



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, September 20, 2022
7:00 p.m.**

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.
BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

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 6, 2022, Regular Meeting.
2. Consider approval of the following bids:

a. **EMS Medical Control Services**

Bid No. 1061-21

Medical City Plano

\$124,440.00

This request is to continue the EMS Medical Control Services as provided by Medical City Hospital - Plano.

b. 2022 Garland Alley Reconstruction - Group A Bid No. 0934-22

Tri-Con Services, Inc. \$1,780,000.00

This request is to provide construction services for the 2022 Garland Alley Reconstruction - Group A.

c. Granger Annex Design Bid No. 1059-20

Official LLC \$15,875.00

This request is to approve a Change Order for additional design services for the Granger Annex.

d. GP&L Olinger 3 Forced Draft Motor Repair and Rewind Bid No. 1142-22

Brandon & Clark, Inc. \$169,356.85

This request is to provide unanticipated repairs to GP&L Olinger 3 Forced Draft Fan motor that was damaged by a lightning strike at the Olinger Plant.

e. Body-Worn Camera Contract Bid No. 1214-22

Axon Enterprise, Inc. \$1,063,737.77

This request is to approve a ten-year contract for body-worn cameras, Tasers, data storage, interview room cameras and fleet cameras.

f. Transformers for Warehouse Inventory Bid No. 1094-22

Techline, Inc. \$163,160.00

This request is for the purchase of transformers for Warehouse inventory to support GP&L.

g. Switchgears for Warehouse Inventory Bid No. 1111-22

Irby Utilities \$102,219.00

This request is for the purchase of Switchgears for Warehouse inventory to support GP&L.

h. Itron Water Meter Modules for Warehouse Inventory Bid No. 1045-21

Republic Meter \$481,700.00

This request is to approve a Change Order for Itron water meter modules for Warehouse inventory.

i. Customer Information System Additional User Licenses and Software Maintenance Bid No. 0463-17

Advanced Utility Systems \$255,000.00

This request is to approve a Change Order for the purchase of 30 additional CIS Infinity User Licenses needed following "go live" and additional annual maintenance fees associated with the additional licenses.

j. Emergency Operations Center Renovation Bid No. 1242-22

Custard Construction Services \$204,682.25

This request is for the approval of renovations to the Emergency Operations Center (EOC).

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

a. Zoning File No. Z 22-31, JLB Partners, LLC / Masterplan (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses and 2) a Detail Plan for Multi-Family Development on a 21.388-acre tract of land located at 5000 and 5026 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; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 22-40, Crown Castle USA, Inc. (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision Amendment for an Antenna, Commercial on a 0.1564-acre tract of land zoned Community Retail (CR) District and located at 3162 Saturn Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Zoning File No. Z 22-42, BCC Engineering (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District on a 1.720-acre tract of land located at 1450 Todd Lane; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Consider an ordinance amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

At the September 6, 2022 Work Session, Council considered restricting parking along the median of Mallards Pond St., Heathers Moor St. and Shannons Pl.

5. Consider a resolution authorizing a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Single Year - Comprehensive Grant for the Fiscal Year 2023 in the amount of \$139,994.40; and providing an effective date.

At the September 19, 2022 Work Session, Council considered approving a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2022-2023 in the amount of \$139,994.40.

- 6. Consider a resolution of no objection to the application of Dominion Acquisition, LLC, or its affiliates or assigns, to the Texas Department of Housing and Community Affairs for Housing Tax Credits in the name of The Cesera to acquire and rehabilitate 204 residential units at 202 Belt Line Road, in Garland, Texas; and providing an effective date.**

Dominium Acquisition, LLC has requested a Resolution of No Objection from the City for the purpose of applying for low-income tax credit funding for the acquisition and renovation of The Cesera multifamily complex located at 202 Belt Line Rd. The Cesera is an existing multifamily complex originally constructed in 2006, using low-income tax credit funding.

- 7. Consider a resolution authorizing the City Manager to enter into a Project Specific Agreement to the Master Agreement governing Major Capital Transportation Improvement Program with the County of Dallas, Texas; and providing an effective date.**

At the September 6, 2022 Work Session, Council considered entering into a Project Specific Agreement (PSA) with Dallas County for the construction of Naaman School Road from Brand Road to SH-78 in the City of Garland.

- 8. Consider a resolution of the City Council of the City of Garland, Texas authorizing the Chief of Police to submit a grant application for the Bullet-Resistant Shield Grant Program for the Fiscal Year 2023; and providing an effective date.**

At the September 19, 2022 Work Session, Council considered a resolution authorizing the Police Department to apply for the 2023 Bullet-Resistant Shield Grant Program.

- 9. Household Hazardous Waste Interlocal Agreement**

At the September 6, 2022 Work Session, Council considered authorizing the City Manager to renew an interlocal agreement with Dallas County to participate in the Dallas Area HHW Network.

- 10. Texas DSHS Public Health Workforce Grant**

Council is requested to authorize the City Manager to execute an interlocal agreement with Parkland Health and Hospital System for the services of a social worker.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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11. Consider a resolution naming the Main Street Municipal Building, located at 800 Main Street, as the "Ronald E. Jones Municipal Building;" and providing an effective date.

At the August 15, 2022 Work Session, Council considered naming a facility after the Honorable Ronald E. Jones.

12. 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 Ed Moore

- Adam Greenup - Library Board

Council Member B.J. Williams

- Phillip Johnson - Plan Commission

13. 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.

14. 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: 09/20/2022

Item Title: Minutes September 6

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the September 6, 2022, Regular Meeting.

Attachments

Minutes September 6



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, September 6, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Deborah Morris
Deputy Mayor Pro Tem Robert John Smith
Council Member Jeff Bass
Council Member Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager Judson Rex
City Attorney Brian England
City Secretary Eloyce René Dowl

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Crystal Loza, Animal Specialist, presented the Pet of The Month.

Mayor LeMay presented a proclamation to Matt Watson and Ms. Tran proclaiming the first full week of September as National Payroll Week.

Mayor LeMay presented a proclamation to Mr. Tony Torres, proclaiming September 5 through October 15, to be Hispanic Heritage Month. The Honorable Lori Dodson, the North Garland High School Dance Team, Matthew Crotch and Joshua Garcia were also present.

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.

The motion was made by Council Member Bass to approve the Consent Agenda as presented, excluding Item 2d, from which, Council Member Hedrick has recused himself, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the August 16, 2022, Regular Meeting.
2. Consider approval of the following bids:
 - a. **APPROVED** HA5 Asphalt Preservation Treatment **Bid No. 1056-22**

Holbrook Asphalt Co. **\$295,000.00**

This request is for the application of HA5, a high-density mineral bond advanced performance pavement preservation treatment.
 - b. **APPROVED** Fire Administration Multimedia Upgrade **Bid No. 1055-22**

Videotex Systems, Inc. **\$192,647.93**

This request is to upgrade the multimedia systems in the training and conference rooms in the Fire Administration, Support Services and Training buildings.
 - c. **APPROVED** Landfill Professional Engineering Services **Bid No. 1070-22**

Weaver Consultants Group **\$625,000.00**

This request is to provide professional engineering services to maintain local, state and federal compliance for the City's three municipal solid waste disposal and processing facilities. This approval is for a Term Agreement with four optional renewals.
 - e. **APPROVED** Dell Servers and Storage **Bid No. 1085-22**

Waypoint Business Solutions **\$168,686.44**

This request is to approve the purchase of Dell hardware, software, blade servers, networking components and a new storage area network (SAN) to replace the current out-of-warranty aging server infrastructure at the GP&L Communications backup site.
 - f. **APPROVED** GP&L Phase 2 Transmission Line As-Built Modeling and Clearance Verification **Bid No. 1088-22**

Burns & McDonnell **\$198,500.00**

This request is to obtain as-built PLS-CADD models of the Garland Power & Light (GP&L) transmission system.

- g. APPROVED Concrete Construction Materials Bid No. 1079-19**
- Barnsco, Inc. \$185,205.97**
- This request is to approve a Change Order to our Term Agreement for the purchase of reinforcing steel and related materials used in the construction of concrete streets and alleys.
- h. APPROVED Fire Station No. 6 and Ben Davis 3 Feeder Duct Line Installation Bid No. 0961-22**
- Tri-Con Services, Inc. \$714,000.00**
- This request is to provide labor for the installation of two feeder duct banks and the extension of the Ben Davis 3 feeder associated with the Fire Station No. 6 development.
- i. APPROVED GP&L Alta Firewheel Development Feeder Duct Bank Extension Bid No. 0962-22**
- Tri-Con Services, Inc. \$195,189.00**
- This request is to provide contract labor for the installation of a feeder duct bank extension to provide electric service to the future Alta Apartment Complex in the North Garland Firewheel area.
- j. APPROVED GP&L McCree Substation Upgrade Construction Services Bid No. 1288-20**
- Primoris T&D Services, LLC \$524,083.64**
- This request is to approve a Change Order to the McCree Substation Upgrade Construction Services project.
- k. APPROVED Water Meter Testing and Repair Bid No. 0889-22**
- UWS, Inc. \$160,000.00**
- This request is to provide testing and repair services for water meters throughout Garland. This approval is for a Term Agreement with three optional renewals.
- l. APPROVED Annual Utility Contract Bid No. 0847-22**
- Tri-Con Services \$2,000,000.00**
- This request is to provide repair and installation services for City of Garland infrastructure, either as an emergency or as a high-priority item. This approval is for a Term Agreement with four optional renewals.
- m. APPROVED Rowlett Creek Wastewater Interceptor Main Rehabilitation, Phase VIII Bid No. 1099-22**
- Insituform Technologies, LLC \$1,400,616.00**
Optional Contingency 50,000.00
TOTAL: \$1,450,616.00
- This request is for the Rowlett Creek Wastewater Interceptor Main Rehabilitation, Phase VIII. An Optional Contingency is included for any additional work that may be required.

n.	APPROVED	Hollabaugh Recreation Center Construction Services	Bid No. 1130-20
		Core Construction	\$5,853,256.00
		This request is to obtain construction services for improvements at Hollabaugh Recreation Center.	
o.	APPROVED	Surf and Swim Regional Aquatics Facility Design Services	Bid No. 0461-22
		Kimley-Horn and Associates, Inc.	\$2,145,000.00
		This request is to provide professional architectural design and engineering services for the Surf and Swim Regional Aquatics Facility. Design services include surveying, conceptual and design development plans, preparation of construction documents and specifications, cost estimating, bidding, and construction administration services.	
p.	APPROVED	GP&L XLN Scheduler Enhancements	Bid No. 0720-22
		Ramdas K. Murali	\$1,800.00
		This request is to approve a Change Order for the implementation of ERCOT-mandated upgrades for NPPR 863 Phase II - Fast Frequency Response (FFR) to be incorporated into the current XLN Scheduler Enhancements system.	
q.	APPROVED	Electrical Services	Bid No. 0265-19
		Boyd Electric	\$100,000.00
		This request is to increase the Electrical Services Term Agreement to allow various City departments to continue to make repairs as needed and/or proceed with scheduled projects.	
r.	APPROVED	Workday, Inc., Software Subscription	Bid No. 1131-22
		Precision Task Group, Inc. (PTG)	\$914,872.00
		This request is for the approval of the annual software subscription for Workday modules, including Workday Learning, Workday Media Cloud, Workday Cloud Connect and Workday Expenses.	
s.	APPROVED	Police Office and Detention Center Roof Replacement	Bid No. 1147-22
		Texas Roof Management, Inc.	\$2,371,100.00
		This request is for the replacement of Police Office and Detention Center roof.	
t.	APPROVED	Concrete Poles for Warehouse Inventory	Bid No. 1030-22
		Texas Electric Cooperatives	\$180,950.00
		This request is for the purchase of Concrete Poles for Warehouse inventory to support Garland Power & Light.	
u.	APPROVED	Workers' Compensation Third Party Administration and Cost Containment Services	Bid No. 1069-22
		TRISTAR Claims Management Services, Inc.	\$377,150.00
		Injury Management Organizations, Inc.	204,000.00
		TOTAL:	\$581,150.00

This request is to establish a new vendor for adjusting the City's Workers' Compensation claims and to implement a Workers' Compensation Health Care Network.

3. **APPROVED** **Ordinance No. 7353** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

At the August 15, 2022, Work Session, Council considered restricting all parking on Hebron Drive between SH 66 and Country Club Road.

4. **APPROVED** **Ordinance No. 7354** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a Severability Clause; and setting an effective date.

At the August 15, 2022, Work Session, Council considered restricting all parking on Scott Drive between Miller Road and Club Meadow Drive.

5. **APPROVED** **Ordinance No. 7355** changing street names within the City of Garland, a Texas Home-Rule city; identifying the streets in question and stating the new name for said streets; providing for appropriate signage; and providing an effective date.

At the August 15, 2022, Work Session, Council considered changing the street name of a 670-foot long segment of Rosehill Road to Anderson Circle and naming a new segment of roadway Rosehill Road.

6. **APPROVED** **Ordinance No. 7356** adding an article IV, "Dog Parks," to Chapter 25, "Parks and Recreation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the Provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

At the August 15, 2022, Work Session, Council considered changes to address safety issues throughout the park system and aim to improve the park user experience.

7. **APPROVED** **Ordinance No. 7357** amending Section 25.15, "Park Hours," of Article I, "In General," of Chapter 25, "Parks and Recreation;" and Section 33.49, "Prohibited Between Certain Park Hours," of Article IV, "Stopping, Standing and Parking," of Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause, providing a Severability Clause; and providing an effective date.

At the August 15, 2022, Work Session, Council considered changes to address safety issues throughout the park system and aim to improve the park user experience.

8. **APPROVED** **Ordinance No. 7358** amending the Tax Roll of the City of Garland, Texas and providing an effective date.

At the August 15, 2022, Work Session, Council considered an ordinance amending the tax roll by \$227,790.16 by removing uncollectable ad valorem taxes as recommended by generally accepted accounting principles.

9. **APPROVED** **Ordinance No. 7359** authorizing the issuance of "City of Garland, Texas, Tax Note, Series 2022;" specifying the terms and features of said note; levying a continuing direct annual ad valorem tax for the payment of said note; and resolving other matters incident and related to the issuance, sale, payment and delivery of said note, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

Approval of this request will provide additional funding in the FY 2022-23 Proposed Budget for street and infrastructure improvements with no impact to the debt service tax rate.

10. **APPROVED** **Resolution No. 10553** authorizing the submission and acceptance of an application to the Bureau of Justice Assistance for a grant under the 2022 Edward Byrne Memorial Justice Assistance Grant Program; and providing an effective date.
- At the September 6, 2022, Work Session, Council considered authorizing the submission of a grant application which would provide the City with \$35,628.58 for the purpose of reducing crime and improving public safety.
11. **APPROVED** **Resolution No. 10554** of the City Council of the City of Garland, Texas, a Texas Home Rule Municipality, approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2022 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; 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 15th, 2022, Work Session, Council Considered approval of the Settlement Agreement with Atmos Energy Mid-Tex Division ("Atmos") and the resulting rate change under the Rate Review Mechanism (RRM) tariff.
12. **APPROVED** **Duck Creek Lift Station Transfer of Ownership**
- At the July 18, 2022, Work Session, Council considered transferring ownership and maintenance responsibility of the wastewater lift station and force main to the Town of Sunnyvale.
13. **APPROVED** **AT&T Cellular Site Lease Agreement**
- At the July 18, 2022, Work Session, Council considered extending a lease agreement for equipment mounted on the Forest Lane Water Tower for an additional 15 years.
14. **APPROVED** **Lease Agreement for Concrete Recycling Facility**
- Council authorized the City Manager to enter into a lease agreement with Arcosa Crushed Concrete to operate a concrete recycling facility on City-owned property at 3637 Castle Drive.

ITEMS FOR INDIVIDUAL CONSIDERATION

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2d. **APPROVED** **Ridgewood Shopping Center Plan**

Bid No. 1154-22

Halff Associates, Inc.

\$144,000.00

This request is to obtain professional services to develop a plan to reinvent the Ridgewood Shopping Center (Phase II, Ridgewood Court) from a 1960s suburban shopping center to a community and regional destination.

The motion was made by Council Member Bass to approve the item as presented, seconded by Council Member Williams. Motion carried:

Vote: 8 ayes, 0 nays (Council Member Hedrick was recused from this vote)

15. **POSTPONED** Consider a resolution naming the Main Street Municipal Building, located at 800 Main Street, as the "Ronald E. Jones Municipal Building;" and providing an effective date.

At the August 15, 2022, Work Session, Council considered naming a facility after the Honorable Ronald E. Jones.

This item was postponed until the next Regular Session on Tuesday, September 20, 2022.

16. **APPROVED** **Resolution No. 10556** of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located at the intersection of First Street and Miller Road, in the City of Garland, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date

Council approved a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has been able to negotiate with a number of property owners in the program/project area to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with two property owners. The owners are named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

The motion was made by Mayor Pro Tem Morris that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire property interests at the intersection of South First Street and Miller Road, as more fully described in Exhibit "A" to the proposed ordinance located within the City of Garland, Dallas County, Texas for the widening of intersection at South First Street and Miller Road to improve overall traffic flow within the City.

My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Council Member Lucht. Motion carried:

Vote: 9 ayes, 0 nays

17. **APPROVED** **Resolution No. 10557** of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located at the on or near Holford Road, in the City of Garland, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council approved a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has been able to negotiate with a number of property owners in the program/project area to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with one property owner. The owners are named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

The motion was made by Council Member Hedrick that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire property interests of various properties in the vicinity of Holford Road, as more fully described in Exhibit "A" to the proposed ordinance located within the City of Garland, Dallas County, Texas for public right- of-way improvements and to improve overall traffic flow within the City.

My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Deputy Mayor Pro Tem Smith. Motion carried:

Vote: 9 ayes, 0 nays

18. **PUBLIC HEARING HELD:** **Hold a Public Hearing on 2022-23 Proposed Budget**
- 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 2022-23 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 3, 2022. Public Hearings were previously held on August 16, 2022, and August 23, 2022.
- This budget will raise more revenue from property taxes than last year's budget by an amount of \$15,051,144, which is a 11.11 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 \$1,904,162.
- Mayor LeMay opened the public hearing at 7:29 p.m. There were no speakers on this item and the hearing was closed at 7:30 p.m.
19. **PUBLIC HEARING HELD:** **Hold a Public Hearing on Proposed FY 2022-2023 Tax Rate**
- 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 2022-23 proposed budget is based on a tax rate of 71.6692 cents per \$100 of valuation, which exceeds the no new revenue tax rate of 65.1010 cents per \$100 of value.
- Mayor LeMay opened the public hearing at 7:30 p.m. There were no speakers on this item and the hearing was closed at 7:31 p.m.
20. **APPROVED** **Ordinance to Ratify the Property Tax Revenue**
- As required by Local Government Code 102.007, adoption of a Budget that raises more property tax revenue than was generated the previous year requires three votes by the City Council: (a) one vote to "ratify" the property tax revenue increase reflected in the Budget, (b) one vote to adopt the Budget, and (c) one vote to adopt the tax rate. This Ordinance ratifies the property tax revenue increase as reflected in the 2022-23 Budget by adding the following statement:
- THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$15,051,144, WHICH IS A 11.11 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 \$1,904,162.
- An ordinance reflecting the ratification of the property tax revenue increase will be prepared for the Mayor's signature upon final vote and approval from the City Council.
- The motion was made by Council Member Bass that the City Council ratify a property tax revenue increase of \$15,051,144 from last year's budget, of which \$1,904,162 is tax revenue to be raised from new property added to the tax roll, seconded by Council Member Lucht. Motion carried:
- Vote:** 9 ayes, 0 nays, adopting **Ordinance No. 7360**
21. **APPROVED** **Adoption of 2022-23 Budget**
- In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2022-23 to the City Council on August 2, 2022. 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 on the FY 2022-23 Proposed Budget were held on August 16, August 23, and September 6, 2022. An ordinance reflecting final decisions regarding the Budget for 2022-23 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.
- The motion was made by Council Member Bass to ratify the property tax rate presented by staff and reflected in this budget, seconded by Council Member Williams. Motion carried:
- Vote:** 9 ayes, 0 nays,
- The motion was made by Council Member Bass to approve the City Manager's Budget with the following changes:

- a) The addition of \$375,000 in revenue and expenditures for the continuation of the CASA Fund's home repair program, and
- b) To increase the Landfill's Minimum Fee to \$25.00, an increase of \$26,550 to the General Fund's revenue

seconded by Council Member Hedrick. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7361**

22. APPROVED Adoption of 2022-23 Property Tax Rate

The City Council has considered an Ad Valorem Tax Rate of 71.6692 cents per \$100 of valuation for the fiscal year beginning October 1, 2022. 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 71.6692 cents per \$100 of valuation for the tax year of 2022-23.

The motion was made by Council Member Bass that the property tax rate be increased by the adoption of a tax rate of 71.6692 cents per \$100, which is effectively a 10.1 percent increase in the tax rate. My motion will be in two parts:

First, I move that the rate for debt service be approved in the amount of thirty-seven and fifty-six hundredths, of a cent, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

Second, I move that the rate for maintenance and operations be approved in the amount of thirty-four and eleven-hundredths of a cent, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7362**

23. APPROVED Rate and Fee Changes for 2022-23

In considering the 2022-23 Budget, the City Council reviewed the adjustments to existing rates and fees. Revenue estimates included in the 2022-23 Operating 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.

The motion was made by Council Member Bass to adopt the 2022-23 Rate and Fee Changes, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7363**

24. 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.

The motion was made by Council Member Bass to approve Civil Service Classifications within Police and Fire Departments, seconded by Mayor Pro Tem Morris.

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7364**

25. Hold public hearings on:

- a. APPROVED Consider a Zoning request by JLB Partners, LLC / Masterplan to construct 366 multi-family dwelling units and 15 townhouse style multi-family dwelling units. The site is located at 5000 and 5026 Zion Road in District 3.**

Consideration of the application of JLB Partners, LLC / Masterplan, requesting approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 5000 and 5026 Zion Road. (File Z 22-31, District 3)

The staff reports were presented by William Guerin, Director of Planning and Paul Luedtke, Director of Transportation. Speakers on this item were Jeff Patton, applicant, Nichole Duncan and Steven Flores.

The Honorable Lori Dodson, and Ken Risser registered responses in favor of the project, but did not speak.

There was discussion by the Council.

The motion was made by Council Member Moore to approve Item 25a (Change in Zoning) and Item 25b Detail Plan, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

- b. APPROVED Consider a Detail Plan request by JLB Partners, LLC / Masterplan to construct 366 multi-family dwelling units and 15 townhouse style multi-family dwelling units. The site is located at 5000 and 5026 Zion Road in District 3.**

Consideration of the application of JLB Partners, LLC / Masterplan, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 5000 and 5026 Zion Road. (File Z 22-31, District 3)

- c. APPROVED Consider a Specific Use Provision amendment request by Crown Castle USA, Inc. to modify the design of an existing cell tower. The site is located at 3162 Saturn Road in District 5.**

Consideration of the application of Crown Castle USA, Inc., requesting approval of an Amendment to a Specific Use Provision [S 07-66] for an Antenna, Commercial Use on a property zoned Community Retail (CR) District. This property is located at 3162 Saturn Road. (File Z 22-40, District 5)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Haley Peck, applicant.

The motion was made by Council Member Lucht to approve Item 25c (Specific Use Provision) and Item 25d (Site Plan), seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

- d. APPROVED Consider a Site Plan request by Crown Castle USA, Inc. to modify the design of an existing cell tower. The site is located at 3162 Saturn Road in District 5.**

Consideration of the application of Crown Castle USA, Inc., requesting approval of a Plan for an Antenna, Commercial Use. This property is located at 3162 Saturn Road. (File Z 22-40, District 5)

- e. APPROVED Consider a Zoning Change request by BCC Engineering, from Agricultural (AG) District to Single-Family-Estate (SF-E) District. The SF-E District requires a minimum lot size of 30,000 square feet. The site is located at 1450 Todd Lane in District 1.**

Consideration of the application of BCC Engineering, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District. This property is located at 1450 Todd Lane. (File Z 22-42, District 1)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Ferhan Zaki, applicant.

There was discussion by the Council.

The motion was made by Council Member Bass to approve the Zoning Change, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

26.

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.

Mayor Pro Tem Morris, Council Members Lucht and Vera presented their nominations. A vote was cast with the following result:

Vote: 9 ayes, 0 nays

Mayor Pro Tem Deborah Morris

- Ira Fuller Jr. - Senior Citizens Advisory Board and Tax Increment Finance #1 Downtown Board
- Bob Duckworth - Tax Increment Finance #3 Board

Council Member Margaret Lucht

- Kristin Lucido - Library Board
- Gayle Owens - Property Standards Board
- Cle Kimble - Tax Increment Finance #3 Board

Council Member Robert Vera

- Lori Barnett Dodson - Tax Increment Finance #3 Board

27.

