data center that has access to the City's existing private fiber.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	RagingWire	Year 1	\$102,840.00
		TOTAL:	\$102,840.00

Basis for Award: Sole Source

Purchase Requisition #: 40630

Fiscal Impact

Total Project/Account: \$521,400
Expended/Encumbered to Date: 245,175
Balance: \$276,225
This Item: 102,840

Proposed Balance: \$173,385
Account #: 415-4599-2335317-9029
Fund/Dept/Project – Description and Comments:
IT Project Fund / Datacenter Disaster Recovery

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: Pages B-65 and C-58

Budget Director Approval: Ron Young Approval Date: 10/25/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: 11/06/2018

Item Title: Magne Grip Exhaust Capture System Upgrade

Submitted By: Mark Lee, Fire Chief

Bid Number: 0073-19

Purchase Justification:

This request is to upgrade the Magne Grip Exhaust Capture System that is used to limit exposure to motor exhaust fumes at the fire stations. The upgrade will be compatible with the most recent technology systems used in emergency response vehicles and apparatus.

Evaluation:

Clean Air Concepts is the Sole Source distributor for the Magne Grip Exhaust Capture System.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Clean Air Concepts	All	\$169,955.45
TOTAL:		\$169,955.45

Basis for Award: Sole Source

Purchase Requisition #: 40570

Fiscal Impact

Total Project/Account: \$169,955
Expended/Encumbered to Date: 0
Balance: \$169,955
This Item: 169,955
Proposed Balance: \$0
Account #: 692-1399-1211000-9002
Fund/Dept/Project – Description and Comments:

Public Safety CIP / Fire Health & Safety Equipment

The City's cash reserves will be used to fund this capital request for immediate implementation by the Fire Department, and a reimbursement certificate will be issued allowing the reserve to be replenished in May 2019 when Certificates of Obligation are issued to fund this request and the remainder of the 2019 CIP.

The project will upgrade the current exhaust capture infrastructure at fire stations to work in conjunction with the most recent technologies and systems in emergency response vehicles and apparatus. This project will assist in the health and safety of Firefighters and limit exposures to motor exhaust in fire stations.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: N/A

Budget Director Approval: Ron Young

Approval Date: 10/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/23/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: 11/06/2018

Item Title: Water and Wastewater Sand Pit Cover

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0075-19

Purchase Justification:

This request is to construct a sand pit cover for the Water and Wastewater Departments. Heavy rain causes the sand and base materials to be unusable for days or weeks, delaying crews from completing assigned tasks. An Optional Contingency is included for any additional work that may be required.

Evaluation:

The construction of the cover will be provided by Custard Construction Services through the TIPS Cooperative Purchasing Contract 1012116.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Custard Construction Services	All	\$109,471.68
Optional Contingency		20,000.00
TOTAL:		\$129,471.68

Basis for Award: Cooperative Purchase

Purchase Requisition #: PR 40642

Fiscal Impact

Total Project/Account: \$250,000

Expended/Encumbered to Date: 0

Balance: \$250,000

This Item: 129,472

Proposed Balance: \$120,528

Account #: 220-4049-3023900-9002 & 230-4149-3218900-9002

Fund/Dept/Project – Description and Comments:

Water CIP Fund 220 / Sand Pit Cover
Wastewater Collection CIP Fund 230 / Sand Pit Cover

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Pages W17 and WW16

Budget Director Approval: Ron Young

Approval Date: 10/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/23/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: 11/06/2018

Item Title: Annual Software Maintenance for GP&L Computer Systems

Submitted By: Jeff Janke, Administration

Bid Number: 0087-19

Purchase Justification:

This request is for the renewal of annual maintenance support for Microsoft EA, backup application, anti-virus, and other security and malware applications. These agreements will also provide data replication application, monitoring/reporting applications and mail archiving applications on GP&L's computer network.

Evaluation:

Items 1-6 as identified on the Bid Recap are available from SHI Government Solutions through the Department of Information Resources Cooperative Purchasing Contract DIR-TSO-3480. The remaining items were solicited to Historically Underutilized Businesses (HUBs) in accordance with Purchasing procedures. No HUB responses were received; therefore, these items are being awarded to SHI Government Solutions.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	SHI Government Solutions	All	\$251,997.85
		TOTAL:	\$251,997.85

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40605

Fiscal Impact

Total Project/Account:	\$318,010
Expended/Encumbered to Date:	6,845
Balance:	\$311,165
This Item:	251,998

Proposed Balance: \$59,167
Account #: 211-3141-7121

Fund/Dept/Project – Description and Comments:

Electric Operating Fund 211 - Renewal of annual maintenance support for Microsoft Enterprise Agreement and other software applications for backups, anti-virus, and other security and malware applications, as well as data replication, monitoring/reporting, and mail archiving applications.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: Page D-61

Budget Director Approval: Ron Young Approval Date: 10/26/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: 11/06/2018

Item Title: Olinger Power Plant Electric Station Air Compressor Replacement

Submitted By: Jeff Janke, Administration

Bid Number: 1120-18

Purchase Justification:

This request is for the replacement of two air compressors at the Olinger Power Plant. The plant control systems require a steady supply of compressed air for operations, and the current compressors are approximately fifty years old. The new compressors will have updated computerized control systems for increased efficiency and reliability. These compressors are being purchased as part of the approved Olinger Station Air Compressor CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two bids were received and evaluated based on the published criteria of price, completion of bid, experience, safety, equipment, and site visit. Air Power Sales and Service did not submit all of the required bid documents and did not include installation in their pricing, deeming their bid non-responsive. Quincy Compressor, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Quincy Compressor, LLC	All	\$117,730.00
TOTAL:		\$117,730.00

Basis for Award: Best Value

Purchase Requisition #: 39861

Fiscal Impact

Total Project/Account: \$325,000

Expended/Encumbered to Date: 0

Balance: \$325,000
This Item: 117,730
Proposed Balance: \$207,270
Account #: 215-3449-3159401-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Production - This request is for the replacement of two air compressors at the Olinger Power Plant.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page E08

Budget Director Approval: Ron Young

Approval Date: 10/26/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/24/2018

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: 11/06/2018

Item Title: GP&L Apollo Substation Duct Line Construction

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 1080-18

Purchase Justification:

This request is for the construction of underground electrical distribution feeder duct lines and conduit improvements for the Apollo Substation. Construction will include all labor, equipment, and specified materials. This construction is part of the approved Apollo Substation Rebuild CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five bids were received and evaluated based on the published criteria of price, experience, qualifications, equipment and safety. Tri-Con Services, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Tri-Con Services, Inc.	All	\$675,000.00
	Optional Contingency		67,500.00
		TOTAL:	\$742,500.00

Basis for Award: Best Value

Purchase Requisition #: 40373

Fiscal Impact

Total Project/Account:	\$6,725,000
Expended/Encumbered to Date:	2,475,152
Balance:	\$4,249,848
This Item:	742,500
Proposed Balance:	\$3,507,348

Account #: 215-3299-3162901-7111 & 210-3799-3177201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Distribution Lines - Underground - 215-3299-3162901-7111
and Substations Upgrades - 210-3799-3177201-7111 = \$742,500

This request is for the construction of underground electrical distribution feeder duct lines and conduit improvements as part of the Apollo Substation Rebuild CIP project and includes an Optional Contingency for any additional work that may be required.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Pages E09 & E10

Budget Director Approval: Ron Young

Approval Date: 10/26/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: 11/06/2018

Item Title: Data Center Infrastructure Replacements

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0106-19

Purchase Justification:

This request is to purchase IT infrastructure replacement equipment for data center computers and storage hardware.

Evaluation:

This equipment is available from EST Group, through the Department of Information Resources Cooperative Purchasing Contract DIR-TSO-2634.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
EST Group	All	\$1,775,815.00
TOTAL:		\$1,775,815.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40682

Fiscal Impact

Total Project/Account: \$2,186,261
Expended/Encumbered to Date: 287,523
Balance: \$1,898,738
This Item: 1,722,603
Proposed Balance: \$176,135
Account #: Various (See below)
Fund/Dept/Project – Description and Comments:

IT Fund / Infrastructure Services: 411-4515-7101
IT Replacement Fund / Citywide: 413-4511-9029
IT Replacement Fund / Police: 413-1211-9029
IT Project Fund / SCADA Security Improvements: 415-4599-2334116-9029
IT Project Fund / Datacenter Disaster Recovery: 415-4599-2335317-9029
IT Project Fund / Project Infrastructure - FY 2016-17: 415-4599-2335617-9029
IT Project Fund / Project Infrastructure - FY 2017-18: 415-4599-2336718-9029
IT Project Fund / Project Infrastructure - FY 2018-19: 415-4599-2340219-9029
IT Project Fund / VNX SAN Replacement: 415-4599-2340919-9029

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	Operating Budget
Fiscal Year:	2018-19
Document Location:	Pages B-65, C-58, C-59, and D-85

Budget Director Approval:	Ron Young	Approval Date: 10/25/2018
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 10/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.i.

Meeting Date: 11/06/2018

Item Title: TMPA Gibbons Creek to Keith Switch Reconfiguration Construction

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0996-18

Purchase Justification:

This request is for transmission line reconstruction to correct a clearance problem between the Gibbons Creek to Keith Switch line and the Gibbons Creek to Twin Oaks line. This is part of the TMPA Gibbons Creek to Keith Switch Reconfiguration CIP project and expenses will be reimbursed at 100%.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One bid was received and evaluated based on the published criteria of price, experience, qualifications, equipment and safety. Southwest Power Corporation received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Southwest Power Corporation	All	\$158,144.29
TOTAL:		\$158,144.29

Basis for Award: Best Value

Purchase Requisition #: 40186

Fiscal Impact

Total Project/Account:	\$260,000
Expended/Encumbered to Date:	35,259
Balance:	\$224,741
This Item:	158,145
Proposed Balance:	\$66,596

Account #: 215-3542-3126001-7111

Fund/Dept/Project – Description and Comments:

Electric CIP Fund 215 / Transmission Lines - This project is part of the TMPA Gibbons Creek to Keith Switch Reconfiguration Project, and expenses will be reimbursed at 100%.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 10/26/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.j.

Meeting Date: 11/06/2018

Item Title: Network Infrastructure Replacements

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0103-19

Purchase Justification:

This request is to purchase replacement Cisco IT network infrastructure equipment for the new Data Center Migration for RagingWire, City Hall and EMIT Centers.

Evaluation:

This equipment is available from Presidio Networked Solutions Group, LLC, through the Department of Information Resources Cooperative Purchasing Contract DIR-TSO-4167.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Presidio Networked Solutions Group, LLC	All	\$240,699.43
TOTAL:		\$240,699.43

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40687

Fiscal Impact

Total Project/Account: \$2,581,380
Expended/Encumbered to Date: 1,580,369
Balance: \$1,001,011
This Item: 240,699
Proposed Balance: \$760,312
Account #: 413-4511-9029; 413-4511-6011; and
415-4599-2335317-9029

Fund/Dept/Project – Description and Comments:

IT Replacement Fund / Citywide
IT Project Fund / Datacenter Disaster Recovery

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: Pages B-65, C-58, and C-59

Budget Director Approval: Ron Young

Approval Date: 10/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/24/2018

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.k.

Meeting Date: 11/06/2018

Item Title: Street Replacement Project - Martindale and Blue Creek Drives

Submitted By: Steve Oliver, Streets Director

Bid Number: 1127-18

Purchase Justification:

This request is for the reconstruction of the existing concrete streets - Martindale Drive (Ridgecove Drive to Kerry Lane) and Blue Creek Drive (Ridgecove Drive to Kerry Lane). The project also includes the installation of new water and sanitary sewer mains in Blue Creek Drive and a new water main in Martindale Drive.

Evaluation:

A request for bids was issued in accordance with the Purchasing procedures. Thirteen (13) bids were received and evaluated with DDM Construction Corporation submitting the lowest bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DDM Construction Corporation	All	\$1,692,913.50
TOTAL:		\$1,692,913.50

Basis for Award: Straight Low Bid

Purchase Requisition #: 40398

Fiscal Impact

Total Project/Account:	\$25,757,444
Expended/Encumbered to Date:	11,615,885
Balance:	\$14,141,559
This Item:	1,692,914
Proposed Balance:	\$12,448,645
Account #:	220-4049-3019200-9214, 230-4149-3215700-9305, & 831-4693-7111

Fund/Dept/Project – Description and Comments:

Water CIP Fund / Relocation of Mains Prior to Paving - \$284,920

Wastewater CIP Fund / Relocation of Mains Prior to Paving - \$246,543

Infrastructure (Streets) Operating Fund / Construction - \$1,161,451

PR 40398 was originally approved in FY 2017-18 for the Infrastructure (Streets) Operating Budget and will roll forward into the FY 2018-19 Operating Budget as part of an upcoming Budget Amendment to be presented to City Council at a future date.

Attachments

Bid Recap 1 of 3

Bid Recap 2 of 3

Bid Recap 3 of 3

Fiscal Reference:

Budget Type:

Fiscal Year: 2018-19

Document Location:

Budget Director Approval:

Approval Date: 10/26/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/25/2018

[illegible]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.a.

Meeting Date: 11/06/2018

Item Title: Z 18-34 Spiars Engineering, Inc. (District 6)

Submitted By: Nabiha Ahmed, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-34 Spiars Engineering, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-34 Ordinance

Z 18-34 Exhibit A

Z 18-34 Exhibit B

Z 18-34 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH ON A 0.470-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 89-30 FOR COMMUNITY RETAIL (CR) USE AND LOCATED AT 617 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; A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 24th day of September, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Restaurant, Drive-Through by **Spiars Engineering, 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 Garland Development Code would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.470-acre tract of land zoned Community Retail (CR) District and located at 617 North Jupiter 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 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 Exhibit B 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 Exhibit B of 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.

ZONING FILE NO. Z 18-34

PASSED AND APPROVED this _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-34

Being a tract of land situated in the W. Barnes Survey, Abstract No. 78, City of Garland, Dallas County, Texas, and being a portion of a Lot 3, Block A, Cedar Crest Park No. 1, Second Section, according to the plat recorded in Volume 663, Page 1329, Map Records, Dallas County, Texas (MRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the west line of Jupiter Road, from which the northeast corner of said Lot 3 bears N 00°03'00" W, 306.19 feet;

THENCE S 00°03'00" E, 143.65 feet along the west line of Jupiter Road;

THENCE S 89°57'00" W, 142.67 feet;

THENCE N 00°03'00" W, 143.65 feet;

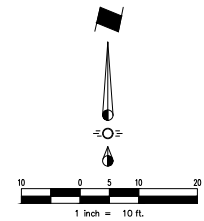
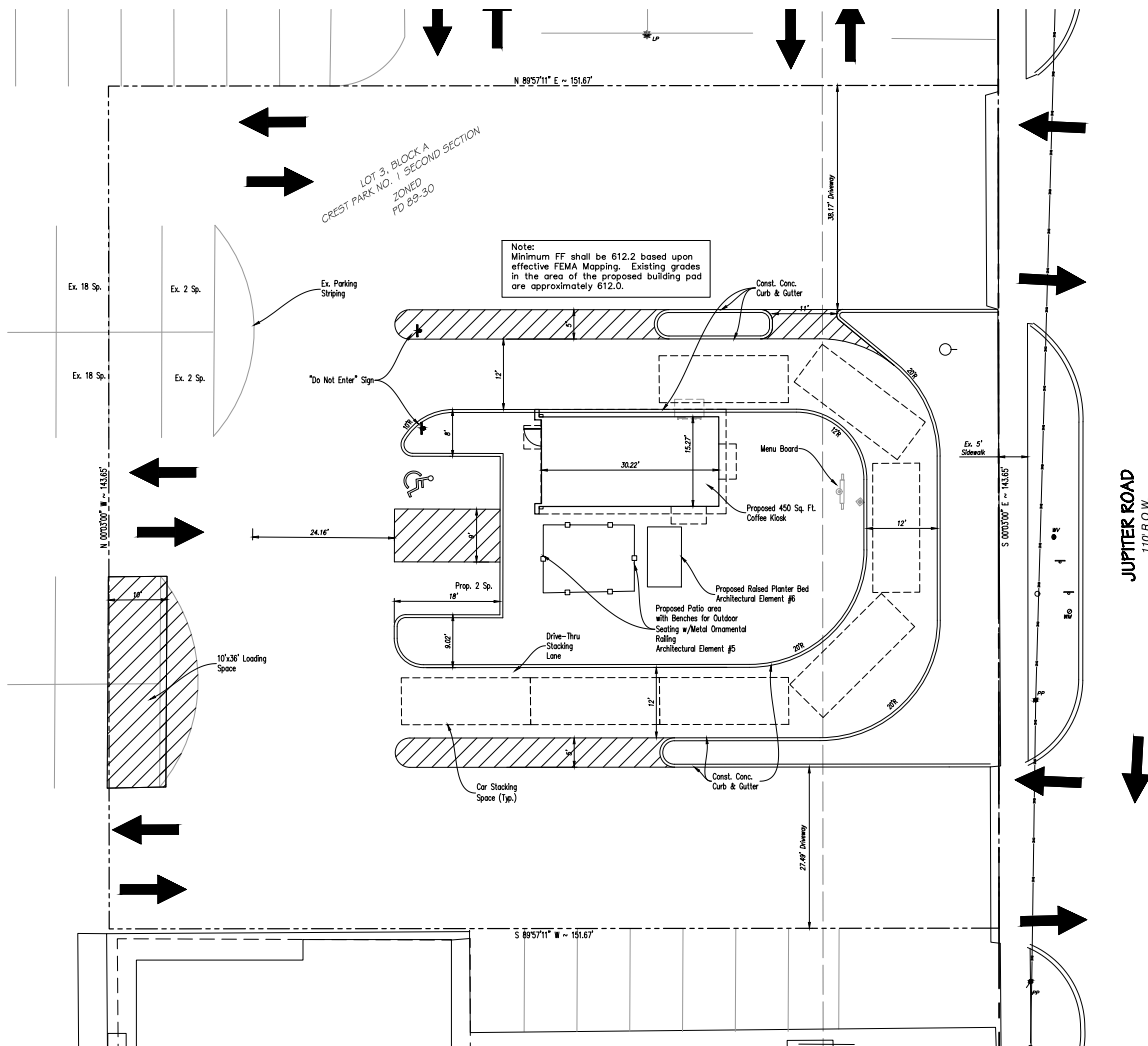
THENCE N 89°57'00" E, 142.67 feet to the POINT OF BEGINNING with the subject tract containing 20,495 square feet or 0.470 acres of land.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-34

617 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Restaurant, Drive-Through.
- 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. Development Plans:**
 - A. Development:** Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C and Exhibit D (development plans). In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of thirty (30) years.
 - B. Site Layout:** Restaurant, Drive-Through operation shall be limited to the 0.470-acre lease area, in accordance with the site layout in Exhibit C.
 - C. Parking:** At least five (5) parking spaces shall be provided within the lease area to serve the Restaurant, Drive-Through.



SYNOPSIS

Zoning	PD 89-30
Existing Use	Retail
Proposed Use	Drive-Thru Restaurant
Total Lot Area	11,487 Ac./500,381 Sq. Ft.
Existing Building Area	<u>92,519 Sq. Ft.</u>
Proposed Building Area	<u>450 Sq. Ft.</u>
Total Building Area	92,969 Sq. Ft.
Floor Area Ratio	0.186:1
Building Height	1-Story
Impervious Area	171,215 Sq. Ft.
Parking Required	5 Spaces
Parking Provided	6 Spaces



RAISED PLANTER SAMPLE

(Planter shall be similar in nature—exact product to be confirmed at time of permit. Plantings shall be seasonal flowers and greenery and maintained by the user)



METAL RAILING SAMPLE

(Railing shall be similar in nature—
exact product to be confirmed at
time of permit.)



PATIO FURNISHING SAMPLE

(Furnishings shall be similar in nature—exact product to be confirmed at time of permit.)

Case No. Z 18-34/180517-2
SHEET 1 OF 2
SITE PLAN

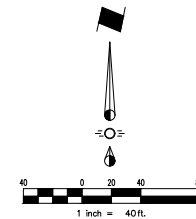
SCOOTERS COFFEE

LOT 3, BLOCK A
CREST PARK NO. 1 SECOND SECTION
11.487 Acres

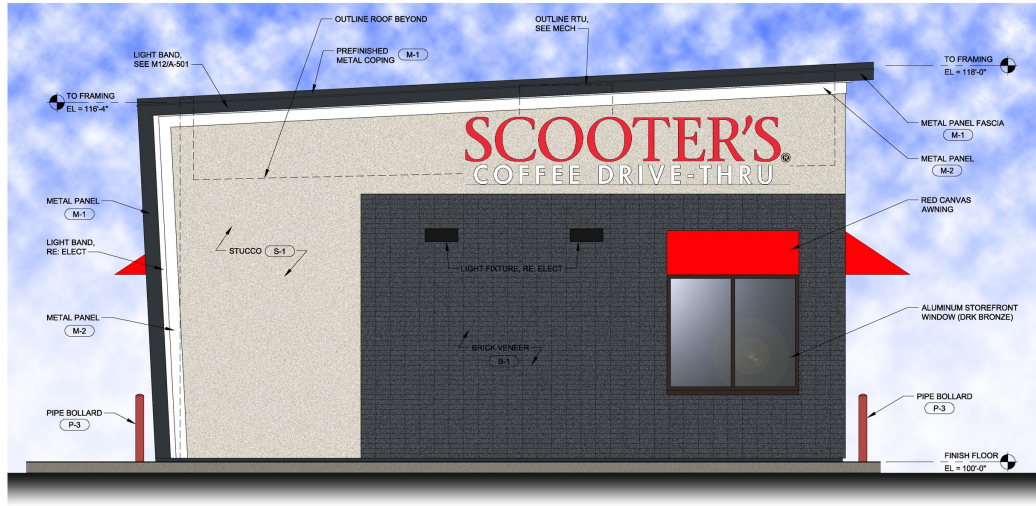
SITUATED IN THE
W. BARNES SURVEY, ABSTRACT NO. 78
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER	APPLICANT	ENGINEER / SURVEYOR
Brixmor Holdings 12 SPE, LLC 1525 Faraday Ave., Suite 350 Carlsbad, CA 92008 Telephone: (858) 202-1107 Contact: Matthew Berger	ARC Holdings, LLC 8601 Park Lane, #221 Dallas, TX 75231 Telephone: (402) 658-4581 Contact: Adam Cockerill	Spars Engineering, Inc. 765 Custer Road, Suite 100 Piano, TX 75075 Telephone: (972) 422-0077 TBE No. F-2121 Contact: David Bond

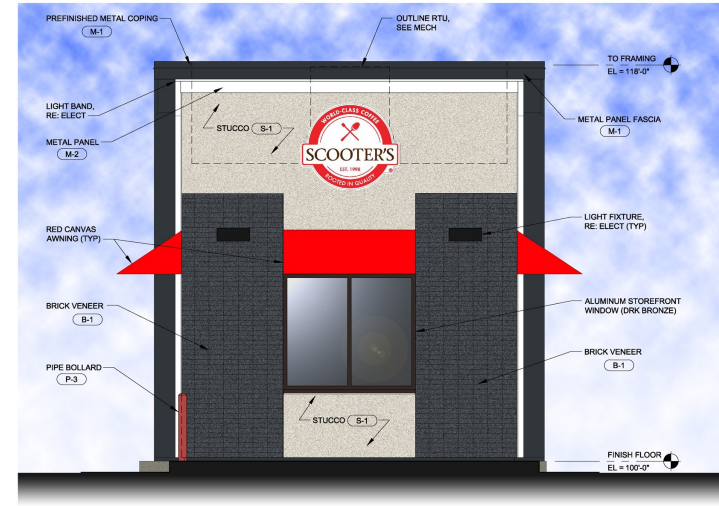
Scale: 1"=10' August, 2018 SEI Job No. 18-056



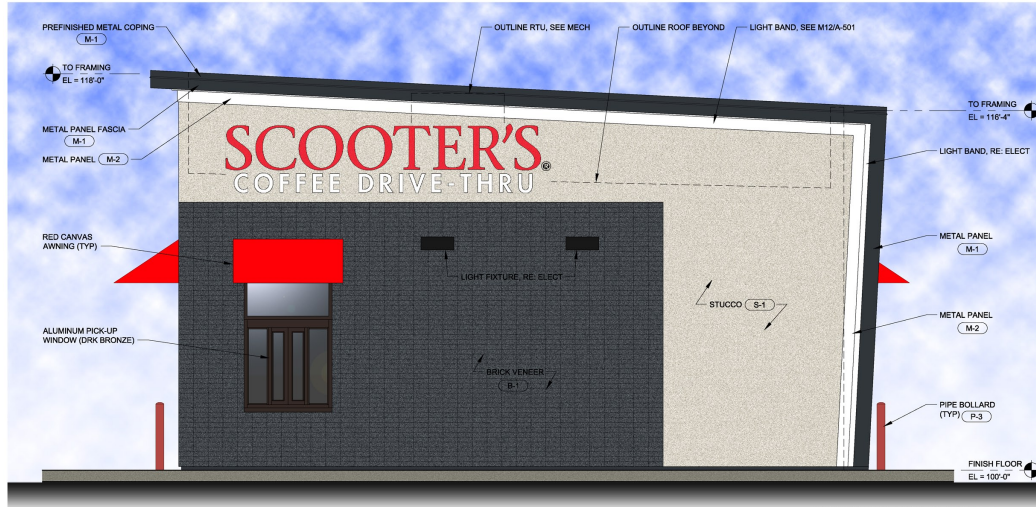
OWNER	APPLICANT	ENGINEER / SURVEYOR
Brixmor Holdings 12 SPE, LLC 1525 Faraday Ave., Suite 350 Carlsbad, CA 92008 Telephone: (858) 202-1107 Contact: Matthew Berger	ARC Holdings, LLC 8601 Park Lane, #221 Dallas, TX 75231 Telephone: (402) 658-4581 Contact: Adam Cockerill	Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121



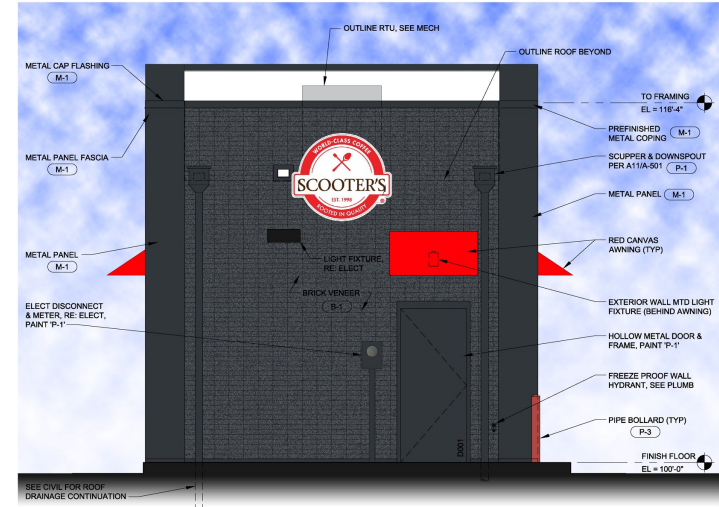
EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

- ARCHITECTURAL DESIGN ELEMENTS
1. AWNINGS
 2. TRANSOM ABOVE D/T WINDOW
 3. DISTINCTIVE LIGHT FEATURE THAT ACCENTUATES BUILDING LINES
 4. BENCH FOR OUTDOOR SEATING
 5. VARIED ROOF HEIGHT
 6. RAISED PLANTER

EXTERIOR FINISH MATERIALS

TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS	TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS
(B-1)	BRICK VENEER	ENDICOTT	SMOOTH FACE	MANGANESE IRONSPOT		(P-1)	PAINT	SHERWIN WILLIAMS		SW 6992 INKWELL	SEMI-GLOSS
(S-1)	CEMENT STUCCO	SENERGY	SENTRY STUCCO ULTRA	3098 CRESCENT	FINE FINISH	(P-2)	PAINT	SHERWIN WILLIAMS		SW 7070 SITE WHITE	SEMI-GLOSS
(M-1)	METAL PANEL FASCIA	BERRIDGE	TBD	SW 6992 INKWELL	PREFINISHED	(P-3)	PAINT	SHERWIN WILLIAMS		SW 6607 TOMATO RED	SEMI-GLOSS
(M-2)	METAL PANEL FASCIA	BERRIDGE	TBD	WHITE	PREFINISHED						

EXTERIOR FINISH MATERIALS CALCULATION TABLE

SOUTH FACADE				EAST FACADE				NORTH FACADE				WEST FACADE			
MATERIAL	AREA	PERCENTAGE		MATERIAL	AREA	PERCENTAGE		MATERIAL	AREA	PERCENTAGE		MATERIAL	AREA	PERCENTAGE	
GROSS (MINUS DRS & WDWS)	456 SF	100%		GROSS (MINUS DRS & WDWS)	222 SF	100%		GROSS (MINUS DRS & WDWS)	447 SF	100%		GROSS (MINUS DRS & WDWS)	205 SF	100%	
BRICK VENEER (B-1)	231.5 SF	50.8%		BRICK VENEER (B-1)	112 SF	50.5%		BRICK VENEER (B-1)	220.5 SF	49.3%		BRICK VENEER (B-1)	197 SF	96.1%	
CEMENT STUCCO (S-1)	214.5 SF	47.0%		CEMENT STUCCO (S-1)	98 SF	44.1%		CEMENT STUCCO (S-1)	214.5 SF	48.0%		CEMENT STUCCO (S-1)	0 SF	0%	
RED CANVAS AWNING	10 SF	2.2%		RED CANVAS AWNING	12 SF	5.4%		RED CANVAS AWNING	12 SF	2.7%		RED CANVAS AWNING	8 SF	3.9%	



#	DATE	REVISIONS	SOURCE
1	08.22.18		
2			
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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.b.

Meeting Date: 11/06/2018

Item Title: Z 18-36 Via Bayou, Inc. (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 18-36 Via Bayou, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-36 Ordinance

Z 18-36 Exhibit A

Z 18-36 Exhibit B

Z 18-36 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM AGRICULTURE (AG) DISTRICT, SINGLE-FAMILY-10 (SF-10) DISTRICT, AND COMMUNITY RETAIL (CR) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR LIMITED LIGHT COMMERCIAL USES (RECREATIONAL VEHICLE PARK ONLY); 2) A CONCEPT PLAN FOR RECREATIONAL VEHICLE PARK WITH RECREATIONAL VEHICLES AND CABINS AND 3) A DETAIL PLAN FOR RECREATIONAL VEHICLE PARK LOCATED AT 1233 IH-30; AND 3926, 4004, AND 4213 ZION 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, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 24th day of September, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins and 3) a Detail Plan for Recreational Vehicle Park made by **Via Bayou, 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 Garland Development Code would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

Section 1

The Garland Development Code is hereby amended by approving a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational

Vehicles and Cabins and 3) a Detail Plan for Recreational Vehicle Park and located at 1233 IH-30; and 3926, 4004, and 4213 Zion 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 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 Exhibit B 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 Exhibit B of 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.

PASSED AND APPROVED this _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-36

TRACT 1:

Being a tract of land situated in the Rebecca Bateman Survey, Abstract No. 89 and in the James Loving Survey, Abstract No. 791, in the City of Garland, Dallas County, Texas, being that same tract of land conveyed to W. R. Evans, Jr. and wife, Evelyn E. Evans by deed recorded in Volume 164, Page 886, of the Deed Records of Dallas County, Texas, SAVE & EXCEPT those tracts of land conveyed for right-of-way by virtue of Warranty Deed filed 04/03/1947, recorded in Volume 2805, Page 580, Real Property Records, Dallas County, Texas and by virtue of Special Warranty Deed filed 10/28/2008, recorded in cc# 20080344086, Real Property Records, Dallas County, Texas, and the remainder being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the Southeast right-of-way line of Zion Road (variable width public right-of-way), said point being the West corner of at tract of land conveyed to Kenneth Lee and Terri Lee by deed recorded in Instrument No. 20070313685 of the Deed Records of Dallas County, Texas, same being the North corner of herein described tract;

Thence South 45 Degrees 07 Minutes 58 Seconds East, along the Southwest line of said Lee tract, passing 1 1/2 inch iron rod found for witness at the South corner of said Lee tract, same being the West corner of a tract of land conveyed to Landmark Lakeshore Lakeview, LP by deed recorded in Instrument No. 201100083587 of the Deed Records of Dallas County, Texas, and continuing along the Southwest line of said Landmark Lakeshore Lakeview, LP tract, for a total distance of 765.48 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS" in the Northwest right-of-way line of Interstate Highway 30 (variable width public right-of-way), said point being the South corner of said Landmark Lakeshore Lakeview, LP tract, same being the East corner of herein described tract;

Thence South 45 Degrees 14 Minutes 02 Seconds West, along the Northwest right-of-way line of said Interstate Highway 30, a distance of 27.18 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS";

Thence South 57 Degrees 18 Minutes 24 Seconds West, continuing along the Northwest right-of-way line of said Interstate Highway 30, a distance of 73.94 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the beginning of a non-tangent curve to the left;

Thence, in a southwesterly direction, along said non-tangent curve to the left, and continuing along the Northwest right-of-way line of said Interstate Highway 30, through a central angle of $1^{\circ}20'00''$, a radius of 11034.83 feet, a chord bearing and distance of South $46^{\circ}19'40''$ West, 256.78 feet and an arc length of 256.79 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS" at the intersection of the Northwest right-of-way line of said Interstate Highway 30 and the Northeast right-of-way line of the President George Bush Turnpike (variable width public right-of-way) (overhead on-ramp), said point being the beginning of a non-tangent curve to the right;

Thence, in a southwesterly direction, along the Northeast right-of-way line of said President George Bush Turnpike, and along said non-tangent curve to the right, through a central angle of $32^{\circ}50'24''$, a radius of 856.00 feet, a chord bearing and distance of South $80^{\circ}36'54''$ West, 483.94 feet and an arc length of 490.63 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of herein described tract;

Thence North 44 Degrees 47 Minutes 52 Seconds West, continuing along the Northeast right-of-way line of said President George Bush Turnpike, a distance of 514.95 feet to a 1/2 inch iron rod found for corner with a cap stamped "DALTEC" at the intersection of the Northeast right-of-way line of said President George Bush Turnpike and the Southeast right-of-way line of the aforementioned Zion Road, said point being the West corner of herein described tract and being the beginning of a non-tangent curve to the right;

Thence, in a northeasterly direction, along the Southeast right-of-way line of said Zion Road and along said non-tangent curve to the right, through a central angle of $39^{\circ}30'14''$, a radius of

EXHIBIT A

395.00 feet, a chord bearing and distance of North 37°09'57" East, 266.98 feet and an arc length of 272.34 feet to a 1/2 inch iron rod found for corner with a cap stamped "DALTEC";

Thence North 56 Degrees 55 Minutes 04 Seconds East, continuing along the Southeast right-of-way line of said Zion Road, a distance of 41.18 feet to a 1/2 inch iron rod found for corner with a cap stamped "DALTEC";

Thence North 76 Degrees 02 Minutes 17 Seconds East, continuing along the Southeast right-of-way line of said Zion Road, a distance of 10.31 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS";

Thence North 54 Degrees 55 Minutes 42 Seconds East, continuing along the Southeast right-of-way line of said Zion Road, a distance of 438.92 feet to the POINT OF BEGINNING and containing 558,225 square feet or 12.8151 acres of land.

