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
September 18, 2018
7:00 p.m.

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

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



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the September 4, 2018 Regular Meeting.

2. Consider approval of the following bids:

a. Walnut Street Pedestrian Corridor (Heritage Crossing - Phase II) **Bid No. 0672-18**

E.J. Smith Construction Company, LLC **$563,579.75**

This request is for the construction of the Base Bid (Southeast Quadrant) of the Walnut Street Pedestrian Corridor (Heritage Crossing) project.

b. **Cargo Trailers** **Bid No. 1085-18**

Magnum Trailers **$114,261.00**

This request is for the purchase of five replacement and two new Cargo Trailers to be used by the Street Department in their daily operations.

c. **GP&L Shiloh 6 Distribution Line Reconstruction** **Bid No. 0851-18**

Irby Construction Company	**$776,391.20**
Optional Contingency	**54,891.00**
TOTAL:	**$831,282.20**

This request is to obtain labor and equipment necessary for the partial reconstruction of the Shiloh 6 Distribution Line.

d. **Replacement Tractor for Parks Department** **Bid No. 1119-18**

Landmark Equipment **$116,632.00**

This request is to purchase a New Holland Tractor with an Alamo 20' 9" Interstater Mower attachment to be used by the Parks, Recreation & Cultural Arts Department in their daily operations.

e. **Replacement Vehicles for Various Departments** **Bid No. 1126-18**

Sam Pack's Five Star Ford **$115,168.38**

This request is to purchase four replacement vehicles: a cargo van for Facilities Management; a cargo van for Parks, Recreation & Cultural Arts; an SUV for Stormwater Management; and a sedan for Health.

f. **Ready Mix Concrete** **Bid No. 1039-18**

Cooper Concrete **$2,146,850.00**

This request is to provide delivery of ready mix concrete products to various Street Department construction projects throughout the city.

g. School Flasher System Upgrade **Bid No. 1135-18**

Consolidated Traffic Controls, Inc.	**$248,402.00**
Consolidated Traffic Controls, Inc.	**154,197.50**
TOTAL:	**$402,599.50**

This request is to replace the outdated pager based school flasher system that is no longer functional.

h. Shiloh Road Widening from I.H. 635 to Kingsley Road **Bid No. 0800-18**

Ragel, Inc. **$23,658,909.98**

This request is to widen Shiloh Road from a four-lane divided thoroughfare to a six-lane divided thoroughfare.

i. Traffic Signal Installation and Modernization **Bid No. 0997-18**

Bean Electrical, Inc. **$1,049,832.75**

This request is to provide Traffic Signal Installation and Modernization Services on an as-needed basis.

j. Service and Support to Upgrade the Police Computer-Aided Dispatch (CAD) **Bid No. 1128-18**

Hexagon Safety and Infrastructure **$401,971.21**

This request is to provide service and support to upgrade the Police Computer-Aided Dispatch (CAD).

k. GP&L Pump Repair and Reconditioning Services **Bid No. 0930-18**

Anytime Pump Repair Service Company **$175,000.00**

This request is to obtain as-needed pump repair and reconditioning services for all GP&L locations.

l. Property Insurance **Bid No. 0987-18**

Princeton Excess & Surplus Lines Insurance Company (McGriff Siebels & Williams)	**$821,162.00**
Add Terrorism Coverage	**36,750.00**
TOTAL:	**$857,912.00**

This request is to provide property insurance for various City-owned properties.

m. Police Headquarters Erosion Repairs **Bid No. 1026-18**

Custard Construction Services	**$107,404.45**
Optional Contingency	**10,000.00**
TOTAL:	**$117,404.45**

This request is to provide roof drainage and erosion control improvements at the Police Headquarters. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

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

a. Zoning File No. Z 18-28, Dinh Nguyen (District 8)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Zoning Change from Agricultural (AG) District to Community Retail (CR) District on a 1.56-acre tract of land located at 2105 Crist 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 Savings Clause and a Severability Clause; and providing an effective date.

4. Consider an ordinance amending the tax roll of the City of Garland, Texas and providing an effective date.

At the September 4, 2018 City Council Work Session, Council was briefed on the annual amendment to the tax roll. The amendment to the roll is supported by City Charter Article IX, Section 3 and the Texas Property Code Section 33.05. If approved the amendment will remove $93,797.52 of uncollectible tax debt from the roll. Amendment of the tax roll is necessary in order to meet generally accepted accounting principles, avoid overstating accounts receivables and to avoid the potential risk of an unfavorable audit opinion.

5. Consider an ordinance authorizing the issuance of "City of Garland, Texas, Tax Notes, Series 2018"; specifying the terms and features of said notes; levying a continuing direct annual ad valorem tax for the payment of said notes; and resolving other matters incident and related to the issuance, sale, payment and delivery of said notes, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

At the August 20, 2018 Work Session, Council considered authorizing the issuance of tax notes in the amount of $12,195,000.

6. Consider an ordinance of the City Council of the City of Garland, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2018 rate review mechanism filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC'S reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the requirements of the Texas Open Meetings Act; adopting a Savings Clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC'S legal counsel.

At the September 4, 2018 Work Session, Council considered a settlement agreement with Atmos Energy Mid-Tex Division ("Atmos Mid-Tex") and the resulting rate change under the Rate Review Mechanism (RRM) tariff.

7. Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

Council is requested to accept the offer and sell the property to Notewise Investments, LLC. This property has been held by the City of Garland since 2008 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

8. Consider a resolution establishing a Downtown Historic Commercial Facade Improvement Grant Program; limiting the source of program funding; and providing an effective date.

The City desires to enhance economic development activity and commercial revitalization within the historic downtown area by creating a cost-sharing program through which the owners of eligible commercial property within a designated area may receive reimbursement for up to 50% of eligible costs of improving the facades of buildings located within the designated historic downtown area.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

9. Bond Study Committee Appointments

In accordance with the City Charter, Article X - Section 3, the Council will consider the appointment of a Bond Study Committee. In appointing these members, the Council also issues the attached instructions to the Committee.

Mayor Lori Barnett Dodson

- Ronald Jones
- Stephen Stanley
- Tony Torres

Council Member David Gibbons

- Jonathan Kelly
- Martin Glenn

Council Member Deborah Morris

- Mary Brumbach
- Koni Kaiwi

Council Member Jerry Nickerson

- David Perry
- Jerry Carter

Council Member Jim Bookhout

- Molly Bishop
- Mike Plumlee

Mayor Pro Tem Rich Aubin

- Laura Perkins Cox
- John Willis

Council Member Robert Vera

- David Morehead
- Susan Vaden

Deputy Mayor Pro Tem Scott LeMay

- Joe Thomas
- Dylan Hedrick

Council Member Robert John Smith

- Hank Beidleman
- Bob Duckworth

10. Request for Development Assistance from Kirchhoff Automotive Dallas, Inc.

Council is requested to consider a development incentive request from Kirchhoff Automotive Dallas, Inc. for a partial rebate of applicable Business and Personal Property (BPP) tax required of a proposed new manufacturing project for a specific period of time.

11. Hold a public hearing regarding the 2018-18 Proposed Budget

Section 5, Article VII, 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 2018-19 has been available for public inspection in the City libraries, in the City Secretary's Office and on the City's website since August 8, 2018. Previous Public Hearings were held on August 21 and September 4, 2018.

This budget will raise more total property taxes than last year's budget by $8,354,149 or 8.65% and of that amount $2,124,981 is tax revenue to be raised from new property added to the tax roll this year.

12. Hold a public hearing regarding the Proposed 2018-19 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 rollback tax rate or the effective rate until the governing body has held two public hearings on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2018-19 Proposed Budget is based on a tax rate of 70.46 cents per $100 of valuation, which does exceed the effective tax rate of 65.35 cents due to a 7.82% increase in taxable values. Previous public hearings were held on August 21 and September 4, 2018.

13. Adoption of the 2018-19 Budget

In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2018-19 to the City Council on August 7, 2018. Copies were made available for public inspection at the City libraries, at the City Secretary's Office and on the City's website. Public hearings were held on August 21, September 4, and September 18, 2018. An ordinance reflecting final decisions regarding the Budget for 2018-19 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

14. Adoption of 2018-19 Property Tax Rate

The City Council has considered an Ad Valorem Tax Rate of 70.46 cents per $100 of valuation for the fiscal year beginning October 1, 2018. 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 approving an ordinance setting the Ad Valorem Tax Rate at 70.46 cents per $100 of valuation for 2018-19.

15. Rate and Fee Changes for 2018-19

In considering the 2018-19 Proposed Budget, the City Council reviewed the adjustments to existing rates and fees. Revenue estimates included in the 2018-19 Proposed Budget are based on these actions. An ordinance will be prepared for the Mayor's signature once final direction has been given by the City Council.

16. 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.

17. Hold public hearings on:

a. Consider the application of Kimley-Horn & Associates, Inc., requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use. This property is located at 1613 Lookout Road. (File No. Z 18-27, District 1)

BEING a portion of a tract of land in the HENRY McCULLOUGH SURVEY, Abstract No. 901, situated in the City of Garland, Dallas County, Texas and being a part of Lots 23 through 31 and all of Lots 32, through 35 of POTO' GOLD GARDENS, an addition to the City of Garland, Dallas County, Texas according to the Map thereof recorded in Volume 17, Page 79 of the Map Records of Dallas County, Texas;

embracing all of the 3.98 acre tract of land described in the deed to Robson/35W Investors, L.P. as recorded in Instrument No. 201500076819 of the Official Public Records of Dallas County, Texas. Approval of the request would allow the applicant to develop the site for an electrical substation use for Oncor (approximately 1.9 acres) and Garland Power and Light (approximately 2.0 acres), in concurrence with an adjacent site planned for data center use.

b. Consider the application of Huckabee, requesting approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. This property is located at 2585 Firewheel Parkway. (File No. Z 18-30, District 1) (This case was postponed from the September 4, 2018 Regular City Council meeting.)

BEING an approximate 19-acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas, and being part of a called 27.000-acre tract conveyed to the Garland Independent School District by deed recorded in Volume 98053, Page 2307, Deed Records of Dallas County, Texas. Approval of the request would allow the applicant to build a natatorium for the Garland Independent School District.

c. Consider the application of Cates-Clark & Associates, LLP, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. This property is located at 117 North Shiloh Road. (File No. Z 17-14, District 6) (This case was postponed from the August 7, 2018 Regular City Council meeting.)