Citizen comments: There were no speakers on this item.

28.

Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:30 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 09/20/2022

Item Title: EMS Medical Control Services

Submitted By: Mark Lee, Fire Chief

Bid Number: 1061-21

Purchase Justification:

This request is to continue the EMS Medical Control Services as provided by Medical City Hospital - Plano. The initial contract was approved at the July 20, 2021, City Council meeting. The Garland Fire Department has been very satisfied with this Medical Oversight Team and looks forward to continuing a team approach where our paramedics, hospital staff, and Fire Department command staff can work together to provide for a high level of care in our community. The services will continue to be renewed annually as long as the City requires the services and funding is approved.

This approval is for a one-year Term Agreement.

Evaluation:

These services will be provided by Medical City Hospital - Plano through an Interlocal Agreement with the City of Plano Contract 2015-51-C RFQ.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Medical City Plano	All	\$124,440.00
TOTAL:		\$124,440.00

Basis for Award: Interlocal Agreement

Purchase Requisition #: 47713

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$124,440
Proposed Balance: N/A
Account #: 100-1321-7101

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Fire's FY 2022-23 Professional Services account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Prop. Operating - Page 65

Budget Director Approval: Allyson Steadman

Approval Date: 09/09/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/08/2022

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. b.

Meeting Date: 09/20/2022

Item Title: 2022 Garland Alley Reconstruction - Group A

Submitted By: Steve Oliver, Streets Director

Bid Number: 0934-22

Purchase Justification:

This request is to provide construction services for the 2022 Garland Alley Reconstruction - Group A. This project consists of reconstructing eleven (11) alleys located in Council District 8 and includes approximately 11,500 SY of concrete paving and all incidentals. The alley locations are shown on the attached map (2022-Alley exhibit-1).

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. R&A Legacy Construction, LLC, did not provide the requested Bid Bond and was considered nonresponsive. Tri-Con Services, Inc., included the requested Bid Bond and is recommended as the Lowest Responsible Bidder.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Tri-Con Services, Inc.		\$1,780,000.00
		TOTAL:	\$1,780,000.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47676

Fiscal Impact

Total Project/Account:	\$24,083,341 *
Expended/Encumbered to Date:	0
Balance:	\$24,083,341
This Item:	1,780,000
Proposed Balance:	\$22,303,341

Account #: 831-4693-7111

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Construction

* Funds will be committed now but not spent until the beginning of the 2022-23 fiscal year.

Attachments

Bid Recap

2022-Alley exhibit-1

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

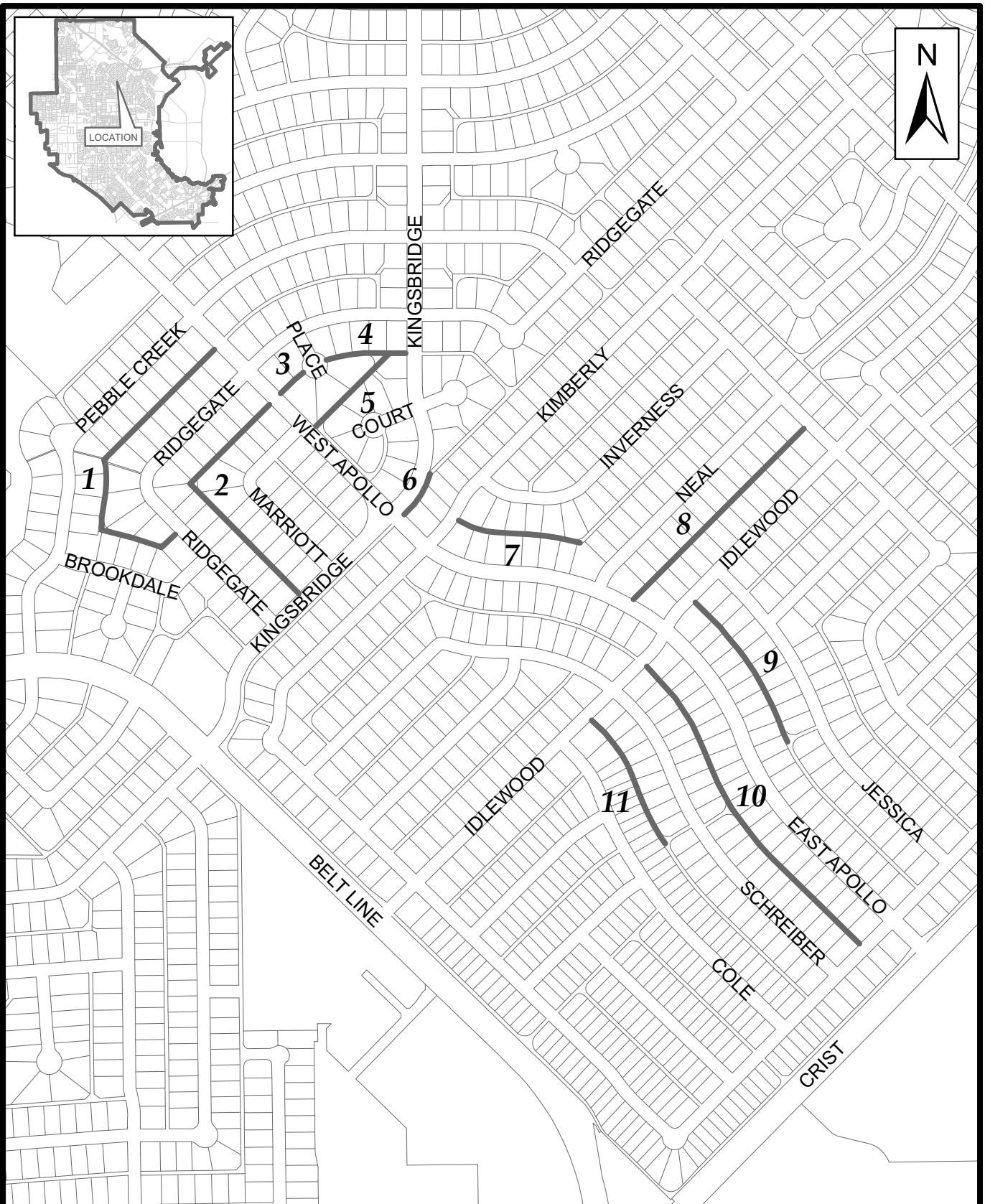
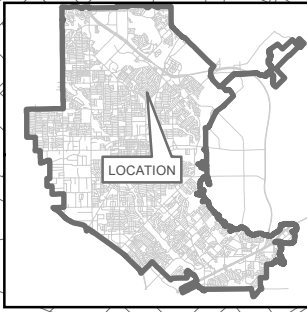
Document Location: Prop. Operating - Page 218

Budget Director Approval: Allyson Steadman

Approval Date: 09/09/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/08/2022





GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. c.

Meeting Date: 09/20/2022

Item Title: Granger Annex Design

Submitted By: Ginny Holliday, Facilities
Management Director

Bid Number: 1059-20

Purchase Justification:

This request is to approve a Change Order for additional design services for the Granger Annex. During demolition of the north and south exterior walls, the existing concrete wall sections that were to remain in the original design were found to be structurally compromised. The remaining portions of the north concrete wall were found to be extremely brittle making it unwise to attempt to tie in the new metal frame wall and brick facade with these sections. Therefore, the decision was made to demolish the entire north wall and construct a solid, contiguous load-bearing structure.

Evaluation:

Official LLC was awarded the original PO 30405 in the amount of \$98,400.00 on July 6, 2020.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Official LLC		All	\$15,875.00
TOTAL:			\$15,875.00

Basis for Award: Change Order

Purchase Requisition #: 47931

Fiscal Impact

Total Project/Account: \$6,175,000
Expended/Encumbered to Date: 6,078,232
Balance: \$96,768
This Item: 15,875

Proposed Balance: \$80,893
Account #: 614-2499-1832004-7101
Fund/Dept/Project – Description and Comments:
Parks CIP / Granger Rec. Center & Annex Renovation

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Adopted CIP - Page 64

Budget Director Approval: Allyson Bell Steadman

Approval Date: 09/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/08/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 09/20/2022

Item Title: GP&L Olinger 3 Forced Draft Motor Repair and Rewind

Submitted By: Dan Bailey, GP&L Energy
Services Director

Bid Number: 1142-22

Purchase Justification:

This request is to provide unanticipated repairs to GP&L Olinger 3 Forced Draft Fan motor that was damaged by a lightning strike at the Olinger Plant. This repair is critical to the function of the Olinger 3 generating unit.

Evaluation:

Brandon and Clark, Inc., will be providing these repairs as an Emergency purchase.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Brandon & Clark, Inc.	All	\$169,356.85
TOTAL:		\$169,356.85

Basis for Award: Emergency

Purchase Requisition #: 47836

Fiscal Impact

Total Project/Account: \$5,322,121
Expended/Encumbered to Date: 5,711,247
Balance: \$(389,126)
This Item: 169,357
Proposed Balance: \$(558,483)*
Account #: 211-3434-7111
Fund/Dept/Project – Description and Comments:

Electric Utility Fund / Production / Operations

* The shortfall will be covered by fund balance reserves and savings from the other Electric divisions in FY 2021-22.

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	Operating Budget
Fiscal Year:	2022-23
Document Location:	Prop. Operating - Page 239

Budget Director Approval:	Allyson Steadman	Approval Date: 09/09/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/08/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. e.

Meeting Date: 09/20/2022

Item Title: Body-Worn Camera Contract

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 1214-22

Purchase Justification:

This request is to approve a ten-year contract for body-worn cameras, Tasers, data storage, interview room cameras and fleet cameras. The current contract expires Oct. 2022, and funding has been approved in the FY 2022-23 Operating Budget to continue the contract. This request is for Year One of a ten-year contract with an option to terminate after Year Five. The total value of the ten-year contract is \$10.84 million.

Evaluation:

The equipment will be provided by Axon Enterprise, Inc., through the Sourcewell Cooperative Purchasing Contract 010720-AXN.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Axon Enterprise, Inc.	All	\$1,063,737.77
TOTAL:		\$1,063,737.77

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47992

Fiscal Impact

Total Project/Account:	\$1,314,881
Expended/Encumbered to Date:	0
Balance:	\$1,314,881
This Item:	1,063,738
Proposed Balance:	\$251,143
Account #:	100-1221-9007, 100-1024-9007

Fund/Dept/Project – Description and Comments:

General Fund / Police Department / Patrol - \$1,028,738

General Fund / City Marshals Office / Parking Enforcement - \$35,000

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Prop. Budget - Pages 70 and 78

Budget Director Approval: Allyson Steadman

Approval Date: 09/09/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/08/2022

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. f.

Meeting Date: 09/20/2022

Item Title: Transformers for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 1094-22

Purchase Justification:

This request is for the purchase of transformers for Warehouse inventory to support GP&L.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. MVA Power, Inc., quoted an unapproved alternate and was considered nonresponsive. Techline, Inc., submitted the Lowest Responsible Bid meeting all requirements of the specifications.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Techline, Inc.	All	\$163,160.00
		TOTAL:	\$163,160.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47820

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$163,160

Proposed Balance: N/A

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

The transformers will be expensed to the appropriate Electric CIP and/or Operating accounts as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2022-23

Document Location: Prop. Oper. Budget - Page 239; CIP - Page 285

Budget Director Approval: Allyson Steadman Approval Date: 09/09/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/08/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 09/20/2022

Item Title: Switchgears for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 1111-22

Purchase Justification:

This request is for the purchase of Switchgears for Warehouse inventory to support GP&L.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Texas Electric Cooperatives quoted an unapproved alternate and was considered nonresponsive. Mangwenya LLC entered their price incorrectly and was considered nonresponsive. Irby Utilities is the recommended Lowest Responsible Bidder meeting all requirements of the specifications.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Irby Utilities	All	\$102,219.00
		TOTAL:	\$102,219.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47842

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$102,219
Proposed Balance: N/A
Account #: 451-1300

Fund/Dept/Project – Description and Comments:

The switchgears will be expensed to the appropriate Electric CIP and/or Operating accounts as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2022-23

Document Location: Prop. Oper. Budget - Page 239; CIP - Page 285

Budget Director Approval: Allyson Steadman

Approval Date: 09/09/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/09/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. h.

Meeting Date: 09/20/2022

Item Title: Itron Water Meter Modules for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing
Director

Bid Number: 1045-21

Purchase Justification:

This request is to approve a Change Order for Itron water meter modules for Warehouse inventory. The distributor has absorbed multiple price increases from the manufacturer and is requesting a 44.9% price increase upon renewal.

Evaluation:

Republic Meter was awarded the original Term Agreement with four (4) renewal options in the amount of \$332,500 at the July 20, 2021, City Council meeting.

Award Recommendation:

	<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Republic Meter		All	\$481,700.00
TOTAL:			\$481,700.00

Basis for Award: Change Order

Purchase Requisition #: 47849

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$481,700

Proposed Balance: N/A

Account #: 451-1300

Fund/Dept/Project – Description and Comments:

The water meter modules will be expensed to the appropriate Water Operating and/or CIP accounts as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 242; CIP - Page 241

Budget Director Approval: Allyson Steadman Approval Date: 09/09/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/09/2022



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. i.

Meeting Date: 09/20/2022

Item Title: Customer Information System Additional User Licenses and Software Maintenance

Submitted By: Steven Niekamp, Chief
Information Officer

Bid Number: 0463-17

Purchase Justification:

This request is to approve a Change Order for the purchase of 30 additional CIS Infinity User Licenses needed following "go live" and additional annual maintenance fees associated with the additional licenses. These licenses will be used primarily by the Customer Service Department.

Evaluation:

Advanced Utility Systems was awarded the original PO 26734 in the amount of \$3.83 million at the Jan. 9, 2018, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Advanced Utility Systems	All	\$255,000.00
TOTAL:		\$255,000.00

Basis for Award: Change Order

Purchase Requisition #: 48011

Fiscal Impact

Total Project/Account:	\$10,970,254
Expended/Encumbered to Date:	9,513,328
Balance:	\$1,456,926
This Item:	255,000
Proposed Balance:	\$1,201,926

Account #: 411-4514-6011 & 411-4514-7121

Fund/Dept/Project – Description and Comments:

Information Technology Fund / Strategic Services / Customer Information System Additional User Licenses and Software Maintenance

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 318

Budget Director Approval: Allyson Steadman

Approval Date: 09/09/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/09/2022

OPENED: N/A
REQ. NO. PR 48011
BID NO. 0463-17
PAGE: 1 of 1
BUYER: Casee Sanders

Advanced Utility Systems

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 09/20/2022

Item Title: Emergency Operations Center Renovation

Submitted By: Mistie Gardner, Emergency
Management Director

Bid Number: 1242-22

Purchase Justification:

This request is for the approval of renovations to the Emergency Operations Center (EOC). During previous activations, the EOC did not adequately meet the needs of all the personnel using it. The shortcomings identified included the current audiovisual system, the physical layout of the space, and the need for additional space during large activations. To address these issues, the renovation will include modifications to various walls to allow for the installation of a new audiovisual system, expansion of the current conference room, and the ability to use the adjacent IT training room during activations that require multiple departments.

Evaluation:

Custard Construction Services was selected to perform this work through the TIPS Cooperative Purchasing Contract 211001.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Custard Construction Services	All	\$204,682.25
TOTAL:		\$204,682.25

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47763

Fiscal Impact

Total Project/Account: \$634,000 *
Expended/Encumbered to Date: 350,792
Balance: \$283,208

This Item: 204,682
Proposed Balance: \$78,526
Account #: 692-1059-1610900-9002

Fund/Dept/Project – Description and Comments:

Municipal Facilities and Misc. Tax Supported CIP / Facilities Management / Emergency Operations Center Renovation

* A one-time cash transfer of \$250,000 is included in the FY 2022-23 Budget from the General Fund to the Multi-Year Capital Improvement Program (CIP) for the renovation of the Emergency Operations Center. The renovation will be completed in conjunction with the Emergency Operations Center AV system replacement. The Emergency Operations Center Renovation project will be reflected in the upcoming 2023 Proposed Capital Improvement Program.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: N/A

Budget Director Approval: Allyson Steadman

Approval Date: 09/13/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/13/2022

[illegible]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. a.

Meeting Date: 09/20/2022

Item Title: Z 22-31 JLB Partners, LLC / Masterplan (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-31 JLB Partners, LLC / Masterplan

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-31 Ordinance

Z 22-31 Exhibit A

Z 21-31 Exhibit B

Z 22-31 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM COMMUNITY RETAIL (CR) DISTRICT AND AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY-2 (MF-2) USES AND 2) A DETAIL PLAN FOR MULTI-FAMILY DEVELOPMENT ON A 21.388-ACRE TRACT OF LAND LOCATED AT 5000 AND 5026 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; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 8th day of August, 2022, the Plan Commission did consider and make recommendations on a certain request for a 1) a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses and 2) a Detail Plan for Multi-Family Development by **JLB Partners, LLC / Masterplan**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses and 2) a Detail Plan for Multi-Family Development on a 21.388-acre tract of land located at 5000 and 5026 Zion Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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

Section 7

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

FILE NO. Z 22-31

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-31

BEING A 21.388-acre tract of land situated in the T. Stone Survey, Abstract No. 1330, and the J. Loving Survey, Abstract No. 791, City of Garland, Dallas County, Texas, being part of a tract conveyed to Nick A. Kokles, Jr., by deed recorded in Instrument No. 20080336511, Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found on the east line of Zion Road, a variable width public right-of-way, for the southeast corner of a tract conveyed to Dallas County for the right-of-way thereof, recorded in Volume 93051, Page 4428 Deed Records, Dallas County, Texas (DRDCT), for the north corner of Lot 1, Block 1, ECOL Addition, an addition recorded in Volume 82128, Page 1488 DRDCT, and for the northeast corner of the right-of-way dedication created by the above described plat;

THENCE N 14°02'28" E, 116.15 feet along the east line of said right-of-way deed to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner;

THENCE N 75°43'50" W, 7.48 feet along the north line of said right-of-way deed to a point for the southeast corner

ZONING FILE NUMBER Z 22-31

of another right-of-way deed, to the City of Garland,
recorded in Volume 2004162, Page 6177 DRDCT;

THENCE along the east line of said dedication, the
following:

A non-tangent curve to the right having a central angle of
00°23'39", a radius of 9965.00 feet, a chord of N 14°49'16"
E - 68.57 feet, an arc length of 68.57 feet;

N 15°01'06" E, 364.93 feet;

A tangent curve to the left having a central angle of
00°34'23", a radius of 10035.00 feet, a chord of N
14°43'55" E - 100.35 feet, an arc length of 100.35 feet;

And N 14°26'43" E, 176.60 feet to an "X" set in concrete
for the southwest corner of a tract conveyed to the City of
Garland, recorded in Volume 2005132, Page 10570 DRDCT;

THENCE along the south line thereof, the following:

N 71°39'52" E, 71.38 feet; N 67°51'19" E, 26.73
feet; N 73°39'36" E, 35.55 feet;

N 54°29'41" E, 74.28 feet; N 74°01'54" E, 232.64
feet; S 75°48'12" E, 185.83 feet;

And S 75°24'24" E, 184.58 feet to the west line of Parcel
26, as conveyed by Lis Pendens to the North Texas Tollway
Authority, recorded in Instrument No. 20080304608 OPRDCT;

EXHIBIT A

THENCE along the west line of said North Texas Tollway Authority Parcel 26, and of Parcel 20, recorded in Instrument No. 20070462026 OPRDCT, and of Parcel 22, recorded in Instrument No. 20080379343 OPRDCT, and of Parcel 21, recorded in Instrument No. 20080374745 OPRDCT, the following:

S 15°04'16" W, 58.33 feet; S 45°46'49" E, 62.51 feet;

N 86°30'03" E, 201.22 feet to a 1/2" iron rod with plastic cap found;

S 12°28'00" W, 471.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 22°45'20" W, 222.69 feet to a 5/8" iron rod found;

S 68°14'37" W, 72.70 feet; S 29°07'57" E, 36.06 feet;

A non-tangent curve to the right having a central angle of 05°53'36", a radius of 1399.00 feet, a chord of S 45°45'19" W - 143.84 feet, an arc length of 143.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And a non-tangent curve to the right having a central angle of 01°02'29", a radius of 11034.83 feet, a chord of S 62°17'59" W - 200.55 feet, an arc length of 200.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of a tract conveyed to Alva Pearl Wilder and

ZONING FILE NUMBER Z 22-31

Steven Mark Wilder, recorded in Instrument No. 201500300511
OPRDCT;

THENCE along the common line thereof, the following:

N 33°42'14" W, 110.37 feet; N 77°37'20" W, 171.30
feet;

S 63°27'40" W, 261.28 feet to a 5/8" iron rod found;

And N 58°43'43" W, passing the most westerly north corner
thereof, being a point on the northeast line of the
remainder of Lot 1, Block 1, ECOL Addition, and continuing
along the northeast line thereof a total distance of 259.52
feet to the POINT OF BEGINNING with the subject tract
containing 931,642 square feet or 21.388 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-31

5000 and 5026 Zion Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

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 Multi-Family-2 (MF-2) 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 E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-2 (MF-2) District.

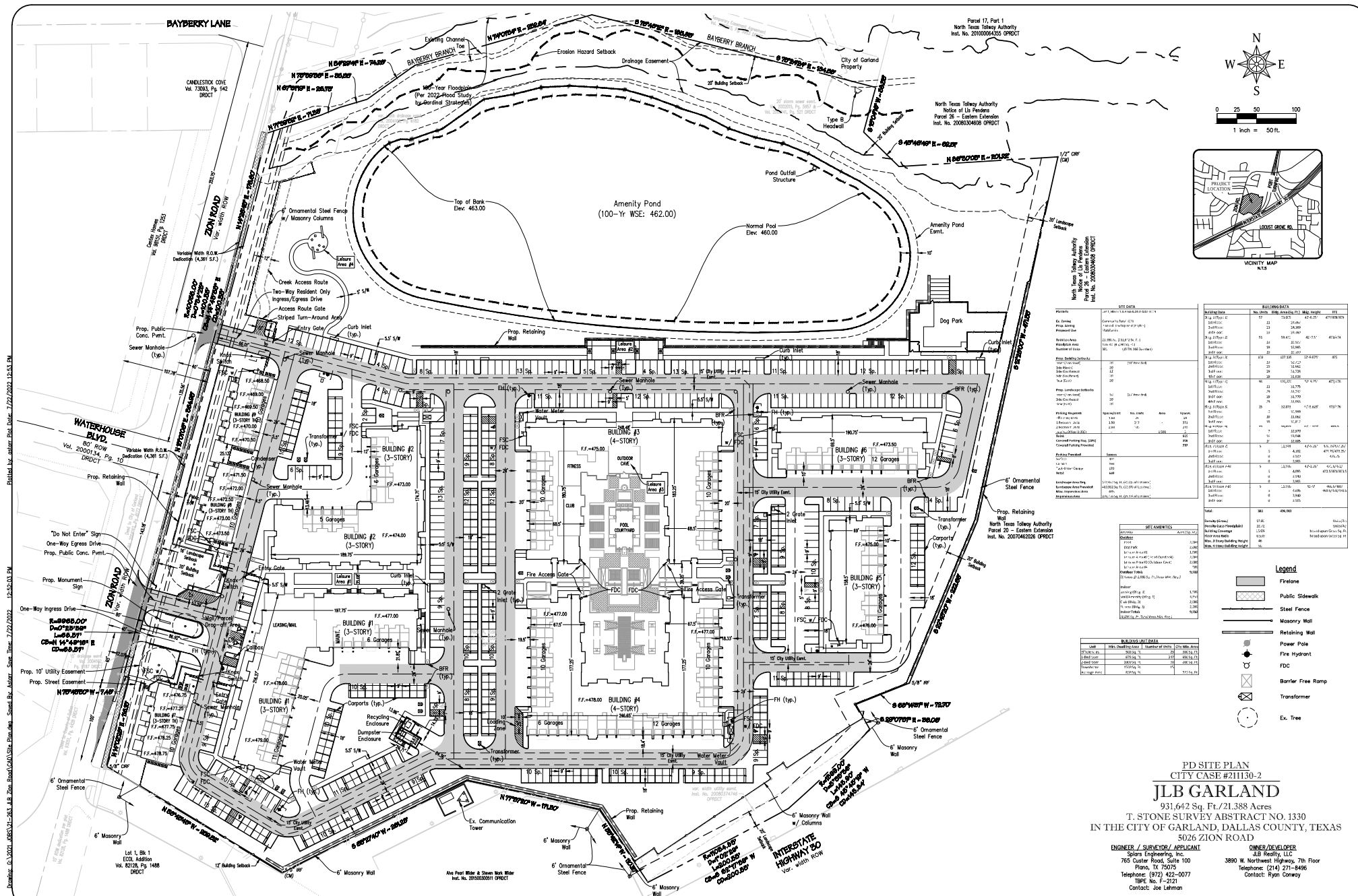
B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

