



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
Tuesday, October 22, 2019
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 8, 2019 Regular Meeting.
2. Consider approval of the following bids:
 - a. Professional Engineering Design Services for Wastewater Improvements Bid No. 1390-19

Grantham & Associates, Inc. \$131,155.00

This request is to provide Professional Engineering Services for the replacement of wastewater lines in the following alleys: Place One/Ancilla from Glenville to Plano, Concord/Danville from Concord to Plano, Danville/Fordham from Fordham to Plano and Huntington/Lawler from Glenville to Plano.

- b. Professional Engineering Design Services for Wastewater Improvements** **Bid No. 1389-19**

Grantham & Associates, Inc. \$156,285.00

This request is to provide Professional Engineering Design Services for the replacement of wastewater lines in the Kingsbridge Storm Channel from North Garland to Glenbrook, the Pembroke/Sylvan Alley from Guildford to the Kingsbridge Storm Channel and the Rochdale/Sylvan Alley from Cardigan to the Kingsbridge Storm Channel.

- c. Professional Engineering Design Services for Water and Wastewater Improvements** **Bid No. 1383-19**

LAM Consulting Engineering \$119,860.00

This request is to provide Professional Engineering Design Services for the replacement of water lines and wastewater lines on Glenfield Drive and Arcady Drive.

- d. Avaya Telephone Support** **Bid No. 0015-20**

Black Box Network Services \$107,754.19

This request is to provide support and maintenance of the Avaya, Inc., suite of products which provides telephone services within the organization. This approval is for a Term Agreement that will be renewed annually as long as funding is approved in the budget and Black Box Network Services is an approved cooperative purchasing contract vendor.

- e. Computer Workstation Replacements** **Bid No. 0008-20**

Dell Marketing LP \$1,000,000.00

This request is to purchase replacement computer workstations that have reached end of life. This approval is for a Term Agreement that will be renewed annually through January 2024 as long as funding is approved in the budget and Dell Marketing LP is an approved cooperative purchasing contract vendor.

- f. **Human Resource and Payroll System Support and Maintenance** **Bid No. 0014-20**

High Line Software, Inc. \$142,801.00

This request is to provide annual support and maintenance of the Human Capital Management (HCM) system that the Human Resources Department currently uses. This approval is for a Term Agreement that will be renewed annually as long as funding is approved in the budget and the City continues to use the HCM system.

- g. **Network Equipment Replacement** **Bid No. 0018-20**

Presidio Networked Solutions Group, LLC \$1,200,000.00

This request is to purchase replacement networking equipment that has reached end of life. This approval is for a Term Agreement with two optional renewals.

- h. **Vietnamese Community Center Renovations** **Bid No. 0845-19**

CORE Construction \$303,728.00

This request is for renovations at the Vietnamese Community Center located at 3221 Belt Line Road in Garland and are funded through Community Development Block Grants.

- i. **GP&L Apollo Substation Rebuild Materials** **Bid No. 1363-19**

DMC Power, Inc.	\$201,944.15
Optional Contingency	<u>20,194.42</u>
TOTAL:	\$222,138.57

This request is to purchase bus fittings, cable terminals and ground connectors for the GP&L Apollo Substation.

- j. **King Mountain Switch Station Material** **Bid No. 1049-19**

Texas Electric Cooperatives, Inc. \$254,800.00

This request is to approve Change Order #1 for the purchase of additional cable to be used in the construction of the King Mountain Switch Station.

- 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 17-46, Platinum Storage c/o Masterplan (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a change in zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail Office, and Self-Storage Facility (Mini-Warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (Mini-Warehouse); and 3) a Detail Plan on a 9.379-acre tract of land located at 648, 658, 702 and 720 West I-30; 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 19-17, Baldwin Associates, LLC (District 8)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses on an 18.927-acre tract of land located at 3232 North Garland Avenue and 1210 Apollo 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.

c. Zoning File No. Z 19-25, Spiars Engineering (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Restaurant, Drive-Through on a 0.315-acre tract of land zoned Community Retail (CR) District and located at 3414 Broadway Boulevard; 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.

- 4. Approve by minute action the 2019-2020 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 21, 2019 Work Session, Council considered approval of the 2019-2020 budget of the Garland Cultural Arts Commission Inc. (GCACI), subgrant recipients and authorize the City Manager's execution of a "Hotel Occupancy Tax Program

Agreement" between the City of Garland and the GCACI.

5. **Consider a resolution authorizing the City Manager to enter into an Inter-local Agreement with Dallas County to participate in a 2020 Census Participation Program; and providing an effective date.**

Council is requested to approve a resolution and City Manager to enter into an inter-local agreement supporting the partnership with Dallas County and the Community Multicultural Commission's role as the Complete Count Committee.

6. **Consider a resolution authorizing the City Manager to enter into a Project Funding Agreement to the Master Agreement governing a major Capital Improvement Program funding with Dallas County, Texas; and providing an effective date.**

At the October 7, 2019 Work Session, Council considered adopting a resolution authorizing the City Manager to enter into a Project Funding Agreement with Dallas County for the Naaman School Road from Brand Road to SH 78 and Brand Road from Belt Line Road to Naaman School Road Alignment Study project.

7. **Consider a resolution 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 7, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 818 East Linda Drive. The City of Garland has received an unsolicited offer from Ryan Z and Associates, Inc. related to the purchase of City owned property obtained through a 2009 Sheriff's Sale. Ryan Z and Associates, Inc. has presented an offer of \$21,694 for the property. The City of Garland will receive \$9,191.93 from the proceeds of this sale.

8. **Consider a resolution 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 7, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 922 Susan Drive. The City of Garland has received an unsolicited offer from Christopher Whitlock related to the purchase of City owned property obtained through a 2012 Sheriff's Sale. Mr. Whitlock has presented an offer of \$22,500 for the property. The City of Garland will receive \$9,010.14 from the proceeds of this sale.

9. **Consider a resolution 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 7, 2019 Council Work Session, Council was briefed on the potential sale of property located at 621 West Avenue G. The City of Garland has received an unsolicited offer from Richard Blake Mann related to the purchase of City owned property obtained through a 2012 Sheriff's Sale. Richard Blake Mann has presented an offer of \$5,138.53 for the property. The City of Garland will receive \$2,545.11 from the proceeds of this sale.

10. **Consider a resolution 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 7, 2019 Work Session, Council was briefed on the potential sale of property located at 2000 N. 1st. Street, 111 E. Buckingham Road and 121 E. Buckingham Road. The City of Garland has received an unsolicited offer from Hao Pham related to the purchase of City owned property obtained through a 2008 Sheriff's Sale. Hao Pham has presented an offer of \$336,431.40 for the property. The City of Garland will receive \$87,765.39 from the proceeds of this sale.

11. **Approve by minute action the use of narcotic seizure funds for Police Shooting Range repairs**

At the October 21, 2019 Work Session, Council considered authorizing the use of narcotic seizure funds for Police Shooting Range Repairs.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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12. Hold public hearings on:

- a. **Consider the application of CDS Development Services, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5724 Broadway Boulevard. (File No. Z 19-28, District 4)**

The applicant proposes the operation of a 2,549 square-foot Popeyes Louisiana Kitchen in an existing building.

- b. **Consider amendments to Chapter 2, Sections 2.51 and 2.52; and Chapter 6, Section 6.03 of the Garland Development Code creating a definition and regulations for “Makerspace (Hackerspace)” uses.**

Public Hearing and consideration of amendments to the Garland Development Code creating a definition and regulations for Makerspace uses. Following review and recommendations from the Development Services Committee and Plan Commission, the City Council reviewed and discussed the amendments during the October 7, 2019 City Council Work Session.

13. 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.

Deputy Mayor Pro Tem - Robert Vera

- Patricia Hanson - TIF 3 Medical District

14. 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.

15. 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 Regular Session Agenda

1.

Meeting Date: 10/22/2019

Item Title: Minutes Oct. 8

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the October 8, 2019 Regular Meeting.

Attachments

Minutes Oct. 8



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, October 8, 2019, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Robert John Smith
Deputy Mayor Pro Tem Robert Vera
Council Member David Gibbons
Council Member Deborah Morris
Council Member Jerry A. Nickerson
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Dylan Hedrick

Staff Present: Assistant City Manager John Baker
First Assistant City Attorney Brian England
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

Amy Dunphy presented the Pet of the Month.

Mayor LeMay presented a proclamation on Resident's Rights to Suzanna Sulfstede, Senior Source Ombudsman, Gayle Belton, Chair and members of the Senior Citizen's Advisory Commission.

Mayor LeMay presented a proclamation to the Planning Department for National Planners Month. Will Guerin, Planning Director and Scott Roberts, Chair of the Plan Commission spoke on behalf of the staff and commission. Staff present were: Angela Self, Comprehensive Planning Administrator, Nathaniel Barnett, Sr. Planner, Kira Wauwie, Principal Development Planner, and Josue De la Vega, Sr. Planner.

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.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Council Member David Gibbons to approve the Consent Agenda as presented.
Motion to approve carried:

Councilman Hedrick was recused and did not vote on Item 8.

Vote: 9 - 0

1. APPROVED Consider approval of the minutes of the September 17, Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED GP&L and TMPA 345kV Autotransformers Bid No. 1058-19

Texas Electric Cooperatives, Inc. \$6,712,222.00

This request is for the purchase of two 345 kV/138 kV/12.47 kV Autotransformers.

**b. APPROVED GP&L Dent Road to Shelby 138kV Bid No. 0821-19
Transmission Line Construction**

Maslonka Powerline Services \$93,016.16

This request is to approve Change Order #1 for GP&L Dent Road to Shelby 138 kV Transmission Line Construction.

- c. **APPROVED** **GP&L Lookout to Apollo 138kV
Transmission Line Rebuild** **Bid No. 1219-19**
- | | |
|---|--------------------------|
| Utility Construction Services, LLC | \$3,893,069.00 |
| Optional Contingency | <u>389,306.90</u> |
| TOTAL: | \$4,282,375.90 |
- This request is to provide construction services to rebuild the Lookout to Apollo 138kV Transmission Line. An Optional Contingency is included for any additional work that may be required.
- d. **APPROVED** **Wood Utility Poles** **Bid No. 1324-19**
- | | |
|------------------------------------|---------------------|
| Texas Electric Cooperatives | \$184,014.00 |
|------------------------------------|---------------------|
- This request is for wood utility poles for Warehouse inventory. This approval is for a Term Agreement with four optional renewals.
- e. **APPROVED** **Flagging and Observation Services for Shiloh
Road from IH 635 to Kingsley Road** **Bid No. 0651-19**
- | | |
|----------------------------------|--------------------|
| Bartlett & West, Inc. | \$75,001.00 |
|----------------------------------|--------------------|
- This request is to approve Change Order #3 for additional construction observation and flagging services within the Kansas City Southern (KCS) Railways right-of-way for the Shiloh Road project.
- f. **APPROVED** **Roan Road Water Line Replacement from
Waterhouse Boulevard to Rowlett Road** **Bid No. 0946-19**
- | | |
|-------------------------------|-----------------------|
| Tri-Con Services, Inc. | \$1,240,000.00 |
|-------------------------------|-----------------------|
- This request is to construct water line improvements along Roan Road from Waterhouse Boulevard to Rowlett Road.
- g. **APPROVED** **Audubon Recreation Center Renovation** **Bid No. 4978-15**
- | | |
|--|---------------------|
| Brown Reynolds Watford Architects | \$165,000.00 |
|--|---------------------|
- This request is to approve Change Order #3 for the Audubon Recreation Center renovation.
- h. **APPROVED** **Architectural Services for the Police
Property & Evidence Building** **Bid No. 0851-19**
- | | |
|--|-----------------------|
| Brown Reynolds Watford Architects | \$1,096,000.00 |
|--|-----------------------|

This request is to provide architectural design and construction administration services for the new Police Property & Evidence Building.

i. APPROVED GP&L McCree Substation Steel Structures Bid No. 1261-19

Klute Inc. Steel Fabrication \$116,929.74

This request is for the purchase of an A-frame structure, switch stands, bus supports and masts to support the new Crist Road transmission line termination at the McCree Substation.

j. APPROVED TMPA Carrier Relay Replacements Bid No. 1416-19

Ametek Power Systems & Instruments \$301,340.00

This request is for the purchase of carrier relays to be installed at TMPA Substations as part of the approved TMPA Relay and SCADA Upgrade CIP project.

k. APPROVED GP&L Gas Pipeline Cleaning and In-Line Inspection Bid No. 1288-19

Pond and Company \$268,035.25

This request is for the cleaning and in-line inspection of the GP&L Olinger Power Plant Natural Gas Pipeline in accordance with GP&L's Integrity Management Plan.

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

a. APPROVED Zoning File No. Z 19-18, BGE, Inc. (District 1)

Ordinance No. 7092 amending the Garland Development Code of the City of Garland, Texas, by approving a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development) and located at 270 Town Center Boulevard and 3800 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Section 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. APPROVED Zoning File No. Z 19-19, Masterplan (District 1)

Ordinance No. 7093 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan and located at 270 Town Center Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Section

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. APPROVED Resolution No. 10407 approving and funding the 2019 Cycle 1 Neighborhood Vitality Matching Grant Projects.

Council approved a resolution approving and funding the 2019 Neighborhood Vitality Matching Grant Cycle 1 applications.

5. APPROVED Resolution No. 10408 authorizing the City Manager to execute an Investment Advisory Services Agreement with Hilltop Securities Asset Management, LLC; and providing an effective date.

At the October 7, 2019, Work Session, Council considered a resolution authorizing the City Manager to execute an Investment Advisory Service Agreement with Hilltop Securities Asset Management, LLC.

6. APPROVED Ordinance No. 7091 authorizing an amendment to the 2019 Capital Improvement Program (2019 CIP Amendment No. 3), providing for the supplemental appropriation of funds in the Stormwater Maintenance Equipment Project, new Landfill Roll-Off Truck Project, Replacement of Commercial Front-Load Trucks Project, Dog Park Project, Central Park – Sports Field / Park Renovation Project, Winters Park – Sports Field Lighting Project, Construction of Waste Cell No. 8 Project, and Trail Development – Master Plan Project; and providing an effective date.

At the September 16, 2019 Work Session, Council considered the amendment of the 2019 Capital Improvement Program (CIP).

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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7. Hold public hearings on:

- a. APPROVED Consider the application of Platinum Storage c/o Masterplan, requesting approval of a 1) Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail Uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (mini-warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (mini-warehouse) and 3) a Detail Plan. This property is located on the south side of IH-30, west of Beltline Road, and at the future extension of Guthrie Road. (File No. Z 17-46, District 4)**

The applicant proposes to develop an unimproved property with two buildings. One building would be two stories and used for retail, office, and self-storage (mini-warehouse) purposes; and the second building would be one story and used for self-storage (mini-warehouse) purposes.

The staff report was presented by Kira Wauwie, Principal Planner. Speakers on this item were Maxwell Fisher, applicant and Richard M. Dooley, representative for the adjacent property owner. There was discussion by the Council.

Motion was made by Council Member Jim Bookhout, and seconded by Deputy Mayor Pro Tem Robert Vera to deny the request. Motion to deny failed with Mayor LeMay and Council Members Gibbons, Nickerson, Hedrick and Smith voting nay; Council Member Bookhout, Deputy Mayor Pro Tem Vera, Council Members Morris and Aubin voting aye.

Vote: 4 - 5

Motion to approve was made by Mayor Pro Tem Smith, seconded by Council Member Hedrick.

Motion was to amend was made by Council Member Bookhout, amending the Specific Use Provision changing the time limit from 50 to 30 years, seconded by Deputy Mayor Pro Tem Vera. Motion to amend carried:

Vote: 9 - 0

A vote was cast on the motion by Mayor Pro Tem Smith to approve, with the amendment to the Special Use Provision from a 50 to 30 year time limit, seconded by Council Member Hedrick. Motion carried:

Vote: 7 - 2

b. APPROVED Consider a Development Agreement regarding Zoning File No. Z 17-46.

This Development Agreement relates to Zoning Case Z 17-46 for a proposed Self Storage facility at 648, 658, 702 and 720 West I-30. During the September 9, 2019 Plan Commission meeting, the Commission recommended that a development agreement accompany Zoning Case Z 17-46 to secure the building materials as presented by the applicant. The agreement lists the particular variances and deviations that have been requested by the applicant, in exchange for the applicant to construct the project with the masonry building materials shown in the proposed exhibits, including 3-stage stucco, brick and stone.

There was no staff report.

Motion to approve by Council Member Nickerson, seconded by Council Member Gibbons. Motion carried:

Vote: 9 - 0

Mayor LeMay called for a recess at 8:30 p.m.

Mayor LeMay reconvened the meeting at 8:40 p.m.

- c. **APPROVED** Consider the application of Baldwin Associates, LLC, requesting approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses. The site is located at 3232 North Garland Avenue and 1210 Apollo Road. (File No. Z 19-17, District 8)

The applicant proposes to develop the second phase of an apartment complex (the first phase, Carriage Homes on the Lake, is already built).

Kira Wauwie, Principal Planner and Will Guerin, Planning Director presented the staff report. Speakers on this item were Robert Baldwin, applicant and Gary Treadway. Nohora Munéavar registered a position against the application, but did not testify. There was discussion by the Council.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Deputy Mayor Pro Tem Robert Vera to approve based on Plan Commission recommendation, to include the landscape variances. Motion to approve carried:

Vote: 9 - 0

- d. **DENIED** Consider the application of Maria Elena Farias, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3160 Saturn Road. (File No. Z 19-24, District 5)

The applicant proposes the operation of a reception facility in Suite 206 of an existing building at 3160 Saturn Road.

The staff report was presented by Kira Wauwie, Principal Planner. Speakers on this item were Ana Espina and Yosie Rodriguez, applicants. Betty Roberts and Jan Alexander. Rhonda Spence and Jim Neargarder registered a position against the application, but did not testify. There was discussion by Council.

Motion was made by Council Member Rich Aubin, and seconded by Council Member Jim Bookhout to deny. Motion to deny carried:

Vote: 9 - 0

- e. **APPROVED** Consider the application of Spiars Engineering, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3414 Broadway Boulevard. (File No. Z 19-25, District 3)

The applicant makes the above request to build and operate a restaurant/coffee shop with a drive-through.

The staff report was presented by Will Guerin, Planning Director. Speaker on this item was David Bond, applicant. There was discussion by the Council.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Council Member Deborah Morris to approve the Specific Use Request as presented in the documents. Motion to approve carried:

Vote: 9 - 0

8. 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.

A vote was cast to approve the appointment:

Vote: 9 - 0

Council Member Deborah Morris

- Darryl Quigley - TIF Board South

9. 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.

10. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 9:45 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 10/22/2019

Item Title: Professional Engineering Design Services for Wastewater Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 1390-19

Purchase Justification:

This request is to provide Professional Engineering Design Services for the replacement of wastewater lines in the following alleys: Place One/Ancilla from Glenville to Plano, Concord/Danville from Concord to Plano, Danville/Fordham from Fordham to Plano and Huntington/Lawler from Glenville to Plano.

Evaluation:

Grantham & Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0960-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Grantham & Associates, Inc.	All	\$131,155.00
TOTAL:		\$131,155.00

Basis for Award: Most Qualified

Purchase Requisition #: 42355

Fiscal Impact

Total Project/Account:	\$2,430,000
Expended/Encumbered to Date:	1,045,682
Balance:	\$1,384,318
This Item:	131,155
Proposed Balance:	\$1,253,163
Account #:	230-4149-3212400-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Infiltration Correction - Various

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page WW01

Budget Director Approval: Ron Young

Approval Date: 10/10/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/09/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 10/22/2019

Item Title: Professional Engineering Design Services for Wastewater Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 1389-19

Purchase Justification:

This request is to provide Professional Engineering Design Services for the replacement of wastewater lines in the Kingsbridge Storm Channel from North Garland to Glenbrook, the Pembroke/Sylvan Alley from Guildford to the Kingsbridge Storm Channel and the Rochdale/Sylvan Alley from Cardigan to the Kingsbridge Storm Channel.

Evaluation:

Grantham & Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0960-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Grantham & Associates, Inc.	All	\$156,285.00

TOTAL:	\$156,285.00
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Basis for Award: Most Qualified

Purchase Requisition #: 42353

Fiscal Impact

Total Project/Account:	\$12,774,730
Expended/Encumbered to Date:	4,880,799
Balance:	\$7,893,931
This Item:	156,285
Proposed Balance:	\$7,737,646
Account #:	230-4149-3215700-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Relocation of Mains Prior to Paving

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page WW07

Budget Director Approval: Ron Young

Approval Date: 10/10/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/09/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 10/22/2019

Item Title: Professional Engineering Design Services for Water and Wastewater Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 1383-19

Purchase Justification:

This request is to provide Professional Engineering Design Services for the replacement of water lines and wastewater lines on Glenfield Drive and Arcady Drive.

Evaluation:

LAM Consulting Engineering was selected as the Most Qualified firm for this project from RFQ 0960-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
LAM Consulting Engineering	All	\$119,860.00
TOTAL:		\$119,860.00

Basis for Award: Most Qualified

Purchase Requisition #: 42344

Fiscal Impact

Total Project/Account:	\$13,030,403
Expended/Encumbered to Date:	5,214,482
Balance:	\$7,815,921
This Item:	119,860
Proposed Balance:	\$7,696,061
Account #:	227-4049-3019200-7101, 230-4149-3215700-7101, 237-4149-3215700-7101

Fund/Dept/Project – Description and Comments:

Water CIP / Relocation of Mains Prior to Paving	=	\$ 60,014
Wastewater CIP / Relocation of Mains Prior to Paving	=	<u>59,846</u>
Total Item		\$119,860

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Pages W03 and WW07

Budget Director Approval: Ron Young

Approval Date: 10/10/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/09/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 10/22/2019

Item Title: Avaya Telephone Support

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0015-20

Purchase Justification:

This request is to provide support and maintenance of the Avaya, Inc., suite of products which provides telephone services within the organization. This approval is for a Term Agreement that will be renewed annually as long as funding is approved in the budget and Black Box Network Services is an approved cooperative purchasing contract vendor.

Evaluation:

The Avaya, Inc., product support and maintenance are provided by Black Box Network Services through the State of Texas Department of Information Resources cooperative purchasing contract DIR-TSO-3908.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black Box Network Services	All	\$107,754.19
TOTAL:		\$107,754.19

Basis for Award: Cooperative Purchase

Purchase Requisition #: 42415

Fiscal Impact

Total Project/Account:	\$7,464,242
Expended/Encumbered to Date:	2,043,109
Balance:	\$5,421,133
This Item:	107,754
Proposed Balance:	\$5,313,379

Account #: 411-4514-7121
Fund/Dept/Project – Description and Comments:
Information Technology Fund / Information Technology

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Proposed Budget - Page C-268

Budget Director Approval: Ron Young Approval Date: 10/09/2019

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/08/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 10/22/2019

Item Title: Computer Workstation Replacements

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0008-20

Purchase Justification:

This request is to purchase replacement computer workstations that have reached end of life. These scheduled replacements are necessary in order to maintain reliability and provide current technology for City staff. This approval is for a Term Agreement that will be renewed annually through January 2024 as long as funding is approved in the budget and Dell Marketing LP is an approved cooperative purchasing contract vendor.

Evaluation:

The workstations are being provided by Dell Marketing LP through the State of Texas Department of Information Resources cooperative purchasing contract DIR-TSO-3763.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Dell Marketing LP	All	\$1,000,000.00
		TOTAL:	\$1,000,000.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 42417

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$1,000,000
Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: N/A

Budget Director Approval: Ron Young Approval Date: 10/10/2019

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/09/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 10/22/2019

Item Title: Human Resource and Payroll System Support and Maintenance

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0014-20

Purchase Justification:

This request is to provide annual support and maintenance of the Human Capital Management (HCM) system that the Human Resources Department currently uses. This approval is for a Term Agreement that will be renewed annually as long as funding is approved in the budget and the City continues to use the HCM system.

Evaluation:

High Line Software, Inc., is the developer and Sole Source provider for the HCM system support and maintenance.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
High Line Software, Inc.	All	\$142,801.00
TOTAL:		\$142,801.00

Basis for Award: Sole Source

Purchase Requisition #: 42416

Fiscal Impact

Total Project/Account:	\$7,464,242
Expended/Encumbered to Date:	1,373,651
Balance:	\$6,090,591
This Item:	142,801
Proposed Balance:	\$5,947,790
Account #:	411-4514-7121

Fund/Dept/Project – Description and Comments:

Information Technology Fund / Information Technology

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: C-268

Budget Director Approval: Ron Young

Approval Date: 10/10/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/09/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 10/22/2019

Item Title: Network Equipment Replacement

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0018-20

Purchase Justification:

This request is to purchase replacement networking equipment that has reached end of life. The scheduled replacements are necessary in order to maintain network reliability and security. This approval is for a Term Agreement with two (2) optional renewals.

Evaluation:

The networking equipment is being provided by Presidio Networked Solutions Group, LLC, through the State of Texas Department of Information Resources cooperative purchasing contract DIR-TSO-4167.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Presidio Networked Solutions Group, LLC	All	\$1,200,000.00
TOTAL:		\$1,200,000.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 42418

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$1,200,000
Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: N/A

Budget Director Approval: Ron Young Approval Date: 10/11/2019

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/10/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 10/22/2019

Item Title: Vietnamese Community Center Renovations

Submitted By: Mona Woodard, Neighborhood Services Administrator

Bid Number: 0845-19

Purchase Justification:

This request is for renovations at the Vietnamese Community Center located at 3221 Belt Line Road in Garland. These renovations focus on bringing the bathrooms up to Americans with Disabilities Act (ADA) code adherence. Funding comes from the Community Development Block Grant allocations approved by City Council.

Evaluation:

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. One (1) proposal was received and evaluated. CORE Construction proposed a Guaranteed Maximum Price (GMP) not to exceed \$303,728.00.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	CORE Construction	All	\$303,728.00
		TOTAL:	\$303,728.00

Basis for Award: Best Value

Purchase Requisition #: 41635

Fiscal Impact

Total Project/Account: \$473,191
Expended/Encumbered to Date: 117,098
Balance: \$356,093
This Item: 303,728
Proposed Balance: \$52,365

Account #: (See below)

Fund/Dept/Project – Description and Comments:

Funding for this project will come from the following Community Development Block Grant accounts:

825-8378-3983818-7111 - \$60,154

825-8378-3983819-7111 - 132,760

825-8378-3983820-7111 - 100,000

825-8378-3983720-7111 - 10,814 (Council approval required to reallocate this funding to the Vietnamese Community Center renovation project)

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Proposed Budget - Page C-133

Budget Director Approval: Ron Young Approval Date: 10/11/2019

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/10/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 10/22/2019

Item Title: GP&L Apollo Substation Rebuild Materials

Submitted By: Steve Martin, Transmission Director

Bid Number: 1363-19

Purchase Justification:

This request is to purchase bus fittings, cable terminals and ground connectors for the GP&L Apollo Substation. This is part of the approved Apollo Substation Rebuild CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. The apparent low bidder, KBS Electrical Distributors, did not include freight in their bid and was, therefore, deemed nonresponsive. DMC Power, Inc., is recommended as the Lowest Responsible Bidder.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DMC Power, Inc.	All	\$201,944.15
Optional Contingency		20,194.42
TOTAL:		\$222,138.57

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 42330

Fiscal Impact

Total Project/Account: \$12,930,729
Expended/Encumbered to Date: 8,222,799
Balance: \$4,707,930
This Item: 222,139
Proposed Balance: \$4,485,791
Account #: 210-3799-3177201-6051
Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E10

Budget Director Approval: Ron Young

Approval Date: 10/11/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/10/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 10/22/2019

Item Title: King Mountain Switch Station Material

Submitted By: Steve Martin, Transmission Director

Bid Number: 1049-19

Purchase Justification:

This request is to approve Change Order #1 for the purchase of additional cable to be used in the construction of the King Mountain Switch Station. This is part of the approved King Mountain Switch Station CIP project.

Evaluation:

Texas Electric Cooperatives, Inc., was awarded the original PO 29079 in the amount of \$581,792.52 at the August 6, 2019, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texas Electric Cooperatives, Inc.	All	\$254,800.00
TOTAL:		\$254,800.00

Basis for Award: Change Order

Purchase Requisition #: 42496

Fiscal Impact

Total Project/Account:	\$16,900,000
Expended/Encumbered to Date:	15,972,827
Balance:	\$927,173
This Item:	254,800
Proposed Balance:	\$672,373
Account #:	210-3799-3178001-6051

Fund/Dept/Project – Description and Comments:

Garland Power & Light / Substations Upgrades / King Mountain Switch

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E10

Budget Director Approval: Ron Young

Approval Date: 10/11/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/11/2019



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 10/22/2019

Item Title: Z 17-46 Platinum Storage c/o Masterplan (District 4)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-46 Platinum Storage c/o Masterplan

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-46 Ordinance

Z 17-46 Exhibit A

Z 17-46 Exhibit B

Z 17-46 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM COMMUNITY OFFICE (CO) DISTRICT, AND FROM PLANNED DEVELOPMENT (PD) 80-32 FOR COMMUNITY OFFICE AND COMMUNITY RETAIL USES TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH COMMUNITY RETAIL (CR) DISTRICT FOR RETAIL, OFFICE, AND SELF-STORAGE FACILITY (MINI-WAREHOUSE) USES; 2) A SPECIFIC USE PROVISION FOR SELF-STORAGE FACILITY (MINI-WAREHOUSE); AND 3) A DETAIL PLAN ON A 9.379-ACRE TRACT OF LAND LOCATED AT 648, 658, 702, AND 720 WEST I-30; 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 9th day of September, 2019, the Plan Commission did consider and make recommendations on a certain request for approval of a Change in Zoning to a Planned Development (PD) District with Retail, Office, and Self-Storage Facility (mini-warehouse) uses, and a Specific Use Provision for Self-Storage Facility (mini-warehouse) use by **Platinum Storage c/o Masterplan**; 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 1) a Change in Zoning from Community Office (CO) District, and from Planned Development (PD) 80-32 for Community Office and Community Retail uses to a Planned Development (PD) District with Community Retail (CR) District for Retail, Office, and Self-Storage Facility (Mini-Warehouse) Uses; 2) a Specific Use Provision for Self-Storage Facility (Mini-

Warehouse); and 3) a Detail Plan on a 9.379-acre tract of land located at 648, 658, 702, and 720 West I-30 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 _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-46

Being a tract of land situated in the Elias Myers, Abstract No. 944 and the S.S. Phelps Survey, Abstract 1157, in the City of Garland, Dallas County, Texas and also being a part of those tracts conveyed to D.L. Faulkner, et al recorded in Volume 82229, Page 896, Deed Records of Dallas County, and conveyed to Faulkner Investment Company. LTD. in Volume 99006 Page 697, of Deed Records of Dallas County, Texas, and being more particularly described as follows:

POINT OF BEGINNING at a 1 inch iron pipe in concrete found in the southeast line of Interstate Highway 30 (300' right of way) for the Northeast corner of said tract and being the northwest corner of Beltline 30 Shopping Center as recorded in Volume 80033 Page 1913 of the Plat Records of Dallas County, Texas

THENCE South 26 degrees 35 minutes 23 seconds East, with the east and west line of aforementioned tracts, a distance of 275.68 feet to found 1 inch iron pipe in concrete for corner and being the southwest corner of said Beltline 30 Shopping Center and also being the Northwest corner of Beltline 30 Shopping Center No. 3 Replat as recorded in instrument No.200900265772 of the Plat Records of Dallas County, Texas;

THENCE South 00 degrees 01 minutes 16 seconds West, with the said east line and west line of Beltline 30 Shopping

Center No. 3 Replat, passing 1 inch iron pipe at a distance of 37.53. passing a 3 inch aluminum disk at a distance of 218.5 feet, passing a 3/4 inch iron pipe at 647.50 feet and continuing a total distance of 680.43 feet to a point in Duck Creek and continuing with the meanders of Duck Creek the following courses and distances;

THENCE North 86 degrees 16 minutes 04 seconds West a distance of 144.73 feet;

THENCE North 01 degrees 56 minutes 19 seconds West a distance of 34.29 feet;

THENCE North 30 degrees 59 minutes 19 seconds East a distance of 100.37 feet;

THENCE North 38 degrees 54 minutes 51 seconds West a distance of 240.82 feet;

THENCE South 47 degrees 43 minutes 28 seconds West a distance of 228.23 feet;

THENCE North 65 degrees 56 minutes 50 seconds West a distance of 291.37 feet;

THENCE North 36 degrees 52 minutes 12 seconds East a distance of 50.01 feet;

THENCE North 14 degrees 44 minutes 42 seconds East a distance of 98.47 feet;

THENCE North 54 degrees 52 minutes 53 seconds West a distance of 206.06 feet;

THENCE North 43 degrees 28 minutes 48 seconds West a distance of 40.93 feet to a point in the south line of Interstate Highway 30 (variable width right of way) the following courses and distances;

THENCE North 66 degrees 32 minutes 16 seconds East a distance of 268.95 feet to a found 5/8 inch iron rod in concrete;

THENCE North 58 degrees 40 minutes 31 seconds East a distance of 296.04 feet to a found nail in wood marker;

THENCE North 63 degrees 17 minutes 14 seconds East a distance of 222.80 feet to the POINT OF BEGINNING; and containing an area of 408,548 square feet or 9.379 acres.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-46

648, 658, 702, and 720 West I30 Freeway

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow a Retail, Office, and Self-Storage Facility (mini-warehouse) Uses.
- II. Statement of Effect:** This Planned Development (PD) should 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 are included by reference and apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Detail Plan:**
- A. Site Plan: The site shall be in conformance with the approved Site Plan labeled as Exhibit C.
- B. Building Setback: Building B shall be allowed a nineteen (19) foot setback as shown on the Site Plan on Exhibit C.
- C. Perimeter Screening/Security Fencing: Perimeter screening/security fencing shall be as shown on the Site Plan in Exhibit C.
- D. Landscape Plan: Landscaping is to be in general conformance with the approved Landscape Plan labeled as Exhibit D.

E. Maintenance Requirements: This condition is always included for PD applications.

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

2) Any 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 within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) 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, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after 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 certificates for the property.

F. Landscape Buffers: Landscape buffers are only

required as shown on the Landscape Plan in Exhibit D.

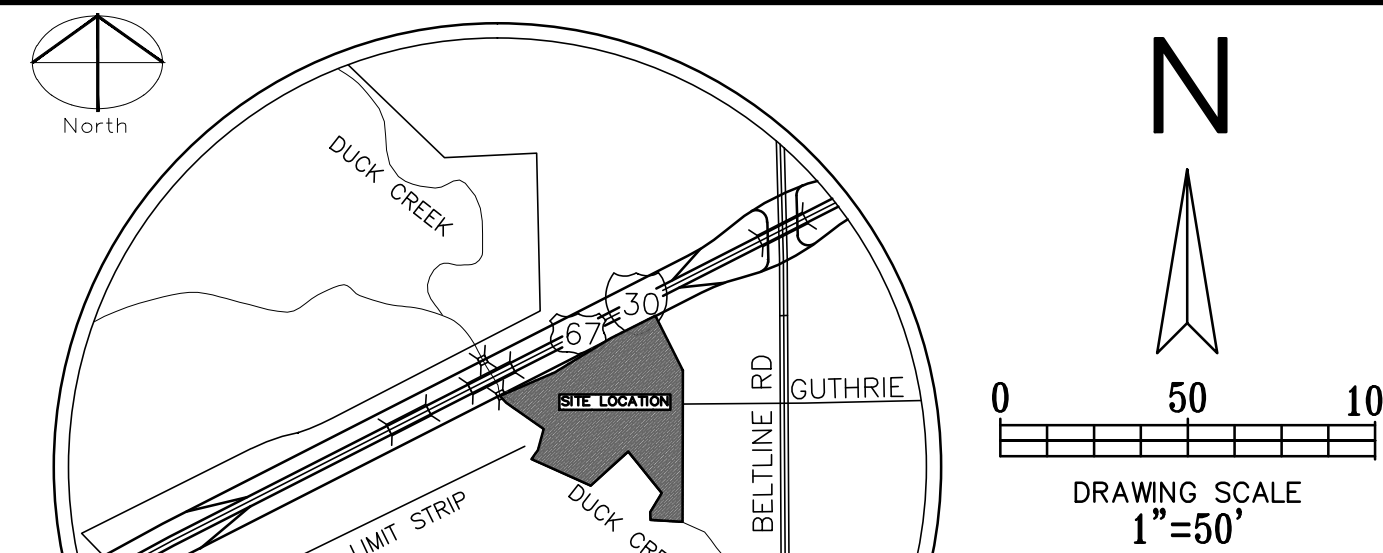
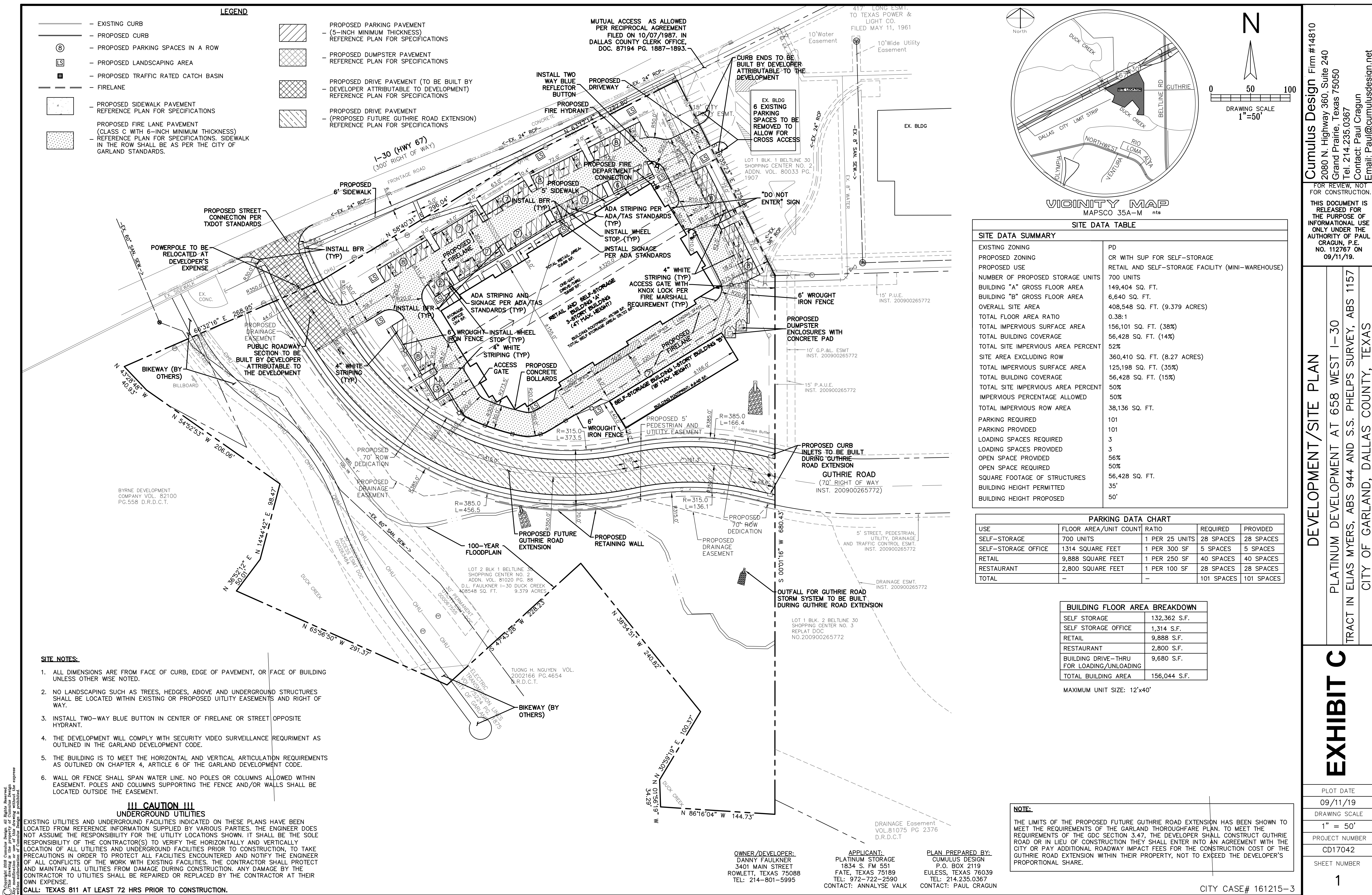
- G. Parking Areas Landscaping: Parking areas landscaping shall be allowed as shown on the Landscape Plan in Exhibit D.
- H. Building Elevations: Exterior building elevations are to be in general conformance with the approved elevations labeled as Exhibit E.
- I. Maximum Building Height: The maximum building height is fifty (50) feet.
- J. The development is required to be constructed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-46

648, 658, 702, and 720 West I30 Freeway

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (mini-warehouse).
- 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 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Self-Storage Facility (mini-warehouse) is limited to a period of thirty (30) years.



