



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, October 13, 2020
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.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_T47210IKQHWPZ6Z-3Jp0bg

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 979 2537 2014

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.



COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.
2. Do not take things personal.
3. Project a positive attitude.
4. Focus on issues, not on the person.
5. Be prepared to discuss issues.
6. Maintain decorum.
7. Keep your sense of humor.
8. Honor and respect each other; accept each other as individuals.
9. Follow goals, principles and action agenda.
10. Decide, vote and move on.
11. Avoid ambushes - Council or staff.
12. Talk to staff before meetings.
13. Vote our convictions, but be willing to compromise *"What is best for Garland."*
14. Follow Roberts Rules of Order consistently.
15. Agree to disagree.
16. Be open and honest.

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 September 15, 2020 Regular Meeting.
2. Consider approval of the following bids:

- a. **Williams Estates Wastewater Main Replacement** **Bid No. 1111-20**

Aushill Construction, LLC	\$1,133,879.21
Optional Contingency	<u>113,387.92</u>
TOTAL:	\$1,247,267.13

This request is to provide approximately 1.1 miles of wastewater main replacements in Williams Estates. An Optional Contingency is included for any additional work that may be required.

b. GP&L Centerville 1 Overhead to Underground Line Relocation **Bid No. 1134-20**

Primoris T&D Services, LLC	\$721,454.10
Optional Contingency	<u>57,200.00</u>
TOTAL:	\$778,654.10

This request is to provide construction services to relocate the Centerville 1 overhead feeder from Duck Creek to underground service at the front of the property line. An Optional Contingency is included for any additional work that may be required.

c. Liquefied Suspended Cement Slurry **Bid No. 1150-20**

Martin Marietta	\$308,490.00
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This request is to provide Concrete Super Slurry for the Street Department to strengthen the crushed concrete base material used on street reconstruction projects. This approval is for a Term Agreement with four optional renewals.

d. EMS Supplies and Medications **Bid No. 1347-20**

Bound Tree Medical, LLC	\$369,872.44
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This request is for the purchase of EMS Pharmaceuticals and Medical Supplies for the Garland Fire Department. This approval is for a one-year Term Agreement.

e. Belt Press Rental for Duck Creek & Rowlett Creek Wastewater Treatment Plants **Bid No. 1228-20**

Aspen Rentals, Inc.	\$120,050.00
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This request is to rent two belt presses to process biosolids at Duck Creek and Rowlett Creek Wastewater Treatment Plants.

f. Sanitary Sewer Mainline Rehabilitation **Bid No. 1390-20**

Insituform Technologies, LLC	\$1,430,352.50
Optional Contingency	<u>69,647.50</u>
TOTAL:	\$1,500,000.00

This request is to provide sanitary sewer pipe lining and pipe bursting services for the following locations: south of Guthrie Road and west of Ablon Drive, Belt Line Road to North Garland Avenue east of Wagon Wheel, North Garland Road to Apollo Drive west of Woodland Park, Matador to Doss Drive, Holm to Royal Drive and Glynn to Curtis Drive. An Optional Contingency is included for any additional work that may be required.

g. Security Fence Replacement for Rowlett Creek Wastewater Treatment Plant

Bid No. 1180-20

Triple-C Fence, LLC	\$158,578.10
Optional Contingency	<u>20,000.00</u>
TOTAL:	\$178,578.10

This request is to provide labor and equipment to replace approximately 3,708 feet of security fencing and gates surrounding the Rowlett Creek Wastewater Treatment Plant. An Optional Contingency is included for any additional work that may be required.

h. Engineering Services for Miller Road and Nash Street Water and Wastewater Improvements

Bid No. 0469-17

Kimley-Horn and Associates, Inc.	\$16,000.00
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This request is to provide additional Engineering Services for the Miller Road and Nash Street Water and Wastewater Improvements project to include the design of a left-turn lane at the Walmart Neighborhood Market.

i. GP&L & TMPA Transmission and Substation Maintenance and Repair Services

Bid No. 1225-20

Primoris T&D Services, LLC	\$750,000.00
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This request is to provide as-needed maintenance and repair of GP&L and TMPA transmission lines and substation infrastructure. This approval is for a Term Agreement with four optional renewals.

j. Engineering Services for King Mountain to Queen BESS 345 kV Transmission Line

Bid No. 1418-20

Burns & McDonnell	\$483,100.00
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This request is to obtain engineering services to support the transmission line design of a new single circuit, 345 kV transmission line in Upton County, Texas.

k. Wallace Pump Station Generator Upgrade **Bid No. 1123-20**

C.F. McDonald Electric, Inc.	\$4,129,469.00
Optional Contingency	<u>412,946.90</u>
TOTAL:	\$4,542,415.90

This request is to provide upgrades to the Wallace Pump Station generator and ancillary equipment which includes: Installation of a new 2400V, 2000 kW Tier IV generator and paralleling switchgear including a 2400V medium voltage switch, construction of new generator, storage building and transformer pad structures including structural and architectural modifications at the switchgear room, furnish and install programming for SCADA interface cabinet as well as modifications to existing SCADA system located at Apollo Control Center, furnish and install all materials for the Pump Station HVAC work, field inspection and start-up services including factory and site acceptance testing and training. An Optional Contingency is included for any additional work that may be required.

l. 2019 Miscellaneous Concrete Repair Project **Bid No. 0313-20**

NPL Construction Company	\$285,160.00
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This request is to provide additional quantities of concrete removal and replacement for streets and alleys in various locations of the city.

3. A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.

a. Zoning File No. Z 20-23, Rene Mandujano (District 2)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and located at 532 Main Street, Suite B; 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. **Consider a resolution approving a schedule for meetings of the City Council to be held in Calendar Year 2021; and providing an effective date.**

At the October 12, 2020 Work Session, Council considered the meeting dates for the 2021 calendar year.

5. **Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with the Garland Independent School District regarding the use of certain facilities during emergencies; and providing an effective date.**

At the October 12, 2020 Work Session, Council considered approving a resolution allowing the City Manager to execute an updated Interlocal Agreement with GISD allowing the City of Garland to utilize any of the district's facilities as a Point of Dispensing site for medications or commodities in mass quantity to the public, which may be necessary in disaster response or recovery efforts.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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6. **Resolution for Texas Parks and Wildlife Department Grant - Watson Park**

Council is requested to consider adoption of a funding resolution and authorization to submit a grant application for the Local Park Grant Program from the Texas Parks and Wildlife Department in order to improve Watson Park.

7. **Hold public hearing(s) on:**

- a. **Consider Approval of QuikTrip Travel Center in District 3 at 524 East Interstate Highway 30.**

QuikTrip Corporation and Glenn Engineering Corporation, requesting approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use. This application was submitted prior to September 1, 2019. (File No. Z 19-22, District 3)

- b. **Consider a request by U-Haul to build a 42,580 square-foot Bus/Truck Repair shop at 2700-2816 McCree Road in District 5.**

Application of Kimley-Horn and Associates, Inc., requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses; and 2) a Detail Plan for a Truck/Bus Repair Use. This application was submitted prior to September 1, 2019. (File No. Z 19-27, District 5) (This case was postponed from the September 15, 2020 Regular City Council meeting.)

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.

Council Member Deborah Morris

- Herman Puckett - Board of Adjustment
- Kymberlaine Banks - Community Multicultural Commission
- Jocelyne Garcia - Cultural Arts Commission
- John Ball - Environmental and Community Advisory Board
- Michael Degen - Library Board
- Jonathan Ferguson - Parks and Recreation Board
- Julius Jenkins - Plan Commission
- John Spencer - Property Standards Board
- Manuel Ojeda - Senior Citizens Advisory Board
- Daniel Montenegro - Tax Increment Finance District - Downtown
- Bob Duckworth - Tax Increment Finance #3 - Medical District
- Darryl Quigley - Tax Increment Finance - South
- Dwight Nichols - Unified Building Standards Commission

Mayor Pro Tem Robert Vera

- Mindy Le - Community Multicultural Commission

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.

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: 10/13/2020

Item Title: Minutes September 15

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the September 15, 2020 Regular Meeting.

Attachments

Minutes September 15



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, September 15, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager John Baker
City Attorney Brad Neighbor
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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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 Deborah Morris, and seconded by Council Member Rich Aubin to approve the Consent Agenda as presented. Motion carried:

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the September 1, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** GP&L McCree Substation Steel Structures for
Autotransformer Addition

Bid No. 1261-19

Klute Inc. Steel Fabrication

\$450,029.13

This request is to approve a Change Order for two A-frame structures including all switch stands and bus supports.

b. APPROVED GP&L Transmission Line Underbuild

Bid No. 1070-20

L.E. Myers Company	\$859,962.79
Optional Contingency	<u>71,948.00</u>
TOTAL:	\$931,910.79

This request is to provide construction services related to transmission line underbuilds for distribution services. An Optional Contingency is included for any additional work that may be required.

**c. APPROVED Farmersville Area 138kV Transmission CCN
Application Management – Phase I**

Bid No. 1271-20

Burns & McDonnell	\$359,500.00
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This request is to obtain engineering services associated with Phase I of GP&L's Certificate of Convenience and Necessity (CCN) application for the Farmersville Area 138kV Transmission Line project.

d. APPROVED Personal Protective Equipment

Bid No. 1306-20

Nafeco, Inc.	\$778,979.00
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This request is for primary, secondary, and replacement Personal Protective Equipment (PPE) for the Garland Fire Department. This approval is for a two-year Term Agreement.

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 20-13, Eric L. Davis Engineering, Inc. (District 3)

Ordinance No. 7167 amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for Recreational Vehicle Park Phase II Cabins on a 1.0165-acre tract of land zoned Planned Development (PD) District 18-36 for Light Commercial Uses (Recreational Vehicle Park Only) located at 3926 Zion Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 20-16, Kimley-Horn and Associates, Inc. (District 1)

Ordinance No. 7168 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor Use on a 1.8-acre tract of land zoned Planned Development (PD) District 12-56 located at 5243 Naaman Forest 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.

c. APPROVED Zoning File No. Z 20-18, COSMAX NBT USA (District 6)

Ordinance No. 7169 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District and located at 3350 Marquis Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

- 4. APPROVED Ordinance No. 7170** authorizing the issuance of “City of Garland, Texas, Tax Notes, Series 2020”; specifying the terms and features of said notes; levying a continuing direct annual ad valorem tax for the payment of said notes; and resolving other matters incident and related to the issuance, sale, payment, and delivery of said notes, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

At the August 31, 2020 Work Session, Council considered authorizing the issuance of tax notes in the amount of approximately \$25 million. The proceeds from Tax Notes have become an important funding source for the City's annual Street Reconstruction and Improvement Program, which totals \$28.9 million in the FY 2020-21 Proposed Budget. In addition, tax notes allow the City to manage the debt service tax rate and fund capital improvements without increasing the City's long-term debt burden. The notes will be paid off within one year.

- 5. APPROVED Ordinance No. 7171** amending the tax roll of the City of Garland, Texas and approving an effective date.

At the August 31, 2020 Work Session, Council was provided a written briefing regarding the annual amendment to the tax roll.

6. **APPROVED** **Resolution No. 10453** of the City Council of the City of Garland, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2020 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a Savings Clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

At the August 31, 2020 Work Session, Council considered a settlement agreement with Atmos Energy Mid-Tex Division ("Atmos") and the resulting rate change under the Rate Review Mechanism (RRM) tariff.

7. **APPROVED** **Minute action approving the appointment of Rick Parra for three years to the Civil Service Commission.**

At the September 14, 2020 Work Session, Council considered approving the City Manager's reappointment of incumbent Rick Parra for an additional three years.

8. **APPROVED** **Minute action approving the vendor selection and associated annual recurring costs for implementation, which will be fully off-set by the annual wellness incentive.**

The Commit to Wellness Program (C2W) has been utilized since 2007 to engage employees in preventive care, health education and cost saving disease management. In exchange for their participation, employees receive a discounted health care premium. To promote employee wellness, the City receives an annual incentive "rebate" from its third party administrator (currently Blue-Cross Blue-Shield of Texas) that can be applied to off-set program costs. In the past, the incentive has been used in various ways including C2W program enhancements, digital fitness tracking tools, and reimbursements. During FY 20-21, the incentive will be increased from \$75,000 annually to \$125,000 and is proposed to be partially applied to the cost of implementing a wellness technology platform.

9. **APPROVED** **Minute action authorizing the City Manager to execute the Discretionary Service Agreement with Oncor.**

At the August 31, 2020 Work Session, Council considered authorizing the City Manager to execute a Discretionary Service Agreement with Oncor for the Burying of Oncor's Facilities along Rosehill Road from Bobtown Road to IH-30.

10. **APPROVED** **Minute action authorizing the execution of a settlement agreement by the City Manager with the concurrence of the City Attorney.**

The parties to this rate appeal - In the matter of the Petition of the City of Garland, et al, appealing the North Texas Municipal Water District water rates; PUC Docket No. 46662, et al, have reached a potential settlement. Council is requested to authorize the City Manager, with the concurrence of the City Attorney, to sign a potential settlement agreement any other ancillary agreements and any matters related thereto consistent with the direction of Council as previously provided.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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11. **PUBLIC** **Hold a Public Hearing on 2020-21 Proposed Budget**
 HEARING HELD:

Section 5, Article VIII, of the City Charter requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be given an opportunity to be heard for or against any item contained in the Proposed Budget. The Proposed Budget for 2020-21 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 5, 2020.

This budget will raise more revenue from property taxes than last year's budget by an amount of \$5,036,355, which is a 4.04 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$2,239,506.

Mayor LeMay opened the public hearing at 7:10 p.m. There were no speakers on this item and the Mayor closed the public hearing at 7:11 p.m.

12. **PUBLIC** **Hold a Public Hearing on Proposed 2020-21 Tax Rate**
 HEARING HELD:

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no new revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2020-21 Proposed budget is based on a tax rate of 76.96 cents per \$100 of valuation, which exceeds the no new revenue tax rate of \$.741031 cents per \$100 of value.

Mayor LeMay opened the public hearing at 7:12 p.m. There were no speakers on this item and the Mayor closed the public hearing at 7:13 p.m.

13. APPROVED

Adoption of 2020-21 Budget

In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2020-21 to the City Council on August 4, 2020. After receiving certified values from the Dallas Central Appraisal District, the City Manager provided City Council with recommended adjustments to the Budget on August 25, 2020. Copies were made available for public inspection at the City libraries, at the City Secretary's Office, and on the City's website. Public hearings were held on September 1 and September 15, 2020. An ordinance reflecting final decisions regarding the Budget for 2020-21 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

Motion was made by Council Member Deborah Morris, and seconded by Council Member Rich Aubin to ratify the property tax rate reflected in this budget. Motion carried:

Vote: 9 - 0

Motion was made by Council Member Deborah Morris, and seconded by Mayor Pro Tem Robert John Smith to approve the budget as amended by the City Manager to eliminate fire protection equipment, which was moved to the Capital Improvement Budget and eliminate National League of Cities membership fees.

An amendment to the motion was made by Council Member Aubin to include the NLC membership in the budget. The amendment failed due to lack of a second.

A vote was cast on the main motion to adopt **Ordinance No. 7172**. Motion carried:

Vote: 9 - 0

14. APPROVED

Adoption of 2020-21 Property Tax Rate

The City Council has considered an Ad Valorem Tax Rate of 76.96 cents per \$100 of valuation for the fiscal year beginning October 1, 2020. All meetings, notices and public hearing requirements related to the adoption of the Tax Rate have been met in accordance with State law. Council is requested to consider an ordinance setting the Ad Valorem Tax Rate at 76.96 cents per \$100 of valuation for 2020-21.

Matt Watson, Director of Finance, presented the staff report.

Motion was made by Council Member Deborah Morris, and seconded by Council Member Rich Aubin that the property tax rate be increased by the adoption of tax rate of 76.96 cents per \$100 of valuation, which is effectively a 3.8% increase in the tax rate. The motion is in two parts:

to first move that the rate for debt service be approved in the amount of thirty-seven and fifty-six hundredths of a cent.

Motion carried:

Vote: 9 - 0

Motion was made by Council Member Deborah Morris, and seconded by Council Member Rich Aubin that the rate for maintenance and operations be approved in the amount of thirty-nine and forty hundredths of a cent, adopting **Ordinance No. 7173**. Motion carried:

Vote: 9 - 0

15. APPROVED

Rate and Fee Changes for 2020-21

In considering the 2020-21 Proposed Budget, the City Council reviewed the adjustments to existing rates and fees. Revenue estimates included in the 2020-21 Proposed Budget are based on these actions. An ordinance will be prepared for the Mayor's signature once final direction has been given by the Council.

Motion was made by Council Member Deborah Morris, and seconded by Council Member Jim Bookhout to approve **Ordinance No. 7174** making certain fee and rate adjustments and establishing an effective date of October 1, 2020. Motion carried:

Vote: 9 - 0

16. APPROVED

Consider an ordinance of the City of Garland, Texas, establishing Civil Service Classifications within the Police and Fire Departments; prescribing the number of positions in each classification; prescribing the base salary and types of pay for those classifications; and providing an effective date.

Pursuant to Chapter 143 of the Local Government Code of Texas, the City Council must establish the civil service classifications in the Police and Fire Departments, the number of positions in each classification, the base salary and the types of incentive pays for each classification.

Motion was made by Council Member Deborah Morris, and seconded by Deputy Mayor Pro Tem Robert Vera to approve **Ordinance No. 7175**, establishing Civil Service Classifications within the Police and Fire Departments; prescribing the number of positions in each classification;

prescribing the base salary and types of pay for those classifications; and providing an effective date. Motion carried:

Vote: 9 - 0

17. Hold public hearings on:

- a. Consider the application of Kimley-Horn and Associates, Inc., requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (File No. Z 19-27, District 5)**

The applicant proposes to build a 42,580 square-foot Truck/Bus Repair shop.

The Mayor announced the Council will grant the request to postpone Item 17a to the October 13 meeting.

- b. APPROVED Consider the application of Rene Mandujano, requesting approval of 1) a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street. (File No. Z 20-23, District 2)**

The applicant proposes a tattoo shop.

Motion was made by Council Member Deborah Morris, and seconded by Mayor Pro Tem Robert John Smith to approve the application as presented and amended with a three-year Specific Use Provision. Motion carried:

Vote: 8 - 1

The staff report was presented by Kimberly Hopkins, Development Planner and Will Guerin, Director of Planning. There was discussion by the Council. Speakers on this item were: Rene Mandujano, Caitrin Walters, Eric Miranda and Carlos Porres.

Council Member Morris read comments from her constituents into the record.

- c. APPROVED Ordinance No. 7176 amending in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.**

Council is requested to consider amendments to the Garland Development Code regarding Multi-Family and Elder Care storage space

requirements, and Restaurant pick-up windows. These amendments were previously discussed during the August 3, 2020 City Council Work Session and an ordinance is drafted accordingly.

The staff report was presented by Will Guerin, Director of Planning.

Motion was made by Council Member Deborah Morris, and seconded by Council Member Jerry A. Nickerson to approve the amending in part of Chapter 2, Chapter 6 and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements and Restaurant pick-up windows. Motion carried:

Vote: 9 - 0

18. APPOINTMENTS: Appointment of the Garland Housing Finance Corporation

At the September 14, 2020 Work Session, Council interviewed the candidates interested in being appointed as the City of Garland's representative to the Garland Housing Finance Corporation for a six-year term beginning September 15, 2020.

Council Member Gibbons was provided a moment of personal privilege to address the Council regarding his selection as the new Executive Director of the Garland Housing Finance Corporation, simultaneously announcing his resignation, effective September 30, 2020.

Mayor LeMay requested nominations for the appointment of a member to the Garland Housing Finance Corporation. Council Member Bookhout nominated Peter Romanyak.

A vote was cast approving the nomination of Peter Romanyak:

Vote: 8 - 0

19. Citizen comments: There were no speakers on this item.

20. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:54 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 10/13/2020

Item Title: Williams Estates Wastewater Main Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 1111-20

Purchase Justification:

This request is to provide approximately 1.1 miles of wastewater main replacements in Williams Estates. The project includes 8" wastewater main in the alley between Patricia Lane and Morningside Drive, in the alley between Morningside Drive and Arrow Lane, and in the alley between Arrow Lane and Westway Avenue. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Thirteen (13) bids were received and evaluated with Aushill Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Aushill Construction, LLC	All	\$1,133,879.21
Optional Contingency		113,387.92
TOTAL:		\$1,247,267.13

Basis for Award: Straight Low Bid

Purchase Requisition #: 43846

Fiscal Impact

Total Project/Account:	\$7,476,838
Expended/Encumbered to Date:	4,393,720
Balance:	\$3,083,118
This Item:	1,247,267
Proposed Balance:	\$1,835,851

Account #: 230-4149-3214900-9305

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Collection Mains

Attachments

Bid Recap 1 of 3

Bid Recap 2 of 3

Bid Recap 3 of 3

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: Page 248

Budget Director Approval: Ron Young

Approval Date: 09/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/23/2020

[illegible]

[illegible]

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 10/13/2020

Item Title: GP&L Centerville 1 Overhead to Underground Line Relocation

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 1134-20

Purchase Justification:

This request is to provide construction services to relocate the Centerville 1 overhead feeder from Duck Creek to underground service at the front of the property line. This is part of the approved Utility Relocation for Glenbrook and Saturn CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. Primoris T&D Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Primoris T&D Services, LLC	All	\$721,454.10
Optional Contingency		57,200.00
TOTAL:		\$778,654.10

Basis for Award: Best Value

Purchase Requisition #: 43633

Fiscal Impact

Total Project/Account:	\$1,000,000
Expended/Encumbered to Date:	179,906
Balance:	\$820,094
This Item:	778,654
Proposed Balance:	\$41,440

Account #: 215-3299-3149301-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Relocation of Facilities Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 277

Budget Director Approval: Ron Young

Approval Date: 09/18/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/17/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 10/13/2020

Item Title: Liquefied Suspended Cement Slurry

Submitted By: Steve Oliver, Streets Director

Bid Number: 1150-20

Purchase Justification:

This request is to provide Concrete Super Slurry for the Street Department to strengthen the crushed concrete base material used on street reconstruction projects. Once that cement slurry is applied by the vendor, it is mixed into the base material and compacted by Street Department crews. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing. One (1) bid was received and evaluated with Martin Marietta submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Martin Marietta	All	\$308,490.00
TOTAL:		\$308,490.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 43900

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$308,490
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 831-4693-6051 as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget (Proposed) - Page 211

Budget Director Approval: Ron Young Approval Date: 09/18/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/16/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 10/13/2020

Item Title: EMS Supplies and Medications

Submitted By: Mark Lee, Fire Chief

Bid Number: 1347-20

Purchase Justification:

This request is for the purchase of EMS Pharmaceuticals and Medical Supplies for the Garland Fire Department. This approval is for a one-year Term Agreement.

Evaluation:

The EMS Pharmaceuticals and Medical Supplies are being provided by Bound Tree Medical, LLC, through an Interlocal Agreement with City of Richardson Contract #28-20.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Bound Tree Medical, LLC	All	\$369,872.44
TOTAL:		\$369,872.44

Basis for Award: Interlocal Agreement

Purchase Requisition #: 44007

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$369,872.44
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 Fire Operations accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Proposed Oper. Budget - Page 60

Budget Director Approval: Ron Young Approval Date: 09/25/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/23/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 10/13/2020

Item Title: Belt Press Rental for Duck Creek and Rowlett Creek Wastewater Treatment Plants

Submitted By: Wes Kucera, Managing Director

Bid Number: 1228-20

Purchase Justification:

This request is to rent two (2) belt presses to process biosolids at Duck Creek and Rowlett Creek Wastewater Treatment Plants. The basement of the sludge holding building was flooded due to a 2" water line failure. The flooding resulted in six (6) pumps, motors and control panels requiring repair or replacement. The rentals are necessary while repairs are made to the damaged biosolids handling equipment.

Evaluation:

The Emergency rental of the belt presses is necessary to allow the processing of biosolids to continue until the damaged equipment can be repaired or replaced.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Aspen Rentals, Inc.	All	\$120,050.00
TOTAL:		\$120,050.00

Basis for Award: Emergency

Purchase Requisition #: 44011/44061

Fiscal Impact

Total Project/Account:	\$8,606,780
Expended/Encumbered to Date:	6,143,465
Balance:	\$2,463,315
This Item:	120,050
Proposed Balance:	\$2,343,265

Account #: 231-4242-7111

Fund/Dept/Project – Description and Comments:

Wastewater Utility Fund / Wastewater Treatment Operations

The emergency rental of the equipment referenced above occurred in September 2020. The associated charges have been booked to the 2019-20 fiscal year.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Page 247

Budget Director Approval: Ron Young

Approval Date: 10/01/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 10/13/2020

Item Title: Sanitary Sewer Mainline Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 1390-20

Purchase Justification:

This request is to provide sanitary sewer pipe lining and pipe bursting services for the following locations: south of Guthrie Road and west of Ablon Drive, Belt Line Road to North Garland Avenue east of Wagon Wheel, North Garland Road to Apollo Drive west of Woodland Park, Matador to Doss Drive, Holm to Royal Drive and Glynn to Curtis Drive. An Optional Contingency is included for any additional work that may be required.

Evaluation:

The rehabilitation is being provided by Insituform Technologies, LLC, through the BuyBoard Cooperative Purchasing Contract 555-18.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Insituform Technologies, LLC	All	\$1,430,352.50
Optional Contingency		69,647.50
TOTAL:		\$1,500,000.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44161

Fiscal Impact

Total Project/Account:	\$4,285,243
Expended/Encumbered to Date:	2,780,799
Balance:	\$1,504,444
This Item:	1,500,000
Proposed Balance:	\$4,444

Account #: 230-4149-3215400-7111

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Cured-in-Place Pipe Main & Lateral Rehab

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: Page 250

Budget Director Approval: Ron Young

Approval Date: 10/01/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/24/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 10/13/2020

Item Title: Security Fence Replacement for Rowlett Creek Wastewater Treatment Plant

Submitted By: Wes Kucera, Managing Director

Bid Number: 1180-20

Purchase Justification:

This request is to provide labor and equipment to replace approximately 3,708 feet of security fencing and gates surrounding the Rowlett Creek Wastewater Treatment Plant. The existing chain-link fence has been in place for more than 25 years and is in very poor condition due to age and oxidization. The new fencing will provide improved security and ensure compliance with the Texas Commission on Environmental Quality Regulations (30 TAC 217.328a). An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on published criteria. Triple-C Fence, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Triple-C Fence, LLC	All	\$158,578.10
Optional Contingency		20,000.00
TOTAL:		\$178,578.10

Basis for Award: Best Value

Purchase Requisition #: 43921

Fiscal Impact

Total Project/Account: \$6,403,537
Expended/Encumbered to Date: 3,401,039
Balance: \$3,002,498

This Item: 178,578
Proposed Balance: \$2,823,920
Account #: 230-4229-3302900-9007
Fund/Dept/Project – Description and Comments:
Wastewater CIP / Rowlett Creek WWTP Replacements/Modifications

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: Page 262

Budget Director Approval: Ron Young

Approval Date: 10/01/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 10/13/2020

Item Title: Engineering Services for Miller Road and Nash Street Water and Wastewater Improvements

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0469-17

Purchase Justification:

This request is to provide additional Engineering Services for the Miller Road and Nash Street Water and Wastewater Improvements project to include the design of a left-turn lane at the Walmart Neighborhood Market. Since the City has a project on Miller Road near this location, this is the most opportune time to construct the left-turn lane.

Evaluation:

Kimley-Horn and Associates, Inc., was awarded the original PO 25518 in the amount of \$298,500 at the March 7, 2017, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kimley-Horn and Associates, Inc.	All	\$16,000.00
TOTAL:		\$16,000.00

Basis for Award: Change Order

Purchase Requisition #: 44120

Fiscal Impact

Total Project/Account: \$21,375,354
Expended/Encumbered to Date: 0
Balance: \$21,375,354
This Item: 16,000
Proposed Balance: \$21,359,354

Account #: 831-4693-7101

Fund/Dept/Project – Description and Comments:

The funding for this Change Order will come from Streets Carryover funding, unspent funding from FY 20 that will be requested before City Council as part of a Budget Amendment for the FY 21 Operating Budget at a later date.

Attachments

Bid Recap

Location Map

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

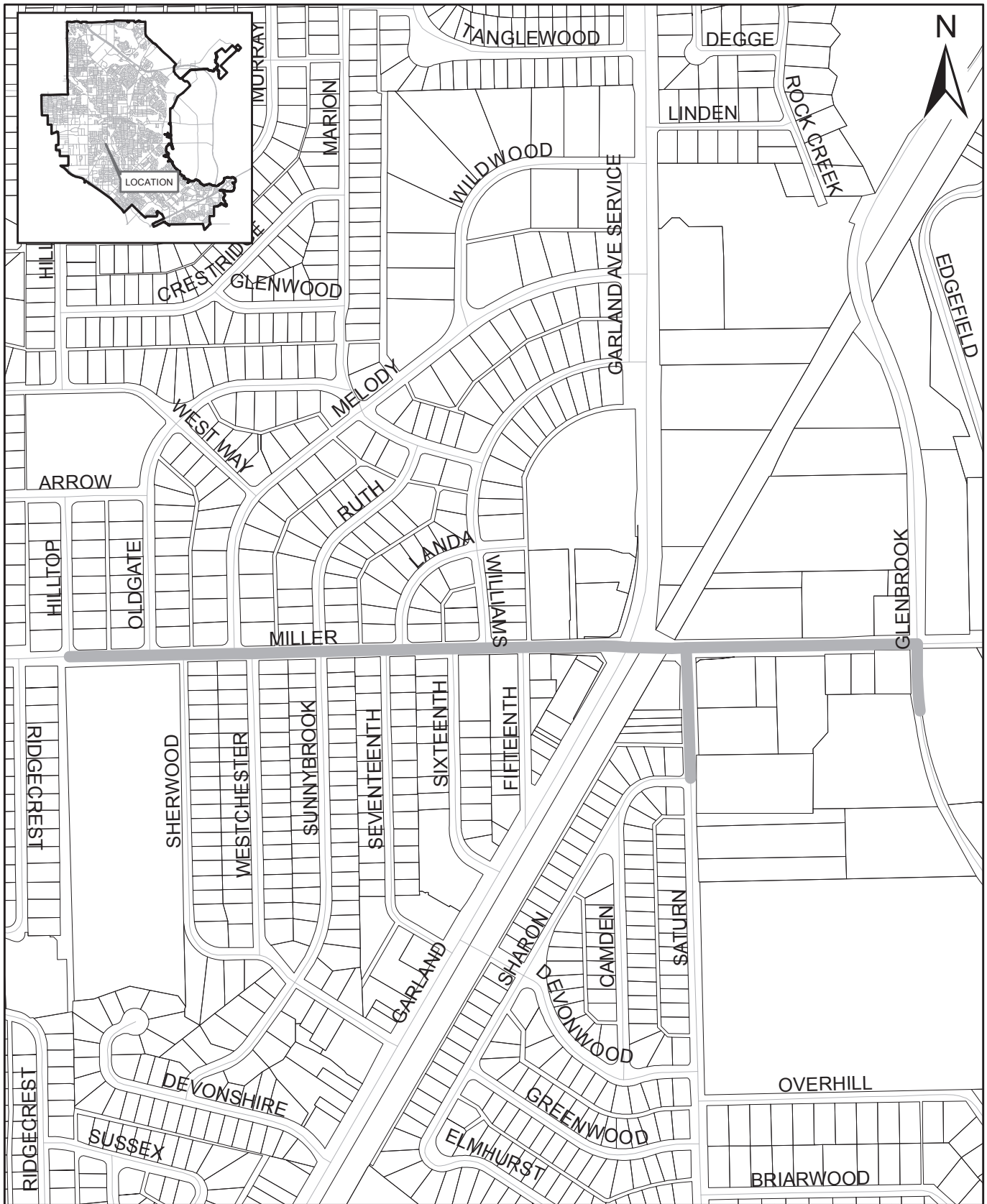
Document Location: Oper. Budget - Page 211

Budget Director Approval: Ron Young

Approval Date: 10/01/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/29/2020



MILLER - HILLTOP TO S GLENBROOK
WATER & SEWER IMPROVEMENTS

Scale: NTS
 File: MillerWtrSew2017.mxd
 Date: 2/6/2017
 Drawn: JW

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**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 10/13/2020

Item Title: GP&L & TMPA Transmission and Substation Maintenance and Repair Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1225-20

Purchase Justification:

This request is to provide as-needed maintenance and repair of GP&L and TMPA transmission lines and substation infrastructure. These services will include all labor, equipment, tools and mobilization. This approval is for a Term Agreement with four (4) optional renewals. All TMPA expenses will be reimbursed at 100%.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria. Primoris T&D Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Primoris T&D Services, LLC	All	\$750,000.00
TOTAL:		\$750,000.00

Basis for Award: Best Value

Purchase Requisition #: 44008

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$750,000.00
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 GP&L and TMPA operating and CIP accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: Oper. - Page 233 and CIP - Pages 275 & 281

Budget Director Approval: Ron Young Approval Date: 10/01/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 10/13/2020

Item Title: Engineering Services for King Mountain to Queen BESS 345 kV Transmission Line

Submitted By: Steve Martin, Transmission Director

Bid Number: 1418-20

Purchase Justification:

This request is to obtain engineering services to support the transmission line design of a new single circuit, 345 kV transmission line in Upton County, Texas. Engineer will also provide services to support construction management during the construction of the new 345 kV transmission line. This is part of the approved Queen BESS Transmission Line CIP project.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for the project from RFQ 0753-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Burns & McDonnell	All	\$483,100.00
TOTAL:		\$483,100.00

Basis for Award: Most Qualified

Purchase Requisition #: 44193

Fiscal Impact

Total Project/Account: \$1,500,000
Expended/Encumbered to Date: 0
Balance: \$1,500,000
This Item: 483,100
Proposed Balance: \$1,016,900
Account #: 210-3599-3145201-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young

Approval Date: 10/01/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/01/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 10/13/2020

Item Title: Wallace Pump Station Generator Upgrade

Submitted By: Wes Kucera, Managing Director

Bid Number: 1123-20

Purchase Justification:

This request is to provide upgrades to the Wallace Pump Station generator and ancillary equipment which includes:

- Installation of a new 2400V, 2000 kW Tier IV generator and paralleling switchgear including a 2400V medium voltage switch.
- Construction of new generator, storage building, and transformer pad structures including structural and architectural modifications at the switchgear room.
- Furnish and install programming for SCADA interface cabinet as well as modifications to existing SCADA system located at Apollo Control Center.
- Furnish and install all materials for the Pump Station HVAC work.
- Field inspection and start-up services including factory and site acceptance testing and training.

An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with C.F. McDonald Electric, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
C.F. McDonald Electric, Inc.	All	\$4,129,469.00
Optional Contingency		412,946.90
TOTAL:		\$4,542,415.90

Basis for Award: Straight Low Bid

Purchase Requisition #: 43866

Fiscal Impact

Total Project/Account: \$4,910,000
Expended/Encumbered to Date: 612,089
Balance: \$4,297,911
This Item: 4,542,416
Proposed Balance: \$(244,505) *
Account #: 220-4049-3023700-9007 & 225-4049-3023700-9007

Fund/Dept/Project – Description and Comments:

Water CIP Fund / Water Pump Station Emergency Generators

220-4049-3023700-9007 - \$2,542,416
225-4049-3023700-9007: - 2,000,000
Total: \$4,542,416

* This project will continue into 2021 and the 2021 CIP will include a funding request for \$2.95 million.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2020
Document Location: Page 234

Budget Director Approval:	Ron Young	Approval Date: 10/01/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/29/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 10/13/2020

Item Title: 2019 Miscellaneous Concrete Repair Project

Submitted By: Steve Oliver, Streets Director

Bid Number: 0313-20

Purchase Justification:

This request is to provide additional quantities of concrete removal and replacement for streets and alleys in various locations of the city.

Evaluation:

NPL Construction Company was awarded the initial 2019 Miscellaneous Concrete Repair Project in the amount of \$1,214,840 at the March 3, 2020, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
NPL Construction Company	All	\$285,160.00
TOTAL:		\$285,160.00

Basis for Award: Change Order

Purchase Requisition #: 44214

Fiscal Impact

Total Project/Account: \$21,375,354
Expended/Encumbered to Date: 16,000
Balance: \$21,359,354
This Item: 285,160
Proposed Balance: \$21,074,194
Account #: 831-4693-7111
Fund/Dept/Project – Description and Comments:

A Budget Amendment to the Operating Budget to carry over unspent FY 2019-20 Streets funding into FY 2020-21 will be brought to City Council for consideration at a future date. The funding for this Change Order will come out of these carry-over funds, allowing the completion of this project.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 211

Budget Director Approval: Ron Young Approval Date: 10/01/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/01/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 10/13/2020

Item Title: Z 20-23 Rene Mandujano (District 2)

Submitted By: Kimberly Hopkins, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-23 Rene Mandujano

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-23 Ordinance

Z 20-23 Exhibit A

Z 20-23 Exhibit B

Z 20-23 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A TATTOOING/BODY PIERCING ESTABLISHMENT USE ON A PROPERTY ZONED DOWNTOWN (DT) DISTRICT (HISTORIC DOWNTOWN SUB-DISTRICT) AND LOCATED AT 532 MAIN STREET, SUITE B; 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 SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 24th day of August, 2020, the Plan Commission did consider and make recommendations on a certain request of a Specific Use Provision for a Tattooing/Body Piercing Establishment made by **RENE MANDUJANO**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and located at 532 Main Street, Suite B 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

ZONING FILE NO. Z 20-23

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

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-23

BEING situated in the Joel Crumpacker Survey, Abstract No. 328, Dallas County, Texas, and being part of Lots 4 and 5, Block 9, of the Original Town of Embree (now Garland), according to the map thereof recorded in Volume 77, Page 441, of the Official Public Records of Dallas County, Texas, and being commonly known as 532 Main Street, and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 4 in the south right-of-way line of Main Street (60' R.O.W.);

THENCE SOUTH with the East line of said Lot 4 a distance of 80 feet to point for corner;

THENCE WEST, at 18 feet cross the west line of Lot 4, same being the east line of said Lot 5, and continuing for a total distance of 27 feet to point for corner;

THENCE NORTH parallel to and 9 feet west of said east line of Lot 5 a distance of 80 feet to point for corner in the north line of said Lot 5, same being in said south line of Main Street (60' R.O.W.);

THENCE EAST with said North line of Lot 5 and south line of Main Street (60' R.O.W.), passing the northwest corner of said Lot 4 at 9 feet, and continuing for a total distance

EXHIBIT A

of 27 feet to the PLACE OF BEGINNING and containing a
calculated area of 2,160 square feet, more or less.

EXHIBIT A

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-23

532 Main Street, Suite B

- I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow Tattooing/Body Piercing Establishment.
- 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 Downtown (DT) District as set forth in Chapter 7 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for a Tattooing/Body Piercing Establishment shall be in effect for a period of three (3) years.
 - B. Site Layout: The Tattooing/Body Piercing Establishment shall conform to the site layout as shown in Exhibit C.

Site Plan

Momentum Tattoo

Case Number 200611-2
532 Main st

Building SQFT	2,300
Parking Calculation	1/250gfa= 9.2
Total Building coverage	7,260sqft
Total impervious Surface	7,260sqft
Legal description	BLK 9 18ft Lot 4 & 5
Zoning	Historical

(EXHIBIT C)





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 10/13/2020

Item Title: 2021 City Council Meeting Dates

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

At the October 12, 2020 Work Session, Council considered the meeting dates for the 2021 calendar year.

Recommendation/Action Requested and Justification

Approve a resolution adopting the 2021 City Council Work Session and Regular Session meeting dates.

Attachments

2021 Resolution - Council Meetings

Proposed 2021 City Council Dates

RESOLUTION NO.

A RESOLUTION APPROVING A SCHEDULE FOR MEETINGS OF THE CITY COUNCIL TO BE HELD IN CALENDAR YEAR 2021; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Sec. 8, Article III of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings; and

WHEREAS, Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month; and

WHEREAS, because some of the meeting dates as prescribed by Sec. 10.14 for calendar year 2021 are impracticable due to conflicts with holidays, Council scheduling policies, and the like, those meetings must be rescheduled;

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

Section 1

That the City Council hereby approves the schedule of meetings as attached hereto and incorporated herein by reference for work session and regular meetings to be held in calendar year 2021.