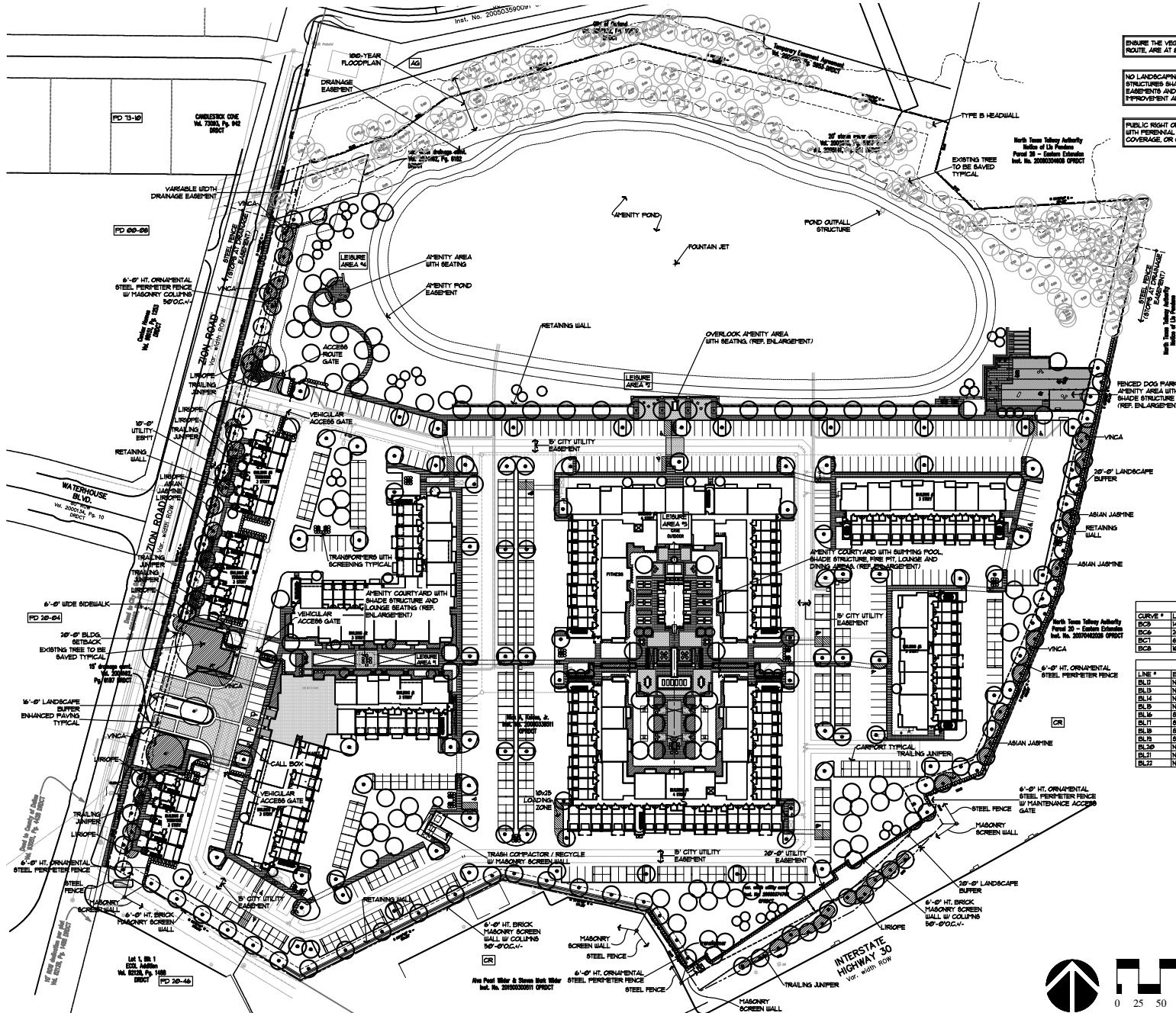
C. Building Height: The maximum height for the three-story buildings shall be forty-six (46) feet and the maximum height for the four-story buildings shall be fifty-eight (58) feet.

D. Density: The maximum density for this development shall be nineteen (19) dwelling units per acre.

- E. Dwelling Units: A total of 381 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- I. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- J. Signage: All signage shall comply with the standards in the Garland Development Code.

EXHIBIT C

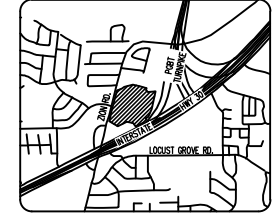




ENSURE THE VEGETATION OR TREES, WHEN THEY OVERHANG THE CIRCULATION ROUTE, ARE AT 8'-0" ABOVE THE FINISH SURFACE.

NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY STRUT. APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER FULLY ESTABLISHED WITH 100% COVERAGE OR OTHER APPROVED STABILIZATION METHOD.



- LEGEND**
- PARKING AREA TREE
 - BUFFER TREE
 - MITIGATION TREE
 - EXISTING TREE TO REMAIN
 - SCREEN SHRUBS / BUFFER SHRUBS
 - SHRUBS / ORNAMENTAL GRASS
 - GROUND COVER
 - BRUSH FINISH CONCRETE
 - ENHANCED PAVING
 - SYNTHETIC TURF
 - ORNAMENTAL STEEL FENCE
 - BRICK MASONRY SCREEN WALL

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
BC3	143.50'	395.00'	53.53°	S 49° 45' 15" W	143.84'
BC6	200.35'	355.48'	60.72°	S 67° 11' 55" W	200.35'
BC1	148.57'	355.48'	60.72°	N 14° 42' 15" E	148.57'
BC8	180.35'	355.48'	60.72°	N 14° 43' 55" E	180.35'

LINE TABLE

LINE #	BEARING	DISTANCE
BL2	N 1° 59' 55" E	1' 36"
BL3	N 0° 15' 15" E	24.73'
BL4	N 13° 29' 34" E	35.90'
BL5	N 54° 29' 47" E	14.28'
BL6	S 5° 04' 56" E	14.33'
BL7	S 49° 45' 15" E	62.97'
BL8	S 68° 14' 37" E	13.40'
BL9	S 25° 03' 15" E	14.00'
BL10	N 33° 01' 34" E	10.93'
BL11	N 14° 45' 25" E	16.81'
BL12	N 19° 43' 55" E	1.49'

DEVELOPER

JLB PARTNERS, LLC
3800 WEST NORTHWEST HWY
SEVENTH FLOOR
DALLAS, TEXAS 75225
PHONE: (214) 271-8888
CONTACT: RYAN CONWAY

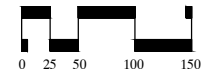
PREPARED BY

ENVIRO DESIGN
7424 GREENVILLE AVENUE, SUITE 200
DALLAS, TEXAS 75231
PHONE: (214) 987-3010
CONTACT: STEVEN REDDY

ADDRESS: 5028 ZION ROAD
EXISTING ZONING: COMMUNITY RETAIL (CR)
PROPOSED ZONING: PLANNED DEVELOPMENT (PDM)

Lot 1, Block 1,
JLB Garland Addition

Case# 211130-2



LANDSCAPE REQUIREMENTS
(N/P) Multi-Family District

Area Requirements Total Site Area Landscape area (40% of lot area), (3516-421740) = 572,691 sq. ft.	Required N/A 572,691 sq. ft. (83% area)	Provided 551,643 sq. ft. (7380 acres) 485,562 sq. ft. (69%) (111 acres)
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Landscape Buffer
For every thirty three feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses.

Zion Road (78'-0" Landscape Buffer)
Total length of frontage = 621 LF

Landscape Buffer (621/30) = 213 trees	28 trees	28 trees
(621/30) = 213 trees	16'-0"	25'-0"
	(3' cal)	(4' cal)
		Total inches = 12

(621/30) = 12.36 shrubs	163 shrubs (5 gal)	383 shrubs (5 gal)
Ground Cover (25% of Buffer area) (621/30) = 5.363	5,363 sq. ft.	5,363 sq. ft. (Ref. plan)

11.30 (24'-0" Landscape Buffer) Total length of frontage = 438 LF (438/30) = 13.3 trees	14 trees (4' cal)	14 trees (4' cal) Total inches = 56
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(438/30) = 11.33 shrubs	58 shrubs (5 gal)	146 shrubs (5 gal)
Ground Cover (25% of Buffer area) (438/30) = 2.950	2,950 sq. ft.	2,950 sq. ft. (Ref. plan)

George Bush Turnpike (102'-0" Landscape Buffer) Total length of frontage = 625 LF (625/30) = 23.3 trees	24 trees (4' cal)	24 trees (4' cal) Total inches = 96
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(625/30) = 16.3 shrubs	163 shrubs (5 gal)	178 shrubs (5 gal)
Ground Cover (25% of Buffer area) (625/30) = 3.475	3,475 sq. ft.	3,500 sq. ft. (Ref. plan)

Parking Area Landscaping
Multi-family

A landscaped island must be located at the terminus of each parking row, and must contain a minimum of one large canopy tree. Landscaped islands must be a minimum of 100sf. There must be a minimum of one large canopy tree within study-five feet of every parking space. One large canopy tree is required every ten parking spaces. Total surface parking (including carports) = 488 (488/10) = 50 large trees	50 large trees (3' cal) [56 large trees w/ tandem]	88 trees (4' cal) Total inches = 352
(Note: a total of 88 trees have been provided to comply with all four requirements above.)	[514 (including tandem)] [514/ 10-17.4 large trees]	

Living landscape materials must cover a minimum of five percent of the total parking lot area. Total parking lot area = 242,647 sq. ft. (242,647/5%) = 2,334 sq. ft.	2,334 sq. ft.	≥ 1,729 sq. ft. (8%)
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Parking Screening
Parking areas shall be screened from public streets and adjacent residential districts. Screening shall consist of one or a combination of the following alternatives.

- Masonry walls - Landscape earthen berms - Evergreen shrubs - Any combination of the above.	Evergreen shrubs/ Masonry Wall	Ref. Plan
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Tree preservation and mitigation
= Protected trees that are healthy and growing on a site must be preserved or replaced.

Mitigation required = 3,440'	3,440'	1420'
Mitigation trees provided = 111 4' cal. (168')		
Buffer trees provided = 50 4' cal. (360')		
Parking area trees provided = 88 4' cal. (352')		
Total mitigation provided = 1408'		
Total mitigation needed = 3025'		
Mitigation via payment to a City Reforestation and Tree Management Fund. See tabulation chart on Sheet 31.P.		

Refuse Storage Containers
Refuse storage containers shall be screened from public thoroughfares and adjacent properties.

Ground-mounted Equipment
All roof and ground-mounted mechanical equipment (such as, HVAC units, satellite dishes, or telecommunications equipment) must be completely screened from view from adjacent public streets and residential districts. Ground-mounted equipment must be fully screened with an evergreen living screen, berm in combination with evergreen landscaping, or a screening wall constructed with building materials that are consistent and compatible with the main building. However possible, ground-mounted equipment must be installed behind the main building.

Section 4.3.3 General Planting Standards
Living Coverages Required. Required landscaped open areas and non-paved areas between the front of building(s) and any street right-of-way line must be completely covered with living plant material.

Plant Material Standards. Plant materials required by this GDC must be of a species listed in the Approved Plant List for the City of Garland (see Division 1 of the Article 3), and all plant materials installed on a development or redevelopment site must conform with the most recent edition (at the time of development or redevelopment) of the "American Standard of Nursery Stock" (as amended) published by the American Association of Nurserymen.

Tree Size at Installation. Large canopy trees (see Table 4-1 in the Approved Plant List, Division 1 of the Article 3) and street trees in the DT district must be a minimum of three inches in caliper (measured twelve inches above the ground) and seven feet in planted height at time of installation. Small ornamental trees (see Table 4-2 in the Approved Plant List, Division 1 of the Article 3) must be a minimum of one and one-half inch in caliper (measured six inches above the ground) and five feet in planted height at time of installation.

Shrub Size at Installation and Coverage at Maturity. Shrubs that are not of a "dwarf" variety must be a minimum of two feet in planted height at time of installation.

QUANTITY

281

LARGE TREES

COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
Chinese Pistache	<i>Pistacia chinensis</i>	4" caliper, nursery grown, single trunk 14" ht. / 6" spread 1-8" clear trunk
Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, nursery grown, single trunk 14" ht. / 7" spread 1-8" clear trunk
Live Oak	<i>Quercus virginiana</i>	4" caliper, nursery grown, single trunk 14" ht. / 8" spread 1-8" clear trunk
Bald Cypress	<i>Taxodium distichum</i>	4" caliper, nursery grown, single trunk 14" ht. / 4" spread 1-8" clear trunk
Cedar Elm	<i>Ulmus crassifolia</i>	4" caliper, nursery grown, single trunk 14" ht. / 7" spread 1-8" clear trunk

68

ORNAMENTAL TREES

COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
Texas Red Bud	<i>Cercis canadensis</i> var. <i>texana</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Possumhaw Holly	<i>Ilex decidua</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Yaupon Holly	<i>Ilex vomitoria</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread 75%+ female, 25%+ male
White Flowering Crape Myrtle	<i>Lagerstroemia indica</i> 'Natchez'	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Red Flowering Crape Myrtle	<i>Lagerstroemia indica</i> 'Toto'	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread
Mexican Plum	<i>Prunus mexicana</i>	4" caliper, nursery grown, single trunk 3 trunk min. 10" Hx/B spread
Chinese Tree	<i>Vitex agnus-castus</i>	4" caliper, nursery grown, multi-trunk 3 trunk min. 10" Hx/B spread

56

SHRUBS

COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii' nana	5 gallon, 24" Hx/B spread, 3' o.c.
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> nana	5 gallon, 24" Hx/B spread, 3' o.c.
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillima'	5 gallon, 24" Hx/B spread, 3' o.c.
White Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'	5 gallon, 24" Hx/B spread, 3' o.c.
Eduard Goucher Abelia	<i>Abelia grandifolia</i> 'Eduard Goucher'	5 gallon, 24" Hx/B spread, 3' o.c.
Texas Sage	<i>Leucophyllum frutescens</i> 'Compacta'	5 gallon, 24" Hx/B spread, 3' o.c.
Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	7 gallon, 30" Hx/B spread, 3' o.c.
Nellie R. Stevens holly	<i>Ilex cornuta</i> 'Nellie R. Stevens'	5 gallon, 24" Hx/B spread, 4' o.c.
Elaeagnus	<i>Elaeagnus macrophylla</i> 'Ebbesenii'	5 gallon, 24" Hx/B spread, 3'-6" o.c.
Red Yucca	<i>Hesperaloe parviflora</i>	5 gallon, 24" Hx/B spread, 3'-6" o.c.
Texas Sage	<i>Leucophyllum frutescens</i>	5 gallon, 24" Hx/B spread, 3'-6" o.c.
Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 gallon, 24" Hx/B spread, 3'-6" o.c.

56

GROUND COVERS

CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
ELCIN	Purple Leaf Winter Creeper	<i>Synonyma fortunei</i> 'Goldgraze'	1 gallon at 15' o.c.
LIR	LIRIOPE	<i>Liriope muscari</i> 'Purheiss'	4" pots at 12' o.c.
ASIAN	ASIAN JASMINE	<i>Trachelospermum asiaticum</i>	4" pots at 12' o.c.
MONDO	MONDO GRASS	<i>Ophiopogon japonicus</i>	4" pots at 12' o.c.
VINCA	VINCA	<i>Vinca minor</i>	1 gallon at 15' o.c.
BERLUDA	BERLUDA GRASS	<i>Cynodon dactylon</i>	Soil

Note: No landscaping such as trees, hedges, above underground structures shall be located within existing or proposed utility easements and right of way without approved City's Real Property Improvement Authorization form or City's License Agreement.

Note: Ensure the vegetation, or trees, when they overhang the circulation route, are at 8'0" above the walking surface.

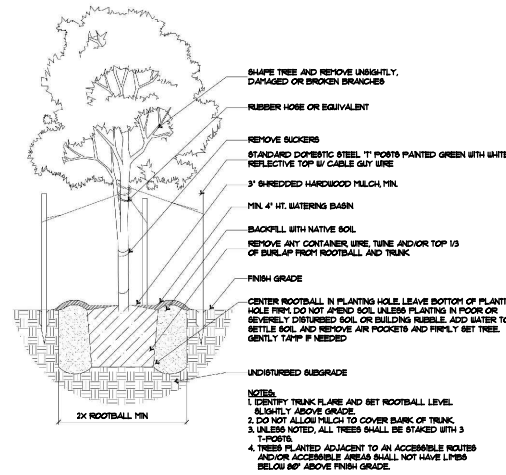
Section 4.3.2 Installation & Maintenance

The installation of all materials shown on the approved screening and landscaping plans must be inspected and approved by the Building Inspection Department prior to issuance of a Certificate of Occupancy.

Maintenance.
The property owner is responsible for the maintenance of all required landscaping, including, but not limited to, the following:

Plant material must be perpetually maintained in a healthy, vigorous, living, and growing condition as is appropriate for the season of the year.

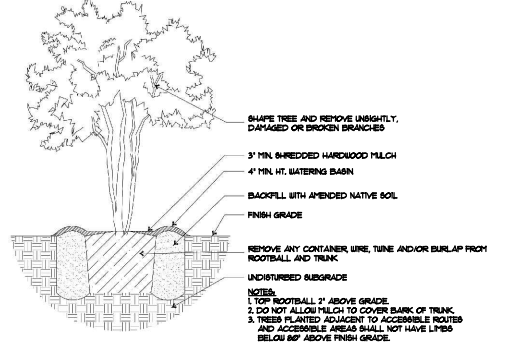
Plant materials that die must be replaced by the property owner with the same plant variety (or an approved alternative) at the initial planting site within thirty calendar days following notification by the City or within an alternative time period, not to exceed one hundred and twenty calendar days, if such is approved by the Planning Director.



TREE PLANTING

SECTION / ELEVATION

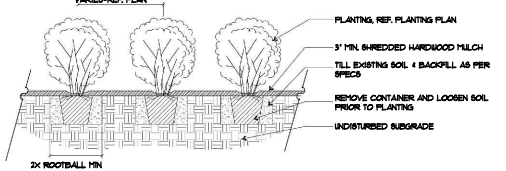
NTA



ORNAMENTAL TREE PLANTING

SECTION / ELEVATION

NTA



SHRUB 'POCKET' PLANTING DETAIL W/ BED PREPARATION

SECTION / ELEVATION

NTA

DEVELOPER

JLB PARTNERS, LLC
3850 WEST NORTHWEST HWY
SEVENTH FLOOR
DALLAS, TEXAS 75225
PHONE: (214) 271-8488
CONTACT: RYAN COWAY

PREPARED BY:

ENVIRO DESIGN
7424 GREENVILLE AVENUE, SUITE 200
DALLAS, TEXAS 75231
PHONE: (214) 387-0310
CONTACT: STEVEN REDDY

Lot 1, Block 1,
JLB Garland Addition

Case# 211130-2

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave., Suite 200 Dallas, TX 75231 (214) 387-0310



REVISIONS

THIS PLAN IS
RELEASED FOR
THE PURPOSE OF
INTERNAL
REVIEW, NOT
FOR PERMITTING
OR
CONSTRUCTION

REVISIONS

JLB GARLAND ZION ROAD
JLB PARTNERS, LLC
GARLAND, TEXAS

SCALE

N/A

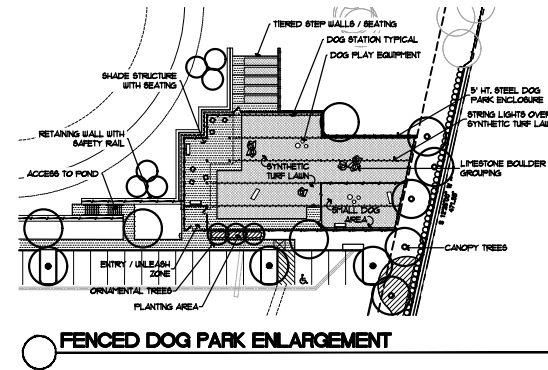
DATE

06-15-22

TITLE
LANDSCAPE

SHEET

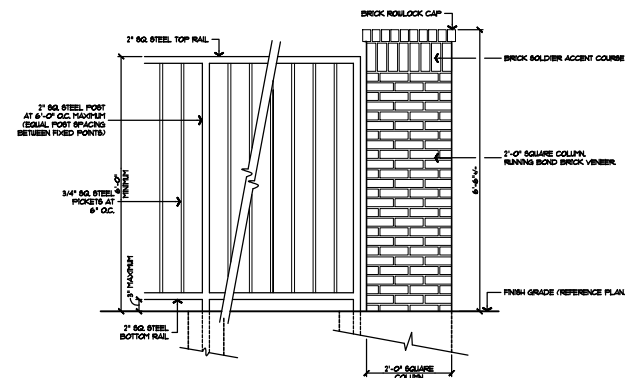
5LP of 8



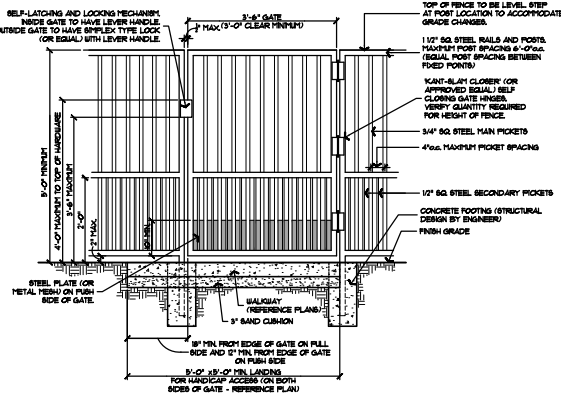
ADDRESS: 5026 ZION ROAD
EXISTING ZONING = COMMUNITY RETAIL (CR)
PROPOSED ZONING = PLANNED DEVELOPMENT (PD/MF)

Lot 1, Block 1,
JLB Garland Addition

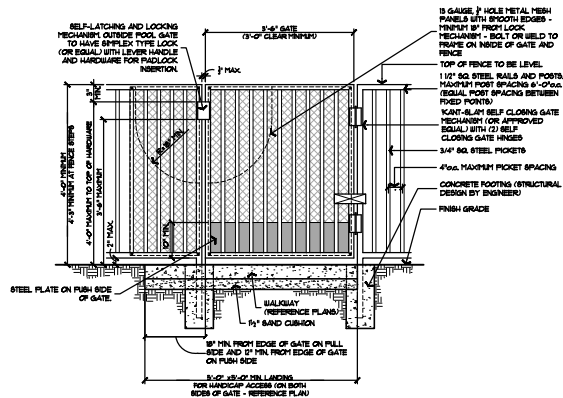
Case# 211130-2



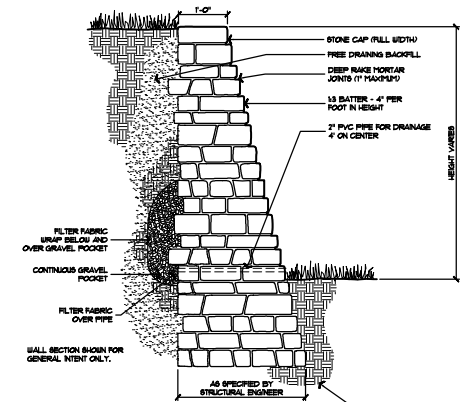
A PERIMETER STEEL FENCE w/ MASONRY COLUMN
ELEVATION
3/4" = 1'-0"



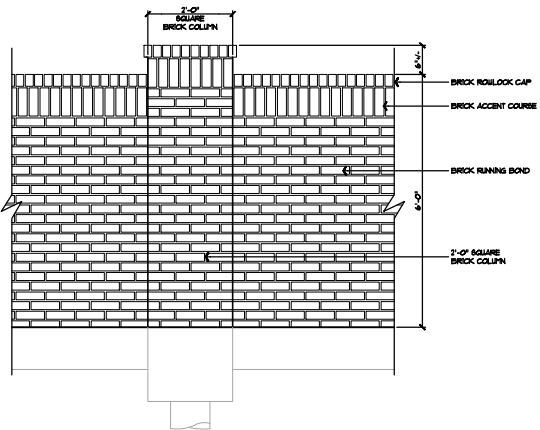
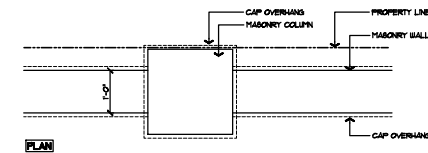
C DOG PARK STEEL FENCE AND GATE
ELEVATION
3/4" = 1'-0"



B POOL STEEL FENCE AND GATE
ELEVATION
3/4" = 1'-0"



D STONE WALL (3' TO 6' HIGH)
SECTION - GENERAL INTENT
3/4" = 1'-0"



E MASONRY SCREEN WALL
ELEVATION
3/4" = 1'-0"