SITE DATA SUMMARY	
EXISTING ZONING	PD
PROPOSED ZONING	CR WITH SUP FOR SELF-STORAGE
PROPOSED USE	RETAIL AND SELF-STORAGE FACILITY (MINI-WAREHOUSE)
NUMBER OF PROPOSED STORAGE UNITS	700 UNITS
BUILDING "A" GROSS FLOOR AREA	149,404 SQ. FT.
BUILDING "B" GROSS FLOOR AREA	6,640 SQ. FT.
OVERALL SITE AREA	408,548 SQ. FT. (9.379 ACRES)
TOTAL FLOOR AREA RATIO	0.38:1
TOTAL IMPERVIOUS SURFACE AREA	156,101 SQ. FT. (38%)
TOTAL BUILDING COVERAGE	56,428 SQ. FT. (14%)
TOTAL SITE IMPERVIOUS AREA PERCENT	52%
SITE AREA EXCLUDING ROW	360,410 SQ. FT. (8.27 ACRES)
TOTAL IMPERVIOUS SURFACE AREA	125,198 SQ. FT. (35%)
TOTAL BUILDING COVERAGE	56,428 SQ. FT. (15%)
TOTAL SITE IMPERVIOUS AREA PERCENT	50%
IMPERVIOUS PERCENTAGE ALLOWED	50%
TOTAL IMPERVIOUS ROW AREA	38,136 SQ. FT.
PARKING REQUIRED	101
PARKING PROVIDED	101
LOADING SPACES REQUIRED	3
LOADING SPACES PROVIDED	3
OPEN SPACE PROVIDED	56%
OPEN SPACE REQUIRED	50%
SQUARE FOOTAGE OF STRUCTURES	56,428 SQ. FT.
BUILDING HEIGHT PERMITTED	35'
BUILDING HEIGHT PROPOSED	50'

PARKING DATA CHART				
USE	FLOOR AREA/UNIT COUNT	RATIO	REQUIRED	PROVIDED
SELF-STORAGE	700 UNITS	1 PER 25 UNITS	28 SPACES	28 SPACES
SELF-STORAGE OFFICE	1314 SQUARE FEET	1 PER 300 SF	5 SPACES	5 SPACES
RETAIL	9,888 SQUARE FEET	1 PER 250 SF	40 SPACES	40 SPACES
RESTAURANT	2,800 SQUARE FEET	1 PER 100 SF	28 SPACES	28 SPACES
TOTAL	-	-	101 SPACES	101 SPACES

BUILDING FLOOR AREA BREAKDOWN	
SELF STORAGE	132,362 S.F.
SELF STORAGE OFFICE	1,314 S.F.
RETAIL	9,888 S.F.
RESTAURANT	2,800 S.F.
BUILDING DRIVE-THRU FOR LOADING/UNLOADING	9,680 S.F.
TOTAL BUILDING AREA	156,044 S.F.

MAXIMUM UNIT SIZE: 12'x40'

NOTE:
THE LIMITS OF THE PROPOSED FUTURE GUTHRIE ROAD EXTENSION HAS BEEN SHOWN TO MEET THE REQUIREMENTS OF THE GARLAND THOROUGHFARE PLAN. TO MEET THE REQUIREMENTS OF THE GDC SECTION 3.47, THE DEVELOPER SHALL CONSTRUCT GUTHRIE ROAD OR IN LIEU OF CONSTRUCTION THEY SHALL ENTER INTO AN AGREEMENT WITH THE CITY OR PAY ADDITIONAL ROADWAY IMPACT FEES FOR THE CONSTRUCTION COST OF THE GUTHRIE ROAD EXTENSION WITHIN THEIR PROPERTY, NOT TO EXCEED THE DEVELOPER'S PROPORTIONAL SHARE.

- SITE NOTES:**
- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.
 - NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
 - INSTALL TWO-WAY BLUE BUTTON IN CENTER OF FIRELANE OR STREET OPPOSITE HYDRANT.
 - THE DEVELOPMENT WILL COMPLY WITH SECURITY VIDEO SURVEILLANCE REQUIREMENT AS OUTLINED IN THE GARLAND DEVELOPMENT CODE.
 - THE BUILDING IS TO MEET THE HORIZONTAL AND VERTICAL ARTICULATION REQUIREMENTS AS OUTLINED ON CHAPTER 4, ARTICLE 6 OF THE GARLAND DEVELOPMENT CODE.
 - WALL OR FENCE SHALL SPAN WATER LINE. NO POLES OR COLUMNS ALLOWED WITHIN EASEMENT. POLES AND COLUMNS SUPPORTING THE FENCE AND/OR WALLS SHALL BE LOCATED OUTSIDE THE EASEMENT.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER:
DANNY FAULKNER
3401 MAIN STREET
ROWLETT, TEXAS 75088
TEL: 214-801-5995

APPLICANT:
PLATINUM STORAGE
1834 S. FM 551
FATE, TEXAS 75189
TEL: 972-722-2590
CONTACT: ANNALYSE VALK

PLAN PREPARED BY:
CUMULUS DESIGN
P.O. BOX 2119
EULESS, TEXAS 76039
TEL: 214.235.0367
CONTACT: PAUL CRAGUN

DEVELOPMENT/SITE PLAN

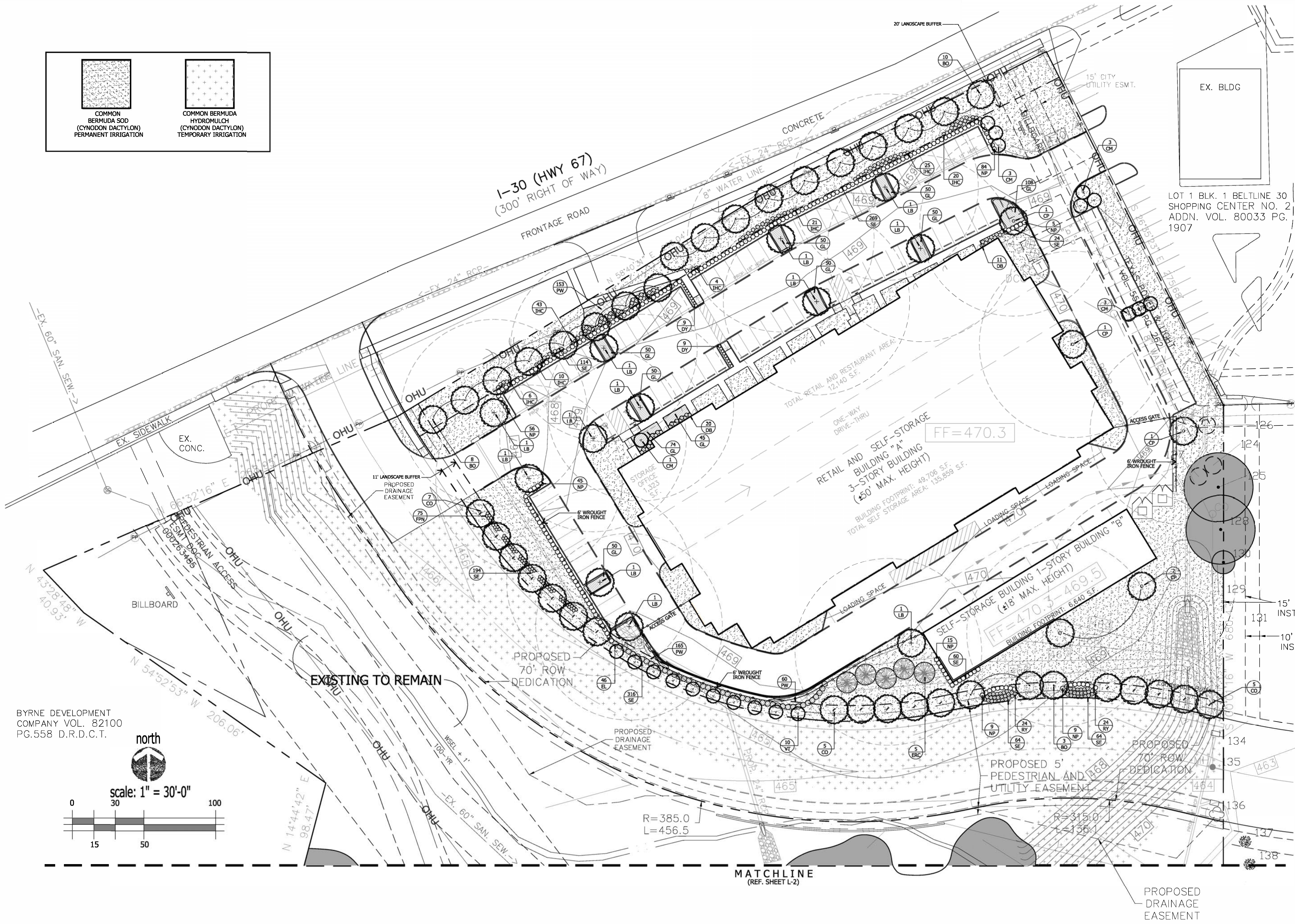
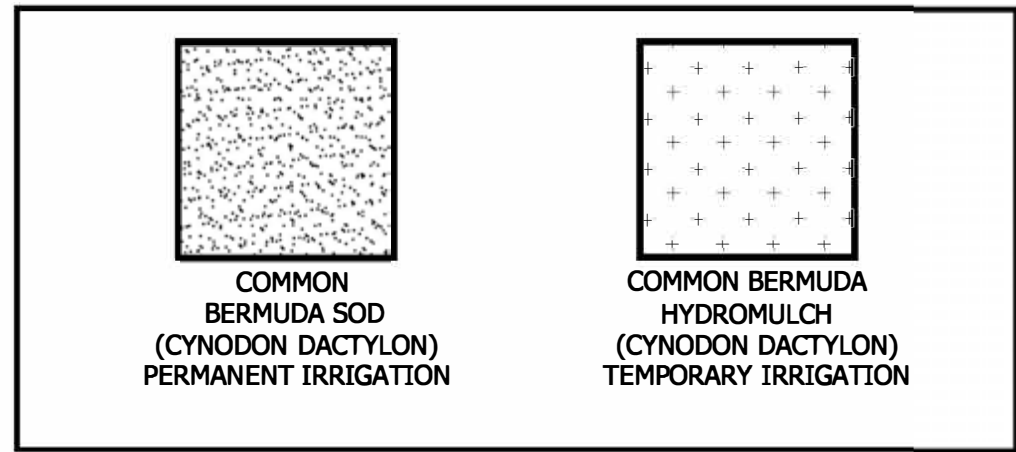
PLATINUM DEVELOPMENT AT 658 WEST I-30
TRACT IN ELIAS MYERS, ABS 944 AND S.S. PHELPS SURVEY, ABS 1157
CITY OF GARLAND, DALLAS COUNTY, TEXAS

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367
Contact: Paul Cragun
Email: Paul@cumulusdesign.net

FOR REVIEW, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INFORMATIONAL USE ONLY UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 09/11/19.

EXHIBIT C

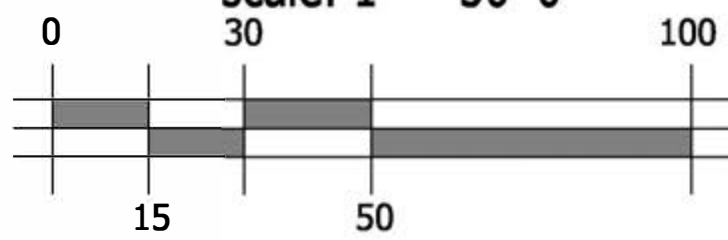
PLOT DATE
09/11/19
DRAWING SCALE
1" = 50'
PROJECT NUMBER
CD17042
SHEET NUMBER



BYRNE DEVELOPMENT
COMPANY VOL. 82100
PG.558 D.R.D.C.T.



scale: 1" = 30'-0"



appr. by:
drawn by:
date: 05-15-19

revisions
06-04-19
08-09-19
08-10-19
09-12-19



Leeming
Design Group
Landscape Architecture
4913 South Shore Drive, Suite 100-B North Richland Hills, Texas 76180
(817) 377-6667 Fax (817) 377-6666
leemingdesigngroup.com

LANDSCAPE PLAN

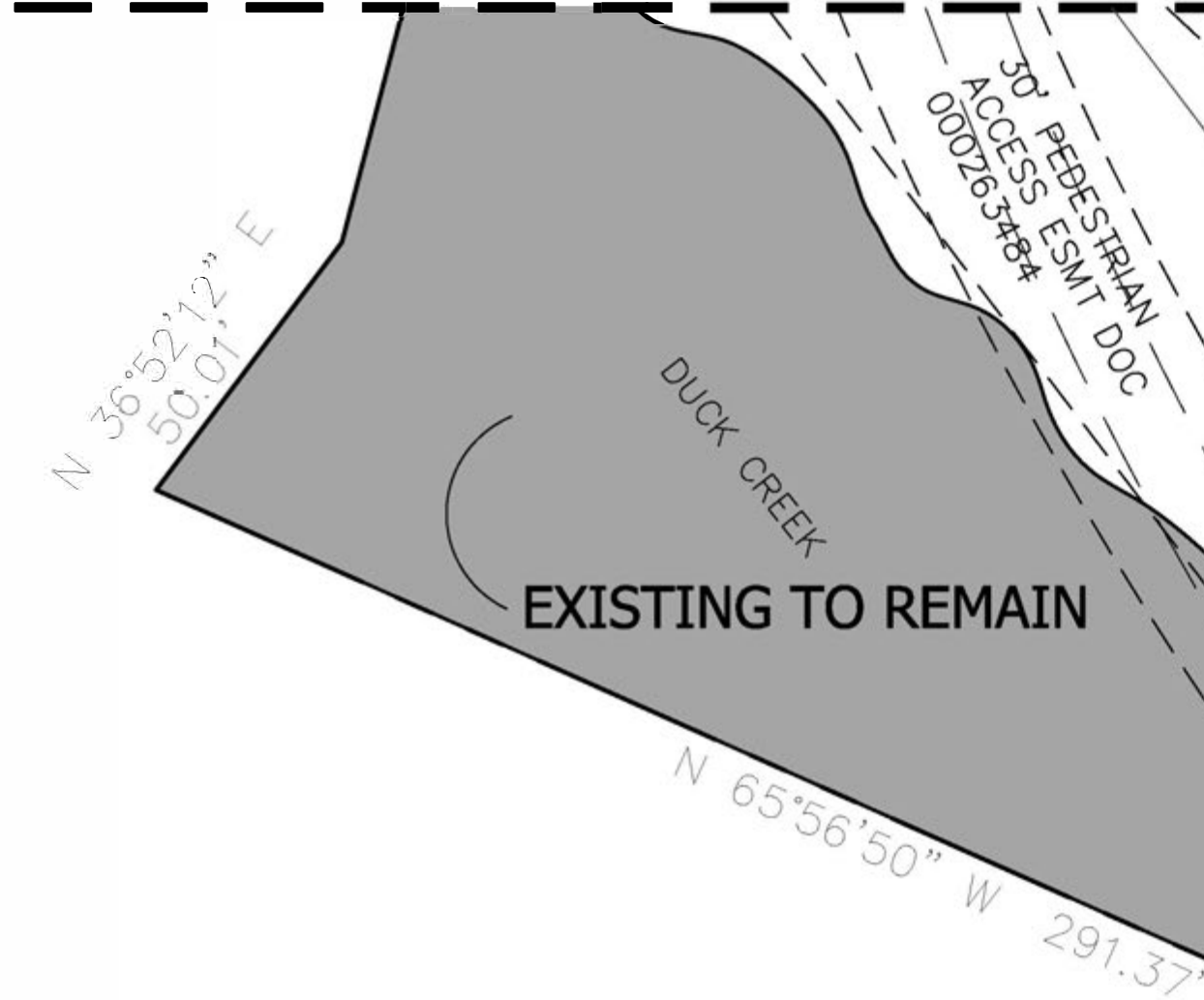
EXHIBIT D

15' P.A.U.E.
INST. 200900265772
10' G.P.&L. ESMT
INST. 200900265772

PLATINUM STORAGE
I-30 FRONTAGE ROAD
GARLAND, TEXAS

file name:
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sheet
L-1



MIN. 10% SITE LANDSCAPE REQUIRED
DEVELOPED SITE 408,548 SF
REQUIRED 40,855 SF
PROVIDED 238,147 SF (58.29%)

LANDSCAPE BUFFERS
1-30' FRONTAGE - 25' PROVIDED
(1 large tree per 30 lf buffer)

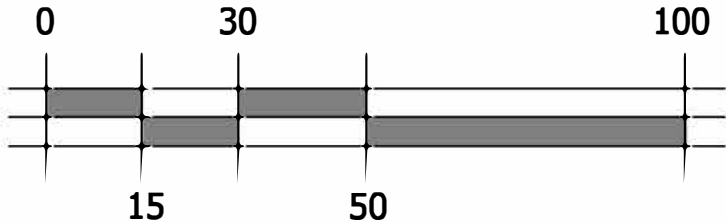
$\frac{513'}{30} = 17.1 = 18$ trees required
18 trees provided
(7 shrubs/orn grass per 30 lf buffer)

$\frac{513'}{30} = 17.1 \times 7 = 119.7 = 120$ required
122 provided
(does not include parking screen
(max 75% bufferyard to be turf)

TOTAL BUFFERYARD 12,825 SF
LESS PAVING - 395 SF
BUFFERYARD LANDSC. 11,430 SF
MAX. TURF ALLOWED 9,323 SF
PROPOSED TURF 9,004 SF

SYM	MATERIAL	QNTY	SIZE	HEIGHT	SPREAD	NOTES	SPACING
BOB	LIRR OAK QUERCUS MACROCARPA	21	3" CAL.	10-12"	5'-6"	NURSERY GROWN	
CO	CHAMPAIN OAK QUERCUS MULHENBERGII	17	3" CAL.	10-12"	5'-6"	NURSER YGROWN	
LB	LACEBARK FLM ULMUS PARVIFOLIA SEMPERVIRENS	12	3" CAL.	10-12'	-7'	NURSERY GROWN	
CP	CHINESE ISTACHE PISTACIA CHINENSIS	5	3" CAL.	10-12"	6-7'	NURSERY GROWN	
CM	CHAMP MYLE LAGERSTROEMIA INDICA 'BASHAM PINK'	10	30 GAL.	8-10'	4-5'	CONTAINER GROWN min. 2" cal., M.T.	
VT	VITEEX VITEEX AGNUS-CASTUS	10	30 GAL.	7-9'	4-5'	CONTAINER GROWN min. 2" cal., M.T.	
ERC	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
EL	ELAEAGNUS ELAEAGNUS MACROPHYLLA 'EBBENJIT'	46	5 GAL.	3 0"	18"	FULL.	42"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	223	5 GAL.	26"	18"	FULL.	36"oc
THC	INDIAN HAWTHORN RAPHIDA EPIS INDICA 'CALISTO'	129	5 GAL.	15"	15"	FULL.	30"oc
DB	BURIRD HOLLY ILEX CORNUTA 'BURFORD'N ANA	21	5 GAL.	15"	15"	FULL.	30"
RY	RED YUCCA HESPERALOE PARVIFOLIA	48	5 GAL.	15"	15"	FULL.	30"oc
FPN	FIRE POWER NANDINA NANDINA DOMESTICA 'FIREPOWER'	75	3 GAL.	12"	12"	FULL.	24"oc
DY	DRY YAWN NANA ILEX VOMITORIA 'NANA'	18	3 GAL.	12"	12"	FULL.	24"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARTI	577	1 GAL.1	0"	10"	FULL.	18"oc
PW	WINTERCREEPER FLYONJUS FORTUNETI 'COLORATUS'	378	1 GAL.	MIN. 3-12"	RUNNERS		20"oc
SE	STEEL EDGING	1045	LIN. FT.	REF. DETAIL			

COMMON BERMUDA SOD (CYNODON DACTYLON) PERMANENT IRRIGATION	COMMON BERMUDA HYDROMULCH (CYNODON DACTYLON) TEMPORARY IRRIGATION



revisions
06-04-19
08-09-19
08-10-19
09-12-19



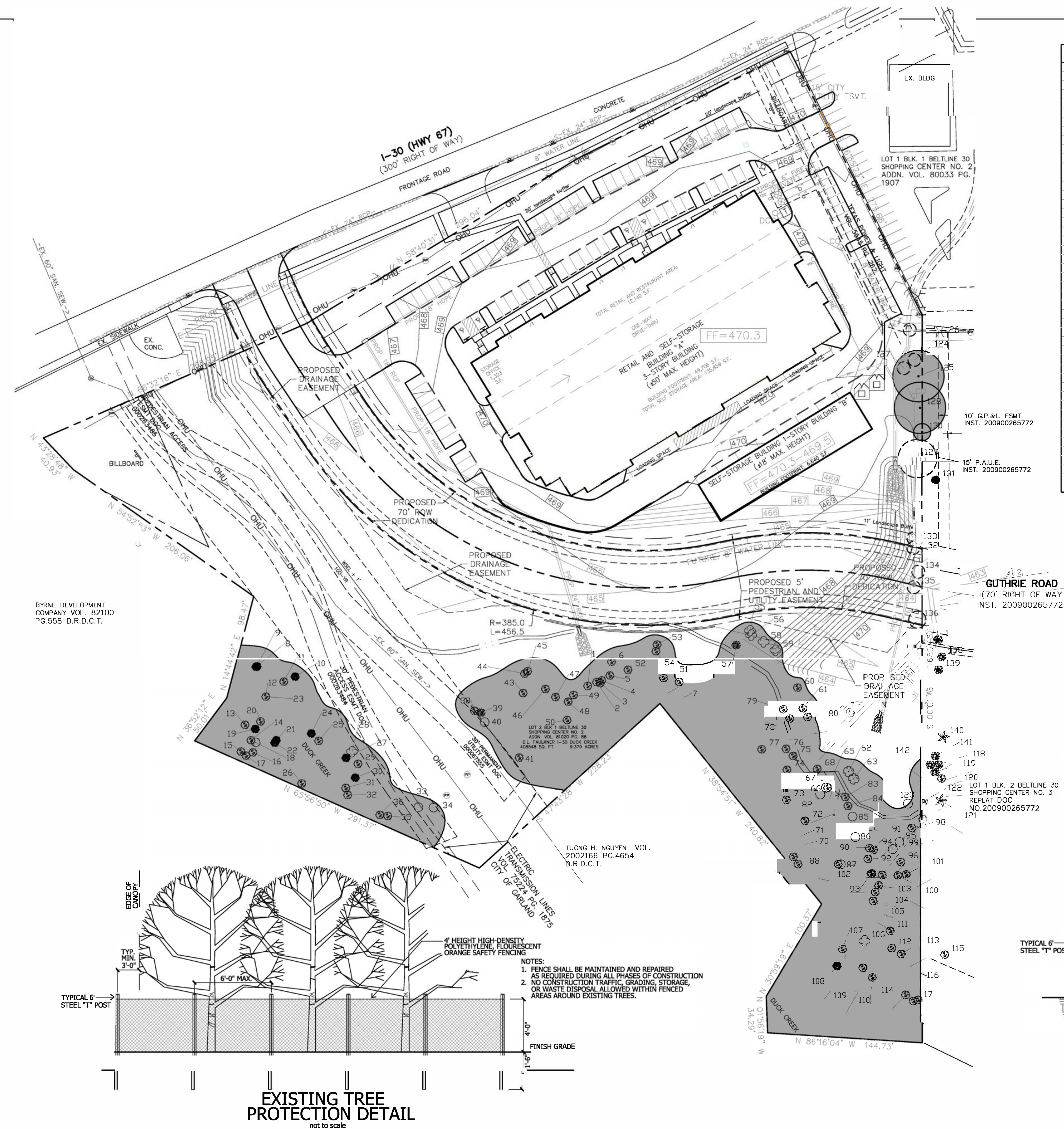
LANDSCAPE PLAN

EXHIBIT D

PLATINUM STORAGE
I-30 FRONTAGE ROAD
GARLAND, TEXAS

file name:
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ldg-base_Garland-I-30_REV.dwg

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L-2

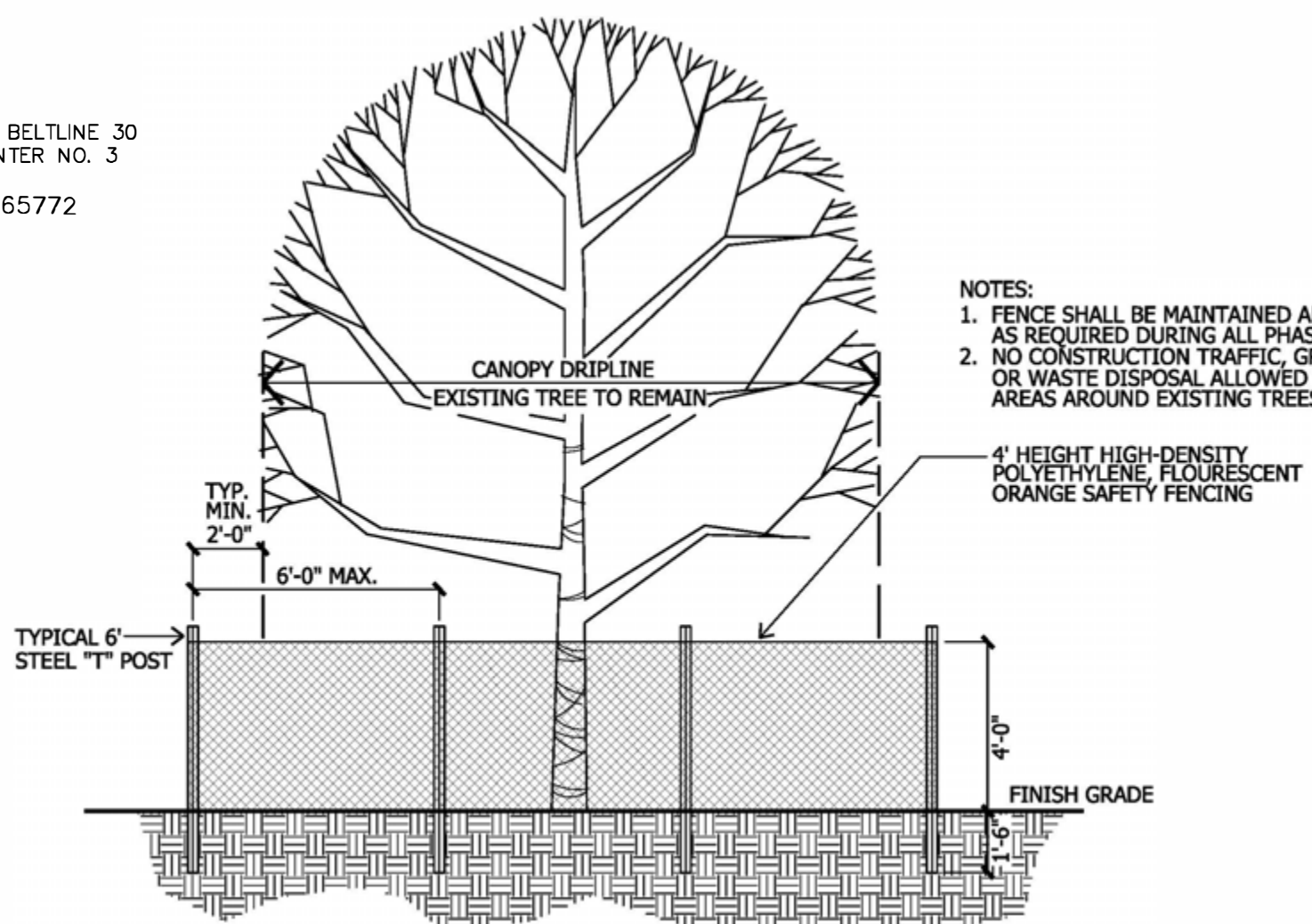
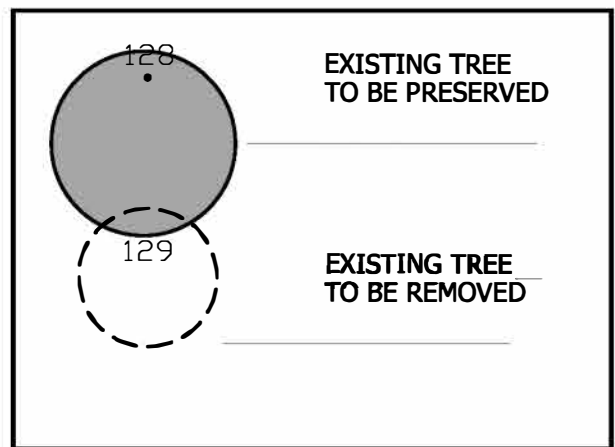


#	Description	Removal	
		Ratio	Total
1	18" ELM	1:1	
2	10" ELM	1:1	
3	10" 6" ELM	1:1	
4	18" ELM	1:1	
5	18" ELM	1:1	
6	6" ELM	1:1	
7	8" ELM	1:1	
8	18" PECAN	1:1	
9	40" PECAN	2:1	
10	8" PECAN	2:1	
11	8" ELM	1:1	
12	6" ELM	1:1	
13	16" 24" 10" ELM	2:1	
14	10" ELM	1:1	
15	6" ELM	1:1	
16	18" ELM	1:1	
17	10" 12" ELM	1:1	
18	6" OAK	1:1	
19	24" PECAN	2:1	
20	10" ELM	1:1	
21	24" PECAN	2:1	
22	18" PECAN	1:1	
23	8" ELM	1:1	
24	36" PECAN	2:1	
25	6" ELM	1:1	
26	18" ELM	1:1	
27	48" PEACN	2:1	
28	6" TREE	1:1	
29	8" ELM	1:1	
30	36" PECAN	2:1	
31	6" ELM	1:1	
32	6" ELM	1:1	
33	6" HACKBERRY		
34	6" HACKBERRY		
35	12" 12" 12" ELM	2:1	
36	12" ELM	1:1	
37	10" HACKBERRY		
38	24" ELM	2:1	
39	42" COTTONW		
40	10" HACKBERRY		
41	10" ELM	1:1	
42	18" HACKBERRY		
43	10" ELM	1:1	
44	6" ELM	1:1	
45	6" ELM	1:1	
46	12" ELM	1:1	
47	12" ELM	1:1	

#	Description	Removal Ratio	Total
48	12" 12" ELM	1:1	
49	12" 10" ELM	1:1	
50	12" ELM	1:1	
51	8" ELM	1:1	
52	6" 6" ELM	1:1	
53	8" ELM	1:1	
54	6" ELM	1:1	
55	10" TREE	1:1	
56	10" TREE	1:1	
57	10" 10" COTTW		
58	10" TREE	1:1	
59	6" TREE	1:1	
60	6" ELM	1:1	
61	6" ELM	1:1	
62	6" WALNUT	1:1	
63	6" WALNUT	1:1	
64	6" HACKBERRY	1:1	
65	6" ELM	1:1	
66	6" HACKBERRY	1:1	
67	10" HACKBERRY	1:1	
68	10" ELM	1:1	
69	10" HACKBERRY		
70	24" ELM	2:1	
71	24" ELM	2:1	
72	24" ELM	2:1	
73	24" ELM	2:1	
74	8" ELM	1:1	
75	8" ELM	1:1	
76	10" 12" ELM	1:1	
77	10" 12" ELM	1:1	
78	8" ELM	1:1	
79	6" ELM	1:1	
80	6" ELM	1:1	
81	6" HACKBERRY		
82	8" BOIS		
83	6" ELM	1:1	
84	6" ELM	1:1	
85	12" HACKBERRY		
86	6" HACKBERRY		
87	6" HACKBERRY		
88	6" ELM	1:1	
89	8" HACKBERRY		
90	8" ELM	1:1	
91	8" ELM	1:1	
92	8" ELM	1:1	
93	10" ELM	1:1	
94	8" HACKBERRY		

#	Description	Removal Ratio	Total
95	8" HICKBERRY		
96	8" ELM	1:1	
97	10" HICKBERRY		
98	10" 12" ELM	1:1	
99	10" ELM	1:1	
100	10" ELM	1:1	
101	10" ELM	1:1	
102	10" ELM	1:1	
103	8" ELM	1:1	
104	8" ELM	1:1	
105	8" ELM	1:1	
106	24" TREE		
107	18" ELM	1:1	
108	24" PECAN	2:1	
109	12" ELM	1:1	
110	12" ELM	1:1	
111	30" ELM	2:1	
112	30" ELM	2:1	
113	8" ELM	1:1	
114	12" ELM	1:1	
115	18" ELM	1:1	
116	12" ELM	1:1	
117	12" ELM	1:1	
118	18" COTTONW		
119	18" COTTONW		
120	18" COTTONW	1:1	
121	18" WILLOW		
122	8" 8" ELM	1:1	
123	8" HICKBERRY		
124	6" CEDAR	2:1	6"
125	24" PECAN	2:1	
126	6" ELM	1:1	6"
127	6" WILLOW		
128	24" PECAN	2:1	
129	18" ELM	1:1	18"
130	12" CEDAR	1:1	
131	12" CEDAR	1:1	
132	6" TREE		
133	6" TREE		
134	6" CEDAR	1:1	6"
135	6" 6" TREE		
136	6" 8" TREE		
137	12" COTTONW		
138	15" COTTONW		
139	16" COTTONW		
140	12" 10" 6" WILL		
141	18" COTTONW		
142	18" COTTONW		
MITIGATION TOTALS			42"
* TREES PROPOSED TO BE REMOVED			

EXISTING TREE LEGEND



**EXISTING TREE
PROTECTION DETAIL**
not to scale

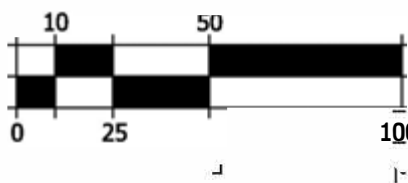
NOTES:

1. FENCE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED DURING ALL PHASES OF CONSTRUCTION
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE, OR WASTE DISPOSAL ALLOWED WITHIN FENCED AREAS AROUND EXISTING TREES.

— 4' HEIGHT HIGH-DENSITY
POLYETHYLENE, FLOURESCENT
ORANGE SAFETY FENCING



scale: 1" = 50'-0"



appr:by
drawn:by
tda e:-05-19 1

revisions

06-04-19

08-09-19

08-10-19

09-12-19



**Leeming
Design Group**
Landscape Architecture

01-B North Richard Hills, Texas 76180
leemingdesigngroup@sbcglobal.net



4913 Rufe Snow Drive, Suite 1
(817) 577-0089 Fax (817) 577-0

EXHIBIT D
TREE MAG EMENTA N

PLATINUM STRAG E
0 FRONTAGE ROAD
GARLAND, TEXAS

file name:

ldg-base_Garland-I-30_REV.dwg

sheet

L-3



1 NW PERSPECTIVE VIEW - BLDG. A
NOT TO SCALE



2 NORTH ELEVATION (I-30) - BLDG. A
NOT TO SCALE

BUILDING MATERIALS				
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT
4	(D)	SOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP
8	(H)	STOREFRONT DOOR/WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM w/ TINTED LOWGLASS
9	(I)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM w/ TINTED LOWGLASS

ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	CANOPY
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRY
6	(F)	ORNAMENTAL FACADE TRIM

NO.	REVISION	NO.	REVISION



4700 KENNEL ST.,
FORT WORTH, TX 76103
PH: 817-534-6578
FAX: 817-566-5265
WWW.JLBUILDSYS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

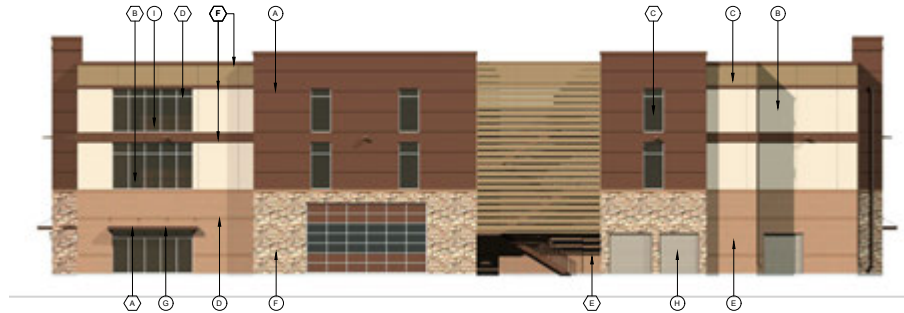
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Scale	As Noted	
Drawn	JLL	
Job	16042	



1 SOUTH ELEVATION - BLDG. A
NOT TO SCALE

BUILDING MATERIALS				
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT
4	(D)	GOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP
8	(H)	ROLL-UP METAL DOOR	JANUS	BEIGE
9	(I)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS

ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	CANOPY
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRY
6	(F)	ORNAMENTAL FACADE TRIM



2 WEST ELEVATION - BLDG. A
NOT TO SCALE



3 EAST ELEVATION - BLDG. A
NOT TO SCALE

NO.	REVISION	NO.	REVISION



4700 KENNEL ST.,
FORT WORTH, TX 76103
PH: 817-534-6578
FAX: 817-534-5265
WWW.JLBUILDINGS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

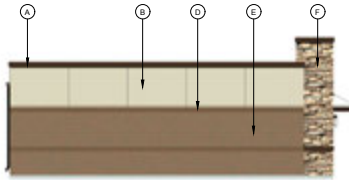
Date	08-07-2019	BUILDING A RENDERINGS
Scale	As Noted	
Drawn	JLL	
Job	16042	
Sheet:		A0.2

BUILDING MATERIALS					
NO.	MARK	MATERIAL	BRAND	COLOR/MOD.	REMARKS
1	(A)	3-STAGE STUCCO	OMEGA PRODUCTS	TOFFEE COLOR	COLOR-INTRINSIC
2	(B)	3-STAGE STUCCO	OMEGA PRODUCTS	BEIGE	COLOR-INTRINSIC
3	(C)	3-STAGE STUCCO	OMEGA PRODUCTS	HAZEL NUT	COLOR-INTRINSIC
4	(D)	SOLDIER BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
5	(E)	FACE BRICK	ACHE (DENTON PLANT)	ROSEBUD	HARD-FIRED, INTEGRALLY-COLORED
6	(F)	STONE	TEXAS STONE DESIGNS, INC.	DALLAS LEDGESTONE	NATURAL
7	(G)	CANOPY	SHERWIN WILLIAMS	SADDLE UP	PRE-FINISHED METAL
8	(H)	STOREFRONT WINDOW ASSEMBLY	N/A	NATURAL ALUMINUM W/ TINTED LOWGLASS	FACE W/ BLACK-OUT WALL, INSIDE
9	(I)	METAL ROLL-UP DOOR	JANUS	BEIGE	W/ METAL HEADER

ARCHITECTURAL ELEMENTS	
NO.	ITEM
1	CANOPY
2	DISPLAY WINDOWS (W/ BLACK-OUT WALL, INSIDE)
3	DIVIDED LIGHT WINDOWS
4	TRANSOMS
5	DISTINCTIVE LIGHTING FIXTURE
6	ORNAMENTAL FACADE TRIM



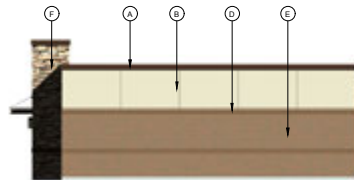
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NOT TO SCALE



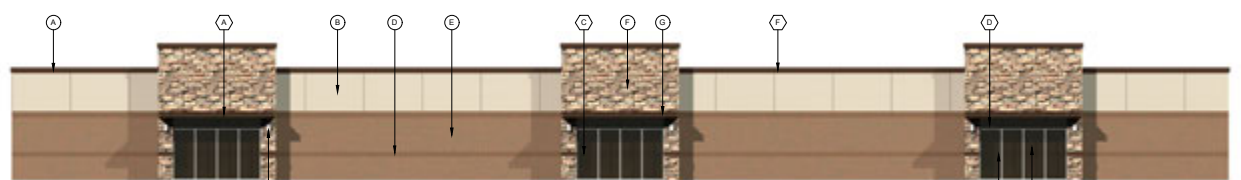
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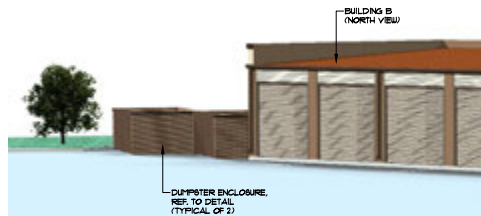
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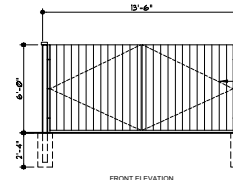
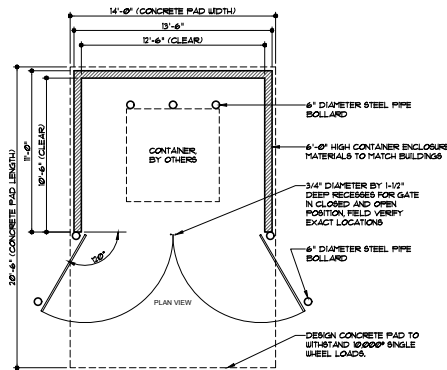
5 EAST ELEVATION - BLDG. B
NOT TO SCALE



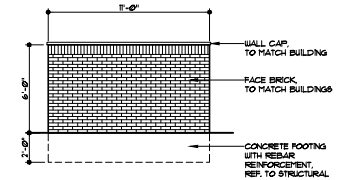
3 SOUTH ELEVATION - BLDG. B
NOT TO SCALE