Section 2

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

PASSED AND APPROVED this the ____th day of October, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PROPOSED 2021 Council Meeting Dates

Monday, January 04	Work Session	6 p.m.
Tuesday, January 05	Regular Session	7 p.m.
Monday, January 18	MLK Day	
Tuesday, January 19	Work /Regular Session	6 / 7 p.m.
Monday, February 01	Work Session	6 p.m.
Tuesday, February 02	Regular Session	7 p.m.
Monday, February 15	Work Session	6 p.m.
Tuesday, February 16	Regular Session	7 p.m.
Monday, March 01	Work Session	6 p.m.
Tuesday, March 02	Regular Session	7 p.m.
Monday, March 15	Work Session	6 p.m.
Tuesday, March 16	Regular Session	7 p.m.
Monday, April 05	Work Session	6 p.m.
Tuesday, April 06	Regular Session	7 p.m.
Monday, April 19	Work Session	6 p.m.
Tuesday, April 20	Regular Session	7 p.m.
Monday, May 03	Work Session	6 p.m.
Tuesday, May 04	Regular Session	7 p.m.
Monday, May 17	Work Session	6 p.m.
Tuesday, May 18	Regular Session	7 p.m.
Monday, May 31	Work Session	6 p.m.
Tuesday, June 01	Regular Session	7 p.m.
Monday, June 14	Work Session	6 p.m.
Tuesday, June 15	Regular Session	7 p.m.
Monday, July 05	Work Session	6 p.m.
Tuesday, July 06	Regular Session	7 p.m.
Monday, July 19	Work Session	6 p.m.
Tuesday, July 20	Regular Session	7 p.m.
Monday, August 02	Work Session	6 p.m.
Tuesday, August 03	Regular Session	7 p.m.

Monday, August 16	Work Session	6 p.m.
Tuesday, August 17	Regular Session	7 p.m.
Monday, September 13	Work Session	6 p.m.
Tuesday, September 14	Regular Session	7 p.m.
Monday, September 20	Work Session	6 p.m.
Tuesday, September 21	Regular Session	7 p.m.
Monday, October 04	Work / Regular Session	6 p.m. 7 p.m.
Tuesday, October 05	National Night Out	
Monday, October 18	Work Session	6 p.m.
Tuesday, October 19	Regular Session	7 p.m.
Monday, November 08	Work Session	6 p.m.
Tuesday, November 09	Regular Session	7 p.m.
Monday, November 15	Work Session	6 p.m.
Tuesday, November 16	Regular Session	7 p.m.
Monday, November 30	Work Session	6 p.m.
Tuesday, December 01	Regular Session	7 p.m.
Monday, December 06	Work Session	6 p.m.
Tuesday, December 07	Regular Session	7 p.m.
Monday, December 20	Work Session	6 p.m.
Tuesday, December 21	Regular Session	7 p.m.

PROPOSED 2021 Council Meeting Dates

Monday, January 04	Work Session	6 p.m.
Tuesday, January 05	Regular Session	7 p.m.
Monday, January 18	MLK Day	
Tuesday, January 19	Work /Regular Session	6 / 7 p.m.
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Tuesday, March 02	Regular Session	7 p.m.
Monday, March 15	Work Session	6 p.m.
Tuesday, March 16	Regular Session	7 p.m.
Monday, April 05	Work Session	6 p.m.
Tuesday, April 06	Regular Session	7 p.m.
Monday, April 19	Work Session	6 p.m.
Tuesday, April 20	Regular Session	7 p.m.
Monday, May 03	Work Session	6 p.m.
Tuesday, May 04	Regular Session	7 p.m.
Monday, May 17	Work Session	6 p.m.
Tuesday, May 18	Regular Session	7 p.m.
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Tuesday, June 01	Regular Session	7 p.m.
Monday, June 14	Work Session	6 p.m.
Tuesday, June 15	Regular Session	7 p.m.
Monday, July 05	Work Session	6 p.m.
Tuesday, July 06	Regular Session	7 p.m.
Monday, July 19	Work Session	6 p.m.
Tuesday, July 20	Regular Session	7 p.m.
Monday, August 02	Work Session	6 p.m.
Tuesday, August 03	Regular Session	7 p.m.

Monday, August 16	Work Session	6 p.m.
Tuesday, August 17	Regular Session	7 p.m.
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Monday, November 08	Work Session	6 p.m.
Tuesday, November 09	Regular Session	7 p.m.
Monday, November 15	Work Session	6 p.m.
Tuesday, November 16	Regular Session	7 p.m.
Monday, November 30	Work Session	6 p.m.
Tuesday, December 01	Regular Session	7 p.m.
Monday, December 06	Work Session	6 p.m.
Tuesday, December 07	Regular Session	7 p.m.
Monday, December 20	Work Session	6 p.m.
Tuesday, December 21	Regular Session	7 p.m.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 10/13/2020

Item Title: Updated Interlocal Agreement with GISD for Point of Dispensing Operations

Submitted By: Mistie Gardner, Emergency Management Director

Summary of Request/Problem

At the October 12, 2020 Work Session, Council considered approving a resolution allowing the City Manager to execute an updated Interlocal Agreement (ILA) with GISD allowing the City of Garland to utilize any of the district's facilities as a Point of Dispensing (POD) site for medications or commodities in mass quantity to the public, which may be necessary in disaster response or recovery efforts.

This effort is part of the City's comprehensive Emergency Operations Plan and could be utilized for an emergency or disaster caused by any hazard where the City needs to distribute large amounts of commodities and/or medications to the public quickly.

Recommendation/Action Requested and Justification

Council is requested to approve by resolution authorizing the City Manager to sign the updated agreement with GISD for the use of any of the District's facilities during times of emergency or disaster. Approving the resolution to allow the execution of the ILA will assist the City of Garland with acquiring an adequate facility from which to manage a POD site should mass dispensing of medications or commodities be necessary in response to an emergency or disaster.

Attachments

Resolution

Interlocal Agreement with GISD

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE GARLAND INDEPENDENT SCHOOL DISTRICT REGARDING THE USE OF CERTAIN FACILITIES DURING EMERGENCIES; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute an interlocal agreement with the Garland Independent School District in the form and substance of that attached hereto.

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 _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**INTERLOCAL COOPERATION AGREEMENT FOR GOVERNMENTAL SERVICES RELATING TO A PUBLIC
HEALTH EMERGENCY BETWEEN THE CITY OF GARLAND AND THE
GARLAND INDEPENDENT SCHOOL DISTRICT**

This Agreement ("Agreement") is entered into between the City of Garland, Texas ("City"), and the Garland Independent School District ("GISD"). GISD is an Independent School District organized under Education Code Chapter 11. The City of Garland is a Texas home-rule municipality. Texas Government Code §421.062 and the Interlocal Cooperation Act, Government Code Chapter 791, governs this agreement. GISD and City are not responsible for any civil liability that may arise from the furnishing of a service under this Agreement. The City is granted the authority to enter into this Agreement by the Texas Health and Safety Code §§12.011 and 1001.071.

I. Purpose

The City is required to plan and prepare for a public health emergency, which may result from natural or man-made causes. During such an emergency, it may be necessary to immunize or medicate all or large numbers of people in the area served by GISD and the City.

GISD desires to be as helpful as possible in the event of a public health emergency, and agrees to work with the City to make an appropriate district facility available for purposes of mass commodity, immunization or medication distribution based on facility accessibility and availability at the time of the needed activation, under the terms set below. However, this Agreement is not intended to abrogate or waive any immunities to which GISD may be entitled.

II. Emergency

This agreement will go into effect only if:

- 1) The local health authority for the City declares that large scale immunization or medication is necessary as a control measure for an outbreak or potential outbreak of a communicable disease;
- 2) The Garland Mayor declares a disaster and mass distribution of life sustaining commodities is necessary for the successful recovery of GISD students and/or Garland citizens; or
- 3) Any GISD or GISD approved activities at, or use of, a facility are either not scheduled or canceled, or GISD agrees that the City may use a GISD facility for mass immunization or medication. GISD Superintendent of Schools (or designee) has the authority to determine when GISD facilities are available for use.

III. Obligations of the City

- 1) The City will supply or arrange for all supplies, equipment, vaccine, medicine and personnel necessary to administer vaccines, medication, or distribute commodities.
- 2) The City will supply or arrange for all equipment and medical personnel necessary for staffing, security, crowd control and other tasks, except as described in section IV below.



- 3) The City will be responsible for disposal of medical waste and disinfections at the Facility following its use for the emergency. The City will request that the health authority or other appropriate local official will provide written assurance of the facility's return to its normal use by the GISD.
- 4) The City may authorize use of the facility by the local health authority or other governmental units involved in responding to the emergency, but such local health authority or other governmental units must agree to be bound by the terms of this Agreement or the City shall agree to be bound for them.
- 5) The City agrees to carry insurance policies or self-insure as may be required for its operations and participation under this Agreement, which policies will include the following:
 - a. WORKERS' COMPENSATION COVERAGE: The City shall obtain worker's compensation insurance or otherwise comply with all applicable laws under the Texas Labor Code, including the Texas Workers' Compensation Act, and shall be responsible for its own actions and those of its personnel or agents.
 - b. AUTOMOBILE LIABILITY COVERAGE: The City shall obtain coverage for automobile accidents and liability as required under applicable law, including the Texas motor vehicle financial responsibility laws, and shall be responsible for actions related to the use of motor vehicles in this Agreement.
 - c. GENERAL LIABILITY, PUBLIC OFFICIALS LIABILITY AND LAW ENFORCEMENT LIABILITY: The City agrees to obtain or continue to carry its general liability, public official's liability, and law enforcement liability insurance, if applicable, or maintain a comparable self-insurance program and shall be responsible for the injury to persons and property damage caused by its own acts and omissions and the acts and omissions of any individuals performing services under this Agreement.
- 6) THE CITY SHALL PAY FOR ANY DAMAGES INCURRED BY THE ACTIVITIES OR OPERATIONS OF THE CITY IN USING THE DISTRICT'S VEHICLES OR FACILITIES.
- 7) The City is explicitly responsible for any damages arising out of its operation and use of any motor vehicles, claims from City employees or volunteers, or the public at large, except as provided by Section IV.
- 8) GISD shall have the opportunity to remove instructional equipment and items from the selected facility prior to the rooms/facility being utilized per this Agreement.

IV. Obligations of GISD

- 1) GISD is responsible for allowing the use of any selected facility, its parking lot and all utilities (gas, electric, water, and telecommunications) normally associated with its use.
- 2) GISD is responsible for providing use of all rooms, fixtures and equipment existing at any selected facility that the City regards as necessary for on-site use during the period of the emergency. Rooms are to be provided as-is, with any known or unknown faults and defects.
- 3) GISD will provide at least one person on-site during the period of emergency use with access to the rooms, fixtures and equipment. In the event GISD cannot provide at least one person, GISD shall attempt to designate an employee of the City with the appropriate security



mechanisms applicable to act in the stead of the GISD employee, subject to any requirements for security requested by GISD.

- 4) Unpaid volunteers from the employees of the GISD who agree to work under the direction of the City or other governmental body have the liability protection described in Title 42 USC §§14501-14505, and the Texas Government Code §421.061. A private individual performing duties in compliance with orders or instructions of the City or a health authority issued under Health and Safety Code Chapter 81 ("Communicable Disease Prevention and Control Act") is exempt from liability as described in Health and Safety Code§81.007.

V. Wages, Insurance

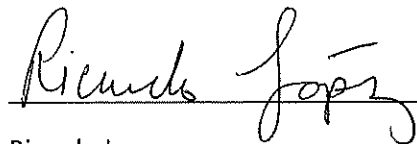
- 1) Each Party shall provide and maintain its standard packages of medical and death benefit insurance coverage for the personnel and operations of that party, if such policy is generally carried by that party for its normal operations.

VI. Term

- 1) The term of this Agreement shall begin upon the Effective Date and will continue in full force and effect unless terminated in accordance with the provisions set forth herein. This Agreement can be modified only by an agreement in writing, signed by both parties.
- 2) This Agreement may be terminated by either party with 30-days' notice in writing to the other party. Any notice or communication required or permitted shall be given in writing.

Bryan Bradford
City Manager
City of Garland, Texas

Date: _____



Ricardo Lopez
Superintendent of Schools
Garland Independent School District

Date: 09-17-2020



City Council Regular Session Agenda

6.

Meeting Date: 10/13/2020

Item Title: Resolution for Texas Parks and Wildlife Department Grant - Watson Park

Submitted By: Andy Hesser, Managing Director

Strategic Focus Areas: Well-Maintained City Infrastructure
Enhanced Quality of Life through Amenities, Arts, and Events
Vibrant Neighborhoods and Commercial Centers

ISSUE

This item is to consider adoption of a funding resolution and authorization to submit a grant application for the Local Park Grant Program from the Texas Parks and Wildlife Department in order to improve Watson Park.

OPTIONS

1. Formal adoption of a resolution providing a date;
2. Not support the grant application to Texas Parks and Wildlife.

RECOMMENDATION

Since this is a 50/50 matching grant opportunity where the City has already committed adequate matching funds towards the improvement of Watson Park in the 2019 bond funds and Community Development Block Grant funds, staff recommends adoption of the funding resolution as it is a requirement for the grant application. The \$750,000 grant fund request is contingent on the grant award as a result of a competitive evaluation process.

BACKGROUND

Council has previously approved new amenities in Watson Park which includes a FUTSAL court, funded through the Community Development Block Grant, as well as a splash pad and a new playground as identified in the 2019 Bond Program. In addition to these new proposed amenities, additional support facilities such as a permanent restroom, parking, utilities, and sidewalks are needed in order to achieve the overall vision for Watson Park. As a result, staff is submitting an application to the Local Park Grant Program from Texas Parks and Wildlife Department for \$750,000 in additional matching funds.

CONSIDERATION

Consider adopting the resolution to authorize the Managing Director of Parks, Recreation and Cultural Arts to act on behalf of the City in the preparation and submission of an application and matching fund commitment for the Texas Parks & Wildlife Department Local Grant Program.

Attachments

Resolution



Local Park Grant Program Resolution Authorizing Application

A resolution of the City of Garland as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the Managing Director of Parks, Recreation and Cultural Arts to act for the Applicant in dealing with the Department for the purposes of the Program, and that Andy Hesser is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as Watson Park in the City of Garland or use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 5th day of October, 2020.

Signature of Local Government Official

Scott LeMay, Mayor

Typed Name and Title

ATTEST:

Signature

Eloyce Rene Dowl, City Secretary

Typed Name and Title



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. a.

Meeting Date: 10/13/2020

Item Title: Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation (District 3)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use.

LOCATION

524 East IH-30

OWNER

I-30 Bobtown, LLC.

PLAN COMMISSION RECOMMENDATION

On September 14, 2020 the Plan Commission, by a vote of eight (8) to one (1), recommended approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use, in accordance with staff recommendation.

STAFF RECOMMENDATION

Approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use, with conditions.

Staff recommends that the two monument signs along Bobtown Road are provided, but that they adhere to the GDC height and size requirements for monument signs. In addition, a PD Condition is proposed to preclude shower facilities and lounge areas for customers.

BACKGROUND

The subject property is currently undeveloped and includes properties that would be assembled and later split apart for future development. In 2020, the applicant acquired 1.104 acres of land located at the southeast corner of East I-30 frontage streets and the north/south portion of Bobtown Road from the Texas Department of Transportation (TxDot). That land area, along with property located to the east make up the project area.

The applicant intends to subdivide the total 10.01 acres of project land area into three (3) lots. The applicant requests to allow a Travel Center by establishing a Planned Development (PD) District; and a Fuel Pumps, Retail use with a Specific Use Provision on Lot 1. The remaining Lots 2 and 3 will be developed in the future with a Detail Plan through a public hearing.

SITE DATA

The subject property has an area of 10.01 acres with 702.73 lineal feet of frontage along East I-30, approximately 528 lineal feet of frontage along Bobtown Type B Thoroughfare and 72.21 lineal feet of frontage along Bobtown Type E Thoroughfare. Bobtown Type B Thoroughfare is located to the west of the property and it consists of a 100-foot right-of-way. Bobtown Type E Thoroughfare is located to the south of the property and it has an 80-foot right-of-way.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. 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 Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Detail Plan and Specific Use Provision (Lot 1)

1. The applicant makes the request to construct a Travel Center and Fuel Pumps, Retail use in conjunction with a 7,318 square-foot retail convenience store building on Lot 1. The retail convenience store building is permitted in the Community Retail (CR) District. However, the Travel Center is not allowed. The applicant has requested a change of zoning to allow a Travel Center. In order to accommodate the applicant's development a Planned Development (PD) District is requested along with a Detail Plan. The Fuel Pumps, Retail Use [gas station] requires approval of a Specific Use Provision. The applicant requests the Specific Use Provision to be valid for an indefinite period.

The site plan (Exhibit C) shows an auto fuel canopy and diesel (truck) fuel canopy. The auto fuel canopy will have eleven (11) gas pumps. The diesel (truck) fuel canopy will have seven (7) gas pumps. The site plan (Exhibit C) also shows a truck scale adjacent to the truck fuel canopy. The proposed development will utilize a security system that monitors the site.

Travel Center Use

2. The GDC defines a Travel Center Use as large scale motor fuel sales over five thousand square feet that primarily involves fueling and travel services for tractor trucks and the trucking industry. This use is not permitted in any zoning district without the establishment of a Planned Development (PD) District. The applicant requests to allow the Travel Center Use on Lot 1 of the proposed Planned Development (PD) District; other uses permitted in the Community Retail (CR) District would continue to be allowed in the Planned Development. A condition is proposed to preclude showers and lounge areas associated with the Travel Center Use on any portion of the subject site. The applicant confirmed the abovementioned amenities will not be provided.

Screening and Landscaping:

3. The proposed layout complies with the applicable screening and landscaping standards. Although screening is not required, the applicant proposes a six (6)-foot double sided wood fence around portions of the perimeter of Lot 1 as shown in Exhibit C.

Building Design:

4. The building elevations and the canopy elevations meets the applicable building design standards per the GDC.
 - At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing building elevations are horizontally and vertically articulated in accordance with Section 4.83(C).

Parking:

5. The GDC does not prescribe a parking ratio for Travel Center uses. Therefore, the applicant proposes to establish sixty-seven (67) parking spaces and eleven (11) truck spaces. For comparison, the parking ratio for a convenience retail store is one parking space per 250 square feet of gross floor area and would require a total of thirty (30) parking spaces. The applicant submitted a parking study to demonstrate the necessity of the parking amount. The parking study shows comparable data from other establishments in the area.

I-30 /Bobtown Road Construction

6. Per the Transportation Department, the Schematic Engineering Drawing for the I-30 construction is at a preliminary stage. However, there is no construction expected at the I-30 and Bobtown interchange that would affect the proposed Travel Center and Fuel Pumps, Retail development.

Monument Signs:

7. There are total of two (2) monuments signs proposed; one sign will be along Bobtown Thoroughfare E and the other sign will be along Bobtown Road Thoroughfare B. The maximum height for a monument sign is seven (7) feet, including the monument base, as measured from the average ground level at the base to the topmost portion of the sign or structure. The maximum surface area of a monument sign is fifty (50) square feet. The applicant requests to allow the height for each monument sign to be seventeen feet and one-fourth inches (17'-1/4") and the sign area to be 75.4 square feet. The proposed sign will comply with all other monument sign requirements per the GDC.

Traffic or Movement Control Signs:

8. A total of four (4) Traffic or Movement Control Signs are proposed throughout the property. The applicant seeks a deviation for the sign area and the sign height. The required sign surface area per the GDC is six (6) square feet and the maximum height from the ground is three (3) feet. The proposed sign surface area is twelve (12) square feet and the proposed sign height is six (6) feet. Similar to special districts and way-finding signage, traffic or movement control signs assist drivers in identifying where they should navigate on the site. This type of signage can be useful in contributing to orderly traffic flow.

A pylon sign is also proposed within the site to direct trucks to and from the truck scale area. The proposed pylon sign is approximately twenty-two (22) feet in height and the proposed sign surface area is approximately ninety-nine (99) square-feet.

Wall and Canopy Signs:

9. The proposed wall sign in Exhibit F will comply with the applicable GDC requirements. The applicant also proposes four (4) canopy signs which will comply with the GDC requirements.

10. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Travel Center Use	The Travel Center use is not permitted by right in any of the zoning districts per Section 2.51 of the GDC.	The applicant requests to allow the Travel Center Use by establishing a Planned Development (PD) District.	Approval of a Detail Plan will allow the Travel Center Use to be allowed only on Lot 1. The remaining Lots 2 and 3 will require future Detail Plan approval prior to development.
Parking	The Travel Center does not have a parking ratio in the GDC. The proposed Planned Development will establish the parking ratio for the Travel Center. The required parking ratio for a convenience retail store use is 1/250 gross floor area. Per the calculation, thirty (30) parking spaces would be required.	The applicant proposes a total of sixty-seven (67) automobile parking spaces and eleven (11) truck parking spaces.	A parking study provided by the applicant demonstrates the necessity of the amount of parking spaces, indicating a peak parking demand of 65 parking spaces and the proposal would exceed that average peak by 2 parking spaces.
Monument Signs	The GDC requires the maximum height for each monument sign to be seven (7) feet and the maximum sign surface area to be fifty (50) square feet.	The applicant proposes the height to be seventeen feet and one-fourth inches (17'-1/4") and the sign surface area to be 75.4 square feet.	The applicant contends that the deviation is necessary for better visibility of the signage from both Bobtown Roads. The applicant prefers the usage of monument signs rather than pylon signs along the frontage of Bobtown E Thoroughfare and Bobtown Type B Thoroughfare.
Traffic or Movement Control Signs	The required sign surface area per the GDC is six (6) square feet and the maximum height from the ground is three (3) feet.	The proposed sign surface area is twelve (12) square feet and the proposed sign height is six (6) feet.	This deviation is requested in order to clearly direct the tractor trailer circulation, as well as the regular vehicular traffic. These signs provide clear instruction on entrance and exits of the site in order to separate the traffic.
Pylon Sign	The proposed height will assist drivers in identifying the truck scale next to the truck fuel canopy. The maximum height of a pylon sign is twenty-two (22) feet and the maximum area is 150 square-feet.	The proposed pylon sign height is 22 feet and 3 1/4 inches and the proposed sign area is approximately 99 square-feet	The proposed height will assist drivers in identifying the truck scale next to the truck fuel canopy.

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

Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

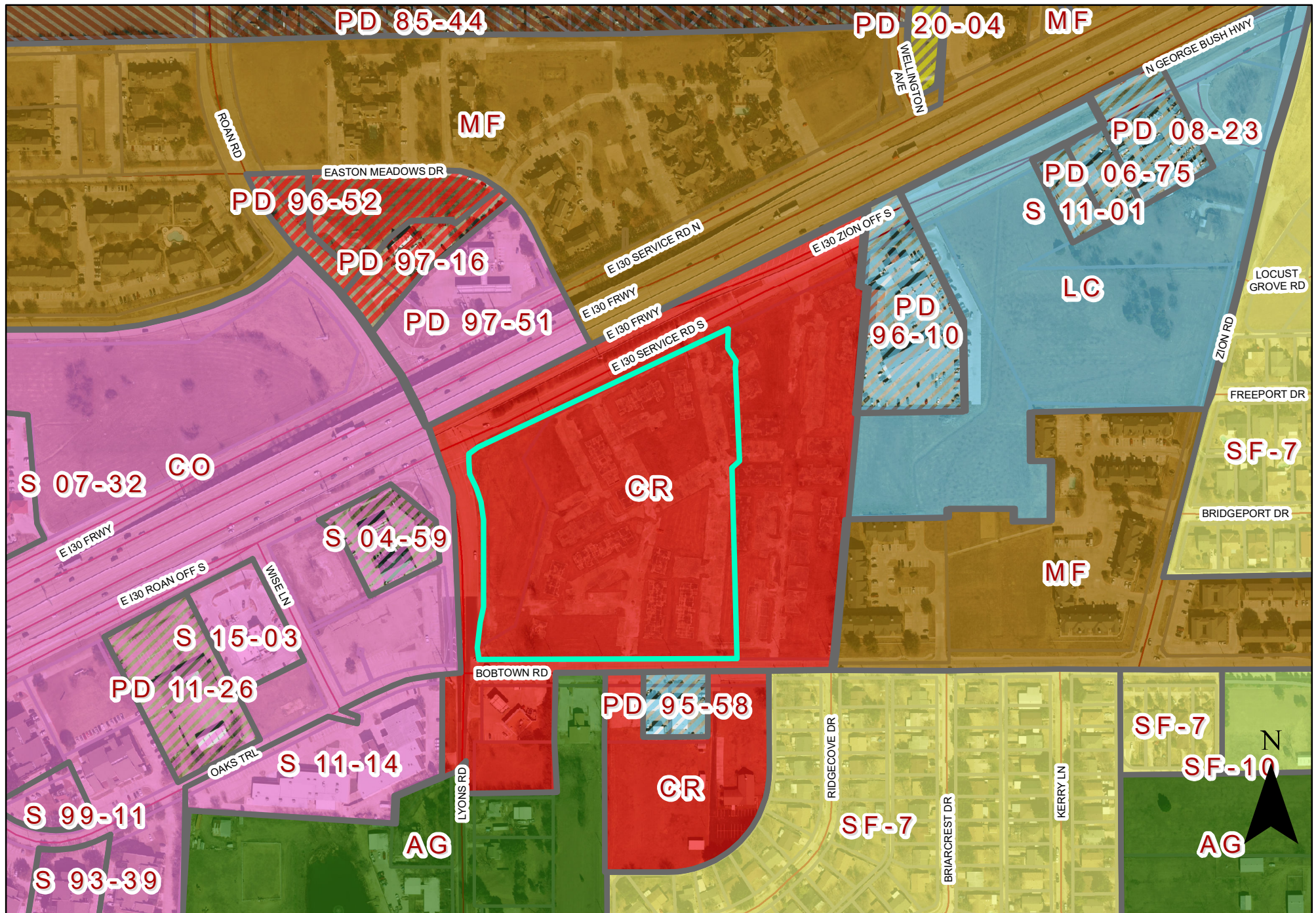
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north across I-30 are zoned Multi-Family District and Planned Development (PD) District 97-51 for Community Office Uses; these properties are developed with multi-family dwelling units and a gas station use. The land to the east is zoned Community Retail (CR) District and it is currently undeveloped. Properties to the south across Bobtown Road are zoned Community Retail (CR) District, Agriculture (AG) District and Planned Development (PD) District 95-58 for Light Commercial Uses; these properties are developed with two (2) churches, a landscaping company, a self-service car wash and a gas station use. The property to the west across Bobtown Road is zoned Community Office (CO) District and includes a gas station and a retail and convenience store.

The applicant provides a development plan that mitigates additional truck traffic to the area, as the traffic circulation is intended for trucks to primarily use the I-30 access, both directly and from the Bobtown Type Thoroughfare B (west side of the subject property). In addition, conditions are proposed to preclude certain operations associated with a traditional truck stop use, as described further in the Staff Recommendation.

Attachments

Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation Attachments and Exhibits
Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation Responses
Z 19-22 QT Corporation & Glenn Engineering Corporation Responses 2
Z 19-22 QuikTrip Corporation and Glenn Engineering Corporation Staff Presentation



0 220 440 Feet
1 inch = 333 feet

Zoning Map Z 19-22



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-22

524 EAST IH-30

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for Travel Center Use for Lot 1.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District 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. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit F. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future developments shall require approval of a Detail Plan.

V. Specific Conditions:

A. Permitted Uses:

1. Land Uses are permitted as in the Community Retail (CR) District. Additionally, a Travel Center Use is allowed only on Lot 1.
2. Showers and lounge areas associated with the Travel Center use are not allowed on any Lot.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Parking: A total of sixty-seven (67) automobile parking spaces and eleven (11) truck parking spaces

are permitted.

- D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance requirements:

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

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

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving

as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

E. Elevations: Building Elevations and Fuel Canopy Elevation shall be in general conformance with the elevations labeled Exhibit E.

F. Monument Signs: A total of two (2) monument signs shall be permitted per Exhibit C; one sign shall be located along I-30 Freeway and the other sign shall be located along Bobtown B Thoroughfare. The maximum sign height shall be seventeen feet and one-fourth inches (17'-1/4") and the maximum sign surface area shall be 75.4 square feet

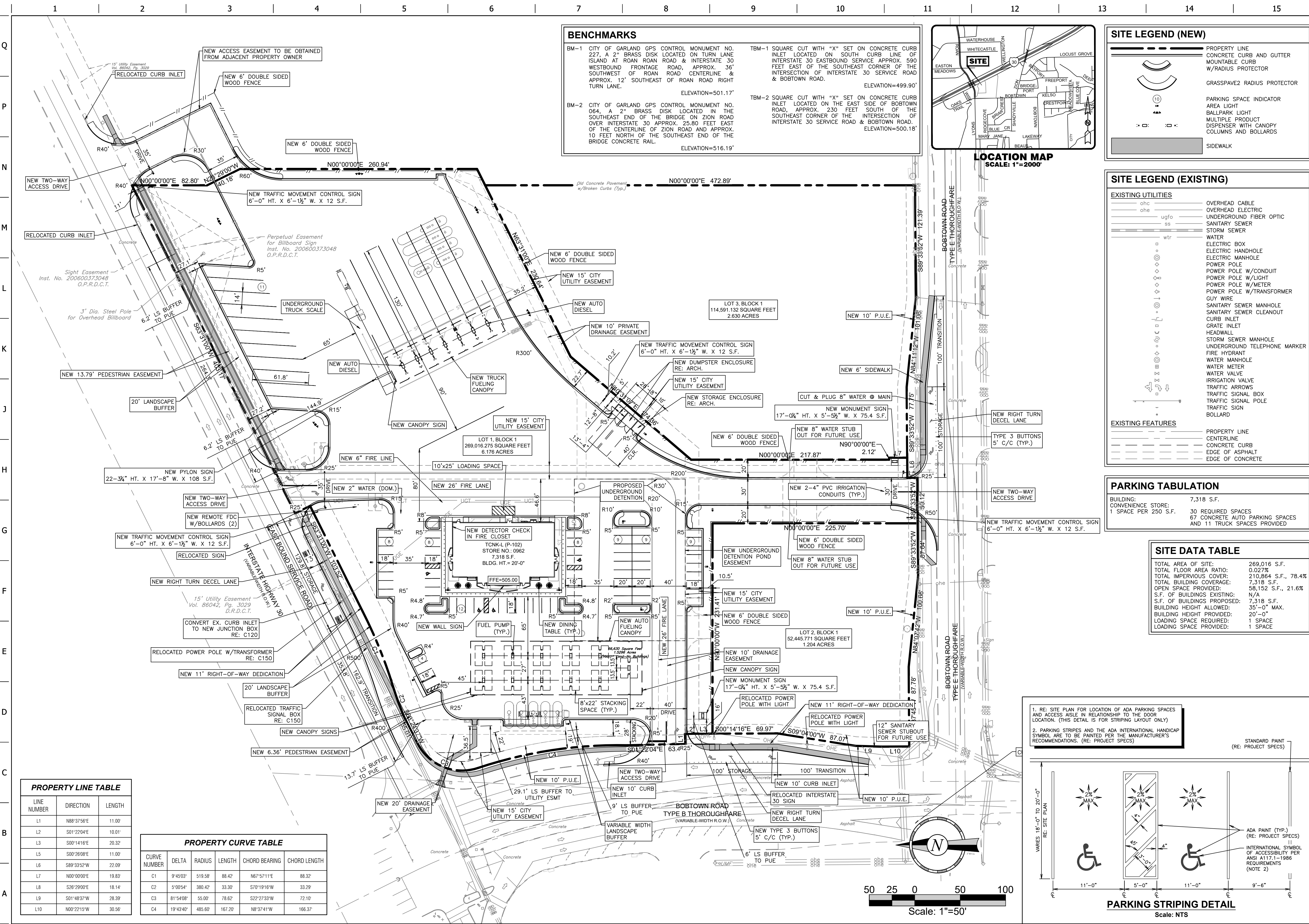
G. Traffic or Movement Control Signs: A total of four (4) traffic or movement control signs shall be permitted per Exhibit C and Exhibit F. The maximum sign height shall be six (6) feet and the maximum sign area shall be twelve (12) square feet. In addition, a pylon directional sign for the truck scale area may be permitted as shown in Exhibit C and Exhibit F; the maximum height shall be twenty-two feet and three and one-fourth inches (22'- 3-1/4") and the maximum sign area shall be ninety-nine (99) square feet.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-22

524 EAST IH-30

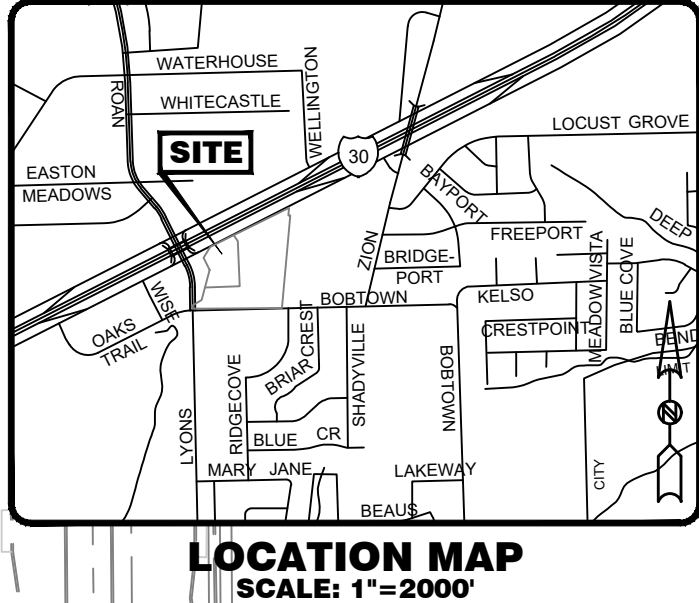
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail Use for Lot 1.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- II. 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.
- III. Specific Use Provision:**
- A. SUP Time Period:** The Specific Use Provision shall be in effect for an indefinite period.



PROPERTY LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	N88°37'56"E	11.00
L2	S01°22'04"E	10.01
L3	S00°14'16"E	20.32
L5	S00°26'08"E	11.00
L6	S89°33'52"W	22.09
L7	N00°00'00"E	19.83
L8	S26°29'00"E	18.14
L9	S01°48'37"W	28.39
L10	N00°22'15"W	30.56

PROPERTY CURVE TABLE				
CURVE NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	9°45'03"	519.58	88.42	N67°57'11"E
C2	5°00'54"	380.42	33.30	S70°19'16"W
C3	81°54'08"	55.00	78.62	S22°27'33"W
C4	19°43'40"	485.60	167.20	N8°37'41"W

BENCHMARKS	
BM-1 CITY OF GARLAND GPS CONTROL MONUMENT NO. 227, A 2" BRASS DISK LOCATED ON TURN LANE ISLAND AT ROAN ROAD & INTERSTATE 30 WESTBOUND FRONTAGE ROAD, APPROX. 35' SOUTHWEST OF ROAN ROAD CENTERLINE & APPROX. 12' SOUTHEAST OF ROAN ROAD RIGHT TURN LANE.	ELEVATION=501.17'
BM-2 CITY OF GARLAND GPS CONTROL MONUMENT NO. 064, A 2" BRASS DISK LOCATED IN THE SOUTHEAST END OF THE BRIDGE ON ZION ROAD OVER INTERSTATE 30 APPROX. 25.80 FEET EAST OF THE CENTERLINE OF ZION ROAD AND APPROX. 10 FEET NORTH OF THE SOUTHEAST END OF THE BRIDGE CONCRETE RAIL.	ELEVATION=516.19'
TBM-1 SQUARE CUT WITH "X" SET ON CONCRETE CURB INLET LOCATED ON SOUTH CURB LINE OF INTERSTATE 30 EASTBOUND SERVICE APPROX. 580 FEET EAST OF THE SOUTHEAST CORNER OF THE INTERSECTION OF INTERSTATE 30 SERVICE ROAD & BOBTOWN ROAD.	ELEVATION=499.90'
TBM-2 SQUARE CUT WITH "X" SET ON CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF BOBTOWN ROAD, APPROX. 230 FEET SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF INTERSTATE 30 SERVICE ROAD & BOBTOWN ROAD.	ELEVATION=500.18'

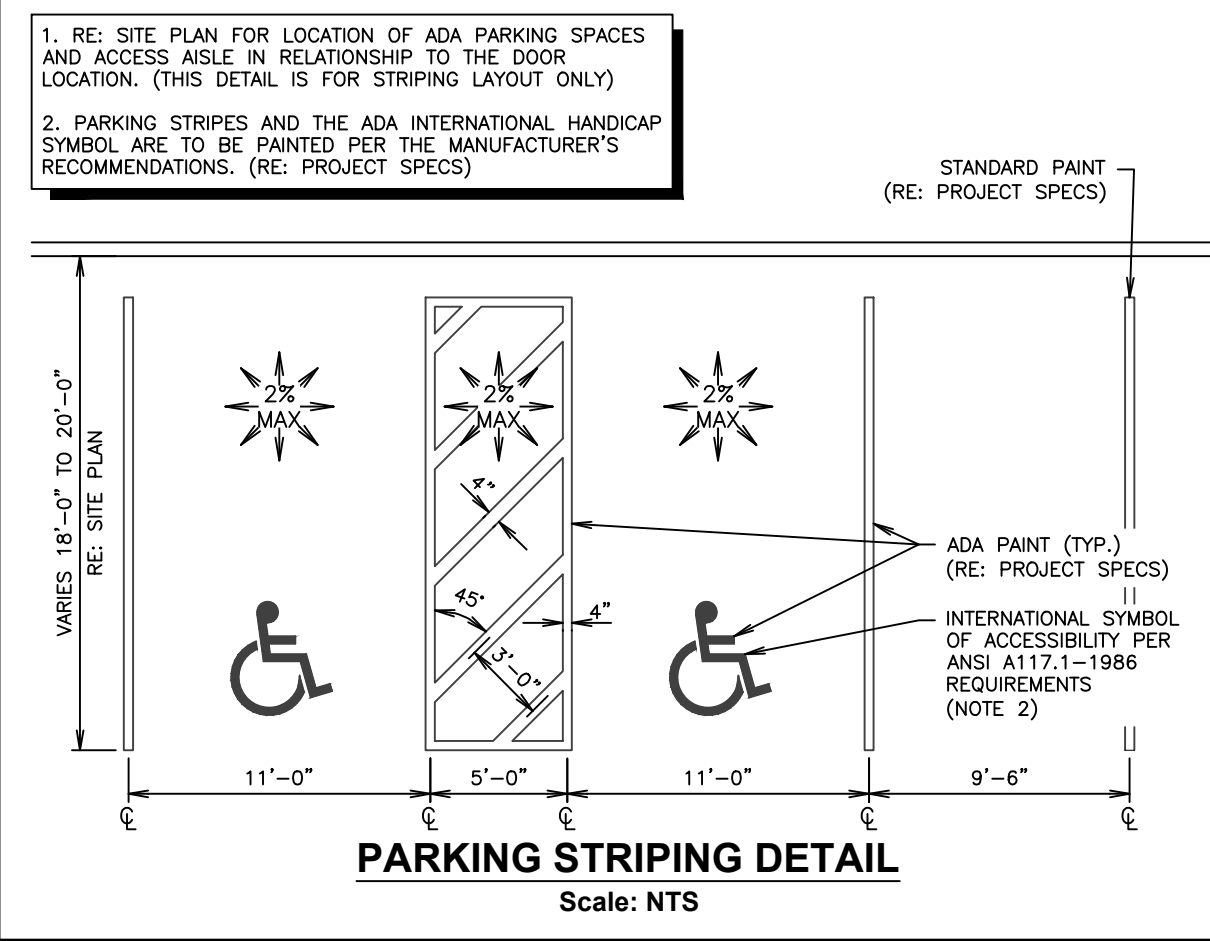


SITE LEGEND (NEW)	
	PROPERTY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB
	W/RADIUS PROTECTOR
	GRASSPAVE2 RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	BALLPARK LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY
	COLUMNS AND BOLLARDS
	SIDEWALK

SITE LEGEND (EXISTING)	
EXISTING UTILITIES	
	OVERHEAD CABLE
	OVERHEAD ELECTRIC
	UNDERGROUND FIBER OPTIC
	SANITARY SEWER
	WATER
	ELECTRIC BOX
	ELECTRIC HANDHOLE
	ELECTRIC MANHOLE
	POWER POLE
	POWER POLE W/CONDUIT
	POWER POLE W/LIGHT
	POWER POLE W/METER
	POWER POLE W/TRANSFORMER
	GUY WIRE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	CURB INLET
	HEADWALL
	STORM SEWER MANHOLE
	UNDERGROUND TELEPHONE MARKER
	FIRE HYDRANT
	WATER MANHOLE
	WATER METER
	WATER VALVE
	IRRIGATION VALVE
	TRAFFIC ARROWS
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	BOLLARD
EXISTING FEATURES	
	PROPERTY LINE
	CENTERLINE
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE

PARKING TABULATION	
BUILDING:	7,318 S.F.
CONVENIENCE STORE:	30 REQUIRED SPACES
1 SPACE PER 250 S.F.	67 CONCRETE AUTO PARKING SPACES AND 11 TRUCK SPACES PROVIDED

SITE DATA TABLE	
TOTAL AREA OF SITE:	269,016 S.F.
TOTAL FLOOR AREA RATIO:	0.027%
TOTAL IMPERVIOUS COVER:	210,864 S.F., 78.4%
TOTAL BUILDING COVERAGE:	7,318 S.F.
OPEN SPACE PROVIDED:	58,152 S.F., 21.6%
S.F. OF BUILDINGS EXISTING:	N/A
S.F. OF BUILDINGS PROPOSED:	7,318 S.F.
BUILDING HEIGHT ALLOWED:	35'-0" MAX.
BUILDING HEIGHT PROVIDED:	20'-0"
LOADING SPACE REQUIRED:	1 SPACE
LOADING SPACE PROVIDED:	1 SPACE



Glenn Engineering
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHERRYLIN ARMSTRONG, P.E. 84568, ON SEPTEMBER 17, 2020.
PROJECT NO.: 19-663.962

QuikTrip No. 0962
INTERSTATE HIGHWAY 30 & BOBTOWN ROAD
GARLAND, TX.