TRACT 2:

Being Lot 1, in Block 1, of VIA BAYOU ADDITION, an Addition to the City of Garland, Dallas County, Texas, according to the map thereof filed 01/06/2017, recorded in cc# 201700005569, of the Real Property Records of Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-36

1233 I-30 FREEWAY; AND 3926, 4004, AND 4213 ZION ROAD

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Recreational Vehicle Park subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as expressly provided herein.
- III. General Regulations:** All regulations of the Light Commercial (LC) District and Special Standards for Recreational Vehicle Park as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance. To the extent of any conflict between this ordinance and the Garland Development Code, the more restrictive provision shall control.
- IV. Development Plans:**
- A. Concept Plan:** Development shall be in general conformance with the Concept Plan attached hereto as Exhibit C and incorporated herein by reference. In the event of a conflict between the Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- B. Detail Plan:** Development shall be in full compliance with the Detail Plan attached hereto as Exhibit D and incorporated herein by reference. To the extent of any conflict between the approved Detail Plan and the Specific Regulations below, the more restrictive provision shall control.
- V. Specific Regulations to the Concept Plan Exhibit C:**
- A. Permitted Uses:** All uses are prohibited except as follows:

- (1) Recreational Vehicle Park for Recreational Vehicles, which may include an office building with manager/caretaker quarters, and a club house building with amenities, constructed during Phase I, conforming to the Detail Plan.
- (2) Recreational Vehicle Park for Cabins on Phase II, subject to approval after a public hearing of a Detail Plan for Phase II.
- (3) Collectively, the Recreational Park for Recreational Vehicles and the Recreational Vehicle Park for Cabins may be referred to as the "Recreational Park".

VI. Specific Regulations:

A. Setbacks: The minimum setbacks shall be the following:

- (1) Front yard setback adjacent to a street: Five feet (along service road of I-30);
- (2) Side and rear yard setbacks adjacent to a street: Five feet (along Zion Road); and
- (3) No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of five feet is required (along east property line).

B. Screening and landscaping: Screening and landscaping shall be in compliance with this ordinance and the landscape plan attached hereto as Exhibit E and incorporated herein by reference.

C. Perimeter fencing and landscaping: Perimeter fencing and landscaping shall be installed and continually maintained and shall consist of the following:

- (1) An eight-foot tall board-on-board wood fence with stone columns every fifty feet and four large canopy trees, both fence and trees located on the south side of the entrance, along the property line fronting the service road of I-30;

- (2) An eight-foot tall board-on-board wood fence with stone columns every fifty feet plus a four-foot tall wrought iron fence along the west property line;
- (3) A four-foot tall wrought iron fence along the property line fronting Zion Road; and
- (4) An eight-foot tall board-on-board wood fence with stone columns every fifty feet and fifteen large canopy trees along the property line adjacent to the Multi-Family (MF) Residential zoned properties to the east and fifteen large canopy trees along the boundary line between Phase I and Phase II to the east;

D. Landscape buffers: The landscape buffers shall be provided and continually maintained as follows:

- (1) No landscape buffer is required on the north side of the entrance along the service road of I-30;
- (2) A landscape buffer with a minimum depth of five feet and containing no less than four large canopy trees is required on the south side of the entrance along the service road of I-30;
- (3) A five-foot wide buffer with grass along Zion Road; and
- (4) Turf (grass) shall be allowed to provide 100 percent of coverage within the landscape buffers described in subsections D(2) and (3), above.

E. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property

owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces in the Recreational Park shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

- (2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the recreational vehicle park. See Section 4 of the granting ordinance.

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

- F. Building Elevations: Building elevations shall constructed and thereafter continuously maintained

be in compliance with the descriptions, depictions, and elevations labeled Exhibit F.

G. Signage: Signage shall be limited to the monument signs shown in Exhibit E and shall be in conformity with the Garland Development Code.

H. Length of stay limitation:

(1) Nothing contained in this ordinance is intended or may be construed to authorize the use of the property as a permanent residence for any person. Users of the Recreational Park (with the exception only of occupants of the manager/caretaker quarters), including licensees, guests, or other occupants of the recreational vehicle park shall not occupy, rent, or use an portion of the Recreational Park for periods greater than either of the following:

(a) Sixty (60) consecutive calendar days; or

(b) One hundred eighty (180) calendar days within a one year period.

In the event a person stays for a period of 60 consecutive days, such person shall not occupy, rent, or use any portion of the Recreational Park for a minimum of five days following the date the person checked out of the park.

(2) Motor vehicles, boats, trailers, recreational vehicles, or temporary structures shall not remain in the Recreational Park for periods greater than the occupancy periods established by above subsection (H)(1).

(3) Check-in and check-out days shall be included in the occupancy period calculation.

(4) Access to and occupancy of the Recreational Park shall be offered as a license only, creating no tenancy rights, and may only be licensed by the day or the week (subject to the occupancy periods in subsection (1)).

I. Pad sites:

- (1) There shall be a maximum of 183 pad sites with a maximum allowable 183 recreational vehicles allowed within the park.
- (2) Recreational vehicle pull-through and back-in pad sites shall have full utility hookups and shall have the minimum dimensions as shown on the Detail Plan; additionally each pad shall have an improved concrete surface.
- (3) Recreational vehicles equipped with plumbing facilities may only rent, lease, or occupy pad sites that have utility hookups for electric, water, and sewer service. "Dry camping" is not allowed.
- (4) Each pad site shall include an improved parking space for at least one passenger motor vehicle.
- (5) Pad sites shall not have direct access to a public street outside the Recreational Park.
- (6) Each pad site shall be supplied with an enclosed utility stand for utility services.
- (7) Each pad site shall be level, with a maximum of one-inch variation for every five feet, side-to-side and end-to-end.
- (8) Pad sites shall be constructed of reinforced concrete and designed according to the *City's Technical Standards* for streets or alleys in a residential subdivision.

J. Water and wastewater systems:

- (1) Adequately sized circulating looped water lines approved by the City shall be installed and connected to the City system, at the owner's expense, for domestic use and fire protection.

- (2) Adequately sized sanitary sewer lines approved by the City to dispose of sanitary wastes shall be installed and connected to the City sanitary sewer system at the owner's expense.

K. Driveways and interior roads:

- (1) General requirements. The Recreational Park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or pad sites. All drives, parking areas, and internal streets shall be constructed of reinforced concrete and designed and constructed in accordance with the *City's Technical Standards*.
- (2) Lighting. Driveways, interior roadways, and pad sites shall be illuminated with uniform lighting units in conformance with a lighting plan submitted pursuant to Section 4.88 of the Garland Development Code and in compliance with the provisions of Chapter 4, Article 7 of the Garland Development Code.

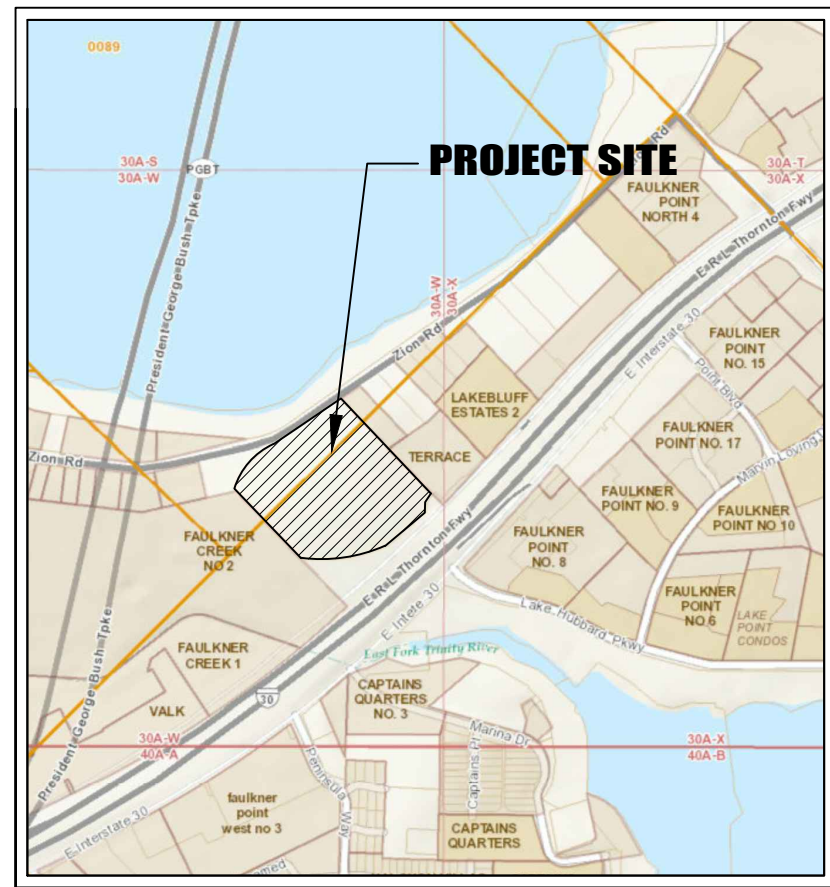
L. Office, caretaker dwelling, and parking areas:

- (1) The Recreational Park shall have a designated administrative office on site, which shall be a permanent structure designed and constructed in compliance with Section 4.83 of the Garland Development Code.
- (2) Notwithstanding the provisions of subsection H, the Recreational Park may contain quarters for a resident recreational vehicle park manager or caretaker on-site.
- (3) Parking for the manager/caretaker quarters shall be provided as shown in Exhibit C.

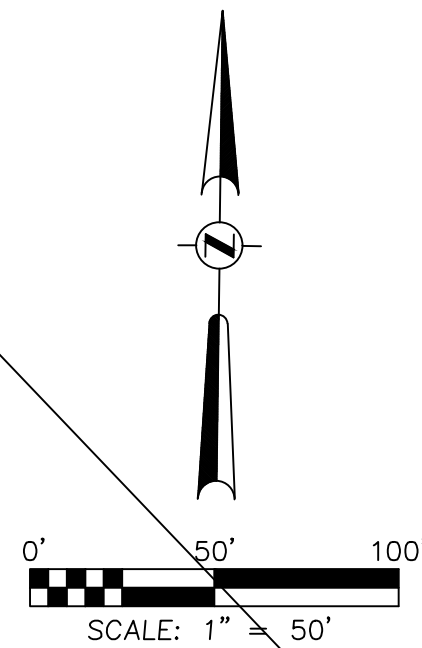
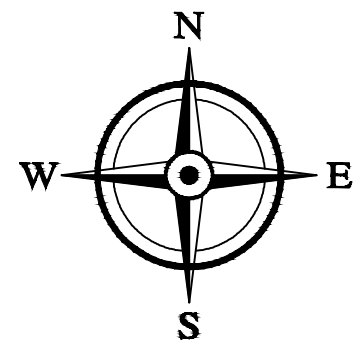
M. Vehicles:

- (1) All vehicles on-site must be registered and in operable condition.

CONCEPT PLAN
EXHIBIT C



VICINITY MAP
NOT TO SCALE



LEGEND

- ① DRAINAGE INLET MANHOLE
- NEW RETAINING WALL
- NEW CONCRETE PAVEMENT
- LANDSCAPE BUFFER
- FLOOD PLAIN (DFIRM 2014) 100-YEAR
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- 6" (MIN.) RIPRAP
- EXISTING CHAIN LINKED FENCE
- GI-1 PROPOSED GRATE INLET
- PROPERTY LINE
- 8'-9" CEDAR FENCE
- 4'-0" IRON FENCE
- T.O.C. TOP OF CURB ELEVATION
- EXISTING SAN. SEWER MANHOLE
- EXISTING ELEC. MANHOLE
- FIRE HYDRANT

10J., 10 M & 10 N.
LIMITED OR LACK OF
ACCESS TO ROAD OR HIGHWAY
CC# 20080344086
CC# 20080344088
CC# 20080390275
R.P.R.D.C.T.
(SEE NOTE #5)

10J.
SAVE & EXCEPT
AREA
VOLUME 2805, PAGE
580
CO# 20080344086
R.P.R.D.C.T.

NOTES:
1. ANY FENCE/SCREENING WALL ADJACENT TO R.O.W.
MUST BE BUILT TO CITY STANDARDS OR BETTER.

SITE DATA (PHASE 1)		
BREAKDOWN AREA		
		%
EXISTING PAVED AREA	7,851 Sq.Ft.	(1.4%)
EXISTING UNPAVED AREA	550,374 Sq.Ft.	(98.6%)
PROPOSED PAVED AREA	413,322 Sq.Ft.	(74.0%)
PROPOSED UNPAVED AREA	144,903 Sq.Ft.	(26.0%)
TOTAL SITE AREA	558,225 Sq.Ft.	(100%)

NUMBER OF RV PAD SITES	183
DENSITY OF RV PAD SITES	14 PER ACRE
GROSS FLOOR AREA OF ACTIVITY FACILITY	8,326 SF
GROSS FLOOR AREA OF LEASING OFFICE	4,424 SF

SITE DATA (PHASE 2)		
BREAKDOWN AREA		
NUMBER OF RV PAD SITES	183	
DENSITY OF RV PAD SITES	14 PER ACRE	
TOTAL SITE AREA	44,256 Sq.Ft.	(100%)

558,225 SQ.FT.
12.8151 ACRES

OWNER:
HOUSTON EAST RV RESORT
310 E. INTERSTATE 30, SUITE 320
GARLAND, TX 75043

OWNER'S CONTACT:
CRAIG TURNER
PHONE: (972) 879-4255
EMAIL: CRAIG@CTURNERS.COM

REVISIONS	
Date	Description

Project Name & Address:
NEW CABINS & RV RESORT
1233 & 1301 E INTERSTATE 30
GARLAND, TX 75043

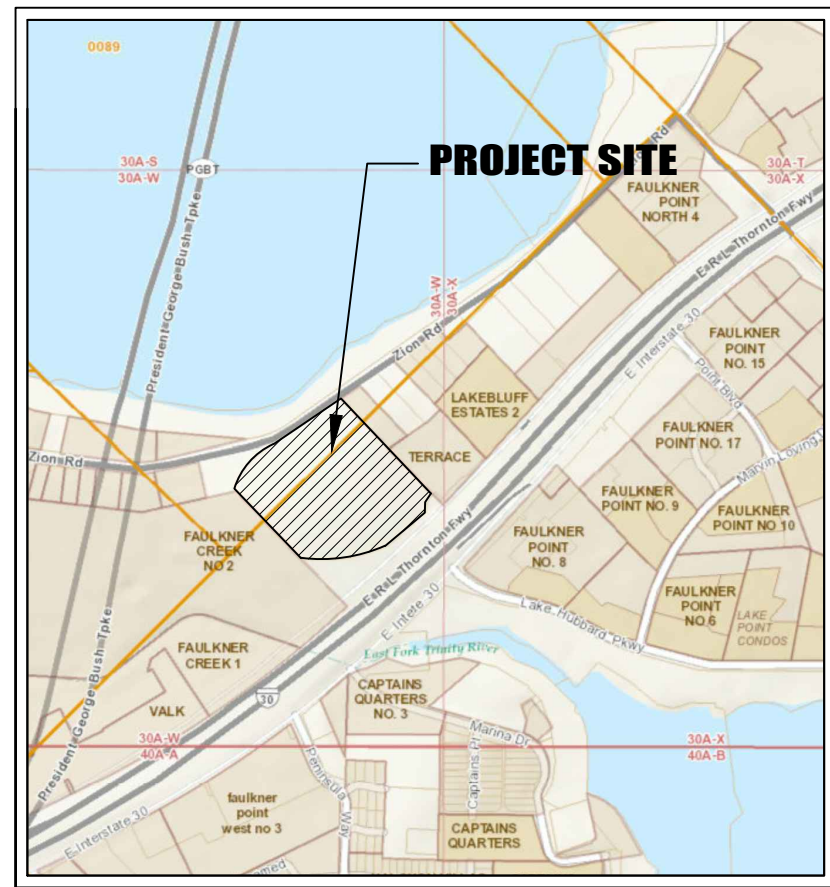
Sheet Title:
SITE LAYOUT PLAN

Date: AUGUST 20, 2018

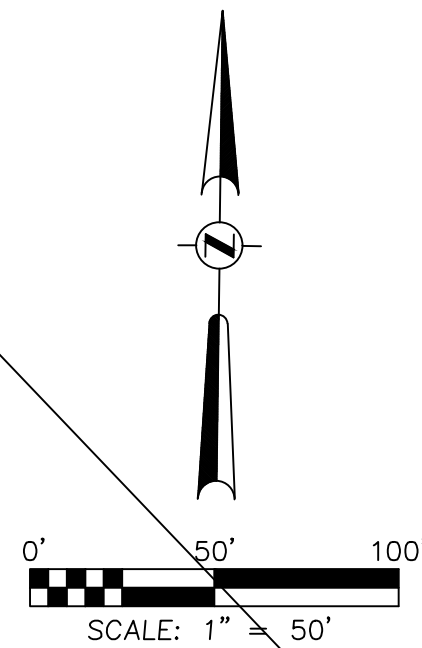
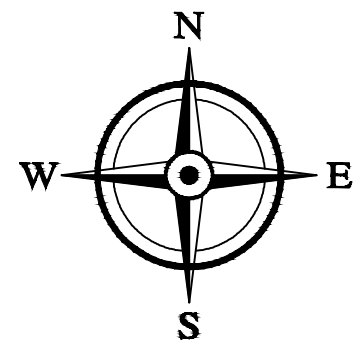
Scale: 1" = 50'	Sheet No.: SP - 1
OKM Project No.: 18-101	
Owner's Project No.: N/A	

CN-180710-2

EXHIBIT D
DETAIL PLAN



VICINITY MAP
NOT TO SCALE



LEGEND

- ① DRAINAGE INLET MANHOLE
- NEW RETAINING WALL
- NEW CONCRETE PAVEMENT
- LANDSCAPE BUFFER
- FLOOD PLAIN (DFIRM 2014) 100-YEAR
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- 6" (MIN.) RIPRAP
- EXISTING CHAIN LINKED FENCE
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- EXISTING SAN. SEWER MANHOLE
- EXISTING ELEC. MANHOLE
- FIRE HYDRANT

10J., 10 M & 10 N.
LIMITED OR LACK OF
ACCESS TO ROAD OR HIGHWAY
CC# 20080344086
CC# 20080344088
CC# 20080390275
R.P.R.D.C.T.
(SEE NOTE #5)

10J.
SAVE & EXCEPT
AREA
VOLUME 2805, PAGE
580
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SITE DATA (PHASE 1)		
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BREAKDOWN AREA		
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DENSITY OF RV PAD SITES	14 PER ACRE	
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558,225 SQ.FT.
12.8151 ACRES

OWNER:
HOUSTON EAST RV RESORT
310 E. INTERSTATE 30, SUITE 320
GARLAND, TX 75043

OWNER'S CONTACT:
CRAIG TURNER
PHONE: (972) 879-4255
EMAIL: CRAIG@CTURNERS.COM

REVISIONS	
Date	Description

Project Name & Address:
NEW CABINS & RV RESORT
1233 & 1301 E INTERSTATE 30
GARLAND, TX 75043

Sheet Title:
SITE LAYOUT PLAN

Date: AUGUST 20, 2018

Scale: 1" = 50'	Sheet No.: SP - 1
OKM Project No.: 18-101	
Owner's Project No.: N/A	

CN-180710-2

Drawing Key

PROPERTY LINE

BERMUDA TURF GRASS

CRAIG TURNER
PHONE: (972) 979-4255
EMAIL: CRAIG@CTURNERUNS.COM

LANDSCAPE CONSULTANT:
DEEPA DESIGNSCAPE
Landscape Design & Build
Deepa Koshaley
972-639-6745
Frisco TX 75035

6/25/2016

REVISIONS		
	Date	Description

Project Name & Address:

NEW CABINS & RV RESORT
1233 & 1301 E INTERSTATE 30
GARLAND, TX 75043

Sheet Title:

OVERALL LANDSCAPE PLAN

Date:

AUGUST 22, 2018

Scale:

1" = 50'

Sheet No.:

L-1

SEE SHEET L-2 FOR NOTES, PLANT LIST, PLANTING, ETC.

- SECTION 02910 - SOIL PREPARATION
PART 1 - GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

- PART 2 - PRODUCTS
A. MATERIALS
1. COMPOST:
1.1 COTTON BUR COMPOST
1.2 SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1 A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
3. MULCH
3.1 SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

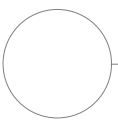
- PART 3 - EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL:
1.1 INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2 INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3 ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1 BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
2.2 ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
2.3 TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4 RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5 TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEEDS AREAS:
3.1 LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2 ADD 1/2 INCH COMPOST TO ALL AREAS.
3.3 FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTORS IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

- SECTION 02915 - LANDSCAPE PLANTING
PART 1 - GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN (10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARDS FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GRADING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTY:
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

Key	Common Name	Botanical Name	Texas Native	Size	Qty	Notes
Trees-Large Canopy						
T-1	Cedar Elm	Ulmus crassifolia	Yes	65 gal	62	4" cal min, 7' min height
T-2	Allee Elm	Ulmus parvifolia 'Emer II'	Yes	65 gal	8	3" cal min, 7' min height
T-3	Maple, Caddo	Acer saccharum 'Caddo'	Adapted	65 gal	3	3" cal min, 7' min height
T-4	Bald Cypress	Taxodium distichum	Yes	65 gal	13	3" cal min, 7' min height
T-5	Live Oak	Quercus virginiana	Yes	65 gal	20	3" cal min, 7' min height
T-6	High Rise Live Oak	Quercus virginianan 'High Rise'	Adapted	65 gal	40	3" cal min, 7' min height
T-7	Burr Oak	Quercus macrocarpa	Native	65 gal	2	3" cal min, 7' min height
T-8	Red Oak	Quercus shumardii	Native	65 gal	3	3" cal min, 7' min height
T-9	Texas Ash	Fraxinus texensis	Native	65 gal	5	3" cal min, 7' min height
T-10	Chinkapin Oak	Quercus muhlenbergii	Native	65 gal	5	3" cal min, 7' min height
T-11	Cathedral Live Oak	Quercus virginiana "SLDN"	Yes	65 gal	32	3" cal min, 7' min height
				Total	199	
Trees-Small Ornamental						
U-1	Yaupon Holly	Ilex vomitoria	Yes	30 gal	7	1 1/2" cal min, 5' min height
U-2	Possumhaw Holly	Ilex decidua	Yes	15 gal	7	1 1/2" cal min, 5' min height
U-3	Oklohoma Texas Redbud	Cercis Canadensis var texensis 'Oklohoma	Yes	30 gal	4	1 1/2" cal min, 5' min height
Trees -High Level Screening						
H-1	Cherry Laurel	Prunus caroliniana	Adapted	30 gal	15	3" cal min, 8' min height
Shrubs						
S-1	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	Yes	5 gal	33	1' min height at planting
S-2	Softleaf Yucca	Yucca recurvifolia	Adapted	5 gal	31	2' min height at planting
S-3	Winter Gem Boxwood	Buxus microphylla japonica 'Winter Gem'	Yes	1 gal	21	1' min height at planting
S-4	Burford Holly	Ilex cornuta 'Dwarf Burford'	Yes	5 gal	136	1' min height at planting
S-5	Pittosporum Green	Pittosporum tobira	Yes	1 gal	19	1' min height at planting
S-6	Abelia	Abelia grandiflora	Yes	1 gal	15	1' min height at planting
S-7	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	Yes	5 gal	18	1' min height at planting
Ground Cover and Turf Grasses						
G-1	Bermuda Grass	Cynodon dactylon	Adapted	SF	90840	
Annuals, Perennials & Ornamental Grasses						
P-1	Salvia greggii 'coral'	Salvia greggii	Yes	1 gal	35	
P-2	Pavonia	Pavonia lasiopetala	Yes	1 gal	19	
P-3	Mexican Feather Grass	Nasella tenuissima	Yes	1 gal	167	1' min height at planting
P-4	Autumn Fern	Dryopteris erythrosora	Yes	1 gal	15	
P-5	Berkeley Sedge	Carex divulsa	Yes	1 gal	197	6" min height at planting
P-6	Gayfeather	Liatriis mucronata		Seed	150 SF	
P-7	Meadow Sage 'Maynight'	Salvia nemorosa		Seed	176 SF	
P-8	Weeping Love Grass	Eragrostis curvula (Schrad.) Nees		Seed	185 SF	
P-9	Blanket Flower	Gaillardia × grandiflora		Seed	227 SF	
P-10	Gulf Muhly	Muhlenbergia capillaris	Yes	5 gal	27	
P-11	Green Mountain Boxwood	Buxus x 'Green Mountain'	Yes	5 gal	55	



PLANT LIST

- PART 3 - EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME FOR PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTINGS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. 1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL, A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM AND SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH MINIMUM OF 3 OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING:
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE GROWN OF THE BALL WILL BE AT FINISHED GRADE
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH MINIMUM 3 LAYER OF SPECIFIED MULCH, SOD PLANTING.
E. SOD PLANTING:
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FORM CONNECTION TO THE SOIL.
F. SEED PLANTING:
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY

END OF SECTION 02915

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF GARLAND PLANNING
MAIN STREET MUNICIPAL BUILDING
800 MAIN STREET
GARLAND, TEXAS 75040
972-205-2445

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Project Information:

CURRENT ZONING : AGRICULTURE + COMMUNITY RETAIL

PROPOSED ZONING : PD DISTRICT

PROPOSED USE : RV PARK

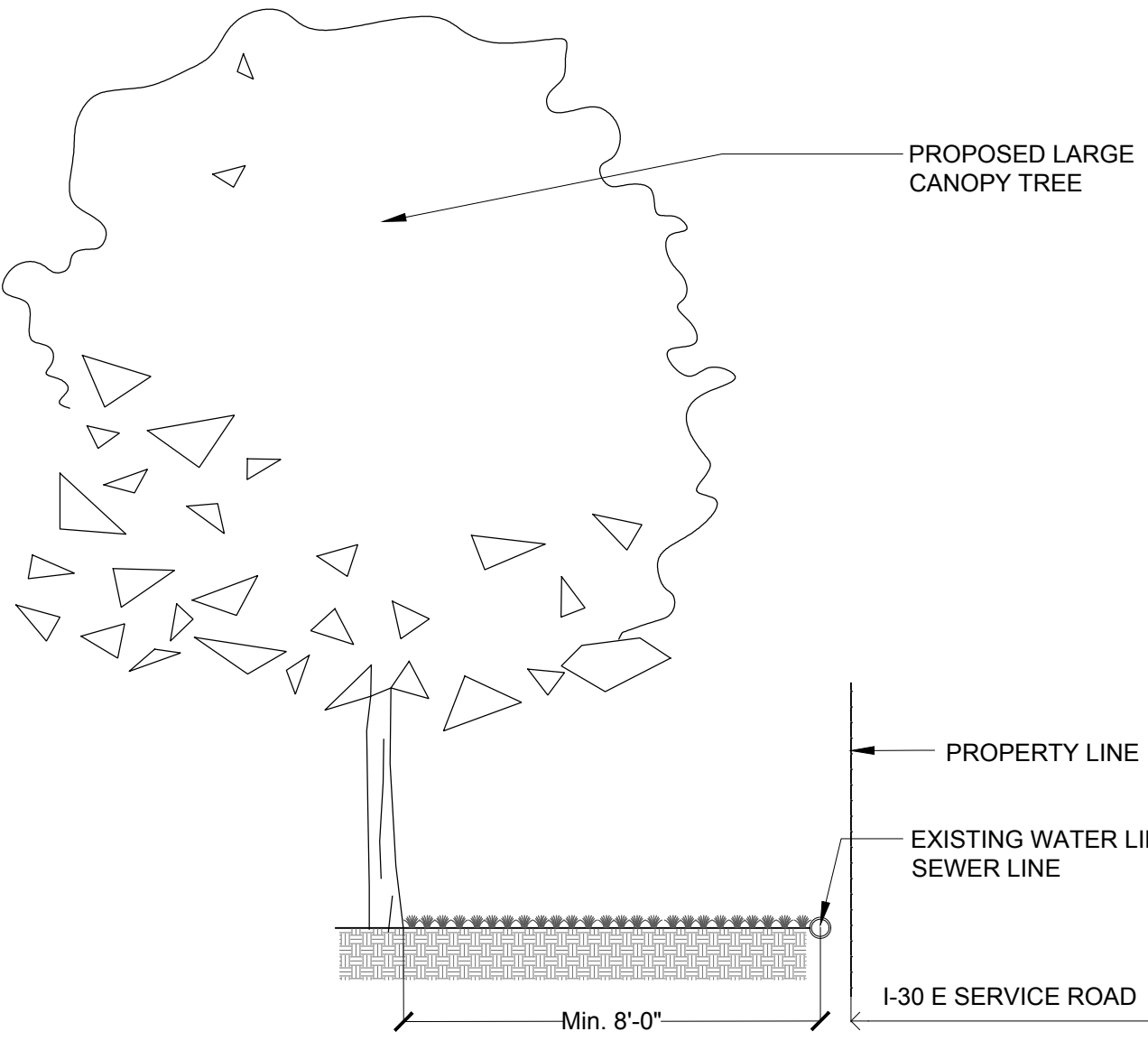
Landscaping Requirements

GARLAND DEVELOPMENT CODE
ARTICLE 3: SCREENING & LANDSCAPING
ARTICLE 4: TREE PRESERVATION & MITIGATION

- A. TOTAL AREA PROVIDED: 113,381 SF
B. LANDSCAPE BUFFERS
1) ON I-30 THOROUGHFARE - PROVIDED: 5' WIDTH
2) ON WEST SIDE OF THE PROPERTY - NO SETBACK PROVIDED
3) ON ZION ROAD - PROVIDED: 5' WIDTH WITH GRASS
4) ON EAST SIDE (ADJACENT TO RESIDENTIAL PROPERTY) PROVIDED: 5' WIDTH
C. LANDSCAPE BUFFER TREES & SHRUBS
1) ON I-30 - TREES PROVIDED: 5 Large Canopy Trees
SHRUBS PROVIDED: 45
2) ON ON EAST SIDE (ADJACENT TO RESIDENTIAL PROPERTY- TREES PROVIDED: 30 Large Canopy Trees
D. PARKING AREA LANDSCAPING
1) PROVIDED: 1 OR MORE TREES IN EACH PARKING LOT ISLAND
2) PROVIDED: 1 LARGE CANOPY TREE IN ALL THE PARKING SPACES
E. SCREENING PROVIDED
1) ADJACENT TO RESIDENTIAL DEVELOPMENT - PROVIDED: END OF PROP. 8'-9" HIGH BOARD ON BOARD SOLID WOOD FENCE. BEGINNING OF PROP. 4' IRON FENCE. (W/ STONE COLUMNS @ 50' 0.C.)AND CATHEDRAL LIVE OAK TREES
2) I-30 - PROVIDED: 8'-9" HIGH BOARD ON BOARD SOLID CEDAR WOOD FENCE W/ STONE COLUMNS @ 50' 0.C. AND TREES
3) WEST PROPERTY LINE - PROVIDED: END OF PROP. 4' HIGH FENCE AND BEGINNING OF PROP. 8'-9" HIGH BOARD ON BOARD SOLID CEDAR WOOD FENCE W/ STONE COLUMNS @ 50' 0.C.
4) ZION ROAD - PROVIDED: 4' HIGH IRON FENCE W/ STONE COLUMNS EVERY 50'
E. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY
F. TREE PRESERVATION & MITIGATION
NO EXISTING TREES ARE ON SITE