BEING an approximate 9.39-acre tract of land situated in the John W. Keen Survey, Abstract No. 744, City of Garland, Collin County, Texas, and being all of that same tract of land as described in deed to Valley View Land Partnership, Ltd. recorded In Volume 2002117, Page 1053, Official Public Records, Dallas County, Texas. Approval of the request would allow the applicant to redevelop the subject property with a recycling yard with outdoor storage.

d. Consider the application of Spiars Engineering, Inc., requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and 2) a Concept Plan as a prelude to a required Detail Plan to be filed and reviewed at a later date for Dwelling, Single-Family. This property is located at 3000 South Country Club Road. (File No. Z 18-37, District 3)

BEING a tract of land situated in the J. Little Survey, Abstract No. 761, City of Garland, Dallas County, Texas, the subject tract being a portion of a tract of land conveyed to Eastern Hills Country Club according to the deed recorded in Volume 4194, Page 610 of the Deed Records, Dallas County, Texas (DRDCT), the subject tract being more particularly described as follows: BEGINNING at the inset

southwesterly corner of Kensington Gardens No. 2, an addition recorded in Instrument No. 20080036717 of the Official Public Records, Dallas County, Texas (OPRDCT), for the most northerly corner of the subject tract; THENCE S 44°56'33" E, 1415.00 feet along the lower southwest line of Kensington Gardens No. 2, passing the south corner thereof and then along the southwest corner of a tract conveyed to the City of Dallas, recorded in Volume 68033, Page 535, and Volume 68029, Page 536 DRDCT; THENCE N 41°23'58" E, 361.00 feet along the common line thereof; THENCE S 76°50'59" E, 266.00 feet along the common line thereof; THENCE N 43°24'01" E, 147.00 feet along the common line thereof to the west corner of a tract conveyed as Tract I to the City of Dallas, recorded in Volume 69184, Page 652 DRDCT; THENCE S 60°51'10" E, 454.00 feet along the common line thereof; THENCE S 12°06'33" E, 252.80 feet along the common line thereof; THENCE S 33°08'28" E, 362.80 feet along the common line thereof to the south corner thereof and being on the northwest line of a tract conveyed to the City of Dallas, recorded in Cause Nos. 45937-C and 68-2807-C; THENCE S 43°02'23" W, 142.10 feet along the common line thereof; THENCE S 43°11'37" W, 201.20 feet along the common line thereof; THENCE S 42°27'32" W, 61.52 feet along the common line thereof to the east corner of a tract conveyed as Tract II to the City of Dallas, recorded in Volume 69184, Page 652 DRDCT; THENCE N 75°31'29" W, 125.01 feet along the common line thereof; THENCE S 51°08'04" W, 157.97 feet along the common line thereof; THENCE S 20°20'17" W, 346.88 feet along the common line thereof to the northwest line of Club Creek Addition, an addition recorded in Volume 84185, Page 2019 DRDCT; THENCE S 43°49'17" W, 95.57 feet along the common line thereof; THENCE S 43°48'26" W, 1403.06 feet along the common line thereof to the east corner of a tract conveyed to Helen R. Partain, recorded in Volume 2005069, Page 12666 DRDCT; THENCE N 46°11'49" W, 12.00 feet along the common line thereof; THENCE S 55°06'32" W, 168.33 feet along the common line thereof to the north corner of a tract conveyed to George Broussard, recorded in Volume 2005095, Page 7198 DRDCT; THENCE S 45°04'26" W, 270.08 feet along the common line thereof and the common line of a tract conveyed to Don Payne, recorded in Volume 2005095, Page 7193 DRDCT, and the common line of a tract conveyed to Jerry Reynolds, recorded in Volume 2005095, Page 7203 DRDCT, to the north corner of a tract conveyed to J.D. Harvey, recorded in Volume 2005095, Page 7188 DRDCT, and being the east corner of a tract conveyed to J.D. Harvey, recorded in Instrument No. 200503602932 OPRDCT; THENCE N 46°24'56" W, 63.00 feet along the common line thereof; THENCE S 79°32'00" W, 198.39 feet along the common line thereof to the north corner of Eastern Hills Estates No. 9, an addition recorded in Volume 71201, Page 2114 DRDCT; THENCE S 46°09'03" W, 865.00 feet along the common line thereof; THENCE N 72°46'50" W, 553.73 feet along the common line thereof, passing the northwest corner thereof and an easterly corner of Eastern Hills Estates No. 4, an addition recorded in Volume 31, Page 169 DRDCT; THENCE N 16°24'20" W, 163.68 feet along the common line thereof; THENCE N 24°05'40" E, 400.00 feet along the common line thereof; THENCE N 10°09'00" E, 866.07 feet along the common line thereof; THENCE N 74°21'00" W, 173.00 feet along the common line thereof to the east line of Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line

thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. Approval of the request would allow the applicant to develop a residential subdivision with a maximum of 300 residential lots.

18. 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 Lori Barnett Dodson

- Mark Tyler - Unified Building Standards Commission
- David Perry - Property Standards Board

Council Member Robert Vera

- Jacobe Chandler - Community Multicultural Commission

19. 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.

20. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are $1 each and DVD's are $3 each.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **1.**

Meeting Date: 09/18/2018

Item Title: Minutes September 4

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the September 4, 2018 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes September 4

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, September 4, 2018 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	Rich Aubin
	Council Member	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Robert Vera
	Council Member	Scott LeMay
	Council Member	Robert Smith
STAFF PRESENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIALS: Mayor Dodson presented Special Recognitions to Emerson Quillin, Gavin Quillin, Hunter Williams and Ellery Frye for their efforts to raise funds and assist with adoptions at the Animal Shelter.

Amy Vorster, Operations Coordinator for the Animal Shelter presented the Pet of the Month.

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

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Dodson read those items into the record. Motion was made by Council Member Smith to approve the Consent Agenda as presented, seconded by Deputy Mayor Pro Tem LeMay, to approve items 1a, 2a, 2b, 2c, 3, 4, 5, 6, 7, 8, 9, 10 and 11. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the August 21, 2018 Regular Meeting.

2a. APPROVED** Bid No. 1162-17 awarded to Hill & Wilkinson General Contractors in the amount of $5,628,015.00 for the Rowlett Creek Wastewater Treatment Plant Operations Center Renovation.

This request is to provide needed renovations to the 30-year-old Rowlett Creek Wastewater Treatment Plant Operations Center.

2b. APPROVED** Bid No. 0933-18 awarded to XIT Paving and Construction, Inc. in the amount of $2,265,974.00 for Club Creek Boulevard, Northridge Drive and Shari Lane Street Replacement Project.

This request is to reconstruct three existing residential concrete streets. The three streets to be reconstructed are Club Creek Boulevard (Club Creek Circle to Windridge Drive), Northridge Drive (Windridge Drive to Bluffview Drive) and Shari Lane (Luther Lane to Club Creek Boulevard).

2c. APPROVED** Bid No. 0962-18 awarded to New World Contracting, LLC in the amount of $904,708.00 for the 2018 Garland Alley Replacement Project – Phase 1.

This request is to reconstruct eight existing concrete alleys.

3. APPROVED** Ordinance No. 7007 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Dwelling, Multi-Family on a 5.839-acre tract of land located at 1603 East IH 30; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date. (File No. Z 18-10, OM Housing, District 3)

4. APPROVED** Ordinance No. 7008 amending Chapter 10 “Administration,” 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 20, 2018 Work Session, Council considered an ordinance that will allow for the designation of certain City vehicles as “authorized emergency vehicles” so that those vehicles may be equipped with appropriate lighting and have the protection offered by the move over or slow down law.

Such vehicles will not be equipped with sirens and will not be enabled to run "code," that is, by disregarding traffic signals or posted speed limits. Crews will receive special training on the proper use of emergency lighting when responding to and on the scene of an emergency.

5. APPROVED** Minute action approving the purchase of a single family home located at 3005 Holm Street in the amount of $150,000.00

Council approved the purchase of the single family home located at 3005 Holm Street for the City of Garland's Housing and Community Services Department. This home is located in the neighborhood immediately north of the recently purchased Hypermart site and would utilize funding to revitalize housing stock within the investment area.

6. APPROVED** Ordinance No. 7009 authorizing a second amendment to the 2018 Capital Improvement Program ("CIP), providing for the supplemental appropriation of funds for electric reliability; and providing an effective date.

At the August 20, 2018 Work Session, the City Council reviewed a Policy Report recommending the amendment of the 2018 Adopted Capital Improvement Program (CIP). Council is requested to consider approving an ordinance amending the 2018 Adopted CIP to appropriate funds for the construction of the Campbell Road Switch Station and the King Mountain Switch Station and Transmission Line in the amount of $20,150,000.00.

7. APPROVED** Resolution No. 10355 authorizing the submission and acceptance of an application to the Bureau of Justice Assistance for Grant under the 2018 Edward Byrne Memorial Justice Assistance Grant Program; and providing an effective date.

At the August 20, 2018 Work Session, Council was scheduled to consider a request from the Police Department to apply for the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) program for reducing crime and improving public safety.

8. APPROVED** Minute action authorizing staff to partner with the Air North Texas Program.

At the August 6, 2018 Work Session, Council was asked to consider approving the City of Garland participation in the Air North Texas Partnership to support clean air activities in the region.

9. APPROVED** Ordinance No. 7010 amending Chapter 33, "Transporattion," 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.

Council adopted the ordinance restricting parking on the north and south side of Avenue D between Ninth Street and S. Santa Fe Street.

10. APPROVED** Minute action approving the purchase agreement of August 23, 2018 between the City and American Eagle, Inc. for the purchase of real property generally located at 1350 Commerce Street, Garland, Texas.

At the August 20, 2018 Work Session, during executive session, Council considered a purchase agreement in which the City agrees to purchase real property from American Eagle, Inc. in the amount of $260,000.

11. APPROVED** Resolution No. 10356 amending, reaffirming and ratifying Resolution No. 10300 relating to the authorization of the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement and homeland security projects, and providing an effective date.

At the August 20, 2018 Work Session Council considered approving the amended resolution to support the 2017 Homeland Security Grant Program (HSGP) which will provide funds for the purchase of HazMat response equipment.

ITEMS FOR INDIVIDUAL CONSIERATION

12. PUBLIC HEARING HELD — Hold a public hearing regarding the 2018-19 Proposed Budget

Section 5, Article VII, 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 2018-19 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 8, 2018. The 2018-19 Budget is scheduled to be adopted on September 18, 2018.

Mayor Dodson opened the Public Hearing.

There were no speakers on this item.

13. PUBLIC HEARING HELD — Hold a public hearing regarding the Proposed 2018-19 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 rollback tax rate or the effective rate until the governing body has held two public hearings on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2018-19 Proposed Budget is based on a tax rate of 70.46 cents per $100 of valuation, which does exceed the effective tax rate of 65.35 cents due to a 7.82% increase in taxable values. A previous public hearing was held on August 21, 2018. Mayor Dodson announced the 2018-19 Tax Rate is scheduled to be adopted on Tuesday, September 18, 2018 at 7 p.m. in the Council Chambers of City Hall, 200 N. Fifth Street, Garland, Texas.

Mayor Dodson opened the Public Hearing.

There were no speakers on this item. Kim Thiehoff registered a position against the Tax Rate, but did not testify.

14a. APPROVED

Consider the application of Dinh Nguyen, requesting approval of a Zoning Change from Agricultural (AG) District to Community Retail (CR) District. This property is located at 2105 Crist Road. (File No. Z 18-28, District 8)

BEING an approximate 1.56-acre tract of land situated in the A. Bahn Survey, Abstract Number 181, Dallas County, Texas, and being same tract of land conveyed to Garland E. Satterwhite, by deed recorded in Volume 92246, Page 1761, Deed Records, Dallas County, Texas. Approval of the request would allow the applicant to demolish the existing structures and subsequently redevelop the site per the Garland Development Code (GDC) with land uses as permitted in the Community Retail (CR) District.

Josue De la Vega, Development Planner and Will Guerin, Director of Planning presented the staff report. Speakers on this item were: Vy Nguyen, applicant. There was discussion by the Council. Motion was made by Council Member Smith to approve the zoning change as approved by staff, seconded by Deputy Mayor Pro Tem LeMay. Motion carried 9 ayes, 0 nays.

14b. APPROVED

Consider the application of Huckabee, requesting approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. This property is located at 2585 Firewheel Parkway. (File No. Z 18-30, District 1)

BEING an approximate 19-acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas, and being part of a called 27.000-acre tract conveyed to the Garland Independent School District by deed recorded in Volume 98053, Page 2307, Deed Records of Dallas County, Texas. Approval of the request would allow the applicant to build a natatorium for the Garland Independent School District.

Council Member Smith had a conflict of interest; he recused himself from the discussion and the vote.

Josue De la Vega, Development Planner and Will Guerin, Director of Planning presented the staff report. Speakers on this item were: Heather Barksdale, Architect, Bob Duckworth, Nicole Lamb, Cliff Odenwald, applicant. Motion was made by Council Member Gibbons to postpone this item: 1) pending further analysis by the Planning and Transportation Departments, including a proposal that buses be moved to other high schools or locations during meets and determine what impact it might have on traffic and parking, 2) construct a wrought iron perimeter fence along Crosslands Drive and the eastern side of the properties that abut the properties to the west, seconded by Council Member Nickerson. Motion carried 8 ayes, 0 nays.