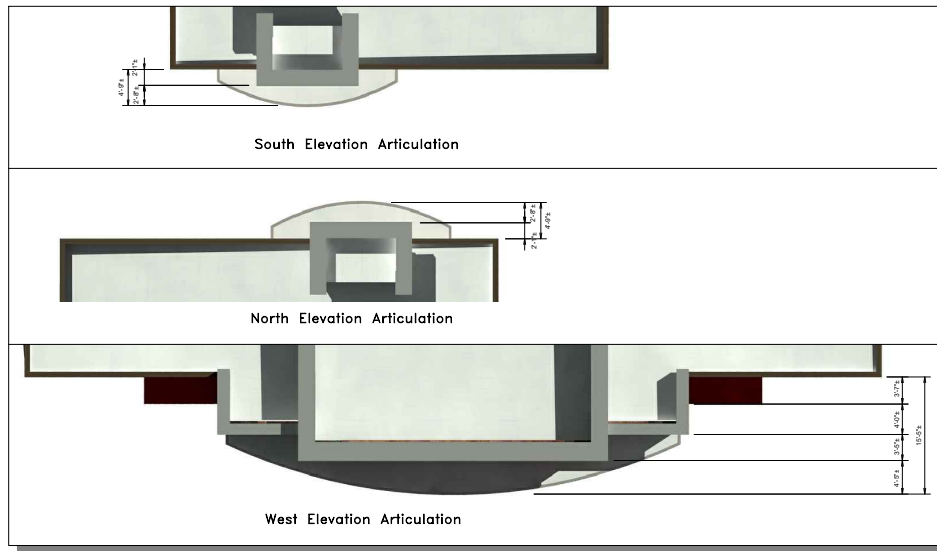
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REV	DATE	DESCRIPTION

SHEET TITLE:
DETAIL PLAN
LOT 2 BLOCK 1

SHEET NUMBER:
1

Case Number: 181220-2

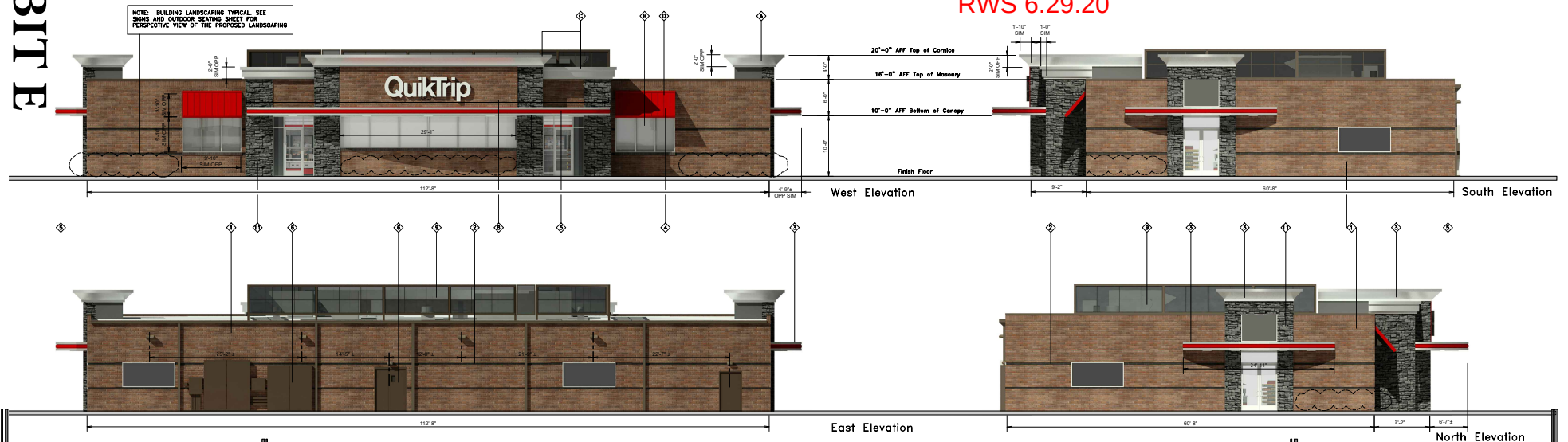


TCNK Material Percentage Table					
	TOTAL	ATLAS BRICK	FACIA/CANOPY	DOORS	SIGNAGE
FRONT FACADE:	1610 SF	1205 SF=75%	212 SF=13%		193 SF=12%
SIDE FACADES:	930 SF	784 SF=85%	60 SF=6%	86 SF=9%	
REAR FACADE:	1802 SF	1746 SF=97%		56 SF=3%	

- ARCHITECTURAL ELEMENTS:
- A. AWNINGS
 - B. DIVIDED LIGHT WINDOWS
 - C. VARIED ROOF HEIGHTS
 - D. ORNAMENTAL FACADE TRIM
 - E. OUTDOOR SEATING (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - F. BUILDING PLANTERS (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - G. PLANTERS (REFER TO CIVIL PLANS SHEET 1)

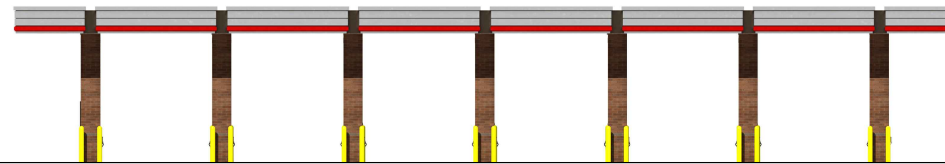
Custom 962-Channel letters w/o red backer and spandrel panels added to the side and back.

RWS 6.29.20

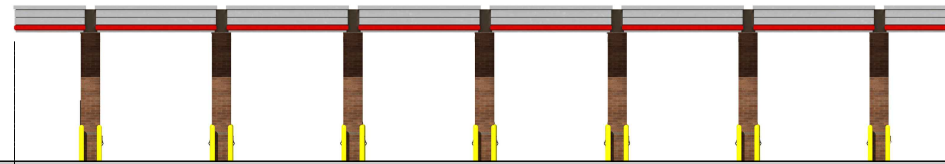


 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 815-7700	Store # 962		TCNK-L Building Elevations		Address: I-30 & Bobtown Road		City, State: Garland, TX		<table><thead><tr><th></th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr></thead><tbody><tr><td>1</td><td>EXTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>2</td><td>EXTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>3</td><td>INTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>4</td><td>INTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>5</td><td>INTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>6</td><td>INTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>7</td><td>INTERIOR WALL</td><td>INTERSTATE BRICK</td><td>ATLAS INTERSTATE BRICK</td></tr><tr><td>8</td><td>INTERIOR FLOOR</td><td>INTERSTATE BRICK</td><td>ATLAS 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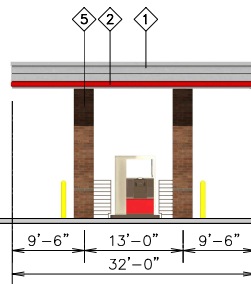
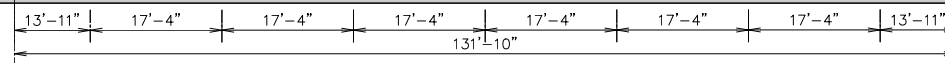
Canopy Material Percentage Table			
	FRONT FACADE:	SIDE FACADES:	REAR FACADE:
TOTAL	773 SF	201 SF	773 SF
FACIA/ CANOPY	60%	56%	60%
ATLAS BRICK	40%	44%	40%



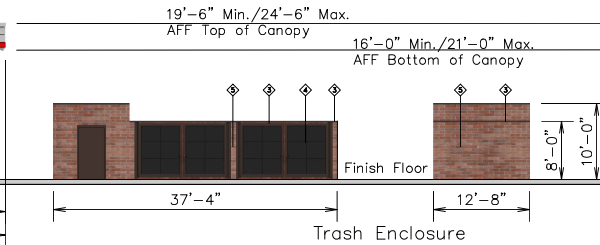
South Elevation



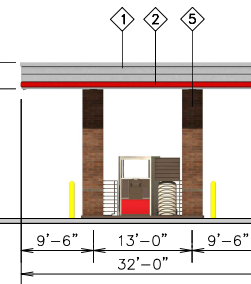
North Elevation



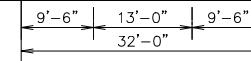
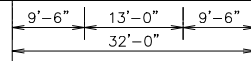
West Elevation



Trash Enclosure



East Elevation



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
962

6 Bay Diesel Canopy

Serial #
08-0962-DV06

Scale:
NTS

Issue Date:
08.20.20

Address:
I-30 & Bobtown Road

Drawn By:
JK

City, State:

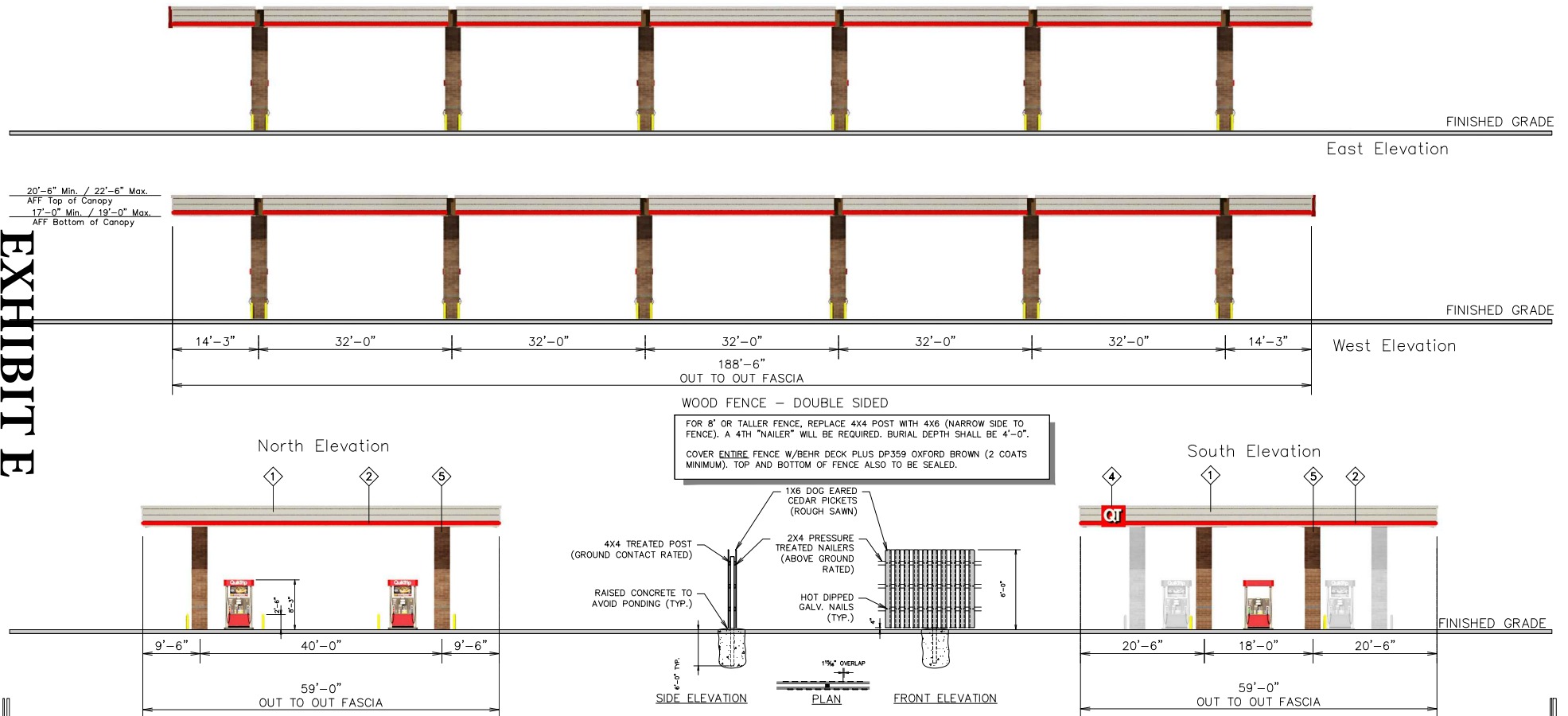
Garland, TX

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②	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

EXHIBIT E

Canopy Material Percentage Table			
	FRONT FACADE:	SIDE FACADES:	REAR FACADE:
TOTAL	932 SF	296 SF	932 SF
ATLAS BRICK	29%	30%	29%
FACIA/ CANOPY	71%	70%	71%



QuikTrip

4700 South 129th East Ave.
Tulsa, OK 74134-7005
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 962 Custom DS 11 Canopy Elevations
w/ Single Diesel MPD

Serial # 08-0962-GD11

Scale: NTS

Issue Date: 08.20.20

Address: I-30 & Bobtown Road

City, State: Garland, TX

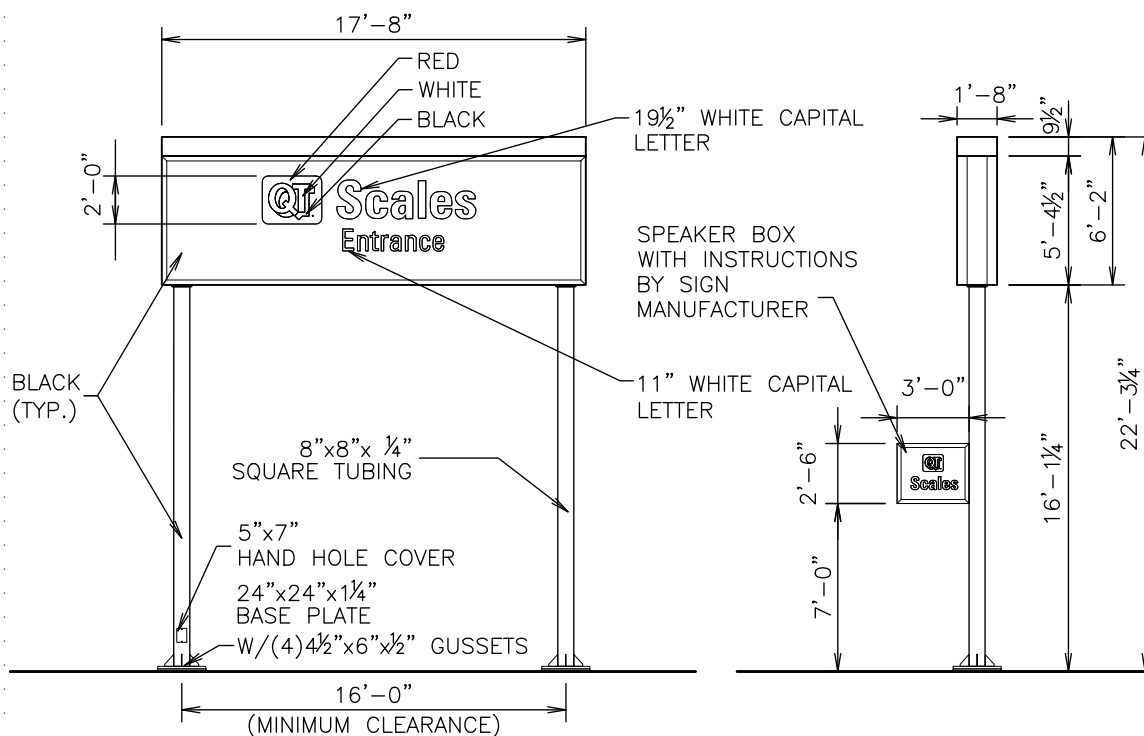
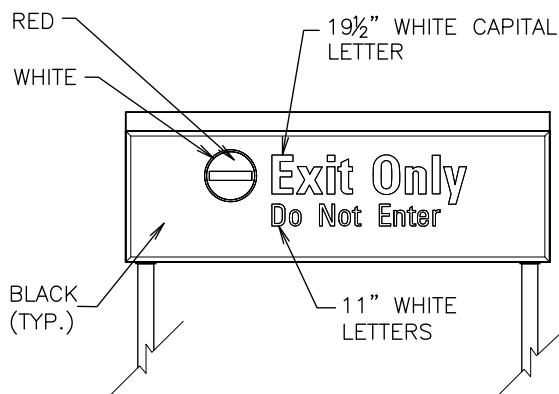
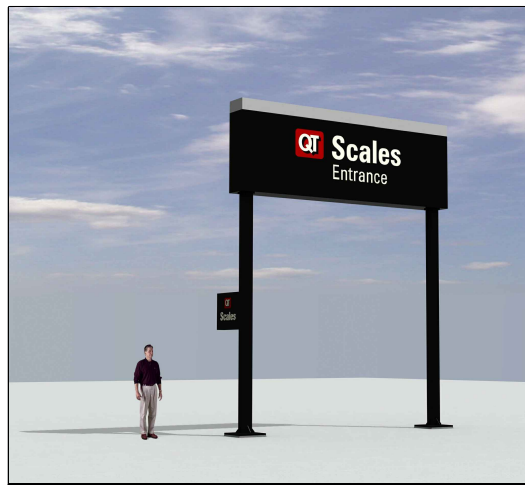
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①	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	IDC-14	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

Sign Specifications Table:

Sign	Dimensions	Material	Color	Mounting
NEW TRAFFIC MOVEMENT CONTROL SIGN #1	6'-0" HT. X 6'-10" W. X 12 S.F.	Aluminum	White	Post
NEW TRAFFIC MOVEMENT CONTROL SIGN #2	6'-0" HT. X 6'-10" W. X 12 S.F.	Aluminum	White	Post
NEW TRAFFIC MOVEMENT CONTROL SIGN #3	6'-0" HT. X 6'-10" W. X 12 S.F.	Aluminum	White	Post
NEW TRAFFIC MOVEMENT CONTROL SIGN #4	6'-0" HT. X 6'-10" W. X 12 S.F.	Aluminum	White	Post
NEW MONUMENT SIGN	17'-0" HT. X 5'-0" W. X 75.4 S.F.	Aluminum	White	Post
NEW MONUMENT SIGN	17'-0" HT. X 5'-0" W. X 75.4 S.F.	Aluminum	White	Post
NEW Pylon Sign	22'-3/4" HT. X 17'-8" W. X 108 S.F.	Aluminum	White	Post
NEW WALL SIGN	7'-3/8 S.F.	Aluminum	White	Post
NEW CANOPY SIGN	17'-0" HT. X 5'-0" W. X 75.4 S.F.	Aluminum	White	Post
NEW CANOPY SIGN	17'-0" HT. X 5'-0" W. X 75.4 S.F.	Aluminum	White	Post



NOTES
DRAWN BY BP
ISSUE DATE 07/27/20

SQUARE FOOTAGE	TYPEFACE	NA
	INSIDE CAN	NA
	ENTIRE SIGN	96

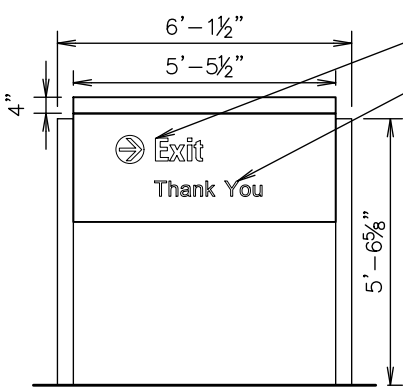
SCALE:
$1/8" = 1'-0"$
SERIAL NUMBER:
TC Scales
STORE NUMBER:
0962

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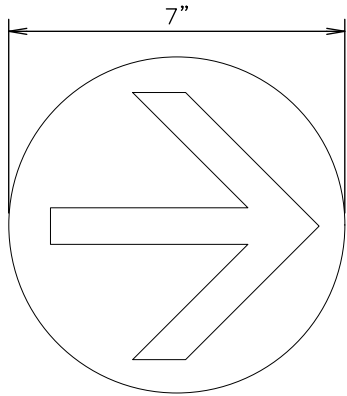
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QuikTrip.
4705 S. 125th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74101-3475
918.622.7700

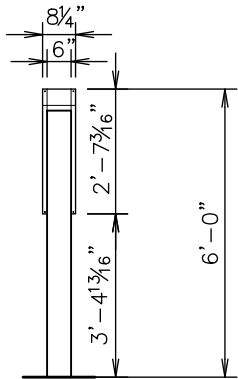
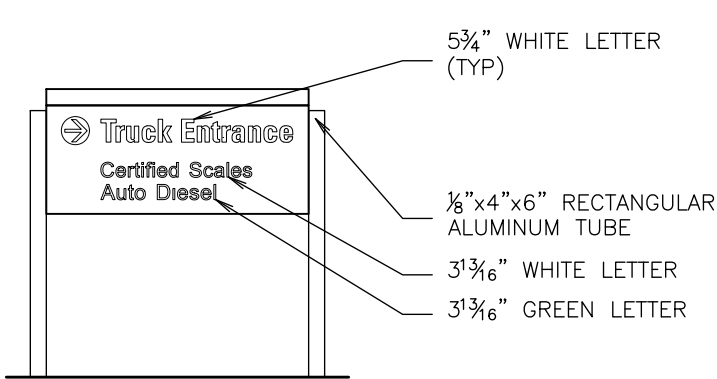


5 3/4" WHITE LETTER (TYP)
3 13/16" WHITE LETTER



NOTE: SPECIFY ARROW DIRECTION UPON REQUEST
ARROW SCALE: 3"=1'-0"

Traffic Movement Control Sign



NOTES			
DRAWN BY	BP	ISSUE DATE	07/27/20

SQUARE FOOTAGE			12
TYPEFACE		INSIDE CAN	ENTIRE SIGN

SPECIFICATIONS:

Sign Face
Cryo Acrylite Resist 65 Face 0.177" Thickness, Background 3M Opaque Black Vinyl, Univers 47 Condensed Light-Bold and Univers 55 Font 3M White Vinyl. Diesel Vinyl to match PMS 7481C Translucent Green.

LOGO
Red; Screen Painted to match 3M 3632-53 Cardinal Red Vinyl, White; Screen Painted to match 3M White Vinyl Substrate, Black; Screen Painted to match 3M Black Vinyl.

Sign Cabinet
Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

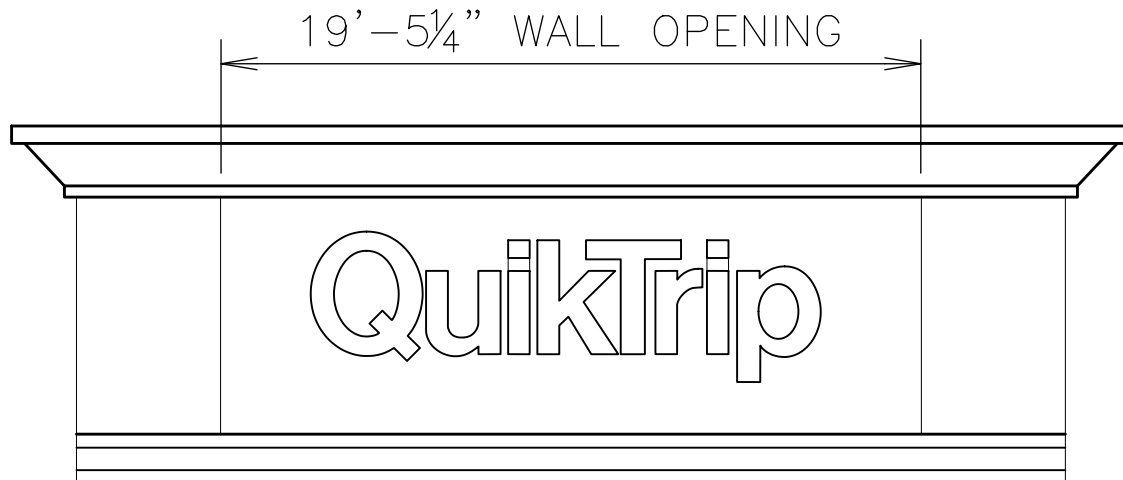
EXHIBIT F

SCALE:
1/4" = 1'-0"

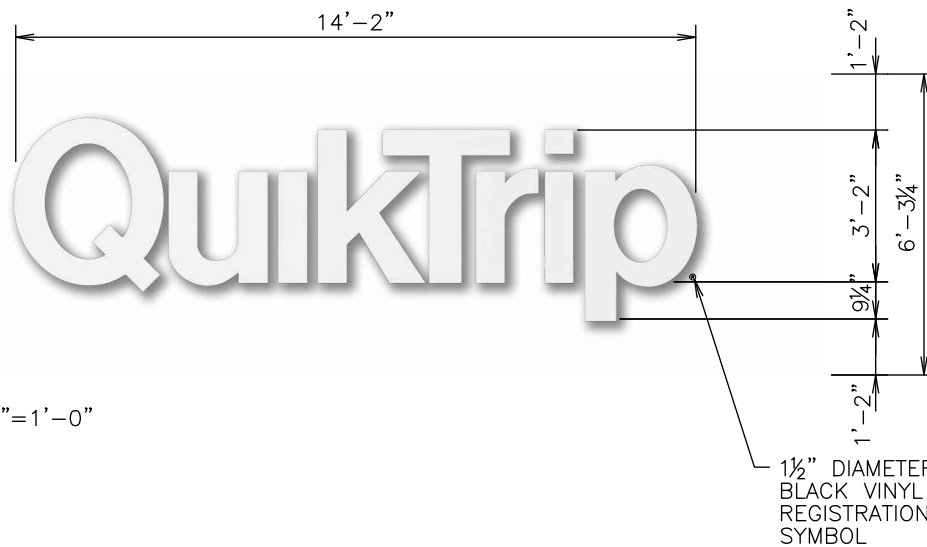
SERIAL NUMBER:
TCD-012

STORE NUMBER:
0962

1 2 3 4 5 6



SCALE: $\frac{3}{16}'' = 1'-0''$



SCALE: $\frac{1}{4}'' = 1'-0''$



SCALE: $\frac{1}{4}'' = 1'-0''$

SPECIFICATIONS:

Letters

6" deep Channel Letters, 3/16" formed Cyro Translucent White face, Aluminum Construction. Letter Returns painted Benjamin Moore 2134-30 Iron Mountain. Internally illuminated with GE Tetra MiniMax 65K White/GE PS12-60 Power Supplies. Halo backlit illuminated with Red GE Tetra MiniMax/GE PS12-60 Power Supplies. Letters are projected 4" off back panel with Lag Bolts.

EXHIBIT F

QuikTrip.

4705 S. 125th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74103-3475
©2005 QTR



Wall Sign

NOTES	
DRAWN BY	BP
ISSUE DATE	07/27/20

SQUARE FOOTAGE	59
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	

SCALE:

AS NOTED

SERIAL NUMBER:

08-0962-CL-60R

STORE NUMBER:

0962



STORE NUMBER:

SQUARE FOOTAGE	
TYPEFACE	7
INSIDE CAN	
ENTIRE SIGN	14



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

June 18, 2019

Ms. Nabiha Ahmed
Development Planner
City of Garland Planning & Community Development Department
800 Main Street
Second Floor
Garland, TX 75040

Re: *QT 962 Parking Study*

Dear Ms. Ahmed:

Lee Engineering has completed a parking analysis for the proposed QT 962 facility to be located on the southeast corner of IH 30 and Bobtown Road in Garland, Texas. This letter report documents our study procedures and findings.

INTRODUCTION

The proposed QT 962 development will include a 7,318 ft² convenience store with 22 fueling positions for passenger cars and 6 fueling positions for trucks. A total of 68 parking spaces are proposed to be provided for passenger cars and 10 parking spaces are proposed to be provided for trucks. A site plan showing the proposed facility is provided in **Figure 1**.

CITY CODE PARKING CALCULATION

The number of parking spaces required by the City of Garland for the proposed QT 962 facility was calculated using the information in the Land Use Matrix provided in the *City of Garland Development Code*, which requires 1 parking space per 250 square feet of building space. With a 7,318 ft² convenience store, this results in a City requirement of 30 parking spaces. The number of parking spaces provided for the proposed development will exceed the City's minimum requirement.

INSTITUTE OF TRANSPORTATION ENGINEERS PARKING DEMAND

The number of parking spaces needed to accommodate the proposed QT 962 facility was estimated using rates provided in the Institute of Transportation Engineers publication *Parking Generation, 5th Edition* for a "Super Convenience Market/Gas Station" land use (ITE Code 960). The estimated average peak parking demand for the proposed development is summarized in **Table 1**.

Table 1: Site Parking Demand Summary

Land Use	ITE Code	Size (ft ²)	Weekday Demand Rate (Parking Demand/1,000 ft ² GFA)		
			33 rd %	Average	85 th %
Super Convenience Market/ Gas Station	960	7,318	7.22	8.11	11.15
Weekday Parking Demand Spaces			53	60	82

Table 1 shows that based on ITE *Parking Generation*, the average peak parking demand for this facility would be 60 parking spaces. The range of the data indicated a 33rd-percentile parking demand of 53 parked vehicles and an 85th-percentile parking demand of 82 parked vehicles. The number of passenger car parking spaces provided for the proposed development (68) will exceed the average peak parking demand as identified in ITE's *Parking Generation* (60).

PARKING ACCUMULATION DATA COLLECTION

Existing parking demand for similar sites was determined by counting the number of parked vehicles during the AM (7:00 - 9:00 AM), Midday (11:00 AM - 1:00 PM) and PM (4:00 - 6:00 PM) operations at two other QT locations:

- QT 970 (5909 W. Davis St, Dallas, TX 75211)
- QT 1935 (9235 John W. Carpenter Fwy, Dallas, TX 75247)

The time periods were selected based on parking demand and trip generation data published by the *Institute of Transportation Engineers*. Parking accumulation data was collected at both of these sites on Monday, June 14, 2019. A summary of the number of parked passenger cars based on each 15-minute observation period by site is provided in **Table 2**.

The peak parking demand at the QT 970 site occurred during the PM peak period with a total of 61 parked passenger cars on site. With a building size of 6,950 ft² at this location, the peak parking rate equates to 8.78 parked vehicles/1,000 ft².

The peak parking demand at the QT 1935 site occurred during the Midday peak period with a total of 37 parked passenger cars on site. With a building size of 6,730 ft² at this location, the peak parking rate equates to 5.50 parked vehicles/1,000 ft².

Applying the maximum peak parking rate for passenger vehicles observed at these two sites (8.78 parked vehicles/1,000 ft²) to the proposed QT 962 facility (7,318 ft²) indicates a predicted peak parking demand of 65 passenger cars. The number of parking spaces provided for the proposed development (68) will be able to accommodate the peak parking demand resulting from observations at other similar developments. Additionally, these results indicate that a site providing only the City's required number of parking spaces (30) would not be able to accommodate the predicted parking demand.

Table 2: Existing Parking Demand

	QT 970 5909 W. Davis St, Dallas, TX 75211	QT 1935 9235 John W. Carpenter Fwy, Dallas, TX 75247
	Passenger Cars	Passenger Cars
7:00 AM	35	22
7:15 AM	34	22
7:30 AM	42	31
7:45 AM	44	26
8:00 AM	40	19
8:15 AM	46	27
8:30 AM	43	26
8:45 AM	42	28
11:00 AM	31	37
11:15 AM	35	28
11:30 AM	36	31
11:45 AM	37	31
12:00 PM	35	35
12:15 PM	37	35
12:30 PM	41	31
12:45 PM	51	33
4:00 PM	47	21
4:15 PM	46	18
4:30 PM	56	18
4:45 PM	52	24
5:00 PM	61	21
5:15 PM	45	34
5:30 PM	41	29
5:45 PM	43	21
MAX	61	37

CONCLUSIONS

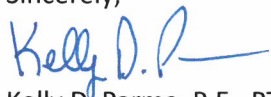
The site plan for the QT 962 facility is proposed to provide 68 parking spaces for passenger cars and 10 parking spaces for trucks.

- The number of spaces proposed to be provided is greater than the number of parking spaces required (30) by the *City of Garland Development Code*.
- Using information from the latest edition of ITE's *Parking Generation*, the proposed QT 962 facility is estimated to result in an average peak parking demand of 60 passenger cars.
- Applying the peak parking demand rate from parking accumulation counts at two (2) other similar facilities in the DFW area, the proposed QT 962 facility is estimated to have a peak parking demand of 65 passenger cars.

Based on the information provided in this study, providing 68 parking spaces for passenger cars at the QT 962 facility appears to be appropriate in order to meet the anticipated parking demand.

If you have any questions about this analysis, please do not hesitate to contact me at (972) 456-9033.

Sincerely,



Kelly D. Parma, P.E., PTOE
Senior Project Manager
Lee Engineering, LLC
TBPE Firm F-450

REPORT & MINUTES

P.C. Meeting, July 8, 2019

Consideration of the application of **QuikTrip Corporation and Glenn Engineering Corporation**, requesting approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use. This property is located at 524 East Interstate Highway 30. This application was submitted prior to September 1, 2019. (District 3) (Z 19-22)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant, Gwen Keen, 1120 North Industrial Boulevard, Euless, Texas 76039 provided an overview of the request.

Commissioner Rose inquired as to the timeframe of the project.

Ms. Keen stated QuikTrip anticipates construction to be completed and opening in the spring or early summer.

Commissioner Edwards asked the applicant where the semi-trucks will be entering and exiting the subject property.

The applicant, Jake Petras, 1120 N. Industrial Blvd, Euless, Texas 76039, stated truck traffic will be limited to the North/South Bobtown and Interstate 30 entrance/exits with explicit signage stating as much.

Chairman Roberts asked staff if it is possible to install no truck signage on the roadway with single family homes.

Paul Luedtke stated City Council can designate any road as a no-truck route to allow for the no-truck signage.

Cheralyn Amijo, 4500 Fuller Drive, Suite 220, Irving, Texas, 75038

Residents speaking in opposition:

Diane Burden, 5506 Ridgecove Drive, Garland
Ann Johnson, 3610 Arbor Trail, Garland
Steven Flores, 4713 Maritime Cove, Garland
Barbara Murray, 4314 Blue Creek Drive, Garland

Diane Alvarez, 5501 Ridgecove Drive, Garland
Anthony Newman, 5501 Ridgecove Drive, Garland
5501 Ridgecove Drive, Garland
Kristi Davis, 1317 Bowie Street, Garland
Dana Little, 5617 Ridgecove Drive, Garland
Allan Little, 5617 Ridgecove Drive, Garland
Linda Morris, 5514 Ridgecove, Drive, Garland

Residents raised concerns regarding the truck usage, noise and light population, possible increase of litter, possible lowering of the tax base and home values, and a possible increase in homeless population, and increase in crime.

Registering their position as opposed, but not speaking:

Patric Glenn, 4506 Grantham Drive, Garland
Ebony Glenn, 4506 Grantham Drive, Garland
Lori Roan, 7018 Jack Franzen Drive, Garland

Commissioner Dalton inquired as to what will be developed on the two adjoining properties.

The property owner, Bill Foose, 3129 Hanover, Dallas, Texas stated the ideal use of the two unused properties would be a restaurant.

Ms. Keen responded to citizens' concerns, stating noise levels will be buffered once the two adjoining properties are developed, the lighting will be shielded and down cast, employees will be actively maintaining the site to ensure it remains clean and trash is picked up, security cameras will be focused only on the subject property, does not anticipate crime rates will raise or a drop in property values.

Mr. Petras also responded to the residents' concerns regarding traffic, worked with the City regarding the signal timing to help alleviate additional congestion and stated this development will be an asset to the community.

Commissioner Edwards spoke in favor of the request.

Commissioner Williams inquired as to whether the no overnight parking will be enforced.

Ms. Keen stated this will be enforced by the store.

Chairman Roberts asked if they would develop lighting along the

property line, inquired to the truck to car ratio.

Ms. Keen stated they would work with staff regarding the lighting, this site is more designed for car traffic being a part of the community and a quick stop for the trucks.

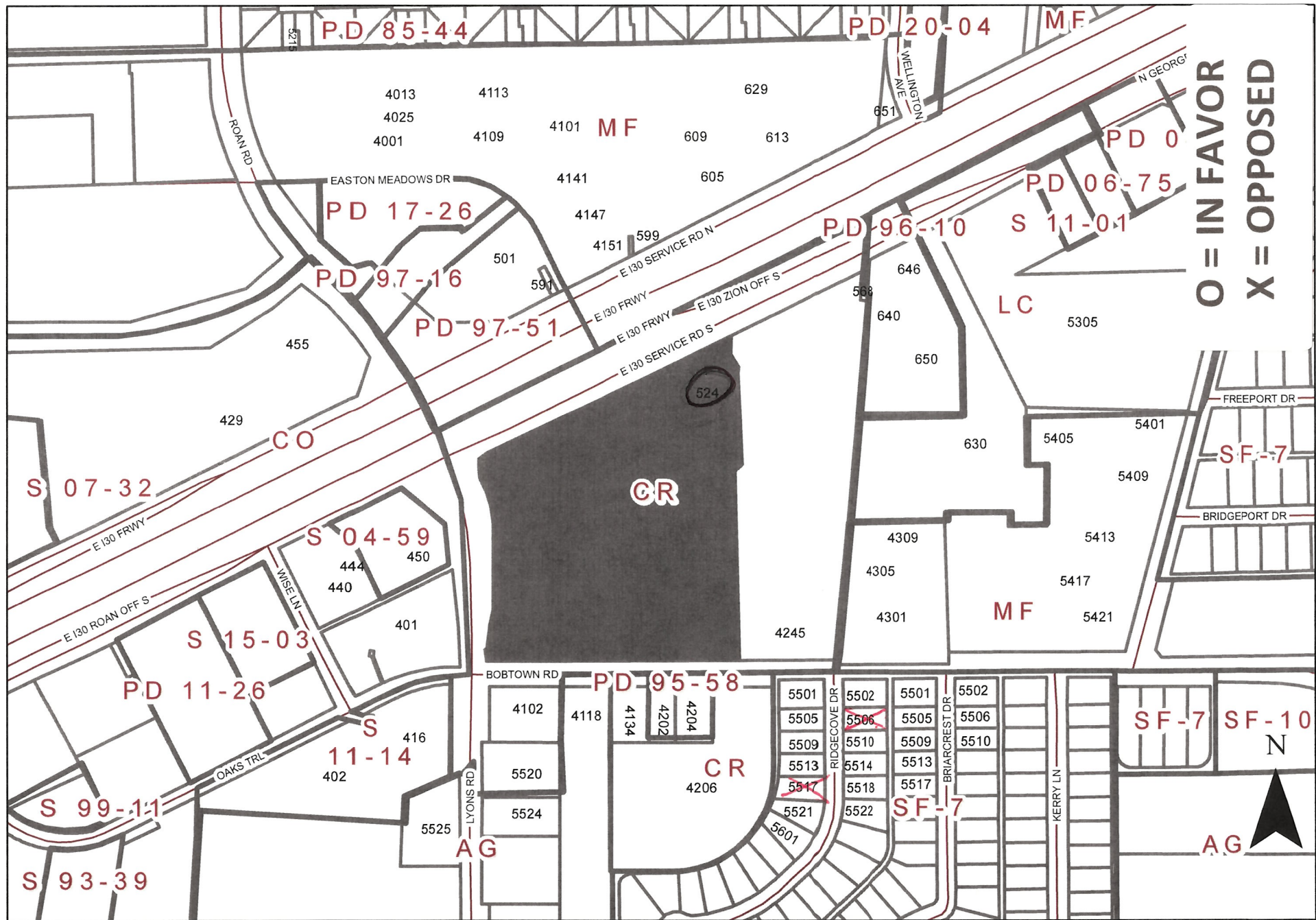
Commissioner Rose asked if the applicant would commit to downward lighting with LED lighting.