Irrigation Requirements

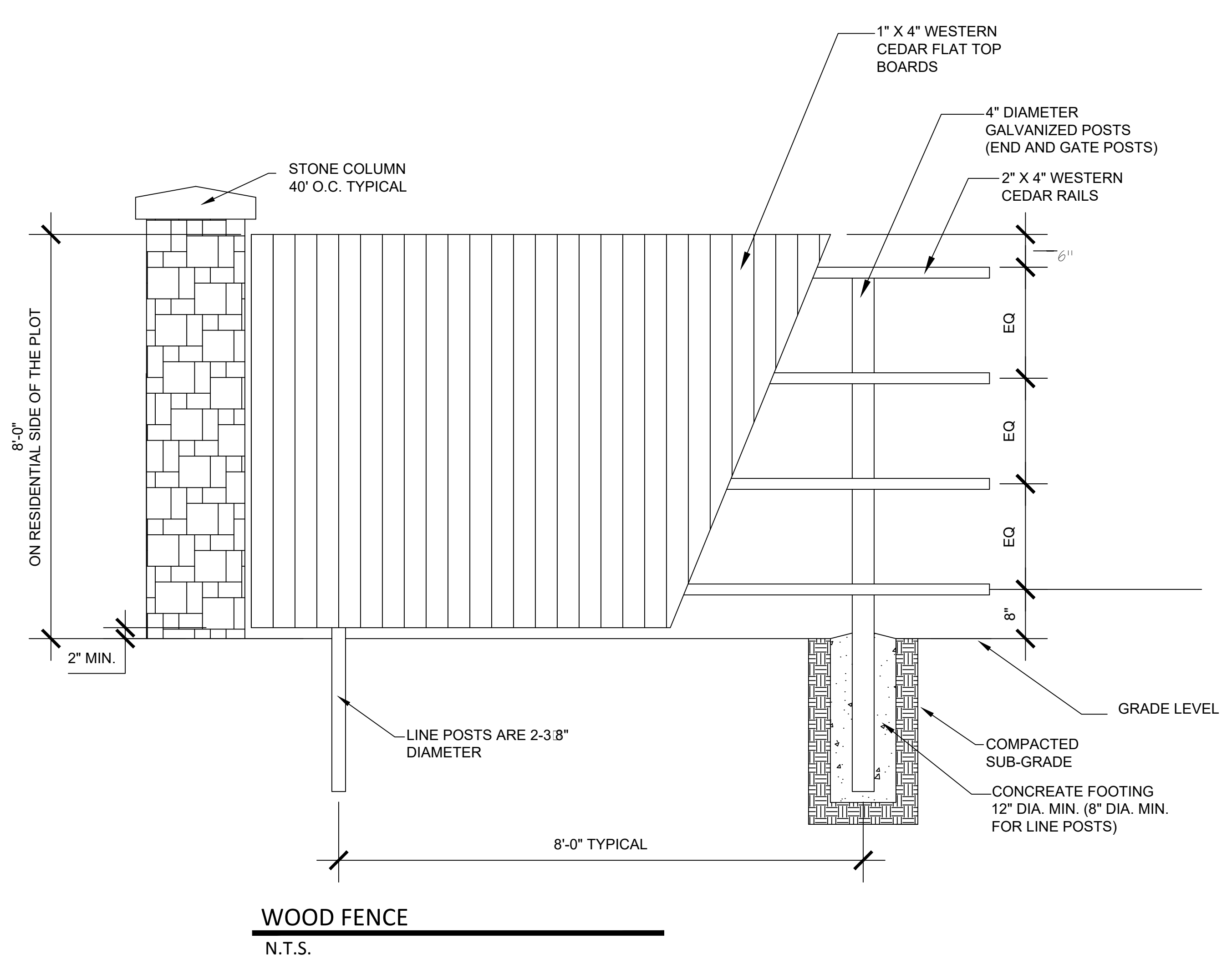
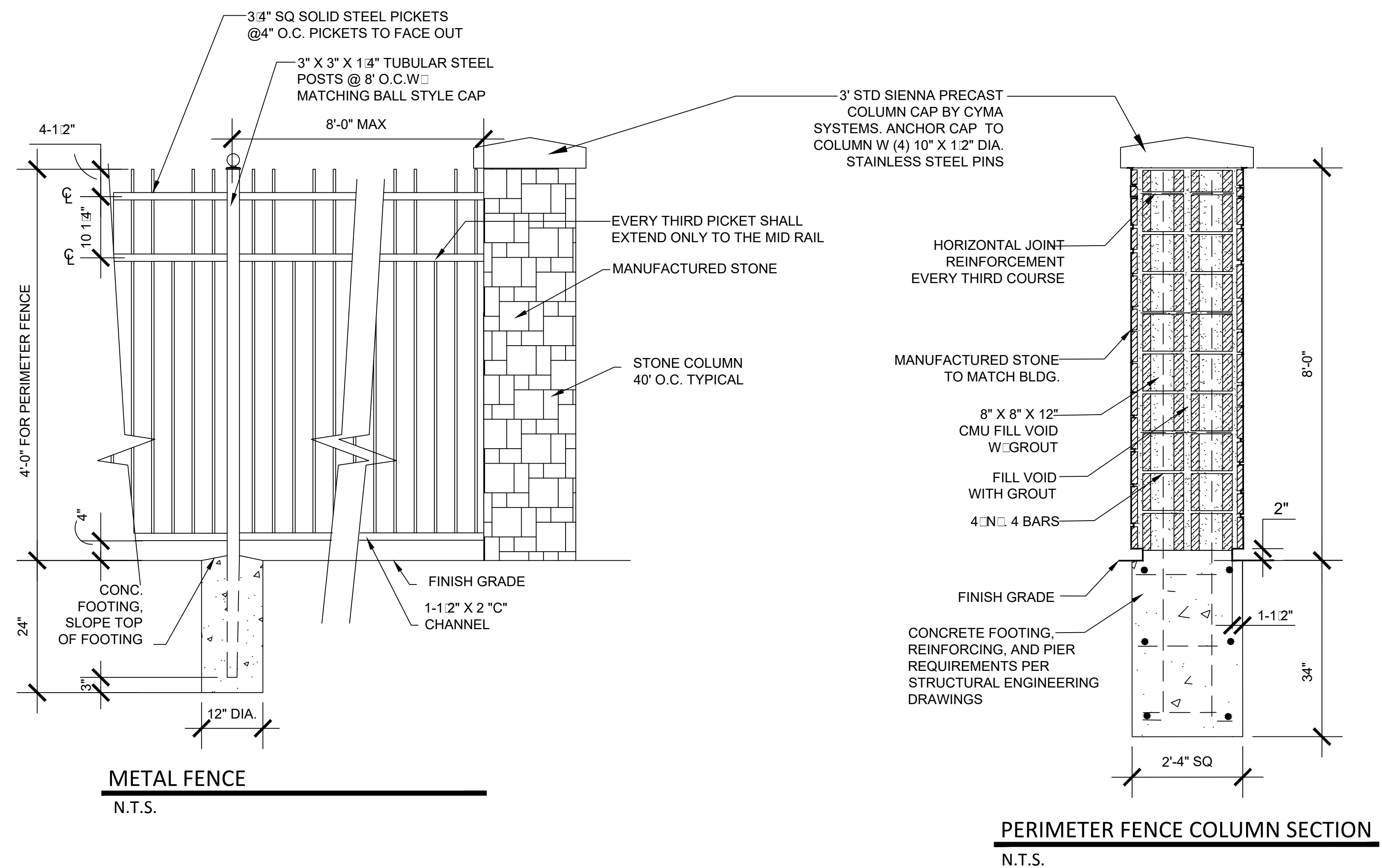
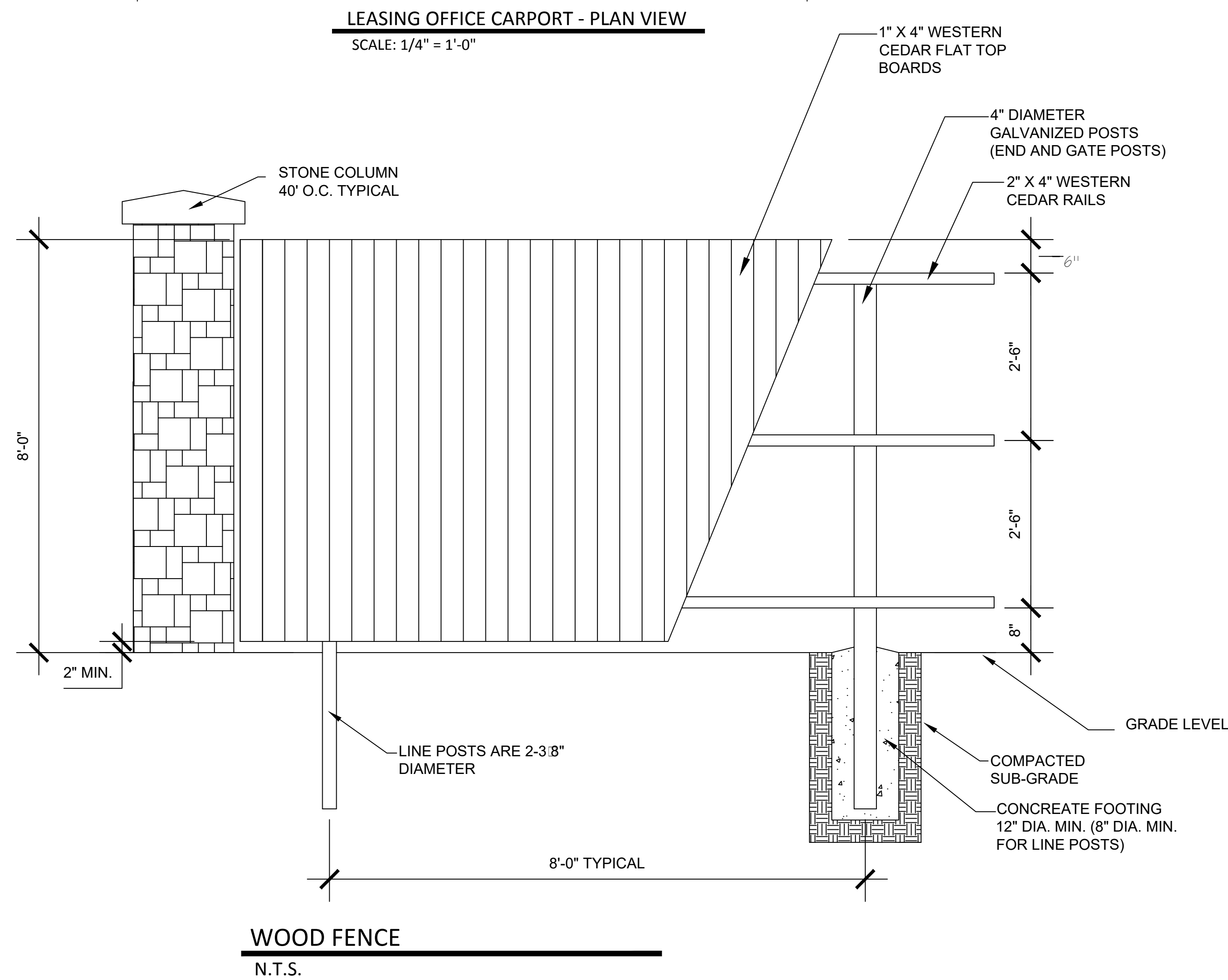
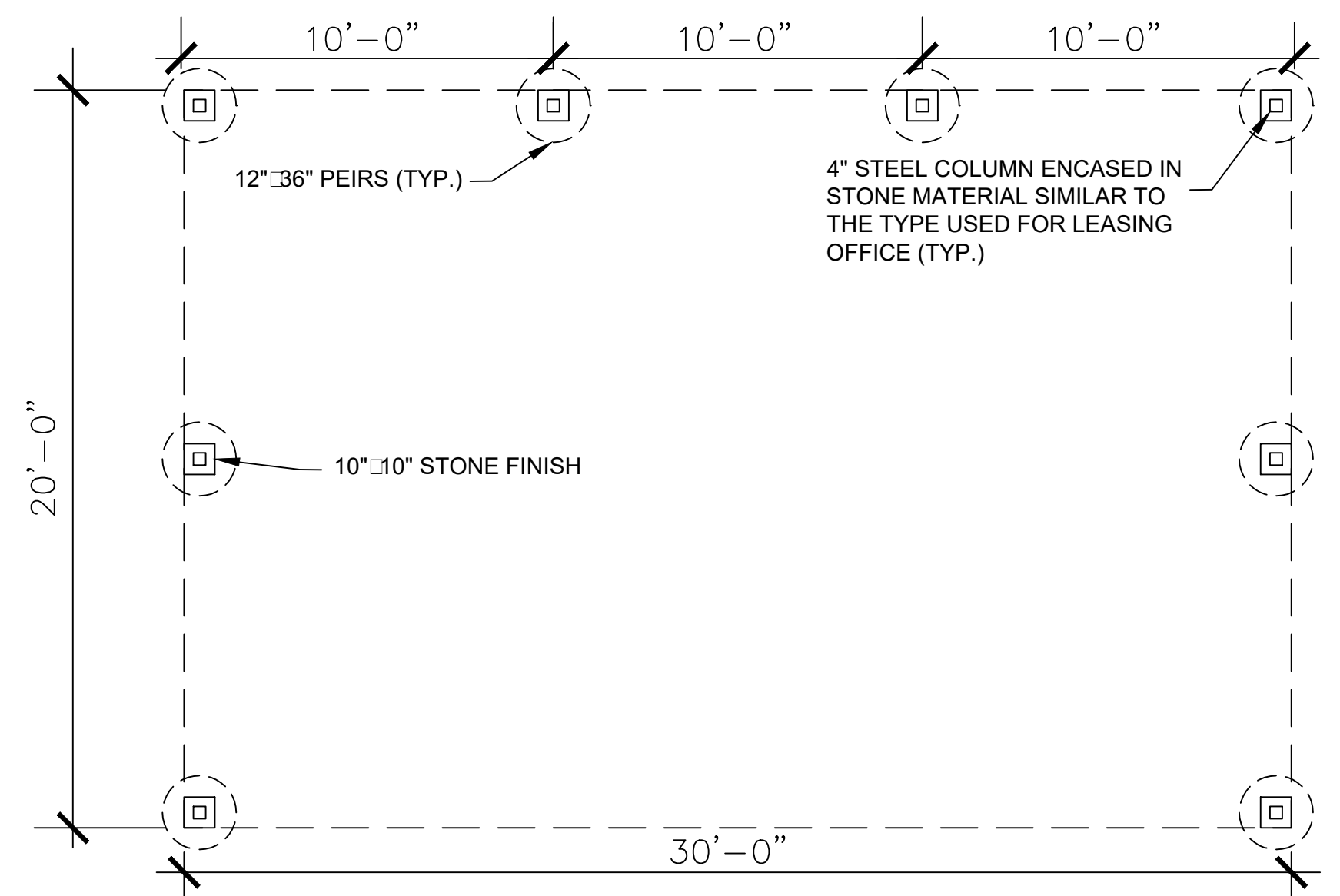
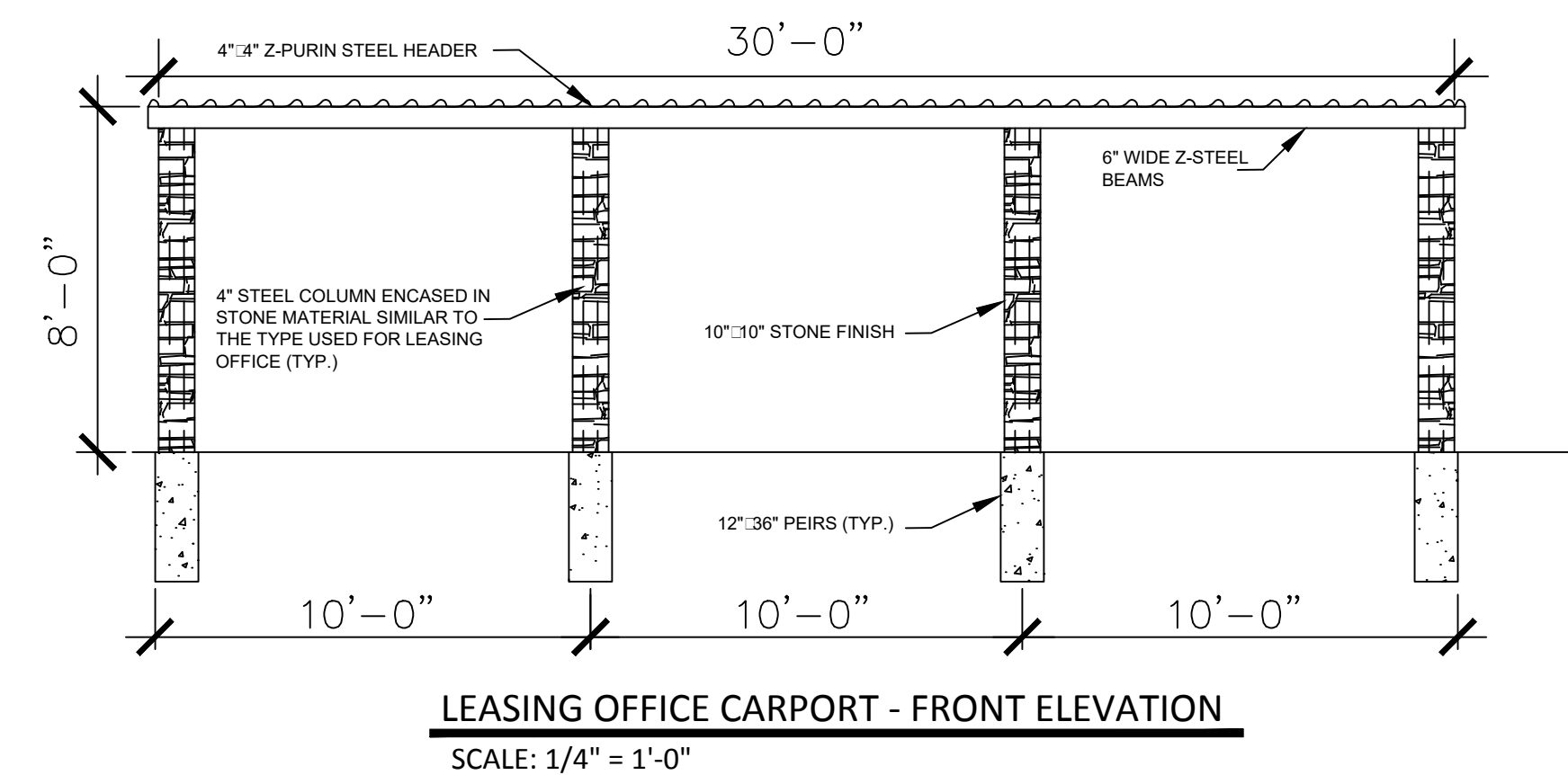
UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE FREEZE AND MOISTURE SENSORS.



SECTION
Distance between existing water line/ sewer line and proposed tree on I-30 side

OWNER: HOUSTON EAST RV RESORT 310 E. INTERSTATE 30, SUITE 320 GARLAND, TX 75043 OWNER'S CONTACT: CRAIG TURNER PHONE: (972) 979-4255 EMAIL: CRAIG@CTURNERUNS.COM																						
LANDSCAPE CONSULTANT: DEEPA DESIGNSCAPE Landscape Design & Build Deepa Koshailey 972-639-6745 Frisco TX 75035  6/25/2016																						
<table><tr><th colspan="3">REVISIONS</th></tr><tr><th></th><th>Date</th><th>Description</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		REVISIONS				Date	Description															
REVISIONS																						
	Date	Description																				
Project Name & Address: NEW CABINS & RV RESORT 1233 & 1301 E INTERSTATE 30 GARLAND, TX 75043																						
Sheet Title: NOTES, PLANT LIST, SECTION																						
Date: AUGUST 22, 2018																						
Scale: NTS	Sheet No.: L - 6																					

EXHIBIT E



DEEPA DESIGNSCAPE
Deepa H Koshaley
Landscape Designer
Add 📍, TX 75244
C 📞 N: 214-241-9169
d 📧 d 📧 @ 📧 . 📧

DEVELOPMENT & CONSULTANT

SOLUTIONS

PLANS & PERMIT

SUBMITTAL AND REPRESENTATION

10840 SWITZER AVE. SUITE 102
DALLAS, TX 75238

O 214-241-9169 F 972-432-4391

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[REDACTED] r[REDACTED] r[REDACTED] d [REDACTED] d[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] C[REDACTED] r[REDACTED] F[REDACTED] d [REDACTED] [REDACTED], R[REDACTED] [REDACTED] r[REDACTED] d
L[REDACTED] d [REDACTED] [REDACTED] Ar[REDACTED] [REDACTED]" #2080

LAKE SHORE RV RESORT

BUILDING LOT, ADDRESS:
1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

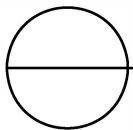
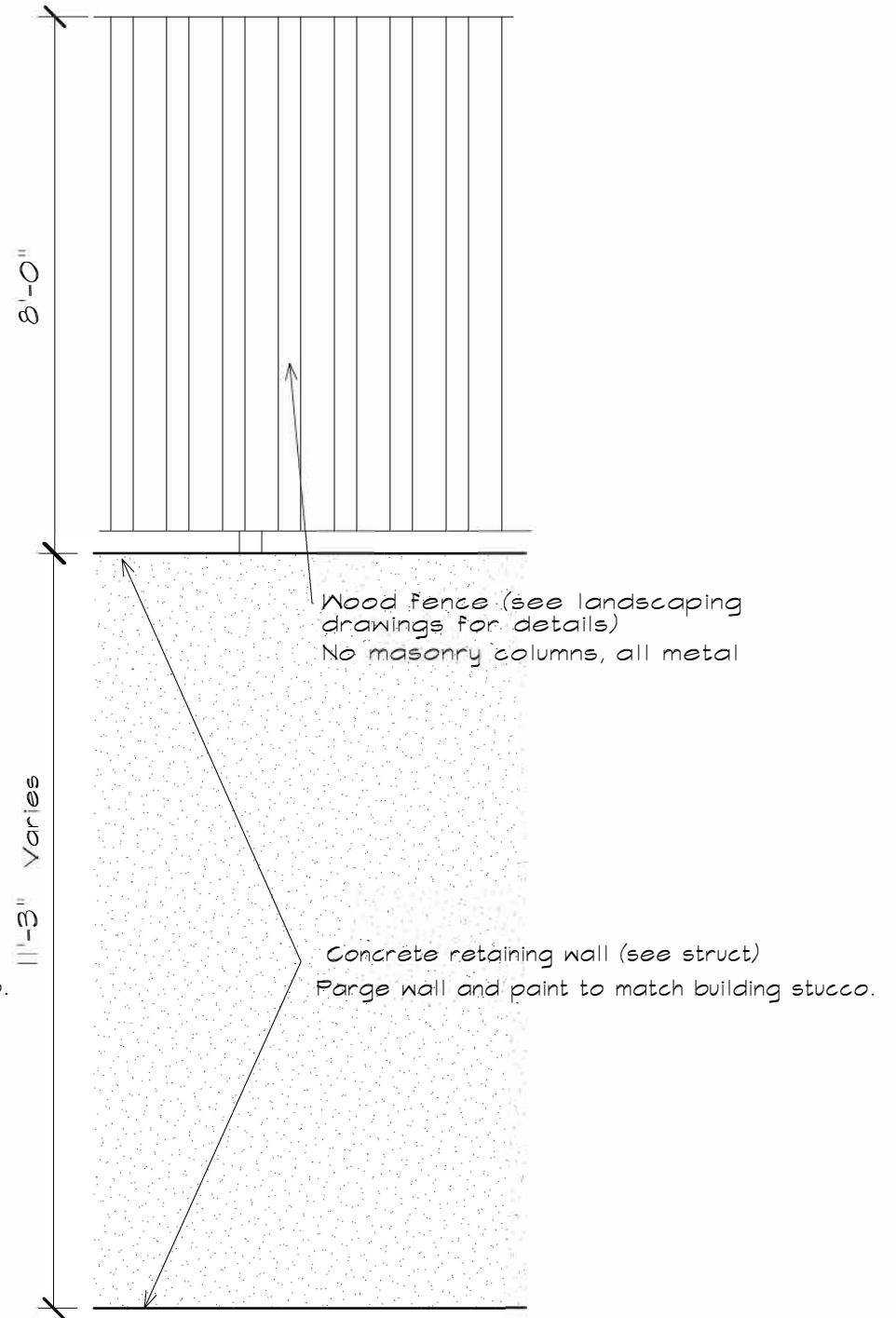
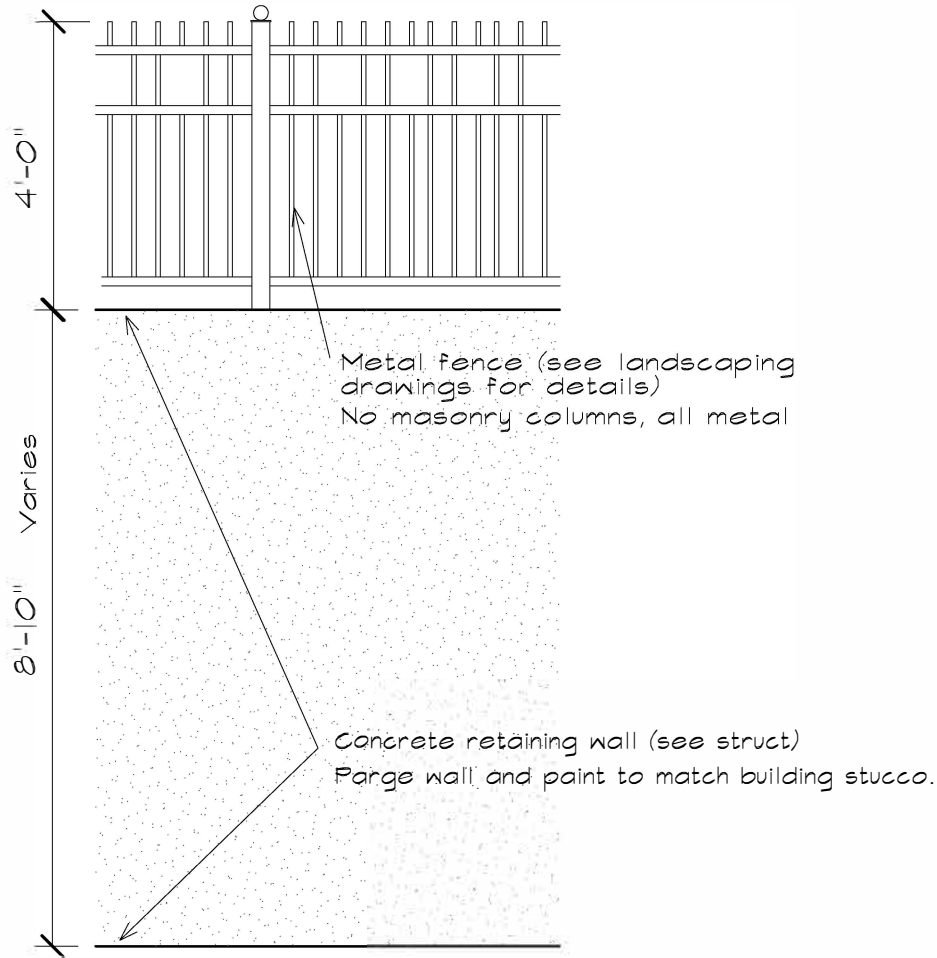
VIA BAYOU INC.

310 EAST INTERSTATE 30,
STE 320
GARLAND, TX 75043

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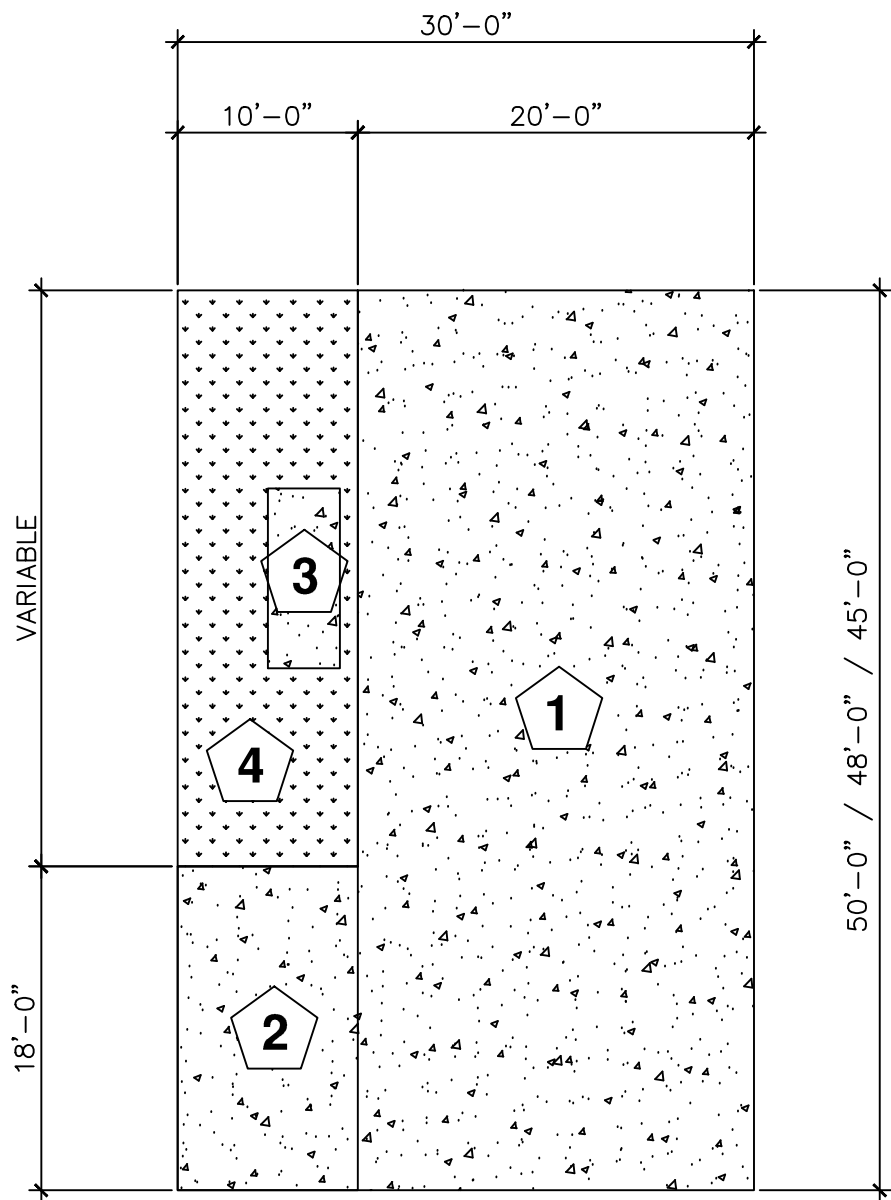
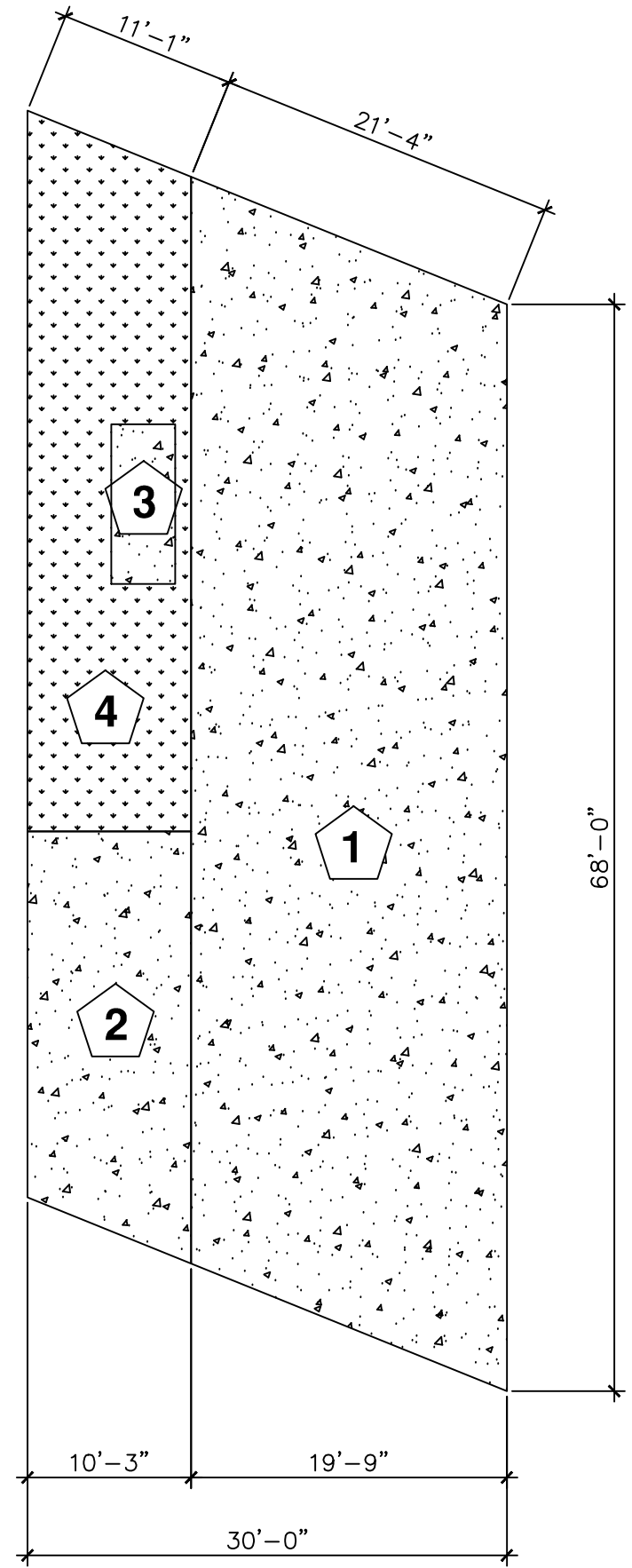
**LANDSCAPE
WALL
DETAILS
L-6 of 6**

EXHIBIT E



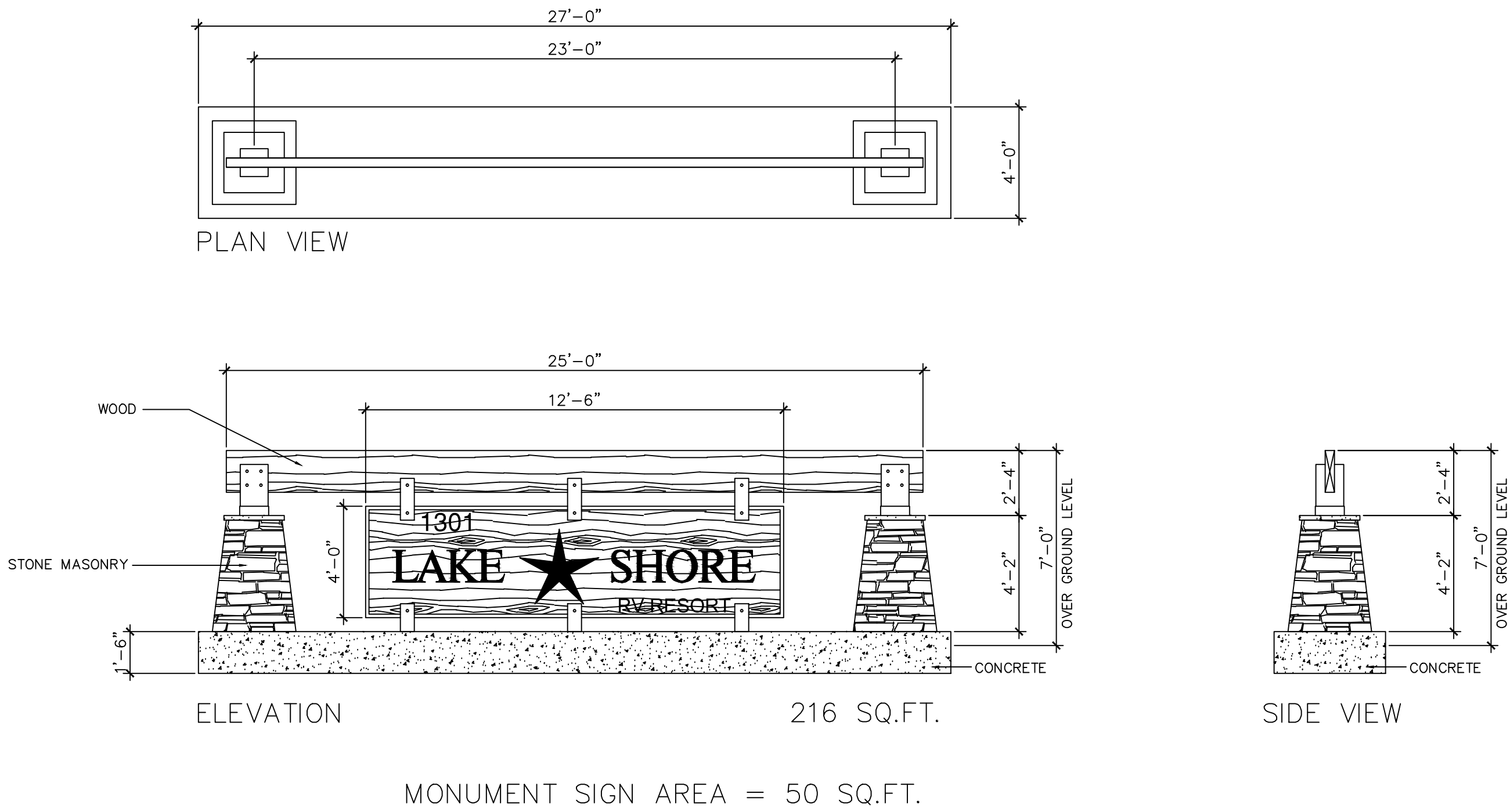
RETAINING WALLS ELEVATIONS

3/8" = 1'-0"