7 DUMPSTER ENCLOSURES
NOT TO SCALE



6 DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



NO.	REVISION	NO.	REVISION

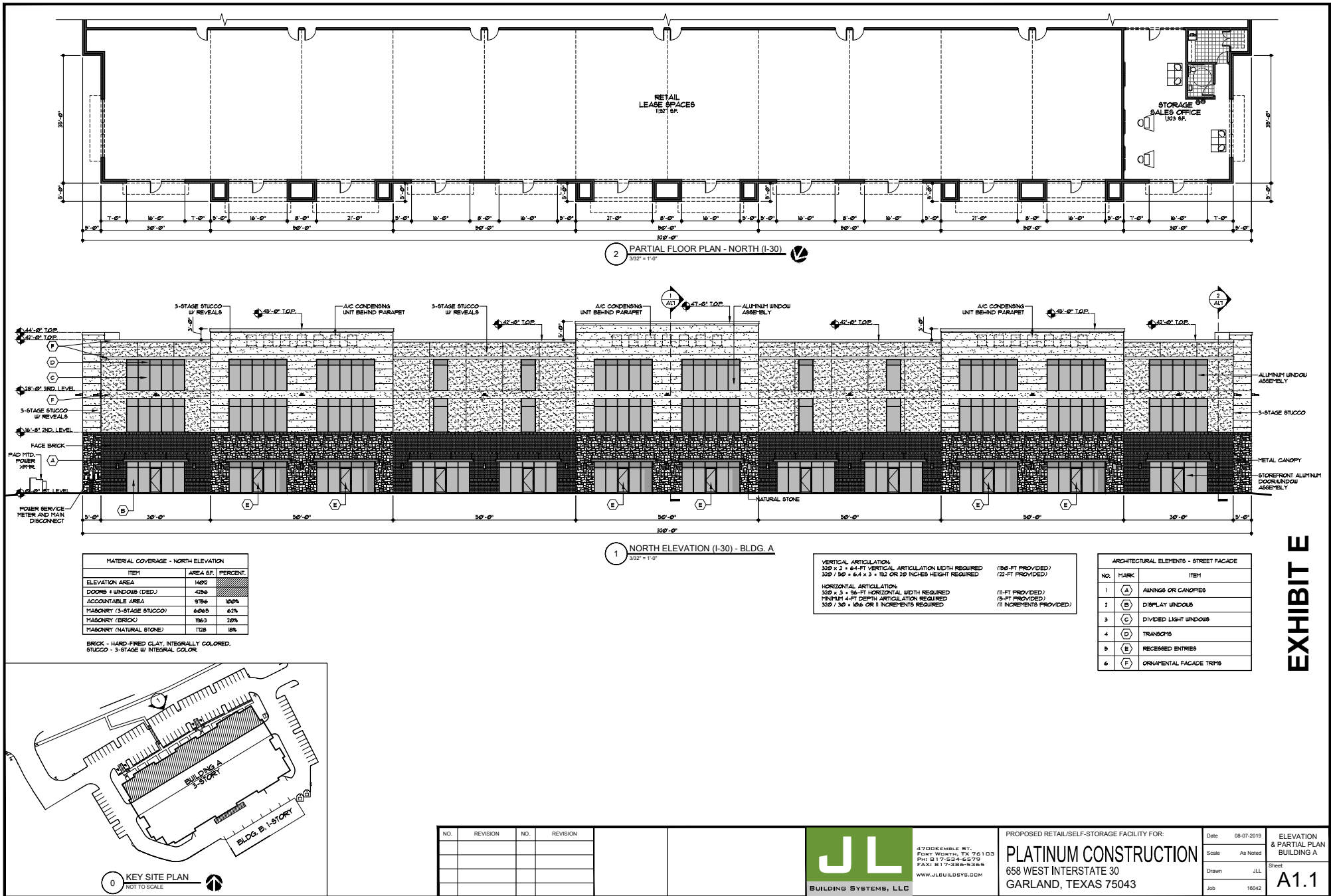


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FAX: 817-534-6585
WWW.JLBUILDSYS.COM

PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	BUILDING B RENDERINGS & DUMPSTER ENCLOSURE Sheet: A0.3
Scale	As Noted	
Drawn	JLL	
Job	16042	

EXHIBIT E





ARCHITECTURAL ELEMENTS - STREET FACADE		
NO.	MARK	ITEM
1	(A)	AWNINGS OR CANOPIES
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRIES
6	(F)	ORNAMENTAL FACADE TRIMS



NO.	REVISION	NO.	REVISION



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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
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PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
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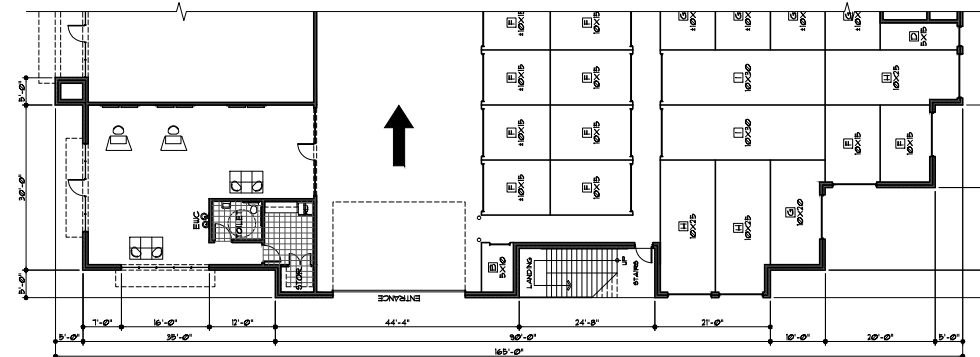
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Drawn JLL

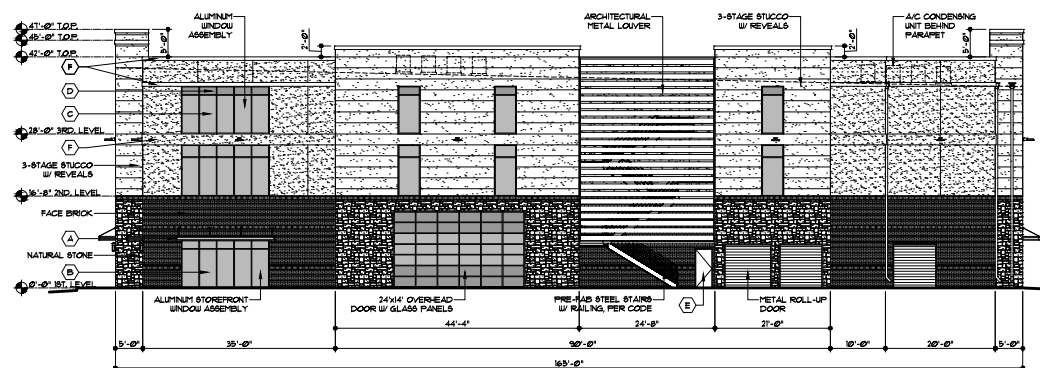
ELEVATION
& PARTIAL PLAN
BUILDING A

Sheet:
A1.2

EXHIBIT E



2 PARTIAL FLOOR PLAN - WEST
3/32" = 1'-0"



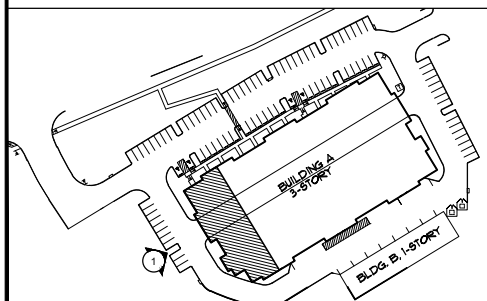
1 WEST ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA SF	PERCENT
ELEVATION AREA	1301	
DOORS & WINDOWS (DED.)	195	
ACCOUNTABLE AREA	910	100%
MASONRY (3-STAGE STUCCO)	328	55%
MASONRY (BRICK)	105	20%
MASONRY (NATURAL STONE)	168	15%
METAL LOUVER	6-40	1%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

VERTICAL ARTICULATION: 165 x 2 = 33-FT VERTICAL ARTICULATION WIDTH REQUIRED (65-FT PROVIDED) 165 x 50 = 33 x 3 = 93 OR 10 INCHES HEIGHT REQUIRED (14-FT PROVIDED)	
HORIZONTAL ARTICULATION: 165 x 3 = 50-FT HORIZONTAL WIDTH REQUIRED (15-FT PROVIDED) MINIMUM 4-FT DEPTH ARTICULATION REQUIRED (6 INCHES PROVIDED)	

ARCHITECTURAL ELEMENTS - STREET FACADE		
NO.	MARK	ITEM
1	(A)	AWNINGS OR CANOPIES
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRIES
6	(F)	ORNAMENTAL FACADE TRIMS



0 KEY SITE PLAN
NOT TO SCALE

NO.	REVISION	NO.	REVISION

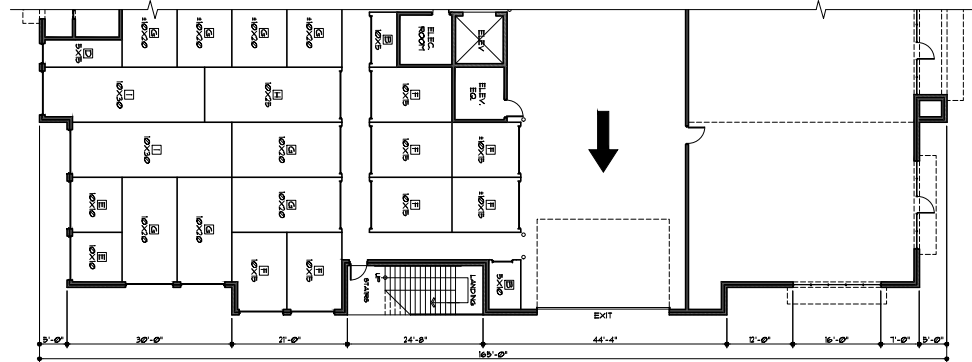


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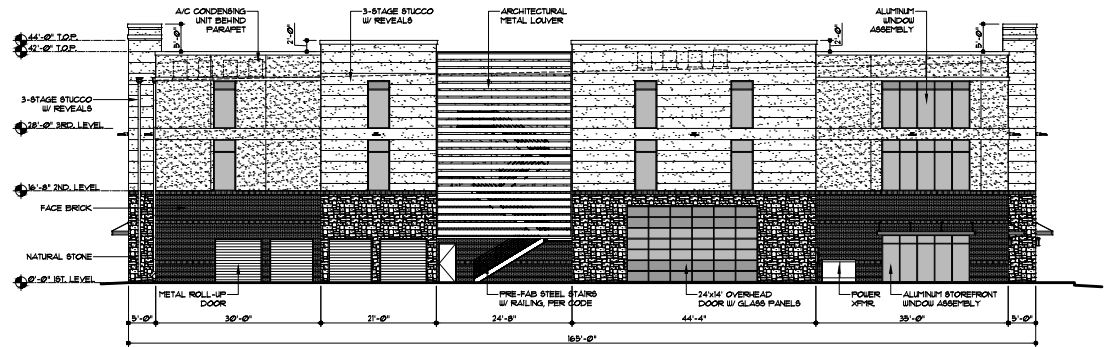
PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION & PARTIAL PLAN BUILDING A
Scale	As Noted	Sheet: A1.3
Drawn	JLL	
Job	16042	



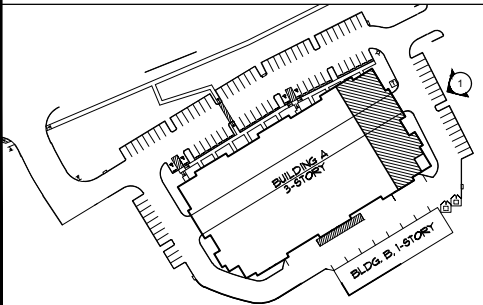
2 PARTIAL FLOOR PLAN - EAST
3/32" = 1'-0"



2 EAST ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	1101	
DOORS & WINDOWS (DEP.)	1275	
ACCOUNTABLE AREA	3632	100%
MASONRY (3-STAGE STUCCO)	3261	96%
MASONRY (BRICK)	123	1%
MASONRY (NATURAL STONE)	188	1%
METAL LOUVER	640	1%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.



0 KEY SITE PLAN
NOT TO SCALE

NO.	REVISION	NO.	REVISION



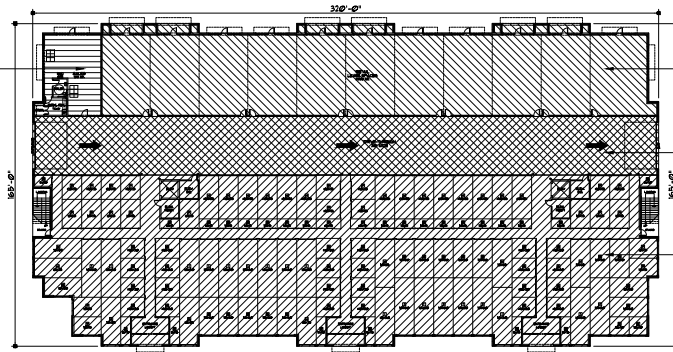
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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION & PARTIAL PLAN BUILDING A
Scale	As Noted	
Drawn	JLL	Sheet: A1.4
Job	16042	

USE: OFFICE
(FOR SELF-STORAGE CUSTOMERS ONLY)
AREA: 134 SF
FLOOR RATIO: 3%
GROUP: B
CONSTRUCTION TYPE: IB



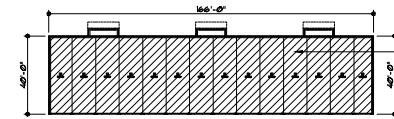
1 BLDG. A FLOOR PLAN - 1ST. LEVEL
1" = 32'-0"

USE: RETAIL
AREA: 12,688 SF
FLOOR RATIO: 75%
GROUP: B
CONSTRUCTION TYPE: IB

USE: DRIVE-THROUGH (STORAGE LOADING & RETAIL DELIVERIES)
AREA: 18,800 SF
FLOOR RATIO: 15%
GROUP: B-1
CONSTRUCTION TYPE: IB

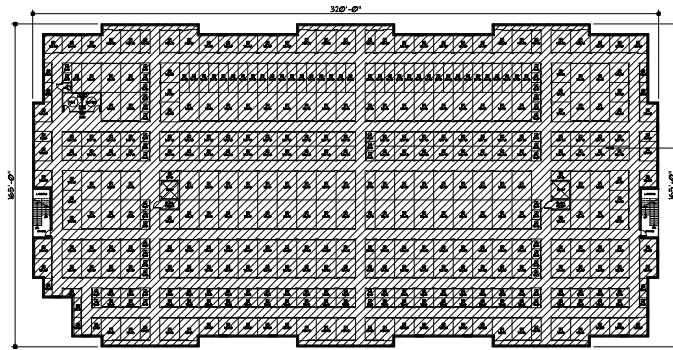
USE: SELF-STORAGE
AREA: 26,000 SF
FLOOR RATIO: 55%
GROUP: B-1
CONSTRUCTION TYPE: IB

AREA USAGE LEGEND	
MARK	USE
[Pattern]	OFFICE (SELF-STORAGE)
[Pattern]	RETAIL
[Pattern]	DRIVE-THROUGH & DELIVERIES
[Pattern]	SELF-STORAGE



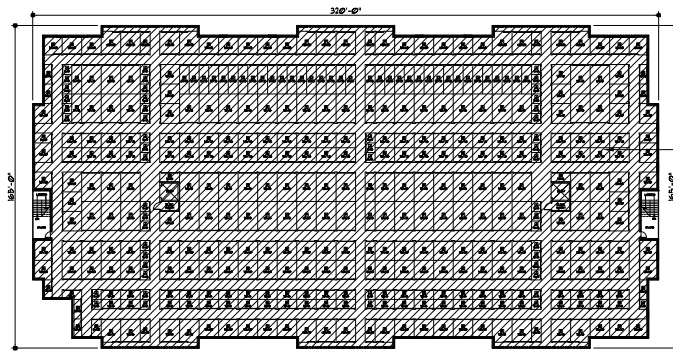
4 BLDG. B FLOOR PLAN
1" = 32'-0"

USE: SELF-STORAGE
AREA: 6,840 SF
FLOOR RATIO: 100%
GROUP: B-1
CONSTRUCTION TYPE: IB



2 BLDG. A FLOOR PLAN - 2ND. LEVEL
1" = 32'-0"

USE: SELF-STORAGE
AREA: 45,000 SF
FLOOR RATIO: 100%
GROUP: B-1
CONSTRUCTION TYPE: IB



3 BLDG. A FLOOR PLAN - 3RD. LEVEL
1" = 32'-0"

USE: SELF-STORAGE
AREA: 45,000 SF
FLOOR RATIO: 100%
GROUP: B-1
CONSTRUCTION TYPE: IB

NO.	REVISION	NO.	REVISION



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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:

PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
Scale	As Noted
Drawn	JLL
Job	16042

USE PER FLOOR
BUILDING A

Sheet:
A1.5

EXHIBIT E

NO.	REVISION	NO.	REVISION



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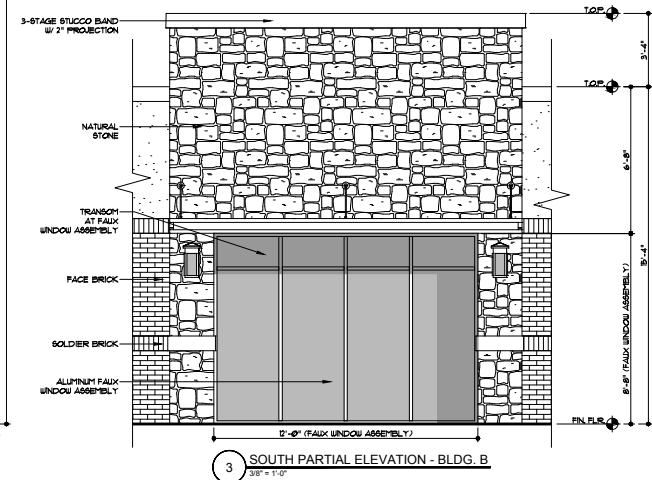
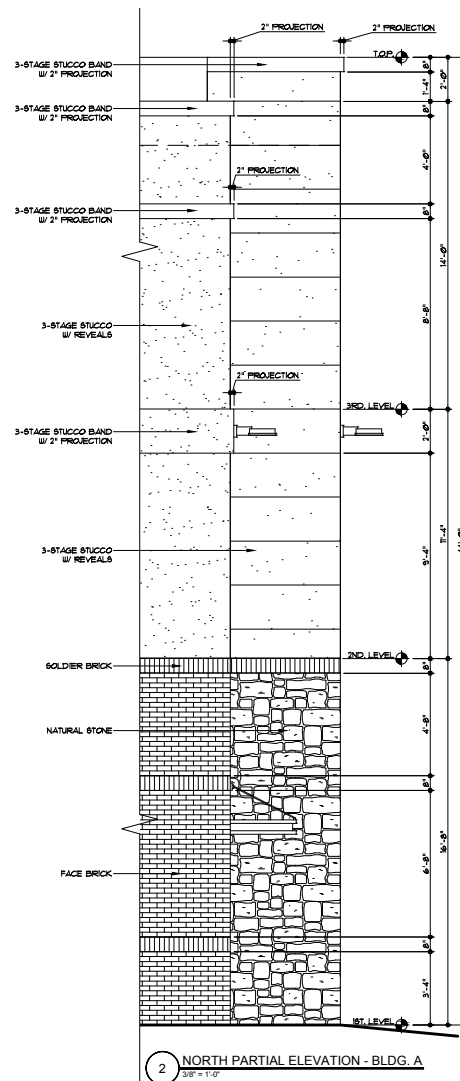
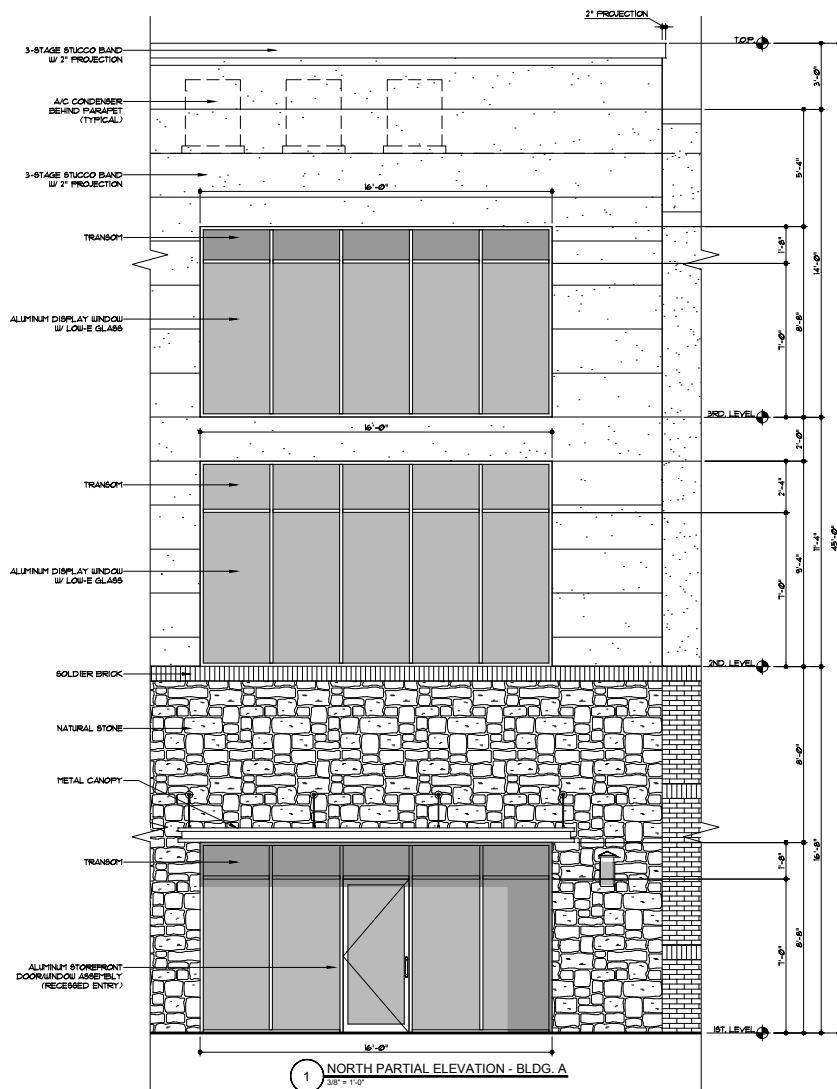
PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
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PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019
Scale	As Noted
Drawn	JLL
Job	16042

FLOOR PLAN
& ELEVATIONS
BUILDING B

Sheet:
A1.6



NO.	REVISION	NO.	REVISION



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PROPOSED RETAIL/SELF-STORAGE FACILITY FOR:
PLATINUM CONSTRUCTION
658 WEST INTERSTATE 30
GARLAND, TEXAS 75043

Date	08-07-2019	ELEVATION DETAILS
Scale	As Noted	
Drawn	JLL	Sheet: A1.7
Job	16042	



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 10/22/2019

Item Title: Z 19-17 Baldwin Associates, LLC (District 8)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 19-17 Baldwin Associates, LLC

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 19-17 Ordinance

Z 19-17 Exhibit A

Z 19-17 Exhibit B

Z 19-17 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 07-57 FOR MULTI-FAMILY USES AND 2) AN AMENDED DETAIL PLAN FOR MULTI-FAMILY USES ON AN 18.927-ACRE TRACT OF LAND LOCATED AT 3232 NORTH GARLAND AVENUE AND 1210 APOLLO 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 9th day of September, 2019, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses by **Baldwin Associates, LLC**; 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 1) an amendment to Planned Development (PD) District 07-57 for Multi-Family Uses and 2) an amended Detail Plan for Multi-Family Uses on an 18.927-acre tract of land located at 3232 North Garland Avenue and 1210 Apollo Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 19-25

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 19-17

PASSED AND APPROVED this _____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

ZONING FILE Z 19-17

BEING AN 18.927 ACRE TRACT OF LAND SITUATED IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING A PART OF THE ONOFRE ALVARADO SURVEY, ABSTRACT NUMBER 2, AND THE BENJAMIN FRONT SURVEY, ABSTRACT NUMBER 480, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 19.213 ACRES TO JERRY W. STEWART, AS RECORDED IN VOLUME 85232, PAGE 401, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) SAID 18.927 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR THE NORTH CORNER OF CENTURY PARK NO. 3, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 81078, PAGE 1670, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, (P.R.D.C.T.) BEING ON THE SOUTHWEST LINE OF APOLLO ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY,) AND BEING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 04 MINUTES 00 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID ADDITION, A DISTANCE OF 51.96 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7 DEGREES, 14 MINUTES 00 SECONDS AND WHOSE RADIUS POINT BEARS SOUTH 45 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 3,045.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID NORTHWEST ADDITION LINE, AN ARC DISTANCE OF 384.42 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 36 DEGREES 50 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID ADDITION LINE, A DISTANCE OF 1048.75 TO A 3/8 INCH IRON ROD FOUND FOR THE. BEGINNING OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 30 MINUTES 00 SECONDS AND WITH ITS RADIUS POINT BEARING SOUTH 53 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 417.77 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID ADDITION LINE, AN ARC DISTANCE OF 266.14 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID ADDITION LINE, A DISTANCE OF 185.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR THE EAST CORNER OF CENTURY PARK NO. 4, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 86140, PAGE 4736, P.R.D.C.T.;

THENCE, NORTH 89 DEGREES 40 MINUTES 13 SECONDS WEST, DEPARTING SAID CENTURY PARK NO. 3 ADDITION LINE, AND ALONG THE NORTHEAST LINE OF SAID CENTURY PARK NO. 4 A DISTANCE OF 69.60 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE (A 100 FOOT WIDE RIGHT-OF-WAY) AS DEDICATED BY DEDICATION DEED

AND RECORDED IN VOLUME 88117, PAGE 3266, D.R.D.C.T., SAID RIGHT-OF-WAY LINE BEING IN A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 25 MINUTES 20 SECONDS AND WITH ITS RADIUS POINT BEARING SOUTH 78 DEGREES 38 MINUTES 20 SECONDS WEST A DISTANCE OF 1100.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 8.11 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR CORNER;

THENCE NORTH 11 DEGREES 47 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 252.73 TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 40 SECONDS AND WITH ITS RADIUS POINT BEARING SOUTH 78 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 1100.00 FEET.

THENCE NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 222.92 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR CORNER;

THENCE NORTH 11 DEGREES 47 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE (BEING A VARIABLE WIDTH RIGHT-OF-WAY FROM THIS POINT),

EXHIBIT A

A DISTANCE OF 14.99 FEET TO A 1/2 INCH IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 11 MINUTES 09 SECONDS AND WITH ITS RADIUS POINT BEARING SOUTH 78 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 326.40 FEET;

THENCE NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 86.51 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO KM & LM, LC, AS RECORDED IN VOLUME 2001-016, PAGE 4117, D.R.D.C.T.

THENCE NORTH 34 DEGREES 13 MINUTES 58 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY LINE, AND PASSING A 1/2 INCH IRON ROD FOUND AT 2.78 FEET AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID KM & LM, LC, TRACT A DISTANCE OF 397.50 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR THE MOST EASTERLY CORNER OF SAID KM & LM, LC, TRACT;

THENCE NORTH 55 DEGREES 37 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID KM & LM, LC, TRACT, A DISTANCE OF 2.12 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR CORNER IN THE SOUTHEAST LINE OF MAYBERRY GARDENS NO.1, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 96241, PAGE 3910, P.R.D.C.T.;

THENCE NORTH 34 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID ADDITION A DISTANCE OF 137.26 FEET TO A POINT FOR CORNER IN A CREEK FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS NORTH 09 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 0.38 FEET, A 1/2 INCH IRON ROD FOUND BEARS NORTH 69 DEGREES 39 MINUTES 46 SECONDS EAST A DISTANCE OF 1.65 FEET;

THENCE, GENERALLY ALONG CREEK THE FOLLOWING COURSES:

NORTH 00 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID ADDITION, A DISTANCE OF 177.70 FEET TO A 1/2 INCH IRON WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR CORNER, FROM WHICH A 1/2 INCH FOUND BEARS NORTH 36 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 0.87 FEET;

EXHIBIT A

NORTH 45 DEGREES 08 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID
EASTERLY ADDITION LINE, A DISTANCE OF 108.79 FEET TO THE MOST
NORTHERLY CORNER OF SAID ADDITION FROM WHICH A 1 INCH IRON ROD FOUND
BEARS NORTH 62 DEGREES 56 MINUTES 43 SECONDS EAST A DISTANCE OF
0.20 FEET;

NORTH 22 DEGREES 58 MINUTES 00 SECONDS EAST, DEPARTING SAID ADDITION
LINE, A DISTANCE OF 186.13 FEET TO A PK NAIL SET FOR CORNER;

NORTH 53 DEGREES 49 MINUTES 00 SECONDS EAST A DISTANCE OF 283.31
FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 85.17
FEET TO A POINT FOR CORNER FROM WHICH A 3/8 INCH IRON ROD FOUND
BEARS NORTH 46 DEGREES 35 MINUTES 33 SECONDS WEST A DISTANCE OF
0.39 FEET;

NORTH 59 DEGREES 02 MINUTES 00 SECONDS EAST A DISTANCE OF 72.00
FEET TO A POINT FOR CORNER;

NORTH 50 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 66.80
FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 147.37
FEET TO A 5/8 INCH IRON ROD CAPPED "NELSON" FOUND FOR CORNER;

NORTH 51 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 61.96
FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS
3989 SET FOR CORNER;

THENCE SOUTH 76 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 80.12
FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET
FOR CORNER;

THENCE NORTH 34 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 20.92
FEET TO A 1/2 INCH IRON ROD SET FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY
LINE OF APOLLO ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN VOLUME
97176, PAGE 5961, D.R.D.C.T., SAID RIGHT-OF-WAY BEING IN A NON-TANGENT

EXHIBIT A

CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 00 MINUTES 14 SECONDS AND WITH ITS RADIUS POINT BEARING SOUTH 14 DEGREES 51 MINUTES 46 SECONDS WEST A DISTANCE OF 440.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY, AN ARC DISTANCE OF 207.38 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED RPLS 3989 SET FOR CORNER;

THENCE SOUTH 48 DEGREES 07 MINUTES 53 SECONDS EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 304.11 FEET TO A 3/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45 DEGREES 55 MINUTES 56 SECONDS EAST, CONTINUING ALONG SAID RIGHT-OF- WAY LINE, A DISTANCE OF 65.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 824,476 SQUARE FEET OR 18.927 ACRES OF LAND.

THE BASIS FOR BEARING OF THIS DESCRIPTION IS THE PLAT OF CENTURY PARK NO. 3 AS RECORDED IN VOLUME 81078, PAGE 1670, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

EXHIBIT 'A'
LEGAL DESCRIPTION
TRACT 1 - PD 07-57
CARRIAGE HOMES ON THE LAKE - PHASE 1

BEING A 12.089 ACRE TRACT OF LAND SITUATED IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING A PART OF THE ONOFRE ALVARADO SURVEY, ABSTRACT NUMBER 2, AND THE BENJAMIN FRONT SURVEY, ABSTRACT NUMBER 480, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 19.213 ACRES TO JERRY W. STEWART, AS RECORDED IN VOLUME 85232, PAGE 401, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) SAID 12.089 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-1/4 INCH ALUMINUM DISC STAMPED "CARRIAGE HOMES ON THE LAKE" SET ON A 5/8 INCH IRON ROD FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 19.213 ACRE TRACT, BEING THE NORTHWEST CORNER OF CENTURY PARK ADDITION NO. 3, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS DESCRIBED IN VOLUME 81078, PAGE 1670 IN THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING IN THE SOUTHWEST LINE OF APOLLO ROAD (60 FEET R.O.W.);

THENCE, SOUTH 44 DEGREES 04 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID 19.213 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID CENTURY PARK ADDITION NO. 3, FOR A DISTANCE OF 51.92 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3045.75 FEET, A CENTRAL ANGLE OF 07 DEGREES 14 MINUTES 00 SECONDS, AND A TANGENT OF 192.51 FEET;

THENCE, CONTINUING ALONG SAID LINES AND WITH SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 384.51 FEET (CHORD BEARING SOUTH 40 DEGREES 27 MINUTES 00 SECONDS WEST - 384.26 FEET), TO A 3/8 INCH IRON ROD FOUND AT THE POINT OF TANGENCY;

THENCE, SOUTH 36 DEGREES 50 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID LINES, FOR A DISTANCE OF 1048.75 FEET, TO A 3/8 INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF

417.77 FEET, A CENTRAL ANGLE OF 36 DEGREES 30 MINUTES 00 SECONDS, AND A TANGENT OF 137.76 FEET;

THENCE, CONTINUING ALONG SAID LINES AND WITH SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 266.14 FEET (CHORD BEARING SOUTH 18 DEGREES 35 MINUTES 00 SECONDS WEST - 261.66 FEET), TO A 3/8 INCH IRON ROD FOUND AT THE POINT OF TANGENCY;

THENCE, SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID LINES, FOR A DISTANCE OF 183.82 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND AT THE SOUTHWEST CORNER OF SAID CENTURY PARK ADDITION NO. 3 AND BEING THE SOUTHEAST CORNER OF SAID 19.213 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 3989" FOR REFERENCE BEARS SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.18 FEET;

THENCE, NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 19.213 ACRE TRACT, FOR A DISTANCE OF 69.20 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND IN THE EASTERLY LINE OF NORTH GARLAND AVENUE (VARIABLE R.O.W.), FROM WHICH A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 3989" FOR REFERENCE BEARS SOUTH 14 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 0.90 FEET, BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 53 SECONDS, AND A TANGENT OF 3.50 FEET;

THENCE, ALONG THE EASTERLY LINE OF SAID NORTH GARLAND AVENUE AND WITH SAID CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 7.00 FEET (CHORD BEARING NORTH 11 DEGREES 38 MINUTES 40 SECONDS WEST - 7.00 FEET), TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND AT THE POINT OF TANGENCY, FROM WHICH A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 3989" FOR REFERENCE BEARS SOUTH 49 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.60 FEET;

THENCE, NORTH 11 DEGREES 49 MINUTES 36 SECONDS WEST, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 252.73 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 40 SECONDS, AND A TANGENT OF 111.84 FEET;

EXHIBIT A

THENCE, CONTINUING ALONG SAID EASTERLY LINE AND WITH SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 222.92 FEET (CHORD BEARING NORTH 17 DEGREES 37 MINUTES 56 SECONDS WEST - 222.54 FEET), TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "RPLS 3989";

THENCE, NORTH 11 DEGREES 49 MINUTES 36 SECONDS WEST, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 15.00 FEET, TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "RPLS 3989", ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 326.40 FEET, A CENTRAL ANGLE OF 15 DEGREES 11 MINUTES 18 SECONDS, AND A TANGENT OF 43.52 FEET;

THENCE, CONTINUING ALONG SAID EASTERLY LINE AND WITH SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 86.53 FEET (CHORD BEARING NORTH 19 DEGREES 25 MINUTES 16 SECONDS WEST - 86.27 FEET), TO A 3-1/4 INCH ALUMINUM DISC STAMPED "CARRIAGE HOMES ON THE LAKE" SET ON A 5/8 INCH IRON ROD FOUND, FROM WHICH A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 3989" FOR REFERENCE BEARS NORTH 29 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 3.50 FEET;

THENCE, NORTH 34 DEGREES 07 MINUTES 56 SECONDS EAST, DEPARTING SAID EASTERLY LINE OF NORTH GARLAND AVENUE, AT 2.60 PASSING A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "RPLS 3989", BEING THE MOST SOUTHERLY CORNER MAYBERRY GARDENS NO. 1, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS DESCRIBED IN DOCUMENT NO. 201000202594 IN SAID PLAT RECORDS, FOR A TOTAL DISTANCE OF 396.26 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND;

THENCE, NORTH 20 DEGREES 55 MINUTES 35 SECONDS WEST, ALONG A SOUTHEASTERLY LINE OF SAID MAYBERRY GARDENS NO. 1, FOR A DISTANCE OF 2.12 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND;

THENCE, NORTH 34 DEGREES 20 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID SOUTHEASTERLY LINE, FOR A DISTANCE OF 137.41 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND FROM WHICH A 5/8 INCH IRON ROD FOR REFERENCE BEARS NORTH 80 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.50 FEET;

EXHIBIT A

THENCE, NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 177.95 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND, FROM WHICH A 1/2 INCH IRON ROD FOR REFERENCE BEARS SOUTH 45 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.00 FEET;

THENCE, NORTH 45 DEGREES 34 MINUTES 43 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 108.57 FEET, TO A 1 INCH IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF A 4.327 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 201100173614, IN SAID DEED RECORDS;

THENCE, NORTH 22 DEGREES 45 MINUTES 04 SECONDS EAST, DEPARTING THE EAST LINE OF SAID MAYBERRY GARDENS NO. 1 AND ALONG THE EAST LINE OF SAID 4.327 ACRE TRACT, FOR A DISTANCE OF 180.00 FEET, TO A POINT FOR CORNER;

THENCE, NORTH 54 DEGREES 30 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 18.90 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 43 DEGREES 48 MINUTES 43 SECONDS EAST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 189.06 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, SOUTH 79 DEGREES 20 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 30.61 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, NORTH 47 DEGREES 02 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 35.25 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, SOUTH 42 DEGREES 57 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 36.00 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, SOUTH 47 DEGREES 02 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 5.50 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

EXHIBIT A

THENCE, SOUTH 00 DEGREES 58 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 23.57 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, SOUTH 55 DEGREES 13 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 151.01 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, NORTH 34 DEGREES 44 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 4.45 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND;

THENCE, SOUTH 55 DEGREES 15 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 17.51 FEET, TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND;

THENCE, NORTH 37 DEGREES 01 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 333.07 FEET, TO A PK NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 11 MINUTES 30 SECONDS, AND A TANGENT OF 26.55 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 51.69 FEET (CHORD BEARING NORTH 53 DEGREES 07 MINUTES 38 SECONDS EAST - 51.01 FEET), TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 19 MINUTES 29 SECONDS, AND A TANGENT OF 14.58 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT WITH AN ARC DISTANCE OF 28.43 FEET (CHORD BEARING NORTH 53 DEGREES 33 MINUTES 38 SECONDS EAST - 28.08 FEET), TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND;

THENCE, NORTH 37 DEGREES 53 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 159.45 FEET, TO A PK NAIL SET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 37 MINUTES 14 SECONDS, AND A TANGENT OF 10.21 FEET;

EXHIBIT A

THENCE, ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 20.40 FEET (CHORD BEARING NORTH 35 DEGREES 05 MINUTES 19 SECONDS EAST - 20.40 FEET), TO A 5/8 INCH IRON ROD FOUND WITH A BLUE CAP STAMPED "RPLS #6096" FOUND AT THE POINT OF TANGENCY;

THENCE, NORTH 37 DEGREES 53 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 48.13 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, NORTH 50 DEGREES 40 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 19.92 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC";

THENCE, NORTH 39 DEGREES 19 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 63.70 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENGR INC" IN SAID SOUTHWEST LINE OF APOLLO DRIVE;

THENCE, SOUTH 48 DEGREES 09 MINUTES 52 SECONDS EAST, ALONG SAID SOUTHWEST LINE, FOR A DISTANCE OF 122.56 FEET, TO A 3/8 INCH IRON ROD FOUND;

THENCE, SOUTH 45 DEGREES 52 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST LINE, FOR A DISTANCE OF 65.78 FEET, TO THE POINT OF BEGINNING AND CONTAINING 12.089 ACRES (526,588 SQUARE FEET) OF LAND.

EXHIBIT 'A'
LEGAL DESCRIPTION
TRACT 2 - PD 07-57
CARRIAGE HOMES ON THE LAKE - PHASE 2

BEING A 6.783 ACRE TRACT OF LAND SITUATED IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING A PART OF THE ONOFRE ALVARADO SURVEY, ABSTRACT NUMBER 2, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED OF TRUST AS RECORDED IN INSTRUMENT NUMBER 201400000223 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF APOLLO ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTH CORNER OF LOT 1, BLOCK 1, CARRIAGE HOMES ON THE LAKE, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 201200183017 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

THENCE, ALONG SAID LOT 1 THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

SOUTH 39 DEGREES 19 MINUTES 44 SECONDS WEST, A DISTANCE OF 63.70 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

SOUTH 50 DEGREES 40 MINUTES 16 SECONDS EAST, A DISTANCE OF 19.92 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

SOUTH 37 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 48.13 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 208.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 37 MINUTES 14 SECONDS, AND A CHORD WHICH BEARS SOUTH 35 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 20.40 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 20.40 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

SOUTH 37 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 159.45 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 19 MINUTES 26 SECONDS, AND A CHORD WHICH BEARS SOUTH 53 DEGREES 33 MINUTES 39 SECONDS WEST, A DISTANCE OF 28.08 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 28.43 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 11 MINUTES 30 SECONDS, AND A CHORD WHICH BEARS SOUTH 53 DEGREES 07 MINUTES 38 SECONDS WEST, A DISTANCE OF 51.01 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 51.69 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

SOUTH 37 DEGREES 01 MINUTES 53 SECONDS WEST, A DISTANCE OF 333.07 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

NORTH 55 DEGREES 15 MINUTES 59 SECONDS WEST, A DISTANCE OF 17.51 FEET, TO A 5/8 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "RPLS 6096" FOUND FOR CORNER;

SOUTH 34 DEGREES 44 MINUTES 01 SECONDS WEST, A DISTANCE OF 4.45 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

NORTH 55 DEGREES 13 MINUTES 33 SECONDS WEST, A DISTANCE OF 151.00 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

NORTH 00 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 23.57 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

NORTH 47 DEGREES 02 MINUTES 49 SECONDS EAST, A DISTANCE OF 5.50 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

NORTH 42 DEGREES 57 MINUTES 11 SECONDS WEST, A DISTANCE OF 36.00 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

SOUTH 47 DEGREES 02 MINUTES 49 SECONDS WEST, A DISTANCE OF 35.25 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

NORTH 79 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 30.61 FEET, TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;

NORTH 43 DEGREES 48 MINUTES 43 SECONDS WEST, PASSING A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR REFERENCE ON LINE AT A DISTANCE OF 159.06 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 189.06 FEET TO A POINT FOR CORNER NEAR THE PRESENT CENTERLINE OF AN EXISTING CREEK;

THENCE, IN A NORTHERLY DIRECTION ALONG AND NEAR THE PRESENT CENTERLINE OF SAID CREEK THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 54 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 161.10 FEET, TO A POINT FOR CORNER;

EXHIBIT A

NORTH 46 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 120.00 FEET, TO A POINT FOR CORNER;

NORTH 14 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 85.00 FEET, TO A POINT FOR CORNER;

NORTH 57 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 74.50 FEET, TO A POINT FOR CORNER;

NORTH 41 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.00 FEET, TO A POINT FOR CORNER;

THENCE, NORTH 01 DEGREES 40 MINUTES 52 SECONDS WEST, ALONG AND NEAR THE PRESENT CENTER LINE OF SAID CREEK AND THEN DEPARTING, A DISTANCE OF 150.00 FEET, TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID APOLLO ROAD;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID APOLLO ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 51 DEGREES 55 MINUTES 08 SECONDS EAST, A DISTANCE OF 61.96 FEET, TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3989" FOUND FOR CORNER;

SOUTH 76 DEGREES 24 MINUTES 52 SECONDS EAST, A DISTANCE OF 80.12 FEET, TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3989" FOUND FOR CORNER;

NORTH 34 DEGREES 55 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.92 FEET, TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3989", FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 00 MINUTES 12 SECONDS, AND A CHORD WHICH BEARS SOUTH 61 DEGREES 39 MINUTES 58 SECONDS EAST, A DISTANCE OF 205.46 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 207.37 FEET, TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3989" FOUND FOR CORNER;

SOUTH 48 DEGREES 09 MINUTES 52 SECONDS EAST, A DISTANCE OF 181.55 FEET, TO THE POINT OF BEGINNING AND CONTAINING 6.783 ACRES OF LAND.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-17

3232 North Garland Avenue and 1210 Apollo Road

I. Statement of Purpose: The purpose of this Planned Development is for Phase 2 of a two-phase Multi-Family Residential property.