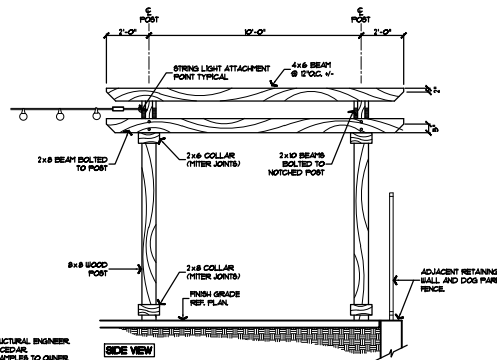
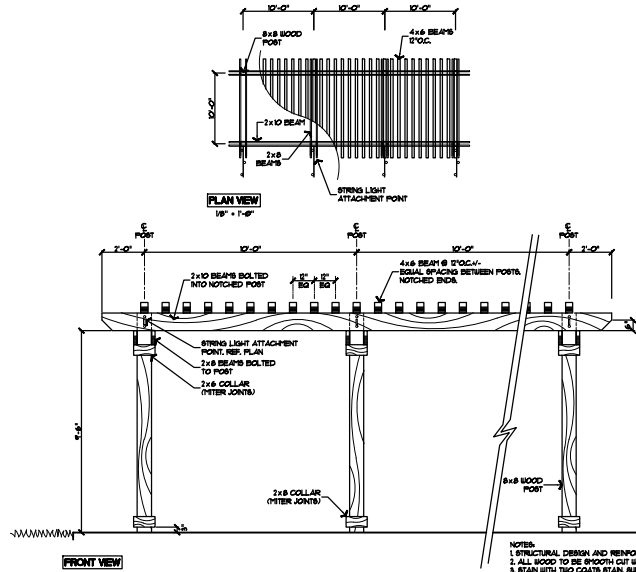
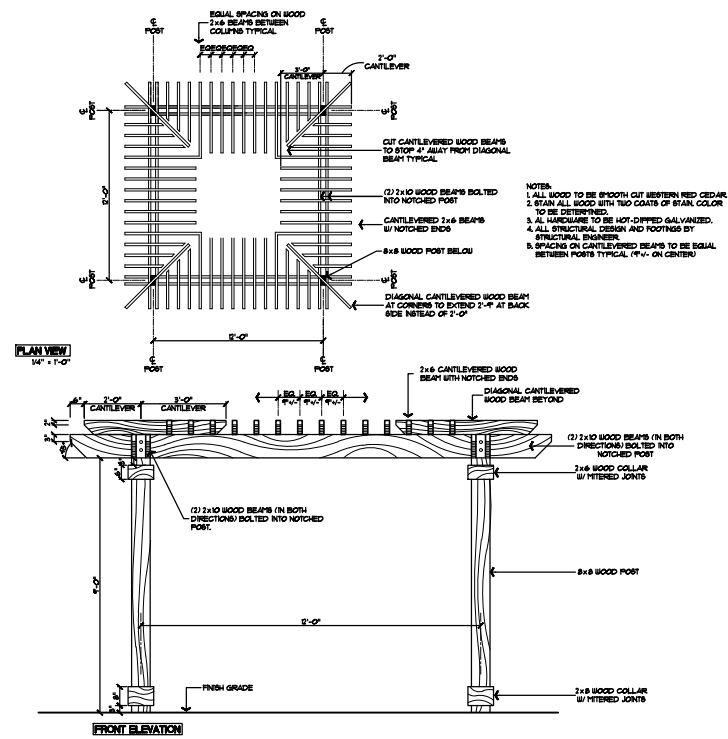
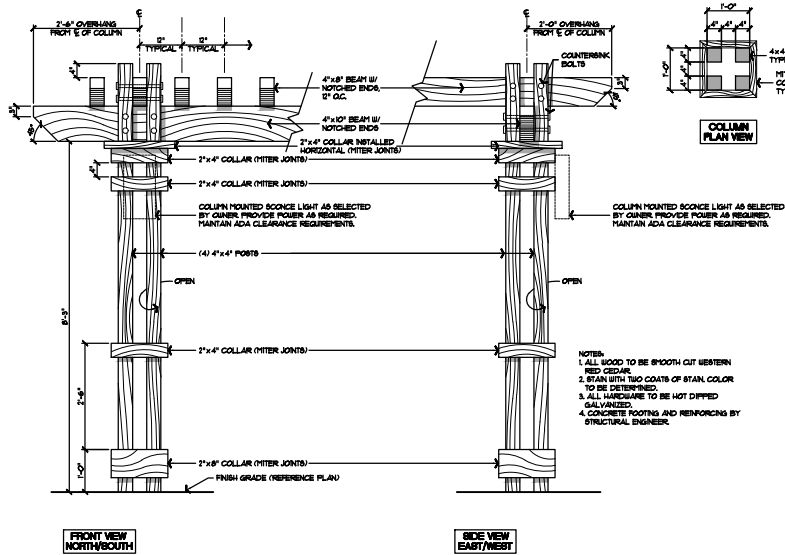
DEVELOPER
JLB PARTNERS, LLC
3800 WEST NORTHWEST HWY
SEVENTH FLOOR
DALLAS, TEXAS 75225
PHONE: (214) 711-8888
CONTACT: RYAN CONWAY

PREPARED BY
ENVIRO DESIGN
7424 GREENVILLE AVENUE, SUITE 200
DALLAS, TEXAS 75231
PHONE: (214) 861-3000
CONTACT: STEVEN REDDY

ADDRESS: 9028 ZION ROAD
EXISTING ZONING = COMMUNITY RETAIL (CR)
PROPOSED ZONING = PLANNED DEVELOPMENT (PDMF)

Lot 1, Block 1,
JLB Garland Addition

Case# 211130-2



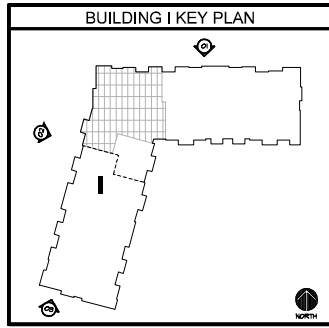
DEVELOPER
JLB PARTNERS, LLC
3800 WEST NORTHWEST HWY
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PHONE: (214) 771-8888
CONTACT: RYAN CONWAY

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DALLAS, TEXAS 75231
PHONE: (214) 861-3000
CONTACT: STEVEN REDDY

ADDRESS: 5028 ZION ROAD
EXISTING ZONING: COMMUNITY RETAIL (CR)
PROPOSED ZONING: PLANNED DEVELOPMENT (PDMF)

Lot 1, Block 1,
JLB Garland Addition

Case# 211130-2

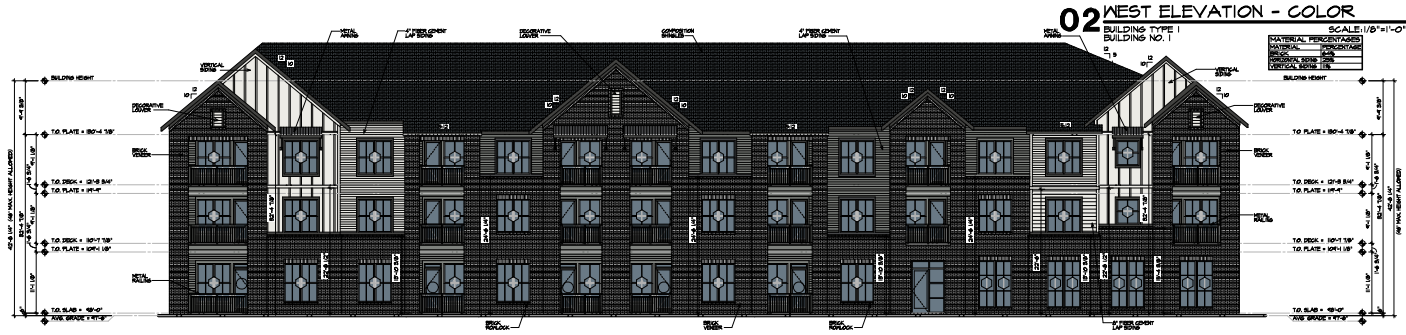
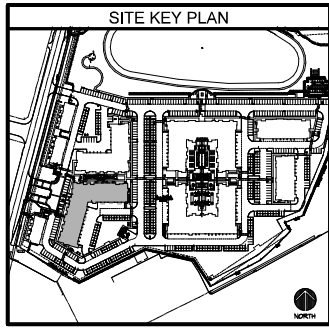


MATERIAL LEGEND

PAINT 1 SW PURE WHITE	BRICK 1 INTERSTONE
PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF HATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ CORNERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ SABLE WINDOWS
☐ GUIONS	



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Project No. 21018

Drawn By: LL, AM, CK, & MK

ISSUE FOR PDF: APRIL 25, 2022

Revisions:

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Sheet Number:
A4.13C
COLOR
EXTERIOR
ELEVATIONS



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Project No. 21018

Drawn By: LL, A.M. CK, & MK

ISSUE FOR PDP: APRIL 25, 2022

Revisions: CITY COMMENTS: MAY 10, 2022

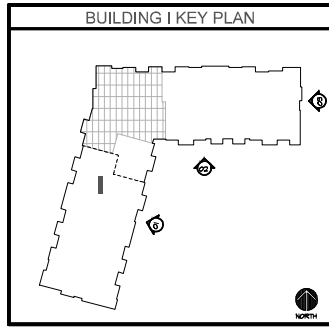
JLB ZION ROAD
JLB PARTNERS
GARLAND, TEXAS

Womack+Hampton
ARCHITECTS, L.L.C.
1001 N. WYATT ROAD
DALLAS, TEXAS 75201
PH: 214.524.5000
FAX: 214.524.5000



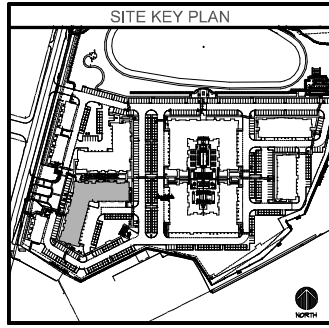
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COLOR
EXTERIOR
ELEVATIONS



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PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF HATTE BLACK

ARCHITECTURAL ELEMENTS	
☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ CORNERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORTICOS	☒ ORNAMENTAL FACADE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ SABLE WINDOWS
☐ GUIONS	



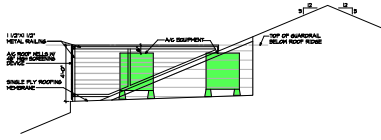
03 EAST ELEVATION - COLOR



02 SOUTH COURTYARD ELEVATION - COLOR



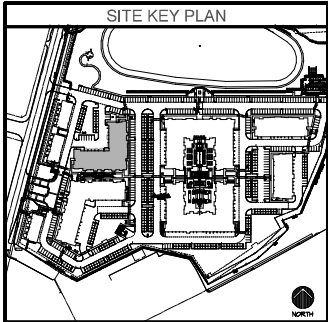
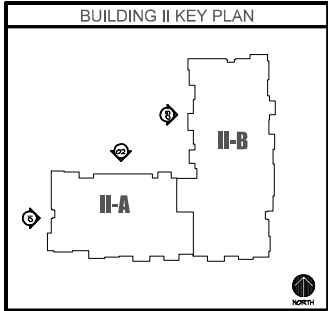
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04 A/C WELL SCREEN

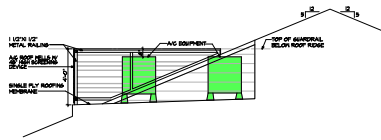
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MATERIAL LEGEND	
PAINT 1	BRICK 1
PAINT 2	SHINGLE ROOF
PAINT 3	METAL ROOF
SN PURE WHITE	WINTERSTONE
SN CITYSCAPE	TIMBERLINE CHARCOAL
SN IRON ORE	MATTE BLACK

ARCHITECTURAL ELEMENTS	
☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☒ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
☐ GROUND	



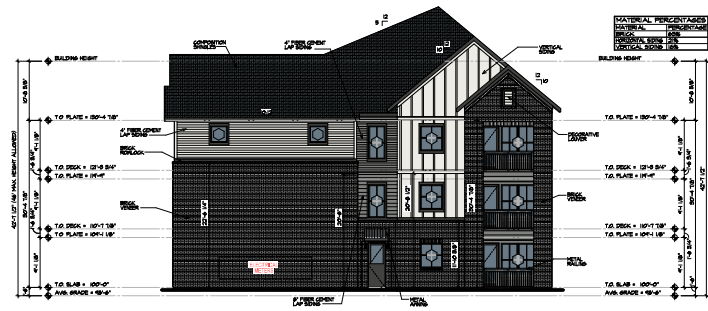
04 A/C WELL SCREEN
SCALE: 1/8" = 1'-0"



03 WEST COURTYARD ELEVATION - COLOR
BUILDING TYPE II
SCALE: 1/8" = 1'-0"



02 NORTH COURTYARD ELEVATION - COLOR
BUILDING TYPE II
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - COLOR
BUILDING TYPE II
SCALE: 1/8" = 1'-0"



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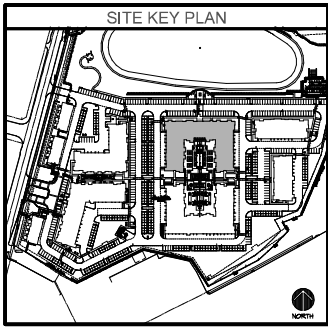
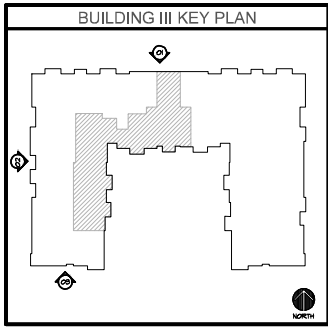
Project No.
21018
Drawn By:
LL, A.M. CK, & MK
ISSUE FOR PDF:
APRIL 25, 2022
Revisions:
CITY COMMENTS -
MAY 9, 2022

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972.266.0000



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COLOR
EXTERIOR
ELEVATIONS

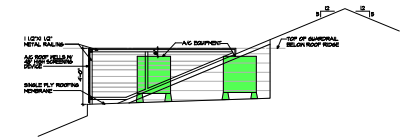


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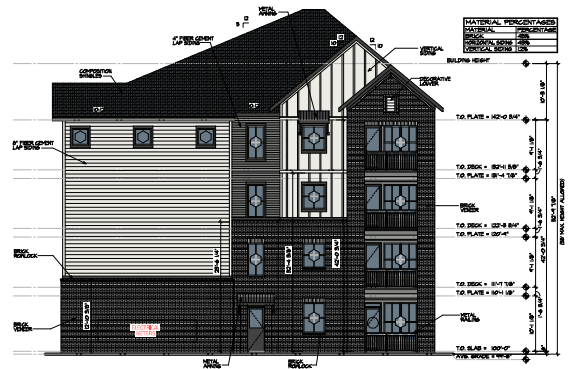
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PAINT 2 SKY CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SKY IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DOWNSPUTS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ GABLE WINDOWS
☐ GUTTERS	



04 A/C WELL SCREEN
SCALE: 1/8"=1'-0"



03 SOUTH ELEVATION - COLOR
SCALE: 9/32"=1'-0"



02 WEST ELEVATION - COLOR
SCALE: 9/32"=1'-0"



01 NORTH ELEVATION - COLOR
SCALE: 9/32"=1'-0"

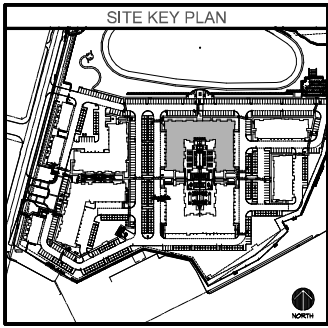
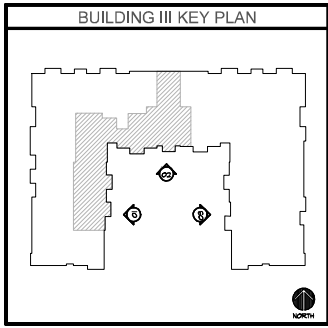
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Project No:
21018
Drawn By:
LL, A.M. CK, & MK
ISSUE FOR PDF:
APRIL 25, 2022
Revisions:
CITY COMMENTS -
MAY 10, 2022

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CITY OF GARLAND
ENGINEER/PLANNER
NUMBER 21110-2

Sheet Number:
A4.34C
COLOR
EXTERIOR
ELEVATIONS



MATERIAL LEGEND

PAINT 1 SW PURE WHITE	BRICK 1 PINTERSTONE
PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DOWNERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
☐ GUTTERS	



03 WEST COURTYARD ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 3/32"=1'-0"



02 SOUTH COURTYARD ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 3/32"=1'-0"



01 EAST COURTYARD ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 3/32"=1'-0"

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Project No. 21018

Drawn By: LL, AJM, CK, & MK

ISSUE FOR PDF: APRIL 25, 2022

Revisions:

CITY COMMENTS: MAY 10, 2022

CITY COMMENTS: JUNE 9, 2022

JLB ZION ROAD

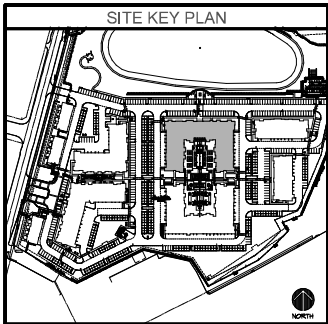
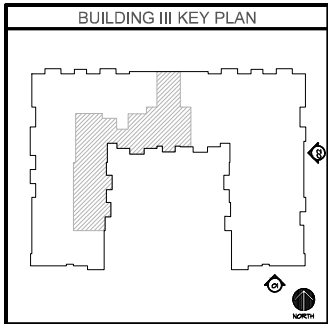
JLB PARTNERS
GARLAND, TEXAS

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1404 W. HAWTHORNE
DALLAS, TEXAS 75207
214.343.4000

CITY OF GARLAND
REGISTRATION CASE
NUMBER: 211130-2

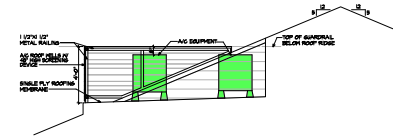
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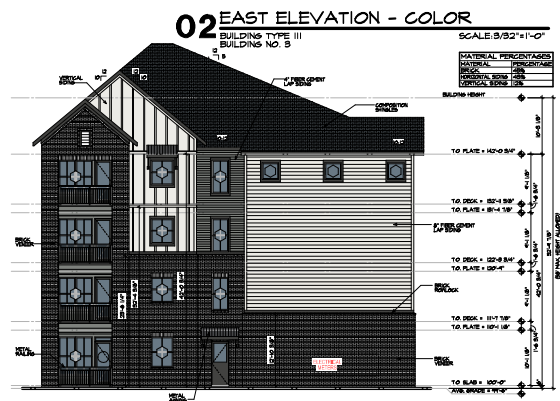


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PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTIE BLACK

ARCHITECTURAL ELEMENTS	
☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIED ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/INTELS	☐ GABLE WINDOWS
☐ GUTTERS	



03 A/C WELL SCREEN
SCALE: 1/8\"/>



01 SOUTH ELEVATION - COLOR
BUILDING TYPE III
BUILDING NO. 3
SCALE: 3/32\"/>



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Project No: 21018
Drawn By: LL, AJM, CK, & MK
ISSUE FOR PDF: APRIL 25, 2022
Revisions: CITY COMMENTS - MAY 10, 2022

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CITY OF GARLAND
REG. SUBMITTAL CASE
NUMBER 21115-2

Sheet Number:

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ELEVATIONS



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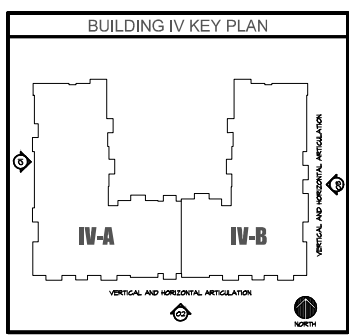
Project No.
21018
Drawn By:
LL, A.M. CK, & MK
ISSUE FOR PDF:
APRIL 25, 2022
Revisions:
CITY COMMENTS -
MAY 10, 2022

JLB ZION ROAD
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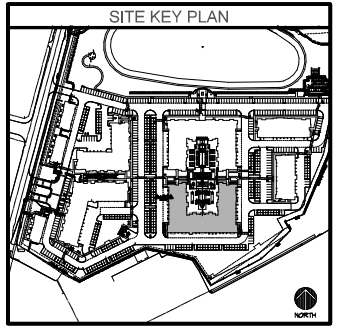
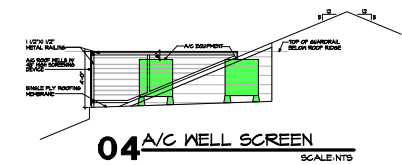


MATERIAL LEGEND

PAINT 1 SN PURE WHITE	BRICK 1 WINTERSTONE
PAINT 2 SN CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SN IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DOORWAYS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☒ ALCOVES/PORCHES	☒ ORNAMENTAL PACKAGE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
☐ GROUND	





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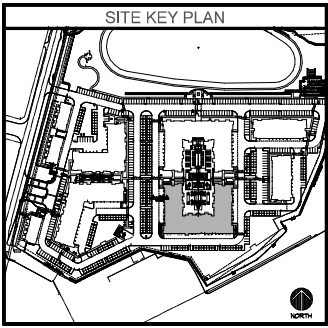
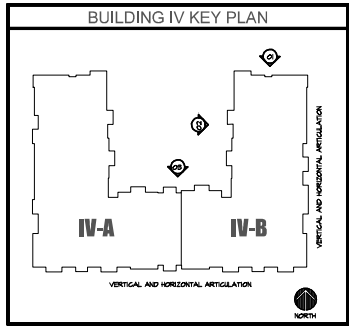
Project No. 21018
Drawn By: LL, AJM, GK, & MK
ISSUE FOR PDF: APRIL 25, 2022
Revisions:
CITY COMMENTS: MAY 10, 2022
CITY COMMENTS: JUNE 15, 2022

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2004 W. Main Street, Suite 200
Garland, Texas 75042
Phone: 972.252.4000



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ELEVATIONS

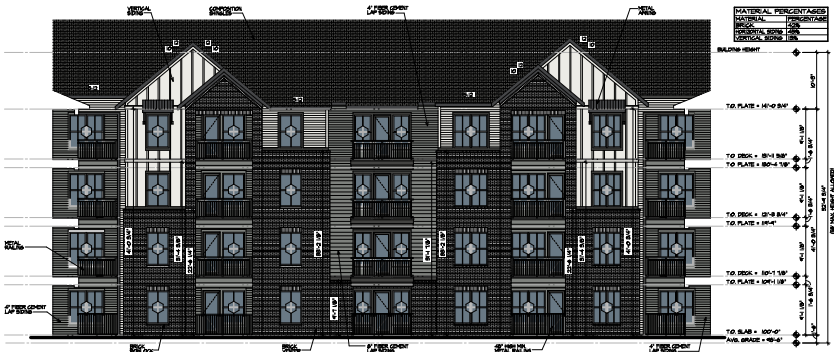


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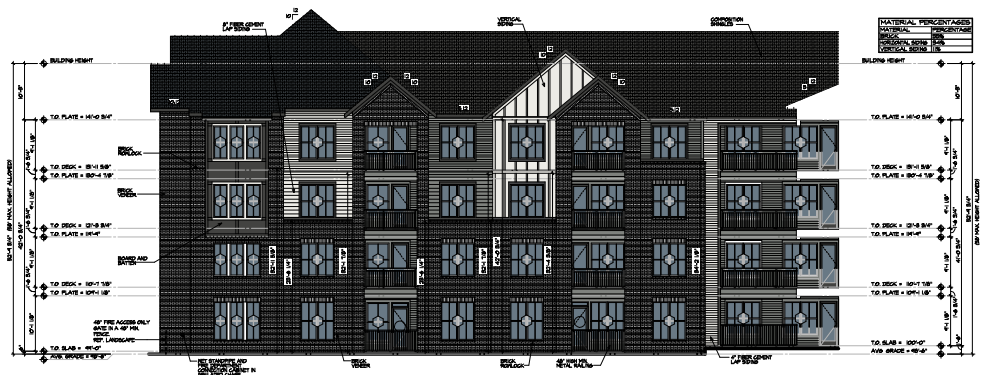
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PAINT 2 SN CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SN IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ CORNICES
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIM
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/SILLINGS	☐ GABLE WINDOWS
☐ GROINS	