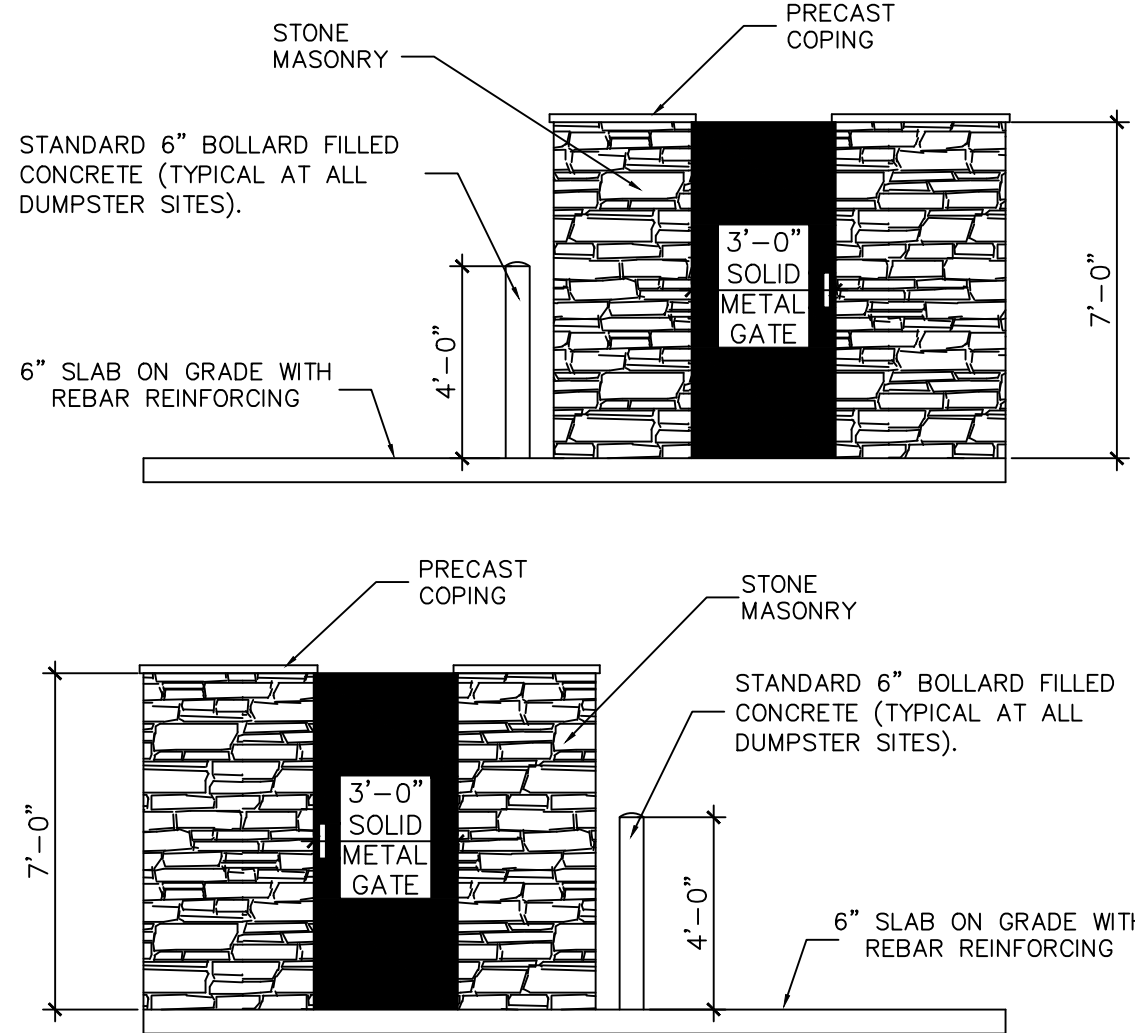
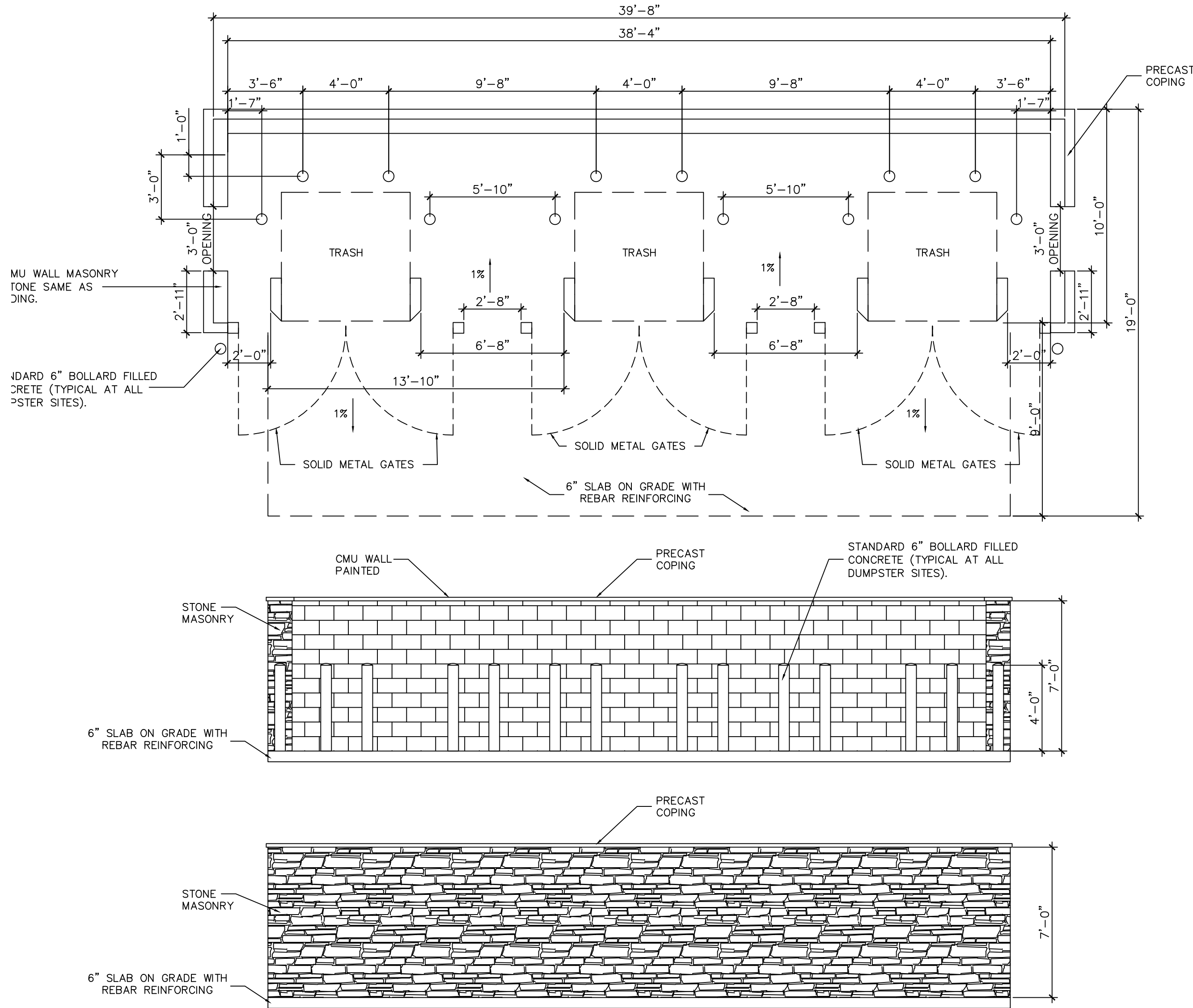


- 1 CONCRETE PAVEMENT RV PAD
- 2 CONCRETE PAVEMENT PARKING SPACE
- 3 UTILITIES CONCRETE PAD
- 4 LANDSCAPE AREA

TYPICAL RV PAD SCALE 3/32" = 1'-0" 3



MONUMENT SIGN SCALE 1/4" = 1'-0" 2



DUMPSTER ENCLOSURE SCALE 1/4" = 1'-0" 1

4.0

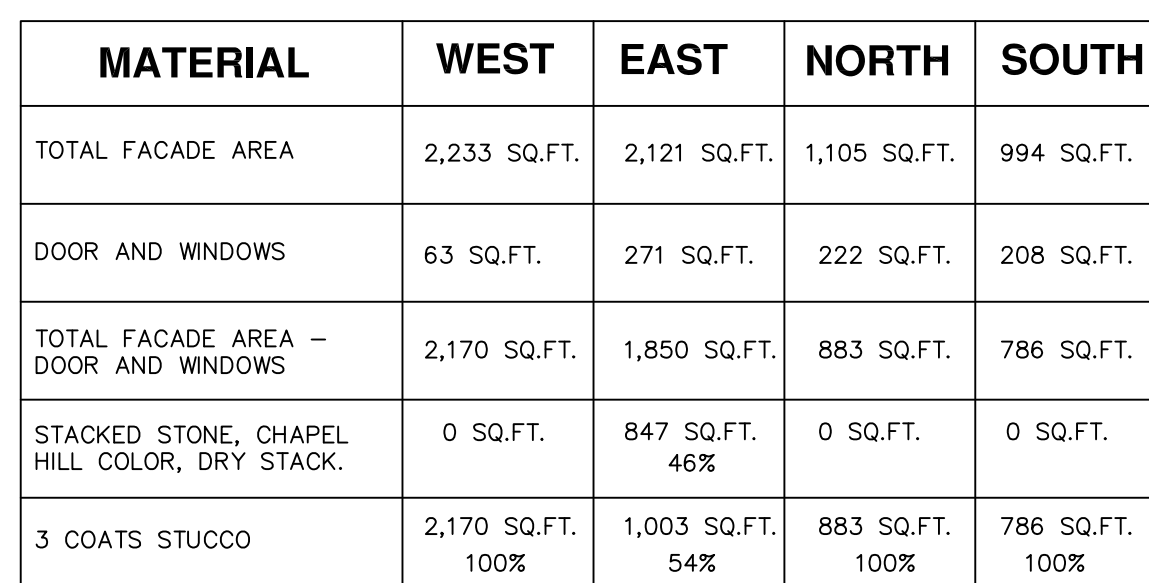
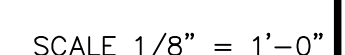


Exhibit F



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

DEVELOPMENT &
CONSULTANT

SOLUTIONS

PLANS & PERMIT
SUBMITTAL AND REPRESENTATION

10840 SWITZER AVE, SUITE 102
DALLAS, TX 75238
office: 214.241.9169 fax: 972.432.4391
www.plansandpermitsolutions.com

OWNER

VIA BAYOU INC.

310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION/ISSUE	DATE

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS

1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

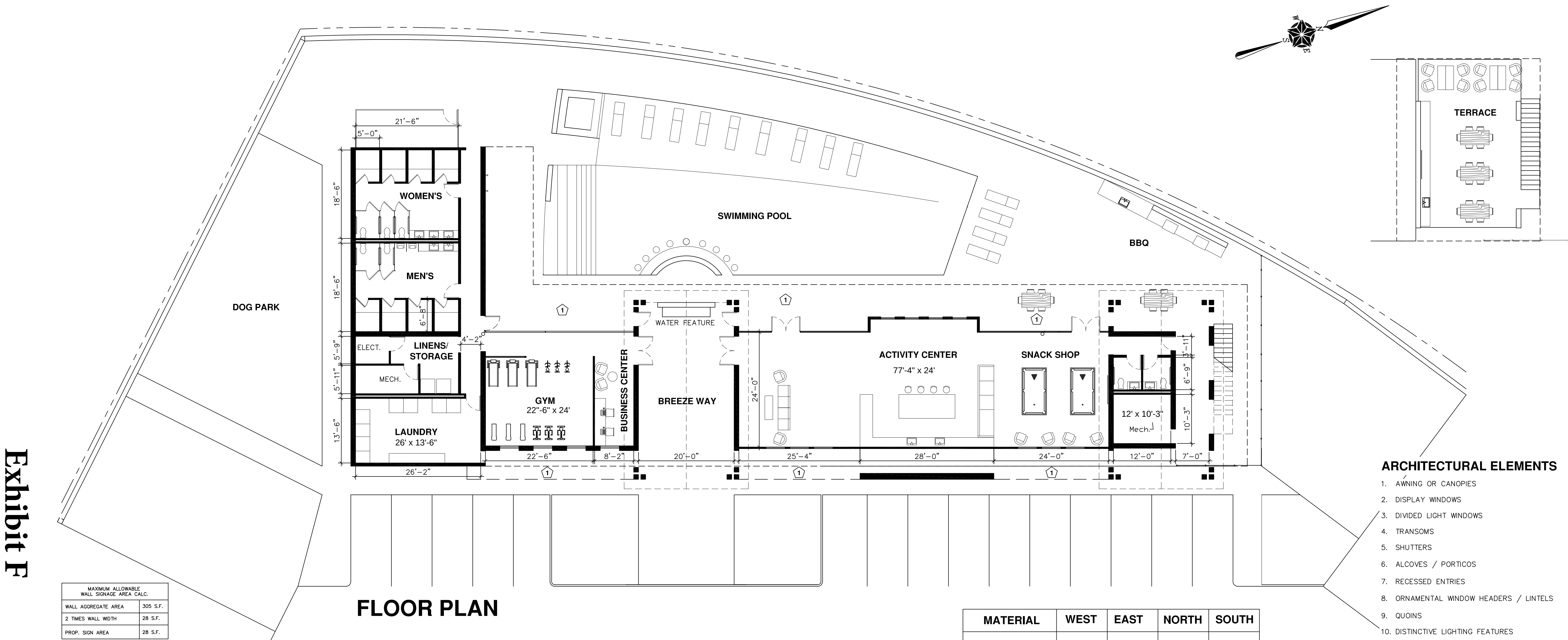
**PROPOSED
LEASING OFFICE
COLOR
ELEVATIONS**

DRAWN BY: REVISED BY:

ISSUED FOR SHEET No.

DATE **4.1**

4.06.2016



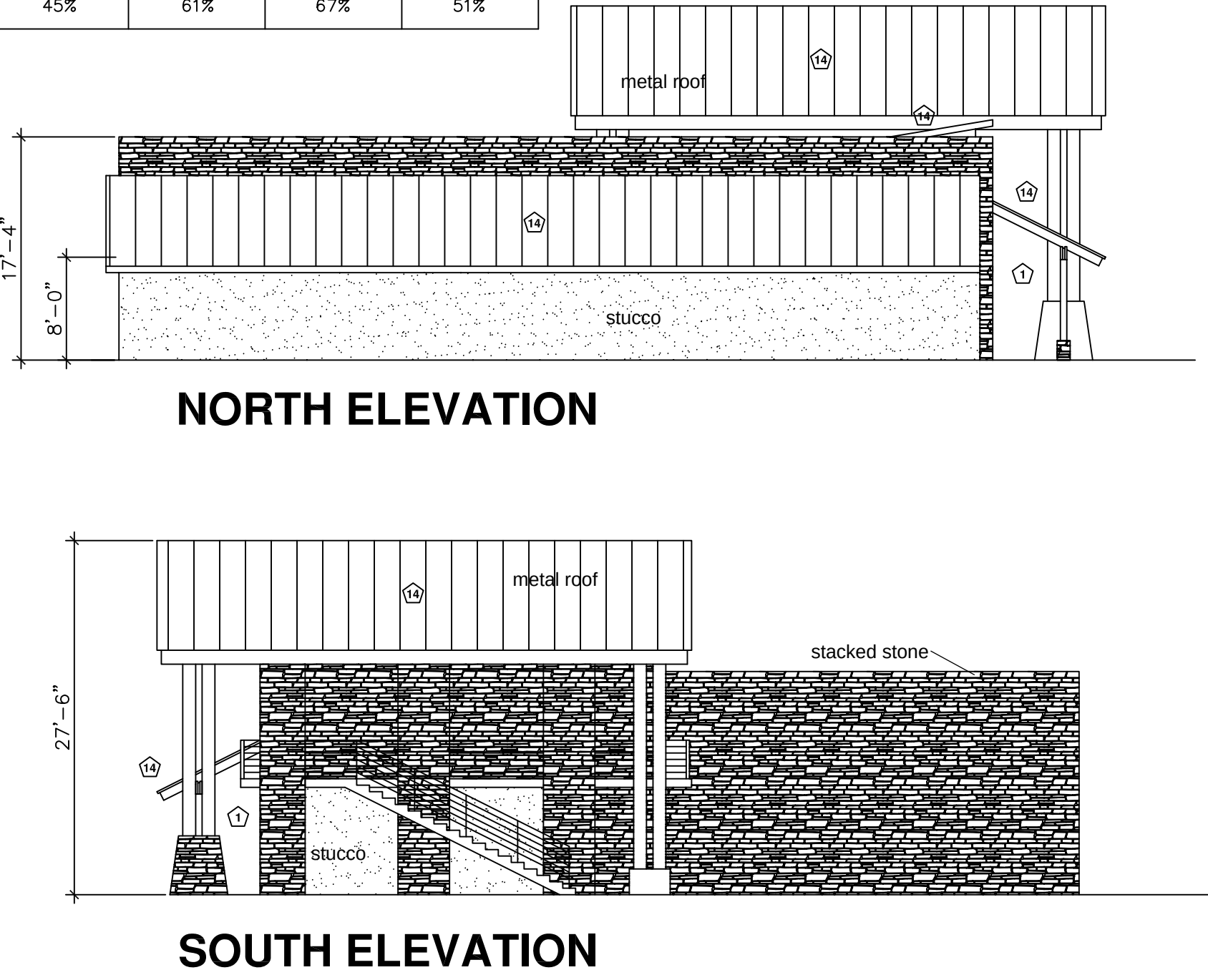
MAXIMUM ALLOWABLE WALL SIGNAGE AREA CALC.	
WALL AGGREGATE AREA	305 S.F.
2 TIMES WALL WIDTH	28 S.F.
PROP. SIGN AREA	28 S.F.

FLOOR PLAN

ARCHITECTURAL ELEMENTS

1. AWNING OR CANOPIES
2. DISPLAY WINDOWS
3. DIVIDED LIGHT WINDOWS
4. TRANSOMS
5. SHUTTERS
6. ALCOVES / PORTICOS
7. RECESSED ENTRIES
8. ORNAMENTAL WINDOW HEADERS / LINTELS
9. QUOINS
10. DISTINCTIVE LIGHTING FEATURES
11. PLANTERS OR FOUNTAINS
12. BENCHES FOR OUTDOOR SEATING
13. DORMERS
14. VARIED ROOF HEIGHTS

MATERIAL	WEST	EAST	NORTH	SOUTH
TOTAL FACADE AREA	1,569 SQ.FT.	2,265 SQ.FT.	670 SQ.FT.	563 SQ.FT.
DOOR AND WINDOWS	654 SQ.FT.	260 SQ.FT.	0 SQ.FT.	0 SQ.FT.
TOTAL FACADE AREA - DOOR AND WINDOWS	915 SQ.FT.	2,005 SQ.FT.	670 SQ.FT.	563 SQ.FT.
STACKED STONE, CHAPEL HILL COLOR, DRY STACK.	502 SQ.FT. 55%	790 SQ.FT. 39%	217 SQ.FT. 33%	280 SQ.FT. 49%
3 COATS STUCCO	413 SQ.FT. 45%	1,216 SQ.FT. 61%	453 SQ.FT. 67%	283 SQ.FT. 51%



OWNER

VIA BAYOU INC.
310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

Activity Building	
Activity	2,037
Mech/Restrooms (activity)	308
Gym	767
Laundry/Mechanical	684
Restrooms/Showers	1,046
Total	4,842

Future Second Floor Storage	3,484 Sq. Ft.
Total	8,326 Sq. Ft.

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS

1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

**PROPOSED
CLUB HOUSE**

DRAWN BY:

REVISED BY:

ISSUED FOR

SHEET No.

DATE
12.03.2016

5.0

Exhibit F



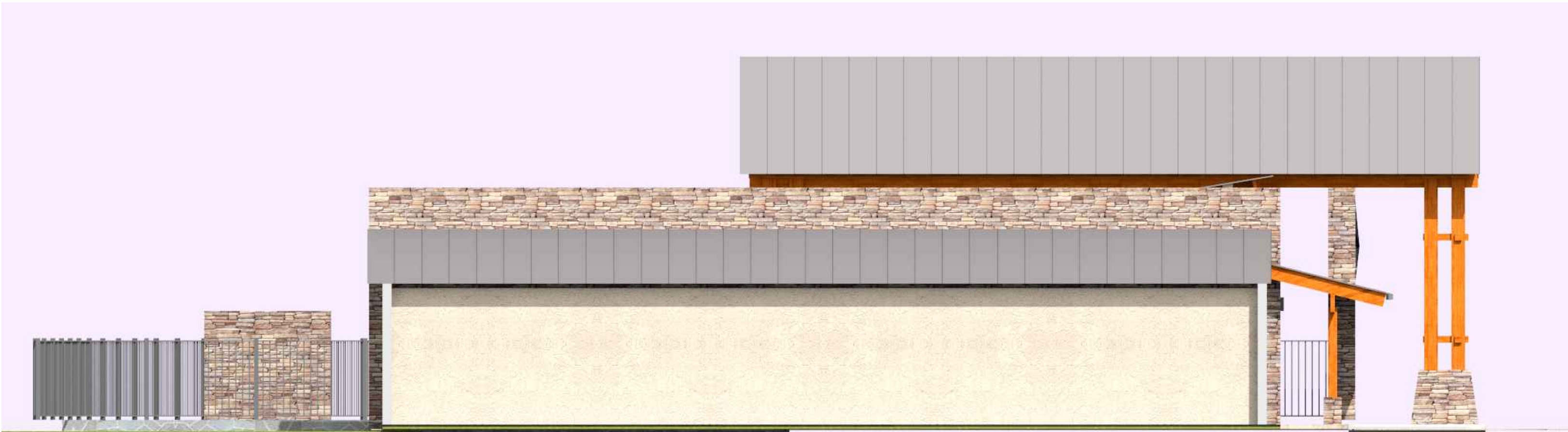
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

OWNER

VIA BAYOU INC.
310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION/ISSUE	DATE

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS
1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

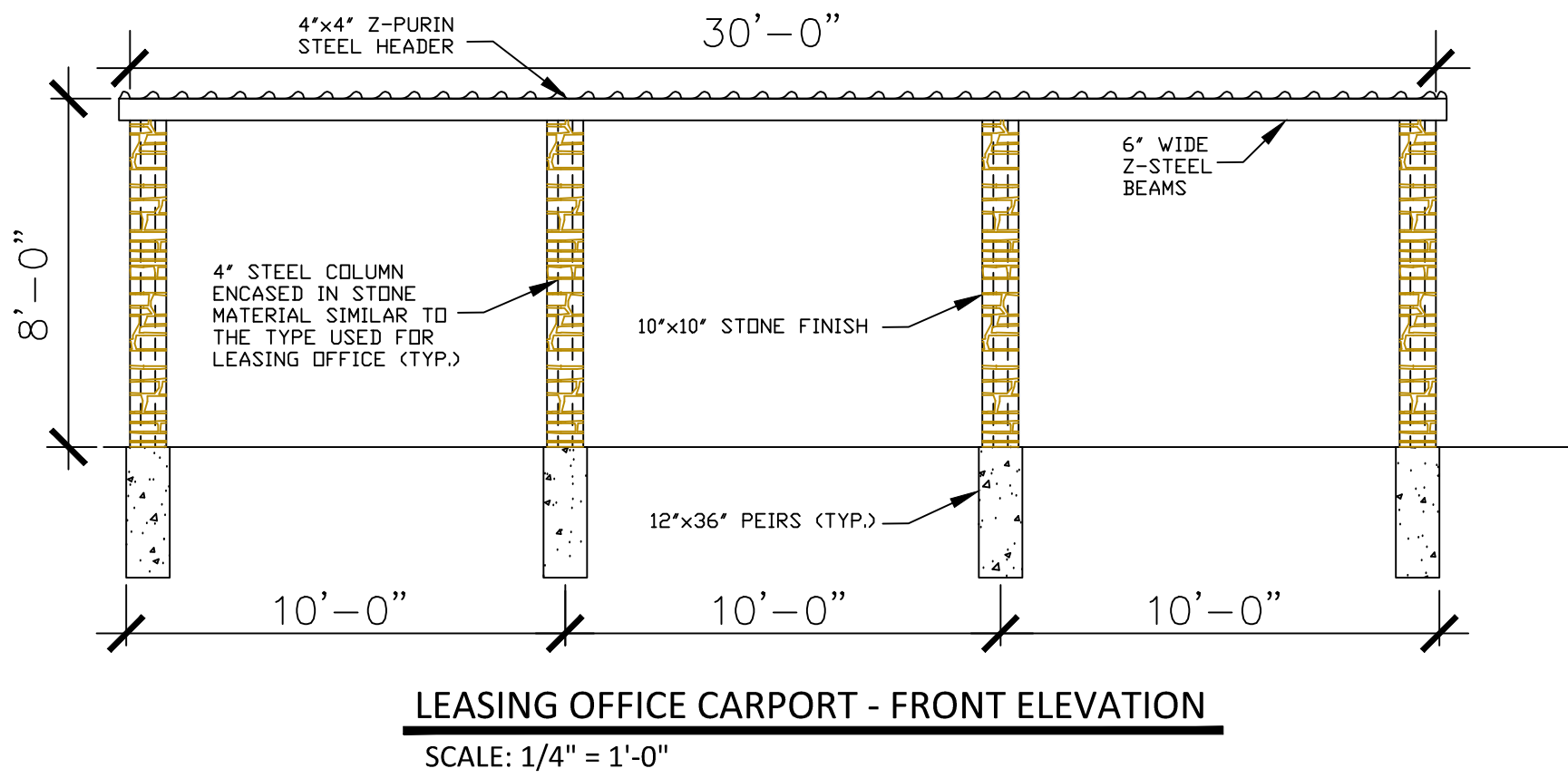
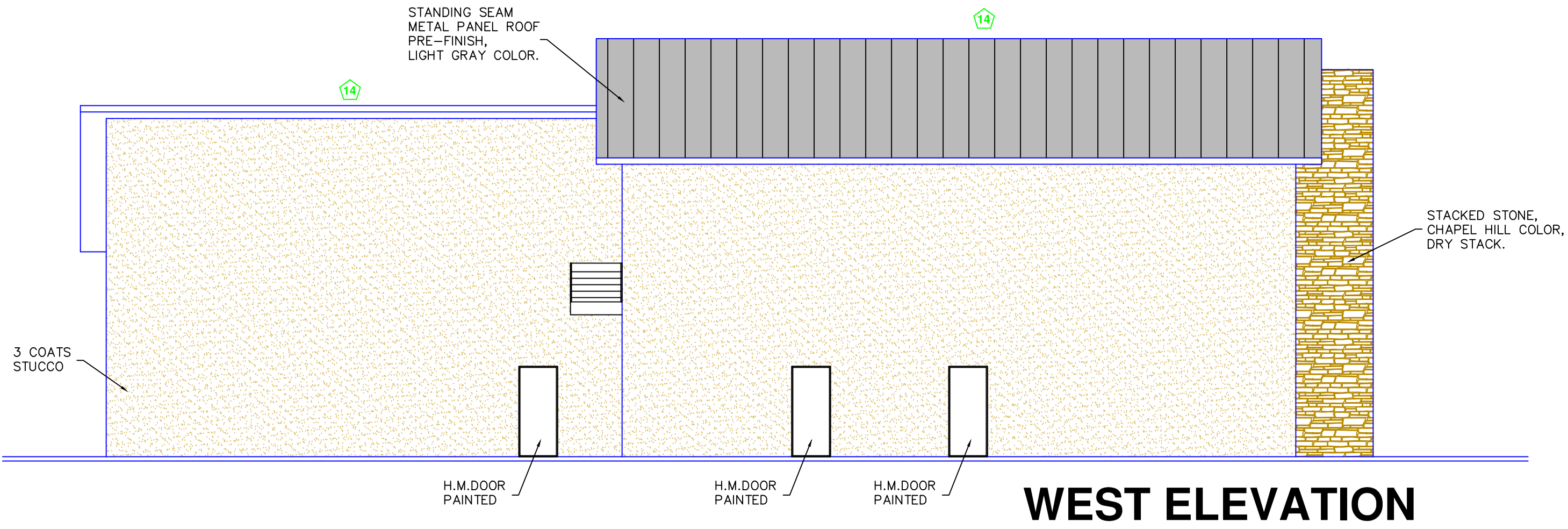
**PROPOSED
CLUB HOUSE
COLOR
ELEVATIONS**

DRAWN BY: REVISED BY:

ISSUED FOR SHEET No.

DATE
4.06.2016

5.1





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 11/06/2018

Item Title: Campbell Road Switching Station Land Purchase

Submitted By: Ross Owen, Director of Transmission & Distr

Summary of Request/Problem

At the October 15, 2018, GP&L presented a request for approval of a contract to purchase land for a new transmission switching station in response to an ONCOR Electric Delivery Company LLC (ONCOR) formal request to Garland Power & Light (GP&L) for a 138kV transmission point of delivery to allow ONCOR to serve a customer facility (STREAM Data Centers), as well as additional load in their service territory. City Council has previously been briefed on and has approved the zoning change for the property intended for the ONCOR substation and GP&L point of delivery. GP&L requests to purchase a tract of land containing approximately 2.127 acres (92,654 sq. ft.) situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, as well as modify an existing GP&L electrical utility easement, both near the intersection of Lookout Drive and West Campbell Road. This site is ideally suited to establish a connection into the 138kV Lookout to Firewheel transmission line currently being rebuilt. GP&L proposes to build an initial four-position 138kV ring bus switching station, with capability for a future fifth position for a 138kV transmission source on the 2.127 acre site.

Recommendation/Action Requested and Justification

City Council is requested to approve the contract with SDC DFW VII, L.P. for the purchase of the land for the construction of the Campbell Road Switching Station.

Attachments

Garland Power & Light Contract of Sale

CONTRACT OF SALE

THE STATE OF TEXAS

☐

COUNTY OF DALLAS

☐

KNOW ALL MEN BY THESE PRESENTS:

☐

This CONTRACT OF SALE is made by and between **SDC DFW VII, L.P.**, a Delaware limited partnership, ("Seller"), and **City of Garland, Texas**, a home-rule municipality ("Purchaser"), upon the terms and conditions set forth herein.

This Contract, and all terms and conditions contained herein, is contingent upon the approval of the City Council of the City of Garland, Texas ("City Council"). No term or condition provided herein shall constitute or be construed as a pre-commitment by the Purchaser to purchase the Property prior to the formal approval of the City Council. In the event the City Council of the City of Garland fails to approve this Contract, any earnest money paid by the Purchaser shall be refunded and disbursed to Purchaser, and the Parties will have no further rights or obligations under this Contract.

1. Purchase and Sale. Seller hereby agrees to convey, and Purchaser hereby agrees to pay for, fee title to the tract of land containing approximately 2.127 acres more or less, situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas (hereinafter referred to as the "Property") and an electrical utility easement for the purpose of electrical utility and communication facility construction and access for the consideration and upon and subject to the terms, provisions, and conditions hereinafter set forth. Seller shall reserve unto itself and its successors and assigns forever, all of the oil, gas and other minerals in and under and that may be produced from the Property; provided, however, said mineral rights shall not include any rights of surface use, which surface rights shall be waived. The Property is more particularly described as Tract 1 – City of Garland Tract by metes and bounds and graphical exhibit on Exhibit "A" attached hereto and made part hereof.

2. Consideration. Seller agrees to accept and Purchaser agrees to pay as consideration for the sale of the Property a total sum of **Eight Hundred Eighty Thousand Two Hundred Thirteen And No/100 Dollars (\$880,213.00)** subject to applicable prorations ("Total Consideration"). Total Consideration calculated on the basis of \$9.50 per square foot times the actual square feet shown on the Final Survey. The Total Consideration will be paid in cash at the Closing.

3. Earnest Money. Upon delivery of a fully executed copy of this Contract to Republic Title Company 2626 Howell Street, 10th Floor, Dallas, Texas 75024 ("Title Company"), Attention Clay Arnold, Escrow Officer, Phone: 214-754-7740, FAX: 972-516-5127, Email: carold@republictitle.com and within five (5) business days of the Effective Date Purchaser will deliver to the Title Company as "Earnest Money" at its option either cash, cashier's check, or bank wire in the amount of **Fifteen Thousand and No/100 Dollars (\$15,000.00)**. At the Closing, the Earnest Money will be applied to the Total Consideration, or if Closing does not occur, the Earnest Money shall be disbursed to either Seller or Purchaser as provided under this Contract.

4. Due Diligence Materials. Within five (5) business days after the Effective Date hereof, Seller will deliver or cause to be delivered to Purchaser copies of the following documents to the extent the same are in Seller's possession (herein "Due Diligence Materials"):

(a) Survey of the Property obtained by Seller upon Seller's purchase of the Property;

(b) Phase I environmental site assessment related to Seller's purchase of the Property; and,

(c) Seller's title commitment or owner's policy received in connection with Seller's purchase of the Property, along with all exception documents.

All of the Due Diligence Materials are confidential information and shall be treated as such by Purchaser. If the transaction contemplated by this Contract fails to close for any reason whatsoever, Purchaser shall promptly return to Seller all of the Due Diligence Materials and will not retain any copies, extracts or other reproductions in whole or in part thereof. Purchaser acknowledges that Seller does not make any representation or warranty of whatever nature regarding the truth, accuracy, validity, completeness, usefulness, suitability or any other aspect of the Due Diligence Materials, and Seller expressly disclaims any such representation and warranty.

5. Survey and Title Binder.

(a) Within five (5) days after the date of this Contract, Purchaser shall, at Purchaser's expense, deliver or cause to be delivered to Seller and Purchaser a copy of a current on-the-ground survey ("Survey") of the Property made by a duly licensed surveyor reasonably acceptable to Purchaser. The Survey shall be in a form acceptable to the Title Company in order to allow the Title Company to delete the survey exception (except as to "shortages in area") from the Title Policy to be issued by the Title Company. The Survey shall show the location of all improvements on the Property, if any and shall set forth the total number of acres. In addition, within said five (5) day period, Purchaser shall also, at Purchaser's expense, deliver or cause to be delivered to Seller and Purchaser a metes and bounds survey of the electrical utility easement area to be conveyed to Purchaser at Closing, referenced under Paragraph 10.c of this Agreement.

(b) Within thirty (30) days after the date of this Contract, Purchaser shall, at Purchaser's expense, deliver or cause to be delivered to Seller and Purchaser:

(1) A title commitment ("Title Binder") covering the Property binding the Title Company to issue a Texas Owner's Policy of Title Insurance on the standard form of policy prescribed by the Texas State Board of Insurance at the Closing in the full amount of the Purchase price, and

(2) True, correct, and legible copies of any and all instruments referred to in the Title Binder as constituting exceptions or restrictions upon the title of Seller, except that copies of any liens which are to be released at the closing may be omitted.

6. Approval Period and Title.

(a) Purchaser shall have fifteen (15) days from the receipt of the Survey and Title Binder to review them and to deliver in writing to Seller such objections as Purchaser may have to anything contained in them, which objections would materially and adversely affect title to the Property or materially interfere with Purchaser's Intended Use. Any such item to which Purchaser shall not object shall be deemed a "Permitted Exception". Failure of Purchaser to notify Seller of such objections, if any, within such fifteen (15) day period shall constitute a waiver of any objections to matters set forth in the Title Binder or revealed by the Survey, and any such objections shall become Permitted Exceptions. If there are objections by Purchaser, Seller shall in good faith attempt to satisfy them prior to closing. If Seller delivers written notice to Purchaser on or before the closing date that Seller is unable to satisfy such objections, or if, for any reason, Seller is unable to convey title in accordance with Section 10, Purchaser, as its sole and exclusive remedy, may either waive such objections and accept such title as Seller is able to convey or terminate this Contract by written notice to Seller. The lien for current taxes shall be deemed to be Permitted Exceptions.