II. Statement of Effect: This Planned Development shall not affect any regulation found in Planned Development (PD) District 07-57 and the Garland Development Code, Ordinance No. 6773 as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) 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. Phasing Plan:

- 1) The Phasing Plan shown in Exhibit C shall apply to the entire site area.

B. Detail Plan:

- 1) Phase 1: Phase 1 shall comply with the requirements of Planned Development (PD) District 07-57, the Garland Development Code, Detail Plan Exhibit D, and amended conditions listed below; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- 2) Phase 2: Phase 2 development shall comply with the conditions and Exhibits of this Planned Development (PD) District 19-17, the Garland Development Code, and the Conditions listed below, and shall conform to the Detail Plan set forth in Exhibits C, D, E, and F; however, in the event of conflict between

the Detail Plan and the written conditions, the written conditions shall apply.

V. Specific Regulations:

A. Conditions Specific to Phase 1 and Phase 2.

- 1) Permitted Uses: All uses are prohibited except Dwelling, Multi-Family Use.
- 2) Maximum Number of Dwelling Units: The maximum number of dwelling units shall be 331 distributed as follows:
 - i. Phase 1 = maximum of 147 dwelling units.
 - ii. Phase 2 = maximum of 184 dwelling units.
- 3) Maintenance Requirements:
 - i. Landscaping must be regularly maintained in a healthy growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
 - ii. 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 within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) 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, licenses and/or certificates for the property.

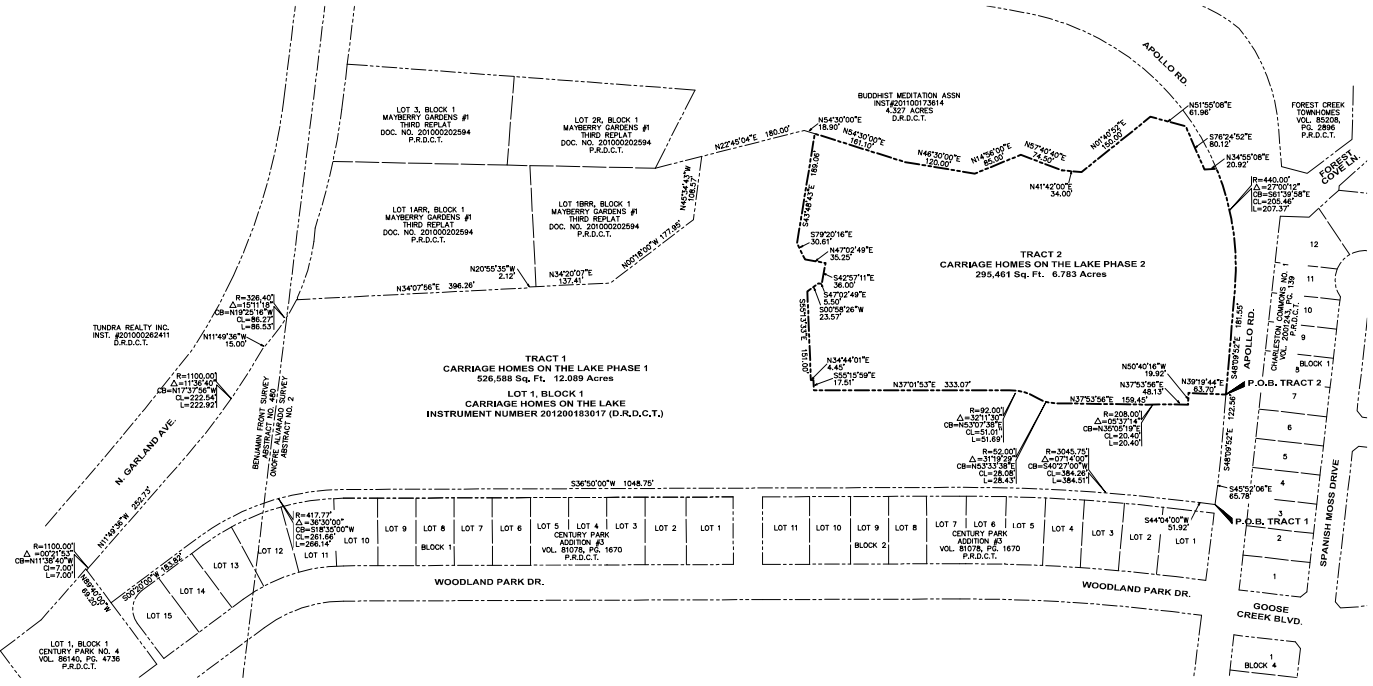
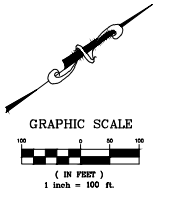
- iii. Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after 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 certificates for the property.

B. Conditions Specific to Phase 2.

- 1) Dwelling Unit Type Prohibited: Efficiency units are prohibited.
- 2) Minimum Dwelling Unit Area Phase 2: The minimum floor area of any dwelling unit shall be as follows:
 - i. Efficiency units are prohibited.
 - ii. One-bedroom Unit - 750 square feet; except that five (5) percent of the units shall be permitted a minimum of 650 square feet.
 - iii. Two-bedroom Unit - 1,145 square feet.
 - iv. Three-bedroom units are prohibited.
- 3) Site Layout: The site shall be in conformance to the layout reflected on Exhibit D.
- 4) Carport Setbacks: Carports along Apollo Road are allowed as shown on Exhibit D.
- 5) Apollo Road Access Drive (Emergency Access Only): An emergency access only point shall be provided from Apollo Road. Direct access to the site at the driveway onto Apollo Road is restricted to

emergency vehicles only. There shall be a locked gate across the access point to prohibit access for the general public.

- 6) Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit E.
- 7) Landscape Buffer: The fencing and pilasters (masonry columns) proposed along Apollo Road shall be placed south of the buffer landscaping, as shown on Sheet L.2.1 of Exhibit E.
- 8) Elevations: Elevations shall be in conformance to the elevations reflected on Exhibit F.
- 9) Building Height: Building height shall not be more than two (2) feet greater than the building height shown on the elevations in Exhibit F.
- 10) Color Coordination: Color coordination of roofing material and exterior surfaces including trim and paint will be approved with the submittal of building plans for review.
- 11) Washer/Dryer Connections: All dwelling units shall contain washer/dryer connections.
- 12) Recreational Vehicles: Recreational vehicles shall be prohibited.
- 13) Utilities: All utilities shall be underground.



CITY CASE NO: 190423-3

LOT SURVEY
PHASE 1 AND 2
CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED JULY, 2019



OWNER / APPLICANT:
BridgView Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2898
Contact: Jack Roberts

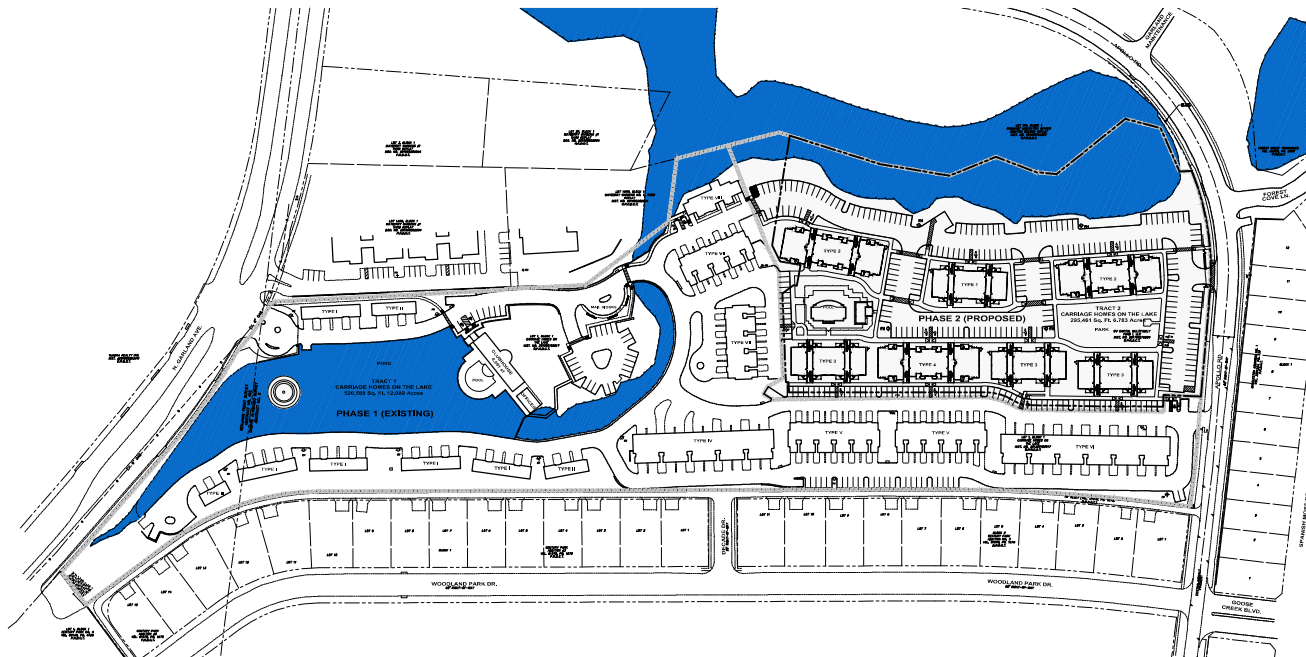
PLANNER:
Baldwin Associates
3904 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

ENGINEER:
Robert K. Manaois, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manaois
Texas Firm No. F-20639

ARCHITECT:
Remite Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75246
Tel. No. (972) 248-2486
Contact: Cynthia Andersen
Fort, RA, LEED GA

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Piering

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 19184331



- NOTES:
1. PHASE 2 WILL BE PLATTED AS A SEPARATE LOT.
 2. A PRIVATE UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT ARE REQUIRED ON EXISTING LOT 1 AND WILL BE OBTAINED BY THE DEVELOPER.

EXHIBIT D

Site Data Summary Carriage Homes on the Lake									
Efficiency Units	Bldg. Type	No. Units per Building	Number of Buildings	Total No. Units	Area per Unit (sf)		Total Area (sf)		Total
					Phase 1	Phase 2	Phase 1	Phase 2	
1 Bedroom Units	Type V	20	2	40	892	0	35,680	0	35,680
	Type VII	16	2	32	914	0	29,248	0	29,248
	Type VIII	3	1	3	1,113	0	3,339	0	3,339
	Type 1	24	1	24	0	751	0	18,024	18,024
	Type 2	12	2	24	0	850	0	20,400	20,400
	Type 3	28	3	84	0	751	0	63,084	63,084
	Type 4	14	1	14	0	850	0	11,900	11,900
Subtotal - 1 BR				221			68,267	113,408	181,675
2 Bedroom Units		4	5	20	1,189	0	23,780	0	23,780
		2	1	2	1,362	0	2,724	0	2,724
		3	2	6	1,189	0	7,134	0	7,134
		20	1	20	1,203	0	24,062	0	24,062
		24	1	24	1,204	0	28,896	0	28,896
		12	2	24	0	1,253	0	30,072	30,072
		14	1	14	0	1,253	0	17,542	17,542
Subtotal - 2 BR's				110			86,596	47,614	134,210
3 Bedroom Units	None	0	0	0	0	0	0	0	0
Totals				331			154,863	161,022	315,885
Summary	Total Number of Units:								331
	Total Apartment Area (sf):								315,885
	Average Apartment Area (sf):								954
	Total Number of 1 Bedroom Apartments:								221
	Percentage of 1 Bedroom Units:								67%
	Total Number of 2 Bedroom Apartments:								110
	Percentage of 2 Bedroom Units:								33%
	Parking Required (1 per 500 sf):								632
	Parking Provided:								670
	Covered Parking Required (At least 50% but no less than one per Unit):								336
	Covered Parking Provided:								403



VICINITY MAP



CITY CASE NO: 190423-3

PHASING PLAN PHASE 1 AND 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED SEPTEMBER, 2019

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2888
Contact: Jack Roberts

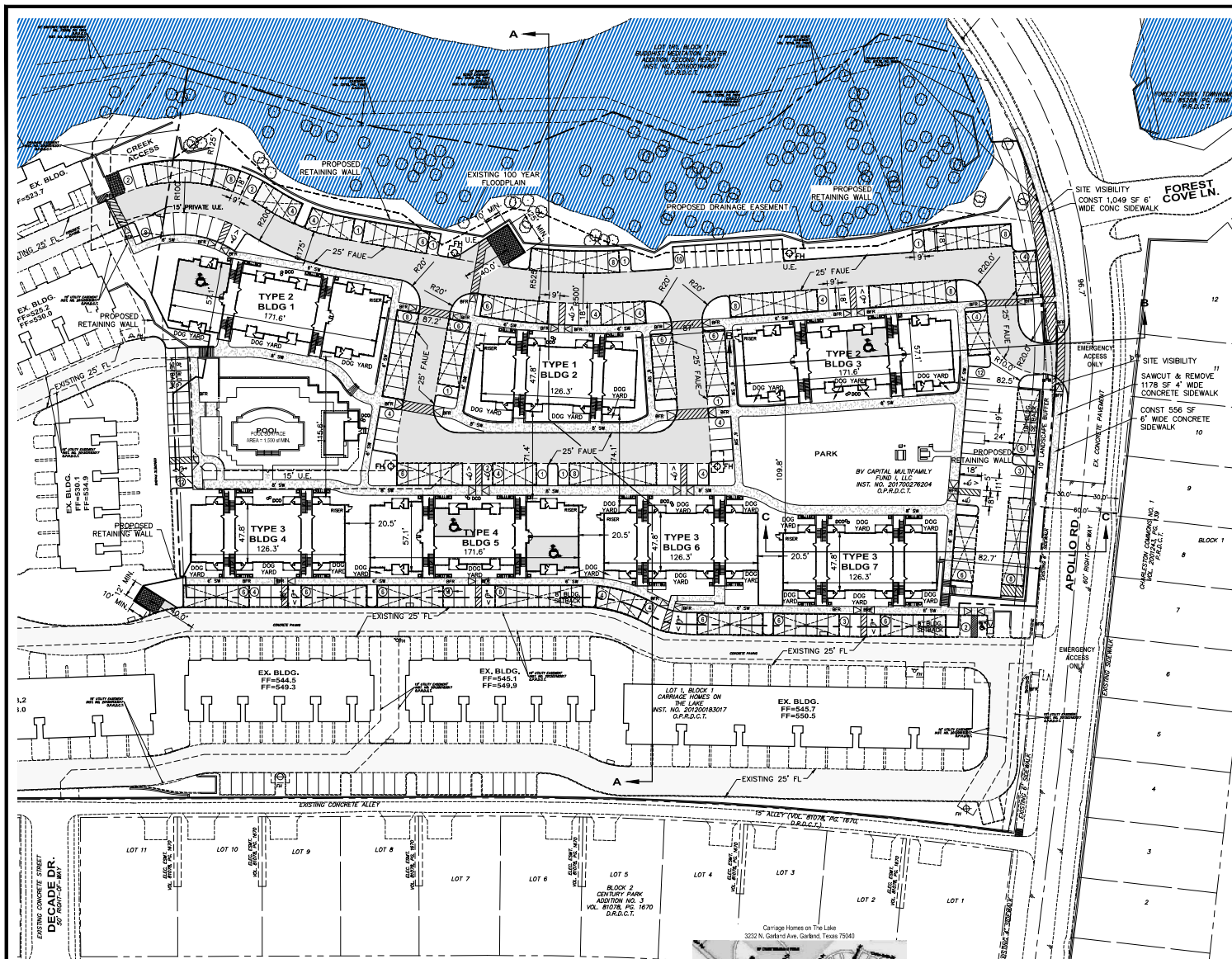
ARCHITECT:
Remix Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (972) 248-2486
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
Baldwin Associates
3804 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

LANDSCAPE ARCHITECT:
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1804 W. Commerce, Ste 200
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Tel. No. (214) 219-3993
Contact: Michael Piering

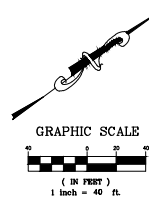
ENGINEER:
Robert K. Manolis, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 19184331



LEGEND

- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (MEDIUM DUTY/PAVING)
- 9" CLASS 'C' 3000 PSI REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (LIGHT DUTY/PAVING)
- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (HEAVY DUTY/PAVING)
- HOT MIX ASPHALT WEARING SURFACE ON TACK COAT PER GEOTECH TYPE 'D' SURFACE COURSE AND TYPE 'B' BASE COURSE
- 9" CLASS 'A' 3000 PSI REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (SIDEWALK)
- NUMBER OF PARKING SPACES
- COVERED PARKING STALLS
- TRANSFORMER
- FIRE HYDRANT
- WATER METER
- BACK FLOW DEVICE
- TREE TO REMAIN
- UTILITY EASEMENT
- RADIUS
- TYPICAL
- EXISTING
- BARRIER FREE RAMP
- BUILDING
- IS
- LANDSCAPE BUFFER
- WIRE LINE
- FACE OF CURB TO FACE OF CURB
- C.C. IN
- G.G. IN
- A.D. IN
- F.H.M.



NOTE:
1. NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY.

Site Summary

Carriage Homes on the Lake - Phase 2

ZONING: PD 07-57				PROPOSED USE: MULTIFAMILY				
BUILDING DATA								
Building Type	Unit Type	Number of Bldgs	No. Units per Bldg Type	Unit Area (sq ft)	Building Area (sq ft)	Number of Buildings	Total Units or Bldg Type	Total Bldg Area (sq ft)
1	A1	1	24	751	18,024	1	24	18,024
2	A2	1	12	850	25,236	2	48	50,472
	B1	2	12	1,253				
3	A1	1	28	751	21,028	3	84	63,084
	A2	1	14	850	29,442	1	28	29,442
	B1	2	14	1,253				
Total						7	184	161,022
TOTAL NUMBER OF UNITS:						184		
TOTAL APARTMENT AREA (sf):						161,022		
SITE AREA DATA								
GROSS AREA:				295,461 Sq. Ft. 6.78 Acres				
NET DEVELOPABLE AREA:				224,779 Sq. Ft. 5.15 Acres				
FLOOR AREA RATIO:				0.63:1				
IMPERVIOUS AREA:				133,298 Sq. Ft. 59%				
PARKING DATA								
PARKING REQUIRED (1 per 500 sf):				323				
PARKING PROVIDED (See Note):				323				
COVERED PARKING REQUIRED (1 per Unit):				184				
COVERED PARKING PROVIDED:				184				
HANDICAP PARKING (6 Required):				12				
NOTE: 280 PARKING SPACES ON-SITE, 43 SPACES ARE LOCATED ON PHASE 1								

- NOTES:
- PHASE 2 WILL BE PLATTED AS A SEPARATE LOT.
 - A PRIVATE UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT ARE REQUIRED ON EXISTING LOT 1 AND WILL BE OBTAINED BY THE DEVELOPER.



CITY CASE NO: 190423-3

SITE PLAN PHASE 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED SEPTEMBER, 2019

BENCHMARKS:

CITY OF GARLAND GPS MONUMENT #77, 3" BRASS DISK STAMPED '77', LOCATED ON TOP OF THE REMAINS OF THE WEST CORNER OF BEAR ROAD, THREE CARDS DRIVE AND BELLARE DRIVE INTERSECTION APPROXIMATELY 47' S.W. OF THREE CARDS DRIVE C/L AND APPROXIMATELY 47' W. OF BEAR ROAD C/L. COG MAP GRID D-4, MAPSCO 124-.

ELEVATION = 532.38

CITY OF GARLAND GPS MONUMENT #86, 3" BRASS DISK STAMPED '86' LOCATED ON DOUBLE ALLEY TOP AT THE EAST CORNER OF N. GARLAND ROAD, WAGON WHEELS ROAD, AND APOLLO ROAD INTERSECTION APPROXIMATELY 21' S.W. OF N. GARLAND S.E. BOUNDARY C/L AND APPROXIMATELY 81' W. OF WAGON WHEELS ROAD C/L. N. GARLAND AVE. COG MAP GRID D-4, MAPSCO 124-.

ELEVATION = 548.14

1" CUT ON TOP OF CURB MARKER SET IN N. GARLAND ROAD APPROXIMATELY 70' SOUTH OF SOUTH CURB RETURN OF EXISTING DRIVEWAY.

ELEVATION = 545.35



VICINITY MAP

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2898
Contact: Jack Roberts

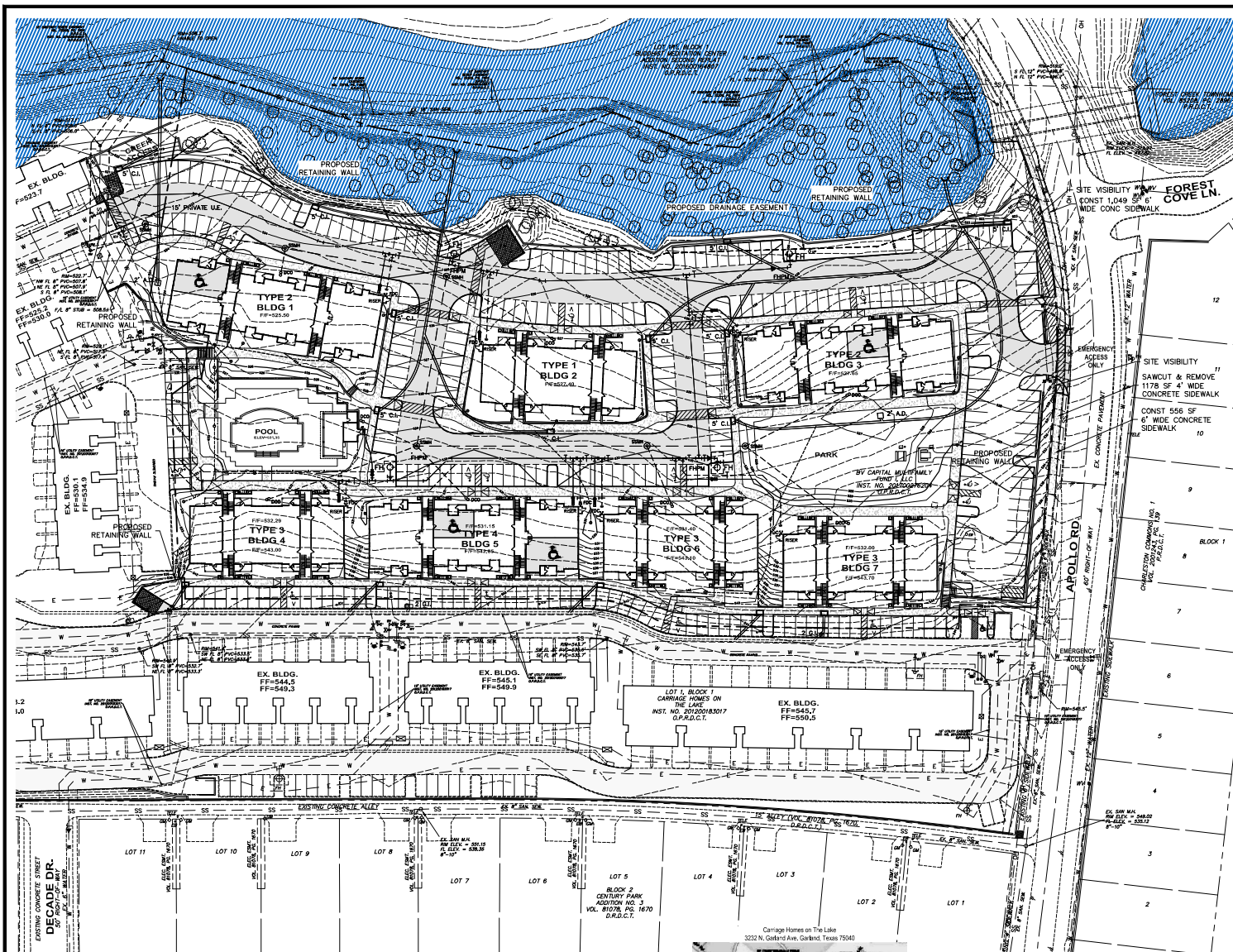
PLANNER:
Baldwin Associates
3804 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 864-7949
Contact: Robert B. Baldwin, AICP

ENGINEER:
Robert K. Manolis, P.E.
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Tel. No. (214) 866-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

ARCHITECT:
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16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (214) 248-2486
Contact: Cynthia Anderson
Fort, RA, LEED GA

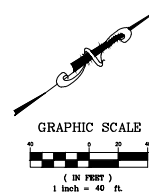
LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 10184331

SURVEYOR:
Winthorse Surveying and Planning
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-5834
Contact: Eddie Rodriguez
Texas Firm No. 10184331



LEGEND

- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (MEDIUM DUTY PARKING)
- 7" CLASS 'C' 3000 PSI REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (LIGHT DUTY PARKING)
- REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (HEAVY DUTY QUARTER ROAD)
- HOT MIX ASPHALT WEARING SURFACE ON TACK COAT PER GEOTECH TYPE 'D' SURFACE COURSE AND TYPE 'B' BASE COURSE
- 7" CLASS 'A' 3000 PSI REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (SIDEWALK)
- NUMBER OF PARKING SPACES
- COVERED PARKING STALLS
- TRANSFORMER
- FIRE HYDRANT
- WATER METER
- BACK FLOW DEVICE
- TREE TO REMAIN
- UTILITY EASEMENT
- RADIUS
- TYPICAL
- EXISTING
- BARRIER FREE RAMP
- BUILDING LINE
- LANDSCAPE BUFFER
- 7" WIDE MIN. GRADE
- FACE OF CURB TO FACE OF CURB
- X G.I.
- X G.I.
- X AREA DRAIN
- X FIRE HYDRANT PAVEMENT MARKER



NOTE:

- NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY.

Building Summary Carriage Homes on the Lake - Phase 2

Building Number	Building Type	Building Use	Maximum Building Height	Proposed Building Height	Stories	Footprint Area (sf)	Gross Area (sf)	Finished Floor Elevation
1	2	MF	36'	36'	3	9,530	28,590	524.75
2	1	MF	36'	36'	3	7,071	21,213	527.75
3	2	MF	36'	36'	3	9,530	28,590	526.75
4	3	MF	36'	36'	3	7,071	24,749	543.30
5	4	MF	45'	45'	4	9,530	33,355	534.22
6	3	MF	36'	36'	3	7,071	24,749	543.50
7	3	MF	36'	36'	3	7,071	24,749	544.50
8	3	MF	36'	36'	3	7,071	24,749	544.25
9	3	MF	36'	36'	3	7,071	24,749	532.50
10	3	MF	36'	36'	3	7,071	24,749	544.25
11	3	MF	36'	36'	3	7,071	24,749	532.25

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SEWER
1	DOMESTIC	2"	1	6"
2	DOMESTIC	2"	1	6"
3	DOMESTIC	2"	1	6"
4	DOMESTIC	2"	1	6"
5	DOMESTIC	2"	1	6"
6	DOMESTIC	2"	1	6"
7	DOMESTIC	2"	1	6"
8	IRRIGATION	2"	-	-
9	IRRIGATION	2"	-	-
10	IRRIGATION	2"	-	-

NOTE: EXISTING FLOODPLAIN DETERMINED FROM F.E.M.A. FLOOD INSURANCE STUDY NO. 48113CV0080 DATED JULY 7, 2014.

CITY CASE NO: 190423-3

PRELIMINARY ENGINEERING PLAN - PHASE 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED SEPTEMBER, 2019

4 of 5

BENCHMARKS:

CITY OF GARLAND GPS MONUMENT #77, 3" BRASS DISK STAMPED '77', LOCATED ON TOP OF THE REARWALL OF THE WEST CORNER OF BEAVER ROAD, THREE CARDS DRIVE AND BELLAIR DRIVE INTERSECTION APPROXIMATELY AT S.W. OF THREE CARDS DRIVE C&L AND APPROXIMATELY 47' N.W. OF BEAVER ROAD C&L. COG MAP 0001 (D-4), MAPSCO 134-1.

ELEVATION = 532.38

CITY OF GARLAND GPS MONUMENT #86, 3" BRASS DISK STAMPED '86' LOCATED ON DOUBLE INLET TOP AT THE EAST CORNER OF N. GARLAND ROAD, WAGON WHEELS ROAD, AND WOODLAND ROAD INTERSECTION APPROXIMATELY 21' S.W. OF N. GARLAND S.E. BOUND LINE C&L AND APPROXIMATELY 81' N.W. OF WAGON WHEELS ROAD C&L AT N. GARLAND AVE. COG MAP 0001 (D-4), MAPSCO 134-1.

ELEVATION = 548.14

3" CUT ON TOP OF CURB MARKER SET IN N. GARLAND ROAD APPROXIMATELY 70' SOUTH OF SOUTH CURB RETURN OF EXISTING DRIVEWAY INTERSECTION.

ELEVATION = 545.30



VICINITY MAP

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 824-7949
Contact: Jack Roberts

ARCHITECT:
Remix Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (872) 248-2406
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
Baldwin Associates
3804 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 884-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Pletting

ENGINEER:
Robert K. Manolis, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 884-1721
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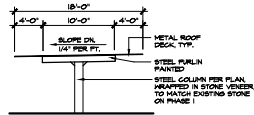
SURVEYOR:
Windrose Surveying and Planning
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-6834
Contact: Eddie Rodriguez
Texas Firm No. 10184331



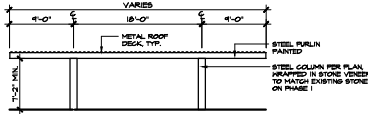
Issue Name: PRELIMINARY LANDSCAPE SUBMITTAL		
REVISIONS		
Delta	Date	Description

L.2.1





3B- TYPICAL CARPORT SIDE ELEVATION



3A- TYPICAL CARPORT FRONT ELEVATION



02- BUILDING TYPE I - NORTH & SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

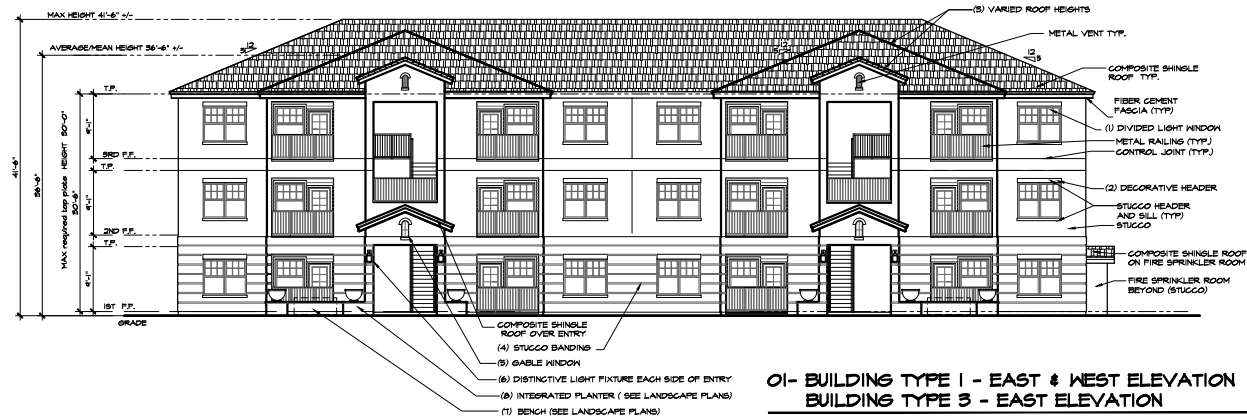
NOTE:
COLOR OF SIDING, COLOR OF STUCCO,
AND TRIM TO MATCH EXISTING PHASE I

ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS / LINTELS
3. VARIED ROOF HEIGHTS
4. ORNAMENTAL FACADE TRIMS
5. GABLE WINDOW
6. DISTINCTIVE LIGHTING FEATURE
7. BENCHES (REFER TO CIVIL DRAWINGS)
8. PLANTER

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

NOTE:
NO ROOFTOP EQUIPMENT
REFER TO CIVIL AND LANDSCAPE PLANS FOR
CONDENSER AND TRANSFORMER LOCATIONS

TOTAL AREA 2,200 S.F.
AREA OF STUCCO 2,054 S.F.
AREA OF FIBER CEMENT SIDING 66 S.F.
STUCCO (3-COAT) 47% -MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING 6%



01- BUILDING TYPE I - EAST & WEST ELEVATION
BUILDING TYPE 3 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 5,116 S.F.
AREA OF STUCCO 2,648 S.F.
AREA OF FIBER CEMENT SIDING 466 S.F.
STUCCO (3-COAT) 85% -MASONRY MATERIAL PER 15% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING 15%

EXHIBIT F

DATE:
REVISIONS:

CARRIAGE HOMES ON THE LAKE PH.2
184 UNIT APARTMENT COMPLEX
NORTH GARLAND RD. & APOLLO RD.
GARLAND, TEXAS 75040

FOR REVIEW
IKEMIRE ARCHITECTS LLC
PLANNING INTERIORS
10860 DALLAS PKWY. SUITE 2000 DALLAS, TX 75248-2486 FAX 972-248-1557

A4.01
JOB # 218040

CITY CASE NO 190423-3

DATE:
REVISIONS:

CARRIAGE HOMES ON THE LAKE PH.2
124 UNIT APARTMENT COMPLEX
NORTH GARLAND RD & APOLLO RD.
GARLAND, TEXAS 75040

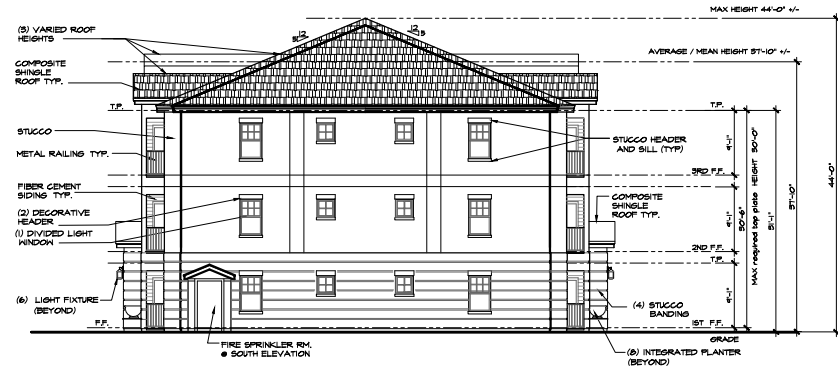
FOR
REVIEW
08-10-2019

IKEMIRE ARCHITECTS LLC
ARCHITECTURE
16660 DALLAS PKWY. SUITE 2000 DALLAS, TX 75248-2488 FAX 972-248-1557

A4.03

JOB # 216090

EXHIBIT F



02- BUILDING TYPE 2 - NORTH & SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	2,200 S.F.
AREA OF STUCCO	2,194 S.F.
AREA OF FIBER CEMENT SIDING	66 S.F.
STUCCO (3-COAT)	47% MASONRY MATERIAL PER 75% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	6%

NOTE:
COLOR OF SIDING, COLOR OF STUCCO,
AND TRIM TO MATCH EXISTING PHASE I
ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOWS
2. ORNAMENTAL WINDOW HEADERS / LINTELS
3. VARIED ROOF HEIGHTS
4. ORNAMENTAL FACADE TRIMS
5. GABLE WINDOW
6. DISTINCTIVE LIGHTING FEATURE
7. BENCHES (REFER TO CIVIL DRAWINGS)
8. PLANTER

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

NOTE:
NO ROOFTOP EQUIPMENT
REFER TO CIVIL AND LANDSCAPE PLANS FOR
CONDENSER AND TRANSFORMER LOCATIONS



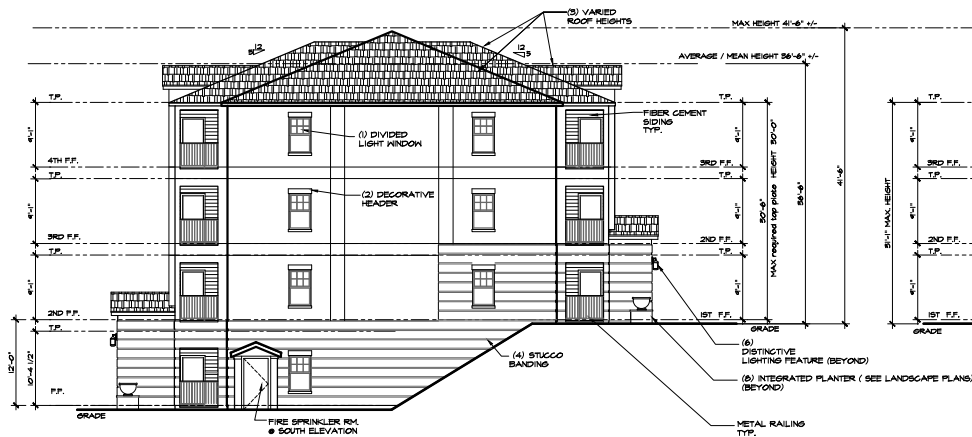
01- BUILDING TYPE 2 - EAST AND WEST ELEVATION
BUILDING TYPE 4 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA	3,439 S.F.
AREA OF STUCCO	2,420 S.F.
AREA OF FIBER CEMENT SIDING	519 S.F.
STUCCO (3-COAT)	89% MASONRY MATERIAL PER 75% REQUIREMENT
FIBER CEMENT HORIZONTAL SIDING	15%

NOTE:
ALL STUCCO TO BE APPLIED IN A
3-STAGE PROCESS ACCORDING TO
INDUSTRY STANDARDS.
COLOR WILL BE INTRINSIC IN THE
PLASTER AND WILL MATCH EXISTING
BUILDINGS.
ROOF: 500# COMPOSITE SHINGLES

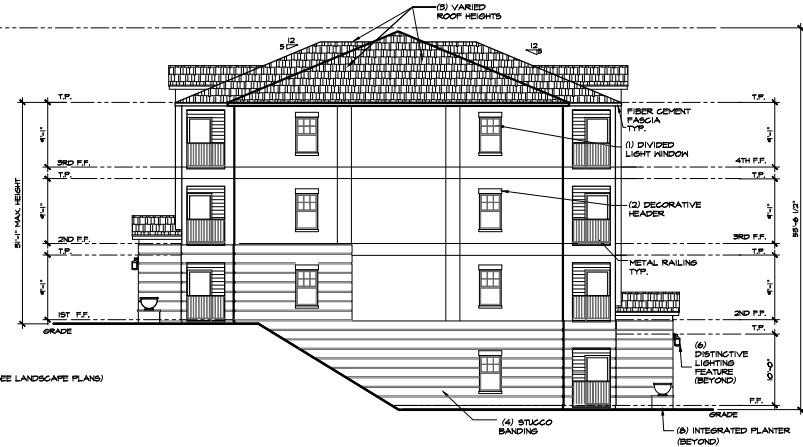
CITY CASE NO 190423-3



03- BUILDING TYPE 3 - SOUTH ELEVATION

TOTAL AREA 2598 S.F.
 AREA OF STUCCO 2520 S.F.
 AREA OF FIBER CEMENT SIDING 78 S.F.
 STUCCO (5-COAT) 47% -MASONRY MATERIAL PER 15% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%

SCALE: 1/8" = 1'-0"



02- BUILDING TYPE 3 - NORTH ELEVATION

TOTAL AREA 2598 S.F.
 AREA OF STUCCO 2520 S.F.
 AREA OF FIBER CEMENT SIDING 78 S.F.
 STUCCO (5-COAT) 47% -MASONRY MATERIAL PER 15% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%

SCALE: 1/8" = 1'-0"

NOTE:
 COLOR OF SIDING, COLOR OF STUCCO
 AND TRIM TO MATCH EXISTING PHASE I

ARCHITECTURAL ELEMENTS
 1. DIVIDED LIGHT WINDOWS
 2. ORNAMENTAL WINDOW HEADERS / LINTELS
 3. VARIED ROOF HEIGHTS
 4. ORNAMENTAL FACADE TRIMS
 5. SABLE WINDOW
 6. DISTINCTIVE LIGHTING FEATURE
 7. BENCHES (REFER TO CIVIL DRAWINGS)
 8. PLANTER

NOTE:
 ALL STUCCO TO BE APPLIED IN A
 5-STAGE PROCESS ACCORDING TO
 INDUSTRY STANDARDS.
 COLOR WILL BE INTRINSIC IN THE
 PLASTER AND WILL MATCH EXISTING
 BUILDINGS.
 ROOF: 500# COMPOSITE SHINGLES