15. APPOINTED — Consider appointments to Boards and Commissions.

Mayor Dodson turned the Chair over to Mayor Pro Tem Aubin to make the following appointment:

Mayor Lori Barnett Dodson

- Bettye Haynes – Library Board

A vote was cast to approve the appointment with 9 ayes, 0 nays.

Mayor Pro Tem Aubin turned the Chair over to Mayor Dodson.

Council Members read names of their appointees into the record and a single vote was cast to approve the appointments 9 ayes, 0 nays.

Council Member David Gibbons

- Aaron Miller – Unified Building Standards Commission

Council Member Deborah Morris

- Robert Duckworth – TIF 3
- Steven Johnson – Community Multicultural Commission
- John Spencer – Property Standards Board

Council Member Jim Bookhout

- Sal Liberto – TIF 3
- Kathleen Hansrote – TIF Downtown

Mayor Pro Tem Rich Aubin

- Gail Belton – Senior Citizens Advisory Committee
- Bettye Roberts – Citizens Environmental and Neighborhood Advisory Committee

16. CITIZEN COMMENTS: Jessica Acosta
Michelle Mitchell

17. ADJOURN There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 8:55 p.m.

CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor /s/ Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.a.**

Meeting Date: 09/18/2018
Item Title: Walnut Street Pedestrian Corridor (Heritage Crossing - Phase II)
Submitted By: Jermel Stevenson, Managing Director
Bid Number: 0672-18

Purchase Justification:

This request is for the construction of the Base Bid (Southeast Quadrant) of the Walnut Street Pedestrian Corridor (Heritage Crossing) project. On July 31, 2017, the City Council approved a revised design concept that sought to maintain the original design intent while reducing the overall costs for the project and a new budget was established in the amount of $705,000. Upon approval from Council, staff and the consulting engineer revised the construction drawings to incorporate the changes and created bid documents to allow staff the opportunity to eliminate bid items to ensure the project is delivered within the budget authorized by the City Council.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. E.J. Smith Construction Company, LLC, was the sole respondent and was within budget and deemed a qualified firm.

Award Recommendation:

Vendor	***Item***	***Amount***
E.J. Smith Construction Company, LLC	All	$563,579.75
	TOTAL:	**$563,579.75**

Basis for Award: Straight Low Bid
Purchase Requisition #: 40352

Fiscal Impact

Total Project/Account: $1,458,000
Expended/Encumbered to Date: 423,500
Balance: $1,034,500

This Item:	563,580
Proposed Balance:	$470,920
Account #:	692-1509-1012700-9002

Fund/Dept/Project – Description and Comments:

Economic Development CIP / Walnut Street Pedestrian Corridor / Heritage Crossing - Phase II

Attachments

Bid Recap

Heritage Crossing - Limits of Proposed Work

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2018
Document Location:	Page ED10

Budget Director Approval:	Ron Young
Approval Date:	09/04/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 08/31/2018

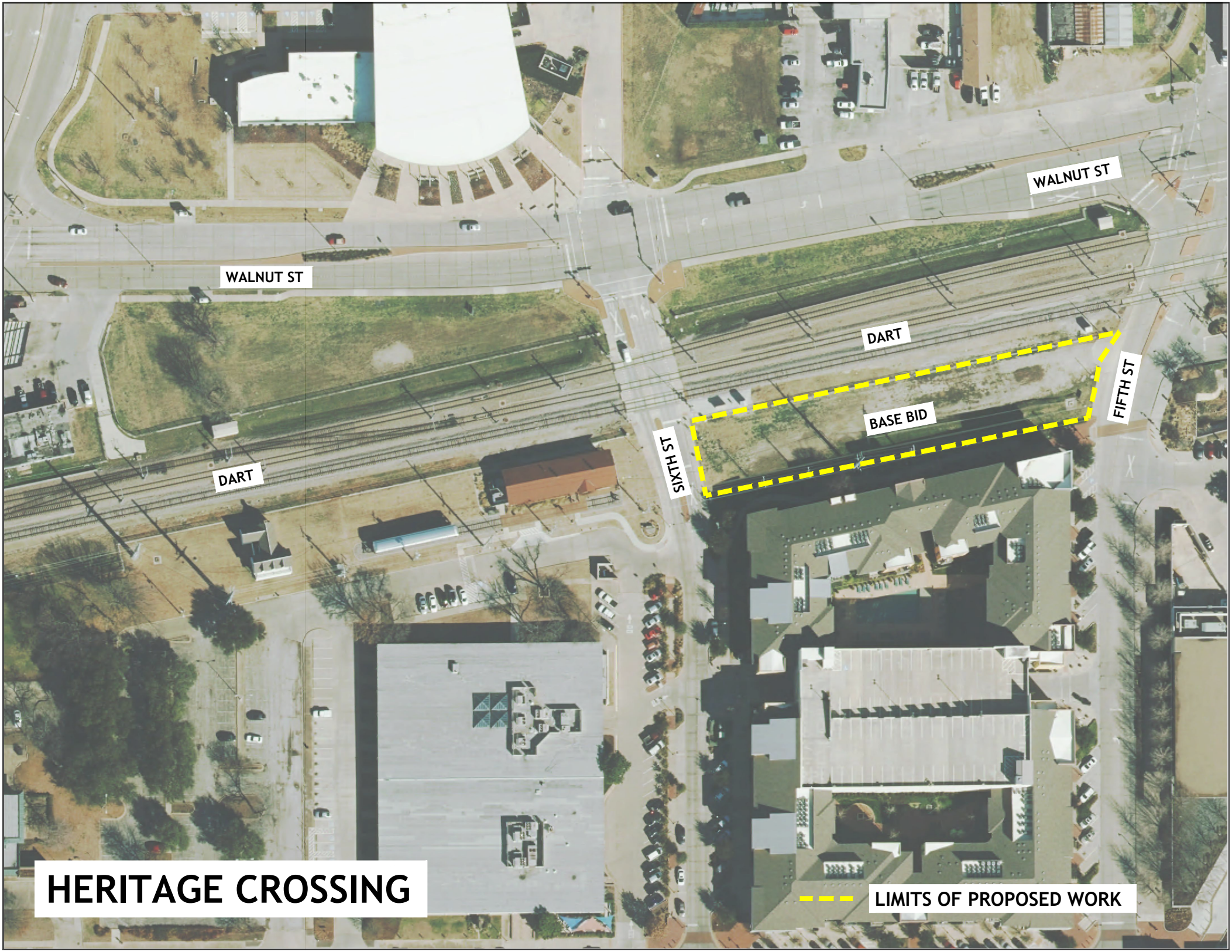
CITY OF GARLAND - BID RECAP SHEET
OPENED: 07/10/2018
REQ. NO. PR TBD
BID NO. 0801-18
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	E.J. Smith Construction Company, LLC UNIT PRICE	E.J. Smith Construction Company, LLC TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Walnut Street Pedestrian Corridor	$563,579.75	$563,579.75						
			(Heritage Crossing Phase II)								
			construction.								
			TOTAL GROSS PRICE		$563,579.75						
			CASH DISCOUNT								
			TOTAL NET PRICE		$563,579.75						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

478 # IonWave Notifications
122 # IonWave HUBS
5 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.


WALNUT ST
WALNUT ST
DART
DART
SIXTH ST
BASE BID
FIFTH ST
HERITAGE CROSSING
LIMITS OF PROPOSED WORK

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.b.**

Meeting Date: 09/18/2018
Item Title: Cargo Trailers
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 1085-18

Purchase Justification:

This request is for the purchase of five replacement and two new Cargo Trailers to be used by the Street Department in their daily operations.

Evaluation:

The Cargo Trailers are available from Magnum Trailers through the BuyBoard Purchasing Cooperative Contract 516-16.

Award Recommendation:

Vendor	***Item***	***Amount***
Magnum Trailers	All	$114,261.00
	TOTAL:	**$114,261.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 40233

Fiscal Impact

Total Project/Account: $1,861,844
Expended/Encumbered to Date: 1,541,146
Balance: $320,698
This Item: 114,261
Proposed Balance: $206,437
Account #: 831-4693-9007
Fund/Dept/Project – Description and Comments:
Infrastructure Repair & Replacement Fund / Street / Capital

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2017-18
Document Location:	Page 276

Budget Director Approval:	Ron Young	
Approval Date:	08/22/2018	
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 08/22/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 08/21/18
REQ. NO. PR 40233
BID NO. 1085-18
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Magnum Trailers							
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	5	ea.	2019, 16' Trailers, Continental	$16,913.00	$84,565.00						
			Model CC816TA4, includes								
			freight, steel surcharge, and all								
			options and features per quote.								
2	2	ea.	2019, 10' Trailers, Continental	$14,848.00	$29,696.00						
			Model CC810TA4, includes								
			freight, steel surcharge, and all								
			options and features per quote.								
			TOTAL GROSS PRICE		$114,261.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$114,261.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.c.**

Meeting Date: 09/18/2018
Item Title: GP&L Shiloh 6 Distribution Line Reconstruction
Submitted By: Ross Owen, Director of Transmission & Distr
Bid Number: 0851-18

Purchase Justification:

This request is to obtain labor and equipment necessary for the partial reconstruction of the Shiloh 6 Distribution Line. The rebuild will include the replacement of approximately 90 wood poles, 37 single-phase transformers and several thousand feet of overhead line. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three bids were received and evaluated based on the published criteria of price, experience, safety and pre-bid meeting attendance. Irby Construction Company received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
Irby Construction Company	All	$776,391.20
Optional Contingency		54,891.00
	TOTAL:	**$831,282.20**

Basis for Award: Best Value
Purchase Requisition #: 39708

Fiscal Impact

Total Project/Account:	$925,000
Expended/Encumbered to Date:	0
Balance:	$925,000
This Item:	831,283

Proposed Balance: $93,717
Account #: 215-3299-3153401-7111
Fund/Dept/Project – Description and Comments:
Electric CIP Fund - Distribution Lines-Overhead

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page E-07

Budget Director Approval: Ron Young
Approval Date: 09/07/2018
Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/05/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 07/17/18
REQ. NO. PR 39708
BID NO. 0851-18
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Irby Construction Company		Higher Power Electrical, LLC.		Whitefish Energy Holdings, LLC.			
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Price for evaluation	$776,391.20	$776,391.20	$442,791.84	$442,791.84	$844,659.00	$844,659.00		
			Evaluation Criteria:								
			Price	Maximum = 35	20.00		35.00		18.30		
			Experience	Maximum = 30	30.00		30.00		20.00		
			Safety	Maximum = 30	20.20		0.10		21.60		
			Pre-Bid Meeting Attendance	Maximum = 5	5.00		5.00		5.00		
			Total	Maximum = 100	75.20		70.10		64.90		
			TOTAL GROSS PRICE		$776,391.20		$442,791.84		$844,659.00		
			CASH DISCOUNT								
			TOTAL NET PRICE		$776,391.20		$442,791.84		$844,659.00		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

130 # IonWave Notifications
11 # IonWave HUBS
19 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.d.**

Meeting Date: 09/18/2018
Item Title: Replacement Tractor for Parks Department
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 1119-18

Purchase Justification:

This request is to purchase a New Holland Tractor with an Alamo 20' 9" Interstater Mower attachment to be used by the Parks, Recreation & Cultural Arts Department in their daily operations.

Evaluation:

This tractor is available from Landmark Equipment through the BuyBoard Cooperative Purchasing Contract 529-7.