Ms. Keen stated they will be strictly using downward lighting.

Commissioner Welborn stated the signage should conform to the Garland Development Code guidelines.

Ms. Keen stated monument signage would be slightly larger but pylon signs would have been much larger.

Motion was made by Commissioner Edwards to approve the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Welborn.



0 220 440 Feet
1 inch = 340 feet

Zoning Map Z 19-22



INDICATES AREA
OF REQUEST

Allmendinger, Tracy

From: Danny Faulkner <danny@bboutdoor.com>
Sent: Friday, September 4, 2020 11:58 AM
To: Planning Group
Subject: QT File Z 19-22
Attachments: mc5500015.pdf

I'm in favor of this request.

Thanks
Danny Faulkner

September 2, 2020

Z 19-22

Page 2 of 2

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 to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth 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 Nabiha Ahmed at 972-205-2453.

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.

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

I think this will help the Area

(Please complete the following information)

524 I-30 Garland, tx
Your Property Address

DANNY FAULKNER
Printed Name

3401 MAIN ST
Address

Rowlett, TX
City, State

75088
Zip

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

[Signature]
Signature

OWNER
Title

Date: 9/4/2020

September 2, 2020

Z 19-22

Page 2 of 2

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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.

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

Please see attached.

(Please complete the following information)

5517 Ridgeway Drive
Your Property Address

Shannan R Wilson and Donald Wilson
Printed Name

5517 Ridgeway Drive Garland, Tx 75043
Address City, State Zip

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

Shannan R Wilson, Donald Wilson
Signature Title

Date: 9-12-2020

We already have three gas station convenient stores on the I30 Bobtown intersection. This is a residential area, children walk to school through that track. We do not need the traffic or congestion this would create or more beer and wine sales in this area. Less than a mile down the road there are a 7 Eleven , a Road runner and a Quick Trip. You tried to put a truck stop at Rosehill and I30 at one time and it failed, WE DON'T WANT ONE HERE! THIS IS A RESIDENTIAL AREA!!!!

ENOUGH!!!!!!!

The Wilson's 5517 Ridgecove Drive

September 2, 2020

Z 19-22

Page 2 of 2

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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.

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

I believe this proposal will be a detriment to our property value as well as adding noise and unwanted traffic to our neighborhood. Also pollution issues

(Please complete the following information)

5506 Ridgecove Drive

Your Property Address

Dianne Garman Burden

Printed Name

5506 Ridgecove Drive

Address

Garland, Tx

City, State

75043

Zip

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

Dianne Garman Burden

Signature

Title

Date: *9-6-20*

From: [Vicki Wood](#)
To: [Allmendinger, Tracy](#)
Subject: Re: Fueling station bob town and 30
Date: Monday, September 14, 2020 4:31:58 PM

4026 Guthrie Rd 75043

Sent from my iPhone

> On Sep 14, 2020, at 3:09 PM, Allmendinger, Tracy <TAllmend@garlandtx.gov> wrote:
>
> Good afternoon,
>
> Your response has been received and recorded. Can you please provide your address for filing purposes?
>
> Tracy Allmendinger
> Development Services Coordinator II
> Planning & Community Development
> P: (972) 205-2447 | F: (972) 205-2474
> tallmend@garlandtx.gov | GarlandTx.gov
>
> -----Original Message-----
> From: Vicki Wood <vrwood4026@yahoo.com>
> Sent: Monday, September 14, 2020 3:04 PM
> To: Allmendinger, Tracy <TAllmend@garlandtx.gov>
> Subject: Fueling station bob town and 30
>
> Me and my husband vote against this I bet you wouldn't want it in your neighborhood either!!!
>
> Sent from my iPhone
>

From: [Barbara Murray](#)
To: [Allmendinger, Tracy](#)
Subject: Plan Commission Meeting - September 14, 2020 Question/comment
Date: Friday, September 11, 2020 9:18:35 PM

Dear Sirs: Please include the following questions/comments in your Plan Commission discussion for case Z19-22. I did register but am not sure I can get into the meeting to actually speak. This is what I want to say:

I am Barbara Murray a 42-year resident at 4314 Blue Creek Dr. Garland, TX 75043. I learned this morning that a zoning change request has been made to change from "Community Retail" to "Planned Development." You must know this will severely hamper access and property value to the single-family community from the I-30 service road to both Lyons and Bobtown. The traffic is already very heavy with the addition of the George Bush Turnpike, and the noise from I-30 is already loud, and can be heard from my home approximately 5 city blocks away. If anything is built there in Lots 1, 2, or 3, the zoning should remain the same and certainly not provide entrances on either Lyons or Bobtown. That intersection is already very dangerous with cars constantly moving from Roan straight under the bridge to Lyons and our neighbors trying to merge with them as they turn right off the I-30 East service road, then dodging cars that are either making u-turns to get back to I-30 East, or turning right or left coming from the side road across from EZ mart. Surely you haven't been there at rush hour to hear it especially when the north wind blows. There really should be a barrier on the highway, not a travel center.

I realize there is a great need for travel centers/truck stops in the area. Why can't you pick a less populated place on I-30 that is farther away from a well established residential neighborhood that faces directly off Bobtown and Lyons? The noise and the traffic created by any other zoning than "Community Retail" would devalue our property and cause a mass exodus, which I cannot afford to make. Leave this neighborhood alone and please do something about the existing noise! I will await a personal response.

Barbara Murray
garlandbmurray@live.com
469-648-7140

Previous emails:

From: Tracy Allmendinger <no-reply@zoom.us>
Sent: Friday, September 11, 2020 3:28 PM
To: garlandbmurray@live.com <garlandbmurray@live.com>
Subject: Plan Commission Meeting - September 14, 2020 Confirmation

Hi Barbara Murray,

Thank you for registering for "Plan Commission Meeting - September 14, 2020".

Please submit any questions to: tallmend@garlandtx.gov

Date Time: Sep 14, 2020 03:00 PM Central Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

Description: Please note: The meeting will also be broadcast on CGTV and streamed on garlandtx.swagit.com.

*** You only need to register here if you wish to address the Plan Commission during Citizen Comments ***

The meeting agenda may be found at

<http://garlandtx.gov/801/Meeting-Agendas-and-Minutes>

CGTV is available via Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-Verse)

Or iPhone one-tap :

US: +13462487799,,97941652505# or
+14703812552,,97941652505#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 470 381 2552 or +1 470 250 9358 or
888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 979 4165 2505

International numbers available:

<https://garlandtx.zoom.us/j/abtxERBaBJ>

You can [cancel](#) your registration at any time.

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Cc: [Guerin, Will](#)
Subject: Fw: File Z19-22 I am opposed to the proposed truck stop at I-30 and Broadway
Date: Monday, September 28, 2020 2:12:49 PM

Here is another one Tracy. There is also a link to a petition.

From: Dale Graham
Sent: Monday, September 28, 2020 2:00:52 PM
To: Ahmed, Nabiha
Subject: File Z19-22 I am opposed to the proposed truck stop at I-30 and Broadway

Over 100 have already signed the petition just started about the truck stop.

<http://chng.it/bHKWYqfG8S>

Please do not approve a truck stop at this location. It will bring noise, drugs and prostitution to my neighborhood.

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Subject: Fw: I 30 Truck Stop
Date: Monday, September 28, 2020 11:24:21 AM

Another Z 19-22 opposition

From: tammiemcbay@gmail.com
Sent: Sunday, September 27, 2020 12:06:42 PM
To: Ahmed, Nabiha
Subject: I 30 Truck Stop

Not sure if you are aware of the schools we have in this area there are so many that walk home everyday, not sure it would be safe for them around big trucks. We have enough traffic already in this area.
Thanks

Sent from my iPhone

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Subject: Fw: Opposition to truck stop at I-30 and Bobtown File Z19-22
Date: Monday, September 28, 2020 11:25:48 AM

Another opposition

From: Ann Johnson
Sent: Monday, September 28, 2020 11:11:47 AM
To: Ahmed, Nabiha
Subject: Opposition to truck stop at I-30 and Bobtown File Z19-22

This proposed truck stop is NOT what the area needs. We need businesses that are suited to the area and attract what we homeowners, who pay higher and higher taxes every year, deserve to have built for our convenience and to keep up our property values. This truck stop does not serve the community where it's proposed to be built -- it's for people passing through only. It will only lower property values, create more crime and put more money in the City's coffers.

3610 Arbor Trail
Garland, Texas 75043

From: [Ahmed, Nabiha](#)
To: [Allmendinger, Tracy](#)
Subject: Fw: PROPOSED QT TRUCK STOP @ BOBTOWN & I-30
Date: Monday, September 28, 2020 11:23:40 AM

Here is another opposition for Z 19-22.

From: Sally Keonitzer <sally_sfc@yahoo.com>
Sent: Sunday, September 27, 2020 5:25:01 PM
To: Ahmed, Nabiha
Subject: PROPOSED QT TRUCK STOP @ BOBTOWN & I-30

Good Day, Ms Ahmed,

I have just recently been made aware of the city's planning to develop a QT Truck Stop in my neighborhood. I have lived in this area for all of my sixty-five years. I do not approve of this type of development as I believe it would eventually be a detriment to the area. It is widely known that truck stops are notorious for drawing criminal activity including the procurement of drugs/paraphernalia, as well as prostitution. Lakeview High School is just across the highway. Children walk to and from school. Is it not enough that we have I-30, and George Bush at our back-door - NOW we are expected to go along with a TRUCK STOP?

Why not draw the finer restaurants rather than the fast food junk, and perhaps a COSCO to IMPROVE the area. Most everyone agrees that we live in Garland but we shop in Mesquite, Rowlett, or Rockwall! We do not enjoy having to drive to other cities to do our shopping in order that we may be in safer areas. Rather than provide an establishment that promotes more crime, and cost to the city, why not encourage profitable businesses to the area that bring improvement, and revenue!

I really think that District 4 should have been notified by letter of this proposal, rather than find out about it on our Neighborhood site days before the council meets on it.

Those few that have been made aware of this plan for our area are not in favor of it.

I respectfully, and urgently request that this endeavor cease, desist, and that all planning for the truck stop be suspended.

Sincerely,

Sally Keonitzer
4617 Bridgeport Drive
Garland, TX 75043
District 4 Resident

From: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Sent: Wednesday, October 7, 2020 4:53 PM
To: Allmendinger, Tracy <TAllmend@garlandtx.gov>
Subject: FW: File Z19-22, QuikTrip proposal

From: Tony White <johntonywhite@gmail.com>
Sent: Tuesday, October 6, 2020 5:56 PM
To: Ahmed, Nabiha <NAhmed@garlandtx.gov>
Subject: File Z19-22, QuikTrip proposal

To Whom it May Concern,

My family has lived on Meadow Vista Pl for over 25 years, and we believe if a QuikTrip Truck Stop is built at 524 E I-30 (File Z19-22) it will degrade our community. I would like to be a part of the Zoom meeting to make sure my family's voice is heard.

Best Regards,

John White

Z 19-22

Approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use.

**City Council Meeting
October 13, 2020**



GARLAND

TEXAS MADE HERE

Case Information

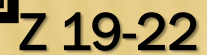
Location: 524 East Interstate Highway 30

Applicant: QuikTrip Corporation and Glenn Engineering Corporation

Owner: I-30 Bobtown, LLC.

Acreage: 10.02

Zoning: Community Retail (CR) District



Background



View of the subject property from Bobtown Road Type B



East of the subject property



South of the subject property

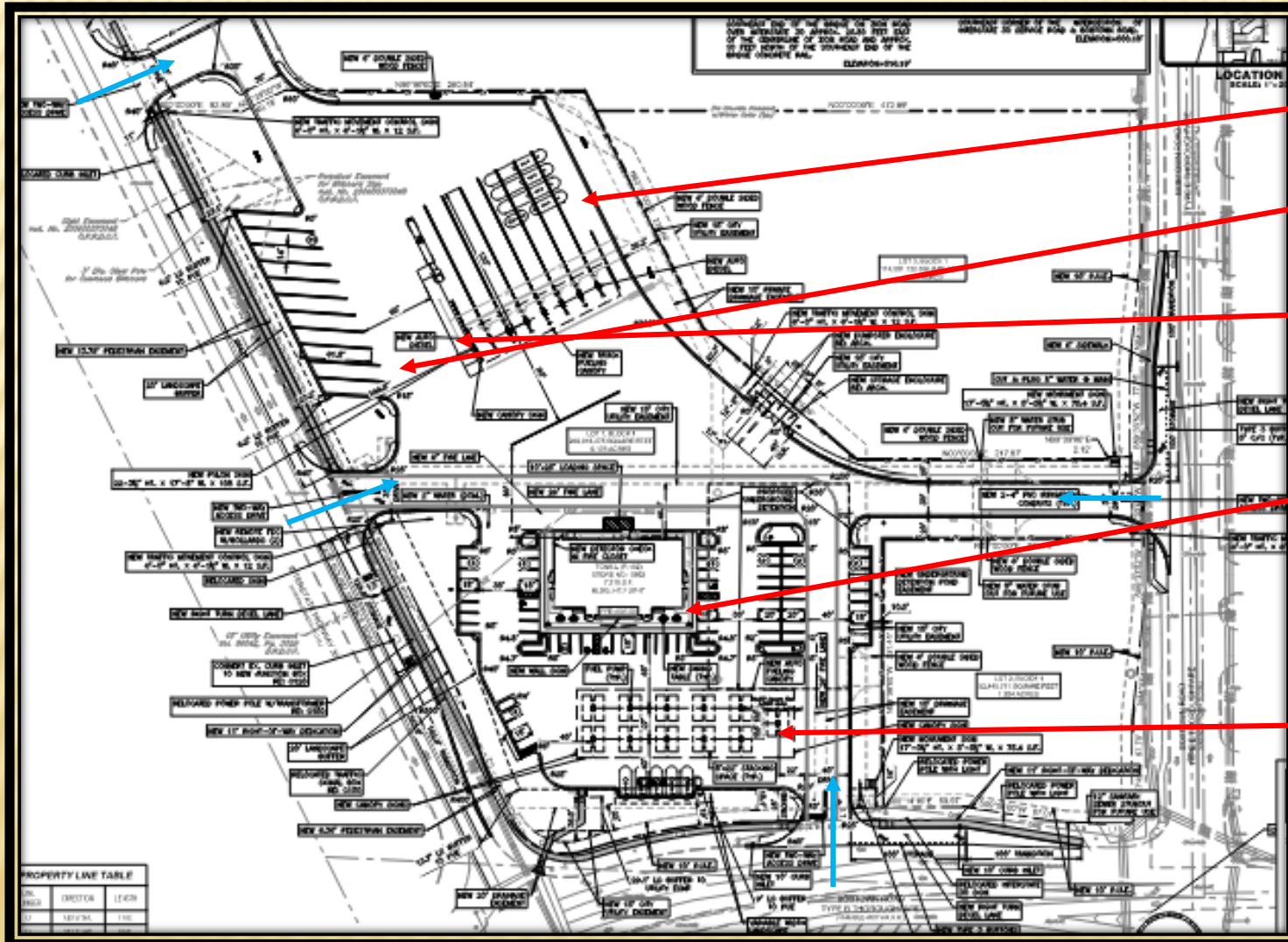


North of the subject property



GARLAND
TEXAS MADE HERE

Site Plan



18-Wheeler
Fuel Canopy

18-Wheeler
Parking

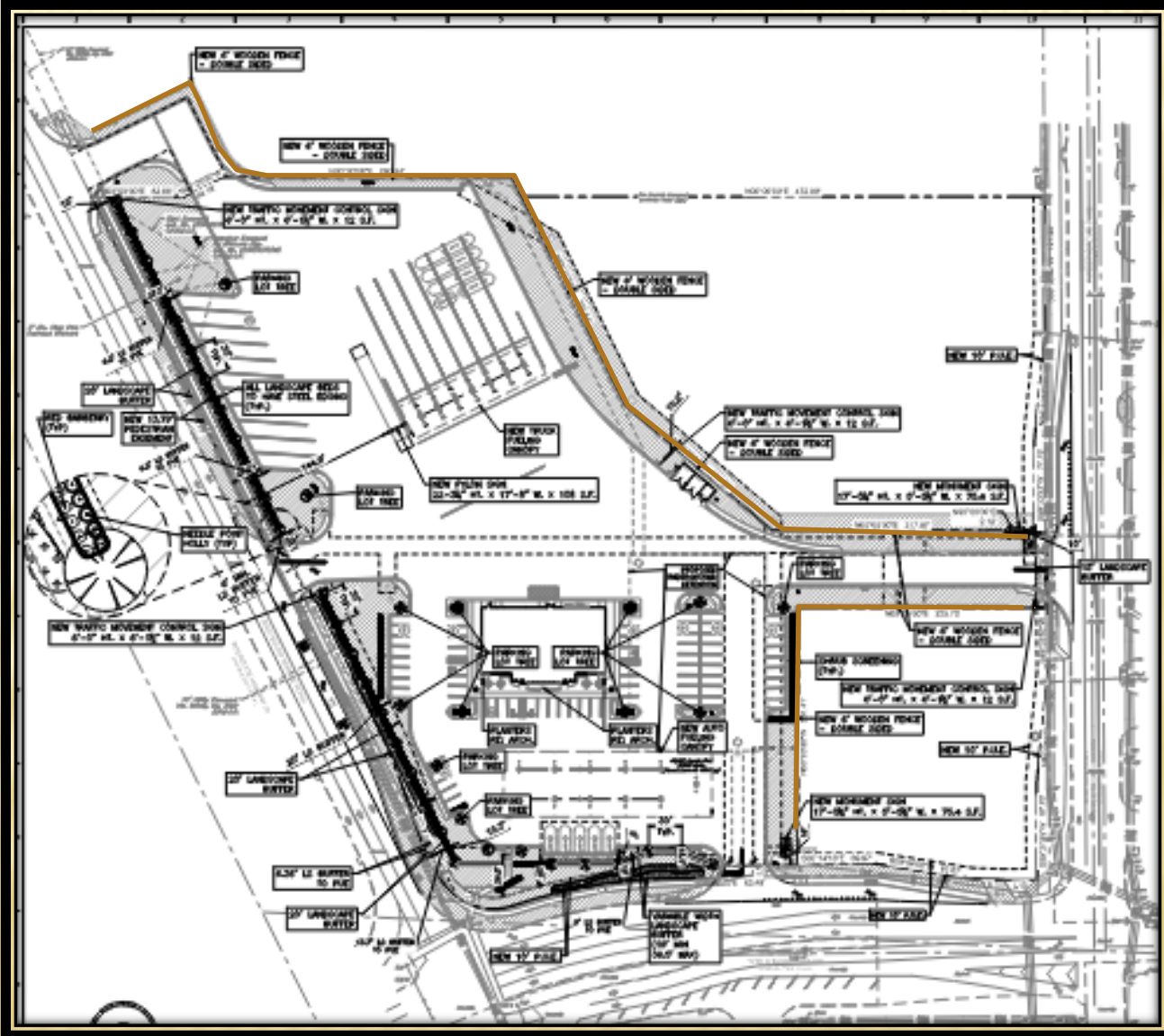
Truck
Scale

7,318 SF Retail
Convenience
Store

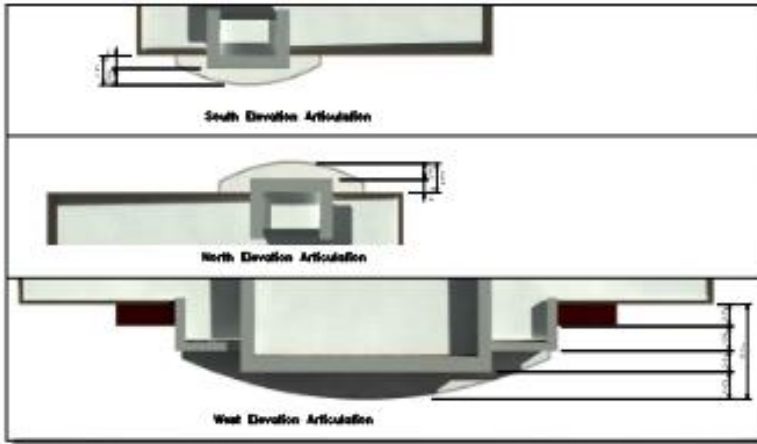
Automobile
Fuel
Canopy



Landscape Plan



Building Elevations

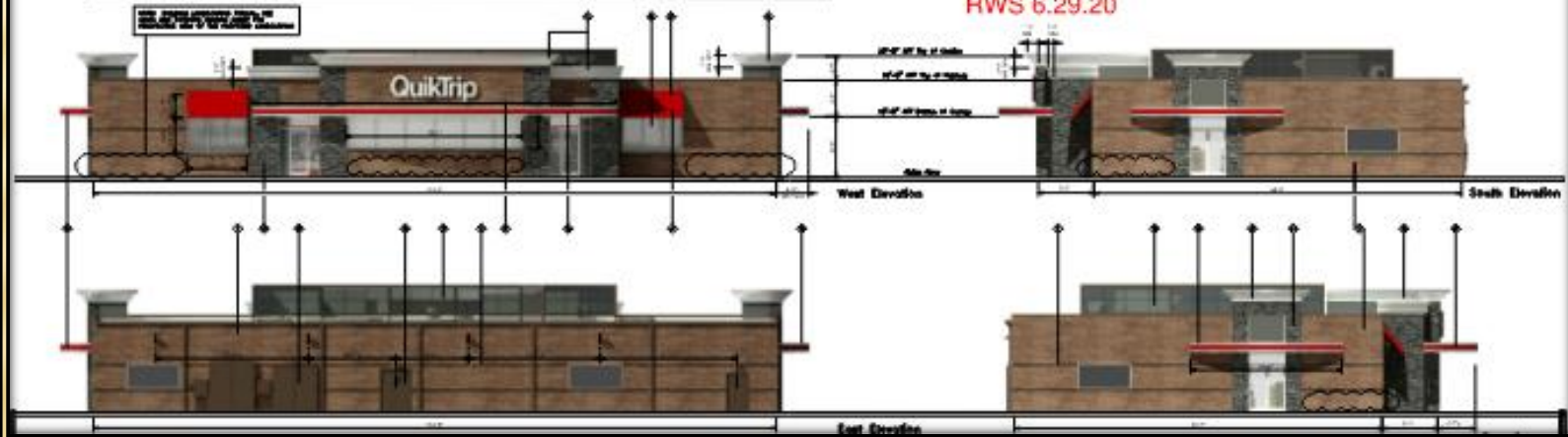


TCNK Material Percentage Table					
	TOTAL	ATLAS BRICK	FACIA/ CABINET	DOORS	SHINGLES
FRONT FACADE:	1800 SF	1335 SF=75%	232 SF=13%		133 SF=12%
SIDE FACADES:	1800 SF	734 SF=41%	40 SF=2%	36 SF=2%	
REAR FACADE:	1800 SF	1746 SF=97%		50 SF=3%	

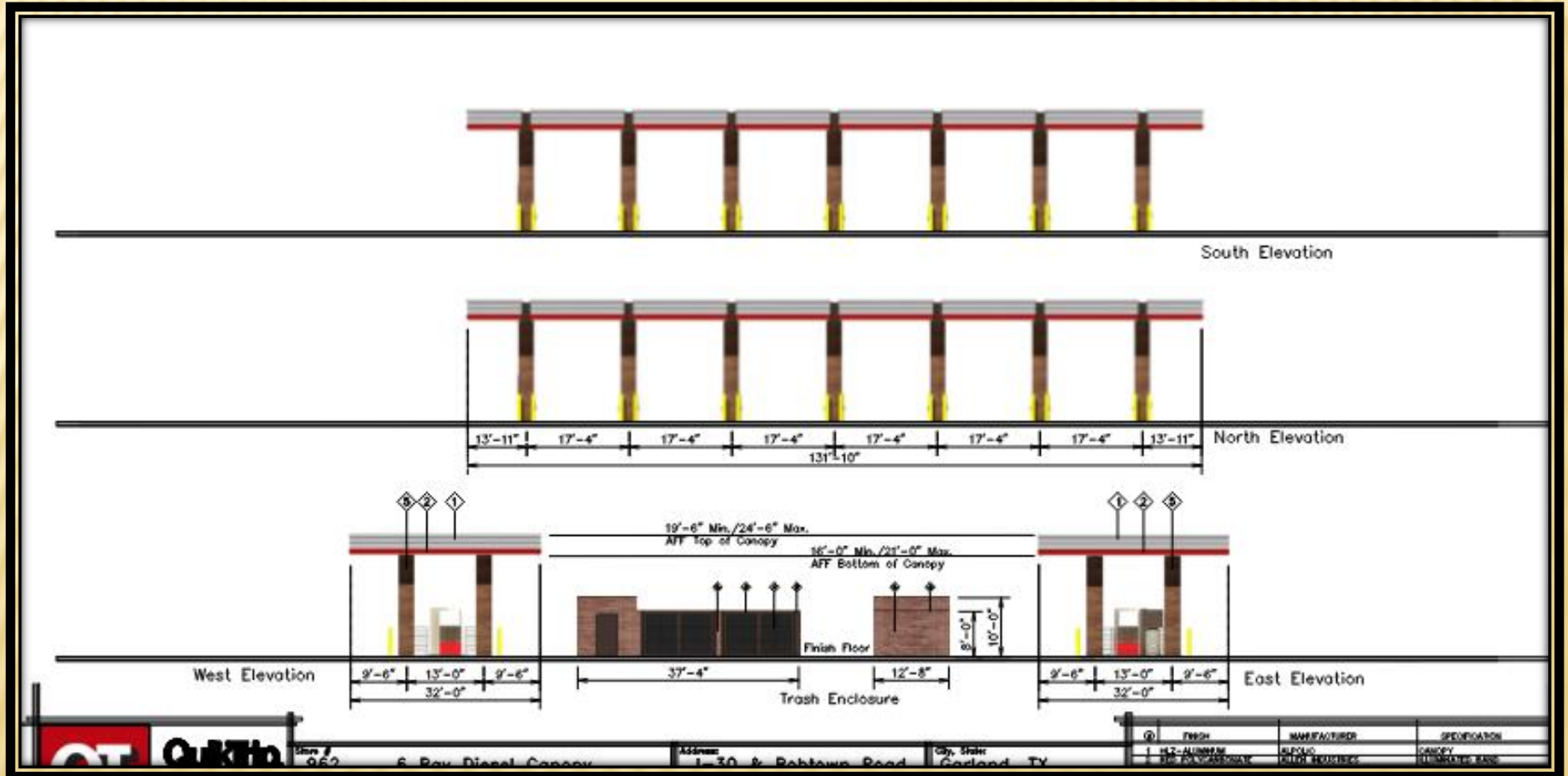
- ARCHITECTURAL ELEMENTS:
- A. AWNINGS
 - B. DIVIDED LIGHT WINDOWS
 - C. VARIOUS ROOF HEIGHTS
 - D. ORNAMENTAL FACADE TRIM
 - E. OUTDOOR SEATING (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - F. BUILDING PLANTERS (REFER TO SIGN AND OUTDOOR SEATING PAGE)
 - G. PLANTERS (REFER TO CIVIL PLANS SHEET 1)

Custom 962-
Channel letters w/o red backer and spandrel
panels added to the side and back.

RWS 6.29.20



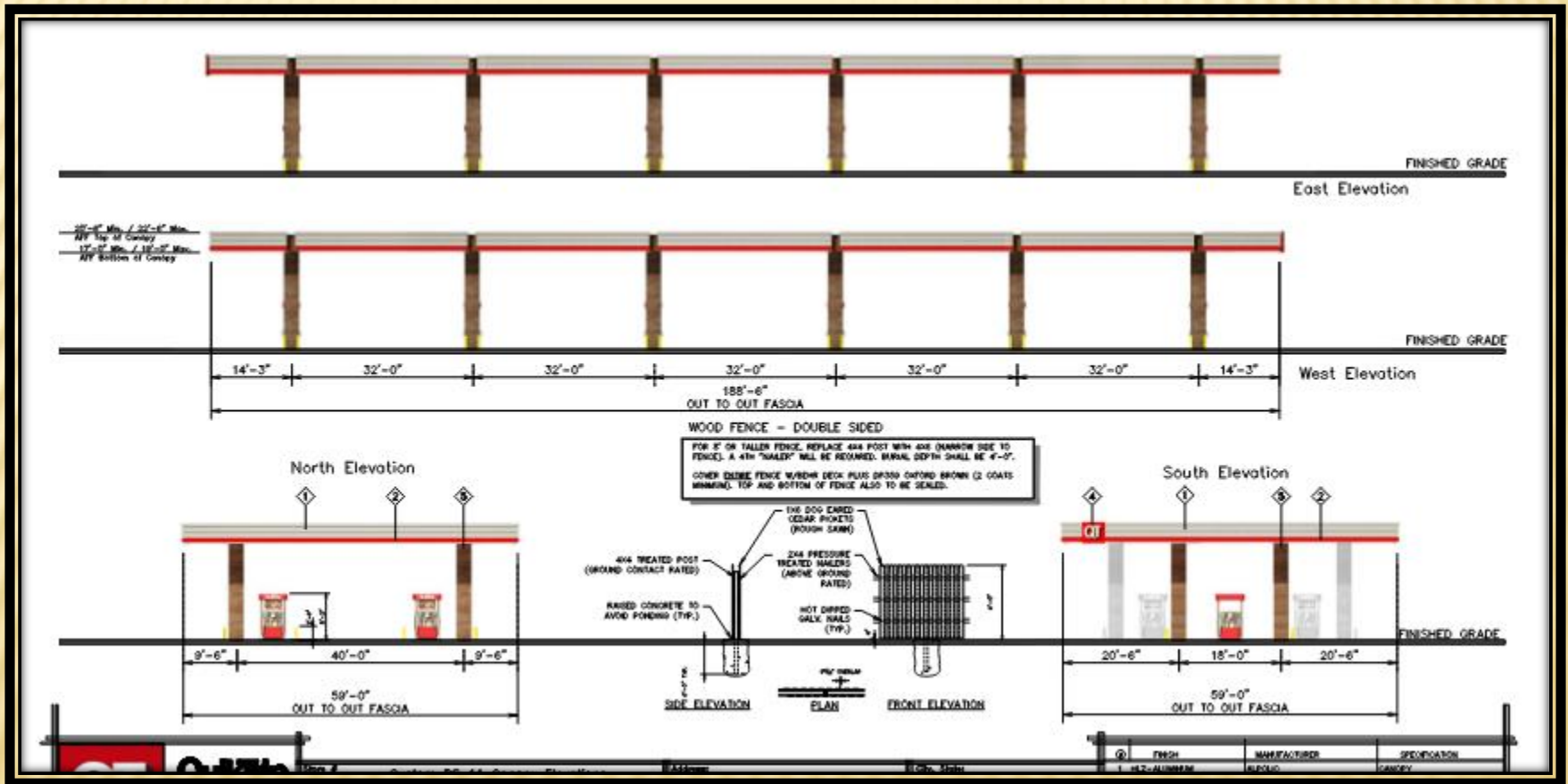
Diesel Canopy Elevations



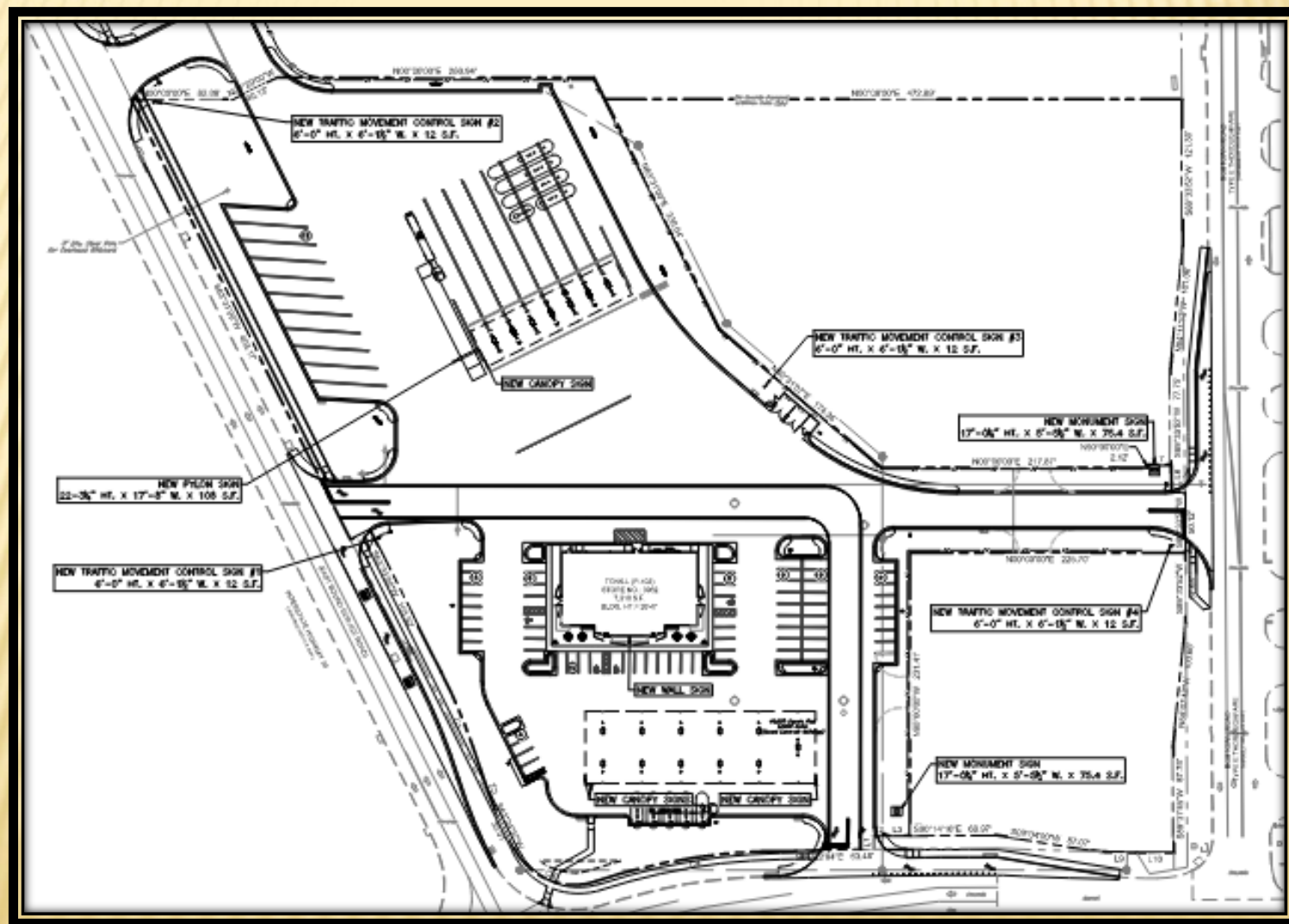


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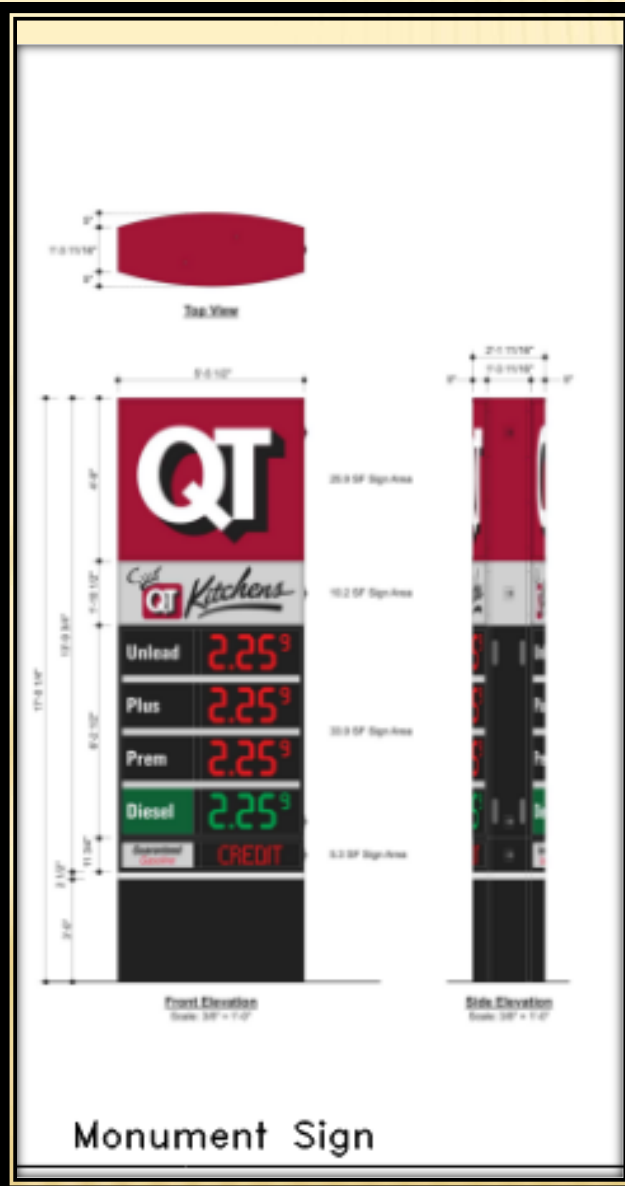
Automobile Fuel Canopy Elevations