NOTE:
 NO ROOFTOP EQUIPMENT
 REFER TO CIVIL AND LANDSCAPE PLANS FOR
 CONDENSER AND TRANSFORMER LOCATIONS



01- BUILDING TYPE 3 - WEST ELEVATION

TOTAL AREA 5374 S.F.
 AREA OF STUCCO 5058 S.F.
 AREA OF FIBER CEMENT SIDING 316 S.F.
 STUCCO (5-COAT) 88% -MASONRY MATERIAL PER 15% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 15%

SCALE: 1/8" = 1'-0"

CITY CASE NO 190423-3

EXHIBIT F

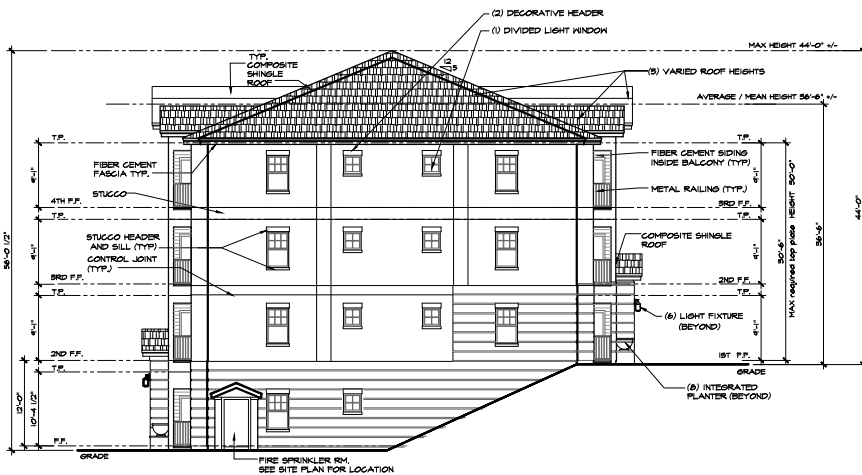
FOR
 REVIEW
 08-10-2019

IKEMIRE ARCHITECTS LLC
 ARCHITECTURE PLANNING
 10860 DALLAS PKWY., SUITE 2000 DALLAS, TX 75248-2486 FAX 972-248-1557

A4.02
 JOB # 218040

DATE:
 REVISIONS:

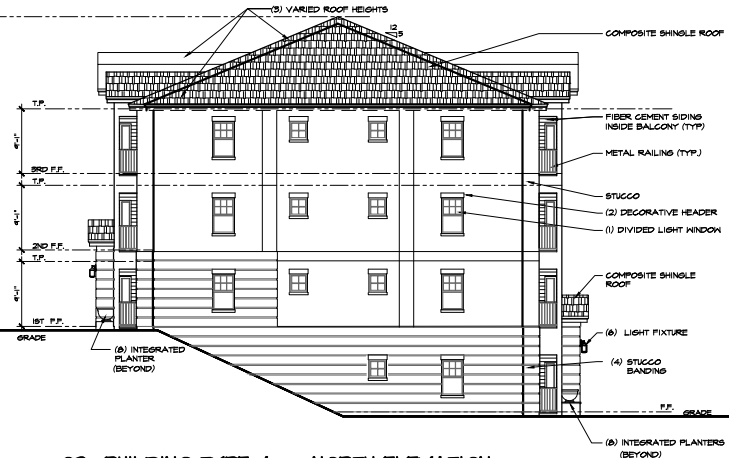
CARRIAGE HOMES ON THE LAKE PH.2
 184 UNIT APARTMENT COMPLEX
 NORTH GARLAND RD. & APOLLO RD.
 GARLAND, TEXAS 75040



03- BUILDING TYPE 4 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2348 S.F.
 AREA OF STUCCO 2320 S.F.
 AREA OF FIBER CEMENT SIDING 10 S.F.
 STUCCO (3-COAT) 47% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%



02- BUILDING TYPE 4 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 2348 S.F.
 AREA OF STUCCO 2320 S.F.
 AREA OF FIBER CEMENT SIDING 10 S.F.
 STUCCO (3-COAT) 47% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 6%



01- BUILDING TYPE 4 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

TOTAL AREA 5474 S.F.
 AREA OF STUCCO 4487 S.F.
 AREA OF FIBER CEMENT SIDING 822 S.F.
 STUCCO (3-COAT) 85% -MASONRY MATERIAL PER 75% REQUIREMENT
 FIBER CEMENT HORIZONTAL SIDING 15%

NOTE:
 ALL STUCCO TO BE APPLIED IN A 3-STAGE PROCESS ACCORDING TO INDUSTRY STANDARDS.
 COLOR SHALL BE INTERMIXED IN THE PLASTER AND WILL MATCH EXISTING BUILDINGS.
 ROOF, 300# COMPOSITE SHINGLES

NOTE:
 NO ROOFTOP EQUIPMENT
 REFER TO CIVIL AND LANDSCAPE PLANS FOR CONDENSER AND TRANSFORMER LOCATIONS

NOTE:
 COLOR OF SIDING, COLOR OF STUCCO AND TRIM TO MATCH EXISTING PHASE I

- ARCHITECTURAL ELEMENTS
1. DIVIDED LIGHT WINDOW
 2. ORNAMENTAL WINDOW HEADERS / LINTELS
 3. VARIOUS ROOF HEIGHTS
 4. ORNAMENTAL FACADE TRIMS
 5. GABLE WINDOW
 6. DISTINCTIVE LIGHTING FEATURE
 7. BENCHES (REFER TO CIVIL DRAWINGS)
 8. PLANTER

- (8) INTEGRATED PLANTERS (SEE LANDSCAPE PLANS)
- (7) BENCH (SEE LANDSCAPE PLANS)
- COMPOSITE SHINGLE ROOF OVER ENTRY
- (6) DISTINCTIVE LIGHT FIXTURE EACH SIDE OF ENTRY
- (5) GABLE WINDOW

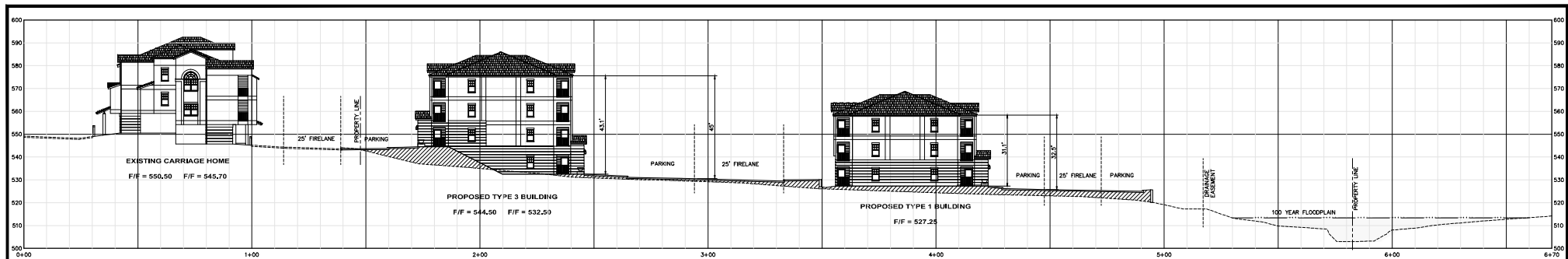
EXHIBIT F

DATE: PH.2
 REVISIONS:
 CARRIAGE HOMES ON THE LAKE
 184 UNIT APARTMENT COMPLEX
 NORTH GARLAND RD. & APOLLO RD.
 GARLAND, TEXAS 75040

FOR REVIEW
 08-10-2019

IKEMIRE ARCHITECTS LLC
 PLANNING
 10860 DALLAS PKWY. SUITE 2000 DALLAS, TX 75248-2486 FAX 972-248-1557

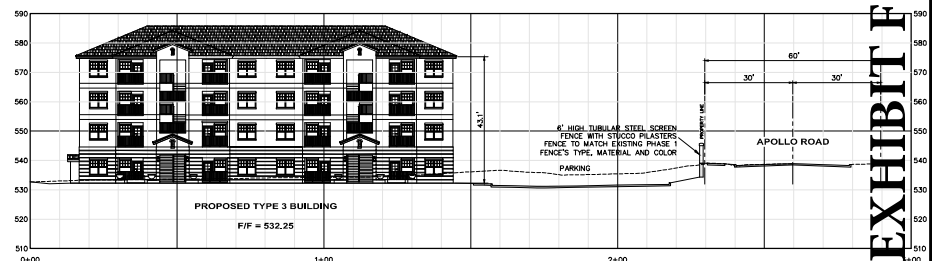
A4.04
 JOB # 218040



SECTION A-A
1" = 20'



SECTION B-B
1" = 20'



SECTION C-C
1" = 20'

EXHIBIT F

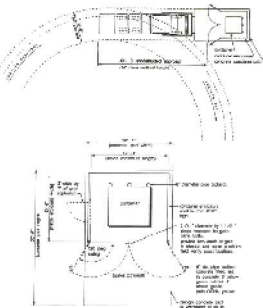
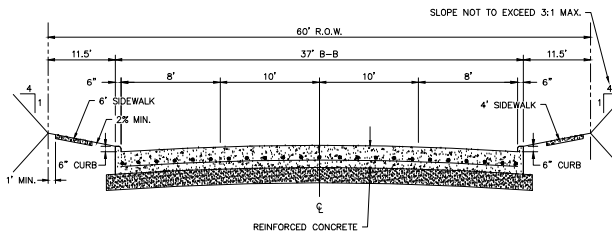


Illustration 4-2
Design & Screening of Refuse Containers

GARLAND DEVELOPMENT CODE Chapter 4, Article 3, Division 5, Section 4.45 Design & Screening of Refuse Containers

- The design and screening of refuse containers must comply with the following provisions:
- General. Refuse containers provided in conjunction with nonresidential and multifamily developments must be located behind the main buildings or within an interior service court (which is highly recommended and encouraged) where possible, outside of required setbacks from street or residential boundaries and outside of easements, and must be screened on three sides with a minimum six-foot tall masonry wall. Alternatives to placement and screening of refuse containers may be approved using the alternative compliance process as outlined in Article 1, Division 2 in this Chapter 4.
 - Compatibility. The exterior composition of screening walls must be architecturally compatible with the main buildings, composed of the same masonry materials as the main buildings, and be located to the rearward based on masonry construction within Subsection 4.45(C)(2) (Article 4, Division 1 of this Chapter 4), except that stucco is prohibited for refuse container screening.
 - Enclosure & Access. All refuse containers must be placed on a reinforced concrete pad and all masonry walls and enclosures must meet or exceed the criteria and dimensions shown in Illustration 4-2. A solid metal gate must be placed on the open side of the refuse screening wall to completely enclose the refuse containers. The gate must remain closed when the placement or collection of refuse is not actively occurring. To allow for adequate access to the refuse container, there must be a minimum of twelve feet of horizontal clearance between each of the sides of the refuse screening wall.
 - Location. Refuse containers placed in a parking lot are prohibited in a required parking space, loading space, fire lane, or access drive aisle. Refuse containers must be placed in a location that facilitates collection by the solid waste disposal provider.
 - Shared Refuse Containers. Two or more nonresidential users may share a refuse container provided that the container and its enclosure is located on one of the properties within a jurisdictional mutual access and use easement, filed of record at the applicable County and a filed copy submitted to the City, to allow full access to the container by all persons authorized under the easement instrument, and provided that the shared container is emptied regularly enough to accommodate refuse disposal capacity for all users.
 - Maintenance. Each refuse facility must be maintained by the property owner or the user of the facility, as applicable, and comply with all public health and sanitary regulations.

(Ordinance 8773 adopted 05/05/05)



DETAIL - TYPICAL APOLLO ROAD SECTION
NOT TO SCALE



VICINITY MAP



CITY CASE NO: 190423-3

SECTIONS AND DETAILS PHASE 2 CARRIAGE HOMES ON THE LAKE

18.927 Acre Tract of Land
Part of the
Onofre Alvarado Survey, Abstract No. 2
and the
Benjamin Front Survey, Abstract No. 480

in
the City of Garland
Dallas County, Texas

PREPARED JULY, 2019

OWNER / APPLICANT:
Bridgeway Real Estate
8390 LBJ Freeway, Ste 565
Dallas, Texas 75243
Tel. No. (214) 935-2888
Contact: Jack Roberts

LANDSCAPE ARCHITECT:
Kemp Architects LLC
16660 Dallas Parkway, Ste 2900
Dallas, Texas 75248
Tel. No. (972) 248-2486
Contact: Cynthia Anderson
Fort, RA, LEED GA

PLANNER:
Baldwin Associates
3904 Elm Street, Ste B
Dallas, Texas 75226
Tel. No. (214) 824-7949
Contact: Robert B. Baldwin, AICP

LANDSCAPE ARCHITECT:
LandPatterns, Inc.
1804 W. Commerce, Ste 200
Dallas, Texas 75208
Tel. No. (214) 219-3993
Contact: Michael Piering

ENGINEER:
Robert K. Manolis, P.E.
12225 Greenville Avenue, Ste 1000
Dallas, Texas 75243
Tel. No. (214) 886-1721
Contact: Robert K. Manolis
Texas Firm No. F-20639

SURVEYOR:
Windrose Surveying and Platting
220 Elm Street, Ste 200
Lewisville, Texas 75057
Tel. No. (972) 370-8834
Contact: Eddie Rodriguez
Texas Firm No. 19184331



BUILDING TYPE 2, TYPE 4 similar



CARRIAGE HOMES ON THE LAKE – Phase 2 184 UNIT APARTMENT COMPLEX

08-8-2019

NORTH GARLAND RD. & APOLLO RD. GARLAND, TEXAS 75040

BridgeView Real Estate

Ikemire Architects, LLC



BUILDING TYPE 3, TYPE 1 similar



CARRIAGE HOMES ON THE LAKE – Phase 2 184 UNIT APARTMENT COMPLEX

08-8-2019

NORTH GARLAND RD. & APOLLO RD. GARLAND, TEXAS 75040

BridgeView Real Estate

Ikemire Architects, LLC



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. c.

Meeting Date: 10/22/2019

Item Title: Z 19-25 Spiars Engineering (District 3)

Submitted By: Nabiha Ahmed, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 19-25 Spiars Engineering

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 19-25 Ordinance

Z 19-25 Exhibit A

Z 19-25 Exhibit B

Z 19-25 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR RESTAURANT, DRIVE-THROUGH ON A 0.315-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 3414 BROADWAY BOULEVARD; 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 9th day of September, 2019, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for Restaurant, Drive-Through by **Spiars Engineering**; 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 Restaurant, Drive-Through on a 0.315-acre tract of land zoned Community Retail (CR) District and located at 3414 Broadway Boulevard 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 19-25

PASSED AND APPROVED this _____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 19-25

Being a 0.315 acre tract in the John Little League Survey, Abstract No. 761, and being a part of Lot 1, Block 1, Club Hill Square, an addition to the City of Garland, Dallas County, Texas, and being part of a tract of land conveyed to A & H Real Properties, as recorded in Volume 95078, Page 2366, Deed Records Dallas County Texas and being more particularly described as follows:

BEGINNING at a point in the centerline of existing drive of said Lot 1, Block 1, North 44°53'04" West, 63.66 feet to a point;

THENCE North 45°06'13" East, 146.89 feet;

THENCE North 44°53'47" West, 21.56 feet;

THENCE North 45°56'57" East, 51.44 feet;

THENCE South 45°11'55" East, 84.46 feet;

THENCE South 45°06'13" West, 198.78 feet to the POINT OF BEGINNING and containing 13,733 square feet, or 0.315 acres of land, more or less.

SPECIFIC USE PROVISION CONDITIONS

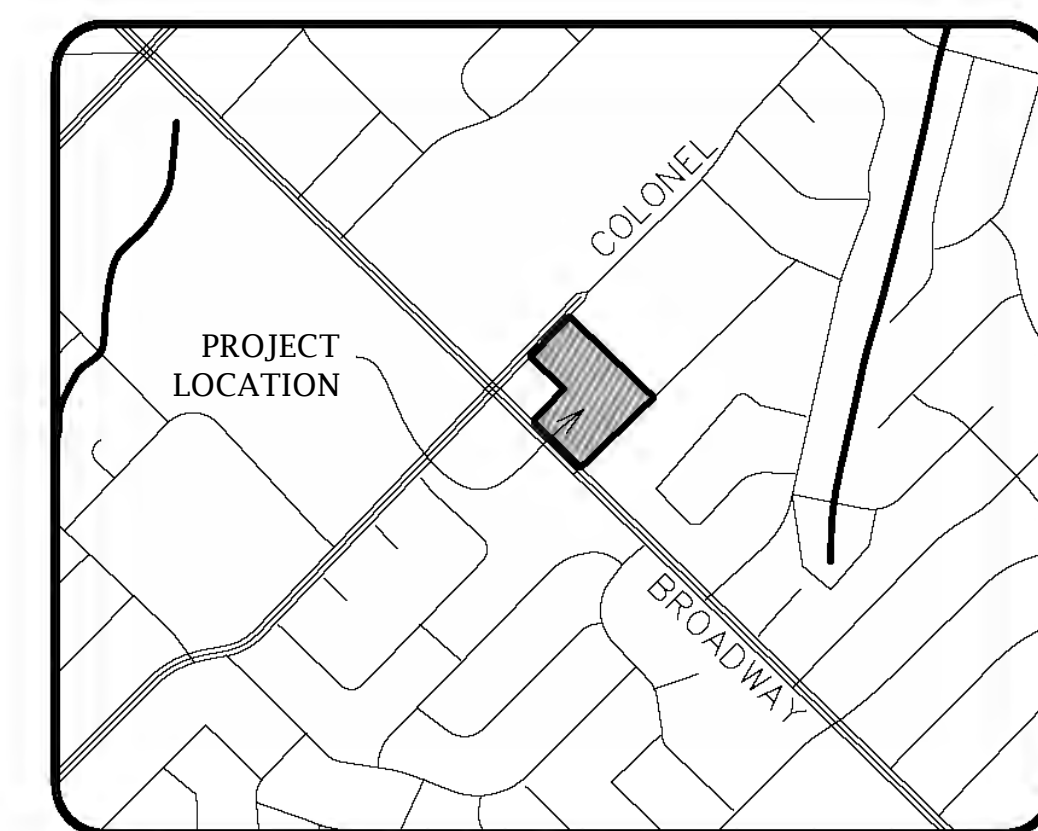
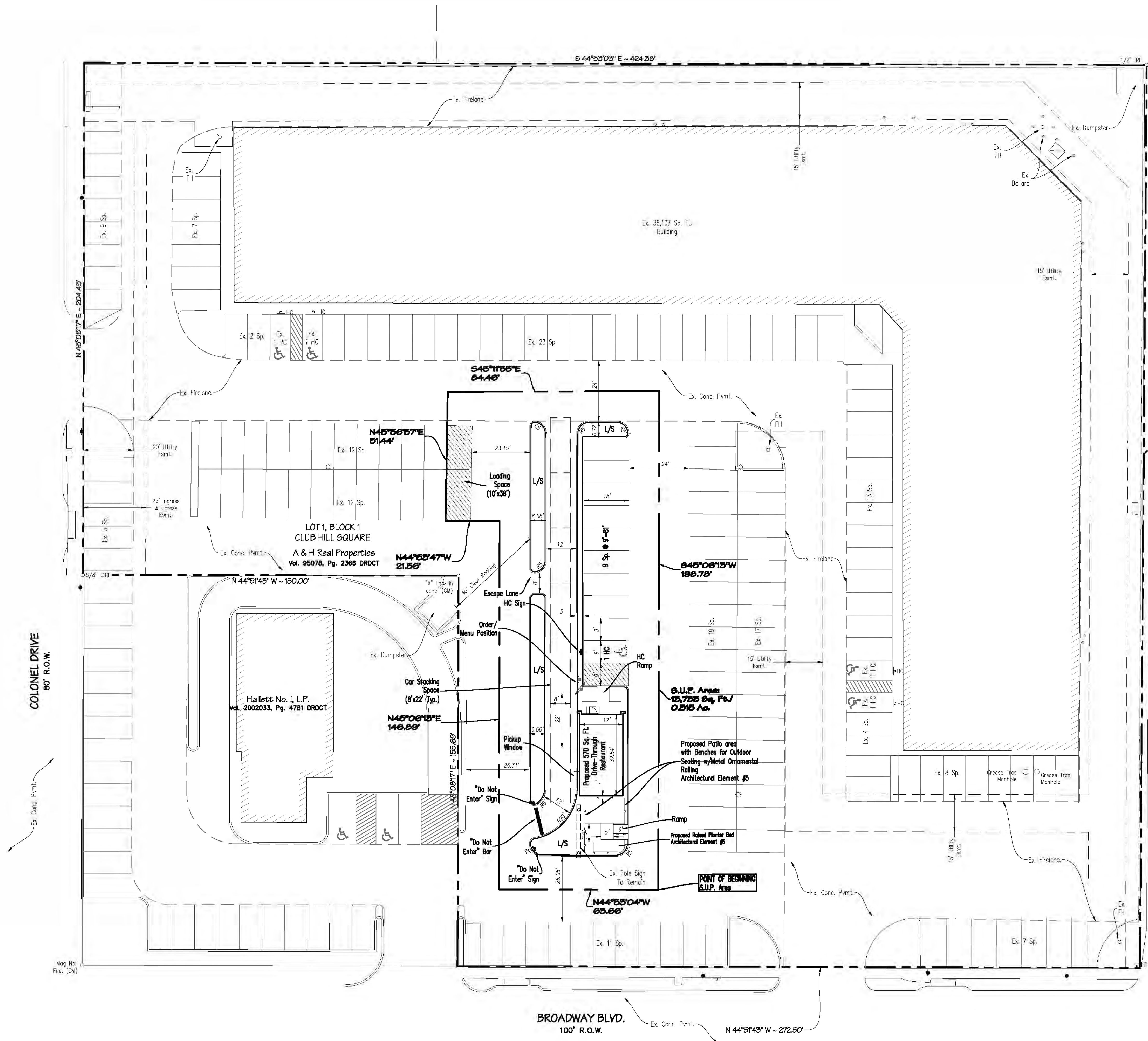
ZONING FILE Z 19-25

3414 Broadway Boulevard

- 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, landscape plan and building elevations labeled Exhibit C, Exhibit D and Exhibit E. 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:** The Restaurant, Drive-Through operation shall be limited to the 0.315-acre lease area, in accordance with the site layout in Exhibit C.

Drawn: D. V. 10/19 4352115-009 Scooter's Country Club - Lot 1, Block 1, Club Hill Square, Survey, 1/2" = 100', 10/19/2018, 3:48 PM
Printed by: mrsing Print Date: 8/29/2018 3:48 PM
Scale: 1" = 20'

EXHIBIT C



LOCATION MAP
1" = 1000'

LEGEND

- Prop. Curb & Gutter
- Ex. Striping
- Prop. Striping
- Ex. Firelane
- Ex. Fire Hydrant
- Ex. Light Pole
- L/S
- Prop. Landscape Area
- Metal Ornamental Railing

SYNOPSIS

Zoning	CR (Community Retail)
Total Lot Area	2.964 Ac./129,112 Sq. Ft.
Existing Building Area	36,107 Sq. Ft.
Proposed Building Area	570 Sq. Ft.
Total Building Area	36,677 Sq. Ft.
Floor Area Ratio	0.284:1
Building Height	1-Story
Impervious Area	125,198 Sq. Ft. => 96.97%
Overall Parking Required*	158 Spaces
Overall Parking Provided	163 Spaces (Incl. 5 HC)
SUP Area Parking Required	6 Spaces
SUP Area Parking Provided	10 Spaces (Incl. 1 HC)

Refer to Parking Analysis Letter included w/ SUP request



RAISED PLANTER SAMPLE

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



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. 190801-3

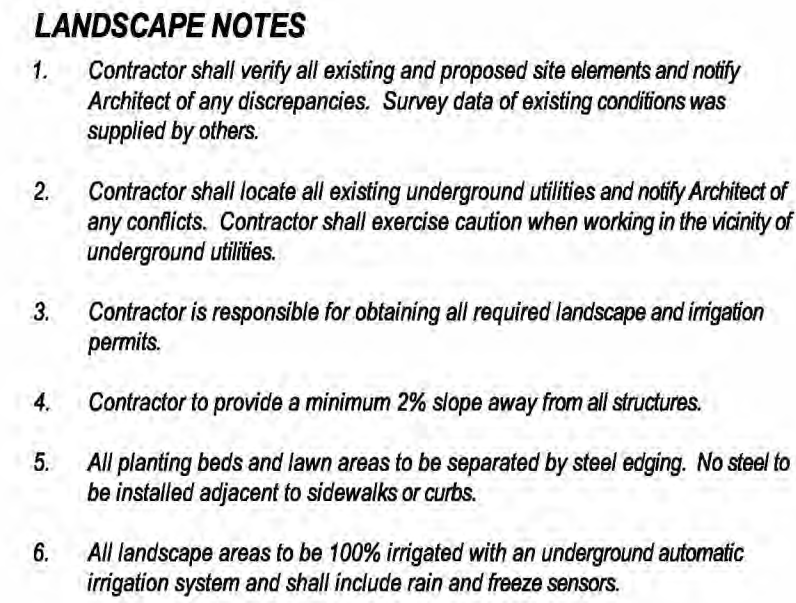
SITE PLAN

SCOOTER'S - COUNTRY CLUB

LOT 1, BLOCK 1
CLUB HILL SQUARE
JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2.964 Acres/129,112 Sq. Ft.
Current Zoning: CR (Community Retail)

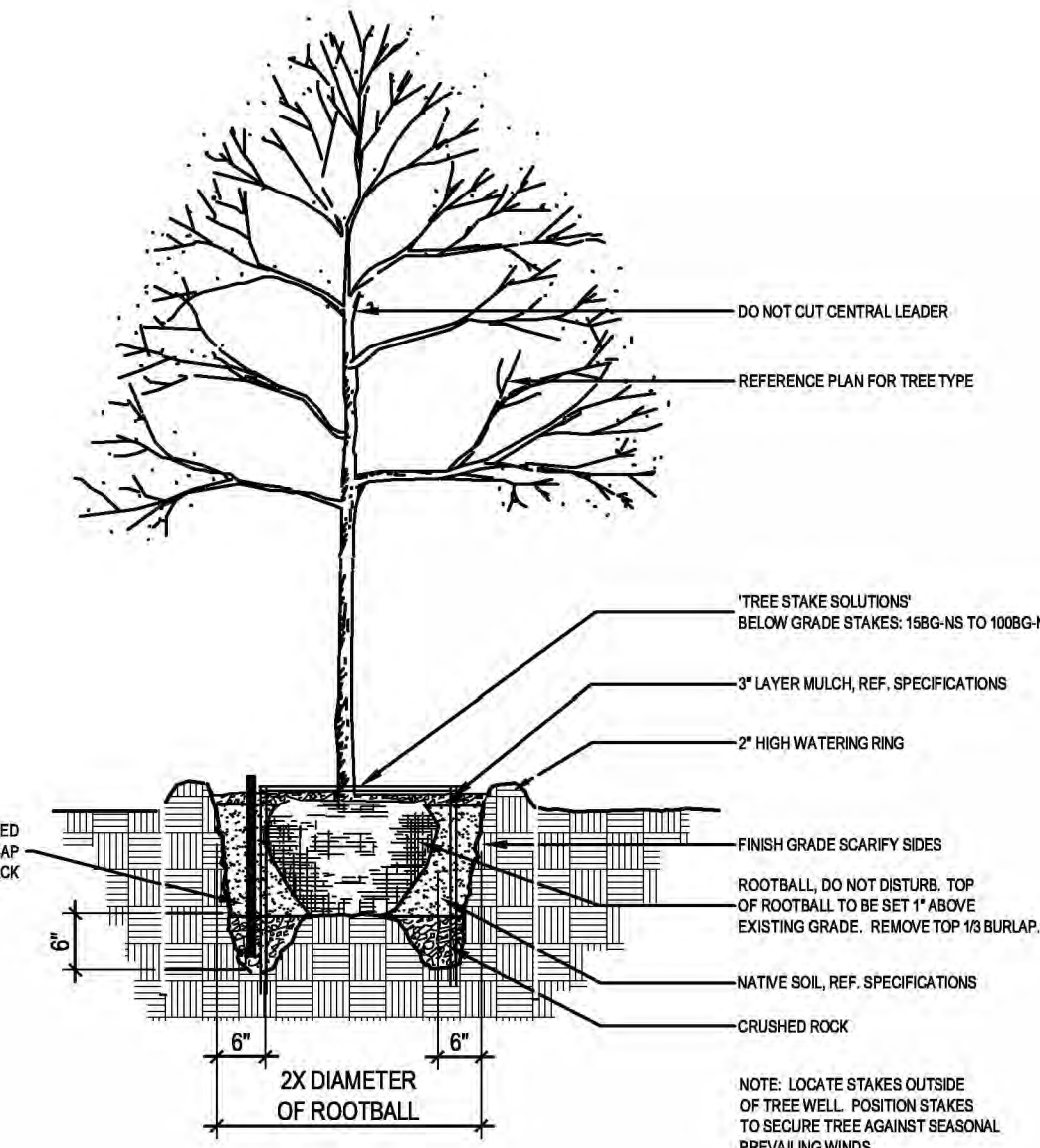
OWNER A & H Real Properties LTD PO Box 851253 Richardson, TX 75085 Telephone: (972) 422-7866 Contact: Al Abusaud	APPLICANT ARC Holdings, LLC 3615 Summit Plaza Dr., Ste. 109 Bellevue, NE 68123 Telephone: (402) 319-7848 Contact: Adam Cockerill	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 / TBPLS No. F-10043100 Contact: David Bond
---	---	--

COLONEL DRIVE
80' R.O.W.

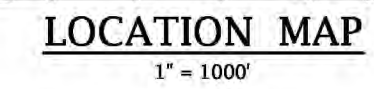


PLANTING NOTES

All planting areas shall receive two (2") inch layer minimum settled thickness of Double Shredded Hardwood Bark Mulch after plant material has been installed.



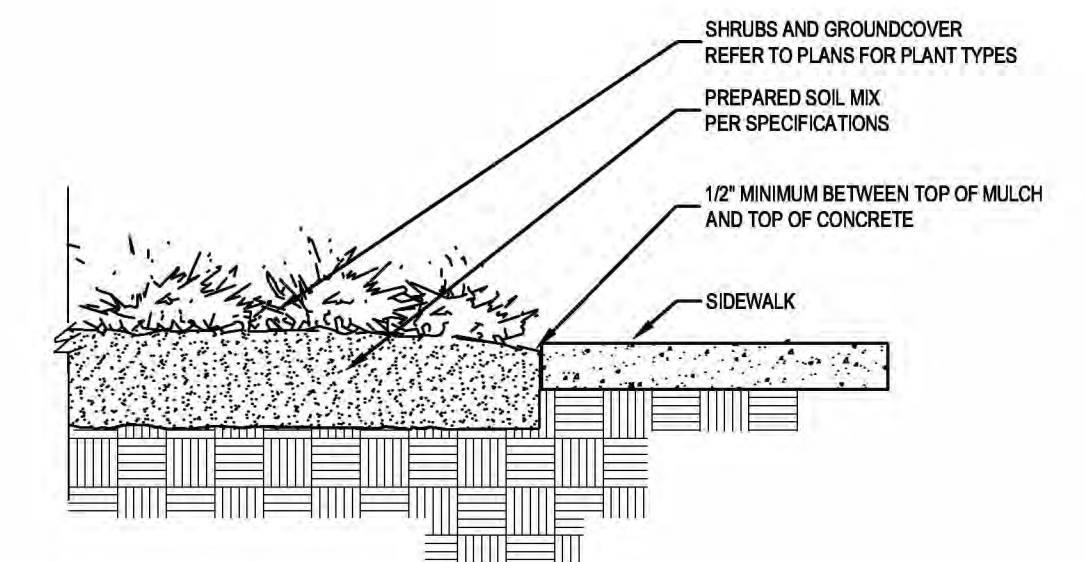
01 TREE PLANTING DETAIL



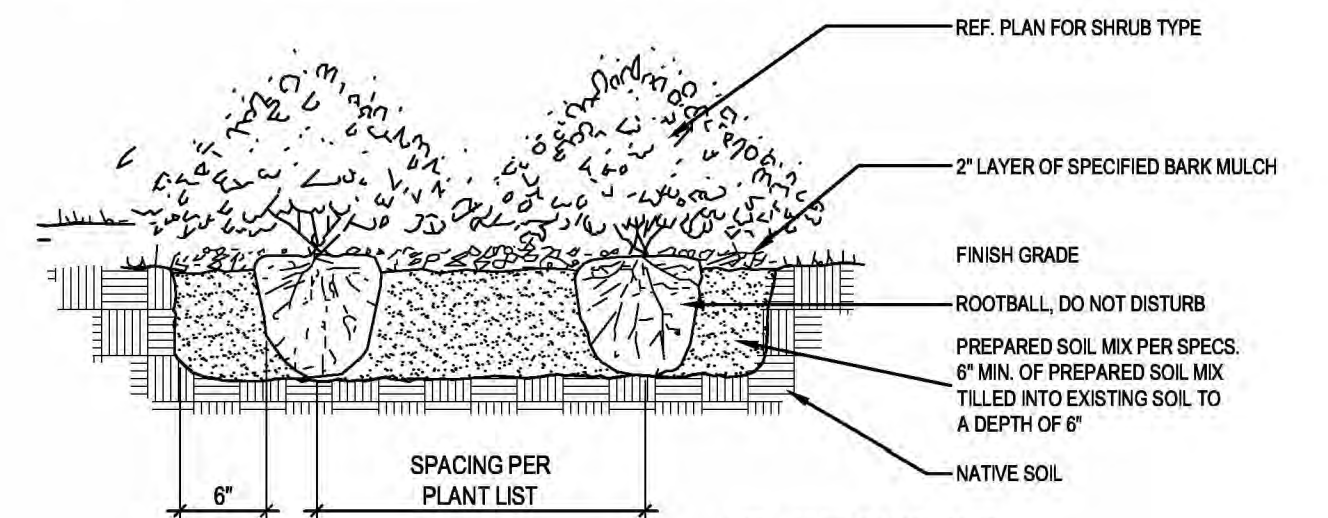
SYNOPSIS

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Proposed Building Area	<u>570 Sq. Ft.</u>
Total Building Area	<u>36,677 Sq. Ft.</u>
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Building Height	1-Story
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Overall Parking Provided	163 Spaces (Incl. 5 HC)
SUP Area Parking Required	6 Spaces
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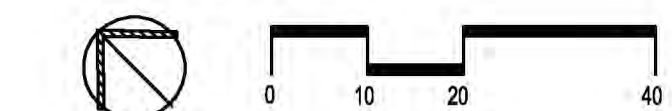


02 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



03 SHRUB PLANTING DETAIL

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



CASE NUMBER: 190801-3

LOT 1, BLOCK 1
CLUB HILL SQUARE
JOHN LITTLE LEAGUE SURVEY, ABSTRACT No. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
2.964 Acres/129,112 Sq. Ft.
Current Zoning: CR (Community Retail)

Current Zoning: CR (Community Retail)

OWNER
A & H Real Properties LTD
PO Box 851253
Richardson, TX 75085
Telephone:
Contact: Alaidin Abusaad

APPLICANT
ARC Holdings, LLC
3615 Summit Plaza Dr., Ste. 109
Bellevue, NE 68123
Telephone: (402) 319-7848
Contact: Adam Cockerill

ENGINEER / SURVEYOR
Spjars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121 / TBPLS No. F-10043100
 Contact: David Bond

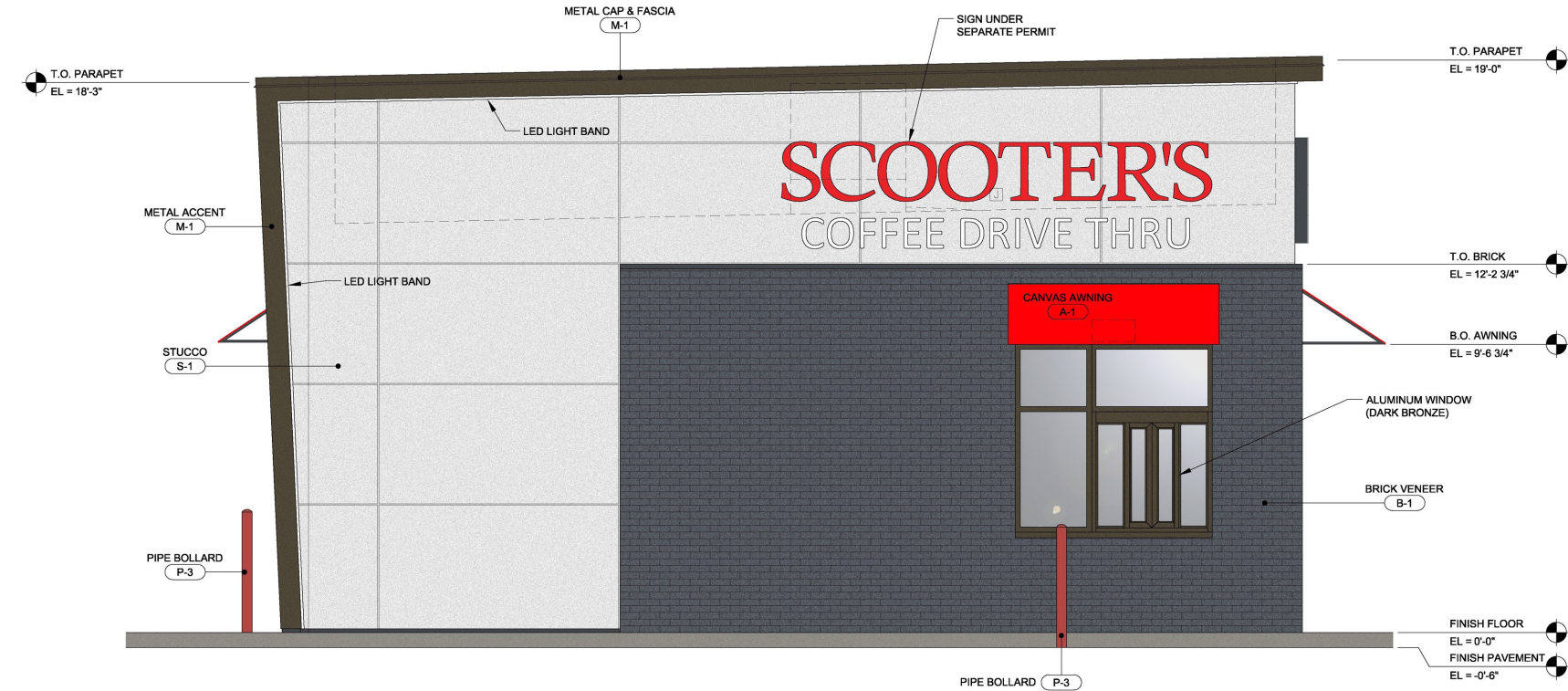


Scooter's Coffee Drive-Thru
Country Club Shopping Center
3414 Broadway Blvd
Garland, TX 75043

EXTERIOR ELEVATIONS

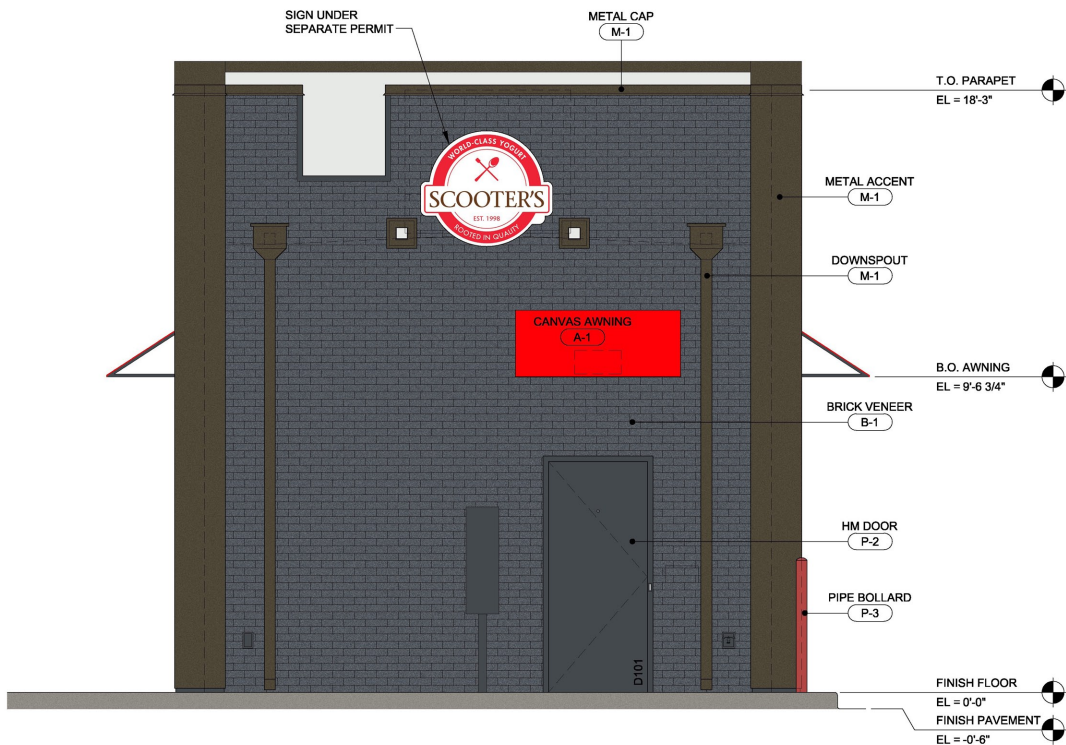
Adam Cockerill
ARC Holdings, LLC
3615 Summit Plaza Dr, #104
Bellevue, NE 68123

[illegible]



J1 WEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

- 1/2" STUCCO CHANNEL REVEAL. PAINT TO MATCH STUCCO.
- 1/2" STUCCO "F" CHANNEL REVEAL. PAINT TO MATCH STUCCO.
- AWNING, COLOR: RED (BY OWNER).
- WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL.
- STUCCO, COLOR: SITE WHITE SW7070. SEE SPECS
- CONTRACTOR SHALL PROVIDE POWER FOR EXTERIOR SIGNAGE WIREWAY ON PARAPET WALL INTERIOR
- SIGNAGE UNDER SEPARATE PERMIT.
- STANDARD BRICK. SEE SPECS
- ROOF LINE BEYOND
- ROOF TOP UNIT BEYOND
- LED LIGHT BAND
- METAL FASCIA/SOFFIT AND REAR ELEVATION ACCENTS - DARK BRONZE
- SES PANEL, SEE ELECTRICAL
- MAILBOX, BY OWNER
- DOOR BELL
- ELECTRICAL OUTLETS, SEE ELECTRICAL.
- FREEZE PROOF WALL HYDRANT, SEE PLUMBING.
- METAL CAP FLASHING, DARK BRONZE
- METAL THRU-WALL SCUPPER, CONDUCTOR HEAD & DOWNSPOUT, DARK BRONZE. SEE ?/A6.0
- METAL THRU-WALL OVERFLOW SCUPPER. SEE ?/A6.0
- STUCCO CASING BEAD W/ WEEPS. PAINT TO MATCH STUCCO. DO NOT CLOG WEEPS.
- 4"Ø CONC-FILLED PIPE BOLLARD. SEE DETAIL A0.2.