03 NORTH COURTYARD ELEVATION - COLOR
BUILDING TYPE IV
BUILDING NO. 4
SCALE: 3/32"=1'-0"



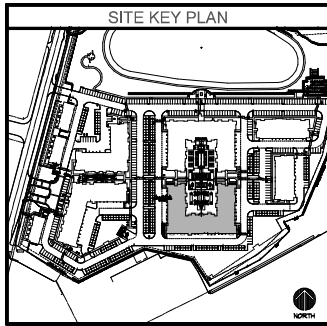
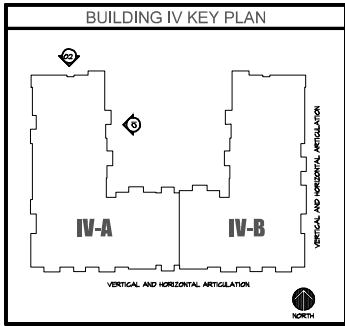
02 WEST COURTYARD ELEVATION - COLOR
BUILDING TYPE IV
BUILDING NO. 4
SCALE: 3/32"=1'-0"



01 NORTH ELEVATION - COLOR
BUILDING TYPE IV
BUILDING NO. 4
SCALE: 3/32"=1'-0"

EXHIBITE

PLOT DATE: 4/6/2022 PLOT TIME: 12:18 PM PRINTNAME: H:\31000\21018 - JLB Zion Road\PDF\A4.45C- Exterior Elevations Building IV.dwg



MATERIAL LEGEND

PAINT 1 SN PURE WHITE	BRICK 1 WINTERSTONE
PAINT 2 SN CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SN IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIM
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/LINTELS	☐ GABLE WINDOWS
☐ SKIONS	

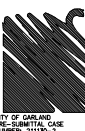


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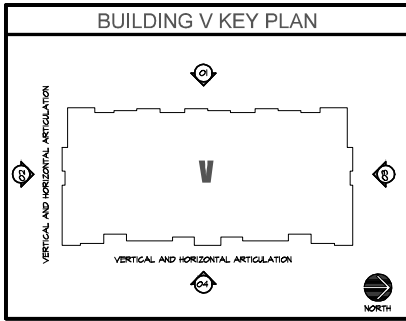
Project No.
21018
Drawn By:
LL, AJM, CK, & MK
ISSUE FOR PDF:
APRIL 25, 2022
Revisions:
CITY COMMENTS :
MAY 10, 2022
CITY COMMENTS :
JUNE 15, 2022

JLB ZION ROAD
JLB PARTNERS
GARLAND, TEXAS

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Sheet Number:
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EXTERIOR
ELEVATIONS

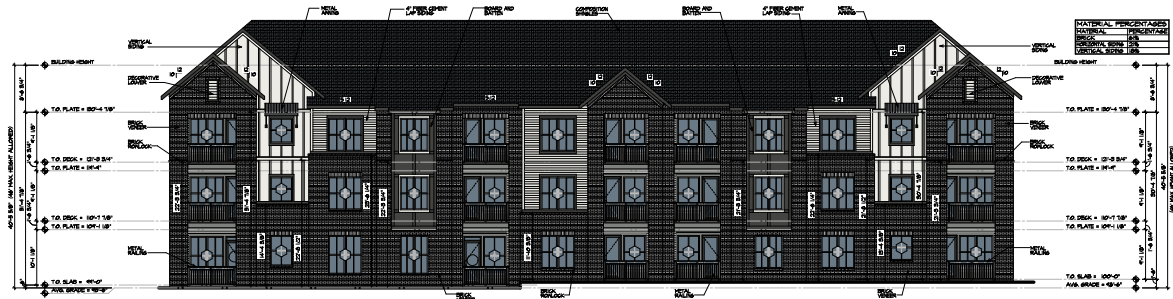
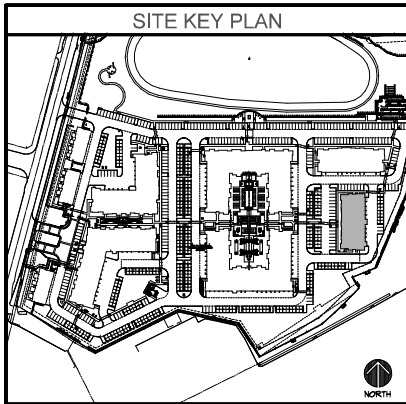


MATERIAL LEGEND

PAINT 1 SW PURE WHITE	BRICK 1 WINTERSTONE
PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☒ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADS/LITES	☐ SABLE WINDOWS
☐ QUORNS	



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Project No.
21018

Drawn By:
LL, AM, CK, & MK

ISSUE FOR PDF:
APRIL 25, 2022

Revisions:
CITY COMMENTS - MAY 10, 2022

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GARLAND, TEXAS

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Sheet Number:

A4.53C
COLOR
EXTERIOR
ELEVATIONS



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Project No.
21018

Drawn By:
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ISSUE FOR PDF:
APRIL 25, 2022

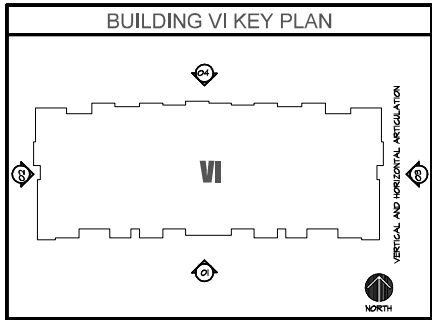
Revisions:
CITY COMMENTS - MAY 2, 2022

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GARLAND, TEXAS 75040
TEL: 972.265.4000
FAX: 972.265.4000

CITY OF GARLAND
REG. SUBMITTAL CASE
NUMBER 21110-2

Sheet Number:
A4.63C
COLOR
EXTERIOR
ELEVATIONS

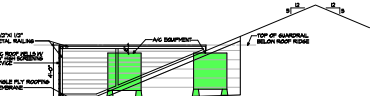


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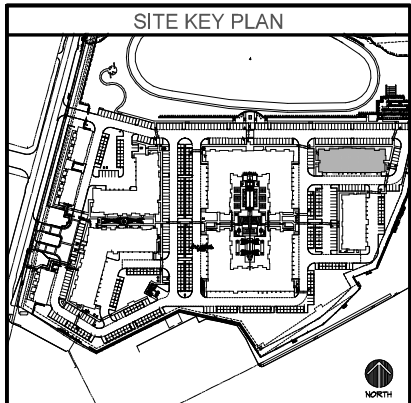
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PAINT 2 SN CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SN IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AVENUES OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIM
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADERS/ENTRALS	☐ GABLE WINDOWS
☐ GUICHES	



05 A/C WELL SCREEN
SCALE: 1/8"=1'-0"



04 SOUTH ELEVATION - COLOR
BUILDING TYPE VI
BUILDING NO. 6
SCALE: 5/32"=1'-0"



03 EAST ELEVATION - COLOR
BUILDING TYPE VI
BUILDING NO. 6
SCALE: 5/32"=1'-0"



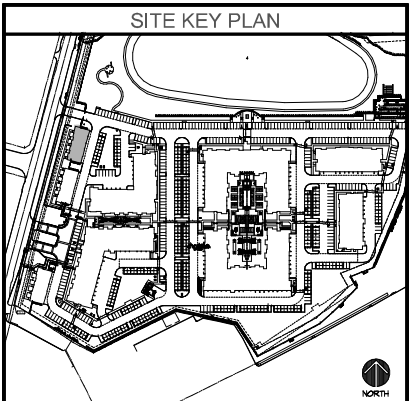
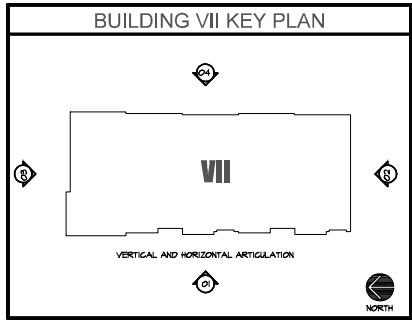
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BUILDING TYPE VI
BUILDING NO. 6
SCALE: 5/32"=1'-0"



01 NORTH ELEVATION - COLOR
BUILDING TYPE VI
BUILDING NO. 6
SCALE: 5/32"=1'-0"

EXHIBIT E

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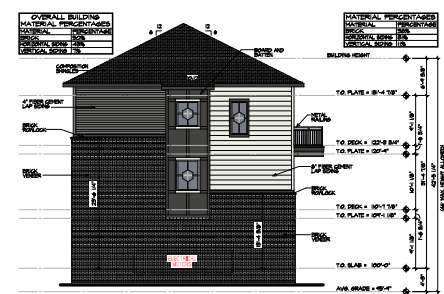
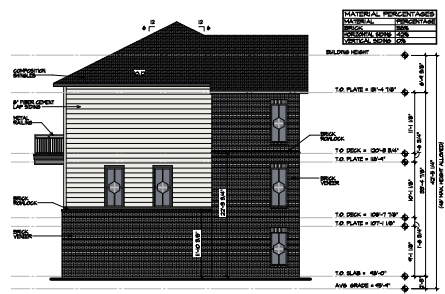


MATERIAL LEGEND

PAINT 1 SW PURE WHITE	BRICK 1 WINTERSTONE
PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☒ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
☒ RECESSED ENTRIES	☐ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADS/LITES	☐ GABLE WINDOWS
☐ GUARDS	



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Project No.: 21018
Drawn By: LL, AJM, CK, & MK
ISSUE FOR PDP: APRIL 25, 2022
Revisions:
CITY COMMENTS: MAY 10, 2022
CITY COMMENTS: JUNE 9, 2022

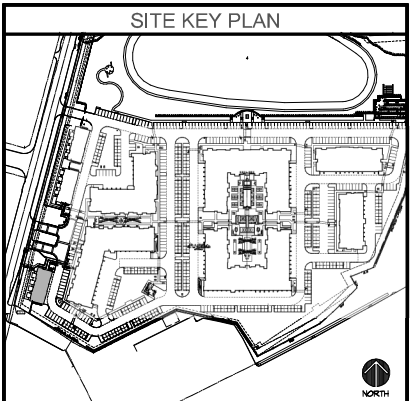
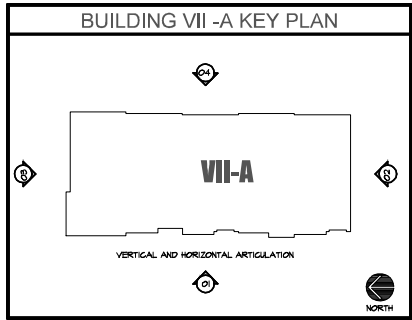
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JLB PARTNERS
GARLAND, TEXAS

Womack+Hampton
ARCHITECTS, L.L.C.
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Garland, Texas 75042
Phone: 972.255.0000
Fax: 972.255.0000

CITY OF GARLAND
ENGINEER/ARCHITECT
NUMBER: 211130-2

Sheet: _____ Number: _____

A4.71C
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ELEVATIONS

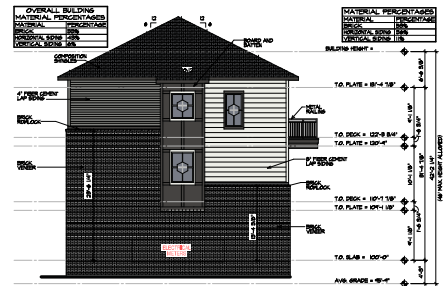
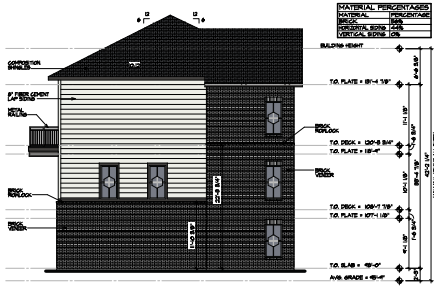


MATERIAL LEGEND

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PAINT 2 SW CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SW IRON ORE	METAL ROOF MATTE BLACK

ARCHITECTURAL ELEMENTS

☒ AWNINGS OR CANOPIES	☐ DISTINCTIVE LIGHTING FEATURES
☐ DISPLAY WINDOWS	☐ PLANTERS OR FOUNTAINS
☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
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☒ ORNAMENTAL WINDOW HEADS/LITES	☐ GABLE WINDOWS
☐ GUTTERS	



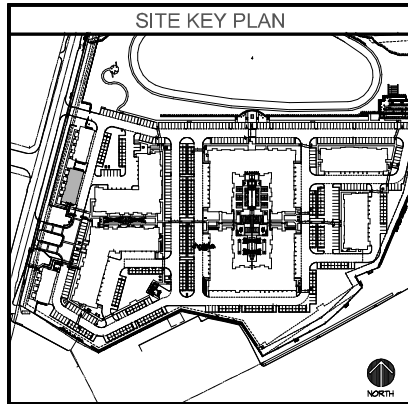
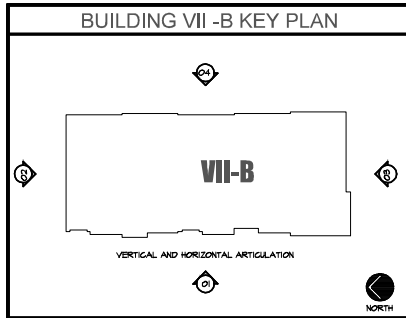
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Revisions:
CITY COMMENTS: MAY 10, 2022
CITY COMMENTS: JUNE 9, 2022

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JLB PARTNERS
GARLAND, TEXAS

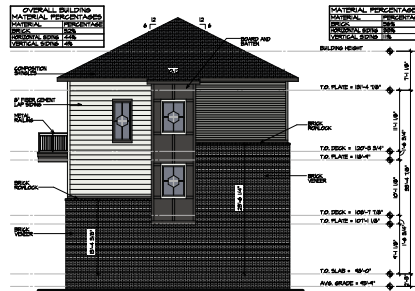
Womack+Hampton
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10404 Womack Road
Dallas, Texas 75243
Phone: 972.252.9000
Fax: 972.252.9000





MATERIAL LEGEND	
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PAINT 2 SV CITYSCAPE	SHINGLE ROOF TIMBERLINE CHARCOAL
PAINT 3 SV IRON ORE	METAL ROOF MATTE BLACK

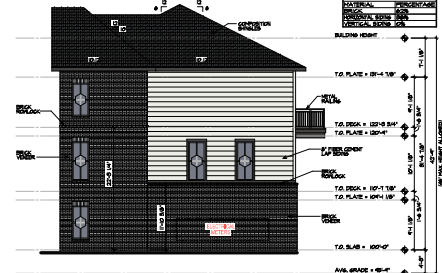
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☒ DIVIDED LIGHT WINDOWS	☐ BENCHES OR OUTDOOR SEATING
☐ TRANSOMS	☐ DORMERS
☐ SHUTTERS	☒ VARIOUS ROOF HEIGHTS
☐ ALCOVES/PORCHES	☒ ORNAMENTAL FACADE TRIMS
☒ RECESSED ENTRIES	☒ BAY WINDOWS
☒ ORNAMENTAL WINDOW HEADS/LITES	☐ GABLE WINDOWS
☐ GRILLS	



03 NORTH ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



04 EAST ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



02 SOUTH ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



01 WEST ELEVATION - COLOR
BUILDING TYPE VII-B
BUILDING 8 - TOWNHOUSE #2
SCALE: 5/32"=1'-0"



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MAY 10, 2022

CITY COMMENTS :
JUNE 9, 2022

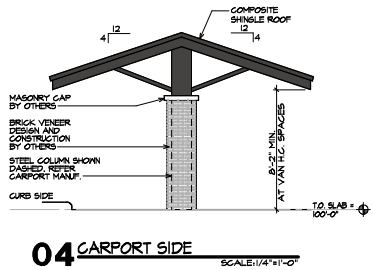
JLB ZION ROAD
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ARCHITECTS, L.L.C.
2401 W. Main Street, Suite 300
Garland, Texas 75042
Phone: 972.266.9000
Fax: 972.266.9000



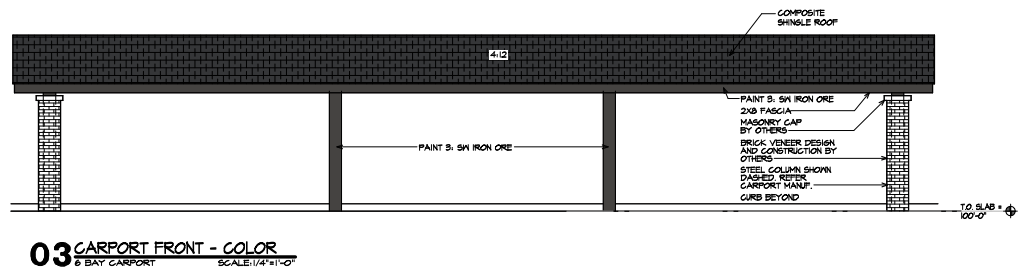
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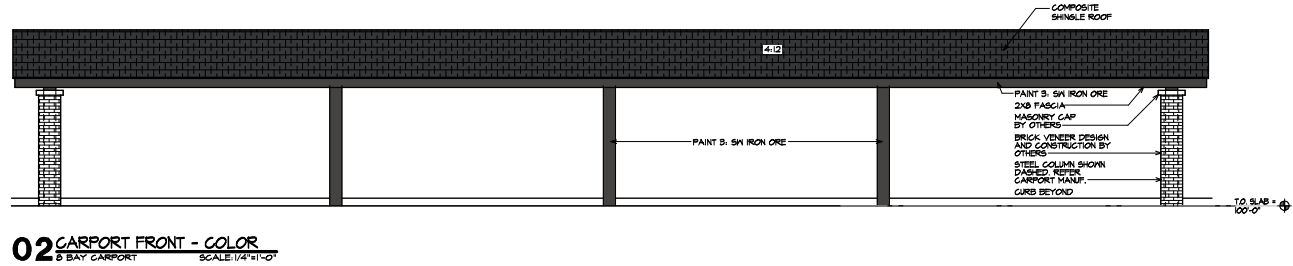
04 CARPORT SIDE

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



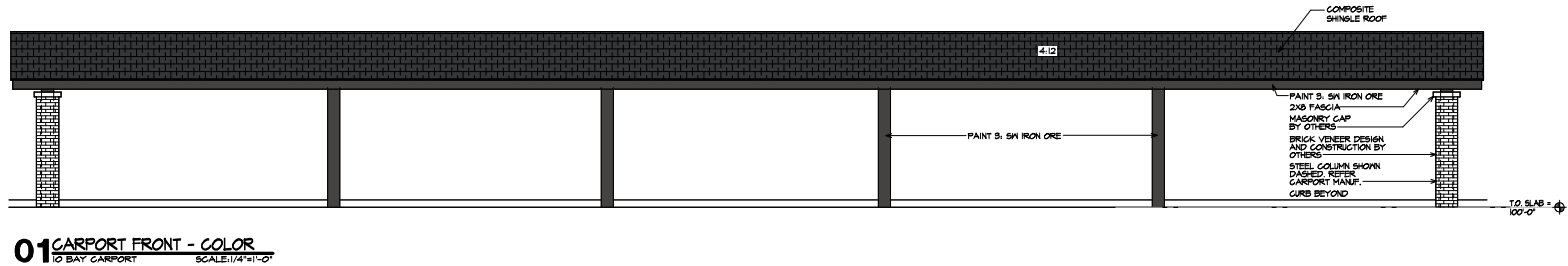
03 CARPORT FRONT - COLOR

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



02 CARPORT FRONT - COLOR

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



01 CARPORT FRONT - COLOR

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

MATERIAL LEGEND			
	PAINT 1		BRICK 1
	PAINT 2		SHINGLE ROOF
	PAINT 3		METAL ROOF
	SK PURE WHITE		WINTERSTONE
	SK CITYSCAPE		TIMBERLINE CHARCOAL
	SK IRON ORE		MATTE BLACK



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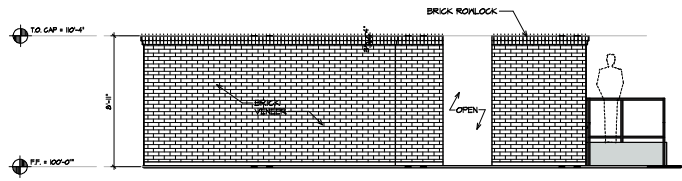
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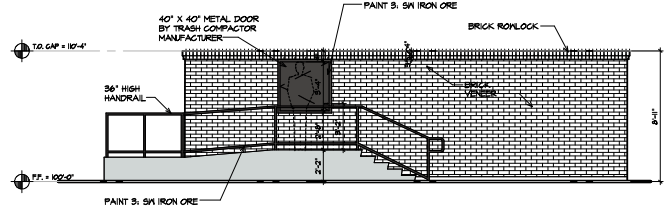


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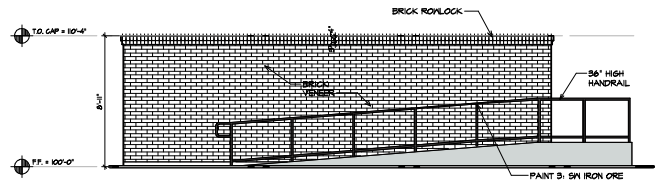
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	SN CITYSCAPE		TIMBERLINE CHARCOAL
	PAINT 3		METAL ROOF
	SN IRON ORE		MATTE BLACK



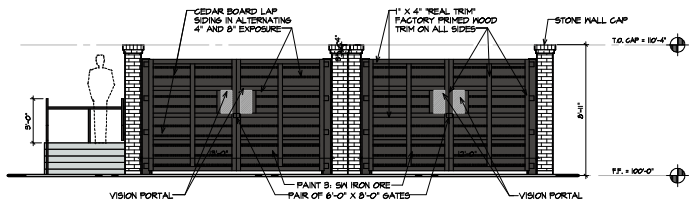
06 TRASH COMPACTOR - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



04 TRASH COMPACTOR - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



05 TRASH COMPACTOR - REAR ELEVATION
SCALE: 1/4"=1'-0"



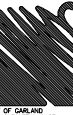
03 TRASH COMPACTOR - FRONT ELEVATION
SCALE: 1/4"=1'-0"



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Revisions:

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CITY OF GARLAND
PRELIMINARY CASE
NUMBER 21135-2
Sheet Number:
A8.10C
COLOR
COMPACTOR
ENCLOSURE



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. b.

Meeting Date: 09/20/2022

Item Title: Z 22-40 Crown Castle USA, Inc. (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-40 Crown Castle USA, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-40 Ordinance

Z 22-40 Exhibit A

Z 22-40 Exhibit B

Z 22-40 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION AMENDMENT FOR AN ANTENNA, COMMERCIAL ON A 0.1564-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 3162 SATURN ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 8th day of August, 2022, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision Amendment for an Antenna, Commercial on a property zoned Community Retail (CR) District by **Crown Castle USA, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision Amendment for an Antenna, Commercial on a 0.1564-acre tract of land zoned Community Retail (CR) District and located at 3162 Saturn Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2022.

FILE NO. Z 22-40

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 22-40

LEASE AREA (12' x 16.5')

BEING a tract of land situated in the Jessie Cox Survey, Abstract No. 274 and being part of the Orchard Hills Estates, Fourth Installment, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 24, Page 43, Map Records, Dallas County, Texas, also being our of and a portion of that certain tract of land conveyed to Kingsley Joint Venture by Special Warranty Deed dated January 20, 1998 and recorded in Volume 98017, Page 1190, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the northeast most corner of the said Kingsley Joint Venture tract, same being in the southern right-of-way line Kingsley Road (variable right-of-way width);

THENCE along the said southern right-of-way line of Kingsley Road, South 88 degrees 59 minutes 00 seconds West, a distance of 16.51 feet to a Point;

THENCE leaving the said southern right-of-way line through the interior of the said Kingsley Joint Venture tract the following three (3) courses;

1. South 01 degrees 11 minutes 53 seconds East, a distance of 503.95 feet to a Point;
2. South 49 degrees 22 minutes 07 seconds West, a distance of 19.24 feet to a Point;
3. South 88 degrees 55 minutes 51 seconds West, a distance of 12.42 feet to a Chiseled "x" set in concrete for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of the said Kingsley Joint Venture tract the following four (4) courses:

EXHIBIT A

1. South 88 degrees 55 minutes 51 seconds West, a distance of 16.50 feet to a Chiseled "x" set in concrete;
2. North 01 degrees 04 minutes 09 seconds West, a distance of 12.00 feet to a Chiseled "x" set in concrete;
3. North 88 degrees 55 minutes 51 seconds East, a distance of 16.50 feet to a Chiseled "x" set in concrete;
4. South 01 degrees 04 minutes 09 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0045 acres or 198 square feet of land, more or less.