Signage Plan



Monument Sign

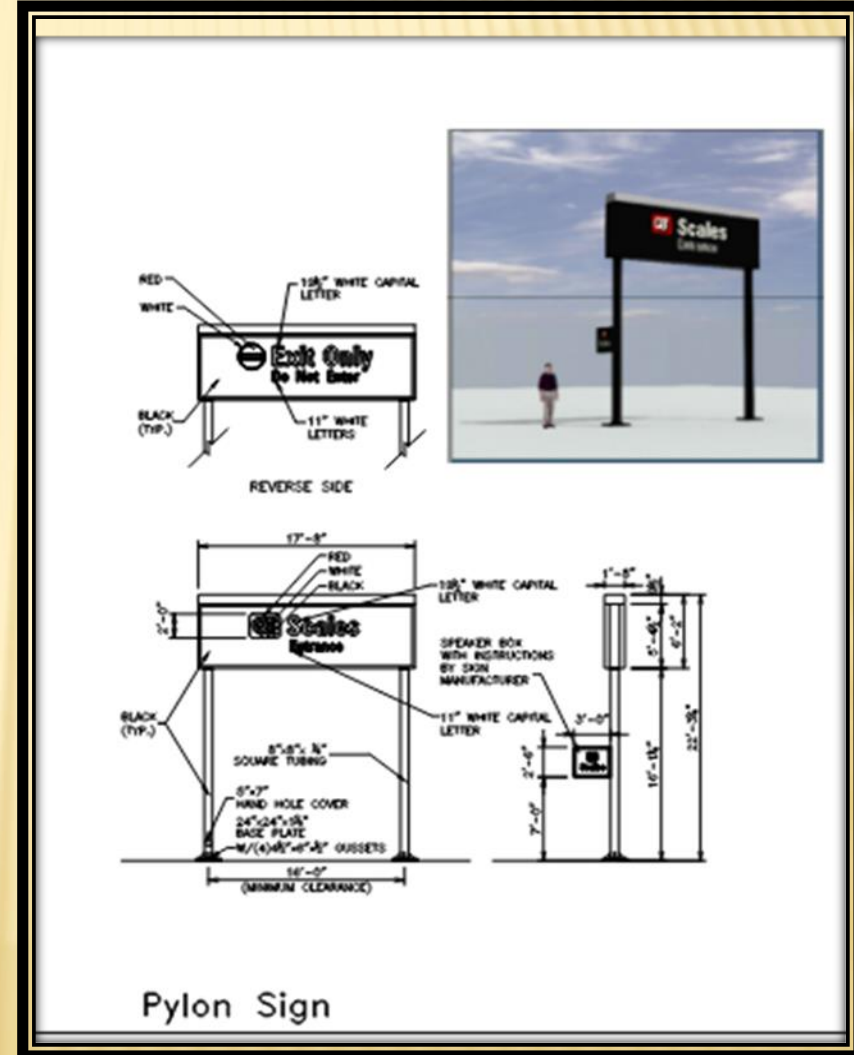
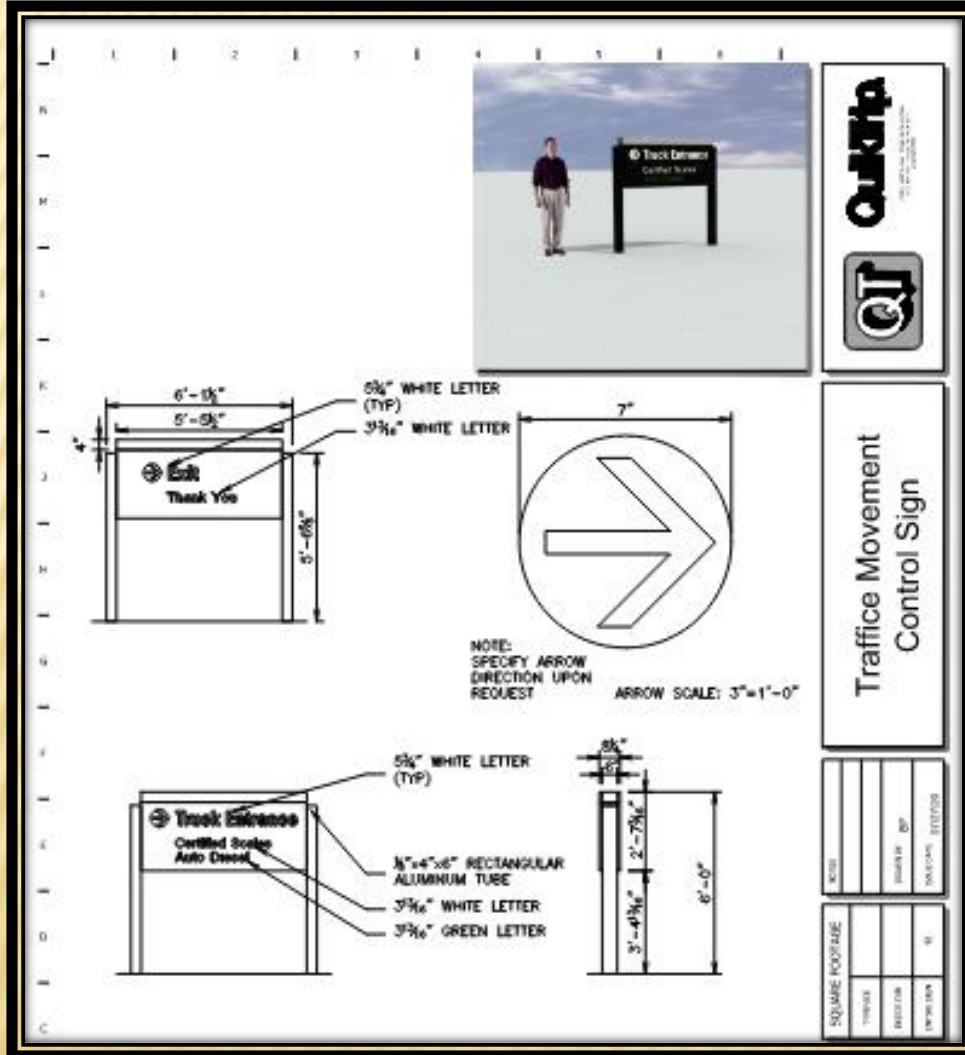


Monument Sign

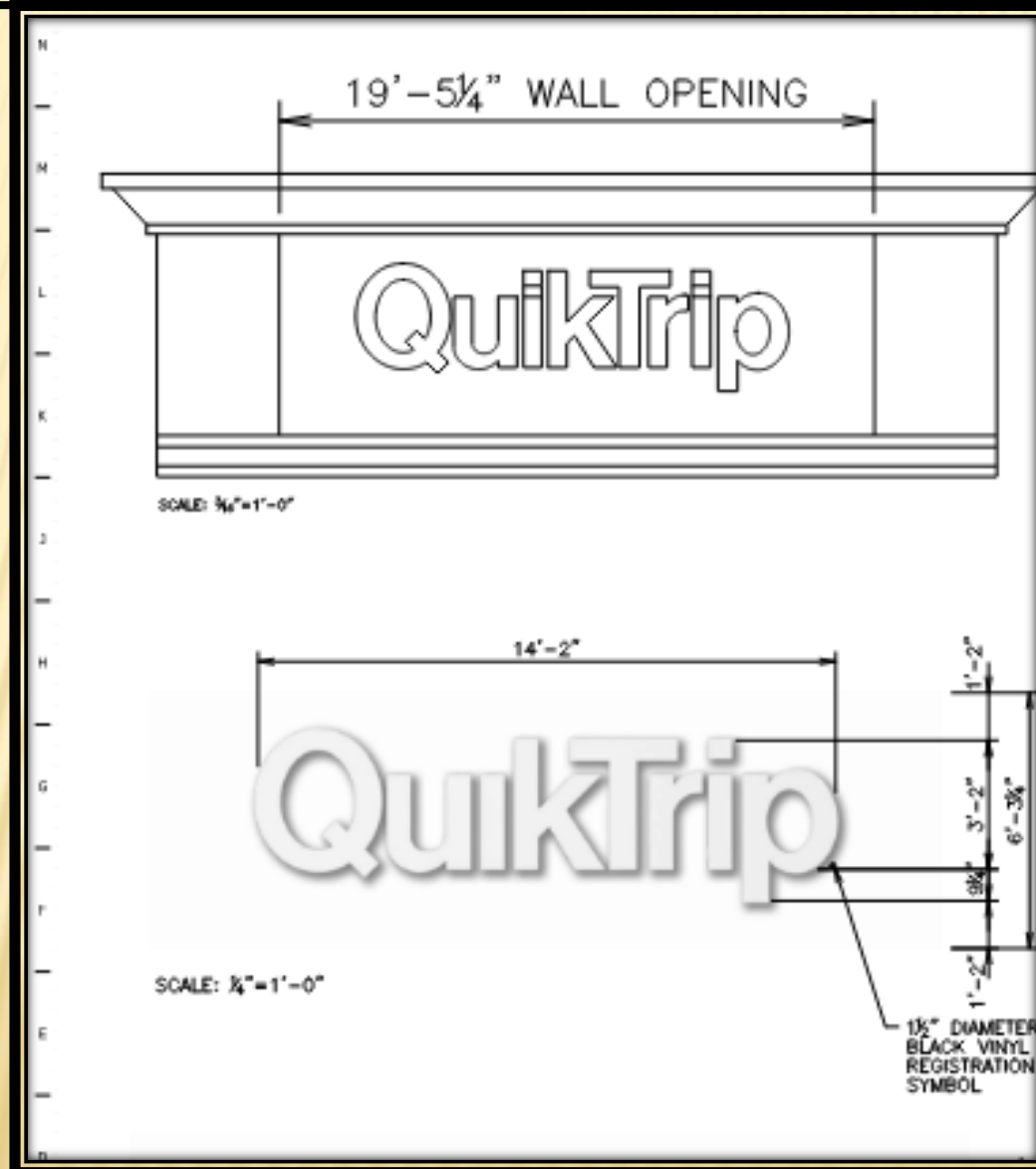


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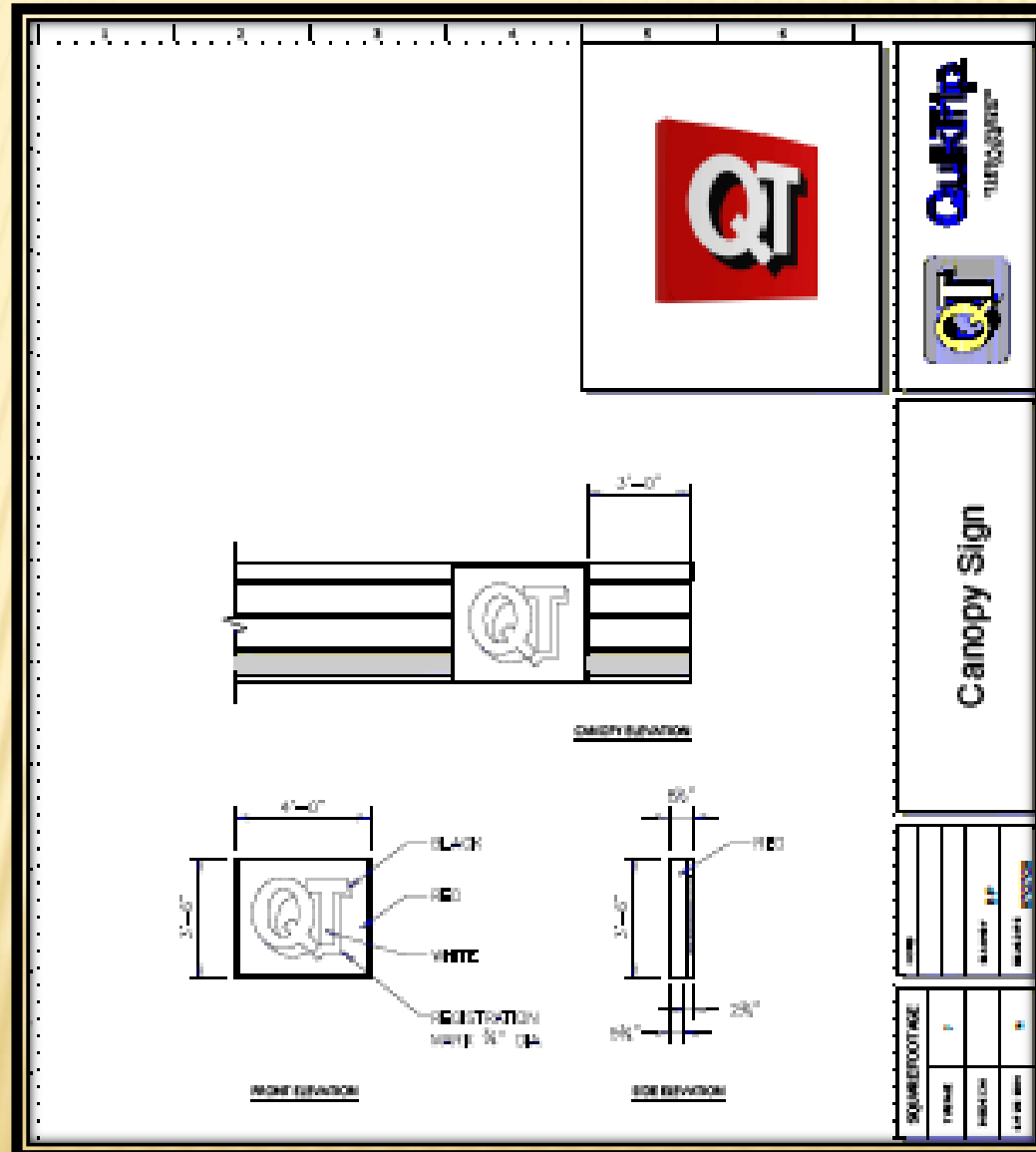
Traffic and Movement Control Sign and Pylon Sign



Wall Sign



Canopy Sign



Summary of Deviations

Development Standards	Required	Proposed	Analysis
Travel Center Use	The Travel Center use is not permitted by right in any of the zoning districts per Section 2.51 of the GDC.	The applicant requests to allow the Travel Center Use by establishing a Planned Development (PD) District.	Approval of a Detail Plan will allow the Travel Center Use to be allowed only on Lot 1. The remaining Lots 2 and 3 will require future Detail Plan approval prior to development.
Parking	The Travel Center does not have a parking ratio in the GDC. The proposed Planned Development will establish the parking ratio for the Travel Center. The required parking ratio for a convenience retail store use is 1/250 gross floor area. Per the calculation, thirty (30) parking spaces would be required.	The applicant proposes a total of sixty-seven (67) automobile parking spaces and eleven (11) truck parking spaces.	A parking study provided by the applicant demonstrates the necessity of the amount of parking spaces, indicating a peak parking demand of 65 parking spaces and the proposal would exceed that average peak by 2 parking spaces.
Monument Signs	The GDC requires the maximum height for each monument sign to be seven (7) feet and the maximum sign surface area to be fifty (50) square feet.	The applicant proposes the height to be seventeen feet and one-fourth inches (17'-1/4") and the sign surface area to be 75.4 square feet.	The applicant contends that the deviation is necessary for better visibility of the signage from both Bobtown Roads. The applicant prefers the usage of monument signs rather than pylon signs along the frontage of Bobtown E Thoroughfare and Bobtown Type B Thoroughfare.
Traffic or Movement Control Signs	The required sign surface area per the GDC is six (6) square feet and the maximum height from the ground is three (3) feet.	The proposed sign surface area is twelve (12) square feet and the proposed sign height is six (6) feet.	This deviation is requested in order to clearly direct the tractor trailer circulation, as well as the regular vehicular traffic. These signs provide clear instruction on entrance and exits of the site in order to separate the traffic.
Pylon Sign	The proposed height will assist drivers in identifying the truck scale next to the truck fuel canopy. The maximum height of a pylon sign is twenty-two (22) feet and the maximum area is 150 square-feet.	The proposed pylon sign height is 22 feet and 3 1/4 inches and the proposed sign area is approximately 99 square-feet.	The proposed height will assist drivers in identifying the truck scale next to the truck fuel canopy.

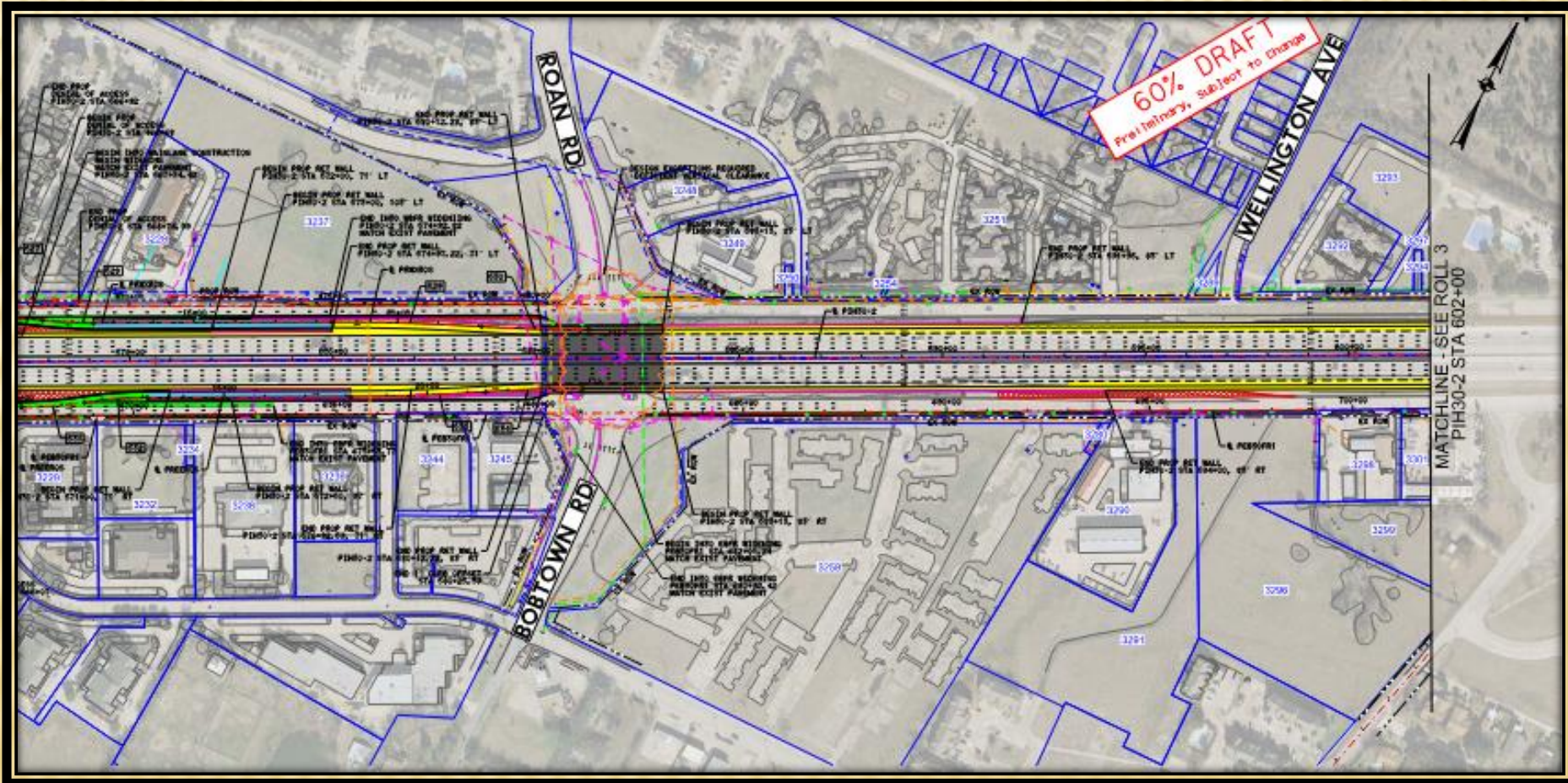
Specific Use Provision

The applicant requests the SUP for the Fuel Pumps, Retail Use to be valid for an indefinite period.



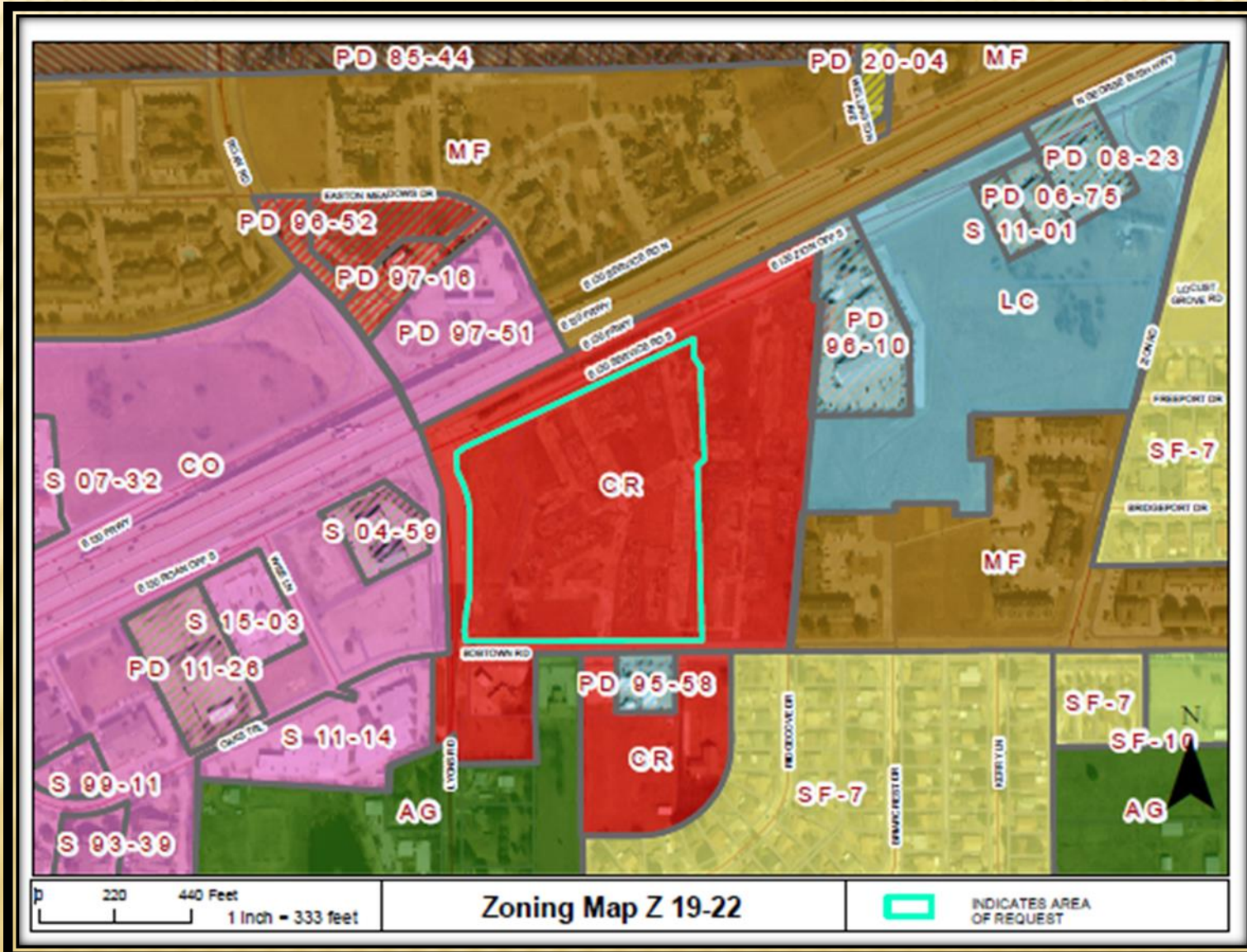
GARLAND
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I-30/Bobtown Construction Plan





Consideration



Z 19-22



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 10/13/2020

Item Title: Z 19-27 Kimley-Horn and Associates, Inc. (District 5)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use.

LOCATION

2700-2816 McCree Road

OWNER

U-Haul International and Amerco Real Estate Co.

PLAN COMMISSION RECOMMENDATION

On August 24, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use.

BACKGROUND

In 1993, City Council approved Planned Development (PD) 93-11 District to allow Retail Sales with Outside Display in the Industrial (IN) District. A Detail Plan was not required as part of the Planned Development.

The subject property is currently undeveloped. The applicant requests development of a Truck/Bus Repair Use on a 6.41-acre tract of land (Sub-District A). Development of the southern 3.21-acre tract of land (Sub-District B) is not proposed at this time. Development in Sub-District B is not required to obtain Detail Plan approval in the future per its existing entitlement.

Per the Garland Development Code (GDC), the Truck/Bus Repair Use requires approval of a Specific Use Provision in the Industrial (IN) District. However, the applicant requests to allow the Truck/Bus Repair Use as a permitted use without a Specific Use Provision in Sub-District A.

This application was postponed from July 27, 2020 to the August 24, 2020 Plan Commission meeting, as the Plan Commission requested that the applicant provide additional information regarding the intent for Sub-District B. In response, the applicant submitted an Illustration for Sub-District B (refer to the attached Illustration for Sub-District B). The Plan Commission recommended approval of the request.

During the September 15, 2020 City Council meeting the application was postponed to the October 13, 2020 City Council meeting per the applicant's request. The applicant has proposed a list of uses to prohibit in the proposed Planned Development (PD) District, as listed in Consideration 1 below.

SITE DATA

The overall site consists of approximately 9.62 acres with frontage along IH 635 service road and McCree Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 93-11 District to allow Retail Sales with Outside Display in the Industrial (IN) District. More specifically, the uses allowed on the site include all uses in the Industrial (IN) District and Retail Sales with Outside Display.

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

1. Site Plan and Proposed Use:

The applicant requests the development of a 42,580 square-foot (two-story) truck/bus repair shop on the north side ("Sub-District A") of the property. The upper floor will consist of an employee lounge and management office. The proposed shop is considered a "Preventive Maintenance" facility which will be used by mechanics to perform oil/filter changes, tire changes, rotations, minor body repairs to vans and yearly inspections of the brakes and electrical equipment for trailers. Any major repairs will be done at another facility.

The proposed Change in Zoning would result in Industrial (IN) District uses being permitted on the site with the exception of the following uses which the applicant proposes as not permitted in Sub-District A and Sub-District B:

- Drive-In Service

- Drive-Through Service
- Kiosk, Attended-Recycled Materials Collection
- Kiosk, Self-Service-Recycled Materials Collection
- Cemetery
- Sexually Oriented Business
- Smoke Shop
- Meat and Game Processing
- Recycling Salvage Yard
- Recycling Collection Center (no outside storage)
- Recording Studio/Media Production
- High Risk Use

2. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Truck/Bus Repair Use	Specific Use Provision in the Industrial (IN) District	Planned District (PD) to allow the use of a Truck/Bus Repair without a Specific Use Provision	If approved, Truck/Bus Repair use will be allowed by right in Sub- District A.
Land Uses permitted in Sub-District A and Sub-District B	All uses in the Industrial District per Section 2.51 of the GDC	All uses permitted in the Industrial (IN) District except for the following uses: • Drive-in service • Drive-through service • Kiosk, Attended-Recycled Materials Collection • Kiosk, Self-Service-Recycled Materials Collection • Cemetery • Sexually oriented business • Smoke shop • Meat and game processing • Recycling salvage yard • Recycling collection center with no outside storage • Recording studio/Media Production • High-risk use	The applicant would like to maintain uses that are more compatible with the adjacent properties and restrict certain uses.

Automotive Service Bays	Section 2.52 (3)(c) states that automotive service repair bays cannot face any street.	Automotive Service Bays will be visible from IH 635 due to the site configuration.	The site has frontage from IH 635 and McCree Road. Therefore, it is difficult to completely hide the automotive service bays from public streets. The service bays are distanced from the freeway and a landscape buffer will provide some screening. The automotive service bays will be less visible when Sub-District B is developed.
-------------------------	--	--	--

3. The Truck/Bus Repair Use currently requires a Specific Use Provision approval in the Industrial (IN) District. The applicant requests to amend the existing Planned Development (PD) District to allow the Truck/Bus Repair Use in Sub-District A. The proposed use is indicated as "Preventative Maintenance" without major repair activity, which lessens the intensity of the repair use. There are two automobile dealerships with ancillary repair shops (east of this site on McCree Road; and to the west on IH-635). Additionally, an automobile dealership with a "collision center" is located to the west of this site, on IH-635. Also, the site is located adjacent to an existing U-Haul facility which includes a repair use in the building located at the corner of South Garland Avenue and McCree Road.
4. The site plan indicates "Proposed Concrete Pavement" west of the western-most access drive from McCree Road. That concrete pavement area will be used for queuing and staging of vehicles serviced by U-Haul. A PD Condition is proposed to prohibit overnight parking and storage of vehicles not associated with the on-site use.
5. Parking:
The GDC requires seventy-one (71) parking spaces for this development. The site plan (Exhibit C) shows seventy-three (73) parking spaces. Therefore, the applicant is complying with the parking requirements.
6. Automotive Service Bays:
Section 2.52 (3)(c) of the GDC states that automotive service repair bays cannot face any street. Due to the site configuration, the automotive service bays will be visible to the south and southwest from the IH-635 service road. The applicant requests relief from Section 2.52 (3)(c) to allow the service bay doors to be visible from the IH 635 service road.
7. Screening and Landscaping:

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC.

8. Building Design:

The building design complies with the architecture elements and articulation requirements of the GDC. (Exhibit E)

- At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
- Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

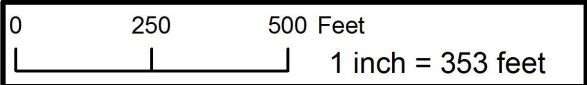
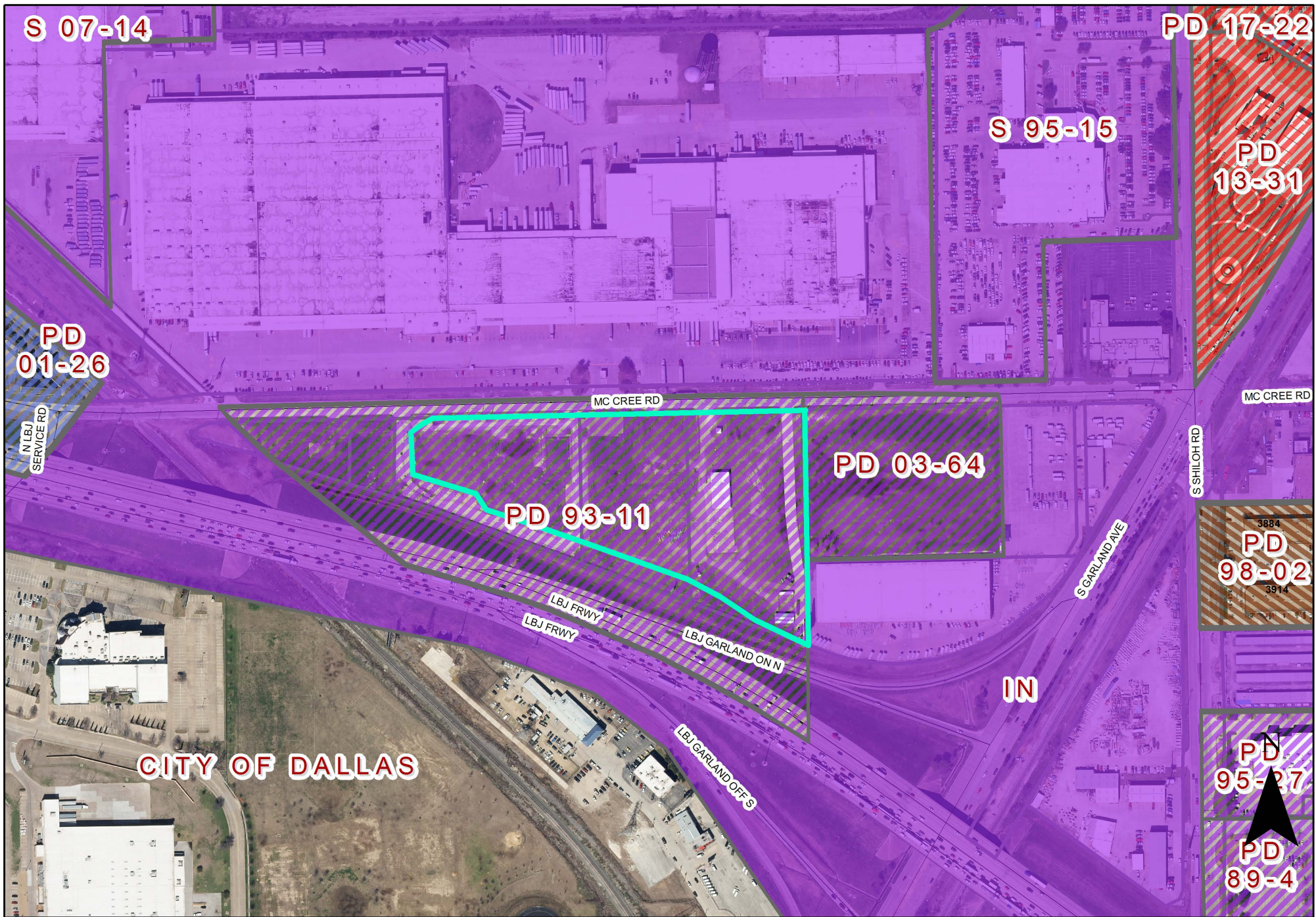
A study of the Centerville/Marketplace Catalyst Area was adopted in 2016 but included only the east side of South Garland Avenue and IH-635 extending towards the Centerville Road area, and included the former Hypermart site as well. The greater area that includes the subject property, west of South Garland Avenue and IH-635, is identified in the Envision Garland Plan as Business and Industry designations which generally correspond with industrial and employment-related uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north, across McCree Road, is zoned Industrial (IN) District. It is developed with a food product supplier facility. The property to the east is zoned Planned Development (PD) District for Industrial Uses; it is developed with a U-Haul storage facility, and includes a U-Haul rental and repair use. Also east of the site is an unimproved property zoned Industrial (IN) District. The property to the west is zoned Industrial (IN) District; it is currently vacant. To the west is an unimproved property zoned PD 93-11 for Industrial (IN) District Uses in addition to Retail Sales with Outside Display; this property will be a remainder of the larger PD 93-11 site which is the subject of this Z 19-27 application.

Attachments

Z 19-27 Kimley-Horn and Associates, Inc. Attachments and Exhibits
Z 19-27 Kimley-Horn and Associates, Inc. Responses
Z 19-27 Kimley-Horn and Associates, Inc. Staff Presentation



Zoning Map Z 19-27



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-27

2700-2816 McCree Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Truck/Bus Repair Use for "Sub-District A".

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 93-11 District as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 93-11 District are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future developments in Sub-District B are not required to receive approval of a Detail Plan.

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 93-11 except for the following uses listed below:

- Drive-In Service
- Drive-Through Service
- Kiosk, Attended-Recycled Materials Collection
- Kiosk, Self-Service-Recycled Materials Collection
- Cemetery
- Sexually Oriented Business
- Smoke Shop
- Meat and Game Processing

- Recycling Salvage Yard
- Recycling Collection Center (no outside storage)
- Recording Studio/Media Production
- High Risk Use

Additionally:

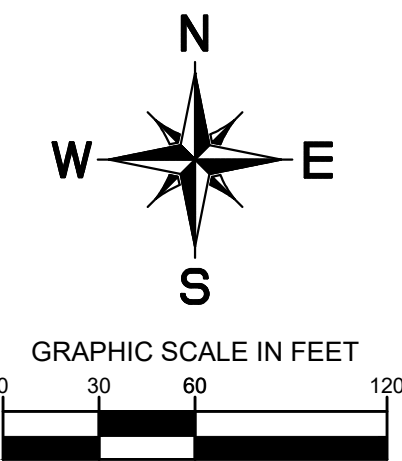
- a. Truck/Bus Repair Use will be allowed by right only in Sub-district A, and is limited to: "Preventative Maintenance" including oil/filter changes, tire changes and rotation, minor van body repairs and yearly inspection of brakes and electrical equipment for trailers; major repairs are not permitted.
- b. Overnight parking or storage of 18-wheelers (tractor cabs and trailers) and any vehicles not related to the on-site business is prohibited.
- c. Sub-district B shall not be used for vehicle storage or parking in association with the Truck/Bus Repair Use on Sub-district A.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Automotive Service Bays: The automotive service bays are allowed to face the IH-635 frontage road.

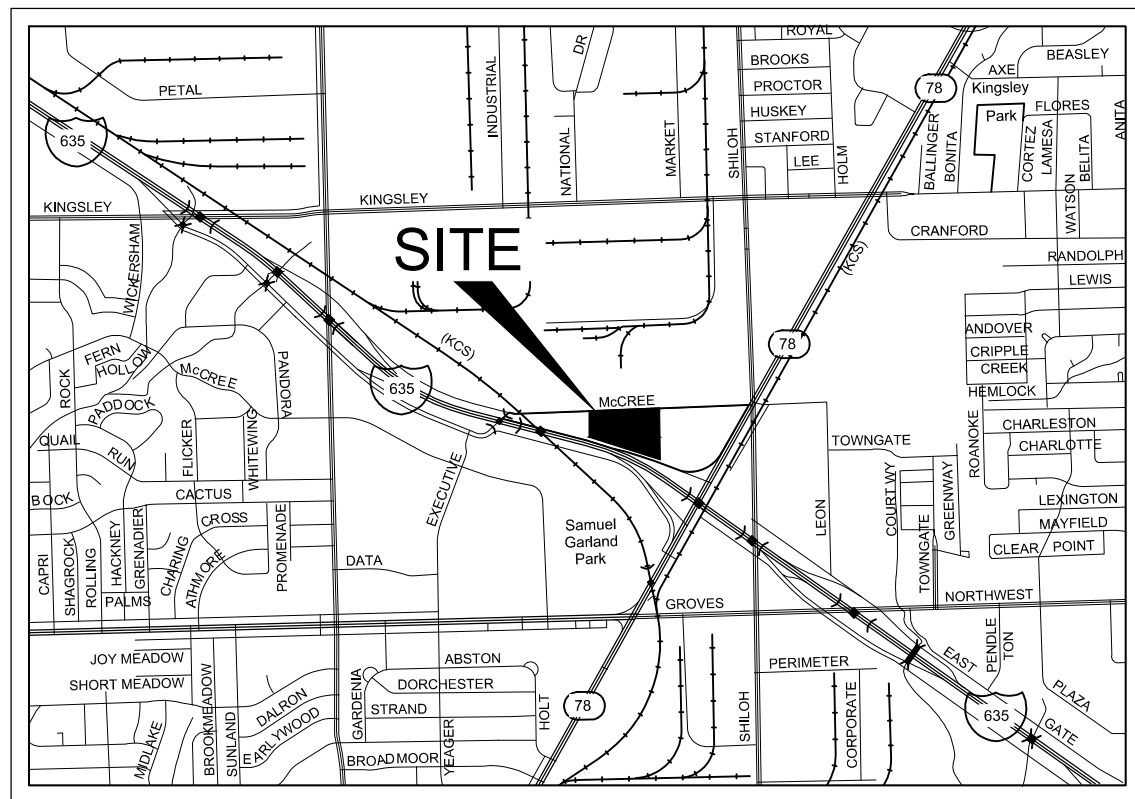
D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.



LEGEND	
PROPERTY LINE	
PROPOSED FIRELANE	
SUBDISTRICT BOUNDARY	

SUBDISTRICT A SITE DATA SUMMARY TABLE	
TOTAL AREA OF SITE	9.62 AC (418,837 SF)
SUBDISTRICT A TOTAL AREA (AC/SF)	6.41 AC (279,369 SF)
FLOOR AREA RATIO	0.1:1
IMPERVIOUS SURFACE COVER	4.96 AC (216,198 SF)
BUILDING COVERAGE	0.94 AC (41,075 SF)
BUILDING COVERAGE PERMITTED	60%
BUILDING COVERAGE (BUILDING AREA ONLY)	15%
OPEN SPACE (REQUIRED)	10%
OPEN SPACE (PROVIDED)	18%
SQUARE FOOTAGE OF EX. BUILDINGS	N/A
SQUARE FOOTAGE OF PROP. BUILDING	42,580 SF
BUILDING HEIGHT (PERMITTED)	ANY LEGAL HEIGHT
BUILDING HEIGHT (PROPOSED)	29'
USE	TRUCK/BUS REPAIR
FINISH FLOOR ELEVATION	600
NUMBER OF STORIES	2
PARKING SPACES (1 / 600 GFA REQUIRED)	71
PARKING SPACES (PROVIDED)	73
PARKING SURFACE MATERIAL	CONCRETE



APPLICANT/OWNER:	ENGINEER/SURVEYOR:
AMERCO REAL ESTATE COMPANY	KIMLEY-HORN AND ASSOCIATES, INC.
2727 N. CENTRAL AVE	13455 NOEL ROAD, TWO GALLERIA
PHOENIX, ARIZONA 85004	OFFICE TOWER, SUITE 700
TEL. NO. 602-263-5824	DALLAS, TEXAS 75240
CONTACT: DAVID POLLOCK	TEL. NO. 972 770- 1368
	CONTACT: JOE FRACCARO, P.E.