A1 NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

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 7070 SITE WHITE	SEMI-GLOSS
(S-1)	CEMENT STUCCO	SENERGY	SENTRY STUCCO ULTRA	SW7070 SITE WHITE	FINE FINISH	(P-2)	PAINT	SHERWIN WILLIAMS	-----	SW 6992 INKWELL	SEMI-GLOSS
(M-1)	METAL PANEL ACCENT	----	TBD	DARK BRONZE	PREFINISHED	(P-3)	PAINT	SHERWIN WILLIAMS	-----	SW 6607 TOMATO RED	SEMI-GLOSS
(A-1)	CANVAS AWNING	----	TBD	RED							

EXTERIOR FINISH MATERIALS CALCULATION TABLE

NORTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS (MINUS DRS & WDWS)	602.55 SF	100%	GROSS (MINUS DRS & WDWS)	319 SF	100%
BRICK VENEER (B-1)	236.41 SF	39.24%	BRICK VENEER (B-1)	258.01 SF	80.88%
CEMENT STUCCO (S-1)	325.81 SF	54.07%	METAL PANEL (M-1)	60.95 SF	19.12%
METAL PANEL (M-1)	40.33 SF	6.69%			

ARCHITECTURAL DESIGN ELEMENTS

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

Scooter's Coffee Drive-Thru
Country Club Shopping Center
3414 Broadway Blvd
Garland, TX 75043

EXTERIOR ELEVATIONS

Adam Cockerill
ARC Holdings, LLC
3815 Summit Plaza Dr, #104
Bellevue, NE 68123

REVISIONS

BY DATE

DATE: 07.29.19
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER

A2.0

JOB NUMBER

5426-19

WARMAN ARCHITECTURE + DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 10/22/2019

Item Title: Consider the Garland Cultural Arts Commission Inc. Budget, Subgrant Recipients, and Authorize City Manager's Execution of HOT Funds Agreement

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

The City Council is requested to consider approval of the 2019-2020 budget of the Garland Cultural Arts Commission Inc. (GCACI), subgrant recipients, and authorize the City Manager's execution of a "Hotel Occupancy Tax Program Agreement" between the City of Garland and the GCACI.

The attached Exhibits A and B are the 2019-2020 GCACI budget, and list of sub-grant recipients approved at the GCACI meeting of October 1. The attached Exhibit C is the "Hotel Occupancy Tax Program Agreement" which provides hotel occupancy tax revenues to GCACI, in the amount of \$160,368 for the encouragement and promotion of the arts in Garland. The amount is calculated as fifteen percent of hotel occupancy tax net revenue for the period from Quarter 3 of 2017 thru Quarter 2 of 2018. These tax revenues are a primary source of grant funding distributed by GCACI to local arts and cultural arts organizations to grow and promote our community's arts culture and vitality.

Council received written briefing on this item at their Work Session of October 21, 2019.

Recommendation/Action Requested and Justification

Approve by minute action the 2019-2020 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.

Attachments

Exhibit A - 2019-20 GCACI Budget

Exhibit B - 2019-20 Subgrant Recipients

Exhibit C - GCACI HOT Agreement

EXHIBIT A

GARLAND CULTURAL ARTS COMMISSION, INC. (GCACI) PROPOSED 2019 – 2020 BUDGET HOTEL OCCUPANCY TAX REVENUES

REVENUES:

\$160,368.00 Hotel Occupancy Tax Revenues

EXPENDITURES:

\$ 123,000.00 GCACI Grant Program for Arts & Cultural Arts Organizations
\$ 4,400.00 Annual High School Senior Juried Visual Arts Competition/GISD
\$ 10,301.00 “Arts In Action” Newsletter & Event Advertising
\$ 12,667.00 Reimbursement to COG for Vision of the Arts Sculpture *
\$ 10,000.00 Public Art Grants for Downtown and other Garland locations

\$160,368.00 Total Expenditures

*As of 6/2019, GCAC, Inc. has reimbursed the City of Garland \$137,667. toward the \$213,667. revised total of the amended Agreement for the Vision of the Arts sculpture.

\$76,000 remains to be paid over a period of 6 years at \$12,667.00 a year.

EXHIBIT B

GARLAND CULTURAL ARTS COMMISSION, INC. 2019-20 SUBGRANT RECIPIENTS

GARLAND ARTS GROUPS – MAJOR

Garland Civic Theatre - \$26,500

Garland Summer Musicals - \$29,500

Garland Symphony Orchestra - \$28,000

GARLAND/GISD Residential Area – MINOR

Achievement Center of Texas - \$4,500

Breitling Youth Theater - \$5,500

CORP - \$8,000

Friends of Garland's Magic Eleventh St. - \$3,000

Garland Landmark Society - \$3,000

OTHER

DBC Nutcracker - \$15,000

EXHIBIT C

GARLAND CULTURAL ARTS COMMISSION, INC. (GCACI) HOTEL OCCUPANCY TAX PROGRAM MANAGEMENT AGREEMENT

This Hotel Occupancy Tax Program Management Agreement (this “Agreement”) is made and entered into by and between the City of Garland, Texas, a Texas home-rule municipality (the “City”) and the Garland Cultural Arts Commission, Inc., a non-profit corporation organized under the laws of Texas (“GCACI”).

WHEREAS, Chapter 351, TEXAS TAX CODE authorizes a municipality that levies and collects a hotel occupancy tax to expend a portion of the revenues from such tax for the encouragement, promotion, improvement and application of the arts, and for certain historical preservation and restoration projects, activities and related promotions; and

WHEREAS, Sec. 351.101(c), TEX. TAX CODE, authorizes the governing body of a municipality to delegate by contract the management or supervision of programs and activities funded with revenue from the hotel occupancy tax authorized by Chapter 351, Texas Tax Code; and

WHEREAS, GCACI has agreed to manage and supervise various programs and activities relating to the encouragement, promotion, improvement and application of the arts;

NOW, THEREFORE, in consideration of the following mutual covenants and promises, the City and GCACI agree as follows:

Section 1. General Responsibilities of the GCACI. GCACI shall develop, operate, and administer: (i) programs and activities for the encouragement, promotion, improvement, and application of cultural arts within the City and at City facilities; and (ii) projects, activities, advertising and promotional programs for historical restoration and preservation. A detailed, written description of all such programs, activities, projects, advertisements, and promotions (collectively referred to as the “Program”) shall be provided to the City Manager annually upon renewal of this Agreement and shall be updated not less than quarterly as part of the periodic reporting required by Section 4 of this Agreement.

Section 2. Hotel Occupancy Tax Revenues. In consideration of GCACI’s development, operation, and administration of the Program, the City shall pay to GCACI \$160,368.00 . In no event shall the payment under this Agreement exceed the amount City may lawfully allocate under Sec. 351.103(c) or fifteen percent (15%) of the hotel occupancy tax revenue actually received in hand by the City for the applicable fiscal quarter(s) used to calculate the amount. The City shall remit payment of Program funds to GCACI on or before October 30, 2019. GCACI shall maintain all revenues received by the City under this Agreement in a separate account established for that purpose and may not commingle that revenue with any other money.

Section 3. Budget. GCACI shall annually prepare and submit to the City a budget detailing all proposed uses and expenditures of the revenues to be provided to the GCACI

under this Agreement, including any and all proposed uses and expenditures of revenues intended to be granted by GCACI to subgrantees. If approved by the City Council of the City, the budget shall be made a part of this Agreement as Exhibit “A”, and all of GCACI expenditures of revenues received by the City under this Agreement shall be made in accordance with the approved budget.

Section 4. Limitation on Expenditures; Periodic Reporting.

- (A) For the purposes of this agreement, “convention center facilities” means facilities that are primarily used to host conventions and meetings. The term means civic centers, civic center buildings, auditoriums, exhibition halls, and coliseums that are owned by the City or that are managed in whole or part by the City.
- (B) Revenue from hotel occupancy taxes paid to GCACI by the City under this Agreement shall be used only to promote tourism and the convention and hotel industry, and that use is limited to the following:
 - (1) the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
 - (2) the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
 - (3) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the City;
 - (4) The encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creating writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.
 - (5) Historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums:
 - (a) at or in the immediate vicinity of convention center facilities or visitor information centers; or
 - (b) located elsewhere in the City or its vicinity that would be frequented by tourists and convention delegates; and
 - (6) Any other related purpose authorized by Chapter 351, TEX. TAX CODE, as may be amended from time to time.
- (C) None of the hotel occupancy tax revenues provided to GCACI under this Agreement may be spent for:

- (1) travel for a person to attend an event or conduct an activity, the primary purpose of which is not directly related to the promotion of tourism and the convention and hotel industry or the performance of the person's job in an efficient and professional manner; or
 - (2) programs, activities, or any other use located outside the territorial limits of the City of Garland.
- (D) GCACI shall provide a written report to the City Council, through the City Manager no less than quarterly each City fiscal year listing the expenditures made by the GCACI with and or the hotel occupancy tax revenue provided to GCACI under this Agreement. Additionally, on an annual basis, GCACI shall send to the City Manager a written report showing the activities conducted under the GCACI program for the preceding year. The report shall also indicate cumulative expenses and revenues for the preceding year. Financial reports shall show the relationship of actual expenses to the authorized budgeted expenses shown in the budget.
- (E) In addition to making, submitting, and filing the report in the manner described above, GCACI, if requested by the City shall make an oral presentation of such report at a regular City Council meeting. Minutes and financial reports shall be sent to the City Manager and City's Internal Audit Department after each quarterly meeting.
- (F) Subgrants. GCACI may by written contract make subgrants of Program funds for the encouragement, promotion, improvement, and application of the arts, to another person, entity or private organization. Prior to making subgrants of Program funds to third-parties, GCACI must include the proposed subgrant, including detailing the identity of the subgrantee and all proposed uses of the Program funds, in the budget required by above Section 3 and approved by the City Council. Written contracts between GCACI and subgrantees shall require that the subgrantee:
 - (1) restrict the use of Program funds to the program or activity expressly identified in the approved budget;
 - (2) at least annually make periodic reports to the governing body of its expenditures of Program funds;
 - (3) make any and all records of these expenditures available for review by the City; and
 - (4) return to GCACI any and all Program funds not spent within the budget year in which the funds were granted.

Section 5. Responsibility for Funds; Audit of the GCACI.

- (A) GCACI acknowledges that the approval by the City Council of the annual budget of the GCACI for the functions and activities to be undertaken by GCACI pursuant to this Agreement creates a fiduciary duty in the GCACI with respect to the revenue provided by the hotel occupancy taxes that are made available to GCACI under this Agreement.

(B) GCACI shall maintain complete and accurate financial records of all expenditures of revenues provided to GCACI by the City under this Agreement. GCACI shall make all such books and records fully, completely and promptly available to the City through which an operational audit of all funds and activities of the Program may be made by the Internal Auditor of the City.

Section 6. Prohibition on Discrimination. GCACI shall not discriminate against any person in the development, operation or administration of any aspect of the Program on the basis of race, creed, sex, national origin or handicapped status.

Section 7. Termination. Either party may terminate this Agreement, at will and without cause, by giving written notice of termination to the other party not less than thirty-days prior to the date of termination. Upon the termination of this contract, either due to the expiration of the stated term hereof or due to the exercises by either party of the above described right of termination, any balance of funds in the account established for the GCACI program, as well as any equipment or other party which has been purchased from those accounts or transferred from the City shall belong to and be returned to the City. This provision shall not prevent the City and the GCACI from agreeing to use any such fund balance for the continuation of the GCACI program in the event the parties enter into another subsequent contract. The City shall not be responsible for any obligations made outside the contract period.

Section 8. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by a courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 9. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 10. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provision of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 11. Waiver. Either City or GCACI shall have the right to waive any requirement contained in this Agreement, which intended for the waiving party's benefit, but except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation

of any term of this Agreement shall be deemed or construed to constitute a waive of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 12. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

Section 13. Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 14. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 15. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 16. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 17. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 18. Computation of Deadlines. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday recognized by the Texas Supreme Court, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 19. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.

Section 20. Relationship of Parties; No Third-Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership, joint venture, or employment, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties

contracting with each other solely for the purpose of effecting the provisions of this Agreement. Neither party has the authority to enter into contracts or to assume any obligation for the other, nor to make warranties or representations on behalf of the other except in accordance with the express terms of this Agreement or as otherwise authorized in writing by the other. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.

Section 21. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

Section 22. No Waiver of Immunity or Defense. No party, by execution of this Agreement, waives nor shall be deemed to have waived any immunity or defense that would otherwise be available to it including, without limitation, immunity from liability and suit for damages to one another or to any third-party except as otherwise provided by law.

EXECUTED on the dates indicated below but deemed to be effective as of the _____ day of _____, 2019.

GARLAND CULTURAL ARTS COMMISSION, INC.

DeAnne Driver, Chairman

CITY OF GARLAND, TEXAS

Bryan Bradford, City Manager



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 10/22/2019

Item Title: Census 2020 Resolution and ILA

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Council is requested to approve a resolution and authorizing the City Manager to enter into an inter-local agreement supporting the partnership with Dallas County and the Community Multicultural Commission's role as the Complete Count Committee to fund countywide Census activities.

Recommendation/Action Requested and Justification

Approve a resolution and enter into an inter-local agreement with Dallas County in support of Census 2020.

Attachments

Dallas County ILA Resolution

Dallas County ILA

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH DALLAS COUNTY TO PARTICIPATE IN A 2020 CENSUS PARTICIPATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Council hereby authorizes the City Manager to enter into an interlocal agreement, which is attached hereto as Exhibit A and incorporated herein by reference, with Dallas County to participate in a 2020 census participation program.

Section 2

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

PASSED AND APPROVED this the _____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

**INTERLOCAL AGREEMENT
BETWEEN
CITY OF GARLAND
AND
DALLAS COUNTY, TEXAS**

This agreement is made this 22nd day of October, 2019 between the City of Garland and Dallas County, Texas.

Pursuant to the authority granted by the "Texas Interlocal Cooperation Act," Chapter 791 Texas Government Code providing for the cooperation between local governmental bodies, the parties hereto, in consideration of the premises and mutual promises contained herein, agree as follows:

WHEREAS, the contract is made under the authority of Chapter 791 of the Texas Government Code; and,

WHEREAS, the parties, in performing governmental functions or in paying for the performance of governmental functions hereunder shall make that performance or those payments from current revenues legally available to that party;

WHEREAS, the governing bodies of each party find that the subject of this contract is necessary for the benefit of the public and that each party has the legal authority to perform and to provide the governmental function or service which is the subject matter of this contract; furthermore, the governing bodies find that the performance of this contract is in the common interest of both parties; and that the division of cost fairly compensates the performing party for the services under this contract.

WHEREAS, this agreement is authorized by the City of Garland by Resolution No. _____, dated October 22, 2019.

I.

Dallas County and City of Garland mutually desire to organize, educate and activate residents, in historically underrepresented communities that are at risk of being disproportionately undercounted, regarding the importance of participating in the 2020 Census. This partnership is intended to provide resources, connections, and relationships in order to increase engagement and participation among historically underrepresented and undercounted communities in Dallas County.

II.

Dallas County intends to utilize a regional census fund to empower organizations and coalitions that work specifically with historically undercounted communities to engage, educate and activate residents. The regional census fund shall be funded by Dallas County and municipalities within Dallas County, including City of Garland.

III.

City of Garland shall contribute Twenty Thousand and No/100 Dollars (\$20,000.00) to the regional census fund, which will be utilized by Dallas County. Dallas County commits that, at a minimum, at least the amount of funds provided to this endeavor by City of Garland toward the regional census fund shall be spent within the borders of City of Garland.

IV.

This agreement shall take effect upon execution by both signatories.

V.

This agreement shall be in effect from the date of execution until the 2020 Census is completed.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their authorized officers the day and year first above written.

CITY OF GARLAND

COUNTY OF DALLAS, TEXAS

BY: Bryan L. Bradford
City Manager

BY: Clay Jenkins
County Judge

DATE: _____

RECOMMENDED:

BY: Charles Reed
Assistant County Administrator for
Governmental Affairs

APPROVED AS TO FORM*:

JOHN CREUZOT
DALLAS COUNTY DISTRICT ATTORNEY

BY: Chong Choe
Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 10/22/2019

Item Title: Project Funding Agreement with Dallas County for Naaman School Road from Brand Road to SH 78 and Brand Road from Belt Line Road to Naaman School Road Alignment Project

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

In 2012 the City executed a Master Agreement with Dallas County that provides general terms regarding funding availability, agency responsibilities, etc., for “partnering” on eligible future roadway projects. According to this model, a Project Funding Agreement (PFA) is necessary for the commitment of funds for an alignment study. The completion of the alignment study will result in approximately 30% design, establishing a horizontal and vertical alignment for both roadways. The estimated cost of the project is \$800,000 with following cost share by each Agency: City of Garland \$400,000 (50%) and Dallas County \$400,000 (50%). The approved 2019 CIP included funds to cover the full amount not knowing if Dallas County would participate.

This item was considered by the Council at the October 7, 2019 Work Session.

Recommendation/Action Requested and Justification

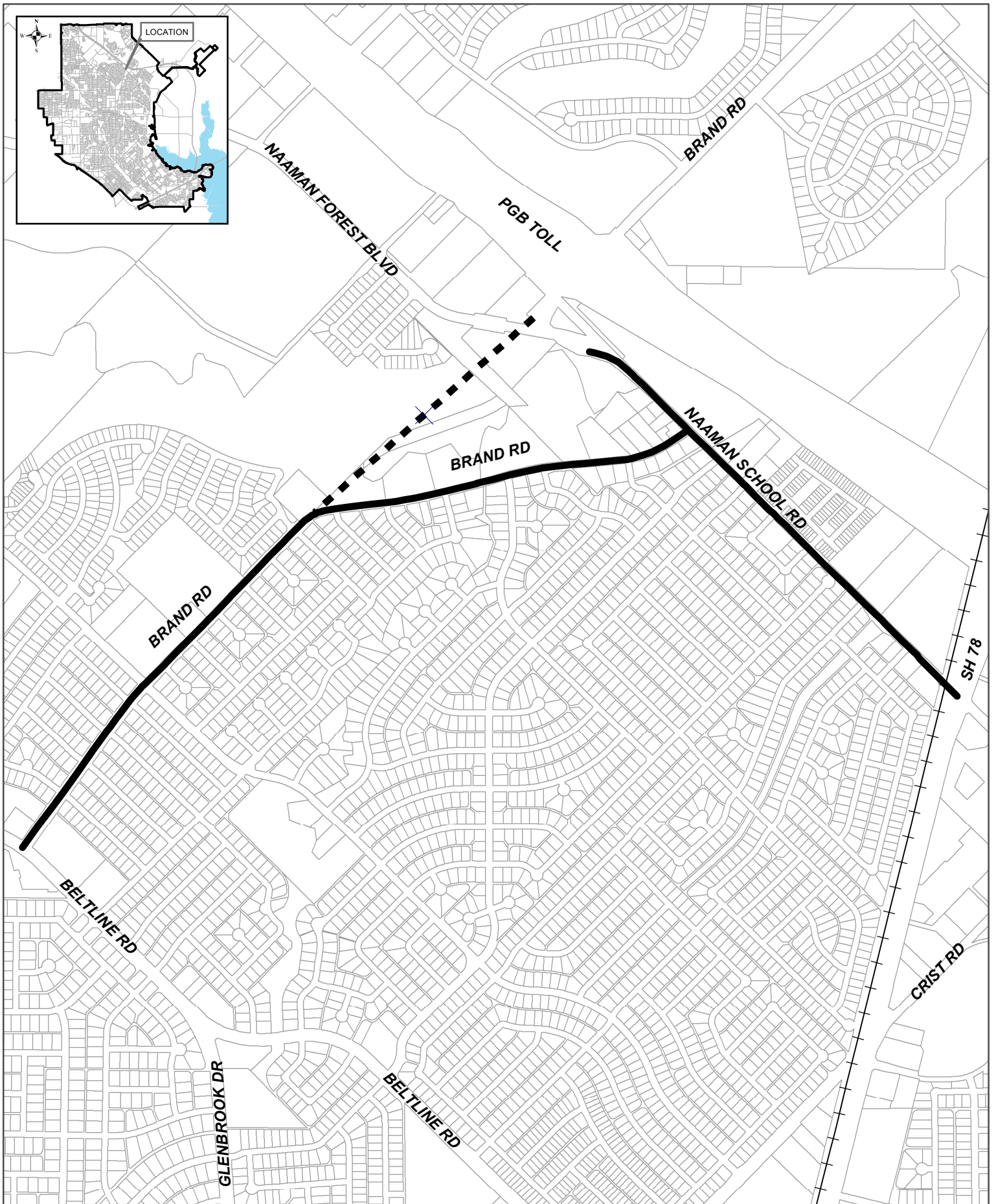
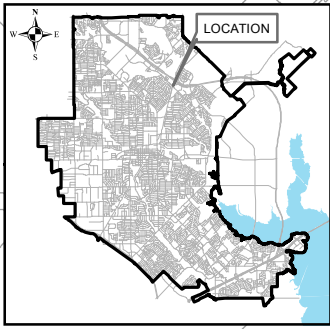
Approve a resolution authorizing the City Manager to execute the PFA with Dallas County for the Naaman School Road from Brand Road to SH 78 and Brand Road from Belt Line Road to Naaman School Road Alignment Study project.

Attachments

Location Map

PFA with Dallas County

Resolution for PFA for Naaman School Road Alignment Study Project



DALLAS COUNTY CAPITAL IMPROVEMENT PROGRAM FUNDING AGREEMENT

The City of Garland, Texas, hereinafter called "City", and the County of Dallas, Texas, hereinafter called "County", desire to enter into a Funding Agreement, hereinafter called "FA", in order to contract for the implementation of the Major Capital Improvement Project authorized by Court Order 2012-1795 dated October 23, 2012, which approved specified projects including MCIP Project 22011 Brand Rd. from Belt Line Rd. to Bellaire Rd.; MCIP Project 22012 Brand Rd. from Belt Line Rd. to Naaman Forest Blvd.; and MCIP 22015 Naaman School Rd. from Brand Rd. at Naaman Forest Blvd. to SH 78 hereinafter called "Project".

Witnesseth

WHEREAS, the Project is located within the City of Garland, Texas;

WHEREAS, the City has requested that it be designated as the Lead Agency for the Project and will provide the Project Manager;

WHEREAS, City and County entered into a Master Agreement Governing Major Capital Improvement Program, hereinafter ("Master Agreement"), on October 23, 2012 by Commissioners Court Order 2012-1795, for the purpose of transportation infrastructure improvements on roads inside Dallas County;

WHEREAS, Chapter 791 of the Texas Government Code and Chapters 251 and 472 of the Texas Transportation Code provide authorization for local governments to contract with each other for the performance of governmental functions and services, and joint funding of road or street projects.

NOW THEREFORE THIS FUNDING AGREEMENT is made by and entered into by the City and the County for the mutual consideration stated herein.

Article I.

Project Funding Agreement

This FA is between the County and the City to establish a preliminary proposed budget for the Project which will facilitate the movement of public transportation to benefit both the City and County. This FA is to specifically identify the Project as well as any changes in the rights and responsibilities of each of the parties as set forth in the Master Agreement, which is hereby incorporated herein by reference as if written word for word and any additions thereto. All terms of the Master Agreement remain in full force and effect except as modified herein. In the event of any conflict between the Master Agreement and this FA, this FA shall control.

Article II.

Incorporated Documents

This FA incorporates, as if fully reproduced herein word for word and number for number, the following items:

1. Master Agreement authorized by County Commissioners Court Order 2012-1795, dated October 23, 2012, and additions thereto as incorporated herein.
2. Project overview map, which is attached and incorporated herein by reference as Attachment "A."

3. Current Cost Estimates and Funding Sources, which is attached and incorporated herein as Attachment "B."

Article III.

Term of Agreement

This FA shall become effective when signed by the last party whose signature makes the respective agreement fully executed. This FA will remain in effect until:

1. Incorporation into the Project Specific Agreement; or
2. Termination upon the terms and conditions as set forth in the Master Agreement, Article IV, Section A, Termination.

Article IV.

Project Description

This FA is entered into by the parties to develop public and multimodal transportation improvements within the City. The Project is defined as Preliminary Engineering on the following two connected MCIP projects: MCIP Project 22012 Brand Road from Belt Line Rd. to Naaman Forest Blvd. and MCIP 22015 Naaman School Rd. from Brand Rd. at Naaman Forest Blvd. to SH 78. The City does hereby give its approval for expenditure of County funds for the construction, improvement, maintenance, or repair of a street located within the municipality, subject to City Council approval.

The Preliminary Engineering will entail gathering and evaluating existing data. This will include site investigation of potential utility conflicts, topographical challenges, environmental assessment, hydraulic and hydrological analysis, bridge analysis and evaluation of potential crossings of streets. Data will include, but not be limited to, high resolution aerial photos, previous studies, and preliminary investigation into ROW, easements, and property boundaries. The Preliminary Engineering study will be submitted to the County for approval, prior to proceeding with the final design and any right of way acquisition.

Article V.

Fiscal Funding

Notwithstanding anything to the contrary herein, this FA is expressly contingent upon the availability of County funding for each item and obligation contained herein. City shall have no right of action against the County of Dallas as regards this FA, specifically including any funding by County of the Project in the event that the County is unable to fulfill its obligations under this FA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this FA or failure of any funding party to budget or authorize funding for this FA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the County, at its sole discretion, may provide funds from a separate source or terminate this FA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Notwithstanding anything to the contrary herein, this FA is expressly contingent upon the availability of City funding for each item and obligation contained herein. County shall have no right of action against the City as regards this FA, specifically including any funding by City of the Project in the event that the City is unable to fulfill its obligations under this FA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this FA or failure of any funding party to budget or authorize funding for this FA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the City, as its sole discretion, may provide funds from a separate source or terminate this FA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Article VI.

Agreements

I. County and City Responsibilities:

1. City will be the Lead Agency for the Project.
2. City and County have mutually agreed that the Project limits for MCIP Project 22012 are Brand Rd. from Belt Line Rd. to Naaman Forest Blvd. and MCIP 22015 Naaman School Rd. from Brand Rd. at Naaman Forest Blvd. to SH 78.
3. City and County shall execute the necessary agreements for the completion of the Preliminary Engineering Study and Master Plan and implementation of design of the Project mutually agreed upon and incorporated herein by this FA.
4. The Project may require the acquisition of road right-of-way within the alignment which is all real property needed or convenient for roadway and/or drainage purposes as shown in the Project design or right-of-way plans and shall specifically include all real property outside of the designed right-of-way needed, if applicable, or convenient to the construction, drainage, interface with adjoining streets or alleys, driveways or other access ways or other Project permanent or temporary easements which is approved by City and County. Such right-of-way acquisition shall be the responsibility of the City as Lead Agency, and shall be funded as part of Project costs. Such acquisitions will be acquired in City's name and subsequently transferred into City's ownership as the city solely will be responsible for maintenance after construction is completed.
5. In order to certify compliance with the expenditure of the Project funding for this FA, the City agrees to furnish to the County, its Auditor, or its designated representative(s) the unrestricted right to audit any and all accounting and other records regarding any funds paid or claimed under this agreement, including, but not limited to all books, records, reports, tickets, deposits, expenditure, budget or any item therein, supporting data, computer records and programs, and all items of hardware, software or firmware, or any other item utilized by the City regarding this FA (records). City contracts and agrees that all records shall be kept and maintained for a period of time not less than four (4) years from the date of the termination of this FA or any amendment and/or any Project Specific Agreement. Such records shall be provided to the County in Dallas County, Texas and available for any audit at any time upon request.
6. The results of any audit may be furnished to City for comment. In the event that any audit shall determine that moneys are owed to County such sums are deemed to be due and payable to Dallas County, Texas, within thirty (30) days of the date of an invoice for such cost being deposited in the United States mail, postage prepaid, by certified mail, return receipt requested.
7. The audit provisions of this agreement shall survive the termination of this agreement until all Project claims to which the County is or may be a party, are fully paid or reduced to judgment not subject to appeal and barred by the Texas statute regarding limitation of actions.

II. County Responsibilities:

1. County will attend Project task force meetings and public meetings.
2. The preliminary design will be submitted to the County for approval, prior to proceeding with the final design and any right-of-way acquisition. The County shall review and comment on all design drawings and documents within thirty (30) days after delivery to the County. If the City has not received comments within thirty (30) days after delivery to the County, the City will assume the County has reviewed the plans, had no comments, and may proceed with the Project.

III. City Responsibilities:

1. City shall use the total funding committed by the County and the City solely for the purpose of eligible Project costs, which are all those costs that pertain to the Project but does not include Road or Street Amenity, Paving and Drainage Amenities or Utility Betterments as defined in the Master Agreement. If the City adds relocation or adjustment of City Utilities or Utility Betterments, the City agrees that it will pay 100% of the costs of these additions.
2. City will execute a contract with consultant for project design.
3. City shall be responsible for right-of-way acquisition.
4. City shall inform County of all Project activity and approvals.
City shall provide a final accounting of Project costs once the planning and engineering study is complete and accepted by the County. The accounting shall have sufficient detail for the Auditor to verify Project costs.
5. City shall invoice County on a quarterly basis for reimbursement of the design.
6. City shall be responsible for maintaining the utilities within city limits after the Project is complete.
7. City shall be responsible for maintaining the roadway, improvements, grading area, drainage structures, striping, and signage after the Project is complete.

Article VII.

Funding

County and City mutually agree to proportionately fund the Direct Project and Program cost as follows and as summarized in Attachment "B":

1. Notwithstanding any provision in the Master Agreement, this FA, any amendment thereto, or any other agreement between the parties regarding this Project, the total Project cost is estimated to be Eight Hundred Thousand Dollars and no cents (\$800,000.00) as shown in Attachment "B."
2. The County's total obligation to this Project is to provide funding in the amount not to exceed Four Hundred Thousand Dollars and no cents (\$400,000.00), reduced by all County in-house project delivery costs of the total Project cost, not to exceed Forty Thousand Dollars and no cents (\$40,000.00).
3. The County in-house Project delivery costs may include, but are not limited to, design costs, preliminary scoping and research, preliminary design services, special services, site inspection meetings and preliminary utility coordination.
4. The City agrees to provide funding for the Project in the amount not to exceed Four Hundred Thousand Dollars and no cents (\$400,000.00). City will pay Project costs as invoiced by the County.
5. County agrees to encumber an amount adequate for total estimated project costs as determined prior to the commencement of each Project milestone as determined by City within 30 days of notification by City. County will pay Project costs reduced by in-house delivery cost as invoiced by the City on a monthly basis.

Article VIII.

Miscellaneous

- I. No Third Party Beneficiaries. The terms and provisions of this FA are for the benefit of the parties hereto and not for the benefit of any third party. It is the express intention of the City and County that any entity other than the City or County receiving services or benefits under this FA shall be deemed an incidental beneficiary only. This FA is intended only to set forth the contractual right and responsibilities of the parties hereto.

- II. Applicable Law. This FA is and shall be expressly subject to the Sovereign Immunity of the County and the Governmental Immunity of the City, pursuant to Title 5 of the Texas Civil Practice and Remedies Code, as amended, and all applicable federal and state laws. This FA shall be governed by and construed in accordance with the laws and case decisions of the State of Texas. Exclusive venue for any legal action regarding this FA filed by either the City or County shall be in Dallas County, Texas.
- III. Notice. Any notice provided for in this FA to be given by either party to the other, shall be required to be in writing and shall be deemed given when personally delivered, or two (2) business days after being deposited in the United States Mail, postage prepaid, by certified mail, return receipt requested; or by registered mail; and addressed as follows:

To County: County of Dallas
Ms. Alberta L. Blair, P.E.
Director of Public Works
Dallas County Administration Building
411 Elm Street, Fourth Floor
Dallas County, Texas 75202-3389

To City: City of Garland
Public Works Department
800 Main Street.
Garland, TX 75040

Either party may change its address for notice by giving the other party notice thereof.

- IV. Assignment. This FA may not be assigned or transferred by either party without the prior written consent of the other party.
- V. Binding Agreement; Parties Bound. When this FA has been duly executed and delivered by both parties, this PSA shall constitute a legal, valid and binding obligation of the parties, their successors and permitted assigns.
- VI. Amendment. This FA may not be amended except in a written instrument specifically referring to this FA and signed by the parties hereto.
- VII. Number and Gender. Words of any gender used in this FA shall be held and construed to include any other gender and words in the singular shall include the plural and vice versa, unless the context clearly requires otherwise.
- VIII. Counterparts. This FA may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- IX. Severability. If one or more of the provisions in this FA shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not cause this FA to be invalid, illegal or unenforceable, but this FA shall be construed as if such provision had never been contained herein, and shall not affect the remaining provisions of this FA, which shall remain in full force and effect.
- X. Entire Agreement. This FA embodies the complete agreement of the parties, and supersedes all oral or written previous and contemporary agreements between the parties and relating to matters in the FA.
- XI. Effective Date. This FA shall commence on the Effective Date. The Effective Date of this FA shall be the date it is expressly executed by the last of the parties. Reference to the date of execution shall mean the Effective Date.
- XII. No Joint Enterprise. The City and County agree that neither party is an agent, servant, or employee of the other party. No joint enterprise exists between the City and County.

XIII. Contingent. This Agreement is expressly subject to and contingent upon formal approval by the Dallas County Commissioners Court and by resolution of the City Council.

The City of Garland, State of Texas, has executed this FA pursuant to duly authorized City Council Resolution _____, Minutes _____ dated the ____ day of _____, 2019.

The County of Dallas, State of Texas, has executed this FA pursuant to Commissioners Court Order Number _____ and passed on the ____ day of _____, 2019.

County of Dallas:

City of Garland:

Clay Lewis Jenkins, County Judge

By: _____
Title: _____

Date

Date

Approved as to Form*:
John Creuzot
District Attorney

Attest:

By: _____
Jana Prigmore Ferguson
Assistant District Attorney

By: _____
Title: _____

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

ATTACHMENT B

**MCIP 22012 BRAND RD. (BELT LINE RD. TO NAAMAN FOREST BLVD.)
AND
MCIP 22015 NAAMAN SCHOOL RD. (BRAND RD. @ NAAMAN FOREST
BLVD. TO SH 78)**

CURRENT COST ESTIMATES AND FUNDING SOURCES

Project Cost Estimates	
Expenditure	Estimated Cost
Preliminary Design	\$ 760,000.00
Dallas County In House Project Delivery*	\$ 40,000.00
Total Overall Cost of Project	\$ 800,000.00

Project Funding Sources	
Source	Amount
City of Garland	\$ 400,000.00
Dallas County MCIP 22012*	\$ 200,000.00
Dallas County MCIP 22015*	\$ 200,000.00
Total Funding Source	\$ 800,000.00

*Not to exceed (NTE) amount for participation is One Hundred Eighty Thousand Dollars and zero cents (\$180,000.00) and NTE amount for IHPD is Twenty Thousand Dollars and zero cents (\$20,000.00).

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROJECT FUNDING AGREEMENT TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL IMPROVEMENT PROGRAM FUNDING WITH DALLAS COUNTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Council hereby authorizes the City Manager to enter into a Project Funding Agreement with Dallas County, Texas, for the Naaman School Road from Brand Road to SH 78 and Brand Road from Belt Line Road to Naaman School Road Alignment Study Project.

Section 2

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

PASSED AND APPROVED this the _____ day of October, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 10/22/2019

Item Title: Sale of Property - 818 East Linda Drive

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the October 7, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 818 East Linda Drive. The City of Garland has received an unsolicited offer from Ryan Z and Associates, Inc. related to the purchase of City owned property obtained through a 2009 Sheriff's Sale. Ryan Z and Associates, Inc. has presented an offer of \$21,694 for the property. The City of Garland will receive \$9,191.93 from the proceeds of this sale.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Ryan Z and Associates, Inc. This property has been held by the City of Garland since 2009 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.

Attachments

818 E Linda resolution
818 E Linda offer
818 E Linda map and picture
818 E Linda deed
818 E Linda County consent
818 E Linda GISD

RESOLUTION NO. _____

A RESOLUTION 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.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 14th Judicial District Court of Dallas County, Texas in cause number TX07-41673-T-A, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City does hereby consent to the sale of property commonly known as 818 E. Linda Drive, situated in the City of Garland, County of Dallas, State of Texas to wit:

BEING LOT 4, BLOCK 27, MONICA PARK NO. 5 ADDITION, AKA 818 E. LINDA DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 2002041, PAGE 573 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

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

Mayor

ATTEST:

City Secretary



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcml.com

September 11, 2018

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Ryan Z and Associates, Inc. to purchase
818 E. Linda Drive, Garland, Texas

Dear Mr. Worsham:

Ryan Z and Associates, Inc. has offered to purchase 818 E. Linda Drive, Garland, Texas (BEING LOT 4, BLOCK 27, MONICA PARK NO. 5 ADDITION, AKA 818 E. LINDA DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 2002041, PAGE 573 OF THE DALLAS COUNTY DEED RECORDS) for \$21,694.00. In addition to that amount, all post-judgment taxes for the year 2009 will be paid at closing. The total amount of post-judgment taxes will be approximately \$3,112.83 of which the City of Garland will receive approximately \$874.55.

This property was sold at a Sheriff's Sale on December 1, 2009 pursuant to delinquent tax collection suit number TX07-41673. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$22,000.00. The property was struck off for the total judgment amount, \$29,937.85, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$4,097.73. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$29,937.85, or the market value as stated in the judgment, \$63,390.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26356500270040000
Property address:	818 E. Linda Drive
Cause No.:	TX07-41673
Judgment Date:	June 3, 2009
Sheriff's Sale Date:	December 1, 2009
Judgment amount:	GISD 2002-2008 taxes \$15,129.36 (58.6%)
	City 2002-2008 taxes \$6,748.69 (26.2%)
	County 2004-2008 taxes \$3,926.52 (15.2%)
Total Judgment for Taxes:	\$25,804.57
City Post Sale Demolition:	\$3,000.00
Court costs:	\$965.58
Sheriff's fees for sale:	\$1,343.40
Publication fees for sheriff's sale, paid by lawfirm:	\$288.75
Total Costs:	\$2,597.73

Checks to be disbursed as follows:

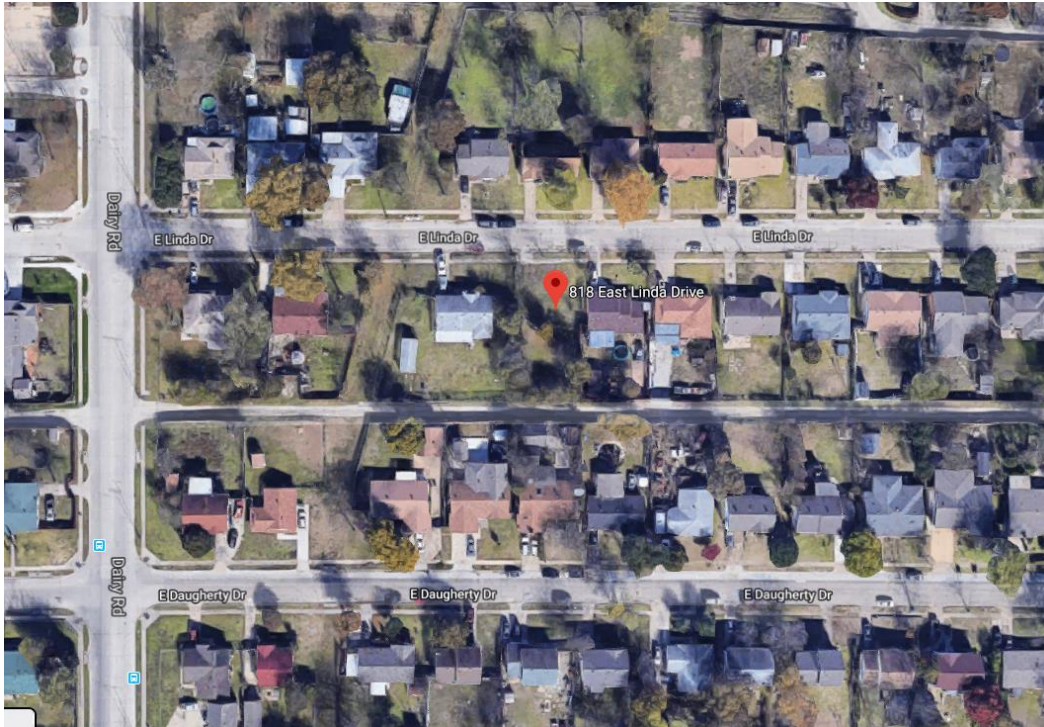
1.	Dallas County District Clerk	\$965.58
2.	Dallas County Sheriff	\$1,343.40
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$288.75
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Post Sale Demolition)	\$3,000.00
6.	City of Garland (Pro-rata Judgment tax year distribution)	\$3,817.38
7.	Garland ISD (Pro-rata Judgment tax year distribution)	\$8,557.87
8.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$2,221.02
	TOTAL	\$21,694.00

Post Judgment Distribution:

9.	City of Garland (Post Judgment tax year distribution)	\$874.55
10.	Garland ISD (Post Judgment tax year distribution)	\$1,490.80
11.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$747.48
	TOTAL Post Judgment Distribution	\$3,112.83

	TOTAL Distribution	\$24,806.83
--	---------------------------	--------------------

818 E. Linda Drive Map and Picture



26356500270040000

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Ryan Z and Associates, Inc., 1415 Legacy Drive, Suite 350, Frisco, TX 75034** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **818 E. Linda Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 4, BLOCK 27, MONICA PARK NO. 5 ADDITION,
AKA 818 E. LINDA DRIVE, CITY OF GARLAND, DALLAS
COUNTY, TEXAS, AS RECORDED IN VOLUME 2002041,
PAGE 573 OF THE DALLAS COUNTY DEED RECORDS (the
"Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX07-41673-T-A in the 14th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in her capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

**COURT ORDER
2019-0033**



Request to Consent to Sale of Tax Foreclosed Property Struck off to the City of Garland,
Trustee, for Property located at 818 E. Linda Drive, Garland, TX

On a motion made by Commissioner Dr. Theresa M. Daniel, District 1, and seconded by Commissioner John Wiley Price, District 3, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 1/8/2019
FUNDING SOURCE: N/A.