Award Recommendation:

Vendor	***Item***	***Amount***
Landmark Equipment	All	$116,632.00
	TOTAL:	**$116,632.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 40354

Fiscal Impact

Total Project/Account:	$279,492
Expended/Encumbered to Date:	153,587
Balance:	$125,905
This Item:	116,632
Proposed Balance:	$9,273
Account #:	100-2412-9007

Fund/Dept/Project – Description and Comments:

General Fund / Parks, Recreation & Cultural Arts Department / Capital

For Parks Department, for a New Holland T4 PowerStar 110 Tractor and Alamo Interstater Mower attachment.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2017-18
Document Location:	Page 254

Budget Director Approval:	Ron Young	
Approval Date:	09/04/2018	
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 08/31/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 08/30/18
REQ. NO. PR 40354
BID NO. 1119-18
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Landmark Equipment, Inc. UNIT PRICE	Landmark Equipment, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	New Holland Powerstar 110, 2wd	$116,632.00	$116,632.00						
			open cab tractor, 12x12 trans.								
			and Alamo Interstater 20' 9"								
			mower and all options per quote.								
			TOTAL GROSS PRICE		$116,632.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$116,632.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.e.**

Meeting Date: 09/18/2018
Item Title: Replacement Vehicles for Various Departments
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 1126-18

Purchase Justification:

This request is to purchase four replacement vehicles: a cargo van for Facilities Management; a cargo van for Parks, Recreation & Cultural Arts; an SUV for Stormwater Management; and a sedan for Health.

Evaluation:

These vehicles are available from Sam Pack's Five Star Ford through the State of Texas SmartBuy Cooperative Purchasing Contract 072-A1.

Award Recommendation:

Vendor	***Item***	***Amount***
Sam Pack's Five Star Ford	All	$115,168.38
	TOTAL:	**$115,168.38**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 40357

Fiscal Impact

Total Project/Account:	$1,087,267
Expended/Encumbered to Date:	946,509
Balance:	$140,758
This Item:	115,168
Proposed Balance:	$25,590
Account #:	444-4721-9009; 444-2361-9009; 444-4651-9009; 444-1912-9009

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund		
Facilities Management	=	$ 41,189
Parks, Recreation & Cultural Arts	=	27,100
Stormwater Management	=	29,201
Health	=	17,678
Total		**$115,168**

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	Operating Budget
Fiscal Year:	2017-18
Document Location:	Page 124

Budget Director Approval:	Ron Young
Approval Date:	09/05/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 08/31/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 08/30/18
REQ. NO. PR 40357
BID NO. 1126-18
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Sam Pack's Five Star Ford							
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	New, 2019 Ford Transit 250	$41,189.38	$41,189.38						
			Cargo van, auto; a/c; power								
			windows, locks, front license								
			plate bracket, max traction diff,								
			bluetooth, reverse sensing, 3.7L								
			sliding door, towing pkg.								
2	1	ea.	New, 2019 Ford Transit 150	$27,100.00	$27,100.00						
			Cargo van, auto; a/c, power								
			windows, locks, speed control,								
			am/fm radio, bluetooth, side door								
			E1Y, 3.7L V6, general shelfing								
			partition								
3	1	ea.	New, 2019 Ford Explorer SUV,	$29, 201.00	$29, 201.00						
			power group, cruise, day-time								
			running lights, 2 yr. State Insp.								
			4wd, spare tire wheel, cloth								
			interior, 3.5L V6, trailer tow pkg.								
4	1	ea.	New, 2019 Ford Fusion sedan,	$17,678.00	$17,678.00						
			auto trans., power windows/lks								
			speed control, blue tooth, am/fm								
			radio, 2.5L I4								
			TOTAL GROSS PRICE		$115,168.38						
			CASH DISCOUNT								
			TOTAL NET PRICE		$115,168.38						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.f.**

Meeting Date: 09/18/2018
Item Title: Ready Mix Concrete
Submitted By: Steve Oliver, Streets Director
Bid Number: 1039-18

Purchase Justification:

This request is to provide delivery of ready mix concrete products to various Street Department construction projects throughout the city. This is a Term Agreement with four optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be $10,734,250 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One bid was received and evaluated. Cooper Concrete is the current vendor for the Street Department's ready mix concrete, and they are fully capable of fulfilling the requirements.

Award Recommendation:

Vendor	***Item***	***Amount***
Cooper Concrete	All	$2,146,850.00
	TOTAL:	**$2,146,850.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 40189

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$2,146,850

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

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

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: N/A

Budget Director Approval: Ron Young

Approval Date: 09/06/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/05/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 8/28/2018
REQ. NO. PR
BID NO. 1039-18
PAGE: 1 of 1
BUYER: T.Dabney

				Cooper Concrete Co.							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	1	ea	Concrete Ready Mix		$2,146,850.00						

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.g.**

Meeting Date: 09/18/2018
Item Title: School Flasher System Upgrade
Submitted By: Paul Luedtke, Transportation Director
Bid Number: 1135-18

Purchase Justification:

This request is to replace the outdated pager based school flasher system that is no longer functional. The new cellular controlled system will provide the Transportation Department with the ability to remotely program the existing 149 school flasher clocks, reducing the technician labor required for manual programming. The new system will also improve technician response time by providing diagnostic information related to the current status of the school flashers including malfunction notifications and lamp outages.

Evaluation:

The cellular controlled school flasher system and installation are being provided by Consolidated Traffic Controls, Inc. through the Houston Galveston Area Council HGACBuy Cooperative Purchasing Contract PE-05-17.

Award Recommendation:

Vendor	***Item***	***Amount***
Consolidated Traffic Controls, Inc.	Equipment	$248,402.00
Consolidated Traffic Controls, Inc.	Service	$154,197.50
	TOTAL:	**$402,599.50**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 40408

Fiscal Impact

Total Project/Account:	$3,030,588
Expended/Encumbered to Date:	1,971,359
Balance:	$1,059,229
This Item:	402,600

Proposed Balance: $656,629

Account #: 624-1799-1562004-9019, 692-1799-1562418-9019

Fund/Dept/Project – Description and Comments:

Street / Transportation CIP - Signal Equipment Modernizations
Equipment - $248,402
Service - $154,198
Total - $402,600

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page ST28

Budget Director Approval: Ron Young
Approval Date: 09/07/2018
Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/06/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/05/2018
REQ. NO. PR 40408
BID NO. 1135-18
PAGE: 1 of 1
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	Consolidated Traffic Controls, Inc. UNIT PRICE	Consolidated Traffic Controls, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	EA	School Flasher System-		$248,402.00						
			Equipment								
2	1	EA	School Flasher System-		$154,197.50						
			Service								
			TOTAL GROSS PRICE		$405,599.50						
			CASH DISCOUNT								
			TOTAL NET PRICE		$405,599.50						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.h.**

Meeting Date: 09/18/2018
Item Title: Shiloh Road Widening from I.H. 635 to Kingsley Road
Submitted By: Michael Polocek, Engineering Director
Bid Number: 0800-18

Purchase Justification:

This request is to widen Shiloh Road from a four-lane divided thoroughfare to a six-lane divided thoroughfare. This project includes concrete paving, water, wastewater, stormwater drainage, signalization of five intersections, landscaping and pavement marking improvements. Work also includes improvements in the Kansas City Southern (KCS) Railway and Texas Department of Transportation (TxDOT) rights-of-way.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three bids were received and evaluated with with Ragel, Inc., submitting the Lowest Responsible Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Ragel, Inc.	All	$23,658,909.98
	TOTAL:	**$23,658,909.98**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 40410

Fiscal Impact

Total Project/Account:	$22,354,946
Expended/Encumbered to Date:	6,613,934
Balance:	$15,741,012
This Item:	23,658,910
Proposed Balance:	$(7,917,898)

Account #: 624-1409-1428804-9011, 230-4149-3215700-9305, 220-4049-3019200-9214, 261-4621-9011

Fund/Dept/Project – Description and Comments:

Engineering (Paving) -	$20,631,047 - 624-1409-1428804-9011
Wastewater -	$1,178,708 - 230-4149-3215700-9305
Water -	$1,769,080 - 220-4049-3019200-9214
Stormwater Management -	$80,075 - 261-4621-9011
Total	**$23,658,910**

The Shiloh Road – I.H. 635 to Kingsley Engineering CIP project (ST11) has a total project budget of $15,920,000 through 2020. The funding for the Engineering/Paving portion of the project requires an additional $7,881,047. Additional funding will be allocated to the project in the 2019 Proposed CIP from the Undesignated Street/Transportation 2004 Bond Funds.

Water - Relocation of Mains Prior to Paving (W03) includes additional funding of $36,851 that will be included in the 2019 Proposed CIP for expenditures not anticipated to occur until early 2019.

Wastewater - Relocation of Mains Prior to Paving (WW07) requires no adjustments for this request.

Attachments

Bid Recap

Shiloh Road Location Map

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2017-18
Document Location:	Op. Page 100 & CIP Pages ST11, W03 & WW07

Budget Director Approval:	Ron Young
Approval Date:	09/07/2018
Purchasing Director Approval:	Gary L. Holcomb
Approval Date:	09/05/2018

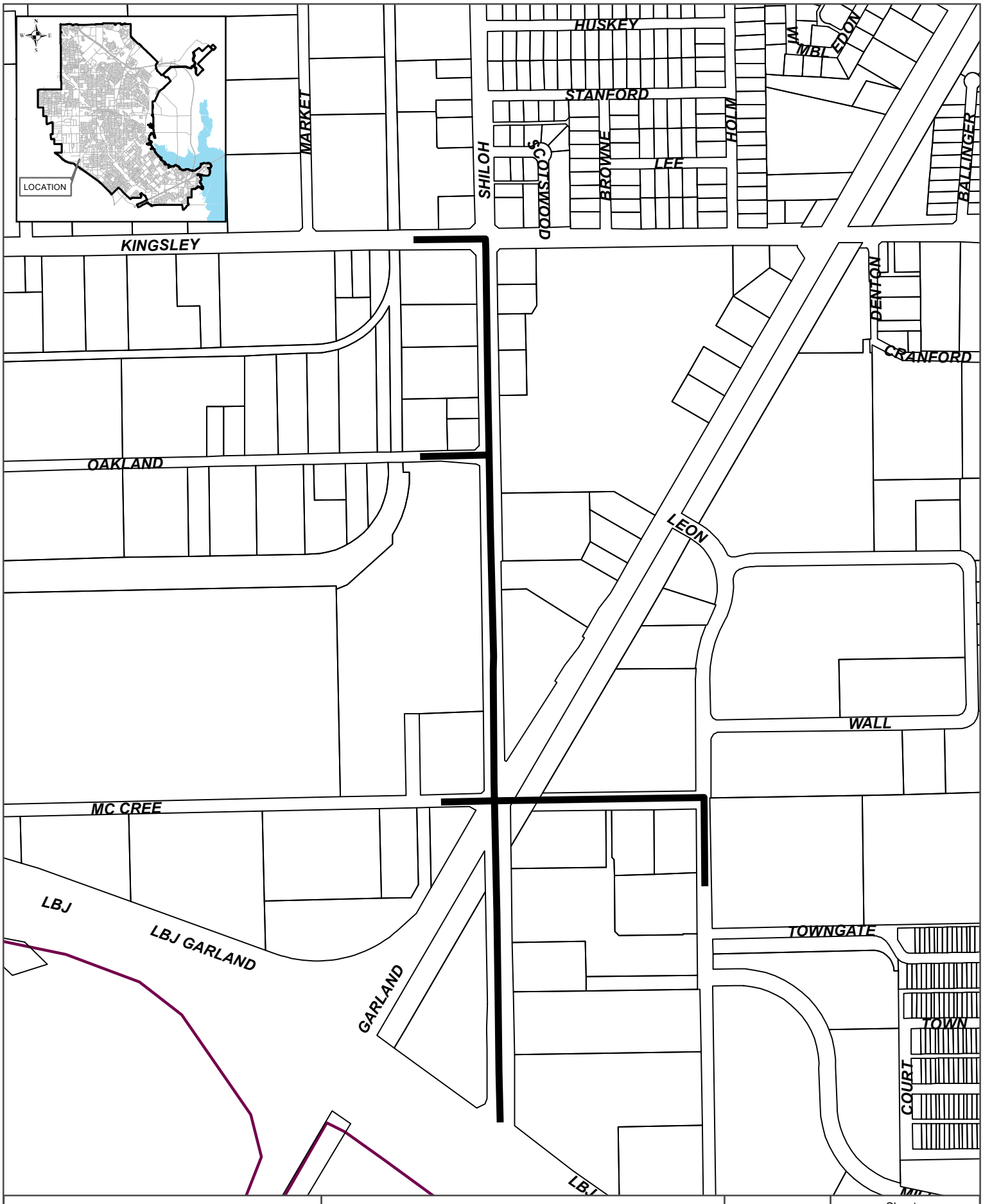
CITY OF GARLAND - BID RECAP SHEET
OPENED: 07/31/18
REQ. NO. PR 40410
BID NO. 0800-18
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Ragel, Inc. UNIT PRICE	Ragel, Inc. TOTAL	Jackson Construction, Ltd. UNIT PRICE	Jackson Construction, Ltd. TOTAL	Tiseo Paving Co. UNIT PRICE	Tiseo Paving Co. TOTAL		
1	1	ea.	Base Bid without 8" concrete	$21,447,442.32	$21,447,442.32	$19,942,061.00	$19,942,061.00	$21,254,440.92	$21,254,440.92		
			Alternate 1	$385,162.54	$385,162.54	$410,339.00	$410,339.00	$378,363.20	$378,363.20		
			Alternate 2	$80,075.00	$80,075.00	$110,109.00	$110,109.00	$133,688.60	$133,688.60		
			Alternate 3	$13,750.00	$13,750.00	$9,900.00	$9,900.00	$45,375.00	$45,375.00		
			Alternate 4	$1,471,121.00	$1,471,121.00	$2,951,212.25	$2,951,212.25	$2,504,493.80	$2,504,493.80		
			Alternate 5	$261,359.12	$261,359.12	$288,305.00	$288,305.00	$278,410.66	$278,410.66		
			TOTAL GROSS PRICE		$23,658,909.98		$23,711,926.25		$24,594,772.18		
			CASH DISCOUNT								
			TOTAL NET PRICE		$23,658,909.98		$23,711,926.25		$24,594,772.18		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$23,711,926.25**
LOW: **$23,658,909.98**
SAVINGS: **$53,016.27**