12' ACCESS EASEMENT

BEING a tract of land situated in the Jessie Cox Survey, Abstract No. 274 and being part of the Orchard Hills Estates, Fourth Installment, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 24, Page 43, Map Records, Dallas County, Texas, also being out of and a portion of that certain tract of land conveyed to Kingsley Joint Venture by Special Warranty Deed dated January 20, 1998 and recorded in Volume 98017, Page 1190, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the northeast most corner of the said Kingsley Joint Venture tract, same being in the southern right-of-way line Kingsley Road (variable right-of-way width);

THENCE along the said southern right-of-way line of Kingsley Road, South 88 degrees 59 minutes 00 seconds West, a distance of 16.51 feet to the POINT OF BEGINNING hereof;

THENCE leaving the said southern right-of-way line through the interior of the said Kingsley Joint Venture tract the following seven (7) courses:

1. South 01 degrees 11 minutes 53 seconds East, a distance of 503.95 feet to a Point;
2. South 49 degrees 22 minutes 07 seconds West, a distance of 19.24 feet to a Point;
3. South 88 degrees 55 minutes 51 seconds West, a distance of 12.42 feet to a Chiseled "x" set in concrete;
4. North 01 degrees 04 minutes 09 seconds West, a distance of 12.00 feet to a Chiseled "x" set in concrete;
5. North 88 degrees 55 minutes 51 seconds East, a distance of 8.10 feet to a Point;
6. North 49 degrees 22 minutes 07 seconds East, a distance of 9.25 feet to a Point;
7. North 01 degrees 11 minutes 53 seconds West, a distance of 498.32 feet to a Point in the said southern right-of-way line of Kingsley Road,

THENCE along said southern right-of-way line, North 88 degrees 59 minutes 00 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.1448 acres or 6308 square feet of land, more or less.

5' UTILITY EASEMENT

BEING a tract of land situated in the Jessie Cox Survey, Abstract No. 274 and being part of the Orchard Hills Estates, Fourth Installment, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 24, Page 43, Map Records, Dallas County, Texas, also being out of and a portion of that certain tract of land conveyed to Kingsley Joint Venture by Special Warranty Deed dated January 20, 1998 and recorded

in Volume 98017, Page 1190, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the northeast most corner of the said Kingsley Joint Venture tract, same being in the southern right-of-way line Kingsley Road (variable right-of-way width);

THENCE along an eastern exterior boundary line of the said Kingsley Joint Venture tract, South 01 degrees 03 minutes 08 seconds East, a distance of 507.28 feet to the POINT OF BEGINNING hereof;

THENCE continuing along said eastern exterior boundary line of the said Kingsley Joint Venture tract, South 01 degree 03 minutes 08 seconds East, a distance of 6.45 feet of a Point;

THENCE leaving the said exterior boundary line, through the interior of the said Kingsley Joint Venture tract the following five (5) courses:

1. South 49 degrees 49 minutes 13 seconds West, a distance of 11.84 feet to a Point;
2. South 88 degrees 55 minutes 51 seconds West, a distance of 49.79 feet to a Point;
3. North 01 degrees 04 minutes 09 seconds West, a distance of 5.00 feet to a Chiseled "x" set in concrete;
4. North 88 degrees 55 minutes 51 seconds East, a distance of 48.01 feet to a Point;
5. North 49 degrees 49 minutes 13 seconds East, a distance of 14.13 feet to the POINT OF BEGINNING hereof and containing 0.0071 acres or 309 square feet of land, more or less.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-40

3162 Saturn Road

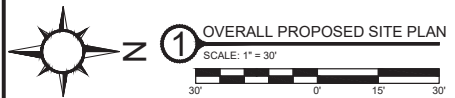
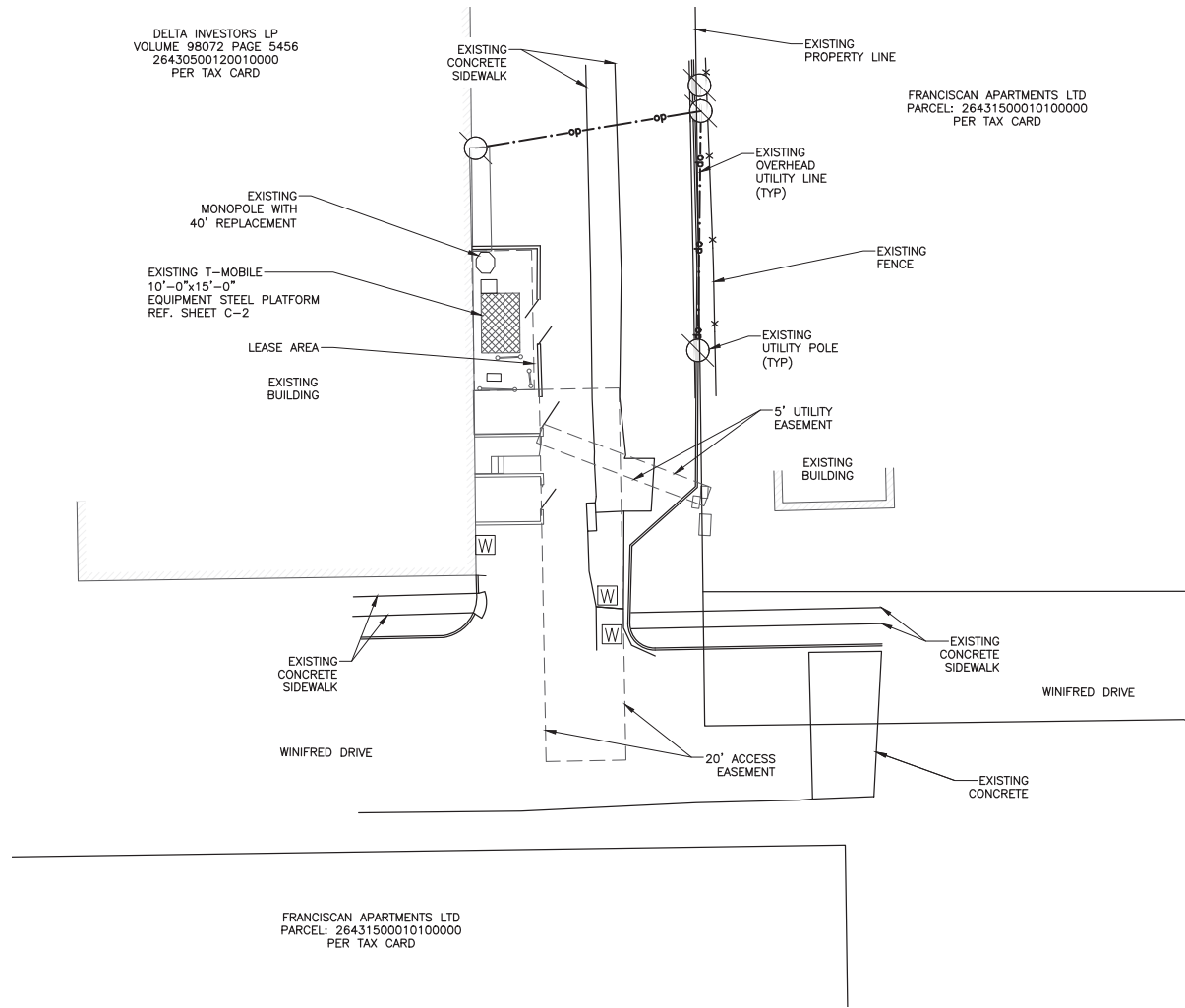
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an amendment to S 07-66 modifying the design of an existing Antenna, Commercial Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. Site Plan: The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.
- B. Height: The height of the tower shall not exceed 95 feet, except that Garland Development Code Section 2.65(L) applies regarding future collocation requests.
- C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D. However, the tower shall accommodate antennae for at least two (2) carriers for collocation purposes per the Garland Development Code Section 2.65(L).
- D. Security Fencing/Screening: The tower and ground equipment shall be entirely enclosed by a masonry screening wall with a minimum height of eight (8) feet. The new masonry screening wall shall match the adjacent wall located around the existing tower and equipment area.

EXHIBIT B

- E. Removal of Pole and Associated Structures and Equipment: Should the tower cease providing telecommunications service, the owner of the property or the applicant shall be required to remove the pole and associated structures and equipment.
- F. SUP Time Period: The Specific Use Provision time period shall be unlimited.

SITE LAYOUT NOTE:
EXISTING SITE AND EQUIPMENT LAYOUT OBTAINED
FROM SURVEY BY SMW ENGINEERING GROUP.,
DATED 03/24/2022.

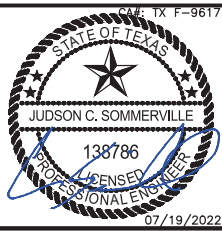
NO ADDITIONAL IMPERVIOUS MATERIAL IS BEING
ADDING UNDER THE PROPOSED SCOPE OF
WORK. WATER RUNOFF CONDITIONS AND TIME OF
CONCENTRATIONS WILL NOT CHANGE.



Mobile

CROWN CASTLE
CROWN CASTLE INTERNATIONAL
TWO CHASE CORPORATE DRIVE
SUITE 105
BIRMINGHAM, AL 35244

SMW ENGINEERING GROUP, INC.
SPECIALISTS IN LAND SURVEYING & CIVIL ENGINEERING



SITE INFORMATION:
DA01512G
3162 SATURN ROAD
GARLAND, TX 75041

#	DATE	DESCRIPTION
A	03/24/22	ISSUED FOR ZONING
0	07/12/22	REVISED PER CLIENT REQUEST
1	07/14/22	REVISED PER CLIENT REDLINES
2	07/19/22	REVISED PER CLIENT REDLINES

T-MOBILE SITE ID: DA01512G
CASE NUMBER: 220405-3
SHEET NAME:

OVERALL
SITE PLAN

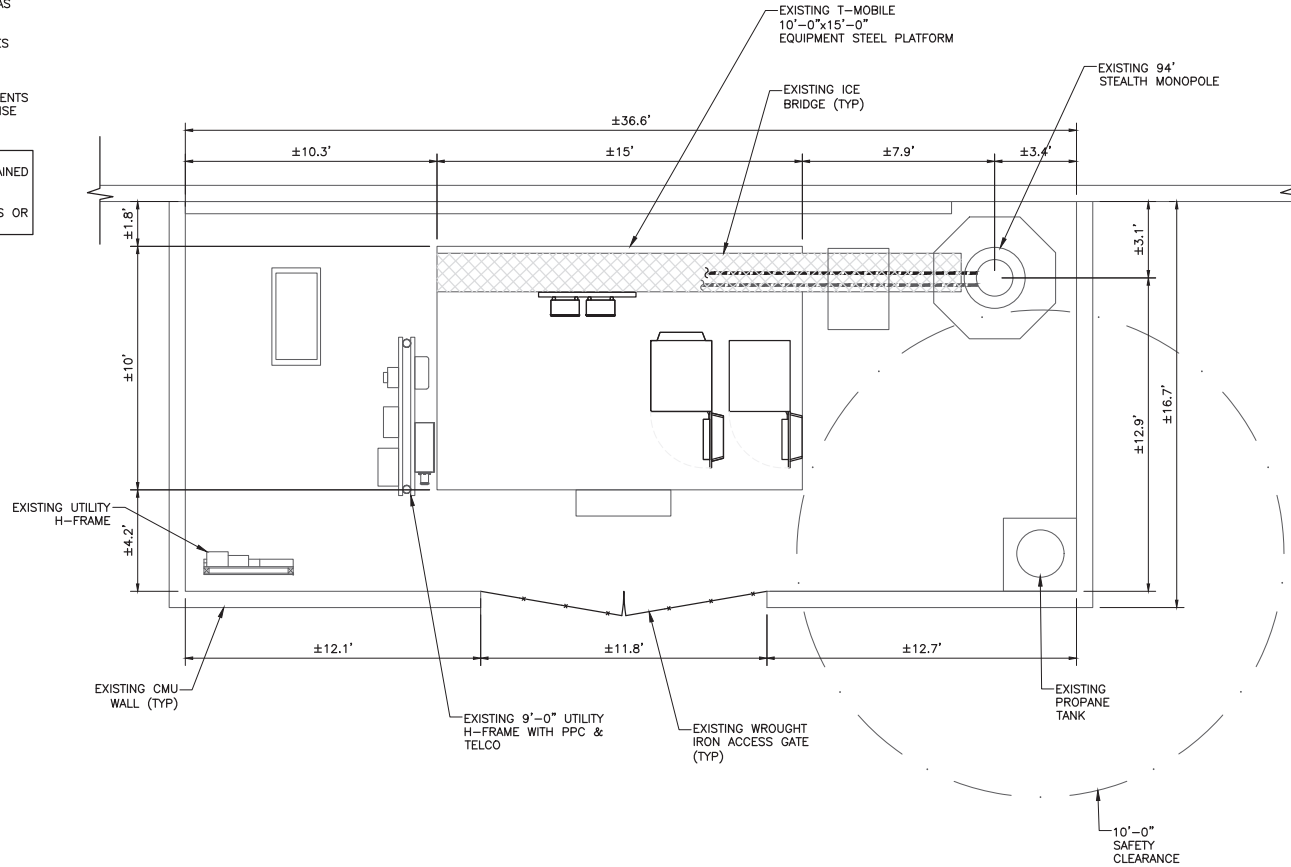
SMW #21-10786
DESIGNER: OA
CHECKED BY: SA
ENGINEER: JCS
SHEET NUMBER:
C-1

SITE NOTES:

1. DIGGING AND/OR TRENCHING INSIDE COMPOUND, MUST BE DONE BY HAND.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
3. LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED.
4. THE ADEQUACY OF EXISTING SITE UTILITIES TO ACCOMMODATE NEW CO-LOCATION LOAD(S) WAS NOT VERIFIED.
5. ALL EXISTING VEGETATION AND IMPROVEMENTS SHOWN ARE TO REMAIN UNLESS OTHERWISE SHOWN IN THESE DRAWINGS.

SITE LAYOUT NOTE:
EXISTING SITE AND EQUIPMENT LAYOUT OBTAINED FROM DRAWINGS BY CROWN CASTLE, DATED 03/04/2020. SMW ENGINEERING HAS NOT VISITED THIS SITE TO VERIFY MEASUREMENTS OR ANY EXISTING EQUIPMENT.

REFERENCE SHEET C-2 FOR DETAILED EQUIPMENT LAYOUT



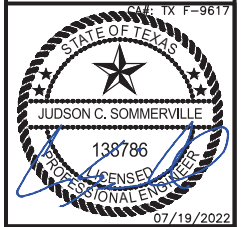
1 OVERALL PROPOSED SITE PLAN
SCALE: 1" = 5'

T-Mobile

CROWN CASTLE

CROWN CASTLE INTERNATIONAL
TWO CHASE CORPORATE DRIVE
SUITE 105
BIRMINGHAM, AL 35244

SMW ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
STATE OF TEXAS



SITE INFORMATION:
DA01512G
3162 SATURN ROAD
GARLAND, TX 75041

#	DATE	DESCRIPTION
A	03/24/22	ISSUED FOR ZONING
0	07/12/22	REVISED PER CLIENT REQUEST
1	07/14/22	REVISED PER CLIENT REDLINES
2	07/19/22	REVISED PER CLIENT REDLINES

T-MOBILE SITE ID: DA01512G

CASE NUMBER: 220405-3

SHEET NAME:

**OVERALL
SITE PLAN**

SMW #21-10786

DESIGNER: OA
CHECKED BY: SA
ENGINEER: JCS

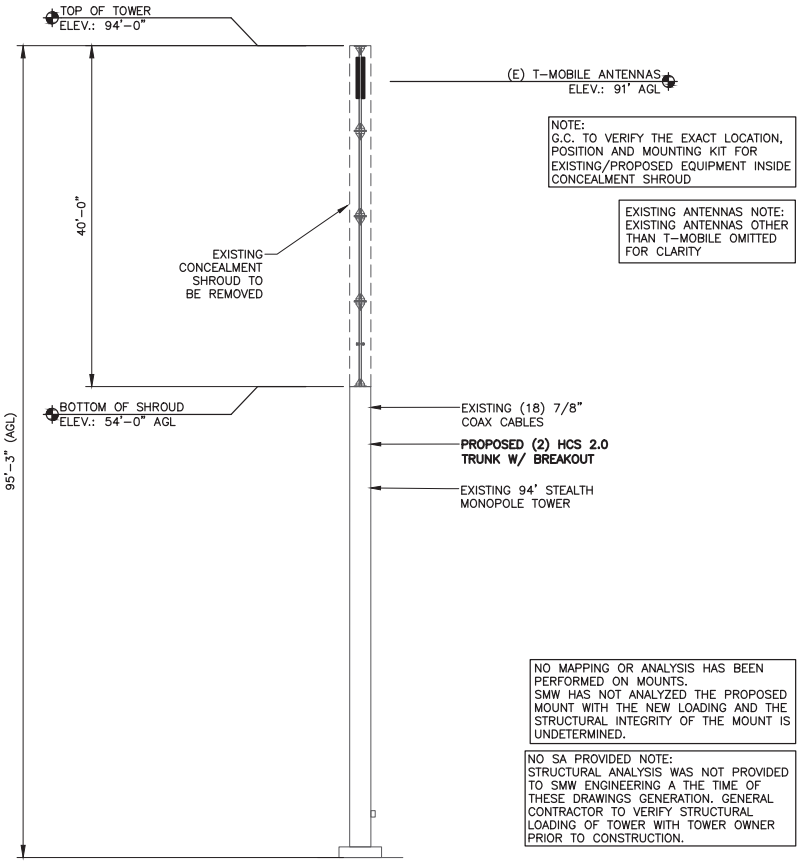
SHEET NUMBER:
C-2

STRUCTURAL NOTES:

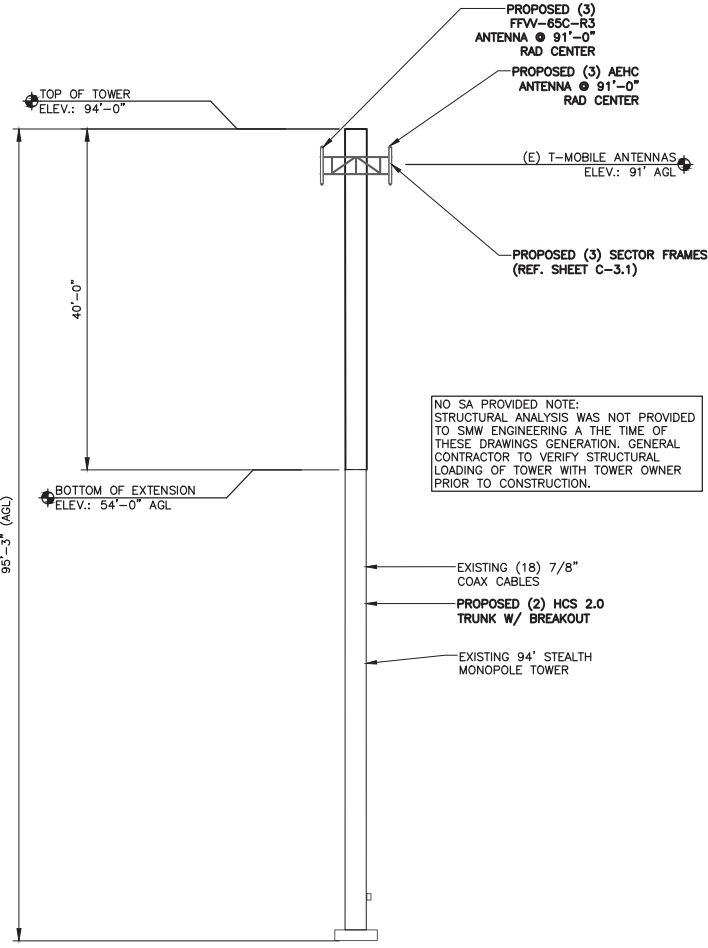
1. SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE EXISTING TOWER OR ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS OR STRUCTURAL LETTER BY OTHERS FOR ADDITIONAL INFORMATION.
2. IF THE TOWER STRUCTURAL ANALYSIS SHOWS THE NEED FOR TOWER REINFORCEMENT REFER TO TOWER REINFORCEMENT DESIGN PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT.
3. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.
4. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.

ANTENNA NOTES:

1. THE PRE-APPLICATION & LEASE DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY HEIGHT OF ANTENNA WITH T-MOBILE PCS PM.
3. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF MICROWAVE DISHES WITH T-MOBILE PROJECT MANAGER (WHEN APPLICABLE).
4. ALL ANTENNA AZIMUTHS TO BE FROM MAGNETIC NORTH.
5. CONTRACTOR TO USE EXISTING ANTENNA TOP HAT.



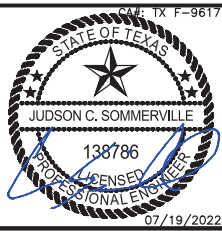
1 EXISTING TOWER ELEVATION
SCALE: N.T.S.



2 PROPOSED TOWER ELEVATION
SCALE: N.T.S.



CROWN CASTLE
CROWN CASTLE INTERNATIONAL
TWO CHASE CORPORATE DRIVE
SUITE 105
BIRMINGHAM, AL 35244



SITE INFORMATION:	
DA01512G	
3162 SATURN ROAD GARLAND, TX 75041	
#	DATE DESCRIPTION
A	03/24/22 ISSUED FOR ZONING
0	07/12/22 REVISED PER CLIENT REQUEST
1	07/14/22 REVISED PER CLIENT REDLINES
2	07/19/22 REVISED PER CLIENT REDLINES
T-MOBILE SITE ID: DA01512G	
CASE NUMBER: 220405-3	
SHEET NAME:	
TOWER ELEVATION & DETAILS	
SMW #21-10786	
SHEET NUMBER:	
C-3	
DESIGNER:	QA
CHECKED BY:	SA
ENGINEER:	JCS



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. c.

Meeting Date: 09/20/2022

Item Title: Z 22-42 BCC Engineering (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-42 BCC Engineering

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-42 Ordinance

Z 22-42 Exhibit A

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY-ESTATE (SF-E) DISTRICT ON A 1.720-ACRE TRACT OF LAND LOCATED AT 1450 TODD LANE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 8th day of August, 2022, the Plan Commission did consider and make recommendations on a certain request for a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District by **BCC Engineering**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District on a 1.720-acre tract of land located at 1450 Todd Lane and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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

Section 7

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

FILE NO. Z 22-42

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-42

BEING A 1.720-ACRE TRACT OF LAND SITUATED IN THE JAMES HOWARD SURVEY, ABSTRACT NO. 542, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THAT 7.8 ACRE PORTION OF LAND CONVEYED TO HIM BY PAMELA T. BAKER, DESCRIBED IN A DEED AS RECORDED IN DOCUMENT NUMBER 202100329051, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 1.72 ACRE PORTION OF LAND, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, OF THE TALLEY ROAD ESTATES NO. 8, AN ADDITION TO THE CITY OF GARLAND, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 83107, PAGE 2241, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (P.R.D.C.T.), AS CONVEYED TO JOSEPH AND LATRICIA WELBORN, DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 202100041821 (D.R.D.C.T.), SAID POINT ALSO BEING IN THE SOUTHWEST LINE OF A 7.8 AC PORTION OF LAND OUT OF THE JAMES HOWARD SURVEY, ABSTRACT NO. 542, DALLAS COUNTY, TEXAS, AS CONVEYED TO PHADEE PRINKY, DESCRIBED IN DOCUMENT NUMBER 202000344349 (D.R.D.C.T.), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FOLLOWING ALONG THE COMMON LINE OF SAID 7.8 AC PORTION OF LAND, AND SAID 1.72 AC PORTION OF LAND, SOUTH 39 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 533.31 FEET, TO A ½-INCH IRON ROD FOUND, SAID POINT BEING THE MOST

EASTERLY CORNER OF SAID 1.72 AC PORTION OF LAND, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID 7.8 AC PORTION OF LAND, SAID POINT ALSO BEING A POINT IN THE COMMON LINE OF LOT 5, BLOCK 3, OF CLEAR CREEK ESTATES NO. 3, AN ADDITION TO THE CITY OF GARLAND, AS DESCRIBED IN A PLAT RECORDED IN VOLUME 82031, PAGE 2063, (P.R.D.C.T.), AS CONVEYED TO LEWIS AND MARIS MAY, DESCRIBED IN A DEED RECORDED IN VOLUME 94149, PAGE 4073, (D.R.D.C.T.);

THENCE, LEAVING THE COMMON LINE OF SAID 7.8 AC PORTION OF LAND AND SAID 1.72 AC PORTION OF LAND, CONTINUING ALONG SAID COMMON LINE OF SAID LOT 5, AND SAID 1.72 AC PORTION OF LAND, SOUTH 41 DEGREES 21 MINUTES 53 SECONDS WEST, A DISTANCE OF 103.02 FEET, TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD WITH A YELLOW CAP STAMPED "DC&A RPLS 3935" BEARS SOUTH 14 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.76 FEET, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID LOT 5, ALSO BEING THE MOST NORTHWESTERLY CORNER OF LOT 6, BLOCK 3, OF SAID CLEAR CREEK ESTATES NO. 3, AS CONVEYED TO JOHN K. SHIPES, DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 202000136575 (D.R.D.C.T.);

THENCE, LEAVING THE COMMON LINE OF SAID LOT 5 AND SAID 1.72 AC PORTION OF LAND, FOLLOWING ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF TODD LANE THE FOLLOWING COURSES:

SOUTH 47 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 38.54 FEET, TO A 3-INCH ALUMINUM DISC STAMPED "PROVIDENCE SUBDIVISION 2006";

NORTH 39 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 539.85 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

THENCE, LEAVING THE NORTHEASTERLY RIGHT-OF-WAY OF TODD LANE, NORTH 45 DEGREES 43 MINUTES 18 SECONDS EAST, PASSING A 5/8-INCH IRON ROD AT A DISTANCE OF 20.97 FEET, SAID POINT BEING

ZONING FILE NUMBER Z 22-42

THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, OF SAID
TALLEY ROAD ESTATES NO. 8, CONTINUING A TOTAL DISTANCE OF
139.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING
74,967.04 SQUARE FEET OR 1.720 ACRES OF LAND, MORE OR LESS.