(b) At the closing, Seller will convey to Purchaser good and marketable title to the Property free and clear of any and all encumbrances except the Permitted Exceptions. Delivery of the Title Policy pursuant to Section 10 shall be deemed to fulfill all duties of Seller as to sufficiency of title required hereunder; provided however, Seller shall not thereby be released from the warranties of Seller's Deed.

(c) Seller, at Closing, shall also deliver to Purchaser the following:

(1) State Law Disclosures. Such disclosures and reports, required by applicable state and local law in connection with the conveyance of real property.

(2) FIRPTA. A Foreign Investment in Real Property Tax Act affidavit executed by Seller. If Seller fails to provide the necessary affidavit and/or documentation of exemption on the Closing Date, Purchaser may proceed with withholding provisions as provided by law.

(3) Additional Documents. Any additional documents that the Title Company may reasonably require for the proper consummation of the transaction contemplated by this Contract.

7. Casualty Loss. All risk of loss to the Property shall remain upon Seller prior to the closing. If, prior to the closing, the Property shall be damaged or destroyed by fire or other casualty, to a material extent, Purchaser may either terminate this Contract by written notice to Seller or close. If Purchaser elects to close, despite said material damage or destruction, there shall be no reduction in the purchase price, and Seller shall assign to Purchaser Seller's right, title and interest in and to all insurance proceeds resulting or to result from said damage or destruction. Unless otherwise provided herein, the term "material" shall mean damage or destruction, the cost of repairing which exceeds ten (10%) percent of the purchase price. In the event of less than material damage or destruction to the Property prior to the closing, Seller shall either repair the same prior to the closing, at Seller's expense, or reimburse Purchaser for the cost of repairing the same by assigning any insurance proceeds resulting therefrom to Purchaser and/or by allowing Purchaser to deduct such cost from the cash payable to Seller at the closing. If the extent of

damage or the amount of insurance proceeds to be made available is not able to be determined prior to the closing date specified in Section 13 below, or the repairs are not able to be completed prior to said date, either party, by written notice to the other, may postpone the date of the closing to such date as shall be designated in such notice, but not more than thirty (30) days after the closing date specified in Section 13 below.

8. Warranties and Representations by Seller. Seller makes the following representations and warranties, all of which will be true and correct as of the date of the Closing and will survive the Closing for a period of six (6) months:

(a) Seller has received no written notice (and has no actual knowledge) of condemnation or contemplated condemnation proceedings affecting the Property or any part thereof.

(b) Seller has not granted to any person, firm or entity, except as set forth herein, any right to acquire the Property or any part thereof.

(c) Seller has received no written notice (and has no actual knowledge) of any litigation or threatened litigation affecting Seller or the Property which would in any way constitute a lien, claim or obligation of any kind against the Property.

9. Express Covenants of Seller. Between the date hereof and the Closing, Seller expressly covenants and agrees that:

(a) Seller will not commit waste of the Property and will keep the Property in a comparable state of repair and condition as exists on the date of this Contract, reasonable and ordinary wear and tear excepted.

(b) Seller will allow, upon execution of this Contract, Purchaser the right to conduct land surveys, an engineering survey and an environmental audit of the property, and in this connection Purchaser or Purchaser's designated agents may enter upon the premises for purposes of boundary and topographical surveys, soil analysis, core drilling, or other tests which may be deemed necessary to Purchaser or Purchaser's engineer. If it should be determined by Purchaser in Purchaser's sole judgment that the property is not suitable for the intended purposes, then and in this event, Purchaser may, on written notice to Seller received on or before November 16, 2018, terminate this agreement and it shall be null and void for all purposes (except with respect to obligations which expressly survive termination) and the earnest money shall be forthwith returned by the title company to Purchaser. Purchaser agrees to indemnify and hold Seller harmless from and against any damages arising directly from Purchaser's inspection and testing of the Property; provided, however, the forgoing indemnity shall not apply with respect to any claims, damages, liabilities or expenses arising out of the mere discovery by Purchaser, or the failure to report any pre-existing conditions, or any acts or omissions of Seller, its agents, employers, contractors, officers or invitees. This obligation to indemnify and hold Seller harmless shall survive the closing and any termination of this Contract and shall, to the extent Purchaser fails to purchase the Property or terminates this Contract as provided herein, include Purchaser's obligation to promptly restore any portions of the Property damaged or disturbed in connection with Purchaser's tests and surveys to its condition on the date hereof.

10. Seller's Obligations at Closing. At closing, in addition to the other items herein

required to be delivered to Purchaser by Seller, Seller at Seller's sole cost and expense, will deliver to Purchaser the following:

(a) Seller's executed Special Warranty Deed, substantially in the form as attached hereto as **Exhibit "B"**, conveying the Property to Purchaser, duly acknowledged and in form for recording, which deed will convey to Purchaser good, indefeasible and marketable fee simple title to the Property, free and clear of all liens, encumbrances, covenants, conditions, restrictions, rights-of-way, easements and other matters affecting title to the Property except those approved by Purchaser pursuant to Section 6 above or otherwise waived in writing.

(b) An irrevocable commitment from the Title Company to issue an owner's policy of title insurance required under the Title Binder upon recording the documents to be recorded and closing and receipt of the premium for such policy; (i) with the standard exception concerning discrepancies or conflicts in boundary lines, encroachments or any overlapping of improvements and the exception for parties in possession deleted; and (ii) with the exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(c) Seller's executed Electrical Utility Easement, substantially in the form as attached hereto as **Exhibit "C"**, duly acknowledged and in form for recording.

11. Purchaser's Obligation at Closing. At the closing Purchaser will pay in cash the balance of the Total Consideration.

12. Prorations. All taxes, general and special and all assessments, including state, county, school, municipal, and all other taxes whatsoever (exclusive of rebates, penalties or interest) in connection with the Property will be prorated at closing with an effective proration date being as of the date of such closing. In the event taxes for the current year are computed and prorated at closing hereunder on the basis of an estimate using taxes for the calendar year prior to said closing and actual taxes for the calendar year of said closing are more or less than such estimate, then Seller or Purchaser, as applicable, will pay to the other the proper adjustment so that such proration will be accurate in immediately available funds when such actual taxes are determined and within ten (10) days after notice thereof. Taxes for the years prior to the year of closing will be paid by Seller. Purchaser will be responsible for any subsequent tax assessment including rollback taxes, due to a change in land usage or ownership or both.

13. Closing. The closing shall be handled through the escrow services of the Title Company, on or before November 16, 2018, unless the time, date and place for Closing is changed pursuant to agreement of Seller and Purchaser.

14. Delivery of Possession. On the date of closing, Seller will deliver possession of the Property to Purchaser in its then-present condition.

15. Remedies. In the event Seller tenders full performance of its obligations hereunder and this transaction is not consummated through default on the part of the Purchaser, then Seller may, as Seller's sole and exclusive remedy, terminate this Contract and receive the Earnest Money as liquidated damages for Purchaser's breach. In the event this transaction is not consummated because of default or breach by Seller, then the Purchaser, if an exclusive remedy or right is expressly provided elsewhere herein for such default or breach, will be limited exclusively to the right or remedy therein provided for such default, and if specific exclusive

remedies are not provided for such default, then Purchaser, at Purchaser's option, (i) will be entitled to a return of the Earnest Money and this Contract will be null and void (except with respect to obligations which expressly survive termination), or (ii) may avail itself to the remedy of a suit for specific performance. All parties hereto agree that Seller's actual damages, in event of default by Purchaser, would be very difficult to ascertain because of the uncertainties of the real estate market and fluctuating property values between the date of this Contract and date of breach, and the difference of opinion with reference to such matters; consequently, the parties have thus agreed upon the liquidated damages as provided herein. In the event either party hereto becomes entitled to the Earnest Money as liquidated damages or upon cancellation of this Contract in accordance with its terms, Purchaser and Seller covenant and agree to deliver a letter of instruction to the Title Company directing the disbursement of the Earnest Money to the party entitled thereto. In the event either party hereto fails or refuses to sign or deliver such an instruction letter when the other party is entitled to a disbursement of the Earnest Money, the party so failing or refusing to sign or deliver such letter will pay, upon the final order of the court with appropriate jurisdiction that such other party is entitled to a disbursement of the Earnest Money, all reasonable attorney's fees and other third-party costs incurred by the party so entitled to the Earnest Money in connection with its recovery thereof.

16. Closing Costs. **Seller agrees to pay:**

- (a) Seller's own attorney's fees incurred in regard hereto;
- (b) All charges incurred by Seller for the procurement, preparation and recording of any releases, waivers or other instruments Seller elects to execute with respect to clearing Seller's title for conveyance of the Property in accordance with the provisions hereof, and owner policy of title insurance, described above; and
- (c) One half (1/2) of any escrow fees charged by the Title Company pursuant hereto.

Purchaser agrees to pay:

- (a) All charges for tax certificates;
- (b) All recording costs except those related to Seller's clearing of title;
- (c) One half (1/2) of any escrow fees charged by the Title Company pursuant hereto
- (d) All costs related to Purchaser's inspection of the Property and any other costs incurred in connection with the transaction contemplated hereby; and
- (b) Purchaser's own attorney's fees incurred in regard hereto.

17. Condemnation Prior to Closing. If, prior to closing, all or any portion of the Property will be taken for any public or quasi-public purpose by a lawful power of authority by the exercise of the right of condemnation or eminent domain or by agreement in lieu thereof, Purchaser will have the option of; (i) terminating this Contract, in which event the Earnest Money will be returned to Purchaser and all parties will be relieved of all further obligations under this Contract (except those which expressly survive termination), or (ii) proceed to close this Contract, in which event

Seller will assign to Purchaser all of Seller's right, title and interest in and to any award or other payment in lieu thereof for such condemnation, eminent domain or other taking by any governmental authority, and Purchaser and Seller will otherwise proceed to close this Contract as provided herein.

18. Zoning, Governmental Approvals and Restrictive Covenants. The Parties acknowledge that Purchaser intends to utilize the Property for an electric transmission and distribution substation and/or switching station ("**Purchaser's Intended Use**"). Seller shall have until November 16, 2018 to obtain the written approvals of all applicable governmental authorities and property owner associations or related entities, if any, for Purchaser's Intended Use, including the development plat approval for the proposed improvement of the Property, with terms and conditions reasonably acceptable to Purchaser (the "**Approvals**"). Purchaser agrees to reasonably cooperate with Seller and the applicable governmental authorities throughout the approval process to ensure that Seller is not delayed in securing the Approvals, provided that Purchaser shall not be obligated to incur any liability, obligation, cost or expense in connection therewith.

19. Environmental. Seller has no actual knowledge of any violation of Environmental Laws with respect to the Property or the presence or release of Hazardous Materials on or from the Property. Seller has not manufactured, introduced, released or discharged from or onto the Property any Hazardous Materials, in violation of Environmental Laws, and Seller has not used the Property or any part thereof for the generation, treatment, storage, handling or disposal of any Hazardous Materials, in violation of any Environmental Laws. The term "Environmental Laws" includes without limitation the Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act and other federal laws governing the environment as in effect on the Effective Date of this Contract together with their implementing regulations and guidelines as of the Effective Date of this Contract, and all state, regional, county, municipal and other local laws, regulations and ordinances that are equivalent or similar to the federal laws recited above or that purport to regulate Hazardous Materials. The term "Hazardous Materials" includes petroleum, including crude oil or any fraction thereof, natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas or such synthetic gas), asbestos and asbestos containing materials and any substance, material waste, pollutant or contaminant listed or defined as hazardous or toxic under any Environmental Laws.

20. Assignment of Contract. This Contract may not be assigned by either party without the prior written consent of the other.

21. Notices. Any notice to be given by either party to this Contract will be given in writing and may be effected by personal delivery or by placing such in the U.S. Mails, certified mail, return receipt requested, postage prepaid, and addressed as follows:

- | | |
|-------------------|--|
| (a) To Purchaser: | City of Garland
P.O. Box 469002
Garland, Texas 75046-9002
Attention: Brian C. England
Office: 972-205-2380
Fax: 972-205-2389
Email: bengland@garlandtx.gov |
| (b) To Seller: | Christopher Kincaid, Senior V.P.
Stream Data Centers |

2001 Ross Avenue, Suite 400
Dallas, Texas 75201
Phone: 214-267-0487
Email: ckincaid@streamdatacenters.com

(c) With copy to:

22. Real Estate Commission. Seller and Purchaser hereby agree that they will at all times hereafter indemnify and hold harmless one another and their heirs, executors, successors and assigns, from and against any and all claims, losses, costs, expenses, liabilities and/or damages, including reasonable attorneys' fees, which the other, its heirs, executors, successors or assigns, may hereafter incur, suffer or be required to pay to any individual or entity by reason of a real estate commission due by the indemnifying party in connection with the purchase and sale contemplated under this Contract.

23. Modification of this Agreement. This Contract may not be modified or amended except by a subsequent agreement in writing signed by the Seller and the Purchaser. The Purchaser and Seller may waive any of the conditions contained herein or any of the obligations of the other party hereunder, but any such waiver will be effective only if in writing and signed by the party waiving such condition or obligation.

24. Binding Effect. This Contract will be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, legal representatives and assigns, and it is further understood that Purchaser may, at Purchaser's option, assign Purchaser's rights under the terms of this Contract to an affiliate at closing without the consent or approval of Seller herein; provided, however, no such assignment shall relieve Purchaser of its obligations hereunder.

25. Entire Agreement. This Contract constitutes the entire agreement and understanding between the parties hereto and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith. No statements, agreements, understandings, representations, warranties or conditions not expressed in this Contract will be binding upon the parties hereto, or will be effective to interpret, change or restrict the provisions of this Contract unless such is in writing signed by both parties hereto and by reference made a part hereof.

26. Survival. All covenants and agreements contained herein and intended to be performed subsequent to any closing hereunder will survive the execution and delivery by Seller of the deed, described above, and other closing documents required hereby and will specifically not be deemed to be merged into or waived by any instrument of closing, but will expressly survive and be binding upon the Seller. Any liability of the Seller for misrepresentation or breach of warranty under Section 8 above will survive the execution and delivery of said deed and other closing documents required hereby, will specifically not be deemed to be merged into or waived by any instruments of closing, and such liability will expressly survive and be binding upon the Seller for the period of time set forth in Section 8.

27. Governing Law. This Contract will be construed and interpreted in accordance

with the laws of the State of Texas and venue for any legal proceedings instituted regarding this Contract shall be exclusively in Dallas County, Texas.

28. Captions. The captions in this Contract are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this Contract or any provisions hereof.

29. Time Of The Essence. Time is of the essence of the performance of Seller's and Purchaser's obligations hereunder.

30. Gender and Number. Words of any gender used in this Contract will be construed to include any other gender and words in the singular number will be construed to include the plural, and vice versa, as the context may require herein.

31. Confidentiality. Seller and Purchaser agree to keep the terms and conditions of this Contract, including but not limited to the amount of Total Consideration, confidential, provided that: (i) Seller and Purchaser may reveal the terms and conditions of this Contract to their respective principals, employees, accountants, attorneys and other professionals; (ii) the terms and conditions of this Contract may be provided to the Title Company; (iii) the terms and conditions of this Contract may be provided by Purchaser to prospective lenders; and (iv) the terms and conditions of this Contract may be revealed when required by subpoena, court order or other legal process. The terms and conditions of this Section shall survive the delivery of Seller's deed and the Closing.

32. Multiple Counterparts. This Contract Of Sale may be executed in multiple counterparts, each of which shall constitute an original, but none of which shall be binding on any party unless and until all parties have executed a counterpart. For purposes of this provision, signatures delivered via facsimile transmission or electronic mail shall be deemed good as an original for all purposes.

33. Effective Date. The Effective Date of this Contract is the later date it is signed by Seller or Purchaser.

[Signatures on Following Page(s)]

This instrument has been executed by Purchaser on this the _____ day of _____,
2018

PURCHASER:

City of Garland, Texas, a home rule municipality

By: _____

Name: _____

Title: _____

This instrument has been executed by Seller on this the _____ day of _____, 2018

SELLER:

SDC DFW VII, L.P., a Delaware limited partnership

By: Stream Development XXIII, L.L.C., a Texas limited liability company, its General Partner

By: _____

Name: _____

Title: _____

By: SOM Garland Member, LLC, a Delaware limited liability company, its Limited Partner

By: Principal Life Insurance Company, an Iowa corporation, for its Group Annuity Contract No. GA 4-43579, its Managing Member

By: Principal Real Estate Investors, LLC, a Delaware limited liability company, its authorized signatory

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

By: Stream Garland DC Investors, L.P., a Texas limited partnership, its Limited Partner

By: Stream Garland DC Investors GP, L.L.C., a Texas limited liability company, its General Partner

By: _____

Name: _____

Title: _____

TITLE COMPANY ACKNOWLEDGMENT

The Title Company has joined herein for the purposes of (i) acknowledging unto Seller that it has received the Earnest Money required hereunder, and (ii) evidencing its agreement to act as the Title Company for both Purchaser and Seller in accordance with the terms of this Contract.

Republic Title Company

By: _____

Name: _____

Title: _____

EXHIBIT "A"

Legal Description and Graphical Exhibit for Tract "1" – City of Garland Tract

EXHIBIT A
2.127-ACRE TRACT OF LAND
PART OF THE HENRY McCULLOUGH SURVEY, ABST. No. 901
IN GARLAND, DALLAS COUNTY, TEXAS

General Description

BEING a 2.127-acre tract of land in The City of Garland, and in the Henry McCullough Survey, Abstract No. 901, Dallas County, Texas, and also being a portion of Lots 33, 34 and 35 of Pot O' Gold Gardens according to the plat thereof recorded in Volume 17, at Page 79 of the Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

Particular Description

Point of Beginning

BEGINNING at a 5/8-inch steel rod found with an orange plastic cap stamped "PBS&J" on the northerly right-of-way (R.O.W.) line of the current Campbell Road (Blackburn Road as shown on the above cited plat of Pot O' Gold Gardens), said steel rod also marking the common corners of Lots 35 and 36 of said Pot O' Gold Gardens, and having coordinates of:

X = 2,535,421.00 feet

Y = 7,045,426.42 feet;

THENCE S. 88°29'14" W., with the northerly R.O.W. line of said Campbell Road, the same being southerly line of Lots 35, 34 and 33 of Pot O' Gold Gardens at a distance of 100.46 feet pass the northeast corner of a 28,507 square-foot tract of land described in the Abandonment Deed without Warranty dated August 27, 2018, from the City of Garland, Texas to Robson/I-35 W Investors, LP, and recorded in Document No 201800232056 of the Official Public Records of Dallas County, Texas, and continue on the same course with the northerly line of said Campbell Road and the northerly line of said 28,507-square-foot tract for an additional distance of 305.69 feet for a total distance of 406.15 feet;

THENCE N. 00°11'14" W., for a distance of 233.28 feet;

THENCE N 89°48'46"E for a distance of 404.61 feet to a point in the common line between Lots 35 and 36 of Pot O' Gold Gardens;

THENCE S. 00°33'10" E., with said common line between Lots 35 and 36 for a distance of 223.89 feet to the POINT OF BEGINNING and containing 92,654 square feet, or 2.127 acres of land.



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

A graphical exhibit of even date accompanies this description.

The coordinates and bearings shown hereon are NAD83 (CORS 96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Leica SmartNet Network. The convergence angle at P.O.B. is +01 degree 00 minutes 30 seconds. All distances are reported as horizontal surface measurements.

September 24, 2018	2653-18	Sheet 1 of 2
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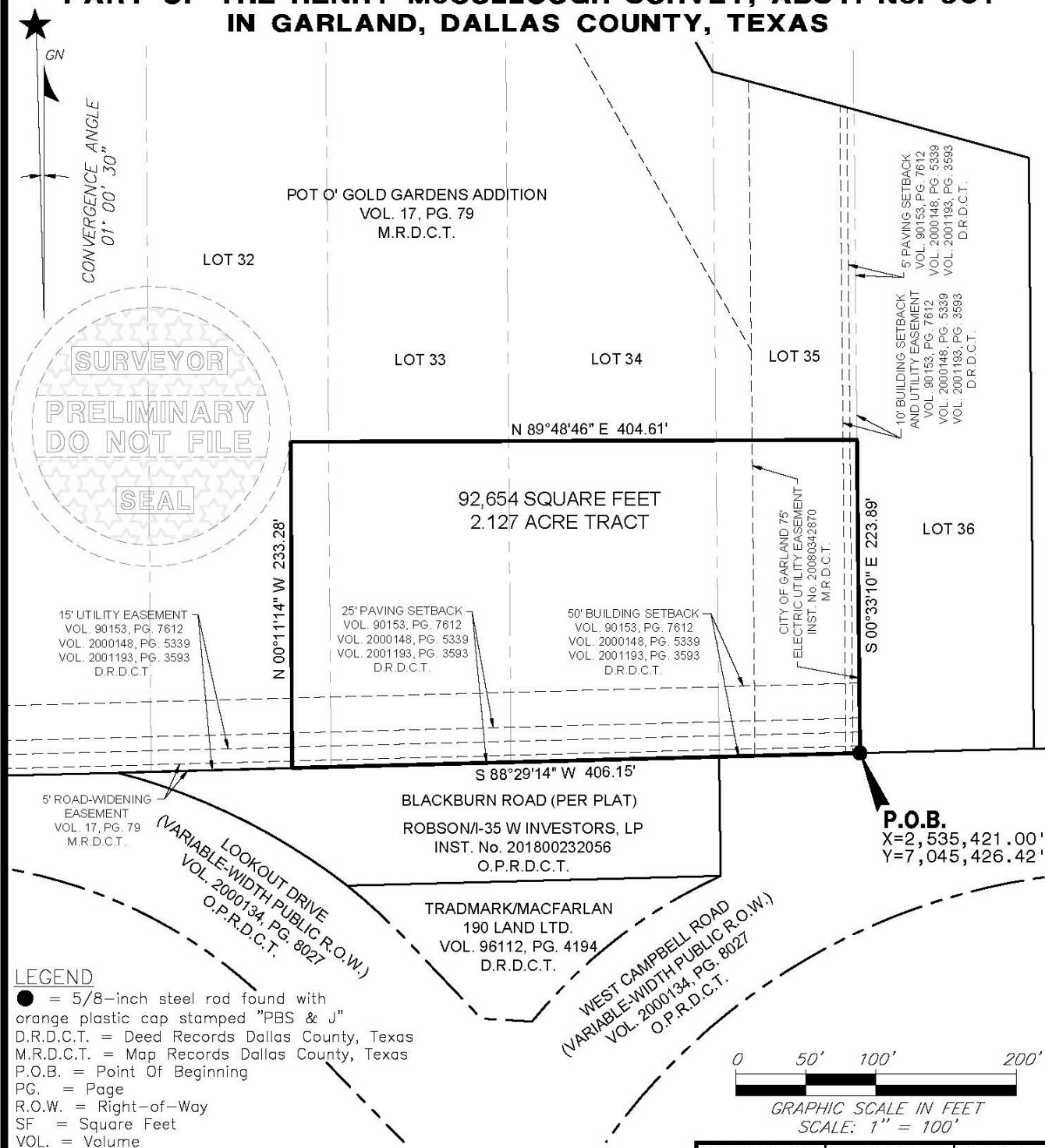


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TBPE No. F-1515
TBPLS No. 10155000

EXHIBIT A

2.127-ACRE TRACT OF LAND

PART OF THE HENRY McCULLOUGH SURVEY, ABST. No. 901 IN GARLAND, DALLAS COUNTY, TEXAS



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TBPE No. F-1515
TBPLS No. 10155000

EXHIBIT "B"

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That **SDC DFW VII, L.P., a Delaware Limited Partnership** ("Grantor"), for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other valuable consideration to it in hand paid by **City of Garland, Texas**, a home-rule municipality ("Grantee"), whose address is P.O Box 469002, Garland, Texas 75046-9002, the receipt and sufficiency of which are hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto said Grantee all that certain tract or parcel of land (the "Property") situated in _____ Survey, _____ County, Texas, more particularly described in **Exhibits "A" and "B"** attached hereto and made a part hereof for all purposes.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING:
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor expressly reserves and excepts from this conveyance to Grantee, for Grantor and Grantor's heirs, successors and assigns, all of Grantor's right, title and interest, in and to (i) all of the oil, gas and other minerals and (ii) all of the oil royalty, gas royalty and royalty in casinghead gas, gasoline and royalty in other minerals, in and under the Property, PROVIDED HOWEVER, that Grantor shall not have the right to produce, drill for or mine such minerals on or from the surface of the Property, (the "Mineral Estate Reservation").

TO HAVE AND TO HOLD, Grantor, for the consideration and subject to the above stated exceptions and reservations, including but not limited specifically the Mineral Estate Reservation from conveyance, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the above stated exceptions, by, through or under Grantor but not otherwise.

Executed this _____ day of _____, 20__

GRANTOR

By: _____
Name and Title

THE STATE OF _____ §
COUNTY OF _____ § KNOW ALL PERSONS BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A. D. 20__

Notary Public in and for the State of _____

AFTER RECORDING, PLEASE RETURN TO:
City of Garland, Texas
Attn: Brian C. England
P.O. Box 469002
Garland, Texas 75046-9002

EXHIBIT "C"

ELECTRICAL UTILITY EASEMENT

STATE OF TEXAS

§

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF DALLAS

§

That **SDC DFW VII, L.P., a Delaware Limited Partnership** ("Grantor") for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, including the benefits to be obtained by Grantor by reason of the construction of the improvements contemplated herein, the sufficiency of which is hereby acknowledged, paid in hand by the City of Garland, Texas, a Texas home-rule municipality, ("Grantee"), has **GRANTED AND CONVEYED**, and by these presents does **GRANT AND CONVEY** unto Grantee a perpetual privilege, right, and easement (the "Easement") in all that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, and more particularly described in Exhibit "A-1" attached hereto and incorporated herein by reference (the "Easement Area").

The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns (including its franchised or authorized utilities), the right to:

- (1) construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain poles, wires, conduits, manholes and other electric utility and communication facilities over, under, upon, across and within the Easement Area;
- (2) enter the Easement Area to inspect, operate, repair, replace, alter, expand, and remove those facilities;
- (3) enter upon, pass through, and have ingress and egress to the adjoining property of Grantor for the purpose of obtaining access to the Easement Area;
- (4) trim or remove trees or shrubbery within the Easement Area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and
- (5) prevent the construction of or remove any buildings, structures, fences or other obstructions that may endanger or interfere with the efficiency, safety or operation of the electric facilities or access thereto.

The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns the right to construct, reconstruct, alter, rebuild, and perpetually maintain poles, wires, conduits, manholes, and other electrical utility and communication facilities over, under, upon, across and within the Easement Area together with the right to enter the Easement Area over the adjoining property of the grantor to inspect, operate, repair, replace, and remove those facilities.

TO HAVE AND TO HOLD the Easement, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, its successors, assigns, and the public forever.

EXECUTED this the _____ day of _____, 2018.

GRANTOR:

Signature

Printed Name and
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2018,
by

_____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of
_____, 2018.

Notary Public in and for the State of Texas

Typed or Printed Name of Notary

My Commission Expires: _____

AFTER RECORDING, PLEASE RETURN TO:
City of Garland, Texas
Attn: Brian C. England
P.O. Box 469002
Garland, Texas 75046-9002

EXHIBIT "A-1"

Legal Description and Graphical Exhibit for Electrical Utility Easement

EXHIBIT A-1
0.562-ACRE TRACT OF LAND
PART OF THE HENRY McCULLOUGH SURVEY, ABST. No. 901
IN GARLAND, DALLAS COUNTY, TEXAS

BEING a 24,483-square foot tract of land across a portion of Lots 33, 34 and 35 of the Pot O' Gold Gardens Addition an addition to Dallas County, Texas according to the plat thereof recorded in Volume 17, at Page 79 of the Plat Records of Dallas County, Texas, and being in the Henry McCullough Survey, Abstract No. 901, in The City of Garland, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod with a cap inscribed "CARTER & BURGESS" found at the most northerly northeast corner of Lot 34 of the Pot O' Gold Gardens Addition and having coordinates of:

X = 2,535,214.79 feet

Y = 7,046,088.97 feet;

THENCE S. 29° 53' 24" E. with the northeast line of Lot 34 for a distance of 202.42 feet to a 3/8-inch steel rod found at the most easterly northeast corner of Lot 34 and being the northwest corner of Lot 35 of the Pot of Gold Gardens Addition;

THENCE S. 75°01'51" E. with the northeast line of Lot 35 for a distance of 104.47 feet to a 3/8-inch steel rod found marking the northeast corner of said Lot;

THENCE S. 00°33'10" E. with the common line between Lots 35 and 36 for a distance of 36.30 feet;

THENCE S. 89°48'46" W. for a distance of 151.12 feet;

THENCE N. 29°53'24" W. running parallel with and 75 feet southwest of the northeast line of Lot 34 of the Pot O' Gold Gardens Addition for a distance of 273.59 feet to a point in the north line of Lot 33 of the Pot of Gold Gardens Addition;

THENCE N. 88°36'56" E. with the north line of the Pot of Gold Gardens Addition for a distance of 85.35 feet to the PLACE OF BEGINNING and containing 24,483 square feet or 0.562 acres of land.



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

A graphical exhibit of even date accompanies this description.

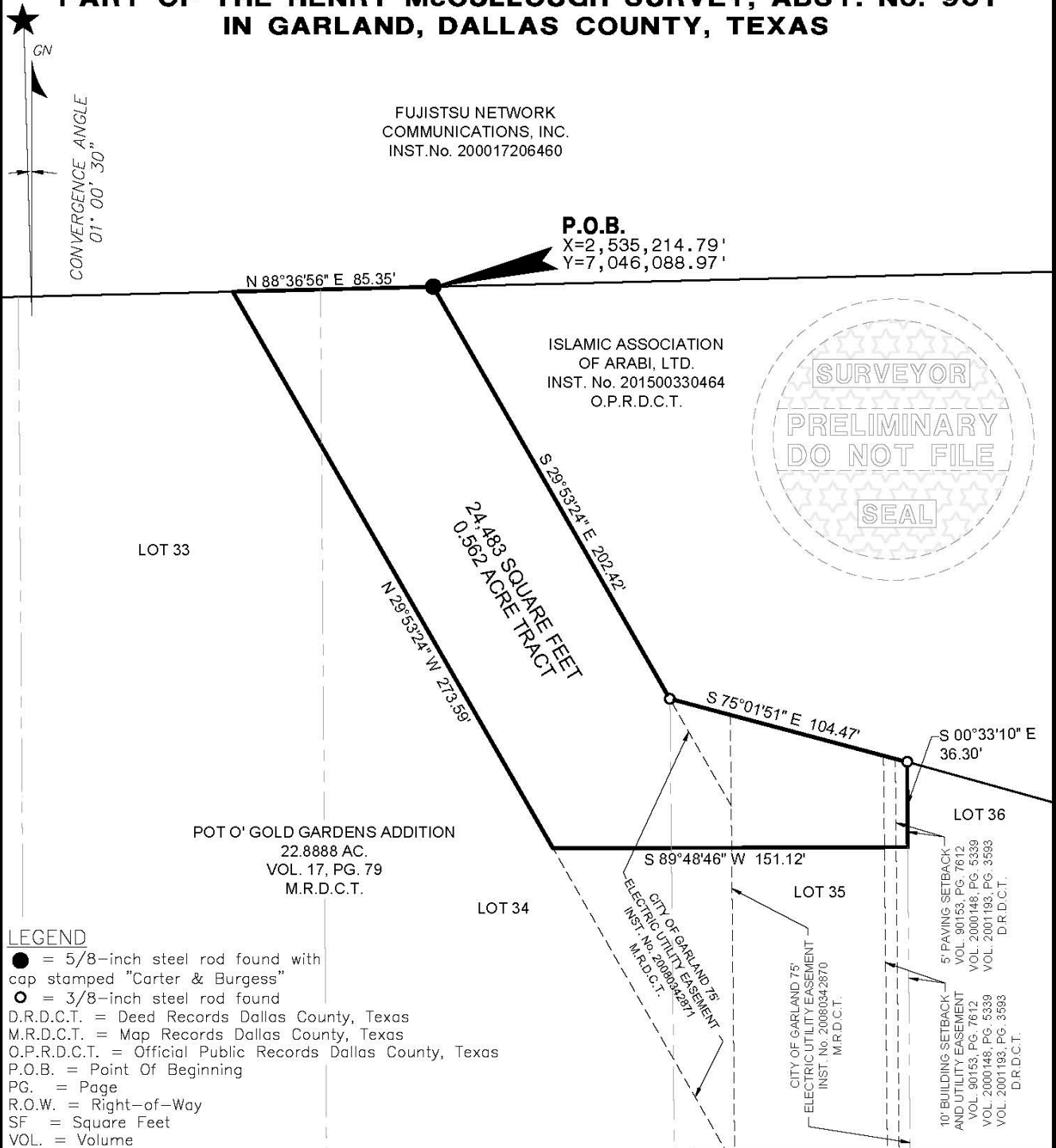
The coordinates and bearings shown hereon are NAD83 (CORS 96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Leica SmartNet Network. The convergence angle at P.O.B. is +01 degree 00 minutes 30 seconds. All distances are reported as horizontal surface measurements.

September 18, 2018	2653-18	Sheet 1 of 2
		
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EXHIBIT A-1

0.562-ACRE TRACT OF LAND

PART OF THE HENRY McCULLOUGH SURVEY, ABST. No. 901 IN GARLAND, DALLAS COUNTY, TEXAS



A description of even date accompanies this exhibit.

The coordinates and bearings shown hereon are NAD83 (CORS 96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Leica SmartNet Network. The convergence angle at P.O.B. is +01 degree 00 minutes 30 seconds. All distances are reported as horizontal surface measurements.

September 18, 2018 2653-18 Sheet 2 of 2

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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 11/06/2018

Item Title: Policy for Public Comments at Parks and Recreation Board Meetings

Submitted By: Jermel Stevenson, Managing Director

Summary of Request/Problem

The Parks and Recreation Board, at the discretion of the Chair, regularly acknowledges citizens who are in attendance at Board meetings wishing to speak to specific agenda items, or will listen to those wishing to address the Board on other Parks and Recreation issues.

The Board has requested to formalize this item, where a portion of their regular meeting may be set aside for members of the public to address the Board on any agenda item, or other park and recreation related issue, with appropriate policy guidelines and time periods established.

The draft Policy was prepared for adding the item to the Board agendas, based upon Council's Rules of Order and Procedure, providing the framework for a citizen comment period during Board meetings. After review of the draft Policy by the City Attorney's Office, the Board unanimously approved the Policy at their meeting on September 5, 2018.

This item was considered by Council at the October 15, 2018 Work Session.

Recommendation/Action Requested and Justification

Council is requested to approve attached Policy for Public Comments at Parks and Recreation Board Meetings.

Attachments

Park Board Ppublic comment policy



GARLAND

Parks and Recreation Policy

PUBLIC COMMENT DURING PARKS AND RECREATION BOARD MEETINGS (DRAFT)

Approval Date:

Revision Date:

1.0 PURPOSE

To provide an opportunity for anyone wishing to speak for, against, or on agenda items or other concerns regarding Parks and Recreation issues and to provide a set of guide lines for the public addressing the Board.