501 # IonWave Notifications
105 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



GARLAND ENGINEERING

SHILOH RD
IH 635 TO KINGSLEY RD

Scale: NTS
Date: 6/20/2018
Drawn: JW

File: ShilohRd.mxd

Sheet 1 of 1

N

Not to Scale

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.i.**

Meeting Date: 09/18/2018
Item Title: Traffic Signal Installation and Modernization
Submitted By: Paul Luedtke, Transportation Director
Bid Number: 0997-18

Purchase Justification:

This request is to provide Traffic Signal Installation and Modernization Services on an as-needed basis. This bid contains 104 individual line items that can be used for various traffic signal construction or maintenance activities including new traffic signal construction, retrofitting of existing traffic signals, underground installations and other related items as needed. This is a Term Agreement with four optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be $5,249,163.75 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four bids were received and evaluated with Bean Electrical, Inc., submitting the Lowest Responsible Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Bean Electrical, Inc.	All	$1,049,832.75
	TOTAL:	**$1,049,832.75**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 40237

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A

Balance:	N/A
This Item:	$1,049,832.75
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

A term contract sets price but does not commit funds. Expenses will be charged to accounts as incurred to the Transportation Operating Budget and CIP, including the New Traffic Signal Installation and Signal Equipment Modernization programs.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2017-18
Document Location:	Op. Page 282 and CIP Pages ST22 & ST28

Budget Director Approval:	Ron Young	
Approval Date:	09/07/2018	
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/05/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/05/2018
REQ. NO. PR 40237
BID NO. 0997-18
PAGE: 1 of 1
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	Bean Electrical, Inc. UNIT PRICE	Bean Electrical, Inc. TOTAL	Mels Electric UNIT PRICE	Mels Electric TOTAL	Highway Intelligent Traffic Solutions UNIT PRICE	Highway Intelligent Traffic Solutions TOTAL	Durable Specialties, Inc. UNIT PRICE	Durable Specialties, Inc. TOTAL
1	1	EA	Traffic Signal Installation/	$1,049,832.75	$1,049,832.75	$1,114,406.25	$1,114,406.25	$1,147,611.65	$1,147,611.65	$1,215,065.00	$1,215,065.00
			Modernization Term Contract								
			TOTAL GROSS PRICE		$1,049,832.75		$1,114,406.25		$1,147,611.65		$1,215,065.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,049,832.75		$1,114,406.25		$1,147,611.65		$1,215,065.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$1,114,406.25**
LOW: **$1,049,832.75**
SAVINGS: **$64,573.50**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.j.**

Meeting Date: 09/18/2018

Item Title: Service and Support to Upgrade the Police Computer-Aided Dispatch (CAD)

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 1128-18

Purchase Justification:

This request is to provide service and support to upgrade the Police Computer-Aided Dispatch (CAD). The CAD upgrade is developed on current technology that will allow the Garland Police Department to achieve compliance with the upcoming changes to the State of Texas and Texas Department of Transportation reporting.

Evaluation:

The Police Department currently uses Hexagon Safety and Infrastructure for their Computer-Aided Dispatch (CAD). Hexagon Safety and Infrastructure is the Sole Source provider for this upgrade.

Award Recommendation:

Vendor	***Item***	***Amount***
Hexagon Safety and Infrastructure	All	$401,971.21
	TOTAL:	**$401,971.21**

Basis for Award: Sole Source

Purchase Requisition #: 40411

Fiscal Impact

Total Project/Account:	$7,860,677
Expended/Encumbered to Date:	6,938,576
Balance:	$922,101
This Item:	401,971
Proposed Balance:	$520,130

Account #: 415-4599-2336918-9029; 415-4599-2338418-9029; 411-4513-7121

Fund/Dept/Project – Description and Comments:

IT Project Fund / Police Web RMS: $199,203
IT Project Fund / Police CAD Upgrade: $190,000
IT Fund / Project Services: $12,768

The funding for this item is included in the FY 2018-19 Proposed Operating Budget which is scheduled to be approved by Council on September 18, 2018.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2017-18
Document Location:	Pages 79, 138, and 242

Budget Director Approval:	Ron Young	
Approval Date:	09/07/2018	
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/05/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/04/18
REQ. NO. PR 40411
BID NO. 1128-18
PAGE: 1 of 1
BUYER: Bob Bonnell

ITEM	QTY	UNIT	DESCRIPTION	Hexagon Safety and Infrastructure UNIT PRICE	Hexagon Safety and Infrastructure TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	Service and support for the upgrade to Police Computer Aided Dispatch. (CAD)	$401,971.21	$401,971.21						
			TOTAL GROSS PRICE		$401,971.21						
			CASH DISCOUNT								
			TOTAL NET PRICE		$401,971.21						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.k.**

Meeting Date: 09/18/2018
Item Title: GP&L Pump Repair and Reconditioning Services
Submitted By: Jeff Janke, Administration
Bid Number: 0930-18

Purchase Justification:

This request is to obtain as-needed pump repair and reconditioning services for all GP&L locations. The vendor will provide all labor, services, technical expertise, materials and supplies normally associated with pump service. This is a Term Agreement with four (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be $875,000 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One bid was received and evaluated based on the published criteria of price, compliance, service range, location and experience. Anytime Pump Repair Service Company received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
Anytime Pump Repair Service Company	All	$175,000.00
	TOTAL:	**$175,000.00**

Basis for Award: Best Value
Purchase Requisition #: 40136

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A

Balance:	N/A
This Item:	175,000
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Contract - Pump repairs and reconditioning services.

Electric Operating Budget - Actual expenditures will be charged to 211-3434-7121 as incurred but will not exceed appropriations. The funding is included in the FY 2018-19 Proposed Budget scheduled for City Council approval at its September 18, 2018 meeting.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2018-19
Document Location:	Page D-61

Budget Director Approval:	Ron Young
Approval Date:	09/07/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/05/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 07/31/2018
REQ. NO PR 40136
BID NO 0930-18
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Anytime Pump Service							
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			GP&L Production Pump Repair &	$175,000	$175,000.00						
			Maintenance Term Contract								
			Evaluation Criteria:								
			Price	Maximum = 40	40.00						
			Compliance with Specs	Maximum = 20	20.00						
			Qualifications	Maximum = 10	10.00						
			Response Ability (Location)	Maximum = 20	20.00						
			Experience	Maximum = 10	10.00						
			Total Score:	Maximum = 100	100.00						
			TOTAL GROSS PRICE		$175,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE								
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

398 # IonWave Notifications
65 # IonWave HUBS
7 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.I.**

Meeting Date: 09/18/2018
Item Title: Property Insurance
Submitted By: Robby Neill, Managing Director
Bid Number: 0987-18

Purchase Justification:

This request is to provide property insurance for various City-owned properties.

Evaluation:

A request for proposals was issued in accordance with Purchasing procedures. Two proposals were received and evaluated. The incumbent provider, Princeton Excess & Surplus Lines Insurance Company, submitted the lowest total cost for the coverage.

Award Recommendation:

Vendor	***Item***	***Amount***
Princeton Excess & Surplus Lines Insurance Company (McGriff Siebels & Williams)	All	$821,162.00
Add Terrorism Coverage		36,750.00
	TOTAL:	**$857,912.00**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 40415

Fiscal Impact

Total Project/Account:	$1,286,335
Expended/Encumbered to Date:	0
Balance:	$1,286,335
This Item:	857,912
Proposed Balance:	$428,423
Account #:	405-1192-7404

Fund/Dept/Project – Description and Comments:

This request for annual City property insurance is an expenditure anticipated for FY 2018-19 in the Self Insurance Fund. The FY 2018-19 Proposed Budget has been presented to City Council for review and consideration and is scheduled for adoption at its regular meeting on September 18, 2018..

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2018-19
Document Location:	Page C-45

Budget Director Approval:	Ron Young	
Approval Date:	09/07/2018	
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/05/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 8/28/2018
REQ. NO. PR 40415
BID NO. 0987-18
PAGE: 1 of 1
BUYER: T.Dabney

ITEM	QTY	UNIT	DESCRIPTION	Princeton UNIT PRICE	Princeton TOTAL	Lloyds UNIT PRICE	Lloyds TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Property Insurance		$857,912.00		$991,500.00				
			TOTAL GROSS PRICE		$857,912.00		$991,500.00				
			CASH DISCOUNT								
			TOTAL NET PRICE		$857,912.00		$991,500.00				
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY								

NEXT LOW: $991,500.00
LOW: **$857,912.00**
SAVINGS: **$133,588.00**

11 # IonWave Notifications
1 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.m.**

Meeting Date: 09/18/2018
Item Title: Police Headquarters Erosion Repairs
Submitted By: Ginny Holliday, Facilities Management Director
Bid Number: 1026-18

Purchase Justification:

This request is to provide roof drainage and erosion control improvements at the Police Headquarters. When the Justice Center was built in 2003, the roof drain systems were designed to divert water to run off of the edge of the building. As a result, the Police Headquarters building has suffered significant erosion in two locations. This project will add additional roof drains to route water into underground pipes that lead to stormwater drains. Additional soil, erosion control fabric and rock will be placed at both locations to prevent erosion in the future. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

These repairs are being provided by Custard Construction Services through the TIPS Cooperative Purchasing Contract 1012116.