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consents in its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund, to the sale of 818 E. Linda Drive, Garland, TX, said parcel of land described in Exhibit "A", attached hereto and made a part hereof, in compliance with Section 34.05(i) of the Property Tax Code, subject to the previous owner's remaining right of redemption, if any, and to the purchaser's obligation to pay post judgment taxes, if any, and the pro rata property taxes for the remaining part of the current year.

Done in open court January 8, 2019, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
Commissioner Dr. Theresa M. Daniel, District 1
Commissioner J.J. Koch, District 2
Commissioner John Wiley Price, District 3
Commissioner Dr. Elba Garcia, District 4

OPPOSED: None

ABSTAINED: None

ABSENT: None

Recommended by: John Mears
Originating Department: Public Works

EXHIBIT "A"



J. DOUGLAS BURNSIDE

Attorney at Law

1919 S. Shiloh Rd, Ste 310, LB 40

Garland, Texas 75042

p: 972-278-8282

f: 972-278-8222

w: www.pbfc.com

December 6, 2018

Ms. Pam Easterling
Dallas County Public Works
411 Elm Street, Suite 300
Dallas, Texas 75202

Via electronic-mail

Re: Offer by Ryan Z and Associates, Inc. to purchase 818 E. Linda Drive, Garland, Texas

Dear Ms. Easterling:

The above referenced property was struck off to the City of Garland on December 1, 2009 at a Sheriff's Sale pursuant to delinquent tax suit No. TX07-41673-T-A, Garland Independent School District v. Sharon Masterson. The City of Garland is requesting that Dallas County, on its on behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund (collectively "Dallas County") to:

- (1) consent to the sale of the tax-foreclosed property located at 818 E. Linda Drive, Garland, Texas, and described as BEING LOT 4, BLOCK 27, MONICA PARK NO. 5 ADDITION, AKA 818 E. LINDA DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 2002041, PAGE 573 OF THE DALLAS COUNTY DEED RECORDS; and
- (2) consent to the execution by the City of Garland of a Deed without Warranty for such property conveying the right, title and interest acquired or held by Dallas County in said property to such purchaser.

The sale of the tax-foreclosed property as further described in Exhibit "A" shall be pursuant to Texas Property Tax Code §34.05(i).

Please advise me whether Dallas County agrees to the sale of this lot. If they elect to do so, please send me a copy of the Order approving the sale.

If you have any questions or need additional information, please contact me.

Yours truly,



J. Douglas Burnside
Attorney at Law

AMARILLO ARLINGTON AUSTIN CONROE EDINBURG GARLAND
HOUSTON LUBBOCK MIDLAND SAN ANTONIO TYLER WICHITA FALLS

Exhibit A
Re-sale Disbursement Worksheet

CAD Acct #:	26356500270040000
Property address:	818 E. Linda Drive
Cause No.:	TX07-41673-T-A
Offer Amount:	\$21,694.00
DCAD Value:	\$27,000.00
Judgment Date:	June 3, 2009
Sheriff's Sale Date:	December 1, 2009
Judgment amount:	GISD 2002-2008 taxes \$15,129.36 (58.6%)
	City 2002-2008 taxes \$6,748.69 (26.2%)
	County 2004-2008 taxes \$3,926.52 (15.2%)
Total Judgment for Taxes:	\$25,804.57
City Post Sale Demolition:	\$3,000.00
Court costs:	\$965.58
Sheriff's fees for sale:	\$1,343.40
Publication fees for sheriff's sale, paid by lawfirm:	\$288.75
Total Costs:	\$2,597.73

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$965.58
2.	Dallas County Sheriff	\$1,343.40
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$288.75
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Post Sale Demolition)	\$3,000.00
6.	City of Garland (Pro-rata Judgment tax year distribution)	\$3,817.38
7.	Garland ISD (Pro-rata Judgment tax year distribution)	\$8,557.87
8.	Dallas County (Pro-rata Judgment tax year distribution)	\$2,221.02
	TOTAL	\$21,694.00

Post Judgment Tax Distribution:

9.	City of Garland (Post Judgment tax year distribution)	\$886.69
10.	Garland ISD (Post Judgment tax year distribution)	\$1,511.50
11.	Dallas County (Post Judgment tax year distribution)	\$757.86
	TOTAL Post Judgment Distribution	\$3,156.05

	TOTAL Distribution	\$24,850.05
--	---------------------------	--------------------

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 818 E. LINDA DRIVE, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 818 E. Linda Drive, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than \$21,694.00, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

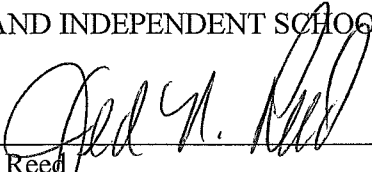
Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 818 E. Linda Drive, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 818 E. Linda Drive, Garland, Texas for an amount not less than \$21,694.00 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

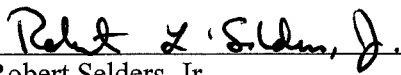
PASSED AND APPROVED this 22nd day of January, 2019, by the
Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: _____


Jed Reed
President, Board of Trustees

ATTEST:


Robert Selders, Jr.
Secretary, Board of Trustees
Garland Independent School District



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 10/22/2019

Item Title: Sale of Property - 922 Susan Drive

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the October 7, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 922 Susan Drive. The City of Garland has received an unsolicited offer from Christopher Whitlock related to the purchase of City owned property obtained through a 2012 Sheriff's Sale. Mr. Whitlock has presented an offer of \$22,500 for the property. The City of Garland will receive \$9,010.14 from the proceeds of this sale.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Mr. Whitlock. This property has been held by the City of Garland since 2012 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.

Attachments

922 Susan resolution

922 Susan offer

922 Susan deed

922 Susan Drive Map & Picture

922 Susan County consent

922 Susan GISD consent

RESOLUTION NO. _____

A RESOLUTION 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.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 68th Judicial District Court of Dallas County, Texas in cause number TX10-40512, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City does hereby consent to the sale of property commonly known as 922 Susan Drive, situated in the City of Garland, County of Dallas, State of Texas to wit:

LOT 1, BLOCK 6, GLYNNHILL ESTATES ADDITION, aka 922 SUSAN DR, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 41, PAGE 231 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

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

Mayor

ATTEST:

City Secretary



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcmlaw.com

September 11, 2018

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Christopher Whitlock to purchase
922 Susan Drive, Garland, Texas

Dear Mr. Worsham:

Christopher Whitlock has offered to purchase 922 Susan Drive, Garland, Texas (LOT 1, BLOCK 6, GLYNNHILL ESTATES ADDITION, aka 922 SUSAN DR, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 41, PAGE 231 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS) for \$22,500.00. In addition to that amount, all post-judgment taxes for the years 2011-2012 will be paid at closing. The total amount of post-judgment taxes will be approximately \$5,810.01 of which the City of Garland will receive approximately \$1,614.39.

This property was sold at a Sheriff's Sale on July 3, 2012 pursuant to delinquent tax collection suit number TX10-40512. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. Also included in the judgment was a transfer of tax lien company, Resolution Finance, LLC. The taxing entities had transferred their 2005-2008 tax liens pursuant to Texas Property Tax Code Section 32.06 to Resolution Finance, LLC. Their liens have an equal priority to the liens of the taxing entities.

The property's most recent value according to the Appraisal District is \$16,000.00. The property was struck off for the total judgment amount, \$29,489.53, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, post-sale demolition, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$9,975.75. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$29,489.53, or the market value as stated in the judgment, \$66,820.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26242500060010000
Property address:	922 Susan Drive
Cause No.:	TX10-40512
Judgment Date:	January 19, 2012
Sheriff's Sale Date:	July 3, 2012
Judgment amount:	GISD 2009-2010 taxes \$2,714.96 (10.8%)
	City 2009-2010 taxes \$1,592.69 (6.4%)
	County 2009-2010 taxes \$1,382.57 (5.5%)
	Resolution Finance, LLC \$19,376.93 (77.3%)
Total Judgment for Taxes:	\$25,067.15
City of Garland post sale demolition:	\$5,100.00
Court costs:	\$985.00
Sheriff's fees for sale:	\$2,074.50
Publication fees, paid by lawfirm:	\$316.25
Total Costs:	\$3,375.75

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$985.00
2.	Dallas County Sheriff	\$2,074.50
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$316.25
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (post sale demolition)	\$5,100.00
6.	City of Garland (Pro-rata Judgment distribution)	\$795.75
7.	Garland ISD (Pro-rata Judgment distribution)	\$1,356.47
8.	Dallas County (Pro-rata Judgment distribution)	\$690.77
9.	Resolution Finance, LLC (Pro-rata Judgment distribution)	\$9,681.26
	TOTAL	\$22,500.00

Post Judgment Distribution:

10.	City of Garland (Post Judgment tax year distribution)	\$1,614.39
11.	Garland ISD (Post Judgment tax year distribution)	\$2,751.96
12.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$1,443.66
	TOTAL Post Judgment Distribution	\$5,810.01

	TOTAL Distribution	\$28,310.01
--	---------------------------	--------------------

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Christopher Whitlock, 2621 Ashglen Drive, Garland, TX 75043** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **922 Susan Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**LOT 1, BLOCK 6, GLYNNHILL ESTATES ADDITION, aka 922
SUSAN DR, CITY OF GARLAND, DALLAS COUNTY, TEXAS
AS RECORDED IN VOLUME 41, PAGE 231 OF THE MAP
RECORDS OF DALLAS COUNTY, TEXAS (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX10-40512 in the 68th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in her capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

922 Susan Dr.
Map and Pic



**COURT ORDER
2019-0083**



Consent to Sale of Tax Foreclosed Property Struck off to the City of Garland, Trustee, for
Property located at 922 Susan Drive, Garland, TX

On a motion made by Commissioner Dr. Theresa M. Daniel, District 1, and seconded by
Commissioner John Wiley Price, District 3, the following order was passed and adopted by the
Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 1/15/2019
FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consents
in its own behalf, and on behalf of the Dallas County Community College District, the Parkland
Hospital District, and the Dallas County School Equalization Fund, to the sale of 922 Susan
Drive, Garland, TX, said parcel of land described in Exhibit "A", attached hereto and made a part
hereof, in compliance with Section 34.05(i) of the Property Tax Code, subject to the previous
owner's remaining right of redemption, if any, and to the purchaser's obligation to pay post
judgment taxes, if any, and the pro rata property taxes for the remaining part of the current year.

Done in open court January 15, 2019, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
Honorable Clay Lewis Jenkins, County Judge
Commissioner Dr. Theresa M. Daniel, District 1
Commissioner Dr. Theresa M. Daniel, District 1
Commissioner J.J. Koch, District 2
Commissioner J.J. Koch, District 2
Commissioner John Wiley Price, District 3
Commissioner John Wiley Price, District 3
Commissioner Dr. Elba Garcia, District 4
Commissioner Dr. Elba Garcia, District 4

OPPOSED: None

ABSTAINED: None

ABSENT: None

Recommended by: Alberta Blair
Originating Department: Public Works

Recommended by: Alberta Blair
Originating Department: Public Works

Exhibit A



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcml.com

December 12, 2018

Ms. Pam Easterling
Dallas County Public Works
411 Elm Street, Suite 300
Dallas, Texas 75202

Via electronic-mail

Re: Offer by Christopher Whitlock to purchase 922 Susan Drive, Garland, Texas

Dear Ms. Easterling:

The above referenced property was struck off to the City of Garland on July 3, 2012 at a Sheriff's Sale pursuant to delinquent tax suit No. TX10-40512, CITY OF GARLAND and GARLAND INDEPENDENT SCHOOL DISTRICT v. KELVIN A. EVANS, ET AL. The City of Garland is requesting that Dallas County, on its on behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund (collectively "Dallas County") to:

- (1) consent to the sale of the tax-foreclosed property located at 922 Susan Drive, Garland, Texas, and described as LOT 1, BLOCK 6, GLYNNHILL ESTATES ADDITION, aka 922 SUSAN DR, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 41, PAGE 231 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; and
- (2) consent to the execution by the City of Garland of a Deed without Warranty for such property conveying the right, title and interest acquired or held by Dallas County in said property to such purchaser.

The sale of the tax-foreclosed property as further described in Exhibit "A" shall be pursuant to Texas Property Tax Code §34.05(i).

Please advise me whether Dallas County agrees to the sale of this lot. If they elect to do so, please send me a copy of the Order approving the sale.

If you have any questions or need additional information, please contact me.

Yours truly,

J. Douglas Burnside
Attorney at Law

Exhibit A
Re-sale Disbursement Worksheet

CAD Acct #:	26242500060010000
Property address:	922 Susan Drive
Cause No.:	TX10-40512
Offer Amount:	\$22,500.00
DCAD Value:	\$20,000.00
Judgment Date:	January 19, 2012
Sheriff's Sale Date:	July 3, 2012
Judgment amount:	GISD 2009-2010 taxes \$2,714.96 (10.8%)
	City 2009-2010 taxes \$1,592.69 (6.4%)
	County 2009-2010 taxes \$1,382.57 (5.5%)
	Resolution Finance, LLC \$19,376.93 (77.3%)
Total Judgment for Taxes:	\$25,067.15
City Post Sale Demolition:	\$5,100.00
Court costs:	\$985.00
Sheriff's fees for sale:	\$2,074.50
Publication fees for sheriff's sale, paid by lawfirm:	\$316.25
Total Costs:	\$3,375.75

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$985.00
2.	Dallas County Sheriff	\$2,074.50
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$316.25
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Post Sale Demolition)	\$5,100.00
6.	City of Garland (Pro-rata Judgment tax year distribution)	\$795.75
7.	Garland ISD (Pro-rata Judgment tax year distribution)	\$1,356.47
8.	Dallas County (Pro-rata Judgment tax year distribution)	\$690.77
9.	Resolution Finance, LLC (Pro-rata Judgment distribution)	\$9,681.26
	TOTAL	\$22,500.00

Post Judgment Tax Distribution:

9.	City of Garland (Post Judgment tax year distribution)	\$1,622.90
10.	Garland ISD (Post Judgment tax year distribution)	\$2,766.44
11.	Dallas County (Post Judgment tax year distribution)	\$1,451.26
	TOTAL Post Judgment Distribution	\$5,840.60
	TOTAL Distribution	\$28,340.60

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 922 SUSAN DRIVE, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 922 Susan Drive, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than \$22,500.00, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 922 Susan Drive, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 922 Susan Drive, Garland, Texas for an amount not less than \$22,500.00 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 22nd day of January, 2019, by the Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: Jed M. Reed
Jed Reed
President, Board of Trustees

ATTEST:

Robert L. Selders, Jr.
Robert Selders, Jr.
Secretary, Board of Trustees
Garland Independent School District



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 10/22/2019

Item Title: Sale of Property - 621 West Avenue G

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the October 7, 2019 Council Work Session, Council was briefed on the potential sale of property located at 621 West Avenue G. The City of Garland has received an unsolicited offer from Richard Blake Mann related to the purchase of City owned property obtained through a 2012 Sheriff's Sale. Richard Blake Mann has presented an offer of \$5,138.53 for the property. The City of Garland will receive \$2,545.11 from the proceeds of this sale.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Richard Blake Mann. This property has been held by the City of Garland since 2012 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.

Attachments

621 West Avenue G resolution

621 West Avenue G offer

621 West Avenue G deed

621 West Avenue G map and picture

RESOLUTION NO. _____

A RESOLUTION 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.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 191st Judicial District Court of Dallas County, Texas in cause number TX10-40517, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City does hereby consent to the sale of property commonly known as 621 W. Avenue G, situated in the City of Garland, County of Dallas, State of Texas to wit:

BEING THE WEST 43' OF LOT 7, BLOCK 29, EMBREE ADDITION, aka 621 WEST AVENUE G, CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 77, PAGE 441 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

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 _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcml.com

May 14, 2019

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Richard Blake Mann to purchase
621 West Avenue G, Garland, Texas

Dear Mr. Worsham:

Richard Blake Mann has offered to purchase 621 West Avenue G, Garland, Texas (BEING THE WEST 43' OF LOT 7, BLOCK 29, EMBREE ADDITION, aka 621 WEST AVENUE G, CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 77, PAGE 441 OF THE DALLAS COUNTY DEED RECORDS) for \$5,138.53. In addition to that amount, all post-judgment taxes for the years 2011-2012 will be paid at closing. The total amount of post-judgment taxes will be approximately \$533.52 of which the City of Garland will receive approximately \$148.53.

This property was sold at a Sheriff's Sale on February 7, 2012 pursuant to delinquent tax collection suit number TX10-40517. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$9,410.00. The property was struck off for the total judgment amount, \$5,138.53, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$3,184.03. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is equal to the total amount due under the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is centered within a light gray rectangular box.

J. Douglas Burnside

Enclosure

Exhibit A
Re-sale Disbursement Worksheet

CAD Acct #:	26165500290070000
Property address:	621 West Avenue G
Cause No.:	TX10-40517
Offer Amount:	\$5,138.53
DCAD Value:	\$9,410.00
Judgment Date:	May 5, 2011
Sheriff's Sale Date:	February 7, 2012
Judgment amount:	GISD 2006-2010 taxes \$629.08 (26.0%)
	City 1999-2010 taxes \$1,108.23 (45.9%)
	County 2003-2010 taxes \$678.58 (28.1%)
Total Judgment for Taxes:	\$2,415.89
City Abatement Liens:	\$690.84
Court costs:	\$870.98
Sheriff's fees for sale:	\$503.67
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$309.38
Total Costs:	\$1,684.03

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$870.98
2.	Dallas County Sheriff	\$503.67
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$309.38
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$896.58
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$508.94
7.	Dallas County (Pro-rata Judgment tax year distribution)	\$548.98
	TOTAL Judgment Distribution	\$5,138.53

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$148.53
9.	Garland ISD (Post Judgment tax year distribution)	\$253.20
10.	Dallas County (Post Judgment tax year distribution)	\$131.79
	TOTAL Post Judgment Distribution	\$533.52

	TOTAL Distribution	\$5,672.05
--	---------------------------	-------------------

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Richard Blake Mann, 619 W. Avenue G, Garland, TX 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **621 West Avenue G**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING THE WEST 43' OF LOT 7, BLOCK 29, EMBREE ADDITION, aka 621 WEST AVENUE G, CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 77, PAGE 441 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX10-40517 in the 191st Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2019.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2019, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

621 W Avenue G
Map and Picture





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

10.

Meeting Date: 10/22/2019

Item Title: Sale of Property - 2000 N. 1st. Street, 111 E. Buckingham Road and 121 E. Buckingham Road

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the October 7, 2019 Work Session, Council was briefed on the potential sale of property located at 2000 N. 1st. Street, 111 E. Buckingham Road and 121 E. Buckingham Road. The City of Garland has received an unsolicited offer from Hao Pham related to the purchase of City owned property obtained through a 2008 Sheriff's Sale. Hao Pham has presented an offer of \$336,431.40 for the property. The City of Garland will receive \$87,765.39 from the proceeds of this sale.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Hao Pham. This property has been held by the City of Garland since 2008 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.

Attachments

1st & Buckingham resolution
1st & Buckingham offer
1st & Buckingham deed
1st & Buckingham map and picture
1st & Buckingham County consent
1st & Buckingham GISD consent

RESOLUTION NO. _____

A RESOLUTION 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.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 191st Judicial District Court of Dallas County, Texas in cause number TX95-41298, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City does hereby consent to the sale of property commonly known as 2000 N 1st. Street, 111 Buckingham Road and 121 Buckingham Road, situated in the City of Garland, County of Dallas, State of Texas to wit:

BEING BLOCK 1, LOTS 2, 3 AND 4 OF THE D&P SUBDIVISION, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 84176, PAGE 3453 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

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

Mayor

ATTEST:

City Secretary



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcml.com

October 19, 2018

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Hao Pham to purchase
2000 N. 1st St., 111 E. Buckingham Rd. and 121 E. Buckingham Rd., Garland, Texas

Dear Mr. Worsham:

Hao Pham has offered to purchase 2000 N. 1st St., 111 E. Buckingham Rd. and 121 E. Buckingham Rd., Garland, Texas (BEING BLOCK 1, LOTS 2, 3 AND 4 OF THE D&P SUBDIVISION, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 84176, PAGE 3453 OF THE DALLAS COUNTY DEED RECORDS) for \$336,431.40.

This property was sold at a Sheriff's Sale on February 5, 2008 pursuant to delinquent tax collection suit number TX95-41298. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. The property was struck off for the assessed value in the judgment, \$239,310.00

The property's most recent value according to the Appraisal District is \$239,310.00. The total judgment amount was \$268,591.09, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$8,757.23. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

This offer is being made pursuant to §34.05(j) of the Texas Property Tax Code. This section allows the City to sell for an amount equal to or greater than the current assessed value by the Dallas CAD. As part of this sale, in addition to all amounts included in the judgment, all post-judgment taxes will also be extinguished by the sale. The total amount of post-judgment taxes is \$186,431.40 of which the City of Garland's portion is \$45,025.12.

An offer made pursuant to Section 34.05(j) requires the consent of the other taxing entities

participating in the Judgment. Our office will obtain the necessary consent for the sale to proceed. Pursuant to a sale under §34.05(j), any unit not consenting to the sale would be liable to the City for their pro-rata share of any costs incurred in maintaining the property from the date of the non-consent forward.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light blue rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26128500010020000, 26128500010030000 and 26128500010040000
Property address:	2000 N. 1st St., 111 E. Buckingham Rd. and 121 E. Buckingham Rd.
Cause No.:	TX95-41298
Judgment Date:	September 25, 1998
Sheriff's Sale Date:	February 5, 2008
Judgment amount:	GISD 1986-1997 taxes \$65,600.62 (56.4%)
	City 1986-1997 taxes \$30,635.94 (26.3%)
	County 1987-1997 taxes \$20,132.31 (17.3%)
Total Judgment for Taxes:	\$116,368.87
Court costs:	\$3,294.58
Sheriff's fees for sale:	\$3,542.12
Publication fees:	\$420.53
Total Costs:	\$7,257.23

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$3,294.58
2.	Dallas County Sheriff	\$3,542.12
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$420.53
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$86,265.39
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$184,719.75
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$56,689.03
	TOTAL	\$336,431.40

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Hao Pham, 2322 Monarch Drive, Garland, TX 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **2000 N. 1st St., 111 E. Buckingham Rd. and 121 E. Buckingham Rd.**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING BLOCK 1, LOTS 2, 3 AND 4 OF THE D&P
SUBDIVISION, CITY OF GARLAND, DALLAS COUNTY,
TEXAS, AS RECORDED IN VOLUME 84176, PAGE 3453 OF
THE DALLAS COUNTY DEED RECORDS (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX95-41298 in the 191st Judicial District Court, Dallas County, Texas, and no more. This conveyance is being made pursuant to Texas Property Tax Code Section 34.05(j) and all liens foreclosed by the judgment and the post-judgment tax liens through tax year 2008 are discharged and extinguished.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the ____ day of _____, 201_, by _____, in her capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

2000 N. 1st., 111 E. Buckingham Rd. and 121 E. Buckingham Rd

Map and Picture





COURT ORDER 2019-0930

**Request to Consent to Sale of Tax Foreclosed Properties Struck off to the City of Garland,
Trustee: 2000 N. 1st Street, Garland, Texas; 111 E. Buckingham Road, Garland, Texas; 121 E.
Buckingham Road, Garland, Texas**

On a motion made by Commissioner Dr. Theresa Daniel, and seconded by Commissioner John Wiley Price, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: September 3, 2019

FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby Consents in its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund, to the sale of 2000 N. 1st Street, 111 E. Buckingham Road, and 121 E. Buckingham Road, Garland, Texas, said parcels of land described in Exhibit "A" and Exhibit "B", attached hereto and made a part hereof, in compliance with Section 34.05(j) of the Property Tax Code, subject to the previous owner's remaining right of redemption, if any, and the prorata property taxes for the remaining part of the current year.

Done in open Court September 3, 2019 by the following vote:

IN FAVOR:	County Judge Clay Jenkins, Commissioner Dr. Theresa Daniel, Commissioner JJ Koch, Commissioner John Wiley Price, and Commissioner Dr. Elba Garcia
OPPOSED:	None
ABSTAINED:	None
ABSENT:	None

Recommended by: Alberta Blair
Originating Department: Public Works

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 2000 N. 1ST ST., 111 E. BUCKINGHAM RD. AND 121 E. BUCKINGHAM RD., GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 2000 N. 1st St., 111 E. Buckingham Rd. and 121 E. Buckingham Rd., Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code to Hao Pham for \$336,431.40, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

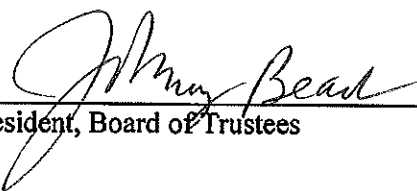
Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 2000 N. 1st St., 111 E. Buckingham Rd. and 121 E. Buckingham Rd., Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 2000 N. 1st St., 111 E. Buckingham Rd. and 121 E. Buckingham Rd., Garland, Texas, to Hao Pham for \$336,431.40 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 27th day of August, 2019, by the
Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By:


President, Board of Trustees

ATTEST:

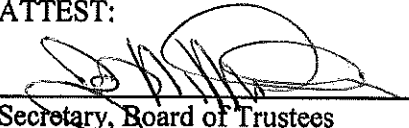

Secretary, Board of Trustees
Garland Independent School District

EXHIBIT A

**BEING BLOCK 1, LOTS 2, 3 AND 4 OF THE D&P SUBDIVISION, CITY OF GARLAND,
DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 84176, PAGE 3453 OF THE
DALLAS COUNTY DEED RECORDS**



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

11.

Meeting Date: 10/22/2019

Item Title: Use of Narcotic Seizure Funding For Police Shooting Range Repairs

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the October 21, 2019 Work Session, Council considered authorizing the use of narcotic seizure funds for Police Shooting Range Repairs.

Recommendation/Action Requested and Justification

Approve by minute action the use of narcotic seizure funds for Police Shooting Range repairs.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

12. a.

Meeting Date: 10/22/2019

Item Title: Z 19-28 CDS Development Services (District 4)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

OWNER

Spirit Master Funding X, LLC

PLAN COMMISSION RECOMMENDATION

On September 23, 2019 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District for a period of twenty (20) years.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

The applicant is requesting approval to allow the operation of a Restaurant, Drive-Through within a 2,549 square-foot existing building on a 0.6579-acre site.

SITE DATA

The site contains approximately 0.6579 acres with approximately 140 lineal feet of frontage along Broadway Boulevard and 215 lineal feet along Castleglen Drive, which are used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The District may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping

area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

The applicant intends to redevelop an existing drive-through restaurant into a Popeyes drive-through restaurant. The Restaurant, Drive-Through requires a Specific Use Provision in the Community Retail (CR) District.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to redevelop an existing 2,529 square-foot building on a 0.6579-acre area to a Restaurant, Drive-Through (Popeyes). The improvements would include façade and interior improvements to define the Popeyes signature design, as well as additional site landscaping.

The applicant proposes the following hours of business operations:

Normal Dining Hours

- 10:30am – 10:00pm Monday through Sunday

Drive-Thru Hours

- 10:30am – 11:00pm Monday through Sunday

2. The Garland Development Code (GDC) establishes a parking ratio of one (1) space for every 100 square feet of gross floor area. Twenty-six (26) parking spaces are required (including handicap parking) and are located on site serving the proposed 2,529-square foot Restaurant, Drive-Through.
3. The design of the building complies with the applicable building design regulations of Garland Development Code.
4. Full landscaping and screening compliance is not triggered by this request. However, the applicant will maintain the existing landscaping on the site as well as provide some enhanced landscaping, such as additional trees in the parking area, reflected in the Landscape Plan (Exhibit D).
5. The applicant intends to use and re-face the existing nonconforming pole sign on the property. The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply with the Garland Development Code (GDC).
6. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

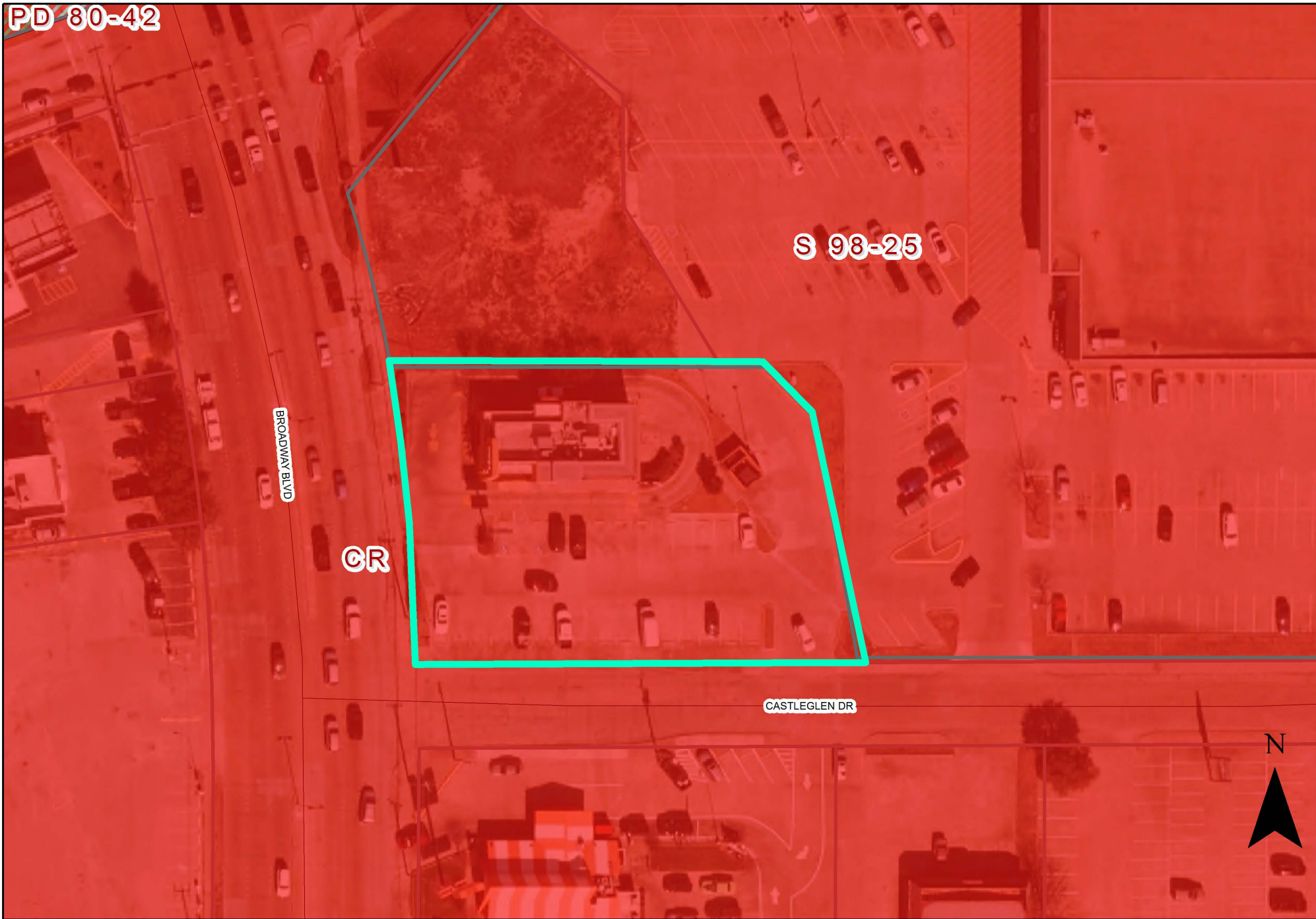
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the subject property is zoned Community Retail (CR) District; these properties are developed as retail and other commercial uses. The properties to the west of the subject property at the intersection of Broadway Boulevard and Castleglen Drive are zoned Community Retail (CR) District; these properties are developed as retail and other commercial uses. The properties to the south of the subject property are zoned Commercial District (CR) and Planned Development (PD) District 06-21 for Community Retail Uses; these properties are developed with retail uses.

Attachments

Z 19-28 CDS Development Services Attachments and Exhibits
Z 19-28 CDS Development Services Responses
Z 19-28 Staff Presentation

PD 80-42



S 98-25

BROADWAY BLVD

CR

CASTLE GLEN DR



0 35 70 Feet



1 inch = 61 feet

Zoning Map Z 19-28



INDICATES AREA
OF REQUEST

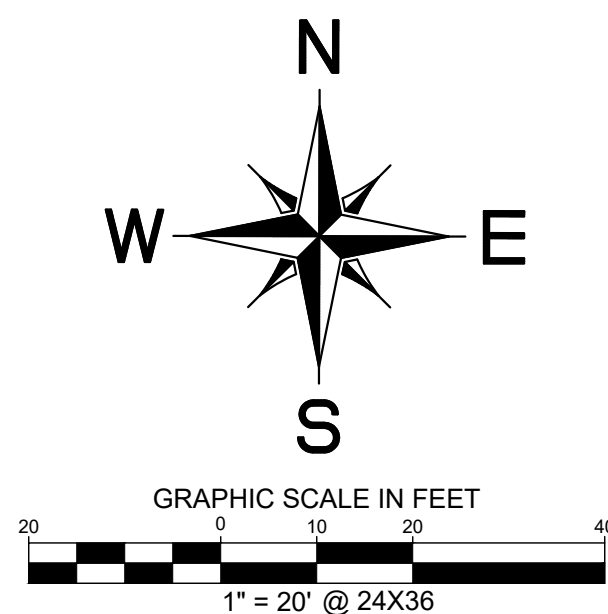
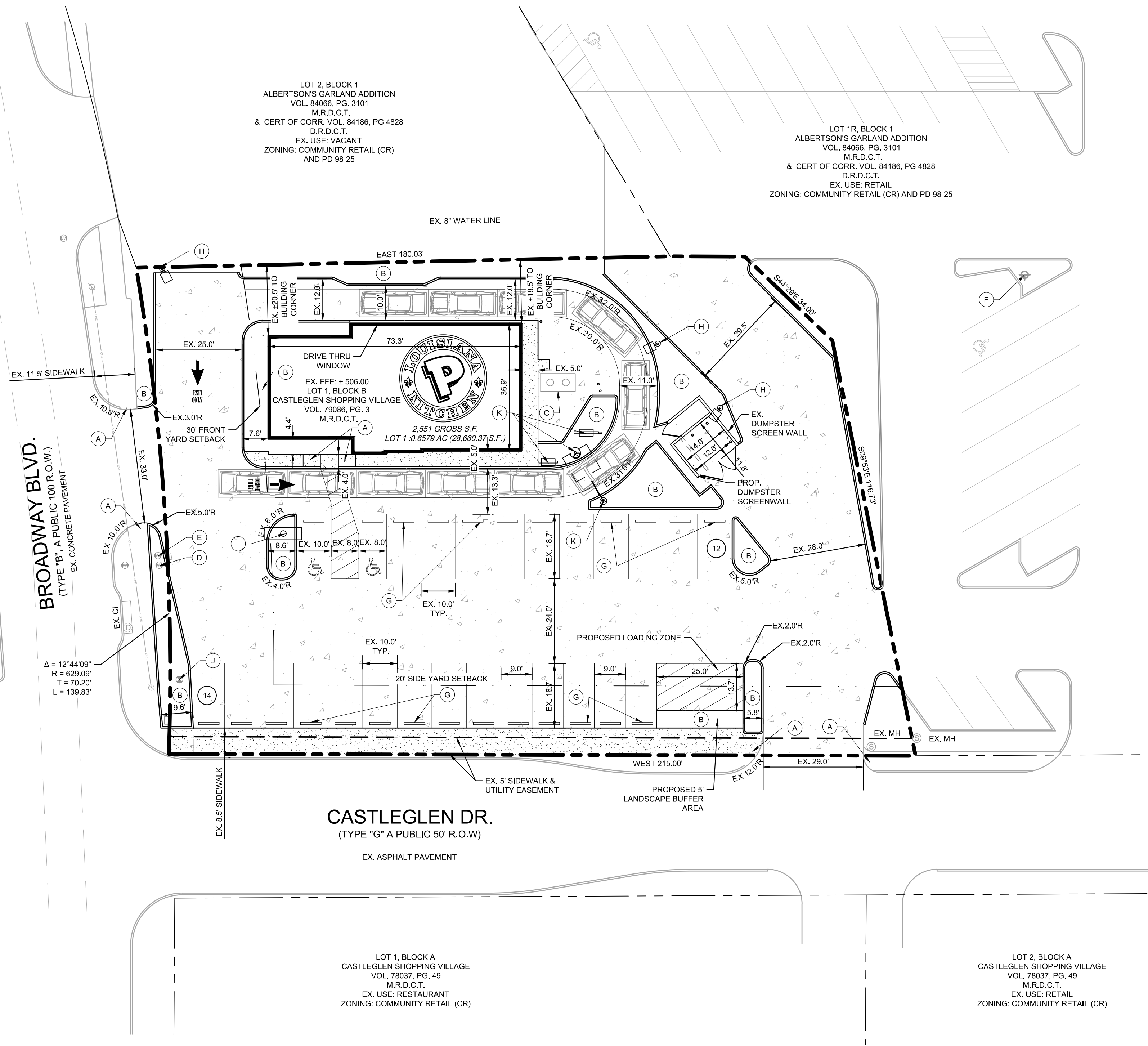
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-28

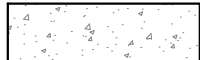
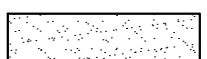
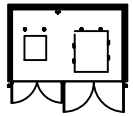
5724 Broadway Boulevard

- 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, landscape plan and building elevations labeled Exhibit C, Exhibit D and Exhibit E. 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 twenty (20) years.
- B. Site Layout: The Restaurant, Drive-Through operation shall be in conformance with the site layout in Exhibit C.
- C. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- E. Signage: The existing pole sign may be re-faced without physical alteration to the structure. Wall/attached signage shall meet the requirements of the Garland Development Code.

EXHIBIT C



LEGEND

	PROPERTY LINE
	EXISTING CONCRETE PAVEMENT TO REMAIN
	EXISTING CONCRETE SIDEWALK TO REMAIN
	EXISTING SANITARY SEWER PIPE
	EXISTING WATER PIPE
CI	EXISTING CURB INLET
MH	EXISTING SANITARY SEWER MANHOLE
FH	EXISTING FIRE HYDRANT
SSWR	EXISTING SANITARY SEWER PIPE
BFR	EXISTING BARRIER FREE RAMP
R	EXISTING RADIUS
	PARKING COURT
	EXISTING DUMPSTER ENCLOSURE TO REMAIN

SITE KEYNOTES

(A)	EXISTING BARRIER FREE RAMP
(B)	LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS
(C)	EXISTING GREASE TRAP TO REMAIN
(D)	EXISTING DOMESTIC METER TO REMAIN
(E)	EXISTING IRRIGATION METER TO REMAIN
(F)	EXISTING FIRE HYDRANT
(G)	EXISTING WHEEL STOPS TO REMAIN (TYP.)
(H)	EXISTING SITE LIGHTING TO REMAIN
(I)	EXISTING PYLON SIGNAGE TO REMAIN
(J)	EXISTING GAS METER TO REMAIN
(K)	PRE-ORDER BOARD, DRIVE THRU ORDER BOARD, OR HEIGHT DETECTOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 1, BLOCK B
ZONING	COMMUNITY RETAIL (CR)
LAND USE	RESTAURANT W/ DRIVE THRU
LOT AREA	28,660.37 SF / 0.6579 AC
TOTAL BUILDING AREA	2,551 SF
BUILDING HEIGHT	1 STORY, 35' MAX.
MAX ALLOWABLE LOT COVERAGE	40%
LOT COVERAGE	11.23%
FLOOR AREA RATIO	0.11:1
PARKING	
TOTAL PARKING REQUIRED (# SPACES)	26 (1 SPACE FOR 100 SF OF RESTAURANT)
TOTAL PARKING PROVIDED (# SPACES)	26
2 ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2
LANDSCAPE AREA	
LANDSCAPE AREA REQUIRED (10.0% OF LOT AREA)	2,867 SF
LANDSCAPE AREA PROVIDED	2,995 SF
SQ. FT. IMPERVIOUS SURFACE	25,665 SF

*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
2. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
3. NO CHANGES ARE PROPOSED TO THE EXISTING SITE LAYOUT WITH THIS SITE PLAN.
4. ALL EXISTING SITE PAVING TO REMAIN.
5. NO CHANGES ARE PROPOSED TO THE ON-SITE UTILITIES. UTILITIES SHOWN ON THIS SITE PLAN ARE FOR REFERENCE ONLY.