2.0 PUBLIC COMMENT AT MEETINGS

2.1 DETERMINING WHETHER SPEAKERS ARE PRESENT

Upon opening the public meeting, the Chair shall determine if speakers cards have been submitted by person's who intend to speak or register a position or the Chair may inquire if there is anyone present who desires to speak on a specific agenda item or provide comment on issues regarding Parks and Recreation.

2.2 PUBLIC MEMBER REQUEST TO SPEAK

Any person wishing to address the Board regarding a matter on the agenda shall complete and present a speaker's card to the Park Board Secretary before or as soon as reasonably possible to the start of the meeting. Upon being recognized by the Chair, the person may speak or present testimony relevant to the matter being heard. No person may speak without first being recognized by the Chair. Each person wishing to speak on the matter shall be limited to three minutes.

2.3 IDENTIFICATION OF SPEAKER

When called upon, the person to speak shall come to the podium and state his or her name and address. If speaking for an organization, the speaker shall identify the group represented

2.4 TIME LIMITS

The chair, with concurrence of the Board, may alter any of the enumerated time allocations based on the complexity of the item and the number of persons wishing to speak on the item.

2.5 DESIGNATION OF SPOKESPERSON

To expedite matters and to avoid repetitious presentations, the designation of a spokesperson is encouraged. Whenever any group of individuals wishes to address the Board on the same subject matter, those individuals are encouraged to designate a spokesperson. Any person present at the meeting, in lieu of speaking, designate a spokesperson by indicating the designation on his or her speaker card. With consent of the Board, the Chair may extend the time allocation for the designated spokesperson. In this regard, three or more speakers may yield their time to a single speaker and such speaker will be given two minutes per speakers up to a maximum of ten minutes provided that each of the persons who have agreed to yield their time to the designated speaker have completed a speaker's card and have indicated thereon the person's consent to the designation. The designating person's position on the matter shall be read into the record.

2.6 COMMENTS ADDRESSED TO THE BOARD

All remarks shall be addressed to the Board as a whole and not to individual members or speakers. Questions, if any, shall be directed to the chair who will determine whether, or in which manner, an answer will be provided. Questions shall not be addressed to individual members or to other speakers.

2.7 QUESTIONS OF SPEAKERS

Members of the Board who wish to ask questions of the speaker or each other during the public hearing portion may do so, but only after being recognized by the Chair. Interaction with the speaker shall be limited to a question or questions, rather than an ongoing dialogue.

2.8 MOTION TO EXTEND A SPEAKER'S TIME TO SPEAK

In fairness to all speakers, a question may not be presented solely for the purpose of providing a speaker with more than the allotted time for the speaker unless a motion is made and approved extending the time for the speaker.

2.9 MATERIALS FOR PUBLIC RECORD

All persons interested in the matter being heard by the Board shall be entitled to submit written evidence or remarks. All such evidence presented will be retained by the Board Secretary as part of the record of the hearing, in accordance with the requirements of State law.

2.10 GERMANE COMMENTS

No person will be permitted to speak about matters or present evidence which is not germane to the matter being considered. A determination of relevance shall be made by the Chair, but may be appealed to the full Board.

3.0 CITIZENS' COMMENTS

(A) A portion of the Parks and Recreation Board meeting is set aside for members of the public to address the Board on any item related to Parks and Recreation that is not formally scheduled on the agenda. Members of the public shall complete a speaker card prior to the close of the citizens' comment period and present it to the Board Secretary.

(B) Citizens' comment are generally permitted at the end of the regular Park and Recreation Board meeting, as specified on the agenda. A speaker's comments shall be limited to three minutes and the citizens' comment period shall not exceed thirty minutes. Speakers shall be allowed to speak on the first-come first to speak basis as determined by the order in which the Board Secretary receives the speaker's card. If at the end of the citizens' comment period all speakers who are still present and willing to speak are not offered an opportunity to speak at the meeting, those who have been allowed to speak at the meeting may not speak during the citizens' comment period at the next following meeting at which the citizens' comment period is offered until all other speakers have been allowed to speak. A speaker who was present and willing to speak at a meeting, but who was unable to speak because time ran out will be given priority in the order of speakers at the following citizens' comment opportunity regardless of the order in which the Board Secretary receives the speaker's card.

(C) In compliance with the Texas Open Meetings Act, the Board may not question, deliberate or vote on any matter raised in the citizens' comments. The Board Secretary may request staff to provide information requested by a speaker or investigate a matter raised by the speaker.

4.0 RULES OF DECORUM

(A) Speakers shall not present the same or substantially the same items or arguments to the Board repeatedly or be repetitious in presenting their oral comments. A speaker shall not present argument on a matter previously considered by the Board at the same session.

(B) Persons attending Parks and recreation Board meetings should observe the same rules of propriety, decorum and good conduct as they would show in a courtroom, a place of worship, or at any other serious or solemn occasion during which matters of importance are being considered. Visitors will refrain from engaging in chatter, private conversations, and from making other distracting noise while the Board meeting is in session. Phones and other electronic devices should be set to off or silent mode. Visitors should not applaud, boo, clap, or otherwise audibly express approval or disapproval of the speech of another person in a loud and raucous manner calculated to disturb the meeting.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 11/06/2018

Item Title: Home Improvement Incentive Program Policy

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

Council was briefed at the September 4th Work Session regarding a Home Improvement Incentive program.

Council directed that a Resolution be brought forward to authorize this program.

Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

Attachments

Home Improvement Incentive Program Policy Attachment

RESOLUTION NO.

A RESOLUTION ESTABLISHING A HOME IMPROVEMENT INCENTIVE PROGRAM; LIMITING THE SOURCE OF PROGRAM FUNDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to encourage homeowners to reinvest in their properties by creating a cost-sharing program through which the owners of eligible residential property may receive reimbursement for up to 50% of eligible costs of improving the exterior of the main living structure; and

WHEREAS, the City is authorized by Chapter 380 of the Texas Local Government Code to provide certain economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City wishes to provide incentives to be offered through the Program to assist in the economic development of the City; and

WHEREAS, the City has determined that the Program will further the City's strategic goals and will: (i) promote the redevelopment objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) improve residential property values;

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

Section 1

(A) *Establishment of the Program.* There is hereby established a home improvement incentive program (the "Program") applicable within the limits of the City of Garland. A Program Manager consisting of staff appointed by the City Manager is hereby established to administer the Program in accordance with the terms of this Resolution. The Program Manager is authorized to promulgate written guidelines describing and controlling the types of improvements eligible for participation in the Program provided those guidelines do not materially vary or negate the provisions of this Resolution and provided the guidelines are submitted for approval to the City Council or a committee thereof designated by the City Council.

(B) *Eligibility for Participation.* Subject to application approval and funding availability, an application can be made for improvements that restore, rehabilitate, enhance, or beautify a

structure.

(1) An applicant for participation in the Program must be the owner of the property to be improved.

(2) An applicant may not be delinquent in the payment of taxes, fees, fines, penalties, utility bills or other indebtedness to the City.

(3) Only residential properties are eligible to participate in the Program. A property that may not be lawfully used or occupied for use for residential purposes is ineligible. For purposes of the Program "residential property" means a lawful residential use of the property as provided in the Garland Development Code. A mobile home, duplex, townhome, or multi-family residence is not eligible to participate.

(4) The property considered for Program participation must have been built thirty (30) or more years prior to the date for which the applicant is applying for Program participation.

(5) The total appraised value of the property considered for Program participation cannot exceed \$175,000, as determined by the most recent certified value of the local appraisal district authorized by the Texas Tax Code.

(C) *Eligible Improvements and Eligible Costs.* Only Program improvement costs, including permit and other city fees, will be eligible for reimbursement. Expenses incurred prior to receipt of approval are not eligible for reimbursement. The cost of work done to interiors, including plumbing, electrical work, HVAC systems, cabinetry, flooring or other interior components are not eligible for reimbursement. The following costs are considered eligible for reimbursement, as long as at least fifty (50) percent of the existing material is replaced and is visible from the public right-of-way (excluding alleyways): roof replacement; window replacement; soffit and fascia replacement; siding replacement; installation or replacement of gutters attached to the main living structure; addition or repair of existing garage if attached to the main living structure; addition or replacement of existing porch; replacement of driveway with concrete if the entire existing drive way is demolished and replaced in full; replacement of exterior doors. The following costs are also considered eligible: replacement of fencing if at least fifty (50) percent of the total linear feet of existing fencing is replaced; painting of the main living structure if the entire surface area of the main living structure is painted; foundation repair that conforms to a

foundation assessment no older than ninety (90) days from the date of application as performed by a structural engineer licensed in the State of Texas; and removal of accessory buildings. Foundation improvement and removal of accessory buildings are ineligible if they are the sole improvement.

(D) Program Requirements and Application Processing.

(1) Applications for participation in the Program must be submitted in writing to the City Manager or his designee. The application must be accompanied by plans, specifications, a scope of work, a written cost estimate, and other written materials that clearly depict, illustrate or describe the proposed improvements in a manner sufficient to enable meaningful review of the application by the City Manager or his designee. The application must also provide written statements proving the property meets requirements for participation eligibility, including current certified total appraised value, current property insurance, and lack of delinquency on payment of taxes, fees, fines, penalties, utility bills or other indebtedness to the City. Submissions must be professionally prepared and must comply with the guidelines for submissions established by the City Manager or his designee. Insufficient or incomplete applications will be returned to the applicant without further processing.

(2) Applications will be reviewed by the City Manager or his designee on a first-in, first-out basis. Applications will be approved or denied based on the completeness of the application materials, availability of funds, and eligibility of the property improvements defined in the application.

(3) Upon approval of an application, and before work on the proposed improvements is begun, the applicant must sign a written acknowledgment agreeing that:

- (i) The applicant will obtain all necessary permits, authorizations, consents, and approvals necessary to complete the proposed improvements including, without limitation, those established or required by the U.S. Department of Housing and Urban Development, the U.S. Department of the Interior, and similar agencies, as well as those required by the City;
- (ii) The applicant will perform cause the work to be performed in a good and workmanlike manner and cause the work to be promptly completed;

- (iii) The applicant will make the improvements fully available for inspection by the City and other regulatory agencies;
- (iv) The applicant will not materially deviate from the approved plans for the proposed improvements without the express written consent of the City;
- (v) The applicant authorizes the City to promote the project and property as participating in the Program; and

(4) The City shall notify the applicant in writing whether the application has been rejected for processing, application has been granted, or application has been denied. An applicant whose application has been denied may not submit another application for the same property sooner than sixty days after the date of the written notice of denial. An applicant whose application has been approved may not commence construction of the property improvements until the applicant has received written notice to proceed from the City.

(E) *Reimbursement Procedures.* A Program grant recipient shall, upon completion of the approved project and passing a final inspections of the project from the City, submit to the City a request for reimbursement together with sufficient and verifiable proof of payment of the costs for which reimbursement is sought. Work that deviates substantially from the approved work will not be reimbursed.

Section 2

Funds for the Program are limited to those appropriated for such purposes by the City Council at its sole discretion from lawfully available funds, if any. No obligation, contractual or otherwise, is created or assumed by reason of this Resolution. No waiver of any immunity available to the City is intended through this Resolution or the Program.

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

ATTEST:

City Secretary

Mayor



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 11/06/2018

Item Title: Consider an ordinance amending Chapter 26 "POLICE MISCELLANEOUS" of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Submitted By: Mitch Bates, Chief of Police

Summary of Request/Problem

This item was reviewed by the Public Safety Committee with recommendations from City Staff to make several minor changes to the current ordinance to make it easier to understand and more practical to enforce, when appropriate to do so.

Recommendation/Action Requested and Justification

Council is requested to approve an ordinance amending Chapter 26 to prohibit fireworks within the City of Garland.

Attachments

Fireworks Ordinance Revised

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 26, "POLICE-MISCELLANEOUS", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROHIBITING FIREWORKS WITHIN THE CITY LIMITS; PROVIDING A DEFINITION OF FIREWORKS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Chapter 26, "POLICE-MISCELLANEOUS", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding a new subsection 26.14 to read as follows:

"Fireworks Prohibited.

- (A) *Fireworks*, for purposes of this section, means any device that can be used to produce or is intended for use in obtaining visible or audible pyrotechnic display or a combination of those by the combustion of explosive or flammable composition and includes any firecrackers, cannon crackers, skyrockets, torpedoes, Roman candles, sparklers, smoke bombs, squibs, fire balloons, star shells, or any other items within the commonly accepted meaning of fireworks.
- (B) Prohibited Sale, Possession, Use, or Discharge.
 - (1) It shall be unlawful for any person to transport, sell, offer for sale, offer to another, receive, possess, keep, store, use, handle, discharge, detonate, explode, ignite, or otherwise set into action fireworks within the city limits.
 - (2) It shall be unlawful for any person to knowingly or intentionally assist a person under 18 years of age to use, handle, discharge, detonate, explode, ignite, or otherwise set into action fireworks within the city limits.
 - (3) It is an affirmative defense to this section that:
 - i. The person was operating or was a passenger in a motor vehicle that was being operated in a public place; and

- ii. The fireworks were not in the passenger area of the motor vehicle.
- iii. For purposes of this section, the *passenger area* means the area of the motor vehicle designated for seating of the operator and passengers of the vehicle. The term does not include:
 - a. A locked glove compartment or similar locked storage area;
 - b. The trunk of a vehicle; or
 - c. The area behind the last upright seat of a vehicle that does not have a trunk.

(C) Exceptions.

This section does not apply to:

- (1) Fireworks being transported through the city, stored, used, or displayed in the city in compliance with a valid permit for a public or private display.
- (2) Fireworks being transported through the city by a licensed carrier."

Section 2

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

Section 3

That Chapter 26, "POLICE-MISCELLANEOUS", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 11/06/2018

Item Title: Thoroughfare Plan Update - Zion Road

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Staff has been working with TxDOT and other interested groups to develop improved access to properties on the north side of IH 30 east of Bass Pro Blvd. Extending Zion Road to intersect with the IH 30 Frontage Road will provide for significantly improved access to all properties north of IH 30 east of Bass Pro Blvd. This item was reviewed at the October 15, 2018 City Council Work Session.

Recommendation/Action Requested and Justification

Hold a Public Hearing on this amendment to the thoroughfare plan. If no objections are heard, amend the thoroughfare plan to include this extension of Zion Road to IH 30 as shown on the attached exhibit.

Attachments

Zion Road Exhibit

PRESIDENT GEORGE
BUSH TURNPIKE

LAKE RAY HUBBARD

PROPOSED ZION RD EXTENSION

ZION RD

BASS PRO

IH 30 WBFR

IH 30

IH 30 EBFR

IH 30 WBFR

IH 30

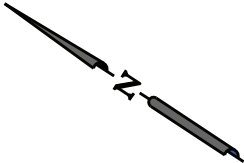
IH 30 EBFR

BASS PRO

LAKE RAY HUBBARD PKWY

MARVIN LOVING DR

SCALE IN FEET



PROPOSED BRIDGE
PROPOSED MAIN LANES
PROPOSED MANAGED LANES
PROPOSED RAMP
PROPOSED FRONTAGE ROADS
PROPOSED CROSS STREET

PRELIMINARY
FOR INTERIM REVIEW ONLY. NOT FOR
PERMITTING, BIDDING, OR CONSTRUCTION.
Project by the
District Supervisor of
JEFF STRONG, P.E. 105180
6/27/2017

NO.	DATE	REVISION	APPROVED



LINA T. BAMEY & ASSOCIATES, INC.
3320 Belt Line Rd
Ft. Worth, Texas 76134
Firm Registration No. F-782



Texas Department of Transportation
© 2017

IH 30
BASS PRO DRIVE

SCALE: 1"=400'				SHEET 1 OF 1			
REGION LTRA	DISTRICT 6	FEDERAL AID PROJECT NO.	SEE TITLE SHEET	HIGHWAY NO.	IH 30	SHEET NO.	
CHECK LTRA	STATE TEXAS	DISTRICT DAL	COUNTY DALLAS	JOB		XXX	
DRAWN LTRA	CONTROL	SECTION	XX	JOB		XXX	
CHECK LTRA	XXXX	SECTION	XX	JOB		XXX	



GARLAND PLANNING REPORT

City Council Regular Session Agenda

9.a.

Meeting Date: 11/06/2018

Item Title: Z 18-40 City of Garland (District 4)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Community Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses.

OWNER

Multiple

PLAN COMMISSION RECOMMENDATION

On October 8, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Community Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses, with the stipulation that the Community Retail (CR) District remain applicable to the entire Triangle, and that the properties along Robin Road and Little Lane include the Single-Family-7 (SF-7) District designation as an additional allowable use category. The Plan Commission's recommendation included the removal of the existing PD requirement for a comprehensive site plan for the entire "Triangle" area.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses.

BACKGROUND

The existing zoning (Planned Development ordinance) requires that for any change to the site improvements (buildings, landscaping, parking as examples), a Detail Plan that incorporates a comprehensive site plan of all of the properties within The Triangle be approved through a public hearing. The proposed Change of Zoning is intended to relieve this burden of including all of "The Triangle" properties for such site improvements, thus allowing for possible parcel-by-parcel redevelopment when requested.

Additionally, the proposed Change of Zoning is intended to recognize the existing Community Retail uses along the frontage of Broadway Boulevard with a base zoning of Community Retail (CR) District, and to consider Residential zoning along Robin Road with base Single-Family-7 (SF-7) District.

The City Council was briefed on this subject during the August 6, 2018 Work Session and subsequently directed staff to bring forward a zoning proposal through the Plan Commission and City Council.

SITE DATA

The subject property contains approximately 11.8 acres in area with approximately 1,500 lineal feet of frontage along Broadway Boulevard, 585 linear feet of frontage along Little Lane, and 1,240 lineal feet of frontage along Robin Road.

USE OF PROPERTY UNDER CURRENT ZONING

There are four Planned Development (PD) Districts within the area of this proposed Change in Zoning. Each of these PD Districts lies on the foundation of the first Planned Development, PD 77-8 for Retail Uses (Community Retail (CR) District) requiring all the properties in this District as a combined site plan for any development proposal.

Located at 5515 and 5605 Broadway Boulevard is a property developed with a retail use (bicycle shop) and car wash, this property was zoned Planned Development (PD) District 81-64 for Retail Use.

The property located at 5495 Robin Road is zoned Planned Development (PD) District 86-15 for parking to serve uses fronting on Broadway Boulevard.

CONSIDERATIONS

1. Within this site there are sixteen (16) properties of which eight (8) have frontage onto Broadway Boulevard and these are improved with commercial uses. The other eight (8) properties have frontage onto Little Lane or Robin Lane. Two of those properties are improved with single-family residences, one property contains an accessory building, one property is used for vehicle and miscellaneous storage, and the other properties are unimproved.
2. The surrounding development context and history of development creates conditions for which retention of the commercial uses fronting along Broadway Boulevard is appropriate. Specifically, the properties that have frontage onto Broadway Boulevard are developed for commercial purposes characteristic of uses found in the Community Retail (CR) District.
3. However, the undeveloped and single-family dwelling developed properties with frontage only along Little Lane and Robin Road are contextually more appropriate for residential

uses. With limited exceptions, the commercially developed properties along Broadway Boulevard do not lend themselves to cross-site drive connections extending towards Little Lane, building placement, or design that would be supportive of commercial development on the properties fronting Little Lane and Robin Road. Additionally, the lots face towards existing and planned single-family residential development zoned Single-Family-7 (SF-7) District. Therefore, this request proposes that the properties with direct frontage onto Little Lane and Robin Road be zoned to Single-Family-7 (SF-7) District. An analysis of these properties' existing lot widths and area indicates that each individual lot could support SF-7 development. Specifically, the smallest lot width is existing at 62 feet while SF-7 requires a minimum 60-foot lot width. Additionally, the smallest lot area is 8,200 square feet. SF-7 lots are limited to a minimum of 7,000 square feet or in a subdivision an average of 6,650 square feet per the GDC.

4. Lots with frontage along Robin Road proposed for SF-7 zoning and containing commercial improvements (Braum's driveway, and the parking lot) would become nonconforming uses with the intent that those properties would be converted to residential uses. This proposal includes conditions to allow the lots with frontage along Broadway Boulevard proposed for CR zoning and containing commercial to retain their existing setbacks. For example, along the southwest rear yard of 5501 Broadway it appears there is an existing zero foot setback. Whenever reinvestment occurs, any development standard that is not part of this zoning's conditions would be subject to the GDC requirements.
5. As mentioned in the Background section above, the existing PD ordinance requires that for any redevelopment, a Detail Plan that incorporates a comprehensive site plan of all of the properties within The Triangle be approved through a public hearing. The proposed Change of Zoning is intended to relieve this burden of including all of "The Triangle" properties for such site improvements, thus allowing for possible parcel-by-parcel redevelopment when requested. In this proposal, a Detail Plan would still be required for redevelopment in accordance with typical Planned Developments in Garland; however, a comprehensive site plan of the entire Triangle area with multiple owners' approval would no longer be required.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject properties that front along Broadway Boulevard as Neighborhood Centers, and the properties that front along Little Lane and Robin Road as Compact Neighborhoods.

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. Neighborhood Centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area. This development type typically serves a three-mile radius trade area, within a 5-10 minute drive time, and serves a population of 3,000 to 40,000.

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

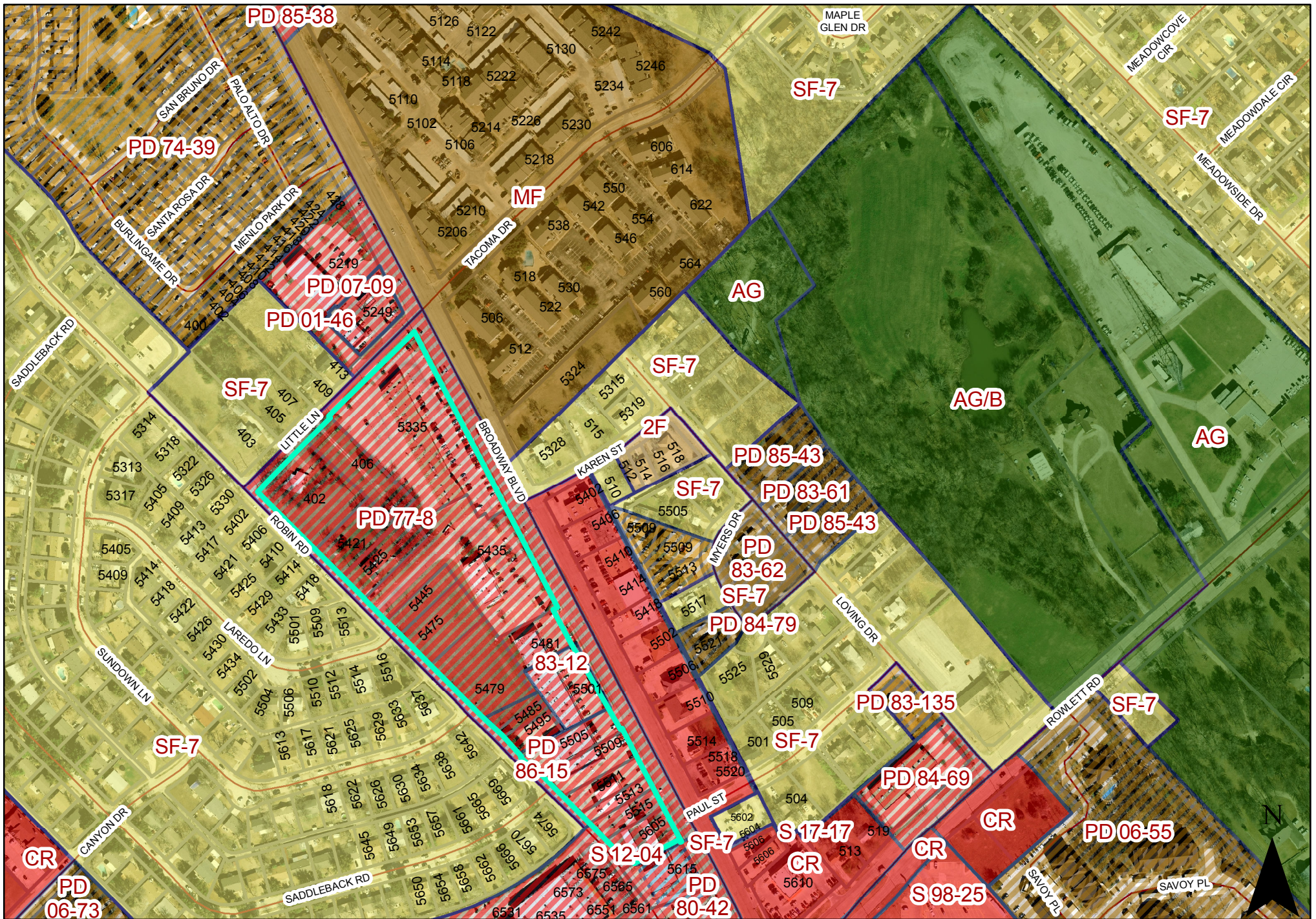
neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the southwest and northwest area developed for single-family residential uses compatible with this proposal. The properties to the northeast and south are developed with multi-family residences and commercial uses which are also compatible with this request.

Attachments

Z 18-40 Location Map
Z 18-40 Exhibit B
Z 18-40 Exhibit C
Z 18-40 City of Garland R&M Attachment
Z 18-40 City of Garland Responses
Z 18-40 Staff Presentation



0 200 400 Feet
1 inch = 325 feet

ZONING MAP Z 18-40



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-40

The subject properties are located in the area generally known as "The Triangle"; that is the properties indicated on the attached map, and extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road.

I. Statement of Purpose: The purpose of this Planned Development is to permit the development of Community Retail Uses and Single-Family Detached Uses.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Community Retail (CR) District and Single-Family-7 (SF-7) District as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Detail Plan:

A. Community Retail (CR) District commercial properties along the frontage of Broadway Road, and except the access drive that extends between properties to Robin Lane, as reflected on Exhibit C, are required to apply for a Detail Plan for a public hearing.

B. Single-Family-7 (SF-7) District residential properties with frontage on Little Lane and Robin Road, including the access drive that extends between properties to Robin Lane, as reflected on Exhibit C, are required to apply for a Detail Plan for a public hearing.

V. Specific Regulations:

A. Permitted Uses and Development Standards:

EXHIBIT B

- a. All use and development standards regulations of the Community Retail (CR) District shall apply to those properties with frontage to Broadway Road and 5495 Robin Road, which is currently allowed as a parking lot for commercial properties fronting onto Broadway Boulevard, and excluding the driveway from commercial (Braum's Ice Cream & Dairy) development to Robin Road, as reflected on Exhibit C, and except as specified below.
 - b. All use and development standard regulations of the Single-Family-7 (SF-7) District apply to those properties with frontage on Little Lane and Robin Road, including the driveway from Robin Road to commercial development (Braum's Ice Cream & Dairy), as reflected on Exhibit C.
- B. Community Retail (CR) District Rear Yard Setback:
The existing established building rear yard setbacks are allowed for future development.

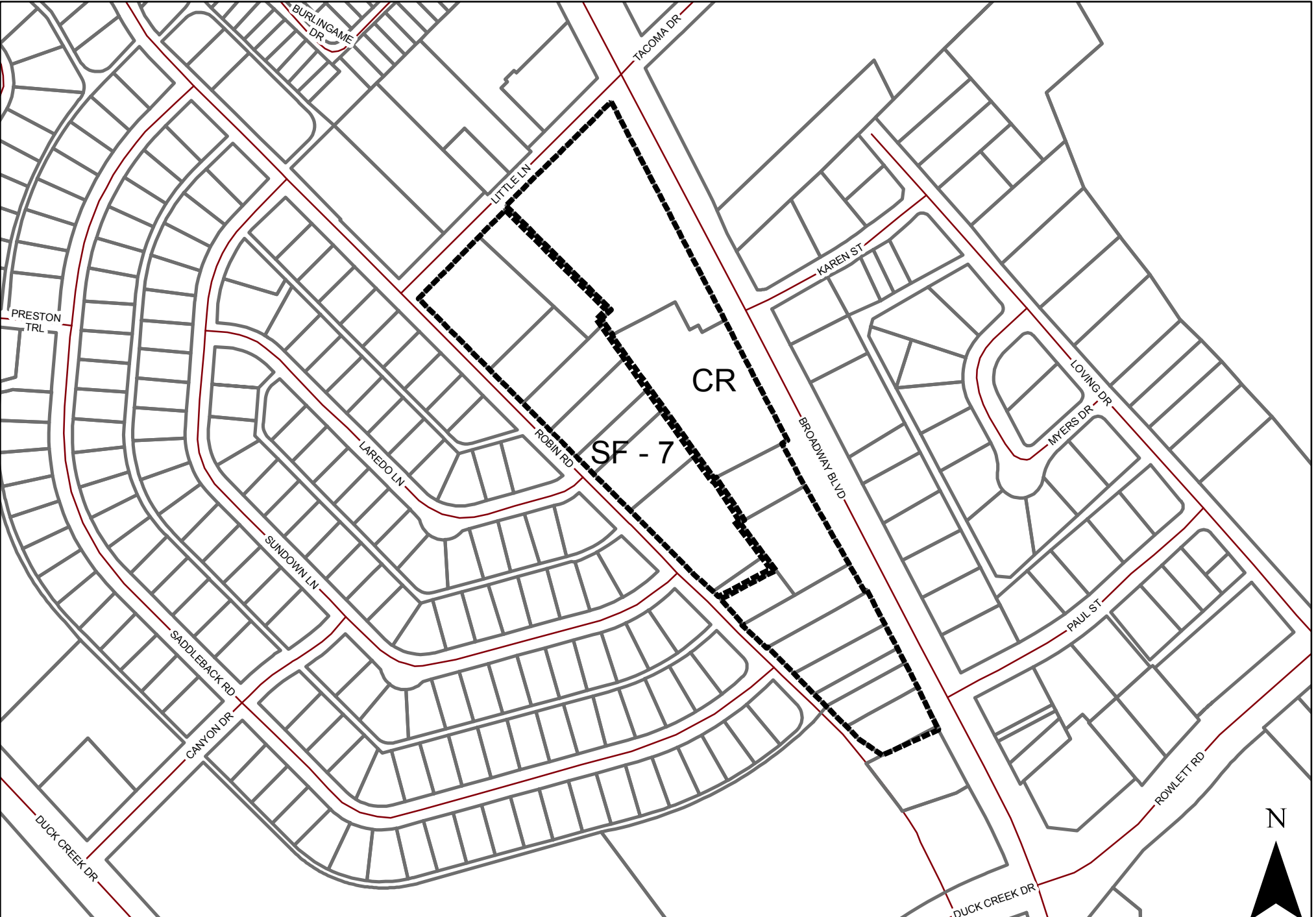


EXHIBIT C

0 150 300 Feet 1 inch = 265 feet	ZONING MAP Z 18-40	INDICATES AREA OF REQUEST
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REPORT & MINUTES

P.C. Meeting, October 8, 2018

Consideration of the application of **City of Garland**, requesting approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to a Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses. This property extends from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road. (District 4) (File 18-40)

Staff, Will Guerin, provided a brief overview of the request.

Citizens speaking in opposition of the request:
Richard Paredes, 433 Wildbriar, Garland, Texas 75043,
Stephen Miller, 5314 Robin Road, Garland, Texas 75043
Billy Bagwell, 5633 Sundown, Garland, Texas 75043
Martin Gilbert, 10550 N. Central Expressway, Garland, Texas 75023

Citizens raised concern regarding late notification, increase of traffic, and potential code violations.

Citizen speaking in support of the request:
Jerry Rice, 402 Little Lane, Garland, Texas 75043

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to close the public and open the case for discussion. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner O'Hara spoke in support of the request, but understands the restrictions on developing this property, and would like to keep as much of the property residential as possible.

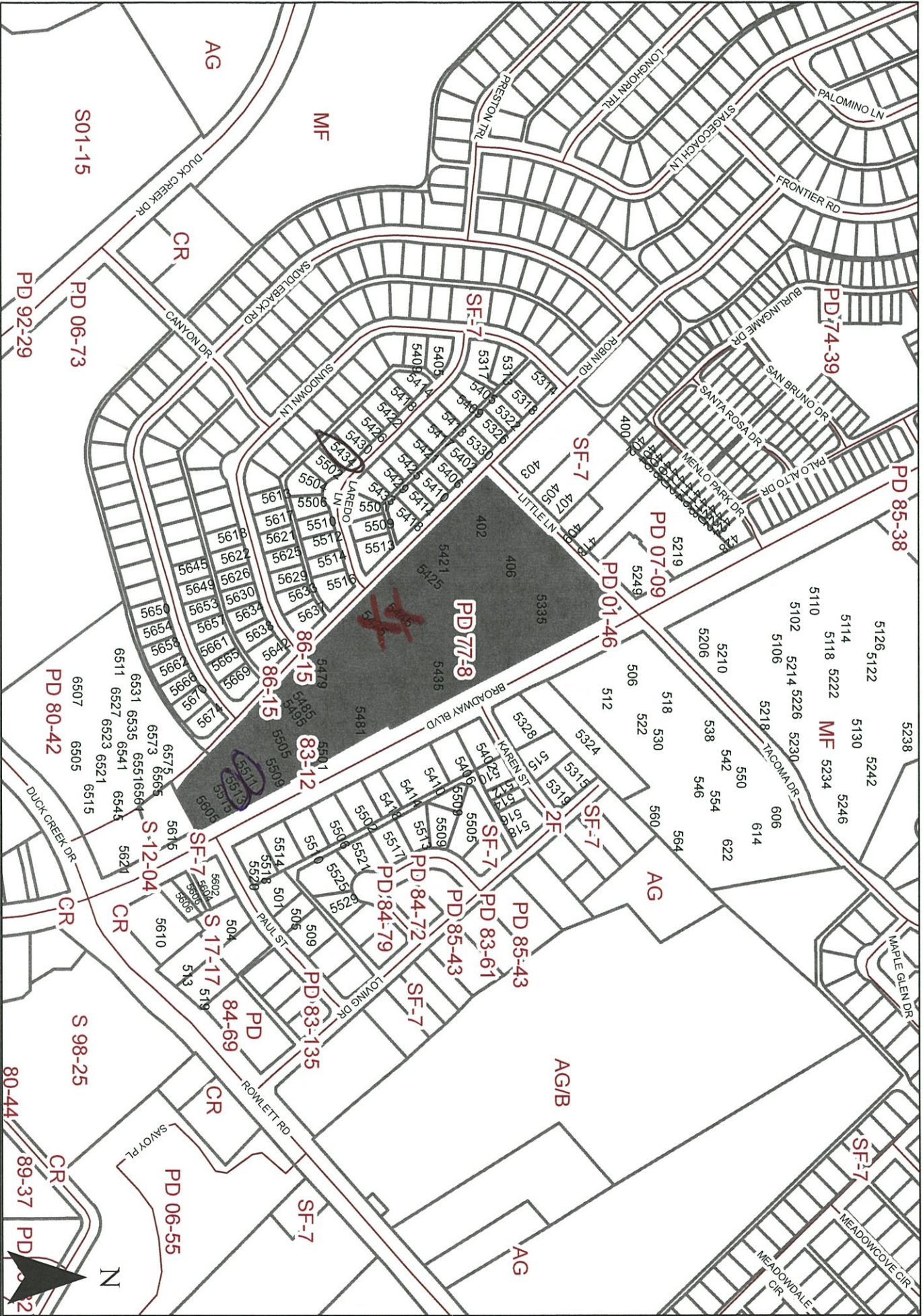
Commissioner Dalton requested of the City Attorney if each property could be zoned independently of each other and asked for clarification of staff regarding the zoning of the property.