Award Recommendation:

Vendor	***Item***	***Amount***
Custard Construction Services	All	$107,404.45
Optional Contingency		10,000.00
	TOTAL:	**$117,404.45**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 40282

Fiscal Impact

Total Project/Account: $1,686,977
Expended/Encumbered to Date: 1,108,810
Balance: $578,167

This Item:	117,404
Proposed Balance:	$460,763
Account #:	692-4749-1603900-9002

Fund/Dept/Project – Description and Comments:

Municipal Facilities & Misc. Tax Supported / Facilities Upgrades

Attachments

Bid Recap 1026-18

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2018
Document Location:	Page MF03

Budget Director Approval:	Ron Young
Approval Date:	09/07/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/05/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/05/2018
REQ. NO. PR 40282
BID NO. 1026-18
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Custard Construction Services UNIT PRICE	Custard Construction Services TOTAL						
			Police Headquarters Erosion Repairs.	$117,404.45	$117,404.45						
			TOTAL GROSS PRICE		$117,404.45						
			CASH DISCOUNT								
			TOTAL NET PRICE		$117,404.45						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.a.**
Meeting Date: 09/18/2018
Item Title: Z 18-28 Dinh Nguyen (District 8)
Submitted By: Josue De La Vega, Sr. Development Planner

Summary of Request/Problem
Zoning Ordinance Z 18-28 Dinh Nguyen

Recommendation/Action Requested and Justification
Consider adoption of attached ordinance.

Attachments
Z 18-28 Ordinance
Z 18-28 Exhibit A

ZONING FILE NO. Z 18-28

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A ZONING CHANGE FROM AGRICULTURAL (AG) DISTRICT TO COMMUNITY RETAIL (CR) DISTRICT ON A 1.56-ACRE TRACT OF LAND LOCATED AT 2105 CRIST 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 SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of August, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of a Zoning Change from Agricultural (AG) District to Community Retail (CR) District by **Dinh Nguyen**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Zoning Change from Agricultural (AG) District to Community Retail (CR) District on a 1.56-acre tract of land located at 2105 Crist 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

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 5

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 6

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

PASSED AND APPROVED this _____day of_____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-28

BEING an approximate 1.56 acre tract of land situated in the A. Bahn Survey, Abstract Number 181, Dallas County, Texas, and being same tract of land conveyed to Garland E. Satterwhite, by deed recorded in Volume 92246, Page 1761, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said corner being along the East line of Belt Line Road (80 foot right-of-way) and being along the Southwest line of a 15 Food alley, of Schreiber Estates No. 2, an addition to the City of Garland, Dallas County, Texas, thereof recorded in Volume 82077, Page 2369, Map Records, Dallas County, Texas;

THENCE South 45 degrees 31 minutes 46 seconds East, along the Southwest line of a 15 foot alley of said addition, a distance of 399.12 feet to a 1/2 inch iron rod set for corner, said corner being along the Northwest line of Crist Road (variable width right-of-way);

THENCE South 45 degrees 25 minutes 03 seconds West, along the Northwest line of said Crist Road, a distance of 279.05 feet to a 1/2 inch iron rod set for corner;

THENCE North 67 degrees 16 minutes 09 seconds West, a distance of 57.87 feet to a 1/2 inch iron rod set for

corner, said corner being along the Northeast line of said Belt Line Road;

THENCE North 00 degrees 02 minutes 21 seconds East, along the East line of said Belt Line Road, a distance of

19.07 feet to a 1/2 inch iron rod set, said corner being in a curve to the left, having a Radius of 1091.74 feet, a Delta of 14 degrees 07 minutes 24 seconds, having a chord bearing and distance of North 07 degrees 01 minutes 21 seconds West, 268.43 feet;

THENCE along the East line of said Belt Line Road and along said curve to the left an arc length of 269.1 1 feet to a 1/2 inch iron rod set for corner;

THENCE North 00 degrees 02 minutes 21 seconds East, along the East line of said Belt Line Road, a distance of 167.62 feet to the POINT OF BEGINNING and containing 1.56 acres of land.

EXHIBIT A

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**
Meeting Date: 09/18/2018
Item Title: Tax Roll Amendment
Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the September 4, 2018 City Council Work Session, Council was briefed on the annual amendment to the tax roll. The amendment to the roll is supported by City Charter Article IX, Section 3 and the Texas Property Code Section 33.05. If approved the amendment will remove $93,797.52 of uncollectible tax debt from the roll. Amendment of the tax roll is necessary in order to meet generally accepted accounting principles, avoid overstating accounts receivables and to avoid the potential risk of an unfavorable audit opinion.

Recommendation/Action Requested and Justification

Approve an ordinance to amendment the delinquent tax roll.

Attachments

2018 Tax Amendment Detail
2018 Tax Admendment Ordinance

GARLAND

RECAP SHEET FOR TAX ADJUSTMENTS

EXHIBIT A
REAL PROPERTY

YEAR		AMOUNT
1997	$	19,538.12
TOTAL	**$**	**19,538.12**

EXHIBIT B
PERSONAL PROPERTY

YEAR	TYPE		AMOUNT
2011	TAX	$	73.32
2011	MISC	$	7.33
2012	TAX	$	7,721.01
2012	MISC	$	774.96
2013	TAX	$	61,627.57
2013	MISC	$	4,055.21
TOTAL		**$**	**74,259.40**

GRAND TOTAL: $ 93,797.52

ADJUSTMENTS TO TAX ROLL
REAL PROPERTY
EXHIBIT A

YEAR	ACCOUNT #	CAD ACCOUNT #	OWNER NAME	LOCATION ADDRESS	AMOUNT	REASON
1997	179988	2657832902r0010000	3407 miller park north llc	3407 Miller Park N	$ 218.97	Statute of Limitation Expired
1997	215589	65115759710010100	Bryne Development Co	820 IH 30	$ 339.10	Statute of Limitation Expired
1997	215148	65095209010010000	Cambridge Consolidated	2901 Centerville Rd	$ 4,945.51	Statute of Limitation Expired
1997	186495	26596000010010000	Cascade Ppties Inc	202 IH 30	$ 150.42	Statute of Limitation Expired
1997	212172	65002518610010100	Crawford Lenton & Leoma	1710 Rowlett Rd	$ 52.53	Statute of Limitation Expired
1997	176610	26562500050190000	Dawson William A Rt Ux	3821 Douglas Dr	$ 75.27	Statute of Limitation Expired
1997	62196	26178420010012500	Empire S & L Assn of Mesq	3902 Easton Meadows Dr	$ 111.20	Statute of Limitation Expired
1997	161757	26502500040110000	Ervin Alfred	241 E Marguerita Dr	$ 164.74	Statute of Limitation Expired
1997	20646	26040750010010200	Foose C W Trustee	0 E I30 Frwy	$ 13.12	Statute of Limitation Expired
1997	43170	26100500050030000	Garland City of	434 Ford St	$ 51.32	Statute of Limitation Expired
1997	43290	26101500080100000	Garland City of	300 Hart St	$ 51.32	Statute of Limitation Expired
1997	48360	26112070050010000	Garland City of	1401 Bonnie View Dr	$ 0.63	Statute of Limitation Expired
1997	53109	26128500010020000	Garland City of	2000 N 1st St	$ 842.75	Statute of Limitation Expired
1997	53115	26128500010030000	Garland City of	111 E Buckingham St	$ 337.77	Statute of Limitation Expired
1997	53121	26128500010040000	Garland City of	121 E Buckingham St	$ 335.74	Statute of Limitation Expired
1997	63789	26178650010010000	Garland City of	6125 Marvin Loving Dr	$ 361.85	Statute of Limitation Expired
1997	63912	26178690010040000	Garland City of	1504 E IH 30	$ 442.82	Statute of Limitation Expired
1997	63927	26178730010010000	Garland City of	4411 Bass Pro Dr	$ 755.44	Statute of Limitation Expired
1997	80328	26242500030290000	Garland City of	1105 Glynn Dr	$ 246.66	Statute of Limitation Expired
1997	105171	26313500020020000	Garland City of	1901 Edgefield Dr	$ 183.93	Statute of Limitation Expired
1997	153183	26461500150240000	Garland City of	1510 High Meadow Dr	$ 60.19	Statute of Limitation Expired
1997	154404	26468500050240000	Garland City of	517 Parker Cir	$ 11.91	Statute of Limitation Expired
1997	179145	26574500030040000	Garland City of	814 Waikiki Dr	$ 307.42	Statute of Limitation Expired
1997	198246	26629500010010100	Garland City of	414 S Barnes Dr	$ 205.35	Statute of Limitation Expired
1997	212370	65006247510290000	Garland City of	2500 S Garland Ave	$ 1,117.80	Statute of Limitation Expired
1997	213687	65054254010180000	Garland City of	4100 Naaman School	$ 104.16	Statute of Limitation Expired
1997	214230	65074215010250000	Garland City of	502 E Kingsley Rd	$ 82.81	Statute of Limitation Expired
1997	214449	6507613701002D400	Garland City of	5218 Duck Creek Dr	$ 326.11	Statute of Limitation Expired
1997	214452	6507613701002D500	Garland City of	5218 Duck Creek Dr	$ 326.11	Statute of Limitation Expired
1997	214455	6507613701002D600	Garland City of	5218 Duck Creek Dr	$ 326.11	Statute of Limitation Expired
1997	214458	6507613701002D700	Garland City of	5218 Duck Creek Dr	$ 326.11	Statute of Limitation Expired
1997	214890	65079157410220000	Garland City of	5530 Marina Dr	$ 281.51	Statute of Limitation Expired
1997	214893	65079157410230000	Garland City of	5520 Marina Dr	$ 1,051.52	Statute of Limitation Expired

ADJUSTMENTS TO TAX ROLL
REAL PROPERTY
EXHIBIT A

YEAR	ACCOUNT #	CAD ACCOUNT #	OWNER NAME	LOCATION ADDRESS	AMOUNT	REASON
1997	215178	65095209110060000	Garland City of	2826 Centerville Rd	$ 1,205.30	Statute of Limitation Expired
1997	215181	65095209110060100	Garland City of	522 Mills Rd	$ 331.81	Statute of Limitation Expired
1997	215997	65148315070090200	Garland City of	475 Hopkins St	$ 136.86	Statute of Limitation Expired
1997	216018	65148315070160000	Garland City of	238 E Ave B	$ 50.69	Statute of Limitation Expired
1997	63957	261787400203A0000	Garland City of & et al	328 Oaks Trail	$ 1,564.17	Statute of Limitation Expired
1997	43155	26100500040070000	Garland City of etal	417 Ford St	$ 25.66	Statute of Limitation Expired
1997	216024	65148315070180000	Garland City of Etal	409 Hart St	$ 27.88	Statute of Limitation Expired
1997	213174	65032447010120000	Garland I S D	930 N Country Club Rd	$ 277.14	Statute of Limitation Expired
1997	215046	65094100510320000	Gilbert Warren A Jr	2501 Apollo Rd	$ 115.00	Statute of Limitation Expired
1997	215550	65109912010280000	Hallauer W C & E Lassen	302 N Kirby St	$ 4.56	Statute of Limitation Expired
1997	211728	60179500000040000	Indigo Builders Inc	4231 Rosehill Rd	$ 208.90	Statute of Limitation Expired
1997	63930	26178730010010100	Joslin Dennis et al	4401 Chaha Rd	$ 617.70	Statute of Limitation Expired
1997	214026	65073508610160000	Kyle Henry H	1903 S Glenbrook	$ 6.34	Statute of Limitation Expired
1997	42708	26095500040260000	Lehew Don	1816 W Walnut	$ 63.36	Statute of Limitation Expired
1997	18957	26019010000000000	LSB Corp	9999 Waterford Cir	$ 0.63	Statute of Limitation Expired
1997	52272	26126600000000100	Mortgage Corp of Texas	4402 Crystal Ln	$ 0.63	Statute of Limitation Expired
1997	52275	26126600000000200	Mortgage Corp of Texas	4314 Baccarat Dr	$ 0.63	Statute of Limitation Expired
1997	215310	65103658010050100	Mortgage Corp of Texas	6401 Lyons Rd	$ 29.97	Statute of Limitation Expired
1997	213537	65048070910070100	Roan David Tr	1725 Highgate Pl	$ 18.12	Statute of Limitation Expired
1997	166953	26520460010440000	Shiloh Springs Ptnshp	2551 Collins Blvd	$ 133.06	Statute of Limitation Expired
1997	218571	65094502510110100	Shiloh Springs Ptnshp	2545 Collins Blvd	$ 63.80	Statute of Limitation Expired
1997	154431	26468500060010000	Stephens Marilyn G	726 Parker Cir	$ 15.84	Statute of Limitation Expired
1997	154464	26468500060120000	Stephens Marilyn G	610 Parker Cir	$ 15.84	Statute of Limitation Expired
1997	63921	26178710030030100	Wildflower Dev Co	5700 Marvin Loving Dr	$ 360.46	Statute of Limitation Expired
1997	51462	26124500110080000	Williams Sophie T	1520 Elizabeth Dr	$ 55.57	Statute of Limitation Expired
					$ 19,538.12	