FLOODPLAIN NOTE

PER FEMA MAP NUMBER 48113C0380L DATED JULY 7TH, 2014 THIS SITE IS WITHIN ZONE "X". ZONE "X" IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE FOR DALLAS COUNTY, TEXAS.

Kimley»»Horn

SITE PLAN

CASTLEGLLEN SHOPPING VILLAGE
LOT 1, BLOCK B
28,660.37 S.F./0.6579 AC.
W.S. PEGUES SURVEY, ABST. 1158
PREPARED: SEPTEMBER 3, 2019
CITY PROJECT NUMBER:190711-2
ZONING CASE NUMBER: 19-28

ENGINEER	<u>OWNER/DEVELOPER</u>
KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210 FRISCO, TX 75034 PHONE: (972) 335-3580 FAX: (972) 335-3779 CONTACT: CAROLYN KOCH, P.E.	SUN HOLDINGS, INC. 4515 LYNDON B. JOHN FWY. FARMERS BRANCH, TEXAS 75244 PHONE: (972) 620-2287 CONTACT: ACE FULLER

SITE PLAN

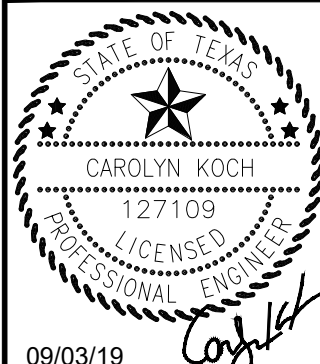
POPEYES RESTAURANT
CITY OF GARLAND
DALLAS COUNTY, TEXAS

DATE	09/03/2019
PROJECT NO	

SHEET NUMBER

SP1

Kimley»»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-535-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



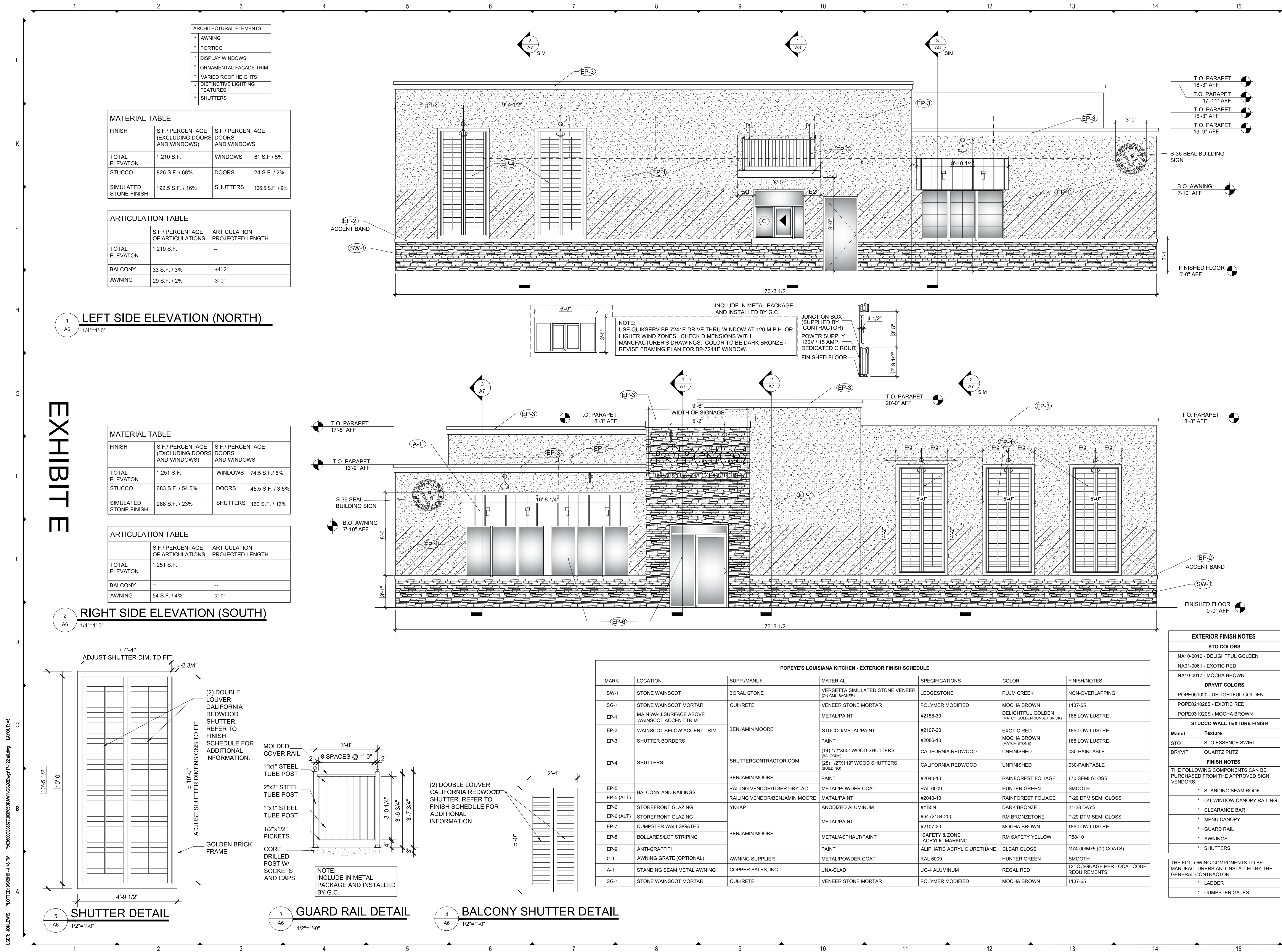
09/03/19

SCALE AS SHOWN	DESIGNED BY RS	DRAWN BY RS	CHECKED BY
-------------------	-------------------	----------------	------------

CAV

DALLAS COUNTY, TEXAS

FF



FRCH

DESIGN WORLDWIDE

311 Elm Street Suite 600
Cincinnati, OH 45202
513 241 3000
www.frchnelson.com

LOUISIANA
KITCHEN

POPEYE'S
STRETCH

CASE NUMBER

190711-2

SUN HOLDINGS

ISSUE INFORMATION

REVISIONS

Nelco Architecture, Inc.

REGISTERED ARCHITECT
STATE OF TEXAS

PROJECT INFORMATION

GARLAND, TX

5724 BROADWAY BLVD.
GARLAND, TX 75043

PROJECT #:
036577

SHEET INFORMATION

LEFT & RIGHT
EXTERIOR ELEVATIONS

DRAWN BY:
BRP

REVIEWED BY:
JN

SCALE:

AUTHORIZED FOR:
PERMIT

A6

USER: JNL/ELMS PLOTTED: 9/20/2019 4:46 PM P:\0365000\036577\0365000\DWG\036577\22.dwg LAYOUT: A6

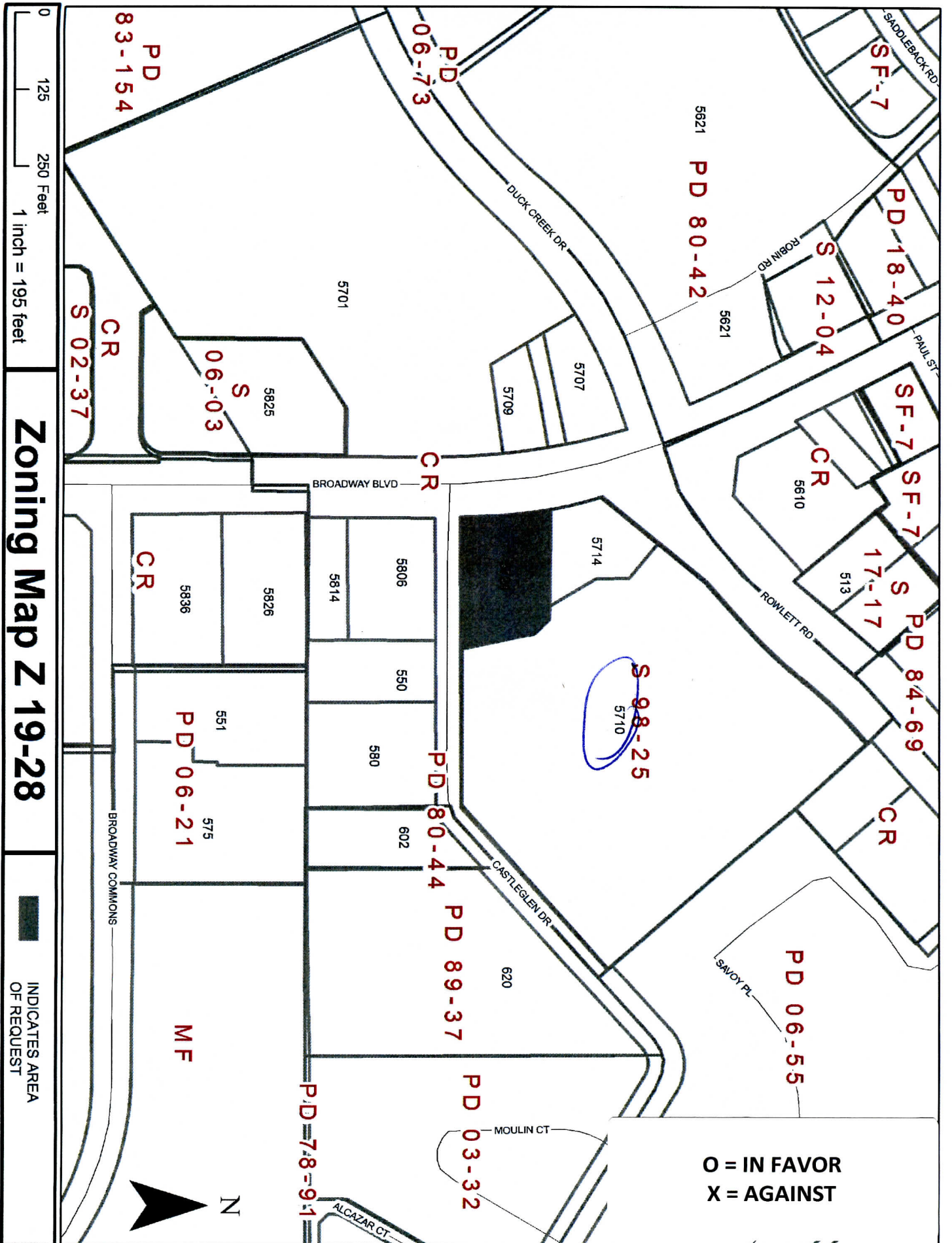
REPORT & MINUTES

P.C. Meeting, September 23, 2019

Consideration of the application of **CDS Development Services**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5724 Broadway Blvd. (District 4) (File Z 19-28)

Representing the applicant, Christie Schachter, 14901 Quorum #310, Dallas, Texas 75254, provided an overview of the request and remained available for questions.

Motion was made by Commissioner O'Hara to close the public hearing and **approve** the request. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**



O = IN FAVOR
X = AGAINST

Zoning Map Z 19-28

INDICATES AREA
OF REQUEST

Allmendinger, Tracy

From: David Hardin <David.Hardin@albertsons.com>
Sent: Monday, September 23, 2019 11:32 AM
To: Planning Group
Subject: File Z 19-28 Applicant CDS Development Services
Attachments: image2019-09-23-102911.pdf

See response attached.

David P. Hardin, CLS
Sr. Real Estate Manager
www.albertsonscompaniesrealestate.com



We Have Moved- "Please Note Our New Address"

Southern Division

2401 E. Randol Mill Rd. Suite 300, Arlington TX 76011

Office: (817) 568-3927 / Mobile: (832) 457-3032

david.hardin@safeway.com

Warning: All e-mail sent to this address will be received by the corporate e-mail system, and is subject to archival and review by someone other than the recipient. This e-mail may contain proprietary information and is intended only for the use of the intended recipient(s). If the reader of this message is not the intended recipient(s), you are notified that you have received this message in error and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately.



GARLAND

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

September 11, 2019

HEARING DATE/TIME: Plan Commission: September 23, 2019 – 7:00 PM

APPLICANT: CDS Development Services

File: Z 19-28

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, September 23, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **CDS Development Services**, requesting approval of a Specific Use Provision for a Restaurant, Drive Through on a property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

Being a tract of land situated in the W. S. Pegues Survey, Abstract No. 1158, City of Garland, Dallas County, Texas and being all of Block B, Lot 1, of CastleGlen Shopping Village, an addition to the City of Garland according to the Final Plat recorded in Volume 79086, Page 3 of the Plat Records of Dallas County, Texas. **This property is located at 5724 Broadway Blvd. (District 4)**

Note: The applicant proposes the operation of a 2,549 square-foot Popeye's Louisiana Kitchen in an existing building.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section 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 Kimberly Hopkins at 972-205-2454.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

August 28, 2019

Z 19-28

Page 2 of 2

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

We look forward this VACANT building
being put back to use. Great use
for the property.

(Please complete the following information)

You're Property Address → 5710 Broadway Blvd. Garland, TX
Albertson's Companies
David P. Hardin, Sr. Real Estate Manager

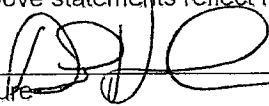
Printed Name

Mailing Address:

2401 E. Randol Mill Rd., Arlington TX 76011
Address City, State Zip

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

Signature



Sr. Real Estate Manager
Title

Date:

9/23/19



GARLAND

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

September 11, 2019

HEARING DATE/TIME: Plan Commission: September 23, 2019 – 7:00 PM

APPLICANT: CDS Development Services

File: Z 19-28

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(Please Check One Below)

☒ I am in favor of the request.

☐ 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)

You're Property Address

Lakeview Centennial HS

Printed Name

3505 Hayman Drive

Garland, TX

75043

Address

City, State

Zip

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

 , GISD Executive Director of Facilities & Maintenance

Signature

Title

Date: 9/20/19

Outside the Notification Area

Z 19-28

**Approval of a Specific Use Provision for a
Restaurant, Drive-Through on a property zoned
Community Retail (CR) District.**

**City Council Meeting
October 22, 2019**



GARLAND

TEXAS MADE HERE

Case Information

Location: 5724 Broadway Blvd.

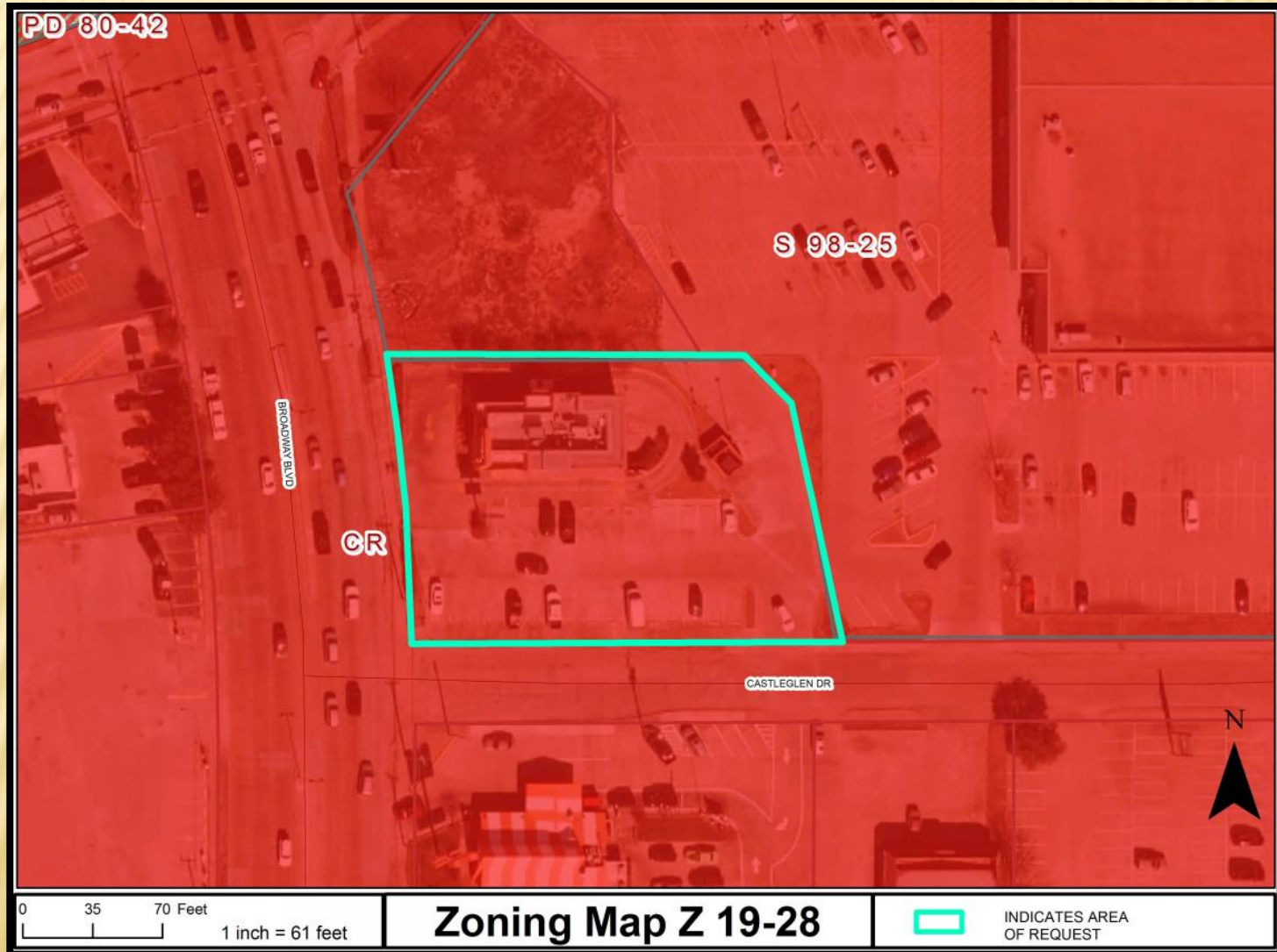
Applicant: CDS Development Services

Owner: Popeyes Louisiana Kitchen

Acreage: Approximately 0.6579 acres

Zoning: Community Retail (CR) District

Location Map



Photos



View from the corner of Castleglen Dr. and Broadway Blvd. of existing structure.



View from Broadway looking north towards the existing structure.



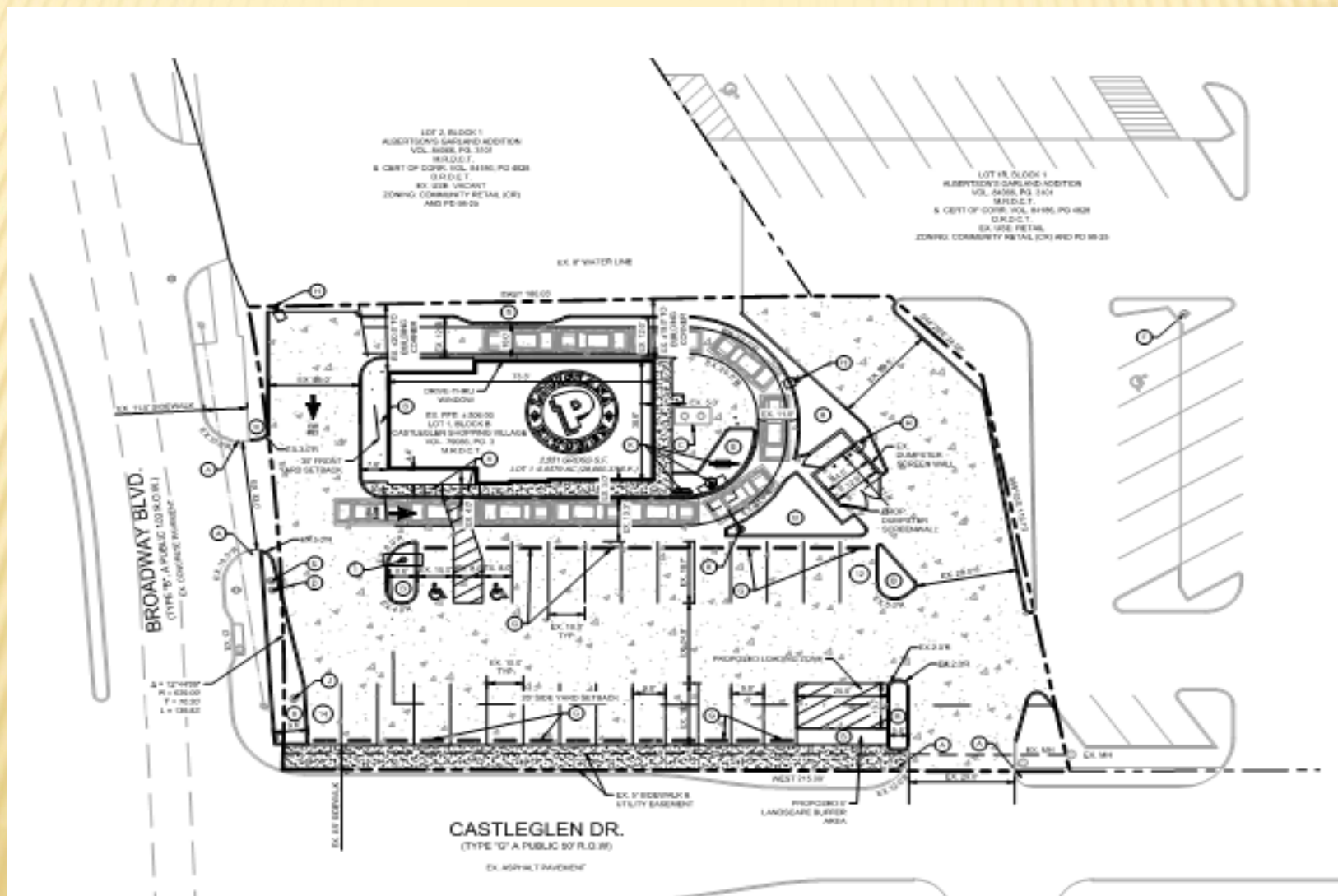
View of the existing building from the west looking east towards Castleglen Dr.



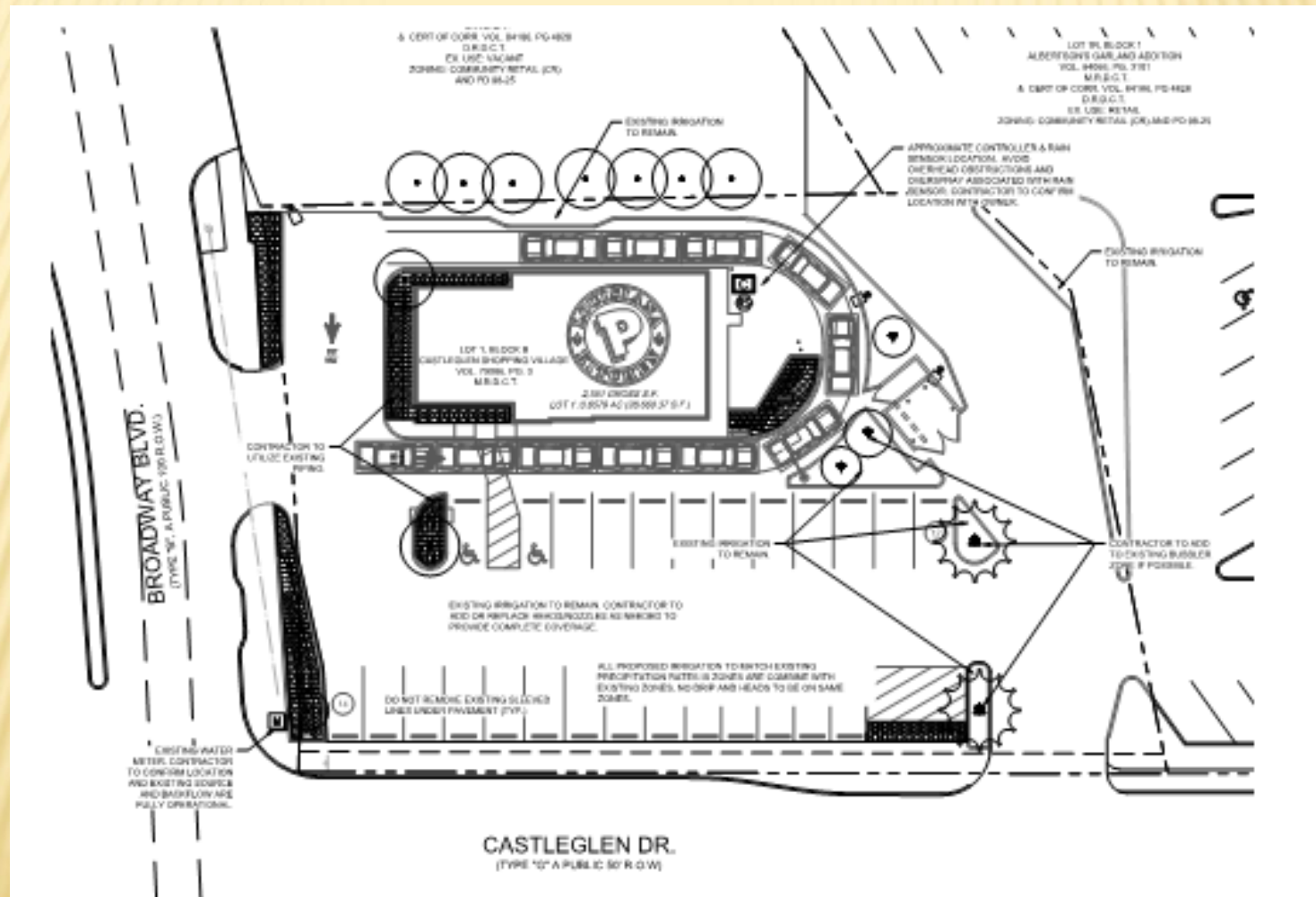
View of the rear of the existing building; showing the drive through and existing screening of dumpster.



Site Plan



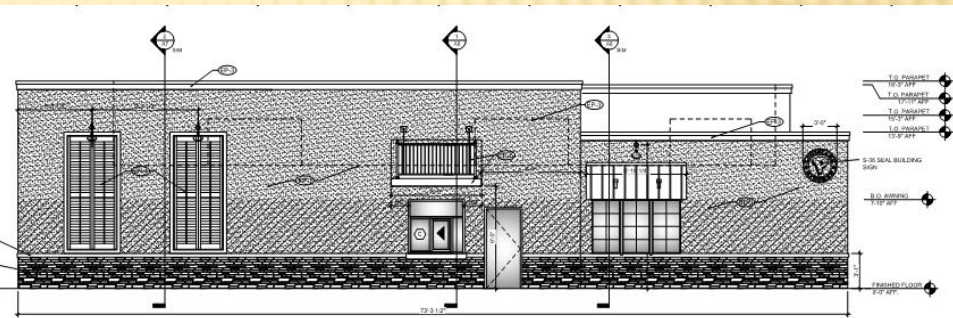
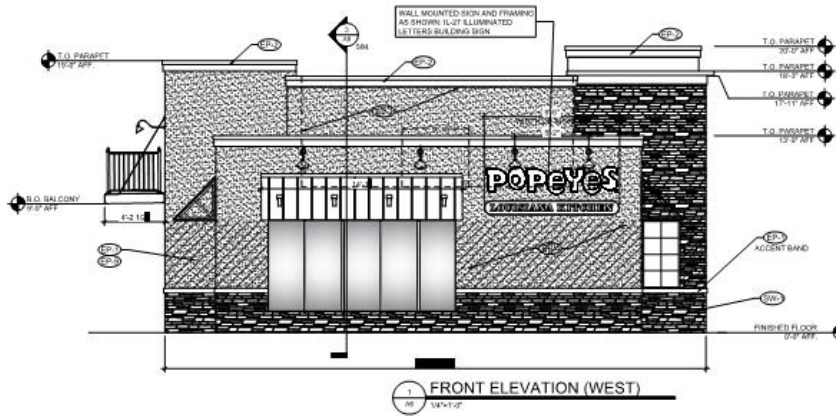
Landscape Layout



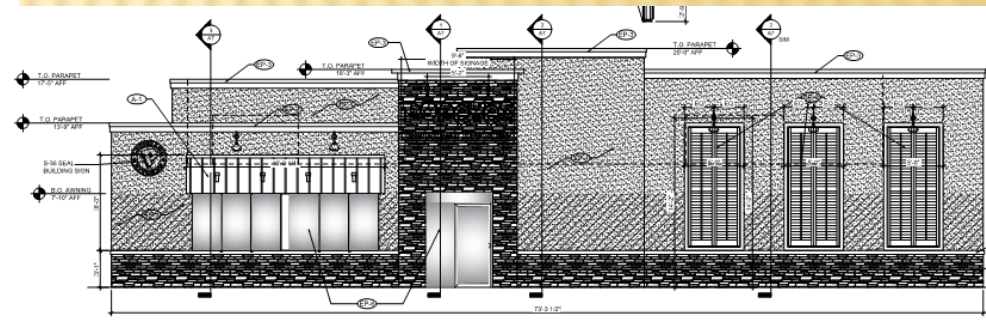
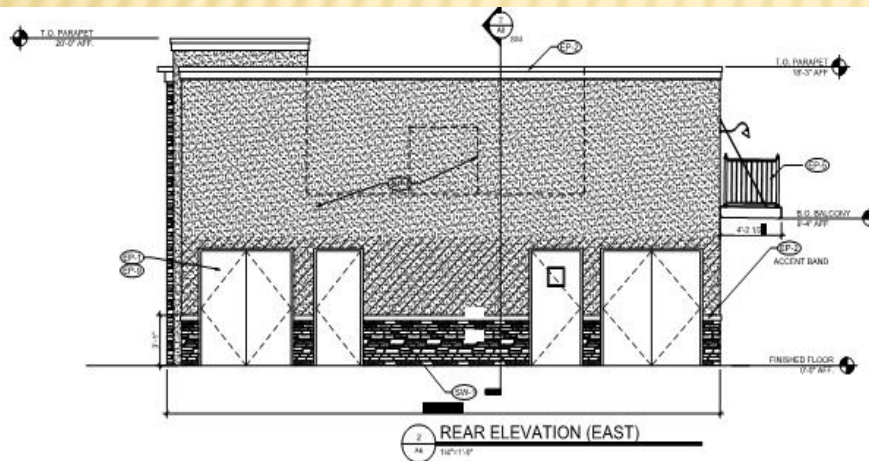


GARLAND
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Elevations

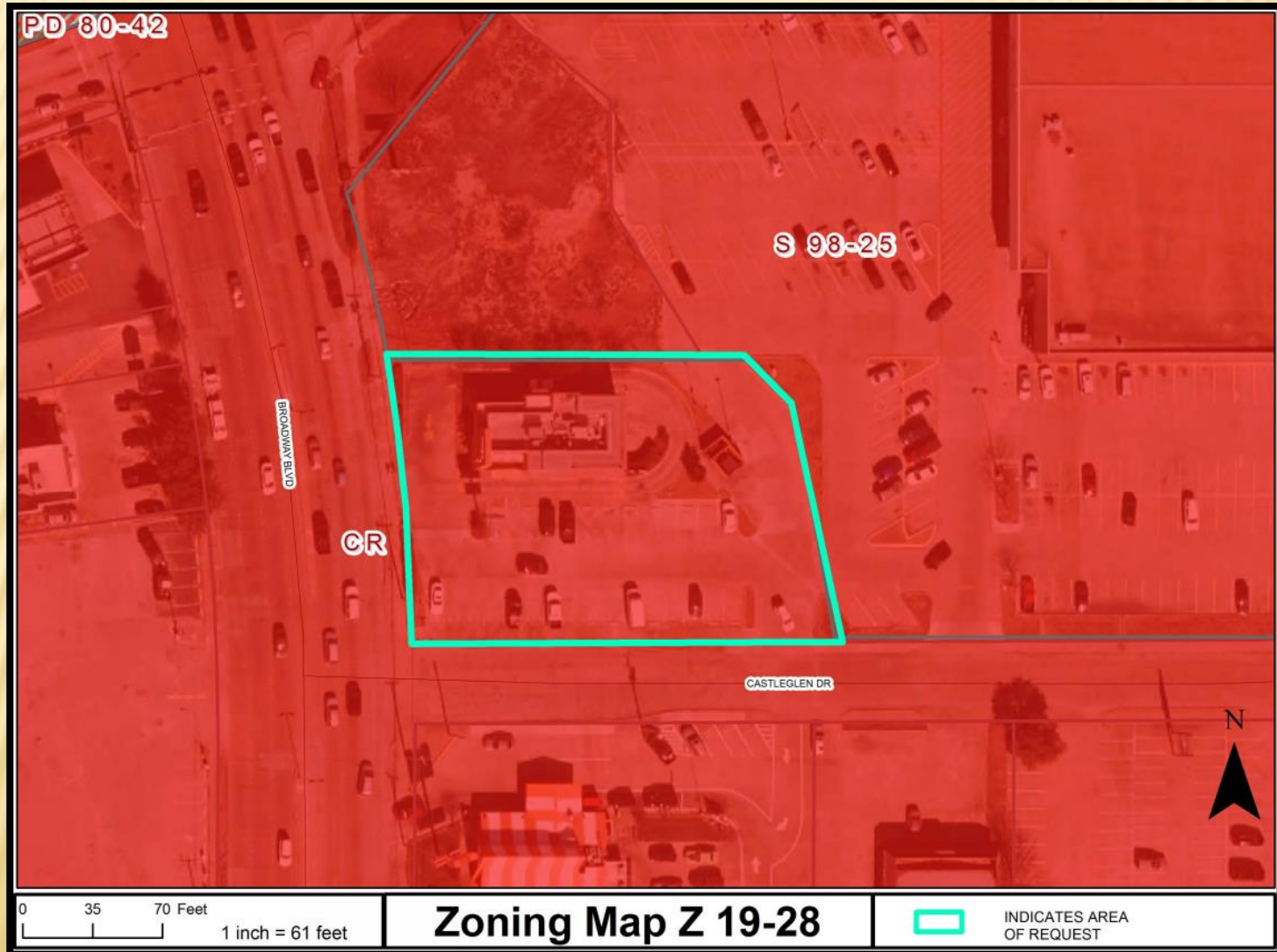


LEFT SIDE ELEVATION (NORTH)



RIGHT SIDE ELEVATION (SOUTH)

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

12. b.

Meeting Date: 10/22/2019

Item Title: GDC Amendments regarding Makerspace (Hackerspace) Uses

Submitted By: Will Guerin, Planning Director

REQUEST

Consider amendments to Chapter 2, Sections 2.51 and 2.52; and Chapter 6, Section 6.03 of the Garland Development Code creating a definition and regulations for "Makerspace (Hackerspace)" uses.

PLAN COMMISSION RECOMMENDATION

During their September 23, 2019 meeting, the Plan Commission, with a nine (9) to zero (0) vote, recommended approval of amendments to Chapter 2, Sections 2.51 and 2.52; and Chapter 6, Section 6.03 of the Garland Development Code creating a definition and regulations for "Makerspace (Hackerspace)" uses.

STAFF RECOMMENDATION

Approval of amendments to Chapter 2, Sections 2.51 and 2.52; and Chapter 6, Section 6.03 of the Garland Development Code creating a definition and regulations for "Makerspace (Hackerspace)" uses.

BACKGROUND

Makerspaces (also referred to as "Hackerspaces") are collaborative work spaces, usually indoors, intended for learning and making and often applying technology. This use is not currently defined in the Garland Development Code. At the request of the City Council, the subject of defining and creating regulations for Makerspace uses was discussed by the Development Services Committee and the draft amendments reflect their recommendation. The amendments were also reviewed and recommended accordingly by the Plan Commission during their September 23, 2019 meeting.

The City Council reviewed and discussed the draft amendments during the October 7, 2019 Work Session.

CONSIDERATIONS

1. The proposed definition for Makerspace (Hackerspace) is as follows: “A facility where common or designated area(s) are provided to support education through peer learning and knowledge sharing and incorporating workspace for support of participants interests, such as but not limited to computers, software development, technology, science, digital art, 3d printing, sewing, metal work, welding, machining, and woodworking.”
2. It is proposed to only allow Makerspace (Hackerspace) uses in the Industrial (IN) zoning district by right.
3. A parking ratio of 1 space per 3 students, plus 1 space per 500 square feet gross floor area workshop, and 1 space per 1,000 square feet gross floor area of warehouse is proposed.
4. In addition, it is proposed that Makerspace (Hackerspace) facilities must comply with the following provisions:
 - No portion of a facility may be used for any use or action that would otherwise be prohibited within the zoning district in which it is located;
 - Outside display is prohibited;
 - Where outside storage is permitted within the zoning district, it shall comply with Section 2.52(A)(14)(C); and
 - A minimum of one heavy load vehicle loading berth must be provided in conformance with Section 4.22.

Attachments

Draft Ordinance
Staff Presentation

ORDINANCE NO. 7055

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 6.03, "Definitions," of Chapter 6, "Definitions" of the Garland Development Code of the City of Garland, Texas, is hereby amended by addition to define "Makerspace (Hackerspace)" to read as follows:

"Section 6.3 Definitions.

. . .

MAKERSPACE (HACKERSPACE): A facility where common or designated area(s) are provided to support education through peer learning and knowledge sharing and incorporating workspace for support of participants interests, such as but not limited to computers, software development, technology, science, digital art, 3d printing, sewing, metal work, welding, machining, and woodworking.

. . ."

Section 2

That the "Institutional and Educational Uses" section of the **Land Use Matrix** of Chapter 2, "Zoning Regulations" of the Garland Development Code of the City of Garland, Texas, is hereby amended by addition to include "Makerspace (Hackerspace)" in the first column of the table; that it be permitted by right ("P") in Industrial ("IN") zoning districts (16th column of the table); that the parking requirements (20th column of the table) be amended by addition to read as follows:

"1/3 students + 1/500 sq. ft gross floor area

workshop + 1/1000 sq. ft. gross floor area of warehouse"; and

That the final column of the Land Use Matrix, "Cross-references for Special Standards," be amended by addition in the row provided for "Makerspace (Hackerspace), to read "Sec. 2.52 (A) (36) ."

Section 3

That Section 2.52, "Special Standards for Certain Uses," of Chapter 2, "Zoning Procedures" of the Garland Development Code of the City of Garland, Texas, is hereby amended by adding Section 2.52(A) (36) to read as follows:

"(36) Makerspace (Hackerspace). Makerspace (Hackerspace) facilities must comply with the following provisions of this Subsection (35):

- (a) No portion of a facility may be used for any use or action that would otherwise be prohibited within the zoning district in which it is located;
- (b) Outside display is prohibited;
- (c) Where outside storage is permitted within the zoning district, it shall comply with Section 2.52 (A) (14) (C); and
- (d) A minimum of one heavy load vehicle loading berth must be provided in conformance with Section 4.22."

Section 4

That Garland Development Code for 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 5

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 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 the ____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Consider amendments to Chapter 2, Sections 2.51 and 2.52; and Chapter 6, Section 6.03 of the Garland Development Code creating a definition and regulations for “Makerspace (Hackerspace)” uses.

City Council
October 22, 2019



CHAPTER 6: DEFINITIONS

Makerspace (Hackerspace): A facility where common or designated area(s) are provided to support education through peer learning and knowledge sharing and incorporating workspace for support of participants' interests, such as but not limited to computers, software development, technology, science, digital art, 3d printing, sewing, metal work, welding, machining, and woodworking.

CHAPTER 2, SECTION 2.51 (LAND USE MATRIX)

Allow “Makerspace (Hackerspace)” uses in the Industrial (IN) District only, permitted by right.

CHAPTER 2, SECTION 2.51 (LAND USE MATRIX)

Proposed Parking Ratio:

- 1 space per 3 students;
- + 1 space per 500 square feet gross floor area workshop;
- + 1 space per 1,000 square feet gross floor area of warehouse.

CHAPTER 2, SECTION 2.52 (SPECIAL STANDARDS)

Additional Provisions:

- ✘ No portion of a facility may be used for any use or action that would otherwise be prohibited within the zoning district in which it is located;
- ✘ Outside display is prohibited;
- ✘ Where outside storage is permitted within the zoning district, it shall comply with Section 2.52(A)(14)(C); and
- ✘ A minimum of one heavy load vehicle loading berth must be provided in conformance with Section 4.22.



GARLAND

City Council Regular Session Agenda

Meeting Date: 10/22/2019

Item Title: Boards and Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Deputy Mayor Pro Tem - Robert Vera

- Patricia Hanson - TIF 3 Medical District
-

Attachments

Patricia Hanson - TIF 3 Medical District

ATTN:
Robert
Vera
Tiff
District 6
#3



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
OCT 02 2019
CITY SECRETARY

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: 10-2-19

Name: Patricia Hanson

Phone:

Address: 1901 PAID DURO DR.

Phone:

City, State, Zip: Garland, TX. 75040

Email:

Resident of Garland for 35 years

Resident of Texas for 31 years

✓ Dallas County Voter Registration [redacted] Garland City Council District Number 1

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.

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

NO

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

NORTHlake Estates CRIME Watch Founder

What is your educational background?

B.S. in Bus. ADMIN.

What is your occupational experience?

Past
Real Estate OFFICE MGR. + Licensed Salesman
Patricia Hanson

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

Board or Commission of first, second, and third choice:		
☐ Board of Adjustment	☐ Garland Youth Council **	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plan Commission
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Garland Cultural Arts Commission		☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status	Current ☒	Past Due ☐	Date Appointed
Utility Account Status	Current ☒	Past Due ☐	Appointed By
CSO Suit/Claim Filed	Yes ☐ No ☒		Date Notified
Clerk Signature & Date	Courtney Vanover 10/31/19		Disclosure Form Filed