Commissioner Dalton and Ott raised concern regarding the purchase of property from a resident that was unaware of the zoning change.

Commissioner Edwards asked of staff if Office Use would be allowed with the current zoning.

Chairman Roberts raised concern due to the property rights and zoning. Also suggested adding the zoning use of Single Family – 7 uses (SF-7).

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to approve the request, and lift the restriction requiring a comprehensive site plan for the whole area for any application, and Single-Family-7 (SF-7) Uses be added as allowable to the remaining portions of property along Little Lane and Robin Road. **Motion carried: 8 Ayes, 0 Nays.**



0 200 400 Feet
1 inch = 390 feet

ZONING MAP Z 18-40

INDICATES AREA
OF REQUEST

in support of

_____ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

5434 Laredo Lane

Printed Name

Mr. Jon M. Fewell

Address 5434 Laredo Ln City, State GARLAND Zip 75043

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

Mr. Jon M. Fewell Property Owner

Signature

Title

Date: 10/4/2018

Allmendinger, Tracy

From: Hana Alsarabi <hanaals1@gmail.com>
Sent: Thursday, October 04, 2018 1:55 AM
To: Planning Group
Subject: File Z 18-40
Attachments: Protest.pdf

Dear sir/ Madam,

I attached my disapproval for the zoning change.

My property address

5445 Robin Road Garland, TX 75041

5475 Robin Road Garland, TX 75041

My information

Hana Alsarabi

972-489-2431

Mailing address

25 Lochleven Rd

Richardson, TX 75082

Thanks,

Hana <<...>>

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

I bought a comercial property not residential. The change of zoning will affect

I already have plans to build a retail center

The zone changes will lower my property value

(Please complete the following information)

Your Property Address

HANA AISARABI

Printed Name

5475 and 5445 Robin Road

Garland, Texas

75041

Address

City, State

Zip

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

Hana al Sarabi

Signature

Owner

Title

Date: 10/3/2018



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

September 26, 2018

HEARING DATE/TIME: Plan Commission: October 8, 2018 – 7:00 PM

APPLICANT: City of Garland

File: Z 18-40

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 8, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **City of Garland**, requesting approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses. The property is shown on the enclosed sketch and is described as follows:

The subject properties are located in the area generally known as "The Triangle"; that is the properties indicated on the attached map, and extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road. (District 4)

Note: The existing zoning (Planned Development ordinance) requires that for any change to the site improvements (buildings, landscaping, parking as examples), a Detail Plan that incorporates a comprehensive site plan of all of the properties within The Triangle be approved through a public hearing. The proposed Change of Zoning is intended to relieve this burden of including all of "The Triangle" properties for such site improvements, thus allowing for possible parcel-by-parcel redevelopment when requested.

Additionally, the proposed Change of Zoning is intended to recognize the existing Community Retail uses along the frontage of Broadway Boulevard with a base zoning of Community Retail (CR) District, and to consider Residential zoning along Robin Road with base Single-Family-7 (SF-7) District.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section (see page 2) and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2456.

(Please Check One Below)

☒ I am in favor of the request.

Z 18-40

Page | 1

OCT 8 '18 PM 1:47
OCT 8 '18 PM 1:47

_____ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

5513 BROADWAY BLVD. GARLAND TX 75043
5511 " " " "

Printed Name WESLEY H. JOLLE

323 OVERDALE CRT. SUNNYVALE TX 75182

Address

City, State

Zip

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

Wesley H. Jolle

Signature

President D.S. BIKE WORLD INC.

Title

Date: Oct. 2, 2018



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

September 26, 2018

HEARING DATE/TIME: Plan Commission: October 8, 2018 – 7:00 PM

APPLICANT: City of Garland

File: Z 18-40

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(Please Check One Below)

☐ I am in favor of the request.

Z 18-40

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

Please Read attached letter -

(Please complete the following information)

Your Property Address

406 Little Lane Garland TX 75043

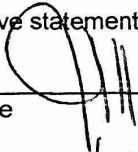
Printed Name

Josa Paredes & Lilan Paredes.

Address 4902 Cliffwood Dr. City, State Garland TX Zip 75043

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

Signature


10/8/2018

Title

Owners of 406 Little Lane

08 October 2018

RE:406 Little Ln. Request

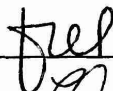
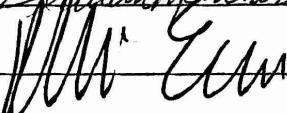
To Whom It May Concern:

We, the undersigned, would like to make it know that we are in favor of New Hope Immigration Services' request for construction at 406 Little Ln. Garland, TX 75049.

AGREED UPON BY THE FOLLOWING PEOPLE:

Employers of
New Hope.

NAME/SIGNATURE / PHONE

1. Alfonso Santamaria  214 566 1669 RESIDENT OF Garland.
2. Itzel Gonzalez  469-662-6587 RESIDENT OF Garland
3. Elmer Monterroso  972 603 5293 RESIDENT OF Garland
4. ~~Claudius M.~~ Claudio M. 972-408-6677 RESIDENT OF Garland
5.  469-667-6659 RESIDENT OF PLANO,

Richard Paredes 469-544-5133 Garland.

Jennifer M. 972-522-8344 Garland.

Maria A Monterroso 214-868-9228 Garland

Jose & Lilian Paredes
4902 Cliffwood Dr
Garland, TX 75043
(469)544-5823 (214)878-9508 lilianparedes@aol.com

My name is Lilian Paredes. First I would like to thank you for the time you are taking to read this letter. Please let me introduce myself. In 1984, my family legally immigrated to Garland, Texas. Since that time we have been residents of City of Garland working hard respecting and following with city rules.

Today I am here to present our opposition to your zoning change proposal that includes our lot located at 406 Little Lane Garland TX 75043, that my family recently purchased as a commercial zoned lot.

The First reason for our opposition is due to the fact that we as owners of the property with direct interest involved in your proposition were never notified by the City of Garland or any of the representing employees in charge of this matter. In addition we have other reasons for our opposition that are impossible to explain in few words. For this reason we have decided to express reasons through this letter.

The second reason for our opposition is because we purchased this property on May, 2018 as a commercial lot and we paid a higher rate for the lot being a commercial property. The reason for the purchase was to pursue the dream of building an office building to accommodate our personal tax business and to provide a low rent space to New Hope Immigration Services, a nonprofit community base organization, that it is accredited by the Department of Justice.

After purchasing our property we hire and paid decent amount of money for the services of an engineer in order to obtain our constructions permits and to prepare our architectural plans needed for this project. Unfortunately we did not have a good experience with that person and we were defraud, however, we are standing up and ready to move forward. Last Friday we personally went to the City of Garland Development Office trying to obtain a zoning certification letter needed and requested by the Bank to complete our closing process for our construction plans. We were surprised when we were notified by the representative of the Development Department of your re-zoning proposal and todays scheduled meeting.

Please note that we did not become aware of the proposal until Friday October 5th since we did not received any notification from City of Garland or any personnel via mail, phone or other communication source. Therefore it was impossible for us to be able to submit the supporting or opposing form needed for this process. This is the reason for which I have decided to write you this letter to have an opportunity to express our situation and how your decision will be drastically impacting our lives.

As I have previously mentioned, we purchased the lot to build our office building. Currently we are ready to begin with the idea of building our offices and finish the loan process to do so with Coastal States Bank, which is needing a letter from the city of verification of building, however, with your zoning change proposal, it has affected us in delaying our plans and has prevented us to move forward with our loan and construction process.

Members of the City Council please take in consideration that our opposition only relates to our property located at 406 Little Lane that it is currently zoned as a commercial lot. We are not opposing to your complete re-zoning process. I cannot speck or oppose on behalf of the other owners, because I do not know their needs but I can speck though this letter on the behalf of me, my family, my community members, staff members of our organization and children from Marshall Day Care who will benefit our from our project.

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I believe that in order to understand our situation it is important to give you our background. I am the founder and Executive Director of New Hope Immigration Services. New Hope was born during the year 2005 in the City of Garland with the purpose to help low income immigrants with their Immigration Legal Process. We hold an Accreditation for the Department of Justice and we have the ability to legally represent clients before the USCIS Dallas District Office.

It has not been an easy road, but as an organization, New Hope has impacted and continues helping many people and families of our community. We pride ourselves in helping our community. We have helped individuals avoid becoming victims of fraud, helped in uniting families, advised individuals in their citizenship process, helped women who have suffered from abuse, and helped victims of crime; all with the hope of helping them reach an immigration benefit that would allow them to stay in this country legally. New Hope counts with the support of seven full and part-time employees who have also shared the vision and mission of this organization. All of this responsibility I do it wholeheartedly, knowing that our service is making a difference in the lives of the people in need. We have residents of City of Garland and residents of many other cities that now are able to work for governmental, private and public organizations including City of Garland. We have helped students that now are able to pursue their education dream with our legal support.

Because of the need of a new and more permanent location and to take control of a lower rent rate and our desire to continue helping the community, we have acquired the commercial lot located at 406 Little Ln. Garland, Texas 75043 that it is now in dispute for the re-zoning process. Once again, our objective is to build our own building in that lot, and provide a modest space for both Tax Services and New Hope Immigration Services, as well as being able to continue providing affordable services without the stress of increasing rent. As a non-profit organization we cannot afford the future rent increases that we are anticipating with our rent renewal.

Of course, we cannot do this alone. There are many steps and processes involved which we deem worth reaching for and let me tell you that at this point all of you are involved in our future plans. If you are reading this letter and somehow your decision will be involved in this process, I am personally asking you to share in our vision and mission of becoming a positive influence and impact on our community. When we help our communities we pave the way to a better future for the next generations.

Dear Counsel Members, I have spoken to you about our background and mission but now let me tell you how your decision will impact us negatively.

If your decision is to approve the re-zoning of 406 Little Lane Garland, TX 75043, me and my family will be impacted economically due to the fact that we used our savings to purchase this presently zoned commercial lot with the intention to build our office, but your decision may be putting end to our dream.

In order to build, money is needed and for this reason we have applied for a commercial loan to be protected from lack of monetary resources. To prevent this fact we applied and we have been approved for a SBA construction loan that is waiting on your decision. We had paid bank fees required for this process, money what we will be losing if we do not move forward with the process. I have spent hours of our time complying with requirements and documents because It is not easy to be approved for a Commercial Construction Loan, however we have the approval that it is available for your review as needed. Our desire is to build our office; that is in compliance with the City of Garland and help us get to the next step of this dream.

Your decision will be also affecting members of our community who are the beneficiaries of New Hope Immigration Services, by New Hope having to move locations but further more having to move to a different city who may offer a competitive rent rate that will allow to continue providing assistance at a affordable rate.

Seven full and part time employees who are residents of our City of Garland and one resident of Plano will be also affected and impacted by your decision.

In addition there is a small area of the lot 406 Little Lane that currently being used as a playground for the children registered at Marshall Daycare. Those children who are not able to be here today and who are not aware of your proposal will be losing the playground space to play on this lot if compliance codes change affecting our rental agreement with Marshal Daycare. We became aware of the possibility of grandfathering in the existing permit to Marshal day care in the event that your decision of re-zoning is approved, however I do not know the future, but what I can say however is that our construction plan includes a nice and secure playground design to be used by Marshal Day Care during the present and future years if the City of Garland approves our plans.

If our lot is re-zoned and is changed to residential, I may not be able to build a residential house because now it is not our priority to do so and taking in consideration that it will be very difficult to find a person willing to buy a house sharing a commercial playground space with Marshal Day Care.

In conclusion we are asking that 406 Little Ln Garland TX 75043 be left as a commercial zoned property and that we our allowed to continue in fulfilling our goal and dream. We do not oppose the rezoning of all other properties we just want our lot to be secured as a commercial property and if our neighbors want to build residential properties around us we do not oppose.

We hope and pray that we will be able to see this goal become an accomplishment, and we hope that you would find it in your hearts to help us reach it. Regardless of the outcome we will always be committed to working with he City of Garland and strive to help does in need.

Thank you in advance for your time and considerations given to this matter. May God guide you and give you wisdom when making your decision. We are on God's hens.

Respectfully,

Lilian Paredes
Owner of 406 Little Lane
(469)544-5823

Jose Paredes (Owner of 406 Little Lane Garland, TX)
Home address: 4902 Cliffwood Dr
Garland, TX 75043 (214) 878-9502

Z 18-40

Approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses.



GARLAND

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**City Council Meeting
November 6, 2018**

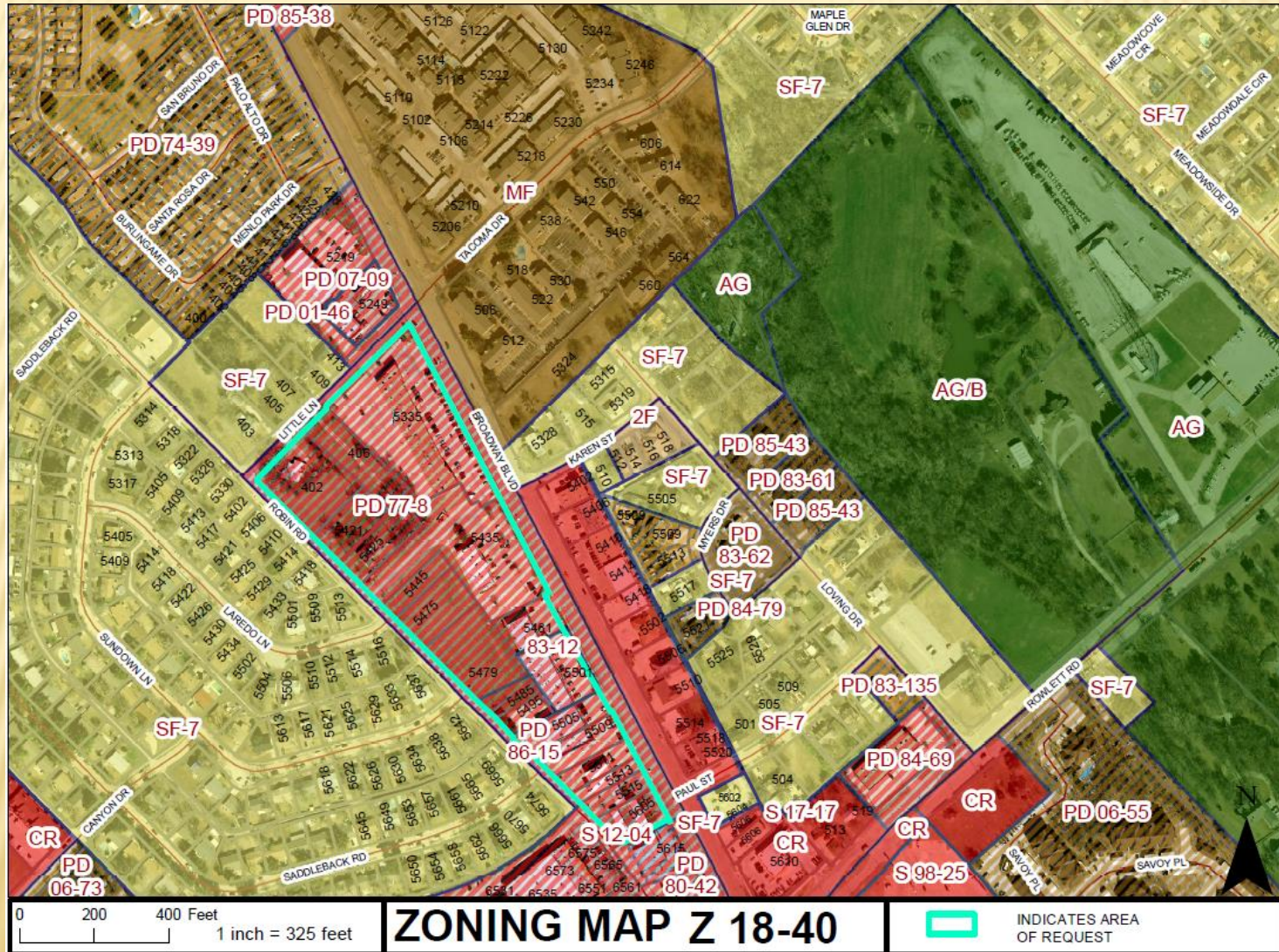
Case Information

- Location: “The Triangle”; that is the properties indicated on the attached map, and extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road.
- Applicant: City of Garland
- Owner: Multiple
- Acreage: 11.8 acres
- Zoning: Planned Development (PD) District 77-08 for Community Retail, Planned Development (PD) District 83-12 for Community Retail Uses, and Planned Development (PD) 86-15 for Community Retail Uses



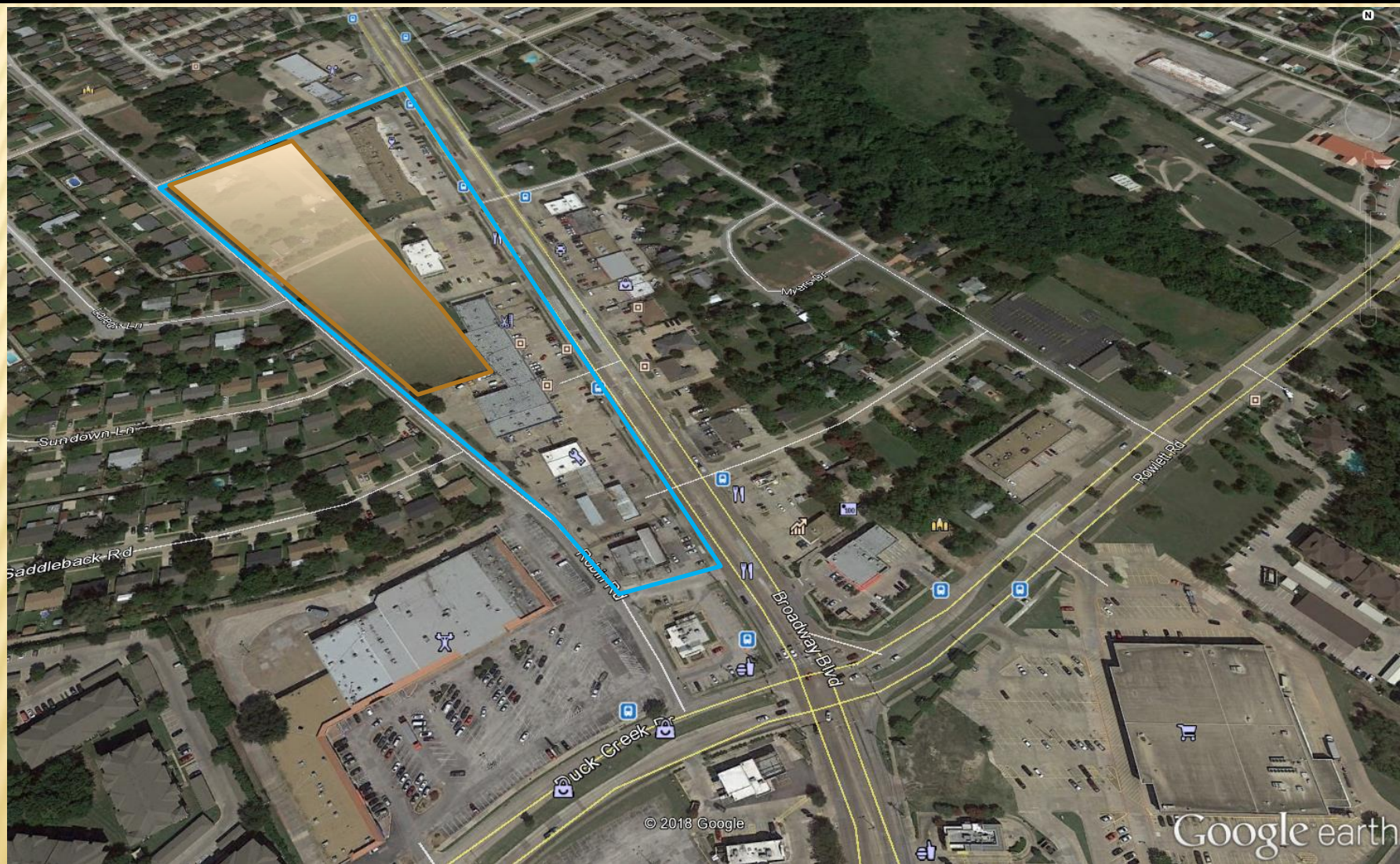
GARLAND
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Location Map

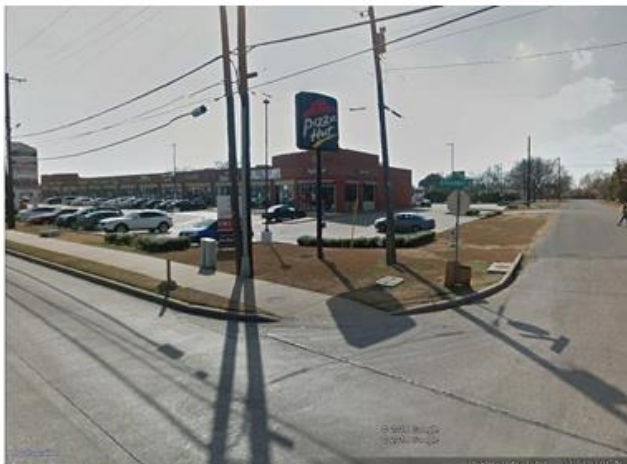


Z 18-40

Aerial Map



Background



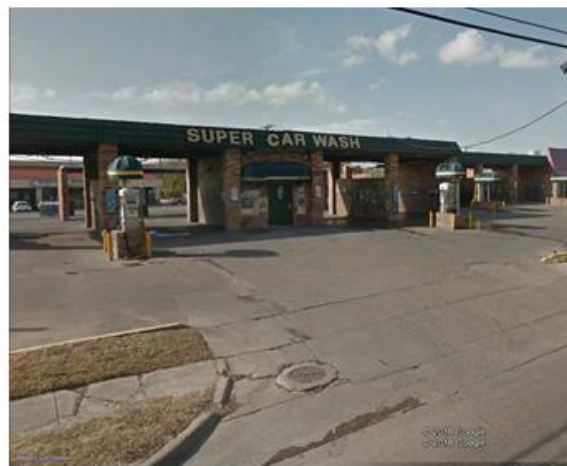
View from Broadway and Little Lane



View from Little Lane and Robin Road



View of Little Lane



View from south portion of the site at Broadway

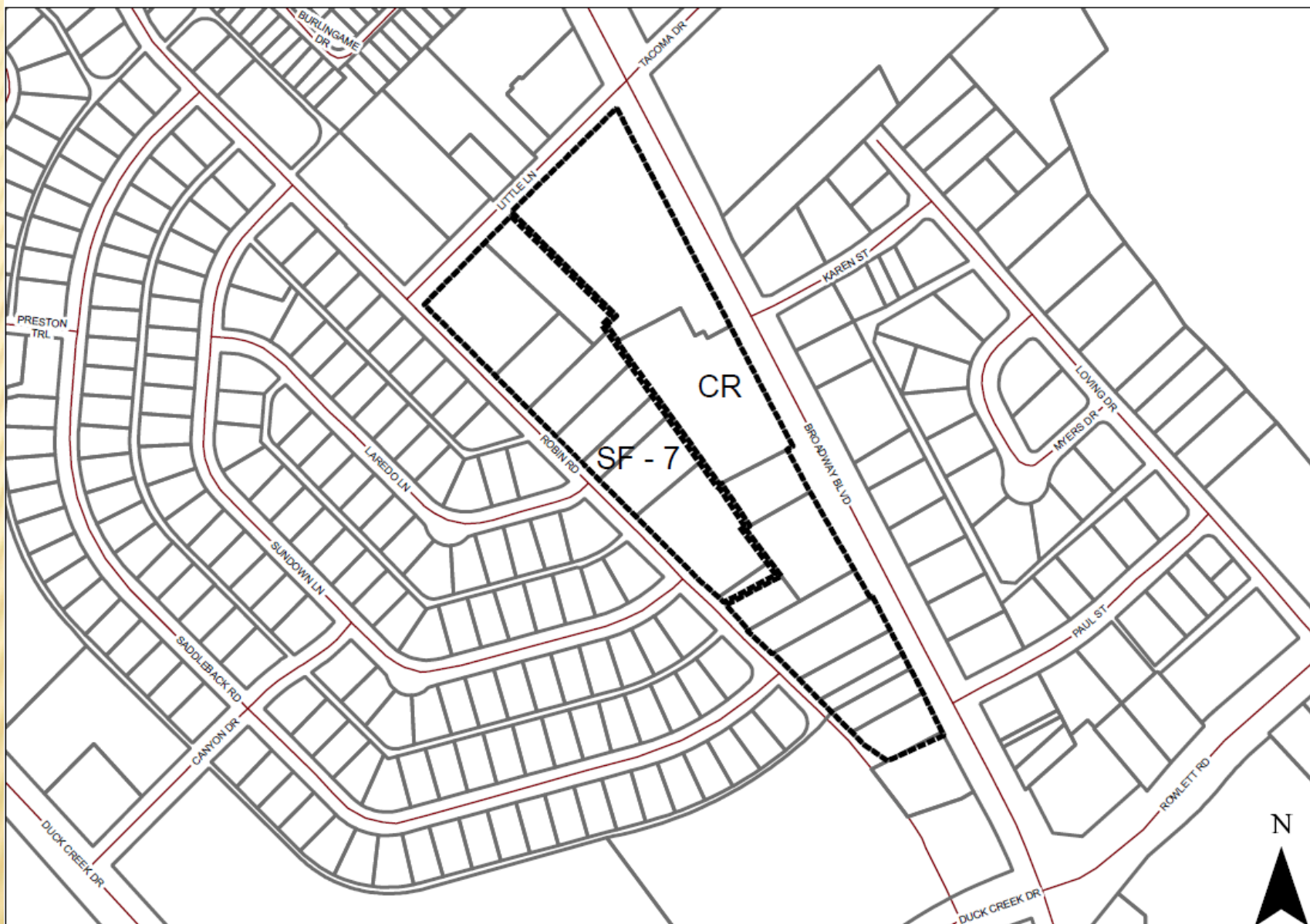
Comprehensive Plan

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. Neighborhood centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area. This development type typically serves a three-mile radius trade area, within a 5-10 minute drive time, and serves a population of 3,000 to 40,000.

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 Compact neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.