$	**19,538.12**	**TOTAL TAX AMOUNT**
		(# OF RECORDS = 58)

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2011	251190	990612281800000000	MARTINEZ JOHN	$ 33.54	$ 3.35	Statute of Limitations Expired
2011	255339	990802124200000000	METROPLEX INSURANCE	$ 31.92	$ 3.19	Statute of Limitations Expired
2011	255171	99080132100000000	RODRIGUEZ CESAR	$ 7.86	$ 0.79	Statute of Limitations Expired
2011 TOTAL				**$ 73.32**	**$ 7.33**	

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2012	6567	99832510000026600	Bethany Mfg Co Inc	$ 2,037.14	$ 203.71	Statute of Limitations Expired
2012	257715	99080924510000000	Galloway Gary	$ 218.14	$ 21.81	Statute of Limitations Expired
2012	255339	99080212420000000	Metroplex Ins Agency	$ 31.92	$ 3.19	Statute of Limitations Expired
2012	240984	99200334600106100	Nanak Subzi Mandi Inc	$ 5,248.78	$ 524.88	Statute of Limitations Expired
2012	267813	99110906450000000	Otiks Compiter Repairs	$ -	$ 2.86	Statute of Limitations Expired
2012	255171	99080103210000000	Rodriguez Cesar	$ 21.00	$ 2.10	Statute of Limitations Expired
2012	268731	99120315410000000	Rodriguez Hugo	$ 28.68	$ 2.87	Statute of Limitations Expired
2012	268347	99111205770000000	SRB Customs	$ 135.35	$ 13.54	Statute of Limitations Expired
2012 TOTAL				**$ 7,721.01**	**$ 774.96**	