EXHIBIT A



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 09/20/2022

Item Title: Club Creek Parking Restrictions

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Parking along Cul-de-sac islands is creating access issues with neighbors. Parking restrictions have been requested by the homeowners' association.

Recommendation/Action Requested and Justification

Council is requested to restrict parking along the entire length of the median of Mallards Pond St, Heathers Moor St, and Shannons Pl.

Attachments

Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Subsection (A) of Section 33.48, "Prohibited at all times", of Article IV, "Stopping, Standing, and Parking", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 33.48 Prohibited at all times.

(A) When signs are erected, or curbs painted giving notice thereof, no person shall park a vehicle at any time upon any of the street or sides of streets or portions thereof hereafter enumerated:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
12th Street	From Main Street to Avenue B	West
. . .		
Mallards Pond Street	Club Creek to Club Creek	Interior Circle
Heathers Moor Street	Club Creek to Club Creek	Interior Circle
Shannons Place	Club Creek to Club Creek	Interior Circle

Section 2

That violation of the provisions of this Ordinance shall constitute a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 3

That Chapter 33 of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

That this Ordinance shall be and become effective on and after the date of adoption and publication in accordance with law.

PASSED AND APPROVED this the _____ day of _____, 2022.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 09/20/2022

Item Title: Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) 2023 Comprehensive Grant

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant in the amount of \$139,994.40. The enforcement grant will consist of high visibility patrols in identified zones throughout the City that have historically had major crashes. The required enforcement period will be the Fiscal Year 2022-2023. The increased police presence is anticipated to have a positive effect on the citizens of the City of Garland through both improved driver behavior resulting in fewer serious crashes as well as crime reduction in these identified areas.

This item was considered by Council at the September 19, 2022, Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2022-2023 in the amount of \$139,994.40.

Attachments

TXDOT STEP Resolution 2023

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP)- SINGLE YEAR - COMPREHENSIVE GRANT FOR THE FISCAL YEAR 2023 IN THE AMOUNT OF \$139,994.40; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to accept the Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Single Year - 2023 Comprehensive Grant in the amount of \$139,994.40 for the purpose of high visibility patrols and traffic stops during fiscal year 2023.

Section 2

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

PASSED AND APPROVED this the 20th day of September, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 09/20/2022

Item Title: Resolution of No Objection Request from Dominion Acquisition, LLC for Submission of a Low-Income Housing Tax Credit Application

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Dominion Acquisition, LLC has requested a Resolution of No Objection from the City for the purpose of applying for low-income tax credit funding for the acquisition and renovation of The Cesera multifamily complex located at 202 Belt Line Rd. The Cesera is an existing multifamily complex originally constructed in 2006, using low-income tax credit funding.

Recommendation/Action Requested and Justification

Staff recommends approval to execute the Resolution of No Objection.

Attachments

Resolution of No Objection

RESOLUTION NO.

A RESOLUTION OF NO OBJECTION TO THE APPLICATION OF DOMINIUM ACQUISITION, LLC, OR ITS AFFILIATES OR ASSIGNS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS IN THE NAME OF THE CESERA TO ACQUIRE AND REHABILITATE 204 RESIDENTIAL UNITS AT 202 BELT LINE ROAD, IN GARLAND, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Dominion Acquisition, LLC, plans to acquire and rehabilitate 204 residential units at 202 Belt Line Road, in the City of Garland; and

WHEREAS, Dominion Acquisition, LLC, has advised that it, or its affiliates or assigns, intends to submit an application to the Texas Department of Housing and Community Affairs in the name of The Cesera for housing tax credits in support of The Cesera.

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

Section 1

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this governing body and as part of its official record.

Section 2

That the City of Garland, Texas, acting through its governing body, hereby confirms that it has no objection to the proposed acquisition and rehabilitation of 204 residential units at 202 Belt Line Road, in Garland, Texas, known as The Cesera, and that this formal action has been taken to put on record the opinion expressed by the City on the below inscribed date.

Section 3

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

PASSED AND APPROVED this the ____ day of September, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 09/20/2022

Item Title: Project Specific Agreement with Dallas County for Naaman School Road from Brand Road to SH 78

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The City executed a Master Agreement with Dallas County that provides general terms regarding funding availability, agency responsibilities, etc., for partnering on eligible CIP projects. A Project Specific Agreement (PSA) is required to finalize specific costs, project management and each Agency's responsibilities for the individual projects.

The City applied for Dallas County funding in both the MCIP 6th and 7th Calls for Projects, for the design and construction of Naaman School Road from Brand Road to SH 78. Dallas County approved \$5,200,000 and \$5,000,000 as part of 6th and 7th Calls for Projects, respectively.

The PSA establishes the following commitment of funds for the project by each Agency for the Naaman School Road from Brand Road to SH 78 project:

Dallas County MCIP	\$10,200,000.00
City of Garland	\$17,028,718.00
Total Funding Sources	\$27,228,718.00

City Council considered this item at the September 6, 2022 Work Session.

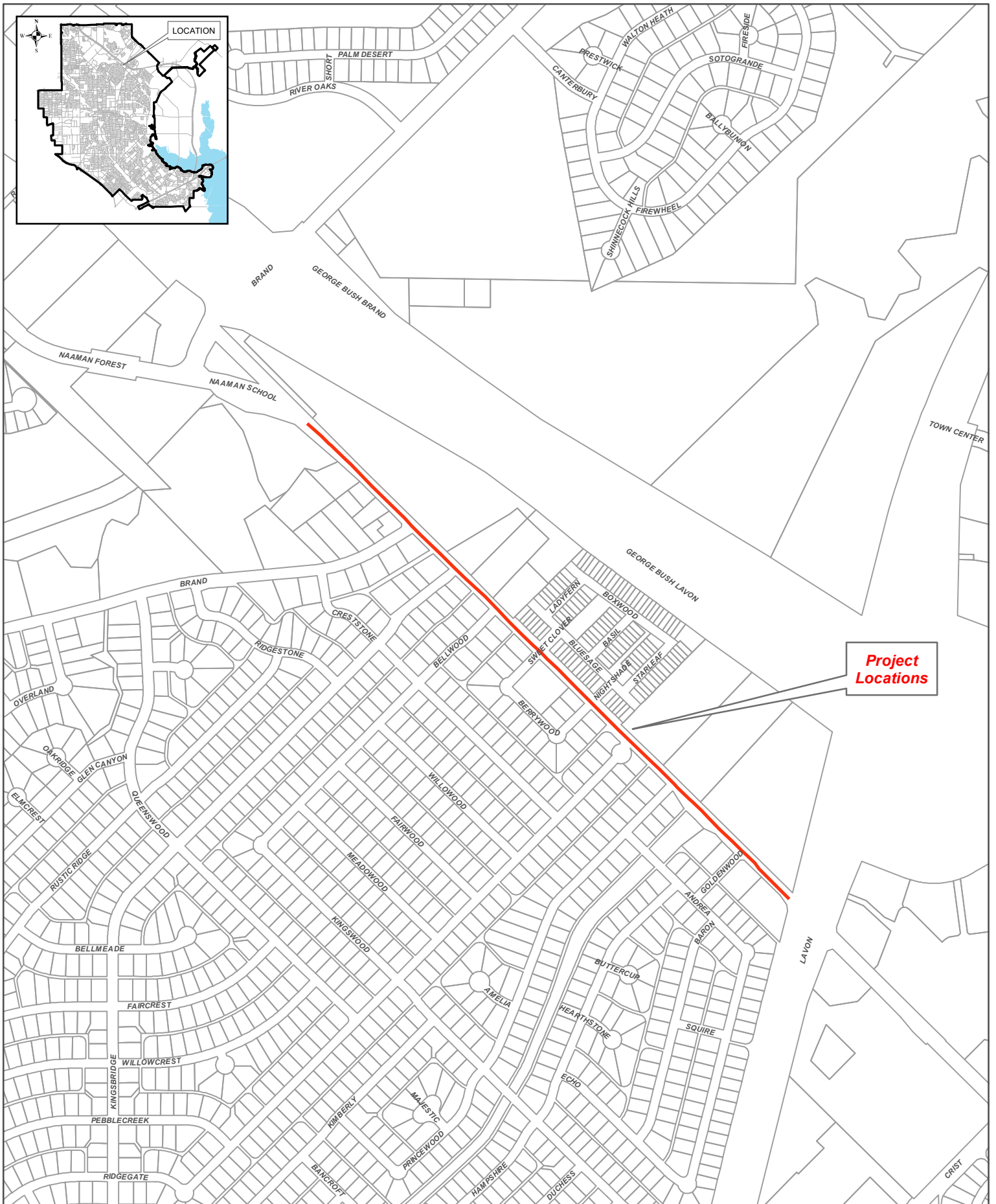
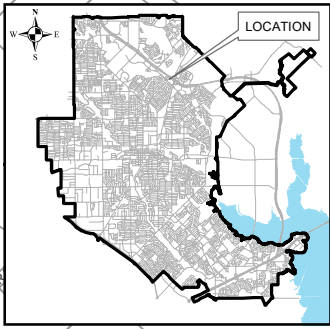
Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to execute the PSA with Dallas County for the Naaman School Road from Brand Road to SH 78 project.

Attachments

Location Map

Resolution for Naaman School Rd PSA



NAAMAN SCHOOL RD -
BRAND TO SH 78

Scale: NTS
Date: 8/24/2022
Drawn: JW

File: NaamanSchool_Rd.mxd

Sheet
1
of
1



Not to Scale

RESOLUTION NO. _____

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

WHEREAS, the subject of the proposed Project Specific Agreement involves transportation improvements on Naaman School Road from Brand Road at Naaman Forest Boulevard to SH-78 in the City of Garland (the "Project"); and

WHEREAS, the total Project cost is estimated to be Twenty-Seven Million Two Hundred Twenty-Eight Thousand Seven Hundred Eighteen Dollars and no cents (\$27,228,718.00); and

WHEREAS, Dallas County has agreed participate in the Project as a funding participant, and shall provide funding in an amount not to exceed Ten Million Two Hundred Thousand Dollars and no cents (\$10,200,000.00), less all County in-house Project delivery costs of the total Project cost, estimated to be One Hundred Thousand Dollars and no cents (\$100,000.00); and

WHEREAS, the City is the Lead Agency for the Project and will provide the Project Manager; and

WHEREAS, the City of Garland and the County entered into a Master Agreement on May 18, 2021, by Commissioners Court Order 2021-0494, for the purpose of transportation improvements on roads inside Dallas County; and

WHEREAS, the City of Garland and the County entered into a Funding Agreement on December 03, 2019, by Commissioners Court Order 2019-1344, for the purpose of transportation improvements on roads inside Dallas County; and

WHEREAS, the City and Dallas County have negotiated the terms of the proposed "Dallas County Capital Improvement Project Specific Agreement to the Master Agreement Governing Major

Capital Improvement Program" attached hereto as Exhibit "A";
and

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

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

Section 1

That the City Council hereby authorizes the City Manager to enter into a Project Specific Agreement to the Master Agreement Governing Major Capital Improvement Program with Dallas County, Texas, for the City of Garland to construct transportation improvements on Naaman School Road from Brand Road to SH-78 in the City of Garland, as set out in the agreement 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 September, 2022.

CITY OF GARLAND, TEXAS

—

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 09/20/2022

Item Title: Bullet-Resistant Shield Grant Program Application FY23

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the September 19, 2022 Work Session, Council was scheduled to consider a request from the Police Department to apply for the 2023 Bullet-Resistant Shield Grant Program.

The Office of the Governor Public Safety Office (PSO) Criminal Justice Division (CJD) has made funds available under the 2023 Bullet-Resistant Shield Grant Program for the purpose of obtaining bullet-resistant shields compliant with the National Institute of Justice (NIJ) Level III, III+, or IV.

Grant funds may only be used to equip peace officers (as defined by Article 2.12, Texas Code of Criminal Procedure) directly employed by a law enforcement agency operated by the applicant. The PSO will prioritize the equipping of certain types of officers in the following order: 1) Peace officers directly employed by school districts; 2) Peace officers contracted by school districts; and 3) Other peace officers that may respond to school safety emergencies.

This grant program does not require any matching funds or contributions.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the Police Department to apply for the 2023 Bullet-Resistant Shield Grant Program.

Attachments

Shield Grant Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS AUTHORIZING THE CHIEF OF POLICE TO SUBMIT A GRANT APPLICATION FOR THE BULLET-RESISTANT SHIELD GRANT PROGRAM FOR THE FISCAL YEAR 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Office of the Governor, Public Safety Office, Criminal Justice Division, of the State of Texas, has announced grant funding availability through a Bullet-Resistant Shield Grant Program for fiscal year (FY) 2023;

WHEREAS, Governor Abbott ratified, on June 28, 2022, a Budget Execution Order proposed by the Legislative Budget Board, pursuant to Texas Government Code Sections 317.002 and 317.005(b) authorizing state funds for the Bullet-Resistant Shield Grant Program for FY 2023, and the Public Safety Office expects to make available \$50M in grant funding for FY 2023; and

WHEREAS, local governments that operate law enforcement agencies employing peace officers under Article 2.12, Texas Code of Criminal Procedure are allowed to apply for the grant once authorized by the local government's governing body.

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

Section 1

That the City Council hereby authorizes the Chief of Police to submit a grant application to the Office of the Governor for the Bullet-Resistant Shield Grant Program. It is acknowledged and agreed that in the event of loss or misuse of grant funds, the City Council assures that the funds will be returned to the Office of the Governor in full.

Section 2

That the City Council hereby designates the Chief of Police as the City's authorized official for purposes of the grant, and he is hereby given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the City.

Section 3

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

PASSED AND APPROVED this the 20th day of September 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Grant Number: 4613301



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 09/20/2022

Item Title: Household Hazardous Waste Interlocal Agreement

Submitted By: Jason Chessher, Managing Director

Summary of Request/Problem

Garland's Storm Water Management Plan approved by the Texas Commission on Environmental Quality requires that Garland provide a Household Hazardous Waste (HHW) Management Program for residential HHW disposal. For the previous 28 years Garland has contracted with Dallas County to participate in the Dallas Area HHW Network which operates a fixed disposal facility near Garland located at 11234 Plano Road, Dallas, Texas. HHW generally consists of unwanted home chemicals including insecticides, herbicides, antifreeze, latex and oil based paints, etc. Currently there are sixteen cities and Dallas County that participate in the HHW Network and pay for their citizens' waste disposal and a proportional share of the Network's operating expenses. In FY 2021 4,073 Garland residents utilized the HHW Network. The HHW Network's permanent collection facility is convenient for Garland residents and is open three days per week and the second and fourth Saturday of each month. The current contract expires September 30, 2022 and a new 5 year contract has been drafted and approved by the Dallas County Commissioner's Court.

Recommendation/Action Requested and Justification

Staff recommends that the Council authorize the City Manager to renew an interlocal agreement with Dallas County to participate in the Dallas Area HHW Network. This item was presented as a written briefing at the September 6, 2022 City Council Work Session.

Attachments

HHW Renewal FY 2023

STATE OF TEXAS)
COUNTY OF DALLAS)

AGREEMENT BETWEEN GARLAND AND DALLAS COUNTY

WITNESSETH:

WHEREAS, the City of Garland, Texas, (the "City") wishes to enter into this agreement (the "Agreement") to join the Dallas Area Household Hazardous Waste Network (the "HHW Network") to coordinate the planning and implementation of a hazardous waste collection program from October 1, 2022, through September 30, 2023, with options to renew for four additional one-year terms; and

WHEREAS, Dallas County, Texas acting by and through the Dallas County Commissioners Court ("County") approves the City's participation in the HHW Network; and

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended, provides authorization for local governments to enter into contracts with other local governments and state agencies; and

WHEREAS, the Dallas County Commissioners Court adopted Court Order Number 94-751 establishing the HHW Network to coordinate the planning and implementation of a HHW collection program; and

WHEREAS, the HHW Network has successfully served the residents of the participating local governments since its inception in 1994 and is prepared to continue its services;

NOW, THEREFORE, THIS AGREEMENT is hereby made and entered into by the City and the County upon mutual consideration stated herein:

PURPOSE:

It is the desire of the City to voluntarily join with the County and other interested jurisdictions, to participate in a Household Hazardous Waste ("HHW") collection program as a continuation of the 1994-2022 program. The terms and conditions set forth within this Agreement provide the cooperative framework for the City and the County to undertake a variety of activities necessary to coordinate the planning and implementation of a HHW

collection program and to provide public education aimed at decreasing the generation of HHW.

GENERAL CONDITIONS:

The specific Scope of Services (see attached **Exhibit A2023**) has been reviewed and approved by the HHW Network. The parties agree **Exhibit A2023** is incorporated herein for all purposes. Any and all changes having a financial impact must be approved in advance by a mutually executed letter of agreement between the City and the County. Each letter of agreement, upon full execution, will become an addendum to this Agreement which is automatically incorporated upon mutual execution of the parties.

I. TERM

The Term of this Agreement will begin on the date executed below by the parties and continue until September 30, 2023.

II. NOTICE

Any notice, demand, or request related to this Agreement must be in writing and sent by U.S. Certified or Registered Mail to the designated contact at the address below. A notice, demand, or request will be considered received by the addressee three (3) business days after the date the notice, demand, or request was sent by U.S. Certified or Registered Mail to the contact at the address below.

Dallas County Contact

Earle Blakney
HHW Program Manager
Dallas County
11234 Plano Road
Dallas, TX 75243
PHONE: (214) 553-1765
FAX: (214) 553-6507

City Contact (Name, Title, Address, Phone, Fax)

With Copy to:

Russell Roden
Chief, Civil Division
Dallas County
District Attorney's Office
411 Elm Street

5th Floor
Dallas, Texas 75202

III. COUNTY RESPONSIBILITIES

During the Term of this Agreement, the County agrees to the following provisions:

1. To provide HHW Network project management, HHW Network disposal contract negotiations and signatory, a HHW Mobile Unit, HHW public education, assistance with advertisement of HHW collections, all as per funding scheduled and provided by the participating cities, grants, and contributions.
2. To enter into an agreement with disposal vendor(s) to provide household hazardous waste services including a series of disposal events and disposal services at the County's fixed-site HHW collection locations. The County recognizes and agrees that compensation for vendors under such agreements will be payable only to the extent that City funds are made available.
3. To provide two representatives on the HHW Network.
4. To provide, manage, operate, and maintain a site at 11234 Plano Road in Dallas for exclusive use as a Home Chemical Collection Center ("Collection Center").
5. To provide regular reports to the City regarding collection statistics taken from event surveys.

IV. CITY RESPONSIBILITIES

During the Term of this Agreement, the City will provide:

1. A sum not to exceed \$ _____ for disposal, setup, operational, capital and transportation costs for HHW collection for residents of the City, during the period from October 1, 2022 through September 30, 2023. This figure is based on the program's annual budget contained in **Exhibit B2023** which is incorporated herein for all purposes.
 - a) The City agrees collection, setup, and disposal costs will be paid after-the-fact, based on actual usage by the City at events and at the Collection Center.
 - b) The City agrees operational and capital costs must be paid quarterly in advance.
 - c) In the event of early withdrawal, the operational and capital costs will not be pro-rated for partial quarter participation but will become immediately due and payable in full.
2. Evidence that funding has been committed and encumbered which will be

available for the obligations set forth herein in an appropriate form (City Council resolution, approved line item budget, letter from department head or other official authorized to encumber funds, etc.).

3. A request to the County in writing when the City wishes a collection event to be held within the City's jurisdiction and assistance in obtaining HHW collection site location(s), community support, volunteers, and volunteer amenities for the requested event.
4. Onsite representation at HHW collection(s) within its jurisdiction.
5. Notification to the County in writing at least sixty (60) days prior to withdrawal from this agreement by the City.
6. One representative and one alternate on the HHW Network to attend Network meetings and participate in the decision-making process.

The City acknowledges that the financial responsibility for vendor's disposal, set up, and transportation costs, based on actual usage by residents of the City, rests with the City. The City further acknowledges and agrees its financial responsibility is determined by a proportional share of the program Operational and Capital Budgets, based on the City's percentage of total single-family households served and using single-family household projections. The Operational and Capital Budgets will be determined by the County and the HHW Network. No participating City will be obligated to incur expenses without their prior knowledge and approval.

V. HHW NETWORK RESPONSIBILITIES

Under the Bylaws of the HHW Network as included in **Exhibit C2023** which is incorporated herein for all purposes, the HHW Network will:

1. Provide guidance and direction to the Program Manager in the selection of a HHW disposal contractor, in identifying and selecting waste disposal options, in advertising HHW collections, and in developing and implementing a HHW public awareness program.
2. Create a Finance Committee, composed of those HHW Network members that contribute funds, to make recommendations to the HHW Network regarding expenditures of funds for the HHW Program.
3. Provide guidance and direction to the Program Manager in scheduling community HHW collection events. The HHW Network will attempt to honor all requests from member cities wishing to host a community HHW collection event. Should insufficient dates be available to accommodate all such requests, the number of

events hosted by a single member City annually may be scheduled at a rate that is proportional to that City's share of single family households served.

4. Pay for all routine maintenance at the Collection Center and be responsible for capital additions necessitated by program operations.

VI. LIABILITY

To the extent allowed by law, and without creating a sinking fund, the County agrees to be responsible for any liability or damages the County may suffer as a result of claims, demands, costs or judgments against the County, including workers' compensation claims, arising out of the performance of the work and services under this agreement, or arising from any accident, injury or damage, whatsoever, to any person or persons, or to the property of any person(s) occurring during the performance of this Agreement which are caused by the sole negligence of the County, its agents, officers and/or employees. To the extent allowed by law, and without creating a sinking fund, the City agrees to be responsible for any liability or damages the City may suffer as a result of claims, demands, costs or judgments against the City, including workers' compensation claims, arising out of the performance of the work and services under this agreement, or arising from any accident, injury or damage, whatsoever, to any person or persons, or to the property of any person(s) occurring during the performance of this Agreement which are caused by the sole negligence of the City, its agents, officers and/or employees.

County and City agree that any such liability or damages as stated above occurring during the performance of this agreement caused by the joint or comparative negligence of their employees, agents and officers will be determined in accordance with the comparative responsibility laws of the State of Texas.

This Agreement is made solely for the benefit of the parties, and nothing herein will be construed as granting any rights or cause of action to any third party. This agreement is made subject to the County's and City's sovereign immunity, Title 5 of the Texas Civil Practice and Remedies Code and the Texas Tort Claims Act.

VII. RENEWAL, CANCELLATION AND AMENDMENTS

This agreement may be renewed on October 1 of each year for four additional one-year terms by mutual agreement of the parties. Either party may withdraw from this Agreement at any time without cause, provided that it has notified the other party in writing at least sixty (60) days prior to its intended withdrawal date.

Notwithstanding anything to the contrary herein, County's obligations contained in this Agreement and any extension hereto are expressly contingent upon the availability of funding for each item and obligation. Neither the State of Texas nor any City or any other

person or entity will have any cause of action against the County of Dallas regarding this Agreement in the event that the County is unable to fulfill its obligations under this Agreement as a result of the lack of sufficient funding from any source utilized to fund this Agreement or failure of any funding party, including the County, to budget or authorize funding for this Agreement during the current or future fiscal years. In the event of insufficient funding by County or any other funding entity, or if funding for this Agreement is terminated, limited, suspended or withdrawn, or if funds become unavailable in whole or part, the County, at its sole discretion, will have the right, but not the obligation, to terminate County's obligations herein and withdraw from this Agreement with at least sixty (60) days prior written notice to the other HHW Network entities. Nothing herein will prevent the County, in its sole discretion, from providing funding from a separate source.

VIII. PAYMENT

The City, once receiving an invoice from the County for services rendered (operational, disposal, capital, set up, and/or transportation costs), must provide payment within thirty (30) days to the County per this Agreement and any addendum(s) to this Agreement. If the City fails to pay within thirty (30) days, the City will be charged a late fee of one percent (1%) of the invoice amount for each additional month or portion thereof. Disputes should be directed to the HHW Program Manager. Interest charges on disputed amounts will be suspended until an accurate figure has been documented and re-submitted to the City by HHW Network staff. Upon written request from the City, invoices from the County must be accompanied by copies of all participant surveys and other relevant backup documents to the invoice. Payments required under this Agreement must be in amounts that fairly compensate the performing party for the services or functions performed and shall be made from current revenues available to the paying party.