0 150 300 Feet

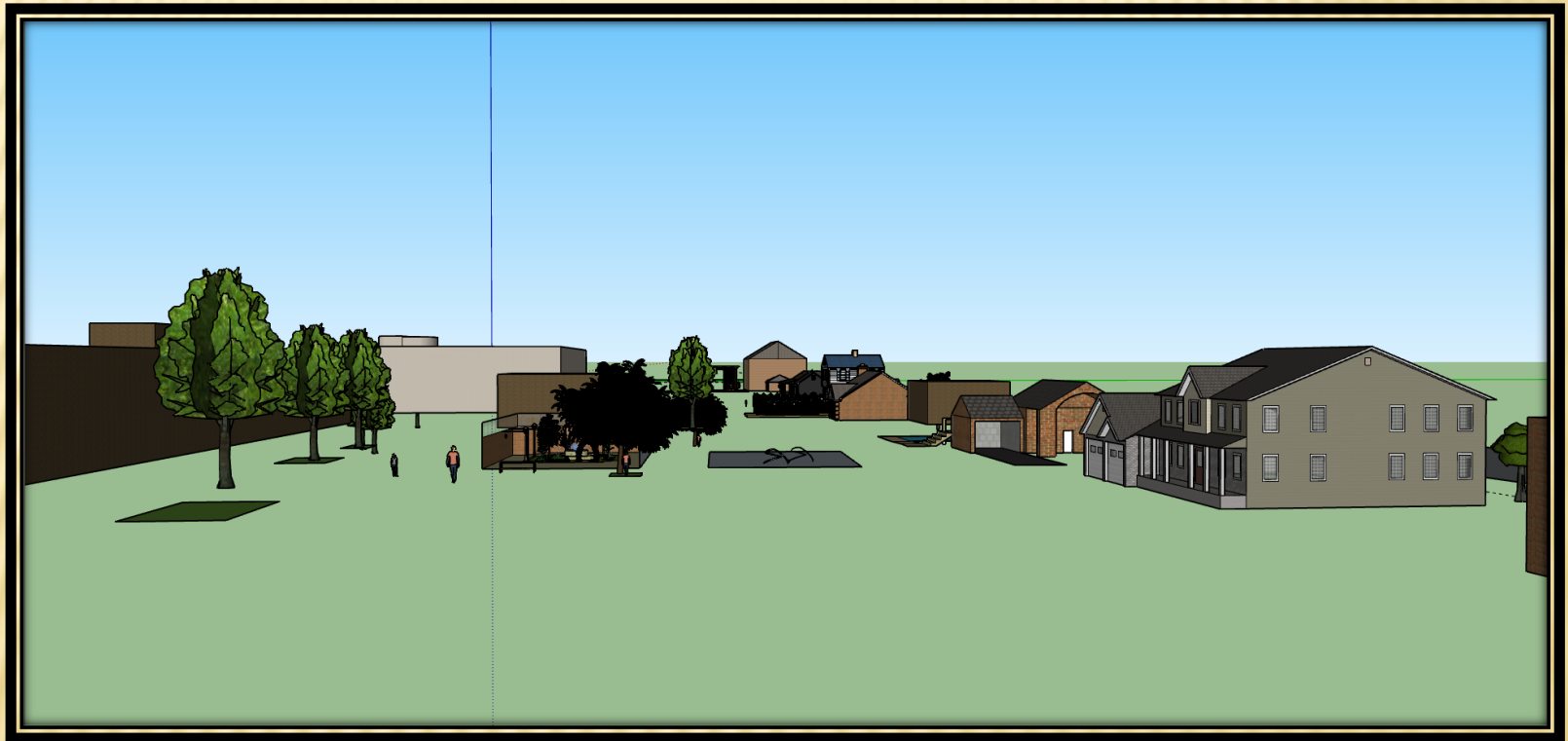
1 inch = 265 feet

ZONING MAP Z 18-40

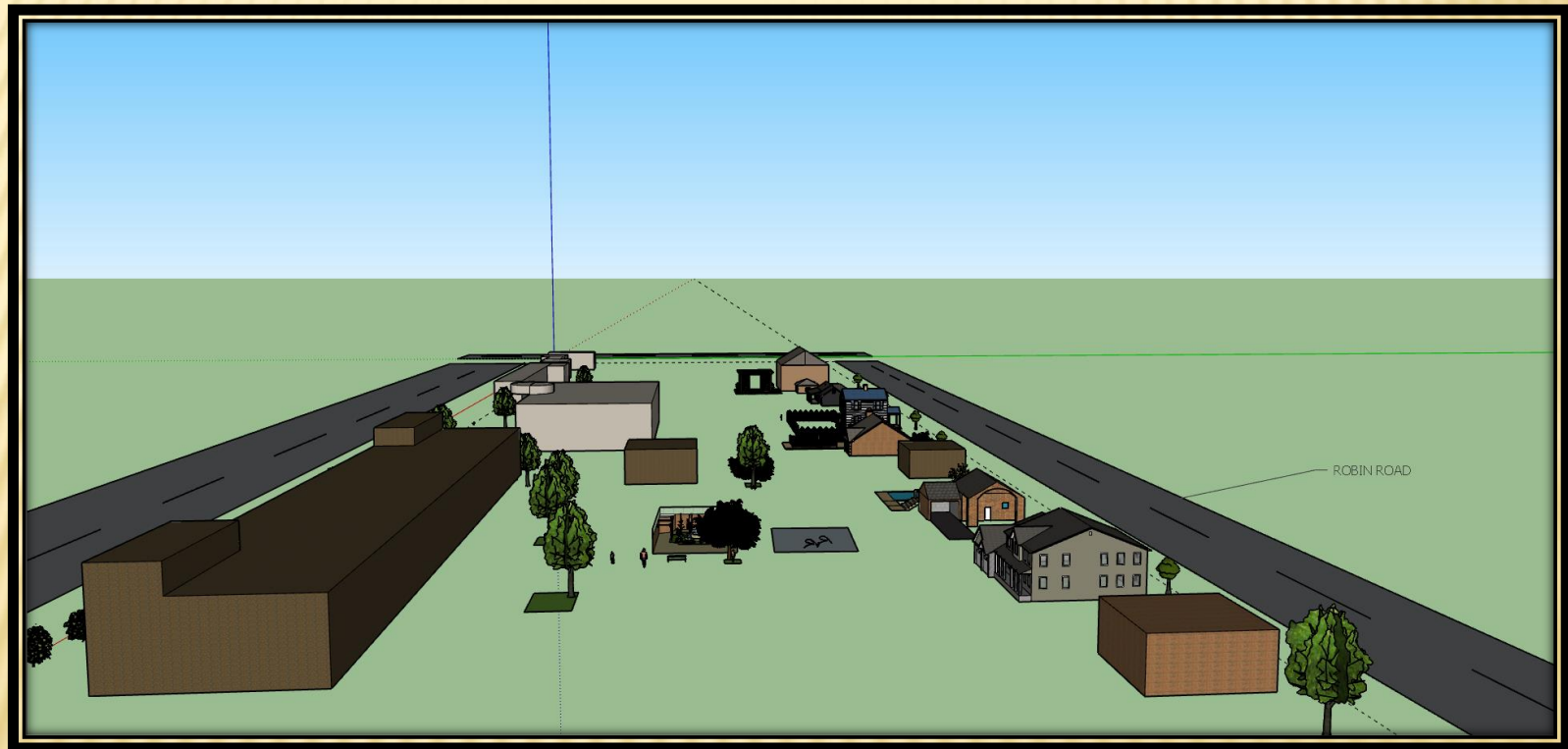


INDICATES AREA
OF REQUEST

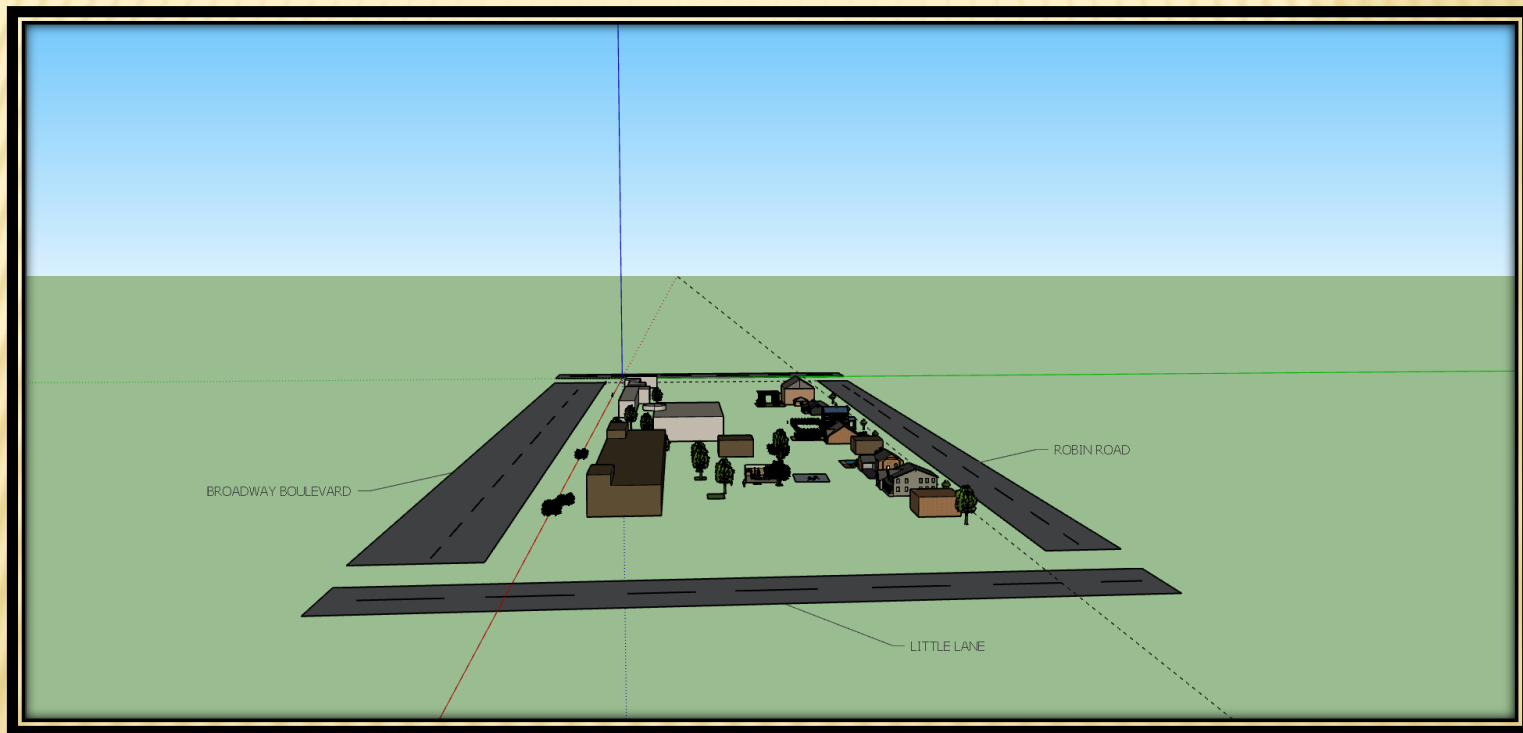
SOUTH OF LITTLE LANE ROAD



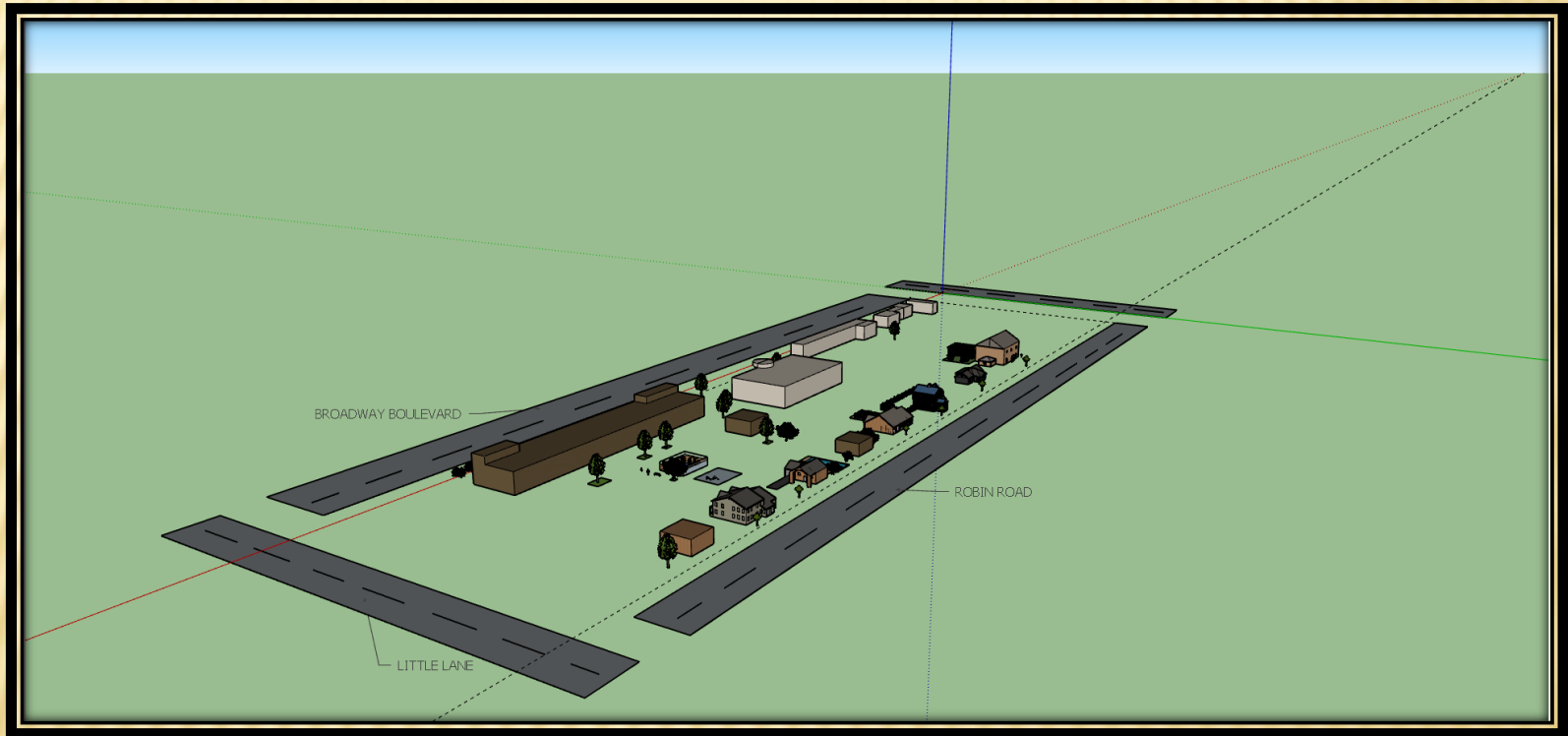
SOUTH OF LITTLE LANE



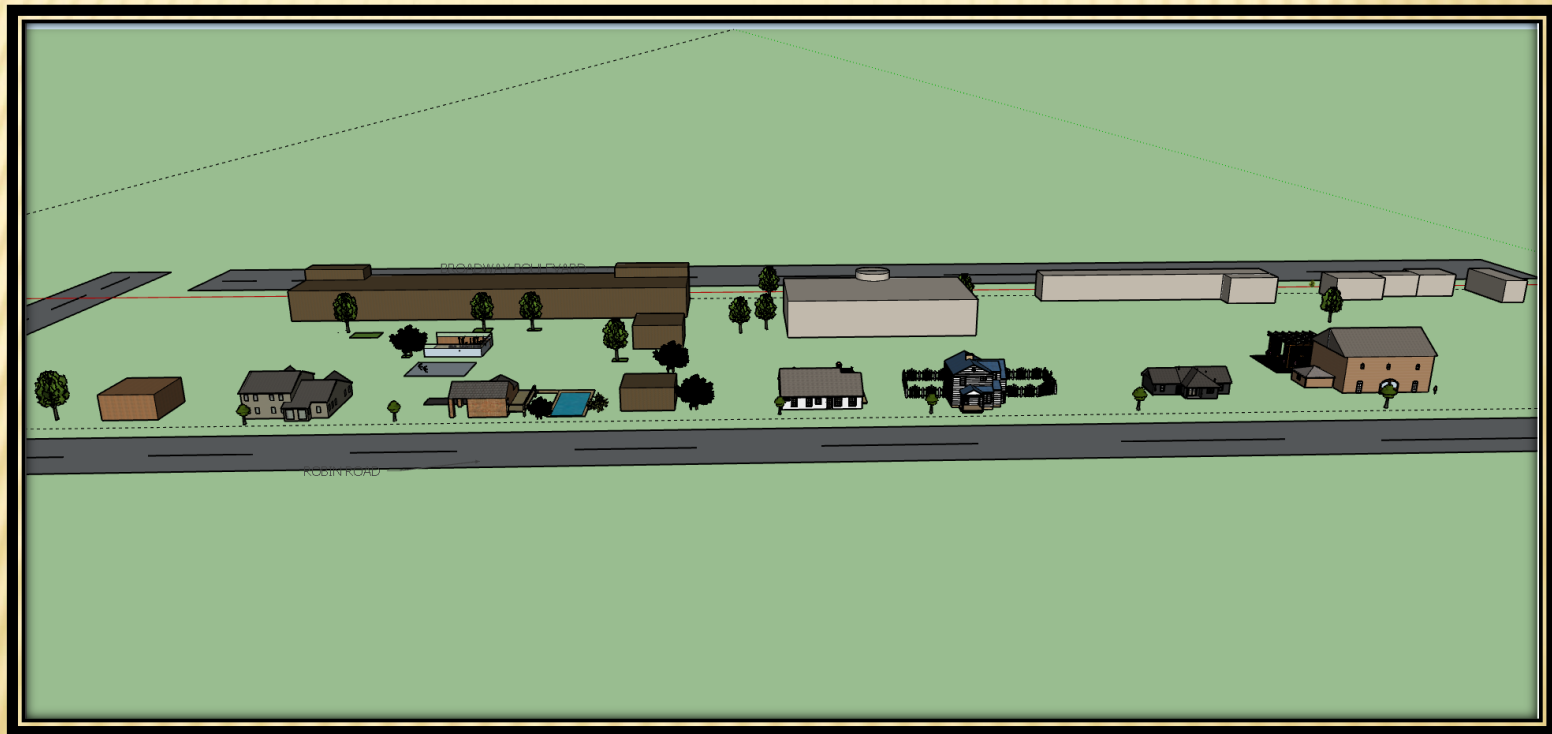
SOUTH OF LITTLE LANE



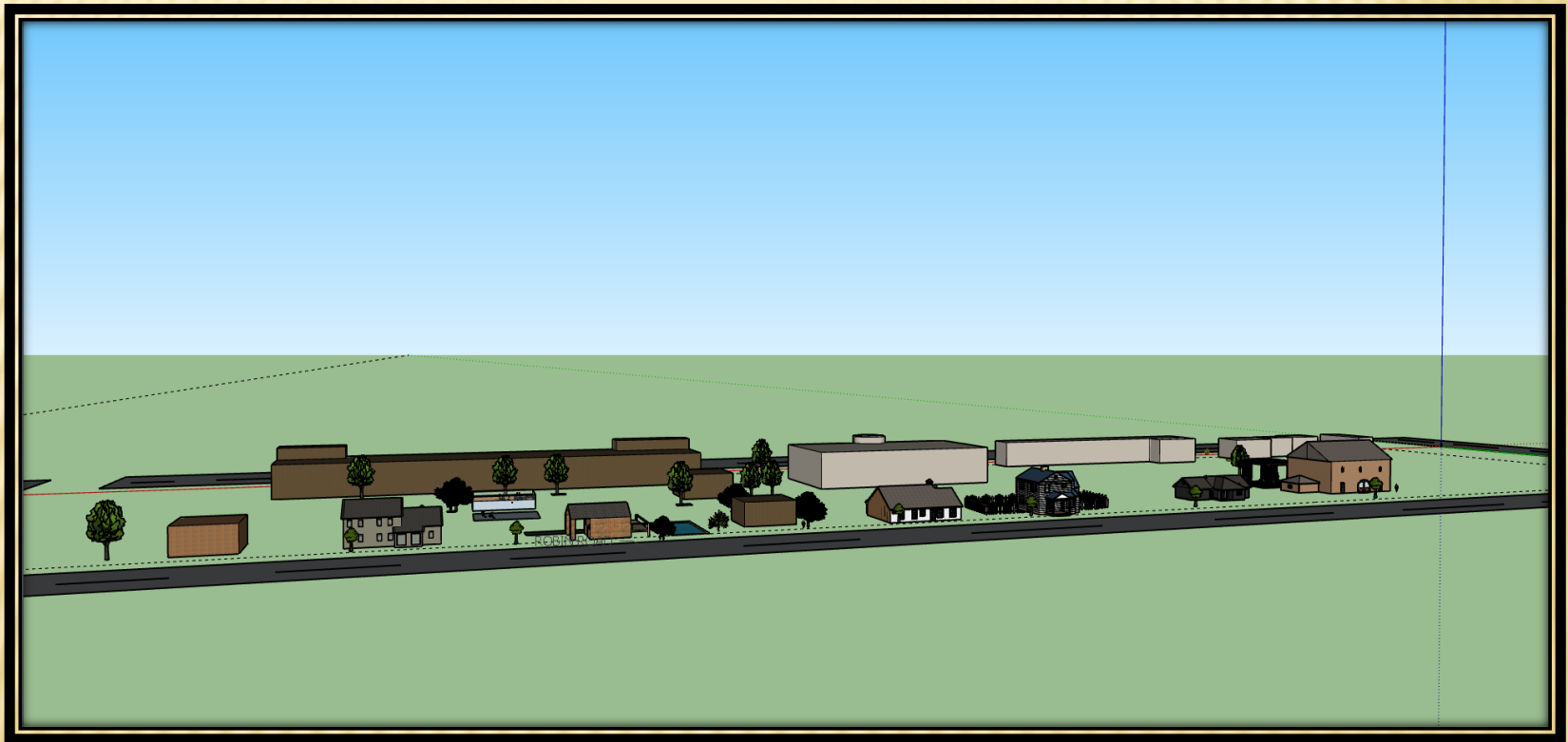
INTERSECTION OF ROBIN RD AND LITTLE LANE



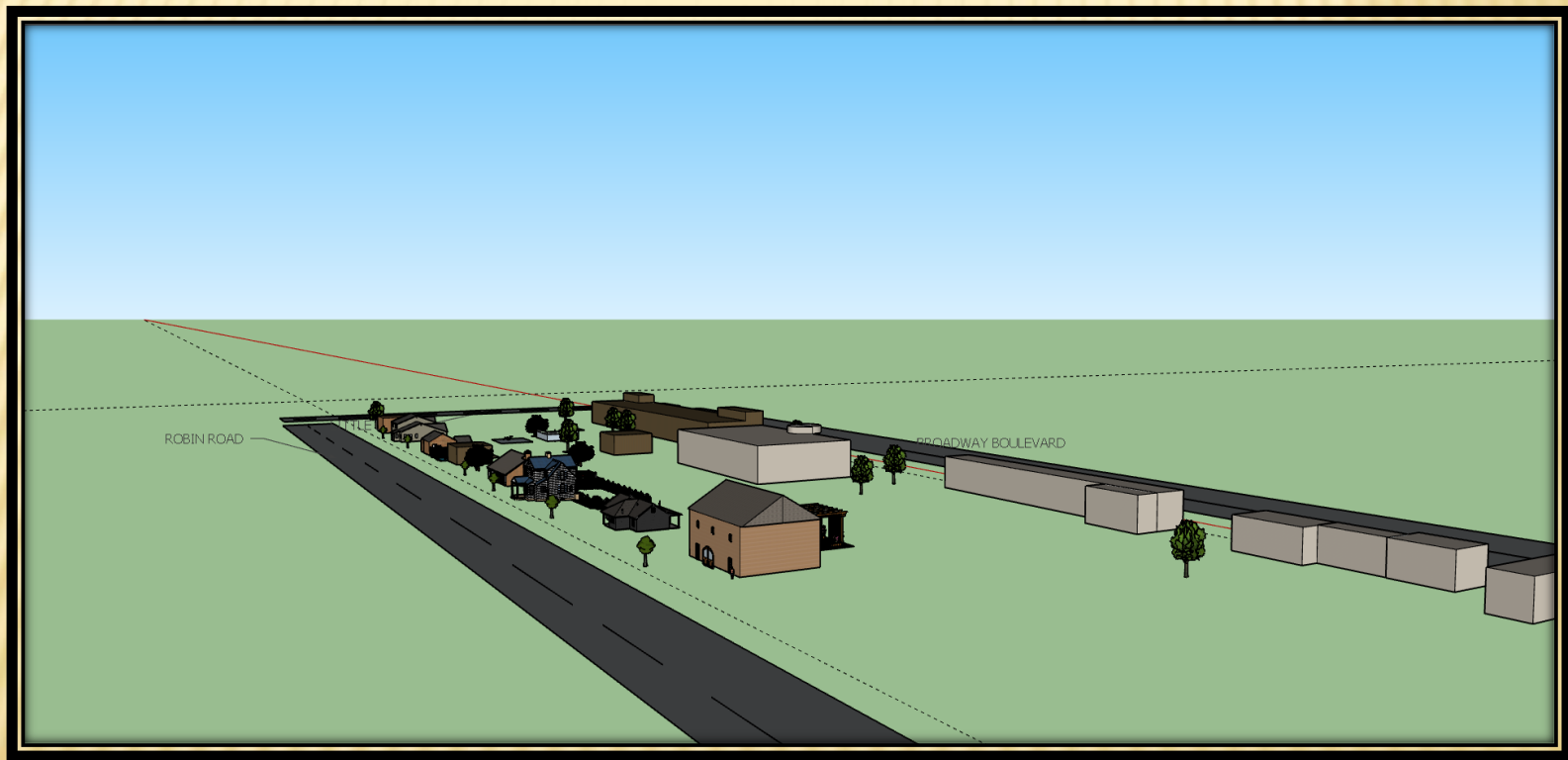
EAST OF ROBIN ROAD



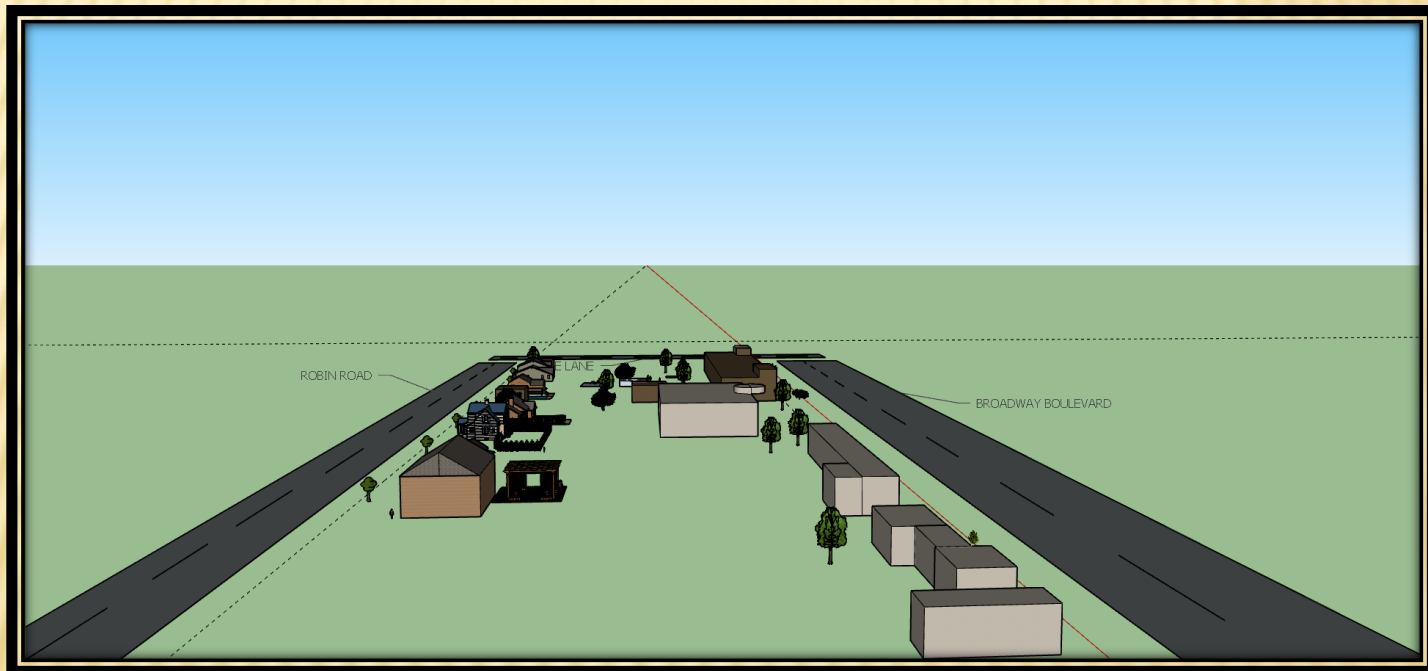
EAST OF ROBIN RD



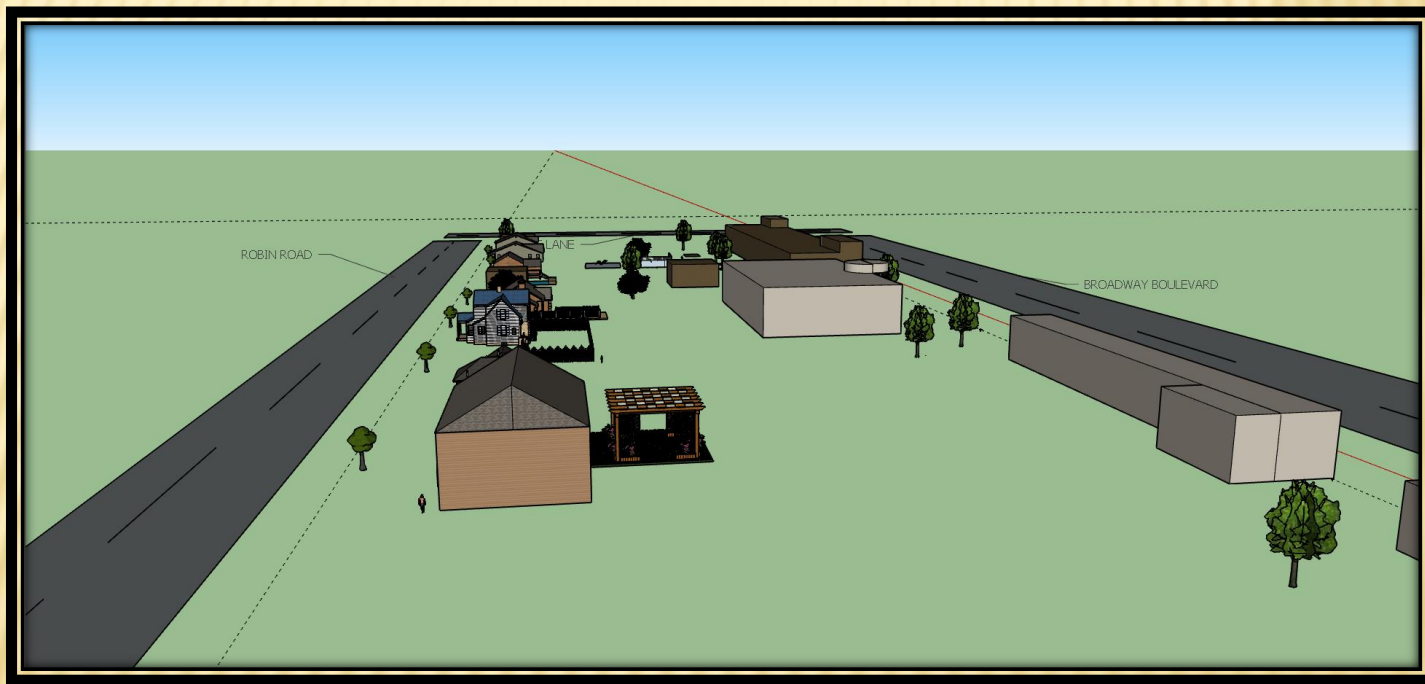
EAST OF ROBIN ROAD



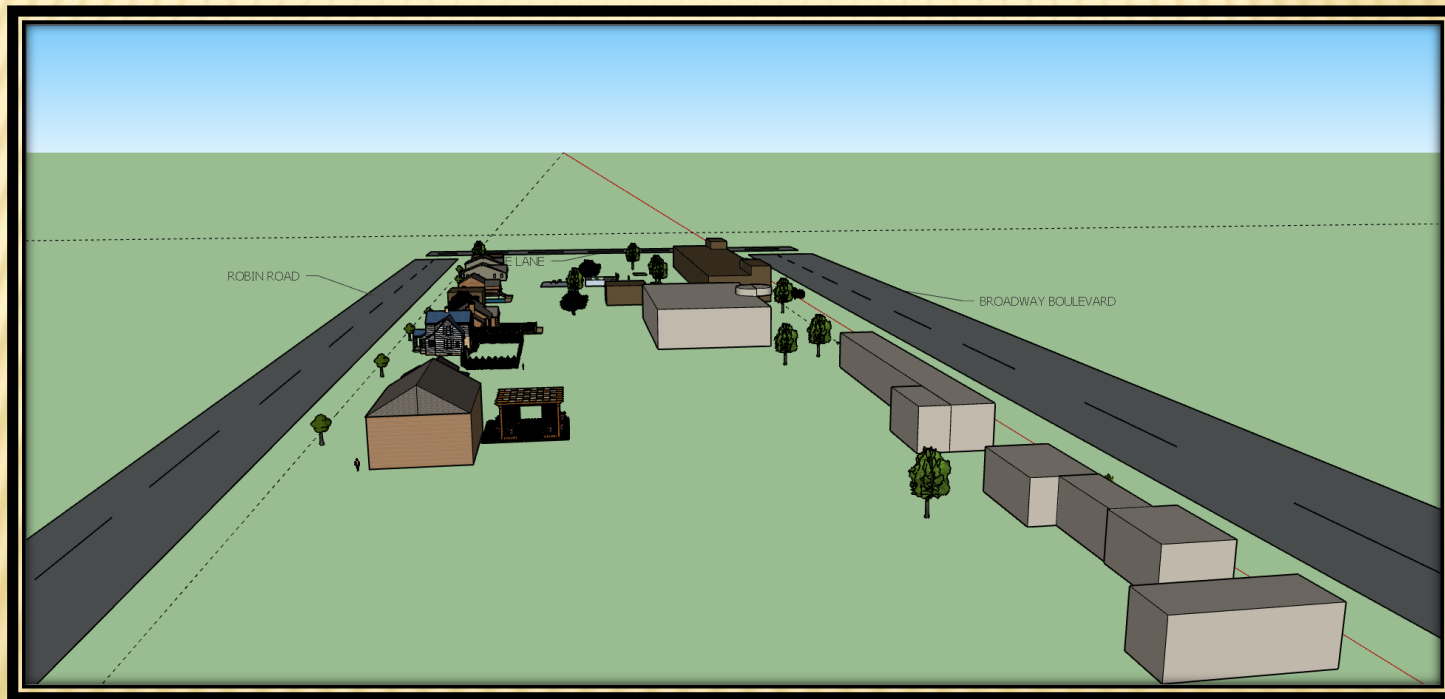
NORTH OF DUCK CREEK DRIVE



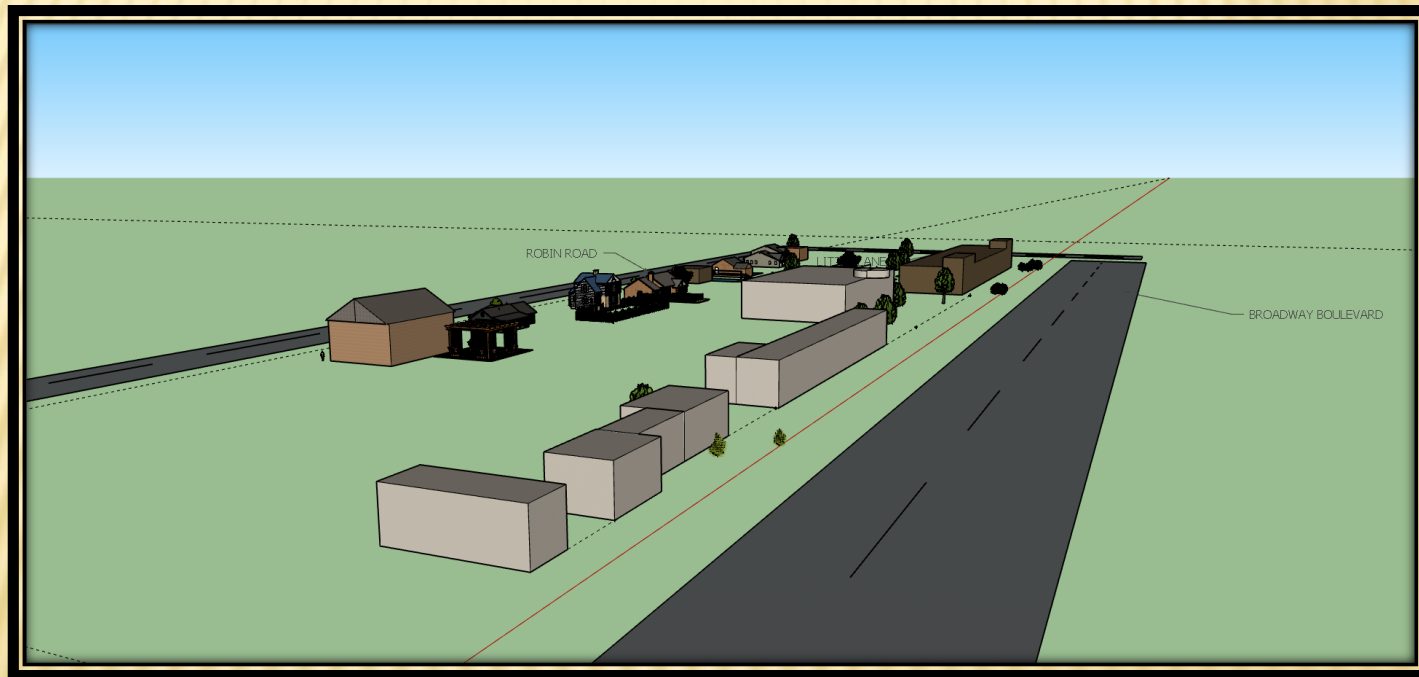
NORTH OF DOCK CREEK DRIVE



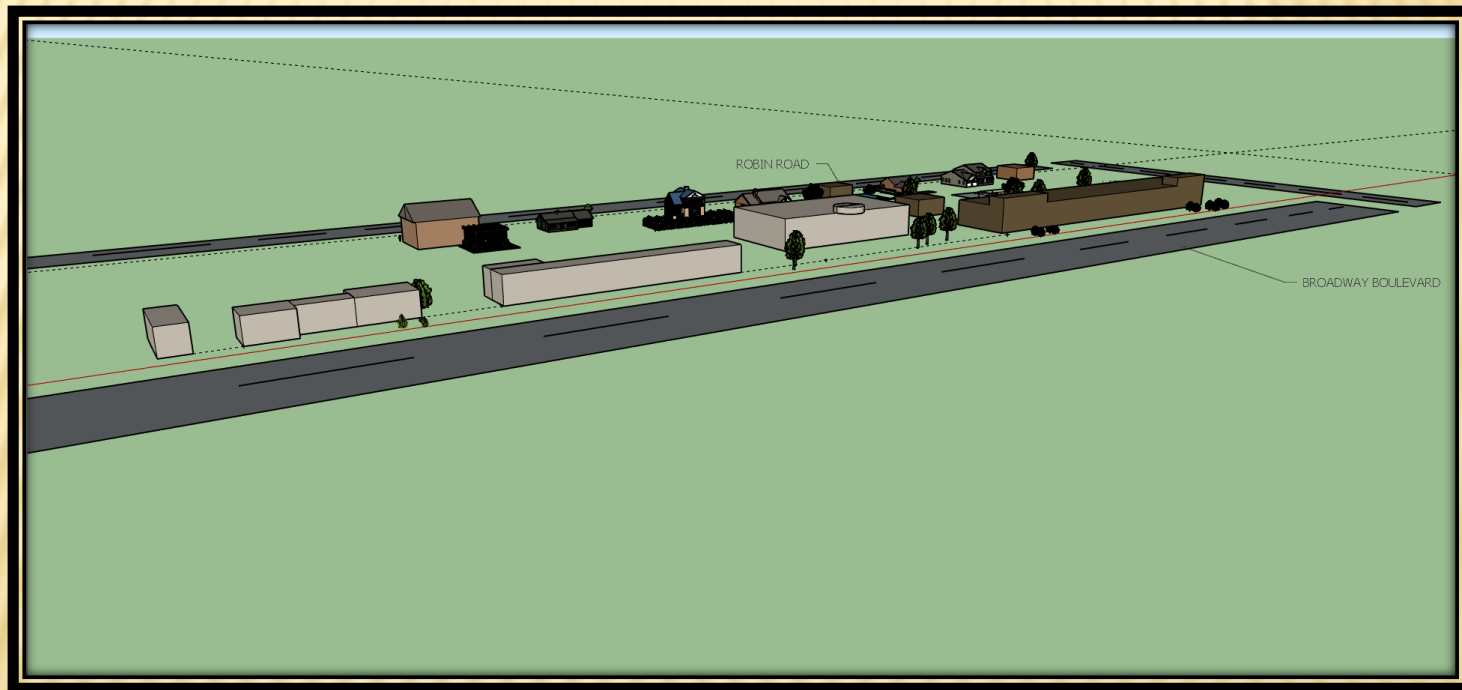
NORTH OF DUCK CREEK DRIVE



WEST OF BROADWAY BOUELVARD



WEST OF BROADWAY BOULEVARD





GARLAND

City Council Regular Session Agenda

Meeting Date: 11/06/2018

Item Title: Boards & Commission Appointments

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Robert John Smith

- Jim Hope - Senior Citizen's Advisory Committee
-

Attachments

Jim Hope - Senior Citizen's Advisory Committee

Smith



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Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: 2-16-2018

Name: James D. Hope

Phone: [REDACTED]

(Home)

Address: 213 Faircrest Drive

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, Texas 75040

Email: [REDACTED]

Resident of Garland for 40 years Resident of Texas for 40 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 8

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I am an Electrical Engineer, I have served in the US Army for 28 years, I commanded an 812 person Batt

If you have previously served on a City Board or Commission, please specify and list dates of service.

Chairman of the Utility Advisory Board, Board of Adjustment.

List civic or community endeavors with which you have been involved.

Serve as a volunteer at the Garland Senior Activities Center (Alternate member of the Site Council)

What is your educational background?

Youngstown State University (BA Pre-Law), USAFI (US Army Bootstarp Program) (BSEE),
US Army Command & General Staff College (Master in Senior level Management)

What is your occupational experience?

25 years in Engineering and Quality-7 disciplines. 28 years in the military. (both Command & Engineering)

I hereby affirm that all statements herein are true and correct.

[Signature]
Signature of Applicant

Board or Commission of first, second, and third choice:

3 Board of Adjustment

 Garland Youth Council **

4 Parks and Recreation Board

 Citizens Environmental and Neighborhood Advisory Committee

6 Property Standards Board

2 Plan Commission

 Community Multicultural Commission

 Library Board

5 Senior Citizens Advisory Committee

 Garland Cultural Arts Commission

1 Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanner

Revised 02/2018