PLANNED DEVELOPMENT
SITE PLAN
CASE NO. 190723-2

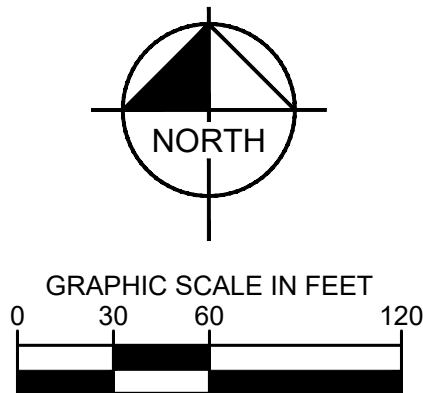
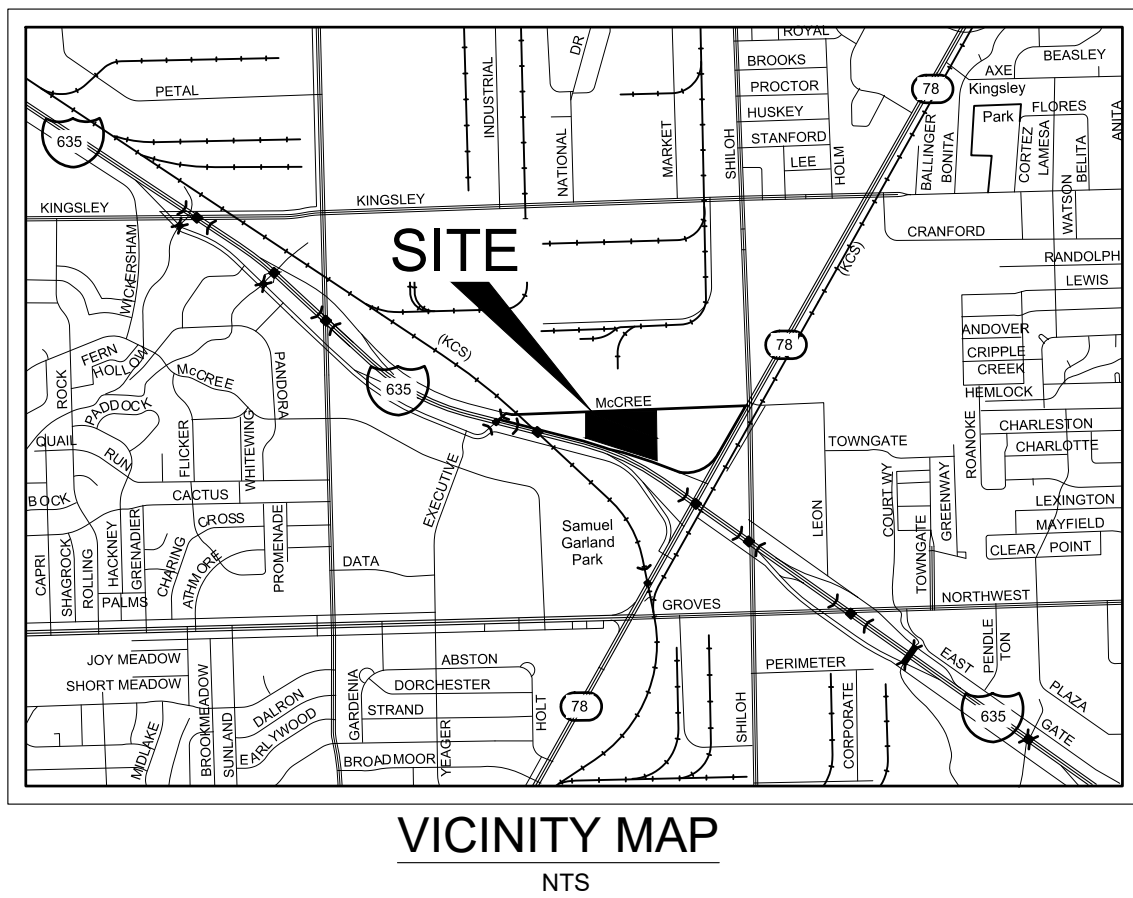
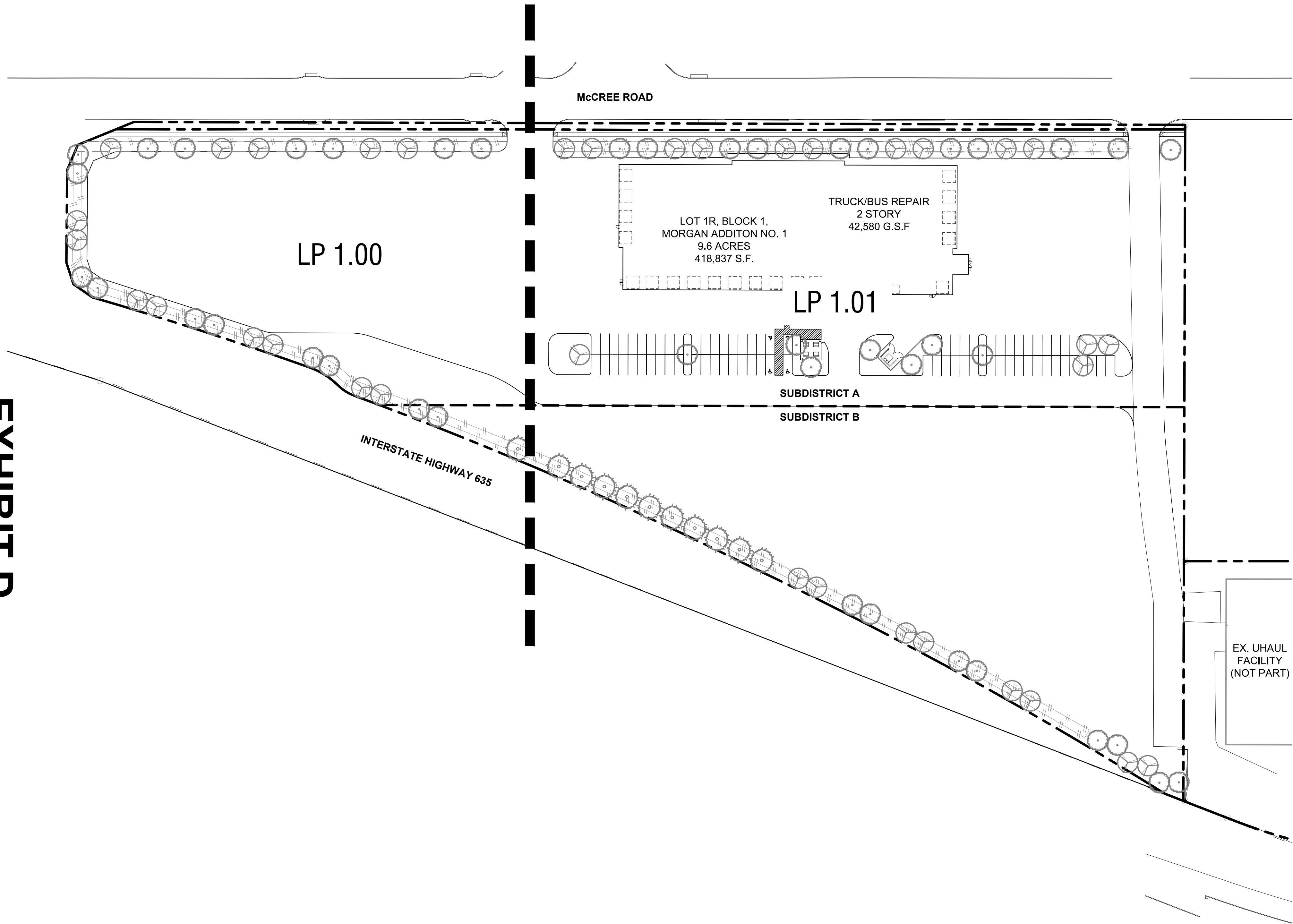
U-HAUL - GARLAND, TX
PREPARED FOR
U-HAUL INTERNATIONAL &
AMERCO REAL ESTATE CO.
LOT 1R, BLOCK 1,
MORGAN ADDITON NO. 1
CITY OF GARLAND, TEXAS

THE DETAILED SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT	DATE
064444109	07/09/2020
SCALE	AS SHOWN
DESIGNED BY	JAF
DRAWN BY	ARW
CHECKED BY	JAF

Kimley»»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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EXHIBIT D



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**LANDSCAPE PLAN
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020**

APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-5824
CONTACT: DAVID POLLUCK

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972 770- 1300
CONTACT: PATRICK B. HART. PLA

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KHA PROJECT	DATE
064444109	07/09/2020
SCALE	AS SHOWN
DESIGNED BY	LLL
DRAWN BY	AMP
CHECKED BY	PBH

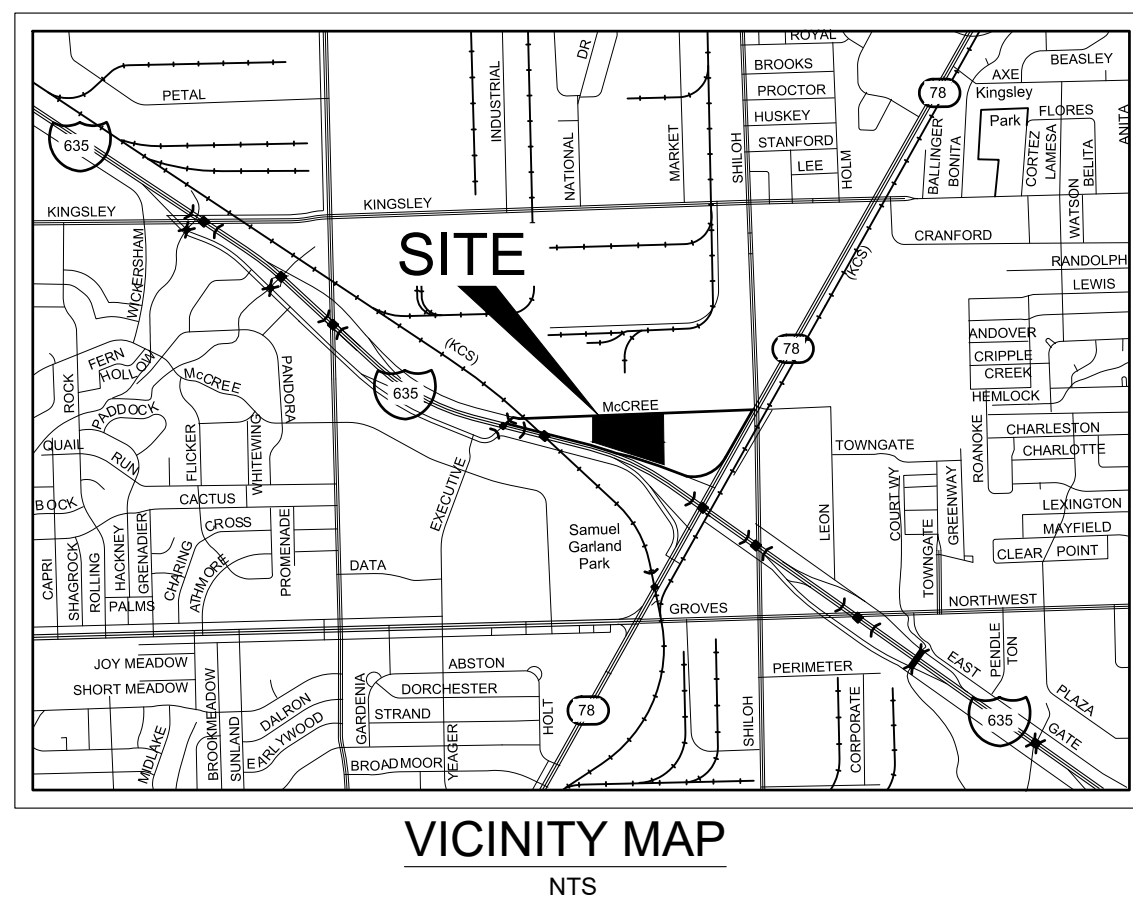
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PLANT LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	OR	QUERCUS RUBRA / RED OAK
	UP	ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM
SHRUBS	CODE	BOTANICAL / COMMON NAME
	DB	ILEX CORNUTA / BURFORD HOLLY
	IC	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY
	RI	RHAPHIDOLEPIS INDICA / INDIAN HAWTHORN
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	TR	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE

	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / COMMON BERMUDA GRASS
	NT	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS



City of Garland Landscape Requirements - Article III - Section 4		
LANDSCAPE SUMMARY		
MINIMUM LANDSCAPE AREA REQUIREMENTS	REQUIRED	PROVIDED (SUBDISTRICT A)
PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING (418,837 SF x 10% = 41,884 SF)	10% (41,884 SF)	23% (178,624 SF)
NO MORE THAN 50% OF TOTAL TREES TO BE ONE SPECIES (1 BALD CYPRESS, 35 RED OAK, 42 ALLEE ELM) = 88 TREES x 50% = 44 (NO MORE THAN 44 TREES CAN BE ONE SPECIES)	YES	YES
MINIMUM STREET BUFFER REQUIREMENTS		
FOR EVERY 30 LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES INTERSTATE 635 (TYPE A-A) (1,328 LF FRONTAGE / 30 = 45 CANOPY TREES & 315 SHRUBS)	45 CANOPY TREES 315 SHRUBS	45 CANOPY TREES 316 SHRUBS
FOR EVERY THIRTY LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED McCREE ROAD (TYPE F) (960 LF FRONTAGE / 30 = 32 CANOPY TREES)	32 CANOPY TREES	32 CANOPY TREES
SCREENING PARKING LOTS ADJACENT TO STREETS (CONTINUOUS OR UNDULATING ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF TWENTY-FOUR INCHES IN HEIGHT AT INSTALLATION)	YES	YES
TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF COVERAGE WITHIN THE LANDSCAPE BUFFER. THE REMAINING TWENTY-FIVE PERCENT OF GROUND COVER MUST BE SELECTED FROM A SPECIES ON THE APPROVED PLANTS LIST. (INTERSTATE 635 - 19,101 SF TURF IN BUFFER / 26,560 TOTAL SF OF BUFFER = 72% OF BUFFER IS TURF) (McREE ROAD - 877 SF TURF IN BUFFER / 9,852 TOTAL SF OF BUFFER = 9% OF BUFFER IS TURF)	YES	YES
INTERIOR LANDSCAPE REQUIREMENTS		
LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA. 109,642 SF x 5% = 5,483 SF	5,483 SF	6,340 SF
A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE	YES	YES
ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES 73 PARKING SPACES / 10 = 8 TREES	8 CANOPY TREES	8 CANOPY TREES
HAVE A LARGE CANOPY TREE WITHIN AT LEAST 65 FEET OF EVERY PARKING SPACE	YES	YES
DETENTION POND LANDSCAPE REQUIREMENTS		
TREES, ORNAMENTAL GRASSES, SHRUBS, AND GROUND COVER ARE REQUIRED AROUND THE PERIMETER OF A DETENTION AND RETENTION POND, LOCATED WITHIN ONE HUNDRED FEET OF A TYPE D OR LARGER THOROUGHFARE.	N/A	N/A
SCREENING REFUSE CONTAINERS		
MUST BE SCREENED ON THREE SIDES WITH A MINIMUM SIX-FOOT TALL MASONRY WALL	YES	YES

NOTE:

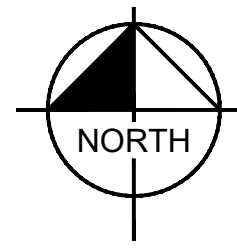
1. ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS.
2. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE
3. THE PROPERTY OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY.
4. CONTRACTOR TO SEED ALL DISTURBED AREAS.

LEGEND

 TXDOT CONDEMNATION AREA



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GRAPHIC SCALE IN FEET

0 15 30 60

**LANDSCAPE PLAN
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020**

APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-5824
CONTACT: DAVID POLLUCK

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972 770-1300
CONTACT: PATRICK B. HART, PLA

[illegible]

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

R.L.A. PATRICK B. HART
L.A. No. 2839 Date JULY 2020

KHA PROJECT	DATE	SCALE	AS SHOWN
064444109	07/09/2020	DESIGNED BY	LLL
		DRAWN BY	AMP
		CHECKED BY	PBH

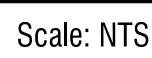
U-HAUL - GARLAND, TX
PREPARED FOR
U-HAUL INTERNATIONAL &
AMERCO REAL ESTATE CO.
LOT 1R, BLOCK 1,
MORGAN ADDITON NO. 1
CITY OF GARLAND, TEXAS

LANDSCAPE PLAN
CASE NO. 190723-2

SHEET NUMBER
LP 1.01

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

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



SHEET NUMBER
LP 2.00



Garland Shop

Date:

July 6th 2020

Description:

Paint Callout

Client:



365000

Location:

12215 LBJ Fwy,
Garland, TX 75041

Project Status:

Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:

Concept Design - 6
Design Presentation - 6

Additional Notes:

NORTH ELEVATION



MBCI
Igloo
White



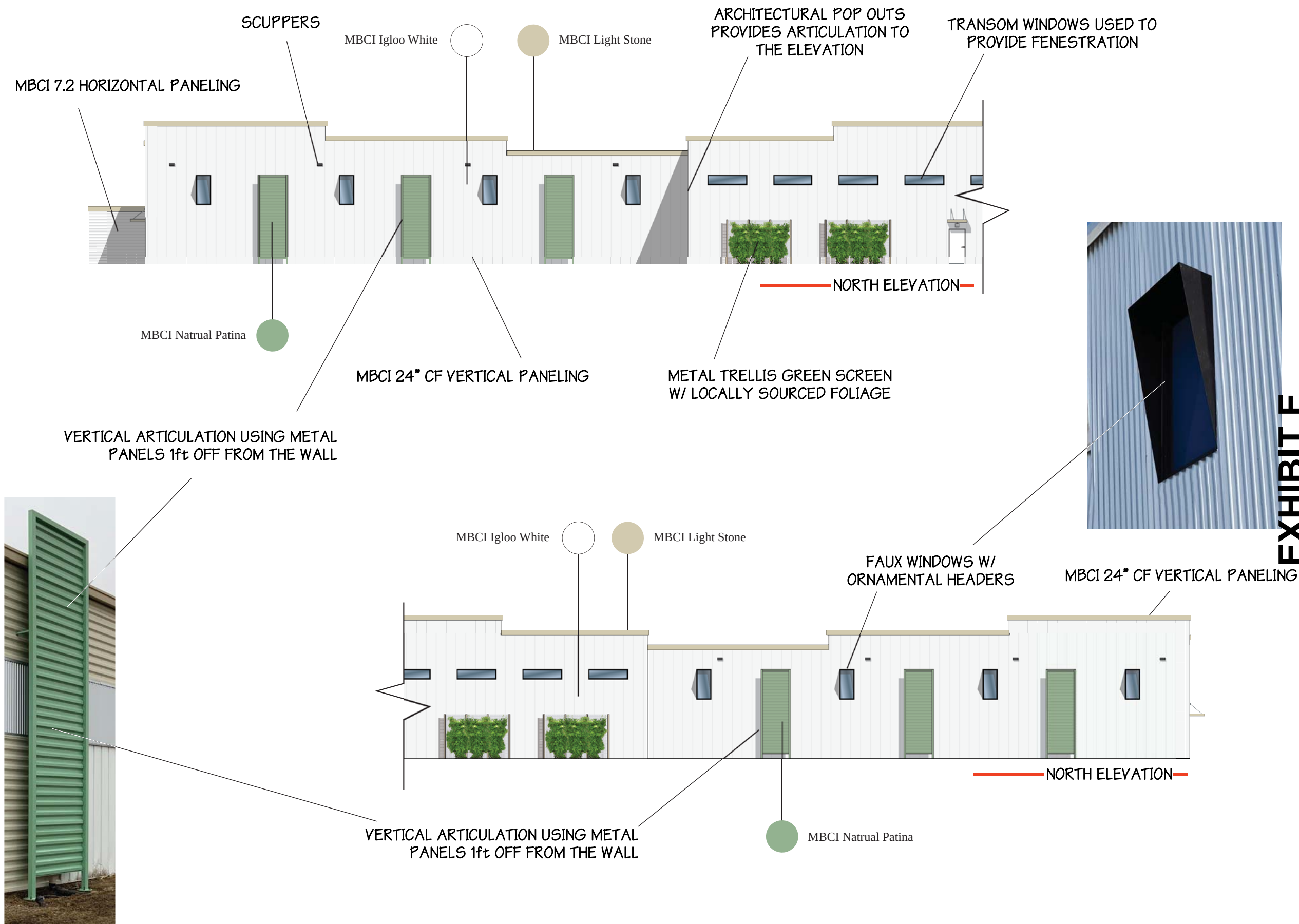
MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

EAST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)

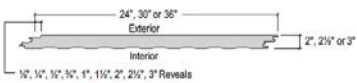
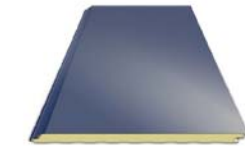


CF ARCHITECTURAL & CF ARCHITECTURAL/ HORIZONTAL

The CF Architectural (vertical) and CF Architectural/Horizontal wall panel employs a flat appearance providing a monolithic look that is great for high-profile architectural applications. The panel allows designers to mix multiple panel widths and colors on the same wall. It also allows flexibility for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. When desired, these panels can also be mixed with vertical or horizontal panels to achieve almost any look a design requires, and can be used in vertical or horizontal applications.

Product Specifications

- Application: Wall (vertical and horizontal)
- Gauges: Exterior: 22 | Interior: 26 (standard); 24, 22 (optional)
- Widths: 24", 30", 36"
- Thicknesses: 2", 2 1/2", 3" (4" available for vertical)
- Length: 8'-0" to 32'-0" for embossed; 8'-0" to 16'-0" for unembossed
- Panel Attachment: Concealed Fastening System
- Standard Coatings: Signature® 300, Signature® 300 Metallic
- Reveal: Up to 1" reveal options in 1/8" increments or up to 3" reveal options in 1/2" increments



7.2 PANEL

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as "reverse rolled" and can be installed either vertically or horizontally.

Product Specifications

- Applications: Roof and Wall
- Coverage Width: 36"
- Rib Spacing: 7.2" on Center
- Rib Height: 1 1/2"
- Minimum Slope: 1/4:12
- Panel Attachment: Exposed Fastening System
- Gauges: 24 (standard); 26, 22 (optional)
- Finishes: Smooth (standard); Embossed (optional)
- Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

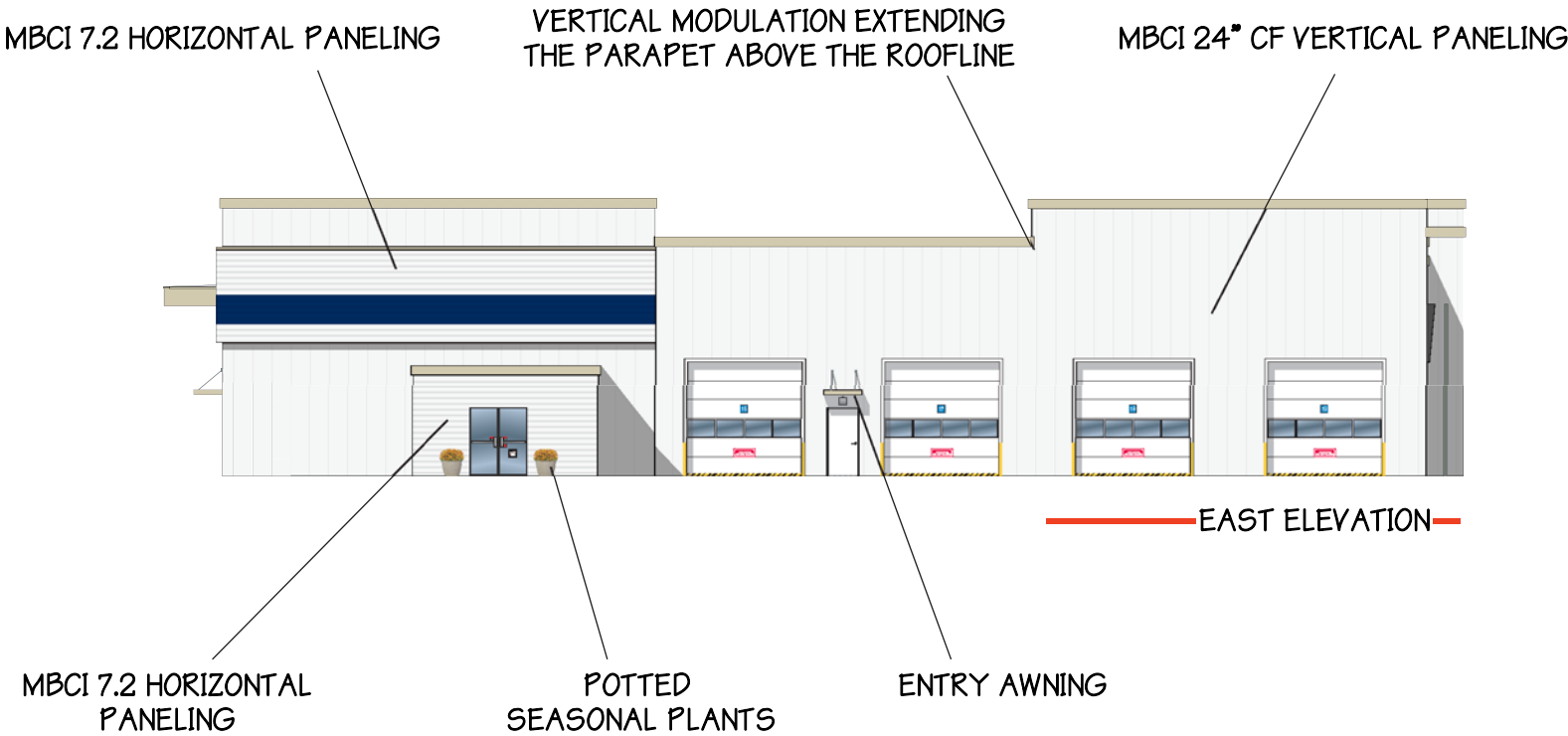


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

SOUTH ELEVATION

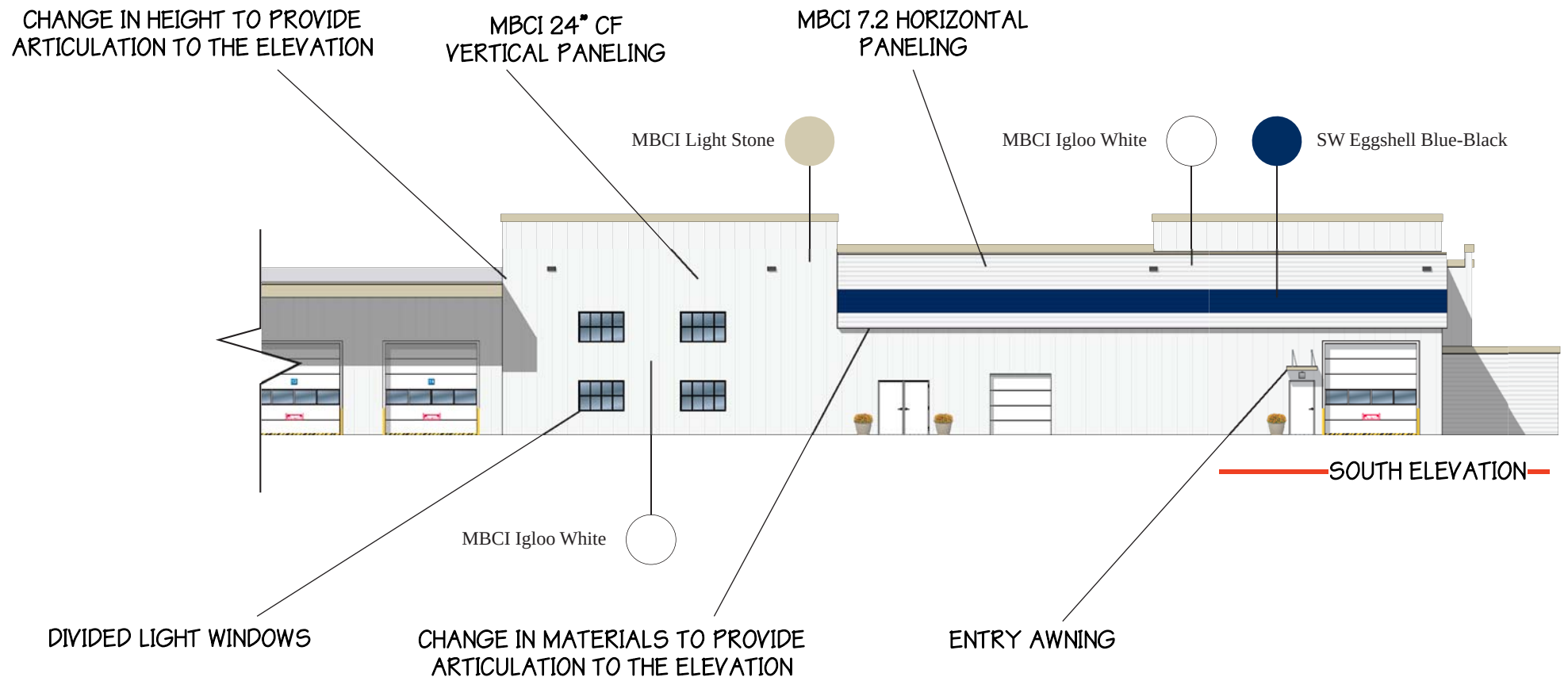
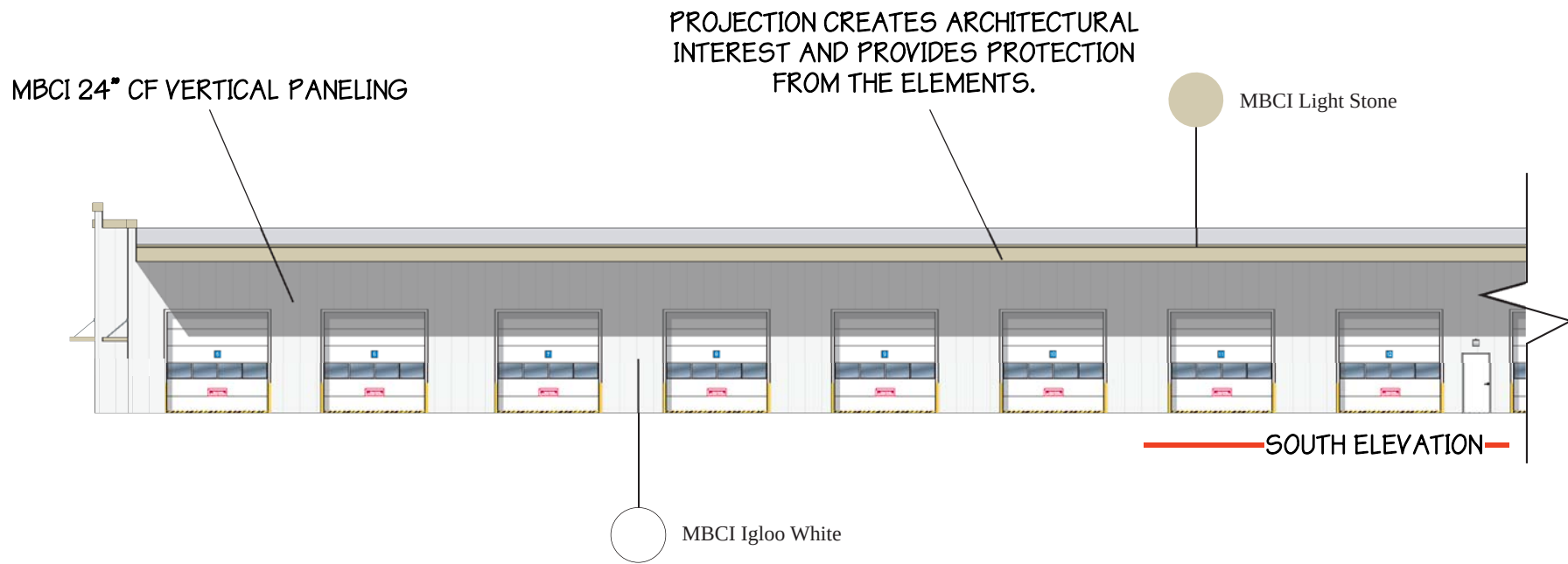


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

WEST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



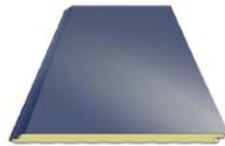
WEST ELEVATION

CF ARCHITECTURAL & CF ARCHITECTURAL/ HORIZONTAL

The CF Architectural (vertical) and CF Architectural/Horizontal wall panel employs a flat appearance providing a monolithic look that is great for high-profile architectural applications. The panel allows designers to mix multiple panel widths and colors on the same wall. It also allows flexibility for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. When desired, these panels can also be mixed with vertical or horizontal panels to achieve almost any look a design requires, and can be used in vertical or horizontal applications.

Product Specifications

- Application: Wall (vertical and horizontal)
- Gauges: Exterior: 22 | Interior: 26 (standard); 24, 22 (optional)
- Widths: 24", 30", 36"
- Thicknesses: 2", 2 1/2", 3" (4" available for vertical)
- Length: 8'-0" to 32'-0" for embossed; 8'-0" to 16'-0" for unembossed
- Panel Attachment: Concealed Fastening System
- Standard Coatings: Signature® 300, Signature® 300 Metallic
- Reveal: Up to 1" reveal options in 1/8" increments or up to 3" reveal options in 1/2" increments



7.2 PANEL

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as "reverse rolled" and can be installed either vertically or horizontally.

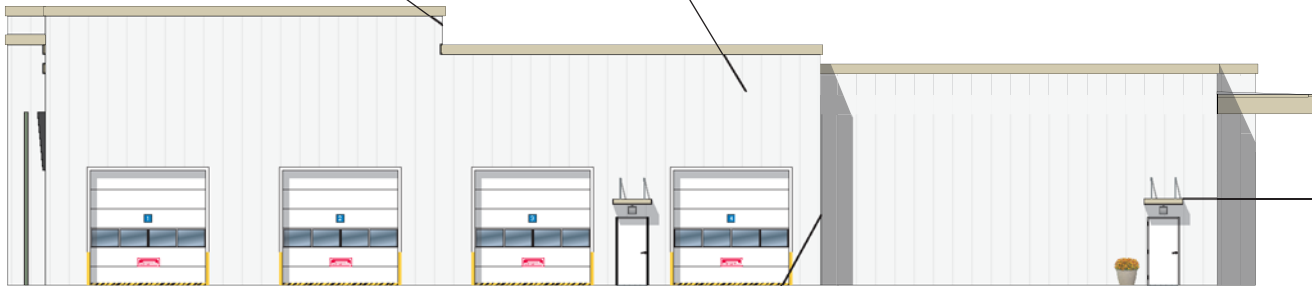
Product Specifications

- Applications: Roof and Wall
- Coverage Width: 36"
- Rib Spacing: 7.2" on Center
- Rib Height: 1 1/2"
- Minimum Slope: 1/4":12
- Panel Attachment: Exposed Fastening System
- Gauges: 24 (standard); 26, 24, 22 (optional)
- Finishes: Smooth (standard); Embossed (optional)
- Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

MBCI 24" CF VERTICAL PANELING



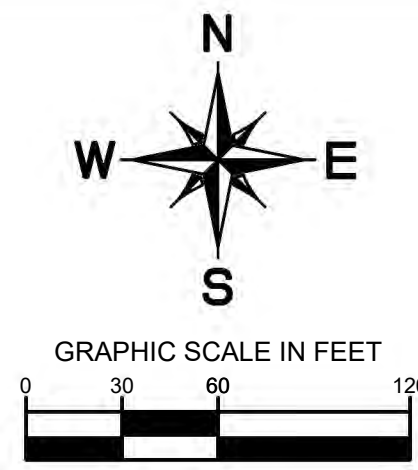
ENTRY AWNING

WEST ELEVATION

ARCHITECTURAL POP OUTS
PROVIDES ARTICULATION TO
THE ELEVATION

EXHIBIT E

IMAGES
XREFS
LAST SAVED
8/4/2020 4:48 PM
PLOTTED BY
DWG PATH
DWG NAME
K:\K_LDS\084644109-UHAUL GARLAND\CAD\PLAN SHEETS
C-SITE-CONCEPT.DWG - [CONCEPT EXH]
x3042 : xentill : xas-built : x3p0ex : xUtl : xsite-shaul : x3form : x3ndry



LEGEND	
PROPERTY LINE	
PROPOSED FIRELANE	
SUBDISTRICT BOUNDARY	



APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-5824
CONTACT: DAVID POLLOCK

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972 770-1368
CONTACT: JOE FRACCARO, P.E.

SHEET NUMBER
EXH

U-HAUL - GARLAND, TX
PREPARED FOR
U-HAUL INTERNATIONAL &
AMERCO REAL ESTATE CO.
LOT 1R, BLOCK 1,
MORGAN ADDITON NO. 1
CITY OF GARLAND, TEXAS

THE CONCEPT EXHIBIT IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT 064444109	DATE 08/04/2020	SCALE AS SHOWN	DESIGNED BY JAF	DRAWN BY ARW	CHECKED BY JAF
--------------------------	--------------------	----------------	-----------------	--------------	----------------

Kimley»»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

No	REVISIONS	DATE	BY
----	-----------	------	----

REPORT & MINUTES

P.C. Meeting, August 24, 2020

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (District 5) (Z 19-27) (This item was postponed from the July 27, 2020 Plan Commission meeting to the August 24, 2020 Plan Commission meeting.)

Nabiha Ahmed, Development Planner, presented the staff report.

Chairman Roberts requested clarification from Staff as to whether Truck/Bus Use or additional parking would be allowed on Sub-District B.

Ms. Ahmed stated Truck/Bus Use would require a Specific Use Provision (SUP) as specified in Garland Development Code (GDC).

Commissioner Rose asked if approved by City Council would the applicant be required to submit a Detail Plan to develop Sub-District B or can they develop the site without additional approval.

Ms. Ahmed stated they are entitled to the existing Planned Development (PD) 93-11 which states a Detail Plan is not required and only Industrial District Uses are permitted.

Representing the owner, Jonathon Vincent, 2323 Ross Avenue, Suite 600, Dallas, Texas 75201, provided a brief overview of the request and reviewed the existing zoning allowance includes industrial uses and self-storage as permitted, the bus/truck repair requires a Specific Use Provision, and the existing Planned Development (PD) 93-11 allows retail with outside display. Mr. Vincent further stated no overnight parking is allowed. Additionally, spill over parking will not be allowed on Sub-District B.

Chairman Roberts read into record the question from Krisiti Davis, 1317 Bowie Street, Garland, TX 75040, who asked will a turn-in lane be provided for traffic that backs up this intersection.

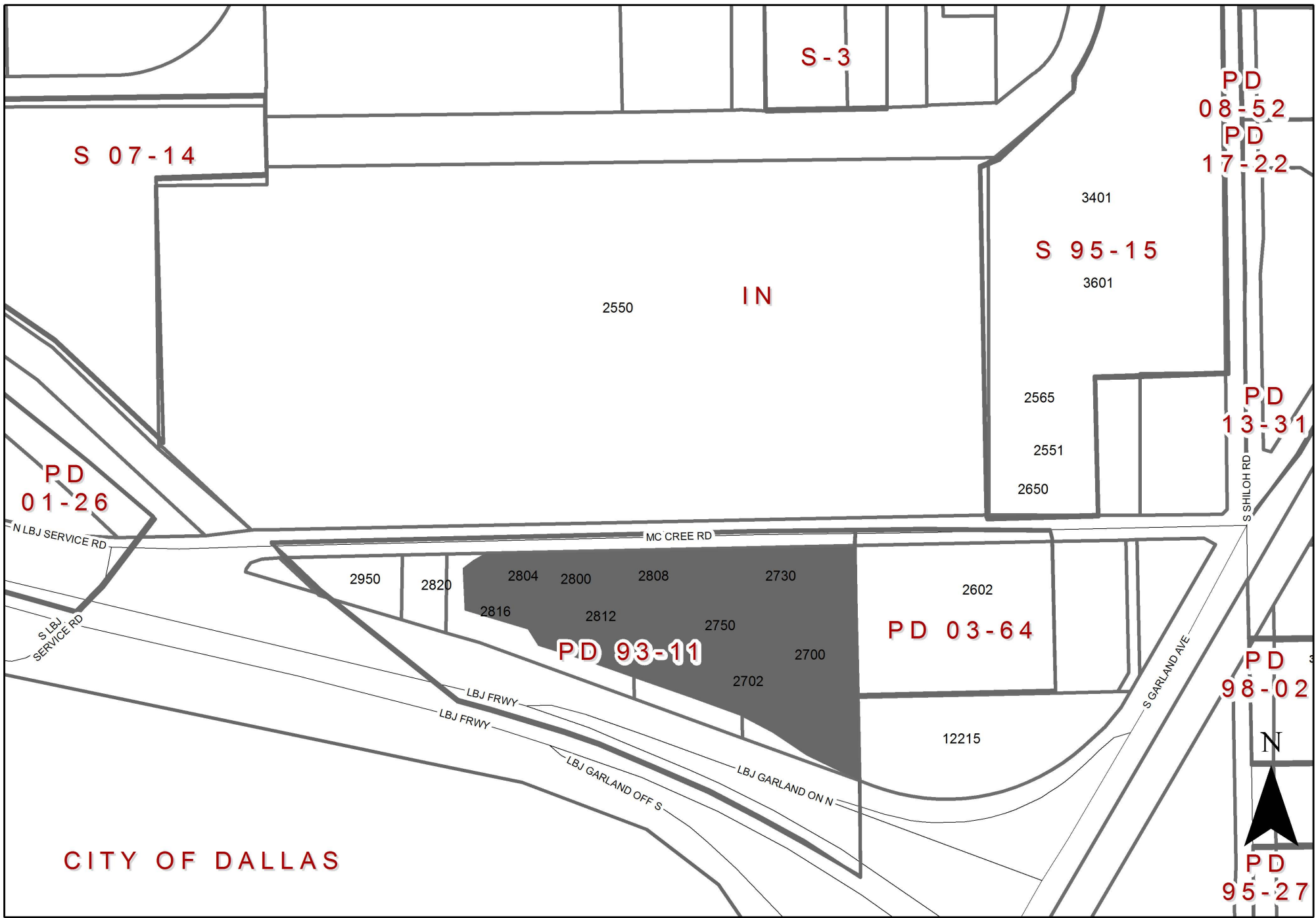
The applicant, Joe Fraccaro, 2201 West Royal, Irving, Texas 75063, stated a turn-in lane is not proposed. Mr. Fraccaro further stated the main entry is further west of the intersection and would prevent the stacking and backup of traffic.

Motion was made by Commissioner Welborn to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Dalton spoke in favor of the request and made note of the development difficulties with the Interstate Highway 635 improvements.

Chairman Roberts spoke in favor of the request and stated the applicant addressed his concerns in regards to Sub-District B.