IX. AMENDMENTS AND CHANGES IN THE LAW:

No modification, amendment, novation, renewal or other alteration of this Agreement will be effective unless mutually agreed upon in writing and executed by the parties hereto. Any alteration, addition, or deletion to the terms or conditions of this Agreement which are required by changes in federal or State law are automatically incorporated herein without written amendment to this Agreement and will be effective on the date designated by said law. Provided, however, that if the change in federal or State law renders the basic purposes of this Agreement illegal, invalid or unenforceable then either party may, upon written notice to the other, terminate this Agreement, and the parties agree to enter into good faith negotiations to replace this Agreement with an agreement as similar to the terms and conditions of this Agreement as legally permissible.

X. SEVERABILITY:

If any provision of this Agreement is construed to be illegal or invalid, this will not

affect the legality or validity of any of the other provisions herein. The illegal or invalid provision will be deemed stricken and deleted, but all other provisions will continue and be given effect as if the illegal or invalid provisions had never been incorporated.

XI. SIGNATORY WARRANTY:

This Agreement has been authorized by the City through a duly enacted resolution passed by the City Council. The person or persons signing and executing this Agreement on behalf of City, or representing themselves as signing and executing this Agreement on behalf of City, do hereby warrant and guarantee that he, she or they have been duly authorized by City to execute this Agreement on behalf of City and to validly and legally bind City to all terms, performances and provisions herein set forth.

XII. ENTIRE AGREEMENT:

This Agreement, including all exhibits and attachments, constitutes the entire agreement between the parties hereto and supersedes any other agreement concerning the subject matter of this transaction, whether oral or written.

XIII. BINDING EFFECT:

This Agreement and the respective rights and obligations of the parties hereto will inure to the benefit and be binding upon the successors and assigns of the parties hereto, as well as the parties themselves.

XIV. FEDERAL OR STATE FUNDED PROJECT:

If Agreement is funded in part by either the State of Texas or federal government, the City agrees to timely comply without additional cost or expense to County, unless otherwise specified herein, to any statute, rule, regulation, grant, contract provision or other State or federal law, rule, regulation, or other similar restriction that imposes additional or greater requirements than stated herein and that is directly applicable to the services rendered under the terms of this Agreement.

XV. DEFAULT/CUMULATIVE RIGHTS/MITIGATION:

It is not a waiver of default if the non-defaulting party fails to immediately declare a default or delays in taking any action. The rights and remedies provided by this Agreement are cumulative, and either party's use of any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance or otherwise. The City has a duty to mitigate damages.

XVI. COUNTERPARTS, NUMBER/GENDER AND HEADINGS:

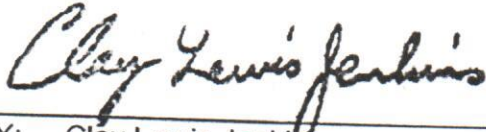
This Agreement may be executed in multiple counterparts, each of which will be considered an original, but all of which will constitute one and the same instrument. Words of any gender used in this Agreement will be held and construed to include any other gender, and any words in the singular will include the plural and vice versa, unless the context clearly requires otherwise. Headings herein are for the convenience of reference only and will not be considered in any interpretation of this Agreement.

HHW Interlocal Agreement 2023

The County of Dallas, State of Texas, has executed this Agreement pursuant to Commissioners Court Order 2022-0661 passed on the 21 day of June,

COUNTY:

EXECUTED THIS 22 DAY OF July, 2022.



BY: Clay Lewis Jenkins
County Judge
Dallas County, Texas

RECOMMENDED BY:

Digitally signed by Christopher Hooper
DN: cn=Christopher Hooper, o, ou,
email=Christopher.Hooper@dallascounty.org, c=US
Date: 2022.07.08 08:59:31 -05'00'

BY: Chris Hooper
Director
Consolidated Services
Dallas County, Texas

APPROVED AS TO FORM*:

John Cruezot
District Attorney
Dallas County, Texas

Digitally signed by /s/ Lacey Lucas #385
Date: 2022.07.07 10:41:20 -05'00'

BY: Lacey Lucas
Assistant District Attorney
Civil Division
Dallas County, Texas

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

HHW Interlocal Agreement 2023

CITY:

The City of Garland has executed this Agreement pursuant to Resolution Number _____, the _____ day of _____, 2022.

EXECUTED THIS _____ DAY OF _____, 2022.

BY: Mayor

APPROVED AS TO FORM:

BY: City Attorney

Exhibit A2023 Scope of Services

Overview

For the Term of this Agreement, Dallas County proposes to operate a Household Hazardous Waste (HHW) disposal program on behalf of the participating cities of the Dallas Area Household Hazardous Waste Network (HHW Network). To accomplish this, the County will continue to use the HHW Network as multi-jurisdictional guidance to the HHW Program Manager in order to maintain an efficient and jurisdictionally sensitive collection program.

As the nucleus of a management structure, the County, through Interlocal Agreements with participating cities, will continue to direct and manage the planning, coordination, and implementation of the HHW Network and HHW collection program. The HHW Network will function as an advisory board and will consist of representatives from participating cities and Dallas County. County staff will provide project governance and oversight.

Strategy

Each spring and fall, the HHW program will target a series of temporary collection sites throughout the participating area, as selected by participating cities in the HHW Network, for one-day community collection events. The participating cities will select the days of the events. The County will oversee the operation of a fixed-site Collection Center for year-round access in addition to the aforementioned collection events. The County may provide transportation of materials between the Collection Center and city-owned satellite collection stations that are available to all participating cities as an adjunct to the Collection Center.

Each city will be able to participate in each of the one-day community collection events. Each event will be held on a different day, at a different location, as determined by the HHW Network. Residents of each participating city also can use the Collection Center on a year-round basis.

For all one-day community collection events, the HHW Program Manager and staff will coordinate scheduling, vendor services, equipment, supplies, advertising, and labor for onsite activities. The host city will provide for traffic control and site security, and will have an onsite City representative for the duration of any collection held within its jurisdiction. The host city will also assist in providing volunteers and volunteer amenities. The County will negotiate the disposal or diversion of HHW on behalf of the HHW Network participants, according to the criteria established by the HHW Network.

Dallas County will provide office space, a Collection Center site, project management, and a mobile unit. The HHW Program Manager and staff must be County employees, whose salaries and benefits are funded by the participating cities and/or

through grants. All disposal, set up, and transportation costs will be funded by the participating cities, based on participation rates. All operating costs, including personnel, facility and equipment maintenance, advertising, supplies, services, and other operational costs will be funded by the participating cities proportionally, based on the most current single-family population figures from the North Central Texas Council of Governments. Program enhancements and capital additions necessitated by program operations will be the responsibility of the HHW Network and funded by the participating cities and/or by grants. All satellite collection centers must be owned and staffed by the host city and available to residents of all HHW Network cities. All satellite station costs for operations, personnel, and facility maintenance will be funded by the host city. Vehicles and supplies for handling and packing will be provided by the HHW Network through funding for the HHW Program.

All overhead for the Household Hazardous Waste Program and Collection Center will be funded through the HHW Network operating and capital budgets. Each participating city must provide the County with funds to cover its collection, disposal, transportation and setup costs within thirty (30) days of receiving an invoice from the County.

Operational and capital costs will be paid quarterly in advance. The City will pay a percent of the operational and capital costs equivalent to its percent of the total of single-family households in all participating cities. Single-family household totals will be acquired from statistics published by the North Central Texas Council of Governments. Collection Center disposal costs will be billed to the city at the end of each billing period, according to the number of residents participating during the billing period. Satellite station disposal costs will be billed to the City at the end of each billing period, applying the Collection Center billing rate to the number of residents using the Satellite station. Collection event costs, including setup, disposal, transportation, etc., will be billed after each event, according to the number of residents participating at the event. The County, as signatory on all contracts, will pay the HHW disposal contractor and all other vendors with the funds received from the participating cities.

If, at any time, it appears that a city lacks sufficient funding to complete the contract year, the city must choose one of the following options:

- The city may cap its costs, and no longer pay for its residents to drop off their waste at the collection center or future one-day events to be held within the term of the Agreement; or
- The city may decide to continue to allocate funds and allow its residents to participate in the collection center and future events to be held in the Agreement year. *

* If a city decides to continue to fund costs for its residents above the sum provided for in its Interlocal Agreement with the County, then the City must provide the County with a letter of agreement as an addendum to the Interlocal Agreement whereby the city is contractually obligated to pay the County any additional costs for HHW collection during the period in which it wishes to extend its payment obligations and specifies a new not-to-

exceed budget limit.

If a city does not make a provision to cover a cost overrun, and the city reaches its contractual limit (as provided for in the Interlocal Agreement or its addendum(s)), subsequent participants from that city must pay their own collection fees in order to dispose of their HHW at the Collection Center or community collection event sites until an addendum is added to the Agreement to cover additional costs. This fee will be calculated from the most recent average collection cost per household or from actual disposal costs, whichever is greater.

Program Objectives

The ultimate objective of the HHW program is to minimize or eliminate the disposal of HHW in area landfills and storm water sewers through reuse/recycling, education and collection/disposal. Toward this end, this program will:

1. Operate a year-round collection center and a series of one-day community collection events each spring and fall throughout Dallas County, serving at least 9,000 households annually.
2. Provide HHW Network cities an opportunity and forum to address storm water pollution and HHW issues.
3. Involve as many cities as possible in the HHW Network.
4. Establish a precedent in Dallas County for handling HHW through a regional approach that will serve as a model for other multi-jurisdictional areas.
5. Educate the public as to alternatives, wise purchasing, and safe disposal through the use of as many of the following as possible: internet sites, utility bill stuffers, newspaper, television & radio public service announcements, contact with local environmental groups, trade show exhibits, presentation at schools, neighborhood organization meetings, service organizations, etc.
6. Gather data regarding citizen interest as well as types and amounts of HHW diverted from the waste stream by surveying collection participants.
7. Divert a substantial amount of HHW from municipal landfills.
8. Involve local businesses, especially those connected with the manufacture or sales of HHW generating products.
9. Involve local environmental groups, Dallas County Public Health Advisory Committee, Dallas County Health Dept., Texas Cooperative Extension Services, and the Southwest Institute of Forensic Sciences.

Special Training Requirements

Dallas County, as Operator, will be responsible for providing personnel at all collection locations. Those personnel may be county, city, volunteer, or contract personnel. The County will ensure that all personnel involved in collection activities have received training appropriate to their duties as specified in Texas Administrative Code Title 30, Section 335.407.

All citizen volunteers must attend a brief onsite orientation session prior to assisting with collection activities. This orientation will be provided by Dallas County HHW Program staff. Citizen volunteers will be restricted from entering areas where hazardous materials are handled, and their activities will be limited to taking surveys, distributing educational literature, processing non-hazardous recyclables and assisting with traffic control.

Records and Reporting

The Program Manager and staff must prepare quarterly progress reports for the County, HHW Network, and relevant grant agencies. Financial reports and progress reports must be presented at least quarterly and in accordance with grant requirements. Financial records, contacts, and data from the collection surveys must be computerized. A final report must be presented within 90 days of the end of each collection event, fiscal quarter, and fiscal year. The final report must include the results of surveys taken from participating citizens and participating cities to gather data including frequency of use and materials collected.

Program Goals

- Participation by at least 9,000 of the area households annually
- Participation by at least 50% of the cities in the County
- Increase public outreach to households in participating cities
- Coverage by general circulation newspaper and/or broadcast media
- Involvement of the community at all levels; government, industry, and citizens

Exhibit B2023

FY2023 HHW PROGRAM BUDGET SUMMARY

This exhibit summarizes the total program funding for fiscal year 2023 ("FY23") as approved by the Dallas Area Household Hazardous Waste Network at its regular meeting on March 31, 2022 and the Dallas County Commissioners Court on June 21, 2022.

The Operational Budget includes personnel and operating costs, which are shared by the Network cities based on single-family household projections published by North Central Texas Council of Governments. Personnel costs include all HHW staff salaries and fringe benefits. Operating costs include supplies, equipment, advertising, public education, volunteer support, staff development, printing, postage, facility maintenance, utilities, and all other direct programming costs.

Capital Expense Budget costs are provided by the cities based on single-family household projections published by the North Central Texas Council of Governments. These funds are set aside for capital maintenance and improvements including building repairs, equipment repair or replacement, mechanical upgrades, and expansion projects.

The Collection/Disposal Budget is comprised of vendor costs for collection services, contract labor, and materials disposal. These costs vary according to actual usage and are indicated in the budget summary for planning purposes only. ***Funding for collection, contract labor, and disposal costs will be collected from the cities after the fact, on an as-used basis.***

Budget adjustments made during the Term of the Agreement must not result in a City Funding amount that exceeds the approved budget total shown herein. The County may make line item transfers within the budget when these transfers do not exceed \$5,000. Budget adjustments in excess of \$5,000 must be approved by the HHW Network.

BUDGET SECTION	CITY FUNDING
OPERATIONAL BUDGET	
Personnel Costs	\$ 581,001
Operating Costs	\$ 210,325
CAPITAL EXPENSE BUDGET	\$ 93,000
COLLECTION / DISPOSAL BUDGET	\$ 1,158,000
TOTAL PROGRAM BUDGET	\$2,042,326

Proportional Shares of FY2023 Operational and Capital Budget *

Based on Estimated SINGLE FAMILY HOUSING UNITS **

City	Service Area Based on Single Family Households as per Current Estimates**	Percent of Service Area	FY22 Annual Share of Operational and Capital Budgets*	FY23 Annual Share of Operational and Capital Budgets*	FY23 Quarterly Share of Operational and Capital Budgets*
Addison	1,794	0.36%	\$ 2,479	\$2,937	\$734.25
Dallas	238,164	48.11%	\$ 391,795	\$391,779	\$97,944.75
De Soto	16,034	3.24%	\$ 22,155	\$26,389	\$6,597.25
Duncanville	11,436	2.31%	\$ 16,071	\$18,816	\$4,704.00
Farmers Branch	8,852	1.79%	\$ 12,092	\$14,581	\$3,645.25
Garland	62,807	12.69%	\$ 89,745	\$103,343	\$25,835.75
Highland Park	3,078	0.62%	\$ 4,807	\$5,054	\$1,2633.50
Irving	42,602	8.60%	\$ 58,878	\$70,037	\$17,509.25
Mesquite	37,001	7.47%	\$ 54,292	\$60,835	\$15,208.75
Richardson	31,564	6.38%	\$ 42,360	\$51,959	\$12,989.75
Rowlett	18,957	3.83%	\$ 26,208	\$31,194	\$7,798.50
Sachse	7,638	1.54%	\$ 10,587	\$12,546	\$3,136.50
Seagoville	3,908	0.79%	\$ 5,333	\$6,438	\$1,609.50
Sunnyvale	2,667	0.54%	\$ 2,554	\$4,402	\$1,100.50
University Park	7,568	1.53%	\$ 10,437	\$12,464	\$3116.00
Wilmer	937	0.19%	\$ 1,277	\$1,552	\$388.00
TOTAL	495,007	100%	\$751,070	\$814,326	\$203,581.50

Exhibit C2023**BYLAWS OF THE DALLAS AREA HOUSEHOLD HAZARDOUS WASTE NETWORK****Article I: Name**

The name of this organization is the **Dallas Area Household Hazardous Waste Network** (hereafter referred to as the "**HHW Network**").

Article II: Mission

The purpose of the HHW Network is to efficiently organize and promote the collection of household hazardous wastes (HHW) among individuals residing in Dallas County, or in counties adjacent to Dallas County, as agreed to by the Network Members. In order to accomplish this mission, the HHW Network will actively promote cooperative arrangements among governmental agencies in the County and will provide a forum for discussion of techniques for collection and disposal of HHW.

Article III: Members

Voting Members - Voting membership in the HHW Network will be offered to one representative of each city volunteering to participate in the HHW Network and to one representative of Dallas County. Any city requesting membership must provide an official written notice of the name of the individual to be designated as the HHW Network member. Once designated, an individual member must arrange to have an alternate designated to participate in the absence of the member.

Advisory (Non-voting) Members - the County Judge will name additional Advisory (Non-voting) Members to the HHW Network representing the following categories or organizations:

- one member representing Dallas County, other than the County's voting member
- one member representing the North Central Texas Council of Governments
- three members representing advocacy, environmental, or other citizen groups such as: Texas Cooperative Extension Service, Audubon Society, and League of Women Voters
- two members representing the private sector

Term - each of the designated individuals will serve until his/her successor is designated.

Article IV: Meetings

The HHW Network will meet as required to conduct its business. All HHW Network meetings must be public meetings open to all participants. The Project Manager of the

HHW Network must establish an email list for notification of all meetings, and must include on this list any individual that requests notification.

Quorum - At any regular meeting of the HHW Network, a quorum will consist of half of the individuals who have then been duly designated or appointed pursuant to Article III.

Article V: Voting

Each Voting Member of the HHW Network will have one vote.

Article VI: Officers and Committees

The HHW Program Manager will preside at all meetings. The HHW Program Manager and staff will be responsible for all staff work and notifications related to the Network. The Program Manager must not be a voting member of the Network. The HHW Network, by majority vote, may establish such committees as the HHW Network considers necessary to carry out the work of the organization.

Finance Committee - The Finance Committee must consist of representatives of each city that has made a binding commitment to participate in a disposal program and the County's voting member. The Program Manager will serve as an ex officio member of this committee. No contract or other financial arrangement affecting the participants may be referred to or approved by the HHW Network without first receiving approval of the Finance Committee.

Article VII: Amendments

These bylaws will become effective when ratified by a majority of HHW Network voting members attending a regular meeting, and when approved by Dallas County Commissioners Court. Amendments may be proposed by any member at any time, in writing. Such amendments will be voted on at a duly called HHW Network meeting to which notice has been given that an amendment will be proposed. Amendments passed by 2/3 of the voting members present will become part of the bylaws.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

10.

Meeting Date: 09/20/2022

Item Title: Texas DSHS Public Health Workforce Grant

Submitted By: Jason Chessher, Managing Director

Summary of Request/Problem

In 2021, the Garland Health Department was awarded 1.9 million dollars over two years that was intended to establish, expand, train and sustain the public health workforce to support COVID-19 prevention, preparedness, response and recovery initiatives to address health disparities related to COVID-19. A portion of this funding was used to hire a social worker through an interlocal agreement with Parkland Health and Hospital System. The initial interlocal agreement expires on September 30th and staff seeks Council approval to renew the agreement for another year. This item was included on the September 19, 2022 City Council Work Session Agenda.

Recommendation/Action Requested and Justification

Authorize the City Manager to execute an interlocal agreement with Parkland Health and Hospital System for the services of a social worker.

Attachments

Parkland HHS Interlocal Agreement

SECOND AMENDMENT TO INTERLOCAL AGREEMENT

This Second Amendment is entered into by and between The City of Garland, Texas ("City") and the Dallas County Hospital District d/b/a Parkland Health, formerly Parkland Health & Hospital System ("Parkland").

WHEREAS Parkland and City are parties to that certain Interlocal Agreement, which was dated to be effective as of October 1, 2021, (the "Agreement"); and

WHEREAS the Agreement was amended pursuant to agreement of the parties via an Amendment to Interlocal Agreement, which was dated to be effective as of October 1, 2021 (the "Amendment"); and

WHEREAS Parkland and City wish to further amend such Agreement in the manner which is more fully set forth below; and

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, Parkland and City hereby agree as follows:

1. The term of the Agreement shall be extended for an additional twelve (12) month period, through September 30, 2023.
2. Total payments by the CITY during the term October 1, 2022 through September 30, 2023 shall be One Hundred Twenty-Five Thousand Eight Hundred ThirtyTwo Dollars (\$125,832). Payments shall be made in twelve (12) monthly payments in the amount of Ten Thousand Four Hundred Eighty-Six Dollars (\$10,486) and shall be made payable within thirty (30) days of receipt of invoice.
3. This Second Amendment is effective as of the 1st day of October 2022.
4. In the event the grant(s) funding this Program are not renewed and/or state or federal funds are not made available to fund this Program, the City may terminate the Program effective June 30, 2023, by giving Parkland ninety (90) days' notice;
5. Except as modified by this Second Amendment, the Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be executed by their respective duly authorized representatives.

**Dallas County Hospital District d/b/a
Parkland Health**

The City of Garland, Texas

By: _____

By: _____

Name: Richard Humphrey

Name: _____

Title: EVP & Chief Financial Officer

Title: _____

Date: _____

Date: _____



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

11.

Meeting Date: 09/20/2022

Item Title: Resolution Renaming the Main Street Municipal Building (MSMB)

Summary of Request/Problem

Consider passing and approving a resolution renaming the Main Street Municipal Building (MSMB), the "Honorable Ronald E. Jones Building." This item was presented to Council at the August 15, 2022 Work Session.

Recommendation/Action Requested and Justification

Pass and approve a resolution to rename the Main Street Municipal Building (MSMB), the "Honorable Ronald E. Jones Building."

Attachments

Resolution Naming MSMB Building to Ronald E Jones

RESOLUTION NO.

A RESOLUTION NAMING THE MAIN STREET MUNICIPAL BUILDING, LOCATED AT 800 MAIN STREET, AS THE "RONALD E. JONES MUNICIPAL BUILDING"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mayor Ronald E. Jones began his nearly three decades of public service experience in April of 1977, including five years as Garland's Assistant City Manager, and he oversaw more than 14 departments during his notable tenure;

WHEREAS, Mayor Jones was elected Mayor of the City of Garland in May of 2007 and served three terms in that position;

WHEREAS, Garland has been enriched by Mayor Jones' presence, contributions, leadership, and the immense body of work he has performed on the City's behalf over the course of his career;

WHEREAS, Mayor Jones has further contributed to the community through his work with the Kiwanis Club, Garland Citizen Police Academy Alumni Association, Garland Asian American Task Force, Garland Association for Hispanic Affairs, Luna Elementary School Campus Improvement Team, and Garland Landmark Society; in addition, he has been a board member of the Regional Transportation Council, Garland Civic Theatre, the Achievement Center of Texas, New Beginning Center, and the North Texas Commission, and he chaired the North Texas Commission Leadership North Texas Selection Committee; and

WHEREAS, in recognition of Mayor Jones' years of dedicated service, the City Council honors, commemorates, and thanks Mayor Jones for his civic participation, leadership, wise counsel, and being an integral part of the Garland community.

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

Section 1

That the City Council does hereby resolve to name the Main Street Municipal Building, located at 800 Main Street, as the "Ronald E. Jones Municipal Building".

Section 2

That this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

City Council Regular Session Agenda

Meeting Date: 09/20/2022

Item Title: Board and Commission Appointment

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

Summary:

Council Member Ed Moore

- Adam Greenup - Library Board

Attachments

Adam Greenup - Library



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: September 9, 2022

Name: Adam J. Greenup

Phone

Address: 1402 Carriage Ln.

Phone

City, State, Zip: Garland, Texas 75043

Email

Resident of Garland for 2 years

Resident of Texas for 40 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 3

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 extensive experience working in municipal government in San Antonio. I served as Chief of Staff to former San Antonio City Councilwoman Mary Alice Cisneros and Senior Policy Advisor to former San Antonio Mayor Julian

If you have previously served on a City Board or Commission, please specify and list dates of service.
None

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

Project Texas voter registration organization, interned at the Dallas County Elections office in law school, member of the Dallas Hispanic Law Foundation Board of Directors

What is your educational background?

I received by J.D. from the University of North Texas at Dallas Law School in 2017. I received a Bachelor of Arts from the University of the Incarnate Word in 2005.

What is your occupational experience?

I am a licensed and practicing attorney working for the law offices of Snell & Wilmer. I previously worked for Stanton LLP. I also was a law clerk to U.S. District Court Judge James Brady in the Middle District of Louisiana.

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

Adam J. Greenup
Signature of Applicant

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plan Commission *

☐ Civil Service Commission

☒ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Date Appointed

Utility Account Status

Current ☒

Past Due ☐

Appointed By

CSO Suit/Claim Filed

Yes ☐ No ☒

Date Notified

Clerk Signature & Date Courtney Vanover 9/12/22

Disclosure Form Filed



GARLAND

City Council Regular Session Agenda

Meeting Date: 09/20/2022

Item Title: Board and Commission Appointment

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

Summary:

Council Member B.J. Williams

- Phillip Johnson - Plan Commission

Attachments

Phillip Johnson - Plan Commission



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
AUG 16 2022
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: 5/30/22

Name: Phillip Johnson

Phone

(Home)

Address: 6349 Duck Creek Dr #2457

Phone

(Other)

City, State, Zip: Garland, Texas, 75043

Email

Resident of Garland for 22 years

Resident of Texas for 26 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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.

TIF #3 Board 2020-2022

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

TIF #3 Board 2020-2022

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

TIF #3 Board

What is your educational background?

B.A. M.S.

What is your occupational experience?

United States Department of Homeland Security

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

Phillip Johnson

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

2 Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

1 Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

3 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 ☒ N/A

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover
9/11/22

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018