Motion was made by Commissioner Welborn to **approve** the request per staff recommendation. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**



0 250 500 Feet
1 inch = 353 feet

Zoning Map Z 19-27

 INDICATES AREA OF REQUEST

July 1, 2020
Z 19-27
Page 2 of 2

☒ 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)

GISD Roach Elementary School, 1811 Mayfield Avenue, Garland, TX 75041

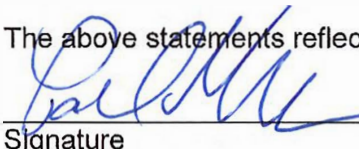
Your Property Address

Paul Gonzales

Printed Name

701 N. First Street	Garland, TX	75040
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: 7/13/20

From: [Donna Nichols](#)
To: [Allmendinger, Tracy](#)
Cc: [Planning Group](#)
Subject: Re: Splash park at Rick Oden Park and Truck/Bus repair at old Morgan Spa location
Date: Tuesday, July 14, 2020 2:07:44 PM

Sure, here it is.
517 Shadwell Dr
Garland Tx 75041

On Tue, Jul 14, 2020 at 1:50 PM Allmendinger, Tracy <TAllmend@garlandtx.gov> wrote:
Good afternoon Donna,

Your response has been received. Can you please provide your address so we may properly record your response?

Best Regards,

Tracy Allmendinger

Development Services Coordinator II
Planning & Community Development
P: (972) 205-2447 | F: (972) 205-2474
tallmend@garlandtx.gov | GarlandTx.gov

From: Donna Nichols <7749donna@gmail.com>
Sent: Tuesday, July 14, 2020 1:24 PM
To: Mayor <mayor@garlandtx.gov>; Council1 <council1@garlandtx.gov>; Council2 <council2@garlandtx.gov>; Council3 <council3@garlandtx.gov>; Council4 <council4@garlandtx.gov>; Council5 <council5@garlandtx.gov>; Council6 <Council6@garlandtx.gov>; Council7 <council7@garlandtx.gov>; Council8 <council8@garlandtx.gov>; Forward Admin <admin@garlandtx.gov>; Neighborhoods <Neighborhoods@garlandtx.gov>; Planning Group <Planning@garlandtx.gov>
Subject: Splash park at Rick Oden Park and Truck/Bus repair at old Morgan Spa location

Ladies and Gentlemen:

Please keep the splash park that is proposed in our community as this is the closest park to a lot of us and our families need a safe fun park area. This is a perfect use for this location.

BUT we do not need a Truck/Repair shop at the Morgan Spa location. AGAIN, this is the GATEWAY to our city.....that is not the image we need to have when people are coming to our city for the first time! Please Please, take into consideration our image, we need something that appeals to families wanting to come and be a part of our city not to mention the truck and bus traffic that this would bring.
Thank you for your consideration.

Z 19-27

Approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use.

**City Council Meeting
October 13, 2020**



GARLAND

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Case Information

Location: 2700-2816 McCree Road

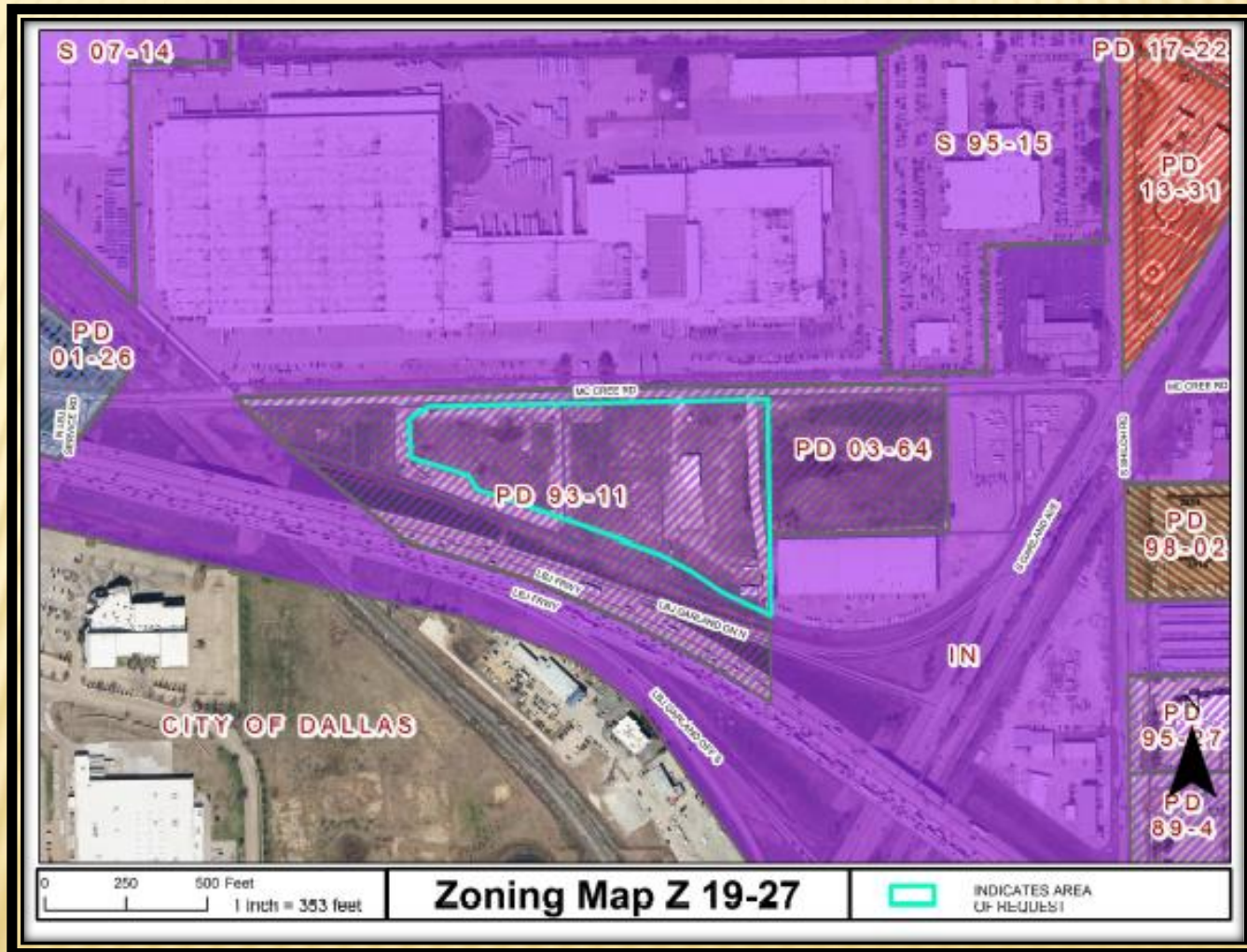
Applicant: Kimley-Horn and Associates, Inc.

Owner: U-Haul International and Amerco Real Estate Co.

Acreage: Approximately 9.62 acres

Zoning: Planned Development (PD) District 93-11

Location Map



Photos





Z 19-27

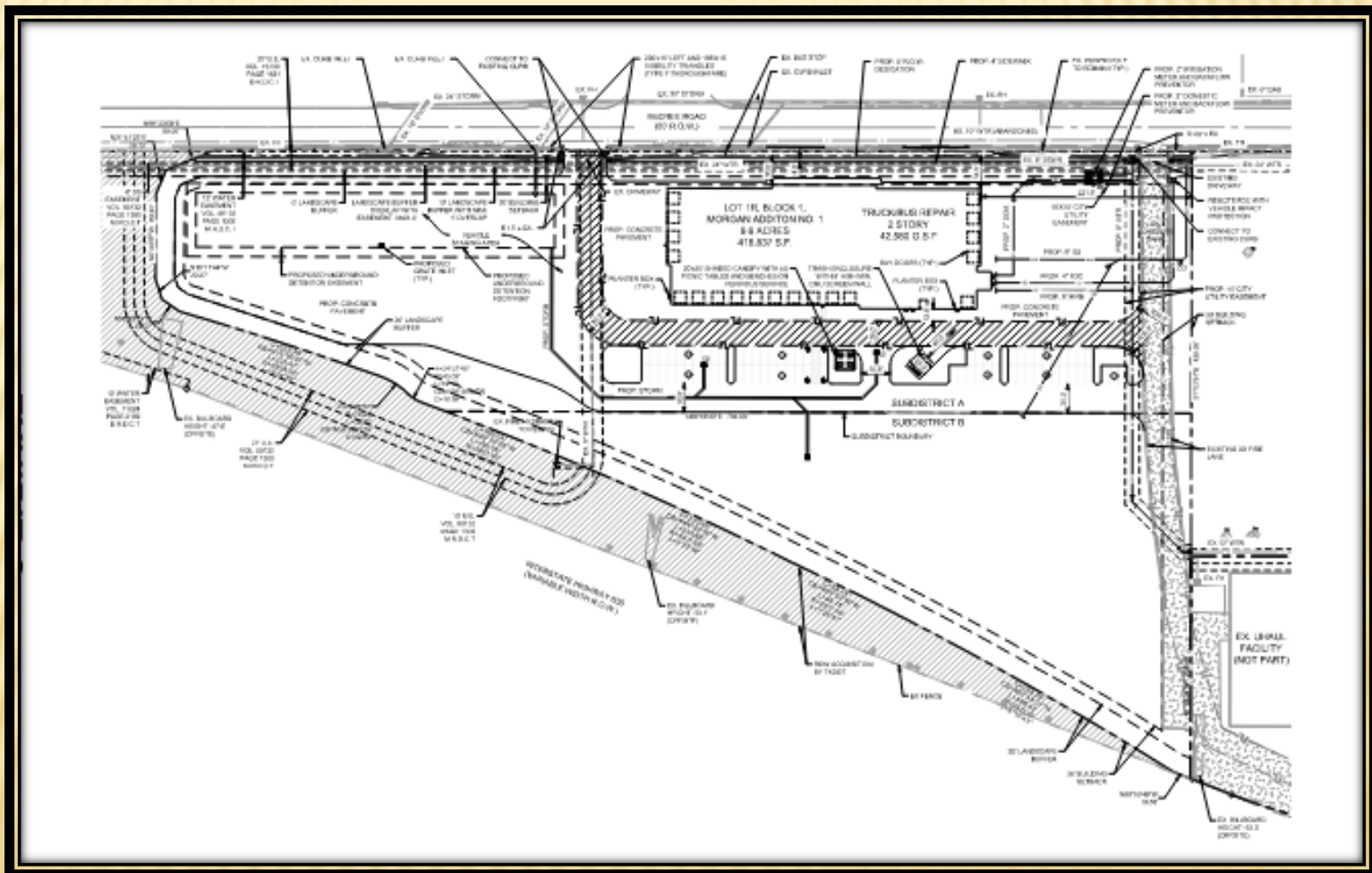
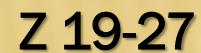
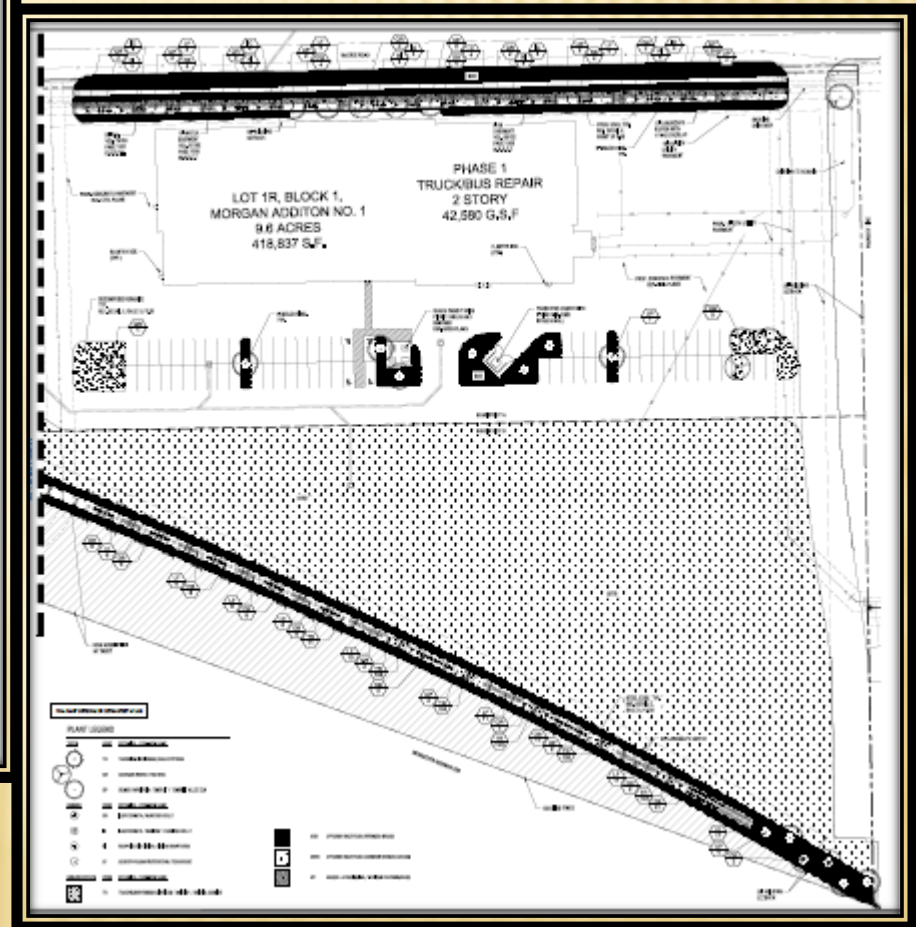
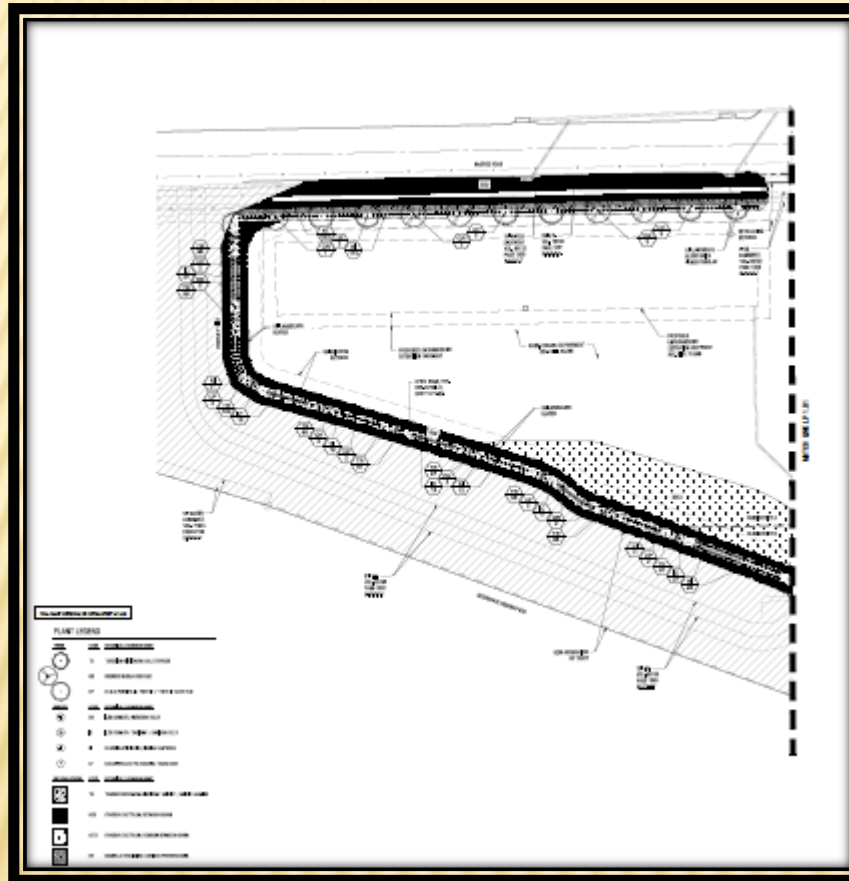




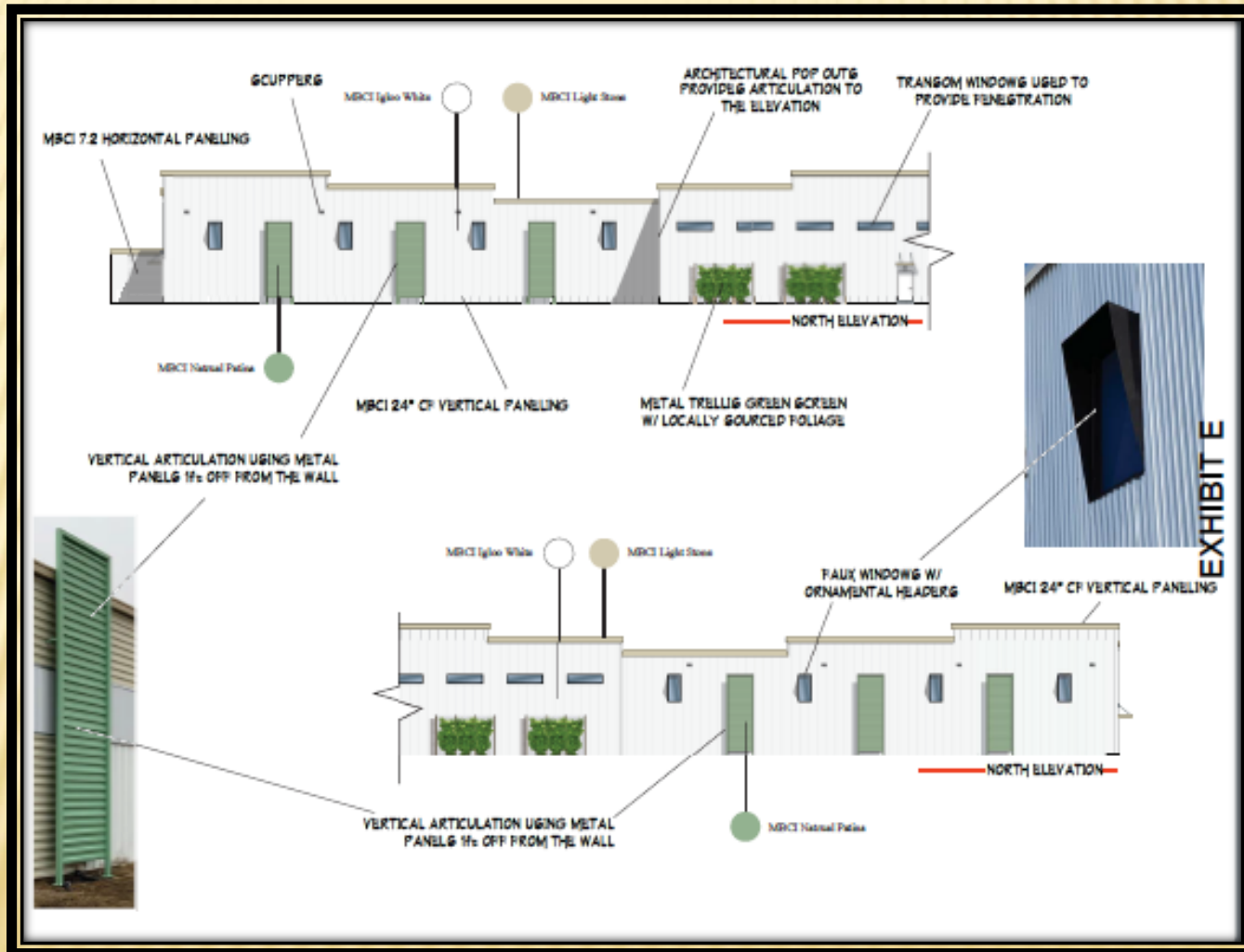
Illustration (Sub-District B)



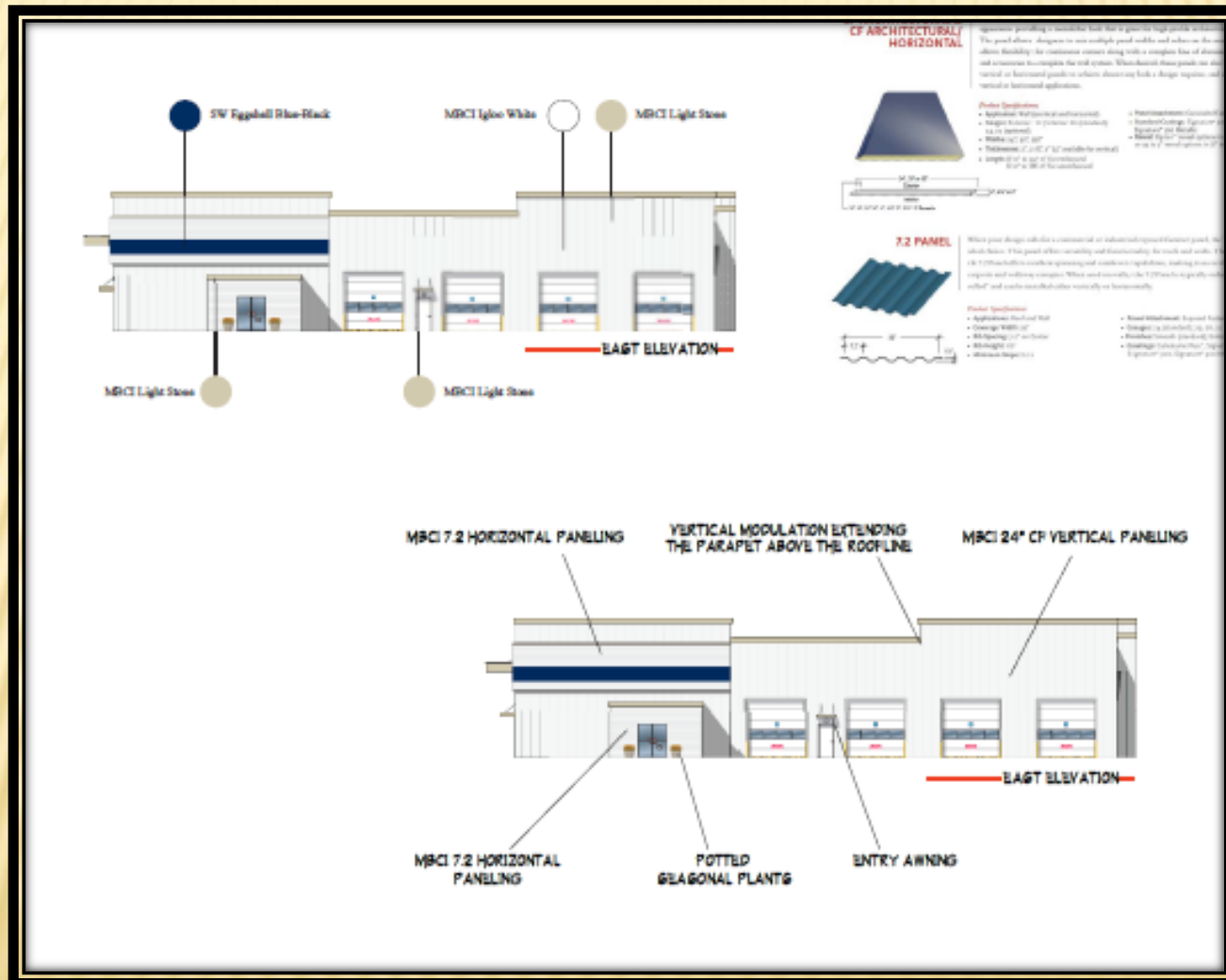
Landscape Plan



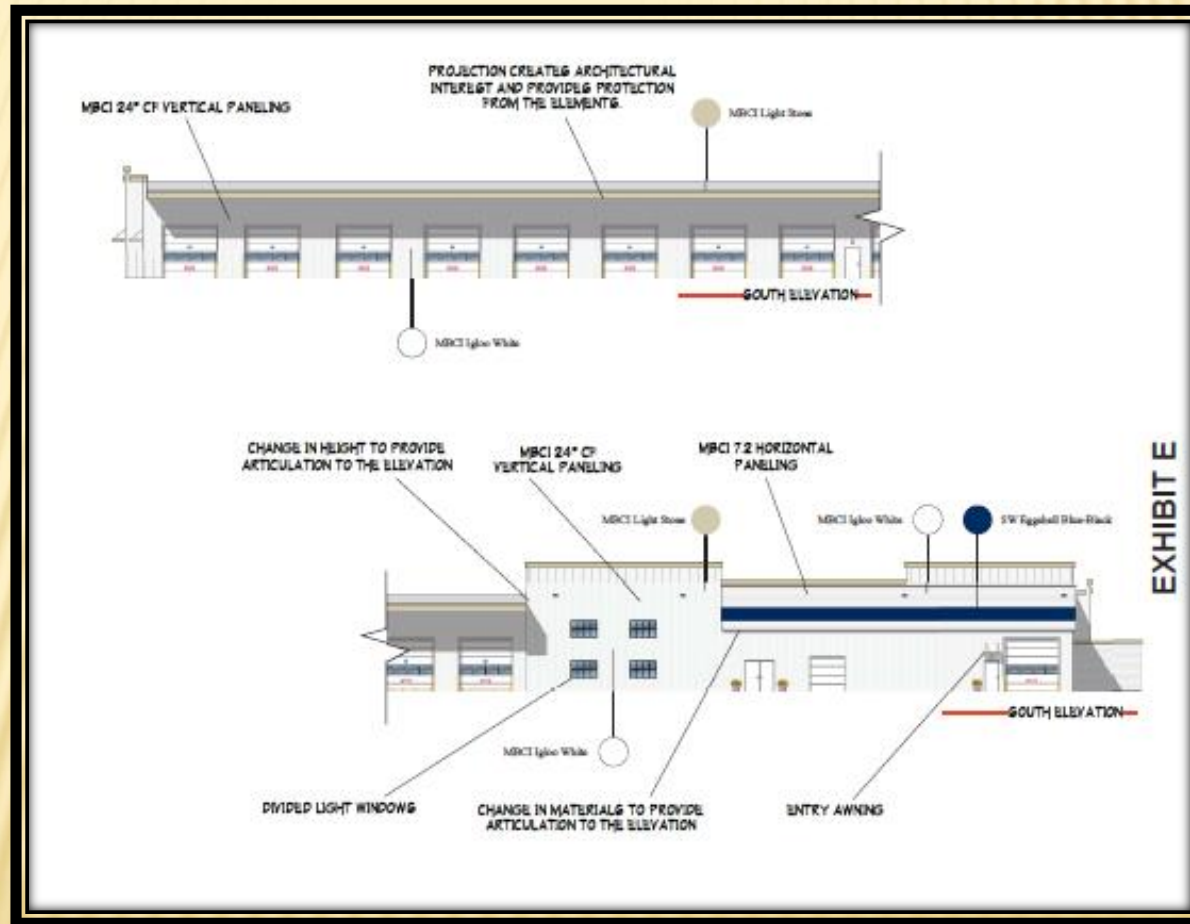
Elevations



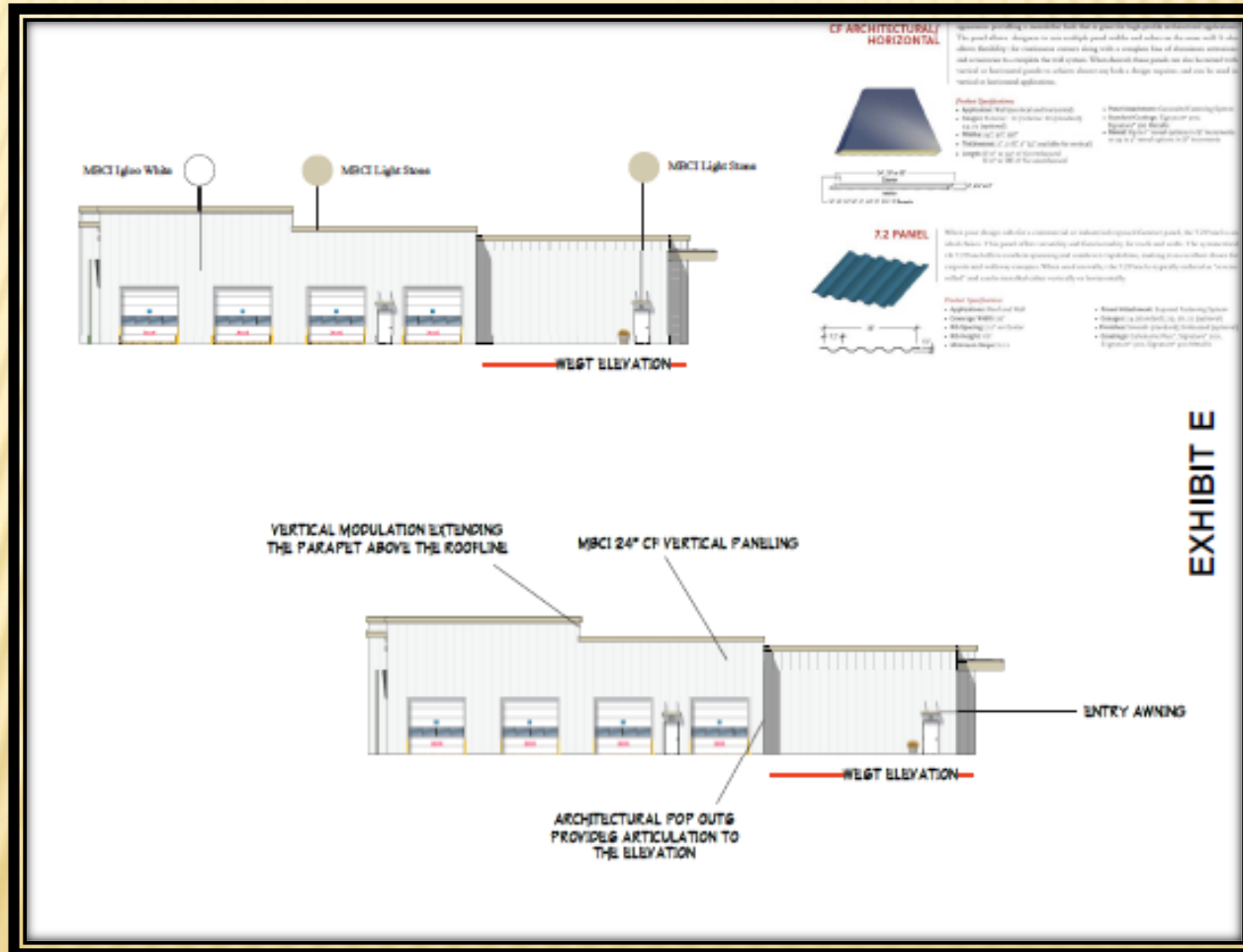
Elevations



Elevations



Elevations



Summary of Deviations

Development Standards	Required	Proposed	Analysis
Truck/Bus Repair Use	Specific Use Provision in the Industrial (IN) District	Planned District (PD) to allow the use of a Truck/Bus Repair without a Specific Use Provision	If approved, Truck/Bus Repair use will be allowed by right in Sub- District A.
Land Uses permitted in Sub-District A and Sub-District B	All uses in the Industrial District per Section 2.51 of the GDC	All uses permitted in the Industrial (IN) District except for the following uses: • Drive-In Service • Drive-Through Service • Kiosk, Self-Service-Recycled materials collection • Kiosk, Attended-Recycled Materials Collection • Cemetery • Sexually oriented business • Smoke Shop • Meat and Game processing • Recycling Salvage Yard • Recycling collection center with no outside storage • Recording Studio/Media Production • High-risk use	The applicant would like to maintain uses that are more compatible with the adjacent properties and restrict certain uses.

Summary of Deviations

(continuation)

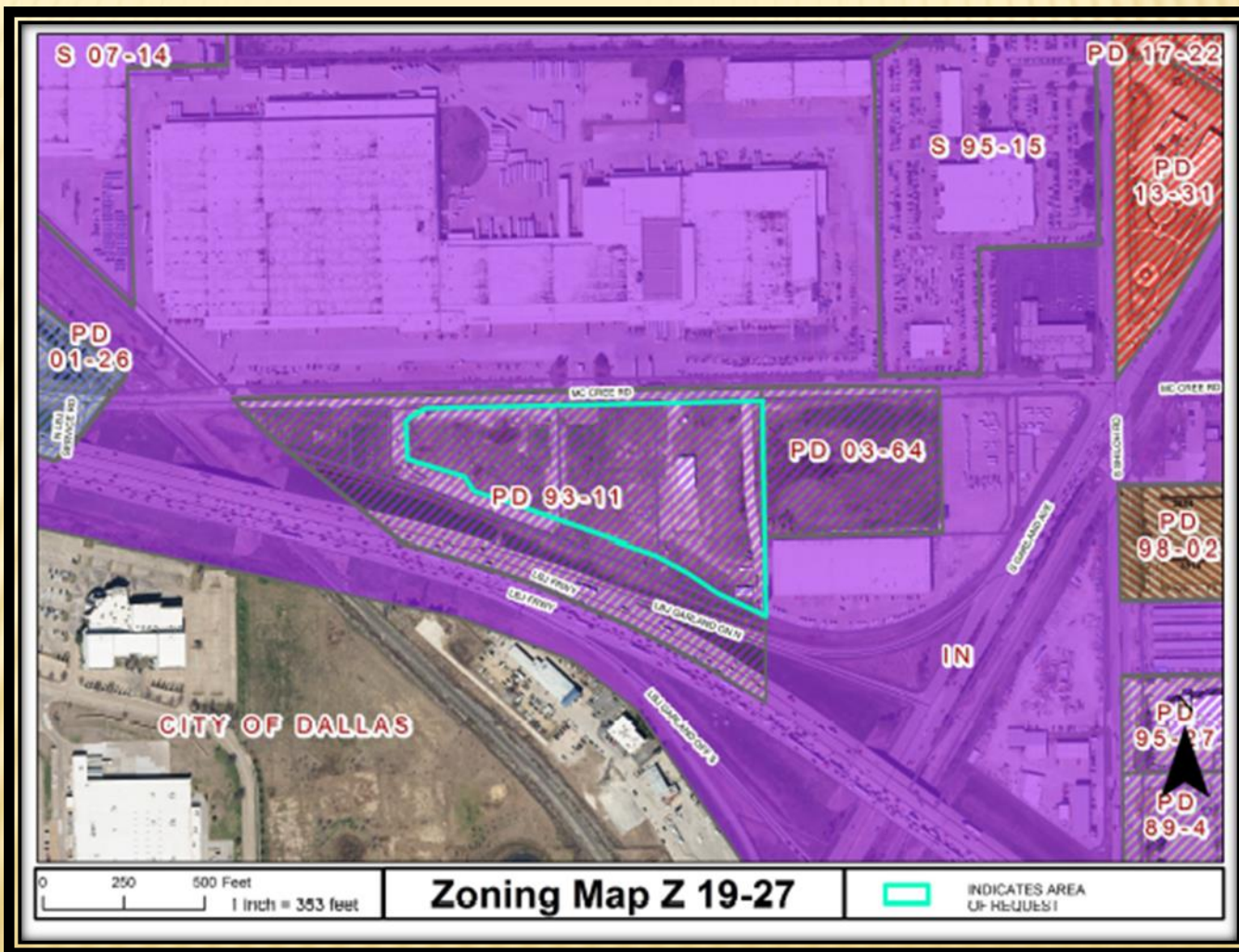
Automotive Service Bays

Section 2.52 (3)(c) states that automotive service repair bays cannot face any street.

Automotive Service Bays will be visible from IH 635 due to the site configuration.

The site has frontage from IH 635 and McCree Road. Therefore, it is difficult to completely hide the automotive service bays from public streets. The service bays are distanced from the freeway and a landscape buffer will provide some screening. The automotive service bays will be less visible when Sub-District B is developed.

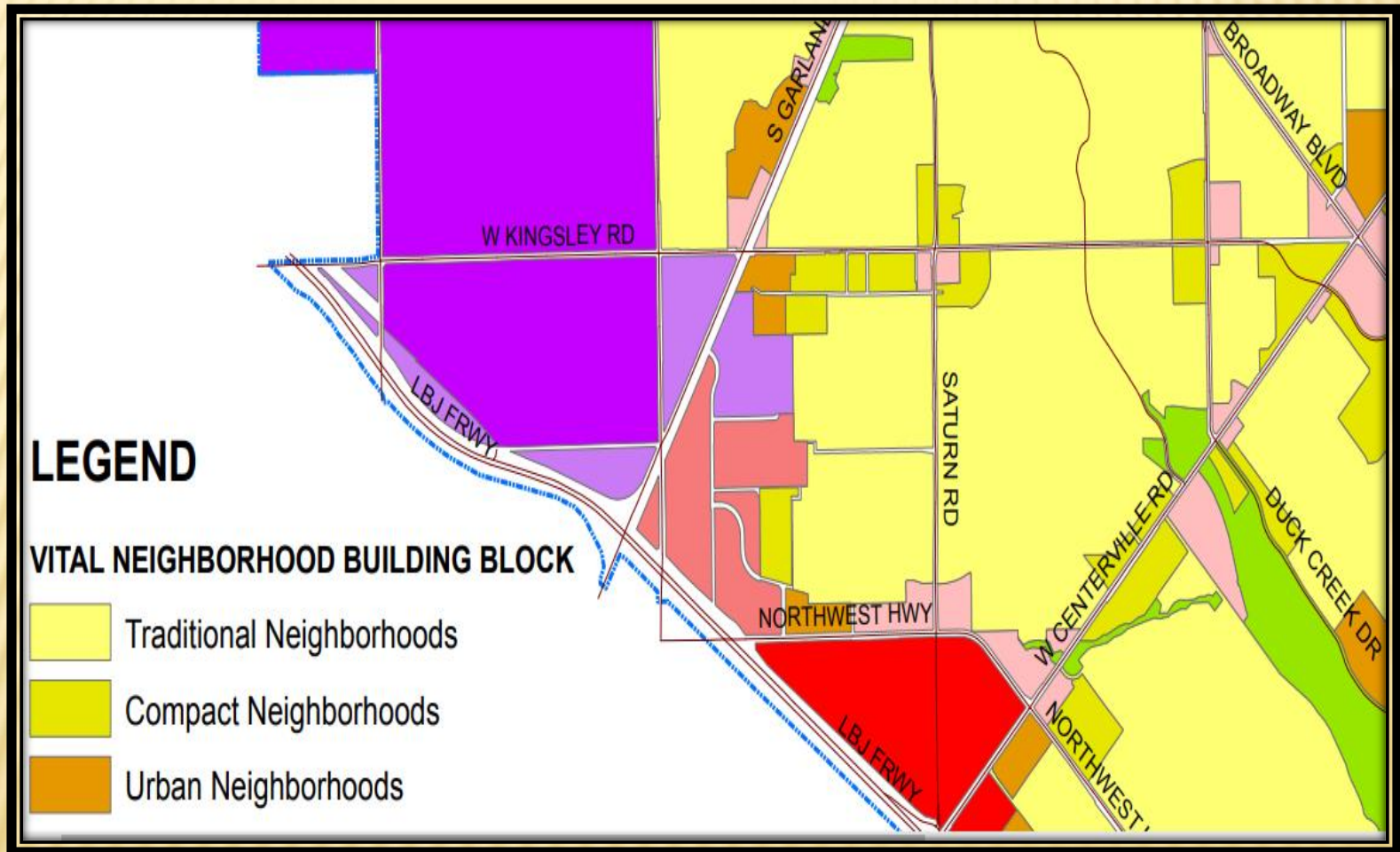
Consideration





GARLAND
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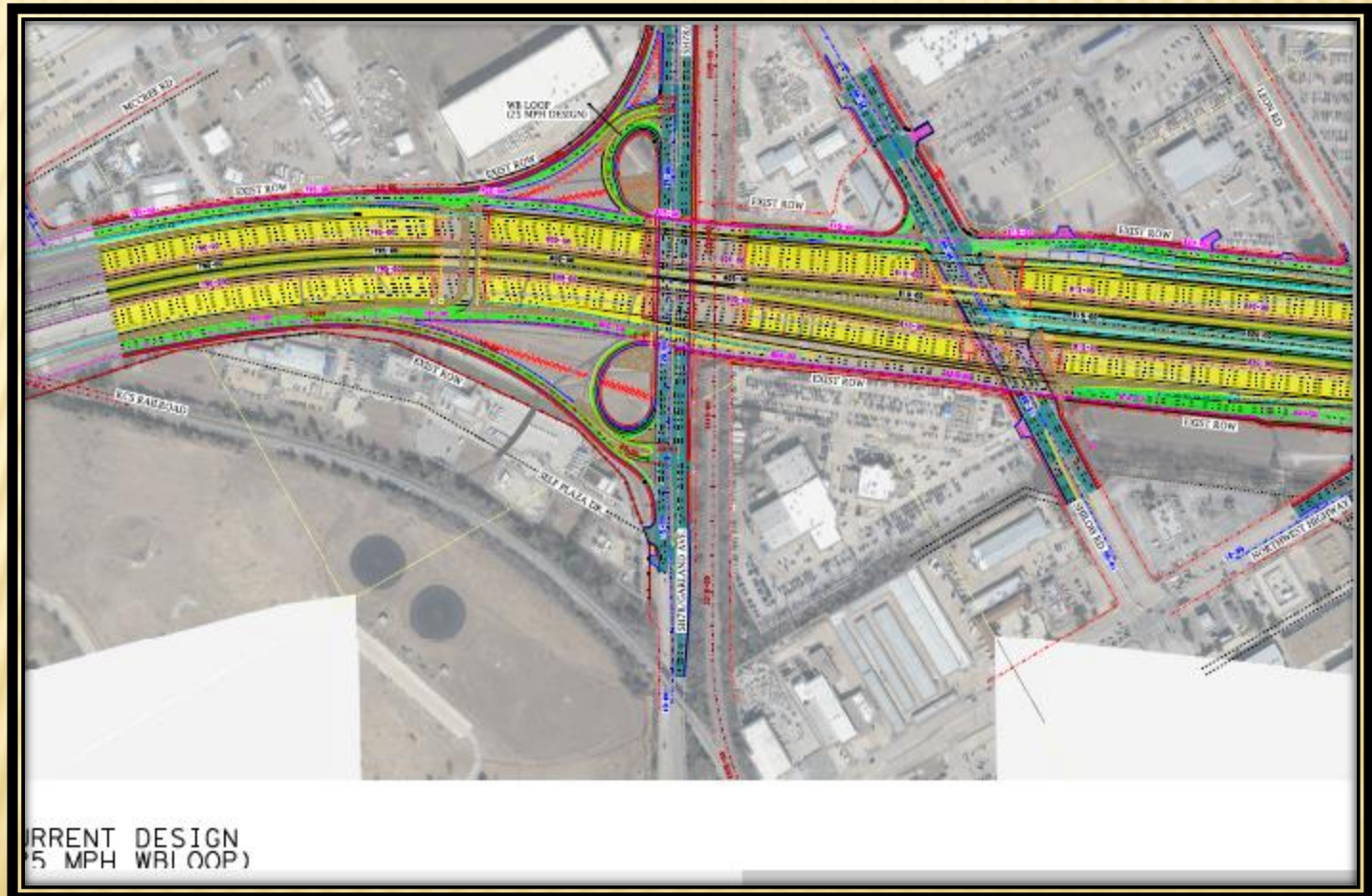
Future Land Use Map





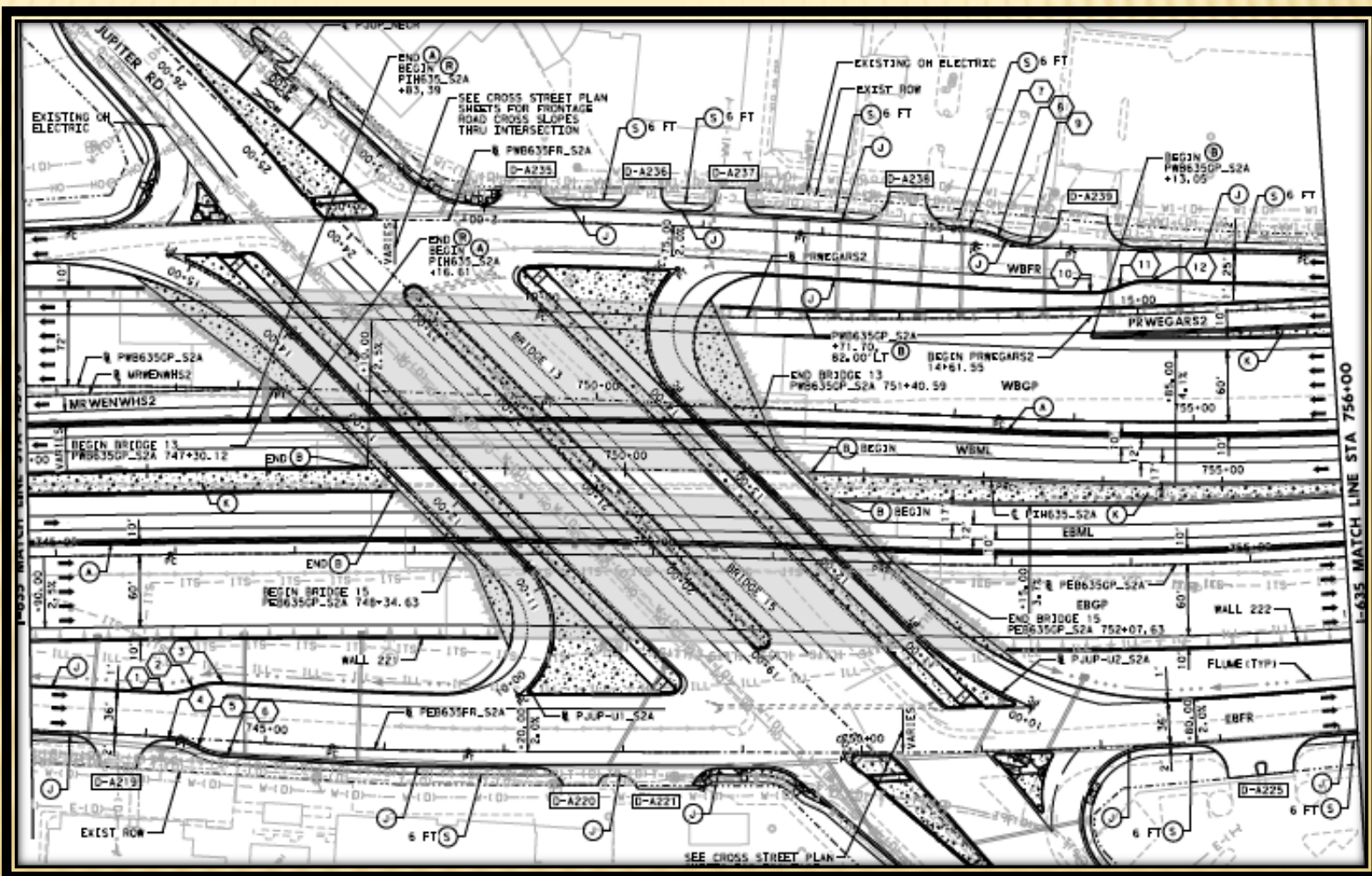
GARLAND
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IH 635 Current Design



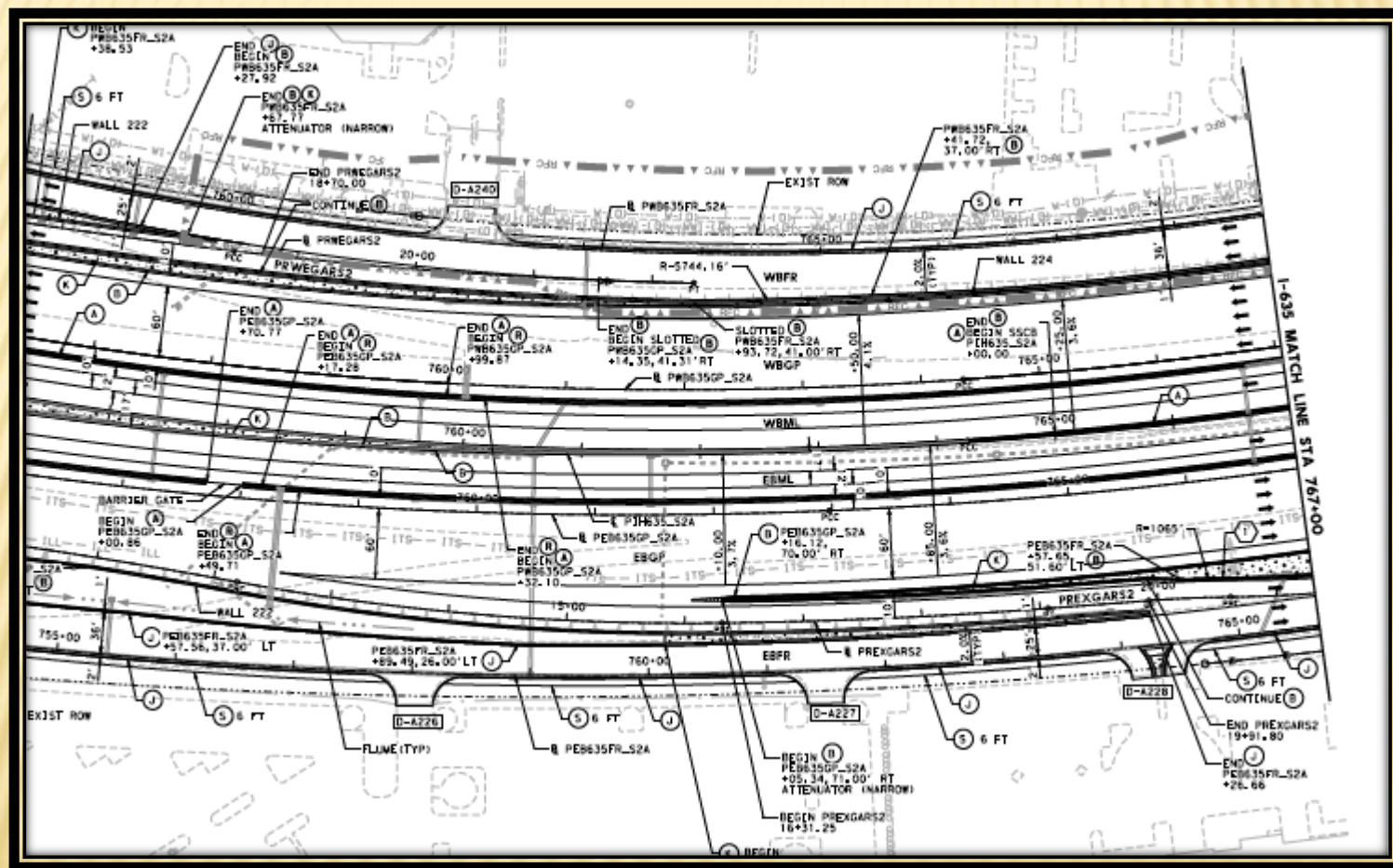


IH 635 plans



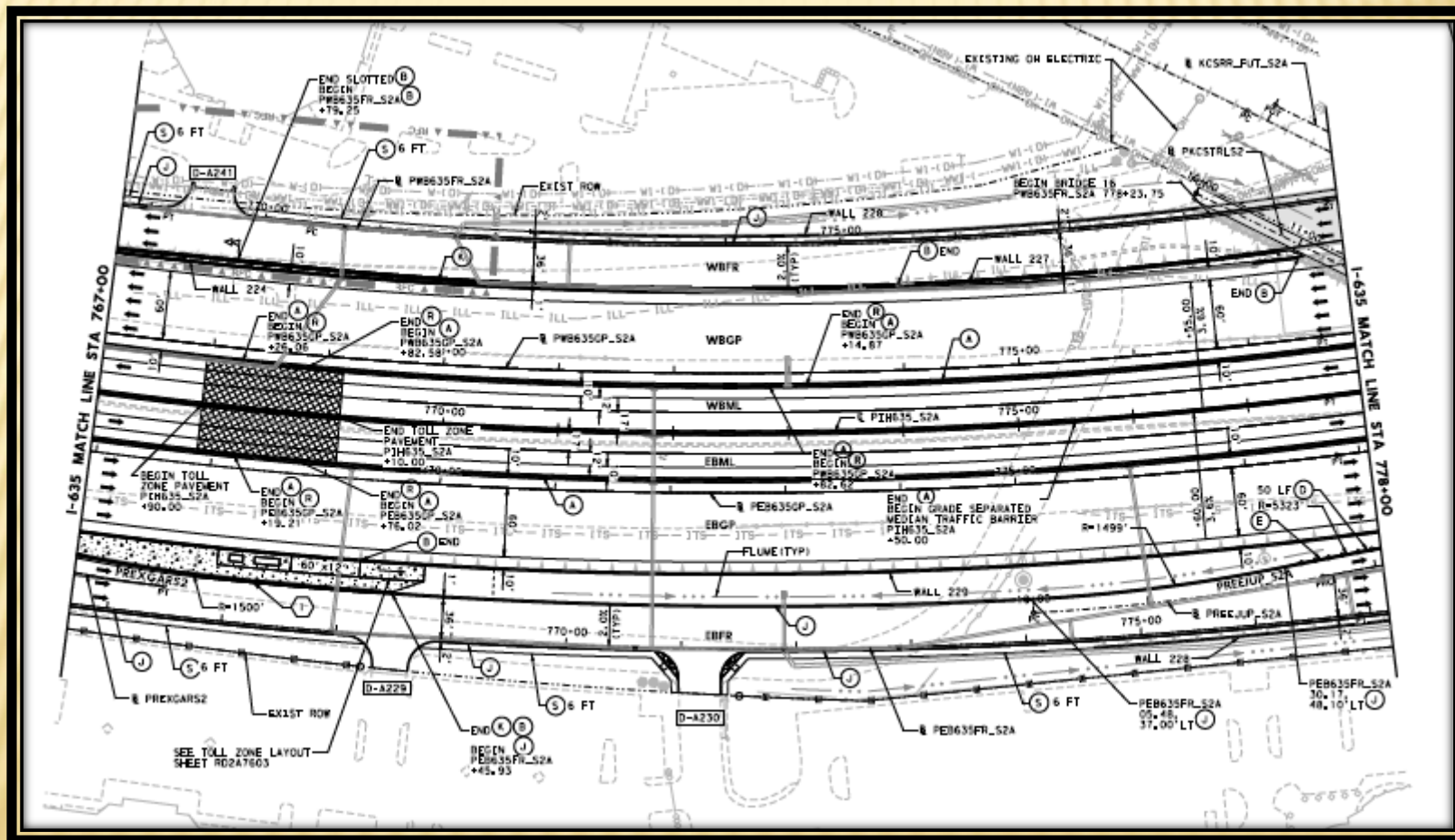


Z 19-27



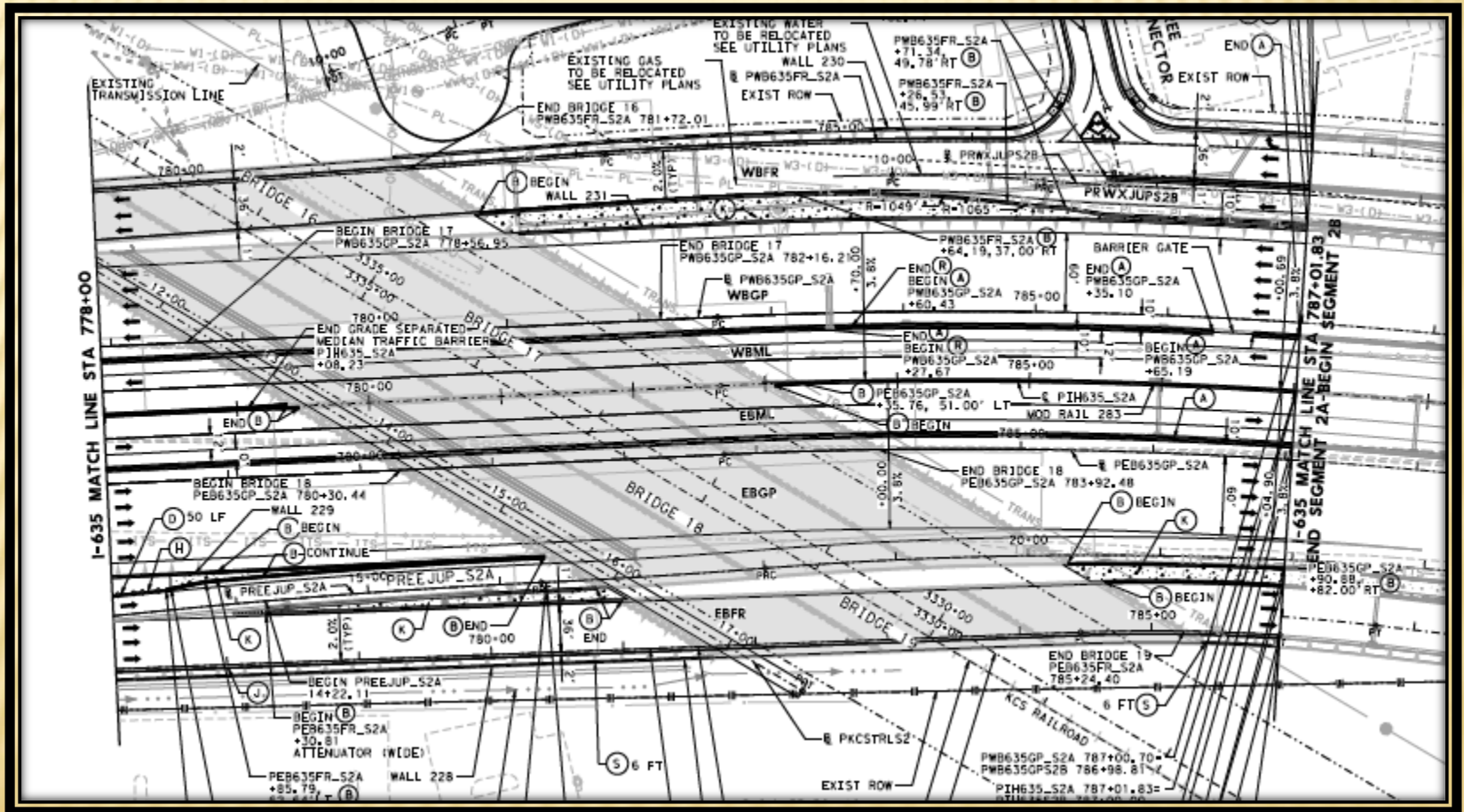


Z 19-27





IH 635 plans





GARLAND

City Council Regular Session Agenda

Meeting Date: 10/13/2020

Item Title: Board and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Council Member Deborah Morris

- Herman Puckett - Board of Adjustment
 - Kymberlaine Banks - Community Multicultural Commission
 - Jocelyne Garcia - Cultural Arts Commission
 - John Ball - Environmental and Community Advisory Board
 - Michael Degen - Library Board
 - Jonathan Ferguson - Parks and Recreation Board
 - Julius Jenkins - Plan Commission
 - John Spencer - Property Standards Board
 - Manuel Ojeda - Senior Citizens Advisory Board
 - Daniel Montenegro - Tax Increment Finance District - Downtown
 - Bob Duckworth - Tax Increment Finance #3 - Medical District
 - Darryl Quigley - Tax Increment Finance - South
 - Dwight Nichols - Unified Building Standards Commission
-

Attachments

Herman Puckett - BOA

Kymberlaine Banks - CMC

Jocelyne Garcia - Cultural Arts

John Ball - Environmental and Community

Michael Degen - Library

Jonathan Ferguson - Parks & Rec

Julius Jenkins - Plan Commission

John Spencer - Property Standards

Manuel Ojeda - Senior Citizens Advisory

Daniel Montenegro - TIF Downtown

Bob Duckworth - TIF #3

Darryl Quigley - TIF South

Dwight Nichols - Unified Bldg. Standards



GARLAND

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CITY OF GARLAND
RECEIVED
SEP 28 2020
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 3-19-2017

Name: Mr Herman L. Puckett

Phone:

Address: 544 Henderson Cir

Phone:

City, State, Zip: Garland TX 75040

Email:

Resident of Garland for 58 years

Resident of Texas for 74 years

Dallas County Voter Registration Number

City Council District Number 2

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.

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

Bellare Rights Neighborhood Association

What is your educational background?

Finnish High School

What is your occupational experience?

Work for Kraft food 34 years

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

Herman Puckett

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district

† Youth Council has a separate application

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
972-205-2504

Email: rdowl@GarlandTx.gov

Revised 03/2015



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
SEP 22 2020
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: FEBRUARY 25, 2020

Name: Kymerlaine Banks Phone: [REDACTED]

Address: 416 Kingsbridge Dr Phone: [REDACTED]

City, State, Zip: Garland, TX 75040 Email: [REDACTED]

Resident of Garland for 25 years

Resident of Texas for 35 years

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

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

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

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

I AM A CONCERNED CITIZEN WITH MARKETING AND COMMUNITY ENGAGEMENT

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

~~NA~~

List civic or community endeavors with which you have been involved. VOLUNTEER IN MANY CAPACITIES, FORMER GOOD SAMARITANS OF GARLAND BOARD, FORMER

What is your educational background? WASHINGTON UNIVERSITY IN ST LOUIS

What is your occupational experience? I AM COMMUNITIES FOUNDATION OF TEXAS BUSINESS ENGAGEMENT OFFICER

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

Kymerlaine Banks

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
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover

Revised 03/2018

City Secretary's office
received 6-29-20 cv



GARLAND

TEXAS MADE HERE

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: 6-28-2020

Name: JOCELYNE GARCIA

Phone:

Address: 718 SHOREHAVEN DR.

Phone:

City, State, Zip: GARLAND, TX, 75040

Email:

Resident of Garland for 23 years

Resident of Texas for 23 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2

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

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

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

I CURRENTLY WORK AS THE STUDIO SERVICES SPECIALIST AT THE CEDARS UNION, A NON-PROFIT ARTIST CO-WORKING SPACE WHOSE MISSION IS TO EQUIP ARTISTS WITH THE BUSINESS SKILLS AND ACUMEN TO THRIVE AS WORKING ARTISTS. FROM 2015-2018 I SERVED AS THE ART INCUBATOR/SOCIAL MEDIA MANAGER AT WE ARE ALL STARS GALLERY (WAAS) GALLERY.

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

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

I'VE VOLUNTEERED AS AN ARTIST AT ARTCON IN 2015, THE SAME YEAR, I DONATED ART TO THE DOYLE GLASS FOUNDATION AND SPOKE AT SMU'S MOODY COLESIUM, AT A BENEFIT FOR STEM-CELL RESEARCH STUDIES FOR CHILDREN'S MEDICAL CENTER RESEARCH INSTITUTE. IN 2016 I DONATED ART TO KETTLE ART GALLERY FOR A FUNDRAISER BENEFITING MENTAL HEALTH RESOURCES FOR MARGINALIZED AND AT-RISK YOUTH. IN 2018 I WAS THE SITE MANAGER FOR WAAS GALLERY AT THE DEEP ELLUM ARTS FESTIVAL.

What is your educational background?

I AM PRESENTLY ENROLLED AT EASTFIELD COMMUNITY COLLEGE AND AM PURSUING A DEGREE IN BIOLOGICALLY SUSTAINABLE ARCHITECTURE. I GRADUATED FROM GARLAND HIGH SCHOOL WITH AN IB DIPLOMA IN ART IN 2013 AND HAVE ATTENDED THE SOUTHWEST UNIVERSITY OF VISUAL ARTS IN ALBUQUERQUE, NEW MEXICO AND LATER RICHLAND COMMUNITY COLLEGE.

What is your occupational experience?

I'VE WORKED AS AN ARTIST INSTRUCTOR/TEACHER, TEACHING AN AGE RANGE OF PRE-K TO 60+; MANAGED ARTIST PROFILES/INVENTORY; EXPERIENCE INSTALLING ARTWORK AND MANAGING ART GALLERY SHOWS/ EDUCATIONAL WORKSHOPS, OPTIMIZING WORK-FLOW AND EFFICIENCY. I AM TRAINED IN HOW TO MANAGE ART-BUSINESS ON A LEGAL AND NON-PROFIT BASIS AS WELL AS ON A COMMERCIAL/CIVIC SCALE.

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
Utility Account Status

Current ☒
Current ☒

Past Due
Past Due

Date Appointed

Appointed By

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified

Courtney Vanover 7-1-20

Revised 03/2018



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
SEP 28 2020
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: 26 May 2018

Name: John Ball Phone: [REDACTED]

Address: 1121 Shorecrest Phone: [REDACTED]

City, State, Zip: Garland TX 75040 Email: [REDACTED]

Resident of Garland for 40⁺ years Resident of Texas for 20⁺ years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2

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

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

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

I currently sit on Citizens Environmental & Neighborhood Advisory Committee
If you have previously served on a City Board or Commission, please specify and list dates of service.

Property Standards Board 2002-2015
CENAC 2015 to Present.

List civic or community endeavors with which you have been involved. BSA, Property Standards Board & CENAC

What is your educational background?

BA, BA, Education/History, CD

What is your occupational experience?

Electrical Contractor, Welder
Builder

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

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
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

CSO Suit/Claim Filed
Clerk Signature & Date

none

Date Notified

Disclosure Form Filed

Courtney Vanover 9.28.20

Revised 03/2018



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
SEP 22 2020
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: 9/21/2020

Name: Michael Degen Phone: [REDACTED]

Address: 900 West Ave F Phone: [REDACTED]

City, State, Zip: Garland Tx 75040 Email: [REDACTED]

Resident of Garland for 27 years Resident of Texas for 27 years

☒ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2

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.

Taught secondary English for 30+ yrs.

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

2018-2020

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

What is your educational background?

Ph.D. Univ TX-Dallas ; MA-Univ Dallas ; BA-Loras Clg.

What is your occupational experience?

In my 27th yr. at Jesuit College Prep

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

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
Utility Account Status

Current ☒ Past Due ☐
Current ☒ Past Due ☐

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover
9.22.20

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
 JUN 13 2020
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: 6-3-2020

Name: Jonathan Ferguson

Phone:

Address: 1118 Briarwood

Phone:

City, State, Zip: Garland TX 75041

Email:

Resident of Garland for 9 years

Resident of Texas for 37 years

☒ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 5

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

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

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

I have worked for Parks and Rec for over 15 years.

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

Parks Board 7-1-18 to Present

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

Volunteered and helped with a garden at the hope clinic. Painted soccer goals at winters park.

What is your educational background?

I have a degree in horticulture and grounds management. Also have my pesticide, playground licenses.

What is your occupational experience?

I'm the Parks supervisor for the City of Rowlett

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

Jonathan Ferguson

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
 Utility Account Status

Current ☒
 Current ☒

Past Due
 Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

CSO Suit/Claim Filed
 Clerk Signature & Date

Yes ☐ No ☒
Courtney Vanover
7-12-20

Revised 03/2018



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
APR 04 2020

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: Monday, March 30, 2020

Name: Julius Evan Jenkins

Phone: _____

Address: 1213 McCormick Street

Phone: _____

City, State, Zip: Garland, TX, 75040

Email: _____

Resident of Garland for 5 years

Resident of Texas for 34 years

Dallas County Voter Registration Number _____

Garland City Council District Number 2

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.

In the course of my ordinary practice as an attorney, I am called to routinely analyze the rule of law as it may apply to an evidentiary or procedural matter. This is similar to the ways in which a board member would consider variances to zoning ordinance regulations and consider action concerning non-conforming uses.

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

Dallas County Welfare Advisory Board Member, 2011- 2013

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

Dallas County Welfare Advisory Board Member, 2012 - 2013; Dallas Urban League Member, 2011 - 2013;
The Vogel Alcove Center for the Homeless, 2011 - 2012.

What is your educational background?

University of North Texas at Dallas College of Law - Juris Doctor May 2019; University of Texas at Dallas - Master of Arts (Date); Howard University - Undergraduate December 2009.

What is your occupational experience?

Associate Attorney - Markland Hanley, 2019 - Present; Information Systems Specialist - Southern Methodist University; Graduate Student Assistant - University of North Texas
At Dallas College of Law

I hereby affirm that all statements herein are true and correct. /s/ Julius E. Jenkins

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

1 Board of Adjustment

Garland Youth Council **

Parks and Recreation Board

Citizens Environmental and Neighborhood Advisory Committee

Property Standards Board

3 Plan Commission

Community Multicultural Commission

Library Board

Senior Citizens Advisory Committee

Garland Cultural Arts Commission

2 Unified Building Standards Commission

****Garland Youth Council has a separate application**

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due
Past Due

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____



Vanover, Bradley

From: Vanover, Courtney
Sent: Thursday, April 09, 2020 8:54 AM
To: Vanover, Bradley
Subject: FW: Account Status

Can you please print me 3 copies of this

From: Daniel, Brenda <BDaniel@garlandtx.gov>
Sent: Thursday, April 9, 2020 8:38 AM
To: Vanover, Courtney <CVanover@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: RE: Account Status

Good morning Courtney,
Harding is fine with tax
Jenkins property shows owned by Chriss Pavielle. It is probably a rental.
Johnson address in not a good address. Christine said it is an apartment so I wouldn't have it under tax.

Have a great day.
Brenda

From: Vanover, Courtney <CVanover@garlandtx.gov>
Sent: Wednesday, April 8, 2020 2:31 PM
To: Daniel, Brenda <BDaniel@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: Account Status

Good afternoon ladies,

I hope that are staying well.

I need to verify the account status for the following please:

Liz Harling
3418 Creekbend Drive

Phillip Johnson
6349 Duck Creek Drive

Julius Jenkins
1213 McCormick Street

Thank you both!

Courtney Vanover
City Secretary's Office
972-205-2406



GARLAND

From: Vanover, Courtney <CVanover@garlandtx.gov>

Sent: Wednesday, April 8, 2020 2:31 PM

To: Daniel, Brenda <BDaniel@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>

Subject: Account Status

Good afternoon ladies,

I hope that are staying well.

I need to verify the account status for the following please:

Liz Harling-----Excellent/Current
3418 Creekbend Drive

Phillip Johnson----- This is under APARTMENTS NAME and it's a house meter account. Do you have Apt #?
6349 Duck Creek Drive

Julius Jenkins-----Excellent/Current
1213 McCormick Street

Thank you both!

Courtney Vanover

City Secretary's Office

972-205-2406

Our Mission

We are committed to preserve public trust, deliver quality services, promote economic growth, protect our community and enhance the quality of life for the good of our city and our future.



GARLAND



GARLAND

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CITY OF GARLAND
RECEIVED
MAR 18 2020

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: 3-16-2020

Name: John Spencer

Phone:

(Home)

Address: 2318 Country Club Pkwy

Phone:

(Other)

City, State, Zip: Garland, Tex 75041

Email:

Resident of Garland for 42 years

Resident of Texas for 65 years

↓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2 ↓

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.

Property Standards

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

FBC - Garland; Garland Citizens Police Academy

What is your educational background?

BS- Biology

What is your occupational experience?

Pharmaceutical Sales

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

[Signature]

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
Utility Account Status

Current ☒
Current ☒

Past Due
Past Due

Date Appointed

Appointed By

Date Notified

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

[Signature]

Revised 03/2018

CITY OF GARLAND
RECEIVED
SEP 28 2020

CITY SECRETARY



District 2

GARLAND

TEXAS MADE HERE

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: 6-21-2018

Name: Manuel Ojeda

Phone: [REDACTED]

Address: 204 Glenfield Dr

Phone: [REDACTED]

City, State, Zip: Garland, TX
75040

Email: [REDACTED]

Resident of Garland for 39 years

Resident of Texas for 73 years

✓ Dallas County Voter Registration Number [REDACTED]

land City Council District Number 2

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

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

Bilingual

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

WORKED WITH Bible Class at church with children
with church activities with the city and church.

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

No. only with Voting Booths - (Poll Worker.)

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

Volunteer with Neighborhood Watch.

Cleaning Neighbor Areas. Pass Brian Knight, with

What is your educational background? Knight of Columbus for 40 years.

3 years College A. Vietnam Veteran, help
with the Vet, Homeless. (USAF)

What is your occupational experience?

(Retire) Electrical Design and Engineering
Defence Companies.

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

Manuel Ojeda

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
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

Courtney Vanover
9.28.20

Revised 03/2018



GARLAND

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CITY OF GARLAND
RECEIVED
SEP 28 2020
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: 9-1-2019

Name: Daniel Montenegro

Phone:

(Home)

Address: 406 W Ave D

Phone:

(Other)

City, State, Zip: Garland TX, 75040

Email:

Resident of Garland for 2 years

Resident of Texas for 33 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2 ✓

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.

Well traveled and excited to live in Garland and become more active with and for the community

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

N/A

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

World Race 2011: Mission trip abroad

What is your educational background?

Some College, and vocational training

What is your occupational experience?

Shipping and receiving manager, Automotive Technician, Service Industry

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

Daniel Montenegro

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

Downtown TIF

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover 10.10

Disclosure Form Filed

Revised 03/2018



GARLAND

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**CITY OF GARLAND
RECEIVED
SEP 28 2020
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: 7-11-18

Name: Robert (Bob) Duckworth Phone: XXXXXXXXXXXX (Home)

Address: 909 Wakefield Phone: [REDACTED] (Other)

City, State, Zip: Garland, Texas 75040 Email: [REDACTED]

Resident of Garland for 74 years Resident of Texas for 74 years
Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 8

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

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

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

Professional career in finance for over 45 years. Served on a Garland Bond Committee several years ago

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

Served on the Downtown TIF from its inception until last January (2018).

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

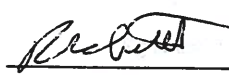
Managed the Main Street Garland program which was a private, City and Texas Historic Commission

What is your educational background?

Graduated from Community ISD in Nevada, Tx. SMU Graduate School of Banking.

What is your occupational experience?

Forty Five plus years in the Banking Industry, mostly in City of Garland.

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

TIF-3

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ____
Past Due ____

Date Appointed _____

Appointed By _____

Date Notified _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ____ No ☒

Courtney Vanover 8.28.20

Disclosure Form Filed

Revised 03/2018



GARLAND

TEXAS MADE HERE



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: September 16, 2019

Name: Darryl Douglas Quigley

Phone: _____

Address: 1012 W. Avenue G

Phone: _____

City, State, Zip: Garland, Tx. 75040

Email: _____

Resident of Garland for 59 years

Resident of Texas for 64 years

✓ Dallas County Voter Registration Number Garland City Council District Number 2

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.

None other than the fact that I have been a small business owner for 40 years and am now retired.

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.

Garland CrimeStoppers, Garland Noon Exchange Club

What is your educational background?

High School Graduate, Texas Certified EMT/Paramedic (Retired)

What is your occupational experience?

Retired after serving 40 years as a owner/operator providing privately owned and operated EMS

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

Darryl D. Quigley

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

T.I.F. Board
**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ____
Past Due ____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ____ No ☒

Date Notified _____



Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: September 22, 2020

Name: Dwight Nichols

Phone: [REDACTED]

(Home)

Address: 1213 Cove Drive

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75040

Email: [REDACTED]

Resident of Garland for 22 years

Resident of Texas for 70 years

DOB [REDACTED]

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2

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.

Journeyman and Med Gas Licenses, Responsible Master Plumber, Passed Inspector Test 2011

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

Last 8 years

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

none

What is your educational background?

BBA Marketing NTSU 1974

What is your occupational experience?

22 yeas commercial, industrial, hospital, med gas construction and remodel at United Mechanical, 9 years

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

Dwight Nichols

Board or Commission of first (1st), second (2nd), and third (3rd) choice:

☐ Board of Adjustment

☐ Community Multicultural Commission

☐ Environmental and Community Advisory Board

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Property Standard Board

☐ Senior Citizens Advisory Committee

☐ TIF Downtown

☐ TIF Medical District

☐ TIF South

☒ Unified Building Standards Commission

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-205-2504
Email: rdowl@GarlandTx.gov

*Plan Commission members must live in district

** Garland Youth Council has a separate application

Revised 02/2020



GARLAND

City Council Regular Session Agenda

Meeting Date: 10/13/2020

Item Title: Board and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Mayor Pro Tem Robert Vera

- Mindy Le - Community Multicultural Commission
-

Attachments

Mindy Le - CMC



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAY 08 2020
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: 5/4/2020

Name: Mindy Le

Phone:

(Home)

Address: 1006 Walnut Pkwy

Phone:

(Other)

City, State, Zip: Garland, TX 75042

Email:

Resident of Garland for 20 years

Resident of Texas for 23 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 6

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.

Denton Citizen Police Academy Graduate

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

Garland Youth Council: 2010-2013

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

Refer to Attached Document

What is your educational background?

Refer to Attached Document

What is your occupational experience?

Refer to Attached Document

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

[Signature] Applicant

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

☐ Board of Adjustment
☐ Citizens Environmental and Neighborhood Advisory Committee
☐ Community Multicultural Commission
☐ Garland Cultural Arts Commission
☐ Garland Youth Council **
☐ Property Standards Board
☐ Library Board

☐ Parks and Recreation Board
☐ Plan Commission
☐ Senior Citizens Advisory Committee
☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Mindy Le

Education

Southern Methodist University, Dallas, TX

Aug. 2017 - Oct. 2018

Master of Arts in Dispute Resolution

G.P.A. 3.95/4.0

- Graduate Certificate in Healthcare Collaboration and Conflict Engagement
- Texas Mediation Certificate
- Study Abroad: Italy - Transforming Conflict in Societies Impacted by Trauma

University of North Texas, Denton, TX

Aug. 2013 - May 2017

Bachelor of Science in Hospitality Management, Merchandising, and Digital Retailing

G.P.A. 3.68/4.0

- Graduated Cum Laude with three degrees, completed in four years

Experience

PRODUCT DEVELOPMENT COORDINATOR – *Michaels*, Irving, TX

Jan 2019 – Present

- Worked with agents, and vendors to manage packaging sku lists, quote sheets, and die lines
- Proof copy and artwork for product packaging for over 2,500 SKUs
- Recipient of the Awesome Award

CATEGORY ADMIN. ASSOCIATE – *Michaels*, Irving, TX

Aug 2017 – Jan 2019

- Oversaw SKU set up and maintenance, and seasonal purchase orders process
 - Set up over 500 SKUs for 2018 Kids August Reset
- Coordinated with cross functional teams, vendors, stores, and customers to resolve concerns and disseminate information
 - Set up and onboarded over 35 vendors
- Worked on major program initiatives: Slime, Kids Microsite, Legos, Hot Wheels, and Goblins
- Ensured advertising accuracy by inputting ad offers, forecasting, proofing ads, and updating retail pricing
- Fiscal Year 2017 Q4: Team of the Quarter – 2nd Place
- Fiscal Year 2018: Team of the Year – 2nd Place

Civic and Community Endeavors

COMMUNITY INVOLVEMENT

- Completed over 2,000 Hours of Community Service (Documentation Available Upon Request)
- Junior League of Richardson 2019-Present
- Board Member for the Miss Ft. Worth and Coppell Organization 2016-Present
- State Fair of Texas' Starlight Parade Coordinator 2014-Present
- Denton Citizen Police Academy Alumni Association 2016-2017
- Denton Police Department's Citizen Police Academy Graduate Spring 2016
 - Perfect Attendance Certificate
- Communities in Schools-North Texas Mentoring Program 2013-2015
- Dallas Opera Lightwalker 2013-2017
- Universidad Autónoma del Estado de México
 - Meet an American Discussion Board Volunteer 2015

- Southern Methodist University's Asian American Leadership and Educational Conference
 - Home Base Leader 2015
- Carter Future Leaders Program Participant 2014

ON-CAMPUS UNDERGRADUATE INVOLVEMENT

LEADERSHIP

- College of Merchandising, Hospitality and Tourism Ambassadors 2013-2016
 - Vice President ('14-'15), President ('15-'16), Historian (Fall 2016)
 - Sponsor for the College of Merchandising, Hospitality and Tourism Gala, 2017
 - Ambassador of the Year, 2014

SERVICE

- Green Jackets Service Organization 2015-2016
 - Vice President of Special Events (Fall 2016)
- Children's Miracle Network Hospitals' Dance Marathon/Eaglethon 2013-2015
 - Special Events Committee ('13-'14), Director of Sponsorship ('14-'15)
- Alternative Spring Break Service Break Trips 2013-2016
 - Participant ('13-'14), Site Leader ('14-'16)
 - 2014: SAMMinistires, San Antonio, TX
 - 2015: Hike for KaTREEna, New Orleans, LA
 - 2016: Cherokee Nation's Head Start Early Childhood Unit, Tahlequah, OK
- UNT SERVES! Living Learning Resident Community 2013-2014

MENTORING

- ACCESS Mentoring 2013-2017
- Intensive English Language Institute's Conversation Partners 2014-2015
- Buddy System Peer Mentoring 2013-2015
- First Flight Leader Fall 2014
- Emerging Leaders Summit Peer Group Leader 2014

OTHER ON-CAMPUS ACTIVITIES

- Co-Curricular Courses:
 - Financial Intelligence Training Spring 2017
 - Eagle E.D.G.E. (Education, Diversity, Growth and Effectiveness) Spring 2014
 - Certified Leadership Series Fall 2013
- NTDaily Student Media Interview Committee Fall 2013
- Student Computer Lab Redesign Committee Fall 2014