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	269892	99121107750000000	5 Star Fabrication & Custom	$ 84.27	$ 8.43	Statute of Limitations Expired
2013	263187	99090810960000000	7M Distributors Inc	$ 433.12	$ 43.31	Statute of Limitations Expired
2013	263406	99090914170000000	A & S Health Associates Inc	$ 10.92	$ 1.09	Statute of Limitations Expired
2013	268200	99111101200000000	A and B Landscaping	$ 104.28	$ 10.43	Statute of Limitations Expired
2013	268332	99111201130000000	Abid Flaih	$ 6.41	$ 0.64	Statute of Limitations Expired
2013	270366	99130211400000000	Ac Comics	$ 156.14	$ 15.61	Statute of Limitations Expired
2013	270165	99121212470000000	Acumen Contracting Group	$ 260.84		Statute of Limitations Expired
2013	263544	99090923690000000	Adrians Carpets Inc	$ 137.96	$ 13.80	Statute of Limitations Expired
2013	270489	99130304330000000	Affordable Kitchen Appliances	$ 107.24	$ 10.72	Statute of Limitations Expired
2013	267216	99111121970000000	Aguilera Jorje	$ 224.42	$ 22.44	Statute of Limitations Expired
2013	268101	99111019820000000	AK Used Car	$ 190.52	$ 19.05	Statute of Limitations Expired
2013	13575	99982600000242250	Alexander Events Inc	$ 351.03	$ 35.10	Statute of Limitations Expired
2013	250791	99061024370000000	Alfaro Milton/C & M Used Cars II	$ 7.89	$ 0.79	Statute of Limitations Expired
2013	345	99P43202000000000	Alfaro Milton F	$ 2,044.23		Statute of Limitations Expired
2013	270582	99130314270000000	Altimate Auto Sale Corp	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	7167	99860020000894750	American Litho Graphics	$ 2,352.80	$ -	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	270300	99130130180000000	Analyn Perrry And Associates	$ 61.23	$ 6.12	Statute of Limitations Expired
2013	3675	99200121400076100	Andrew Paving Construction Llp	$ 3,864.31	$ 386.43	Statute of Limitations Expired
2013	270453	99130227310000000	Anitique Restoration of Dallas	$ 33.61	$ 3.36	Statute of Limitations Expired
2013	250482	99061003420000000	Annie Cromwell	$ 220.54	$ 22.05	Statute of Limitations Expired
2013	270564	99130314190000000	Anyiam Christopher	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	248538	99200001000070200	APW Inc	$ 90.68	$ 9.07	Statute of Limitations Expired
2013	270714	99130327740000000	Ashlock Mark	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	6777	99850030000475050	Aztec Tortillas Y Mas Inc	$ 5.78	$ 0.58	Statute of Limitations Expired
2013	267747	99110824130000000	Bahama Beach Club	$ 444.25	$ 44.43	Statute of Limitations Expired
2013	267729	99110818100000000	Bakshi Sudershan	$ 15.08	$ 1.51	Statute of Limitations Expired
2013	270123	99121212107000000	Bambi Paleteria Neveria	$ 55.17	$ 5.52	Statute of Limitations Expired
2013	270726	99130401143000000	Barrera Hernana Aguilar	$ 67.92	$ 6.79	Statute of Limitations Expired
2013	270420	99130221370000000	Barrera Maria	$ 20.29	$ 2.03	Statute of Limitations Expired
2013	5259	99200225200103800	Basques Chris	$ 83.99	$ 8.40	Statute of Limitations Expired
2013	270201	99121219170000000	Belbassi Randa	$ 230.62	$ 23.06	Statute of Limitations Expired
2013	247959	99060215270000000	Bernitez Eduardo	$ 50.17	$ 5.02	Statute of Limitations Expired
2013	264360	99100428230000000	Best Data Products Inc	$ 8.46	$ 0.85	Statute of Limitations Expired
2013	6567	99832510000026600	Bethany Mfg Co Inc	$ 407.55	$ -	Statute of Limitations Expired
2013	270513	99130311160000000	Big D Auto Sales	$ 27.83	$ 2.78	Statute of Limitations Expired
2013	264366	99100428290000000	Blue Raven Technology	$ 8.46	$ 0.85	Statute of Limitations Expired
2013	268275	99111166600000000	Boost Mobile	$ 5.43	$ 0.54	Statute of Limitations Expired
2013	269427	9912110250000000	BQC Home Health Agency Inc	$ 34.67	$ 3.47	Statute of Limitations Expired
2013	268182	9911102669000000	Briseno Tax Service	$ 8.81	$ 0.88	Statute of Limitations Expired
2013	4452	99200200300099300	Brito Maria	$ 39.18	$ 3.92	Statute of Limitations Expired
2013	267795	99110906380000000	Broadway Wine Llc	$ 254.50	$ 25.45	Statute of Limitations Expired
2013	269940	99121112160000000	Brochak Greg	$ 28.18	$ -	Statute of Limitations Expired
2013	267789	99110831800000000	Brooks Ronna	$ 80.32	$ 8.03	Statute of Limitations Expired
2013	270684	99130326890000000	Bruno Jose	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	257883	99081013920000000	Buena Vida Hcs Inc	$ 30.86	$ 3.09	Statute of Limitations Expired
2013	8508	99902190000075350	Bukin Lynne	$ 136.62	$ 13.66	Statute of Limitations Expired
2013	267741	99110823180000000	Camilles Closet	$ 66.58	$ -	Statute of Limitations Expired
2013	239658	99200334600031950	Carefirst	$ 58.06	$ 5.81	Statute of Limitations Expired
2013	270144	99121218000000000	Carmex Auto Sales	$ 8.46	$ 0.85	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	269451	99121203670000000	Cash 4 Gold	$ 131.55	$ 13.16	Statute of Limitations Expired
2013	269760	99120917600000000	Cash 4 Gold	$ 34.60	$ 3.46	Statute of Limitations Expired
2013	270309	99130204470000000	Cash 4 Gold	$ 32.90	$ 3.29	Statute of Limitations Expired
2013	270495	99130304350000000	Cash 4 Gold	$ 54.04	$ 5.40	Statute of Limitations Expired
2013	268851	99120327113000000	Cecilia	$ 17.54	$ 1.75	Statute of Limitations Expired
2013	268707	99120301410000000	Celairo Wireless	$ 56.37	$ 5.64	Statute of Limitations Expired
2013	270249	99130115500000000	Cell Phone Usa	$ 147.12	$ 14.71	Statute of Limitations Expired
2013	268137	99111024260000000	Centro Bienstart Natural	$ 9.02	$ 0.90	Statute of Limitations Expired
2013	270003	99121119980000000	Cerda Stephen	$ 8.24	$ 0.82	Statute of Limitations Expired
2013	269904	99121112111000000	Chase Autos	$ 44.81	$ 4.48	Statute of Limitations Expired
2013	269253	99P11329500000000	Chavez Enrique	$ 411.70	$ -	Statute of Limitations Expired
2013	270138	99121212171000000	Chavez Enrique	$ 8.60	$ 0.86	Statute of Limitations Expired
2013	270207	99121219270000000	Chavez Ricky	$ 84.69	$ 8.47	Statute of Limitations Expired
2013	270105	99121211580000000	Church of Living Water	$ 22.27	$ 2.23	Statute of Limitations Expired
2013	250641	99061012160000000	CJR Marketing Inc	$ 155.29	$ 15.53	Statute of Limitations Expired
2013	270630	99130326121000000	Clark Debbie	$ 3.52	$ -	Statute of Limitations Expired
2013	270699	99130327220000000	CLS Scents Braids	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	267696	99101220470000000	Cobb Terra	$ 32.48	$ 3.25	Statute of Limitations Expired
2013	267735	99110818600000000	Complete System Balance	$ 19.94	$ 1.99	Statute of Limitations Expired
2013	263046	99091217183000000	Computer James/Computers	$ 20.72	$ 2.07	Statute of Limitations Expired
2013	262668	99090827310000000	Computers & More	$ 18.25	$ 1.83	Statute of Limitations Expired
2013	268635	99120201930000000	Computers 911	$ 46.71	$ 4.67	Statute of Limitations Expired
2013	267786	99110831700000000	Contreras Marisella	$ 55.24	$ 5.52	Statute of Limitations Expired
2013	267924	99111000365000000	Contreras Rudy	$ 12.68	$ 1.27	Statute of Limitations Expired
2013	268230	99111103400000000	Coras Hair Design	$ 14.44	$ 1.44	Statute of Limitations Expired
2013	243780	99200408300090950	Correas Maria	$ 35.51	$ 3.55	Statute of Limitations Expired
2013	268779	99120320190000000	Cox Wyatt J II	$ 181.79	$ 18.18	Statute of Limitations Expired
2013	268257	99111116420000000	Cristinas Appliances	$ 120.06	$ 12.01	Statute of Limitations Expired
2013	269922	99121112125000000	Crystal View Imaging LLC	$ 74.83	$ 7.48	Statute of Limitations Expired
2013	5493	99200225200186150	D&A Granite Fabricators Inc	$ 766.04	$ 76.60	Statute of Limitations Expired
2013	678	99000000041800000	Dalco Solvents & Chemicals Inc	$ 1,059.79	$ 105.98	Statute of Limitations Expired
2013	247554	99060126180000000	Dalton Eddie	$ 39.39	$ 3.94	Statute of Limitations Expired
2013	270342	99130268000000000	Dannys Auto Repair	$ 150.57	$ 15.06	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	270504	99130304380000000	Davis Tracy	$ 38.68	$ 3.87	Statute of Limitations Expired
2013	270552	99130314120000000	DFW Auto Link LLC	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	270687	99130326930000000	Dgollado Dorian	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	263463	99090916121000000	Dodd Albert	$ 7.12	$ 0.71	Statute of Limitations Expired
2013	6012	99813640000471400	ET Automotive Inc	$ 4,279.88	$ 427.99	Statute of Limitations Expired
2013	266634	99110412830000000	Eco Concepts Inc	$ 454.47	$ 45.45	Statute of Limitations Expired
2013	269982	99121119550000000	El Tiger	$ 25.93	$ 2.59	Statute of Limitations Expired
2013	268149	99111026320000000	Elliott Tiffany Nicole	$ 45.87	$ 4.59	Statute of Limitations Expired
2013	270486	99130228600000000	Elsadi Abdul	$ 208.63	$ 20.86	Statute of Limitations Expired
2013	270240	99130108260000000	Emma Zumba Studio	$ 3.95	$ -	Statute of Limitations Expired
2013	270546	99130312500000000	Emmanuel K Shabazz	$ 143.74	$ 14.37	Statute of Limitations Expired
2013	6750	99850030000438650	Eric Japan Engines Inc	$ 317.07	$ -	Statute of Limitations Expired
2013	251070	99061220130000000	Esin Joseph Dr	$ 18.53	$ -	Statute of Limitations Expired
2013	267936	99111003850000000	Expert Remodeling Inc	$ 14.44	$ 1.44	Statute of Limitations Expired
2013	255072	99071210340000000	Express Graphics	$ 126.62	$ 12.66	Statute of Limitations Expired
2013	2622	99200021600129450	EZ African Food Store Inc	$ 68.63	$ 6.86	Statute of Limitations Expired
2013	11967	99970440000014500	Fiberglass Pool Coatings Inc	$ 85.85	$ 8.58	Statute of Limitations Expired
2013	270615	99130325900000000	Fio	$ 19.17	$ 1.92	Statute of Limitations Expired
2013	263820	99100104440000000	Flor De Michoacan	$ 25.79	$ 2.58	Statute of Limitations Expired
2013	240540	99P49007000000000	Flores Marcos A	$ 178.59	$ -	Statute of Limitations Expired
2013	267831	99110906620000000	Foley Rory	$ 28.18	$ 2.82	Statute of Limitations Expired
2013	266001	99101110700000000	Fomax Inc	$ 453.41	$ 45.34	Statute of Limitations Expired
2013	270378	99130213120000000	Forest Motors LLC	$ 4.23	$ 0.42	Statute of Limitations Expired
2013	268170	99111026470000000	Forsyth Josh	$ 32.55	$ 3.26	Statute of Limitations Expired
2013	265587	99100902900000000	Frantom Eddie	$ 183.69	$ 18.37	Statute of Limitations Expired
2013	269916	99121112122000000	Fulfilling Fountain Church	$ 27.83	$ 2.78	Statute of Limitations Expired
2013	246843	99051115150000000	Future Signs Inc/Ziad Dekelbab	$ 124.86	$ 12.49	Statute of Limitations Expired
2013	256293	99L08685600000000	Gaia Leasing LLLC	$ 39.03	$ 3.90	Statute of Limitations Expired
2013	10245	99942070000154300	Gallardo Martin	$ 10.71	$ 1.07	Statute of Limitations Expired
2013	257715	99080924510000000	Galloway Gary	$ 225.75	$ 22.58	Statute of Limitations Expired
2013	247107	99060133600000000	Garcia Manuel	$ 8.03	$ -	Statute of Limitations Expired
2013	270093	99121210960000000	Garcia Mayra	$ 59.19	$ 5.92	Statute of Limitations Expired
2013	270009	99121120160000000	Garland Apostolic	$ 45.80	$ 4.58	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	263310	99090903880000000	Gates Marshall	$ 103.86	$ 10.39	Statute of Limitations Expired
2013	268638	99120201940000000	Global Enterprise	$ 51.93	$ 5.19	Statute of Limitations Expired
2013	265425	99100728750000000	Global Pros Llc	$ 36.08	$ 3.61	Statute of Limitations Expired
2013	267045	99P11149100000000	Global Pros Llc	$ 16.84	$ -	Statute of Limitations Expired
2013	269907	99121112112000000	Glorious Temple Of Praise	$ 27.83	$ 2.78	Statute of Limitations Expired
2013	265731	99100923900000000	Glory Temple Church	$ 4.09	$ 0.41	Statute of Limitations Expired
2013	270351	99130209300000000	Gold Cashers	$ 3.80	$ 0.38	Statute of Limitations Expired
2013	270108	99121211630000000	Grace Note Studio	$ 23.18	$ 2.32	Statute of Limitations Expired
2013	254616	99071011190000000	Griffith Dean	$ 31.99	$ 3.20	Statute of Limitations Expired
2013	257781	99081067500000000	Guzman Martin	$ 197.78	$ -	Statute of Limitations Expired
2013	2565	99200021600098500	Hencie International Inc	$ 559.45	$ 55.95	Statute of Limitations Expired
2013	852	99000000074630000	Henderson C D Ltd	$ 1,825.20	$ 182.52	Statute of Limitations Expired
2013	265473	99100825100000000	Herbal Life	$ 19.52	$ 1.95	Statute of Limitations Expired
2013	270525	99130311700000000	Herbal Life	$ 89.27	$ 8.93	Statute of Limitations Expired
2013	264771	99P11111200000000	Hernandez Rosa	$ 285.92	$ -	Statute of Limitations Expired
2013	270603	99130325150000000	Herrara Lyn	$ 16.35	$ 1.64	Statute of Limitations Expired
2013	269421	99121025420000000	Highway Technologies Inc	$ 422.41	$ 42.24	Statute of Limitations Expired
2013	263373	99090962000000000	Hill Latricia	$ 22.19	$ 2.22	Statute of Limitations Expired
2013	3267	99200101700031750	Hines Jim	$ 22.90	$ 2.29	Statute of Limitations Expired
2013	263241	99090827470000000	Hollywood Beauty Salon	$ 283.81	$ 28.38	Statute of Limitations Expired
2013	247020	99051221330000000	Home Grocery	$ 45.73	$ 4.57	Statute of Limitations Expired
2013	251973	99850770000003400	Horton Jason	$ 2,672.13	$ 267.21	Statute of Limitations Expired
2013	13191	99982160000153600	HSS	$ 158.89	$ 15.89	Statute of Limitations Expired
2013	9270	99922160000217500	Huynh David	$ 68.56	$ 6.86	Statute of Limitations Expired
2013	268392	99111212640000000	I Love Café	$ 45.38	$ 4.54	Statute of Limitations Expired
2013	268029	99111017360000000	Iglesia Cristiana Peniel	$ 15.22	$ 1.52	Statute of Limitations Expired
2013	255576	99080409146000000	Iglesia Jesucristo Es Mi Refug	$ 77.51	$ 7.75	Statute of Limitations Expired
2013	257886	99081013940000000	Iglesia Nueva Alabanza	$ 3.88	$ 0.39	Statute of Limitations Expired
2013	264219	99100407290000000	Ignite Technologies	$ 50.38	$ 5.04	Statute of Limitations Expired
2013	269127	99200210700004300	Image Plus Dental Llc	$ 186.51	$ 18.65	Statute of Limitations Expired
2013	270096	99121211460000000	Indiverba	$ 29.52	$ 2.95	Statute of Limitations Expired
2013	10674	99950170000246300	Industrial Noisecontrol Corp	$ 319.61	$ -	Statute of Limitations Expired
2013	257700	99080924330000000	Instant Tax Service	$ 41.22	$ 4.12	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	263862	99100106230000000	Integrity Home Heath LLC	$ 15.43	$ 1.54	Statute of Limitations Expired
2013	268395	99111214100000000	International Mutual Financial	$ 31.00	$ 3.10	Statute of Limitations Expired
2013	263805	99091228530000000	Internet Saigon	$ 46.50	$ 4.65	Statute of Limitations Expired
2013	270783	99130415290000000	James Hines Insurance	$ 19.38	$ 1.94	Statute of Limitations Expired
2013	270789	99130415500000000	JBI Taxx Queen Tax Service	$ 15.85	$ 1.59	Statute of Limitations Expired
2013	267801	99110906410000000	JCMG Wireless	$ 117.03	$ 11.70	Statute of Limitations Expired
2013	268848	991203271110000000	Jeny	$ 21.84	$ 2.18	Statute of Limitations Expired
2013	266268	99110105410000000	Jerrys Auto Repair	$ 36.85	$ 3.69	Statute of Limitations Expired
2013	268068	99111019400000000	Jps Enterprise Inc	$ 84.27	$ 8.43	Statute of Limitations Expired
2013	268752	99120316160000000	Kadler Mohammad Abdel	$ 26.42	$ 2.64	Statute of Limitations Expired
2013	270243	99130108270000000	Kankara Lovemore	$ 102.20	$ 22.04	Statute of Limitations Expired
2013	5562	99200225200204500	Kathy Danback Insurance Agency	$ 5.57	$ 0.56	Statute of Limitations Expired
2013	270648	99130326137000000	Kelly Patricia	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	270780	99130415270000000	Kindred Home Health Care Inc	$ 26.42	$ 2.64	Statute of Limitations Expired
2013	268188	99111027120000000	Kingz Motors	$ 17.62	$ 1.76	Statute of Limitations Expired
2013	270000	99121119970000000	Kirby Joe	$ 8.24	$ 0.82	Statute of Limitations Expired
2013	270069	99121204600000000	Kizmet Therapy	$ 42.06	$ 4.21	Statute of Limitations Expired
2013	270072	99121204800000000	Koko Fitclub	$ 634.14	$ -	Statute of Limitations Expired
2013	257679	99080917800000000	Ladhani Sam	$ 453.27	$ 45.33	Statute of Limitations Expired
2013	264411	99100428790000000	Lang Holdings	$ 8.46	$ 0.85	Statute of Limitations Expired
2013	247854	99060208590000000	Lara Carlos	$ 44.25	$ 4.43	Statute of Limitations Expired
2013	239430	99200324700202350	Last Frontier Auto Sales Corp	$ 550.22	$ 55.02	Statute of Limitations Expired
2013	453	99P48317000000000	Last Frontier Auto Sales Corp	$ 67.48	$ -	Statute of Limitations Expired
2013	250470	99061002320000000	Laton Gentry	$ 5.37	$ 0.54	Statute of Limitations Expired
2013	265521	99100830460000000	Law Office Of Raymond L Hopson	$ 49.53	$ 4.95	Statute of Limitations Expired
2013	270666	99130326460000000	Lawton Ruby	$ 30.79	$ 3.08	Statute of Limitations Expired
2013	269256	99P11355900000000	Leal Horacio and Leal Luis	$ 223.21	$ -	Statute of Limitations Expired
2013	269817	99121023200000000	Lee Dan	$ 52.28	$ 5.23	Statute of Limitations Expired
2013	269847	99121030800000000	Lee Richard	$ 123.02	$ 12.30	Statute of Limitations Expired
2013	269886	99121107690000000	Leon Genoveva	$ 8.46	$ 0.85	Statute of Limitations Expired
2013	268560	99120111290000000	LG Motors	$ 11.63	$ 1.16	Statute of Limitations Expired
2013	270801	99130416700000000	Liya Tours And Travels	$ 23.60	$ 2.36	Statute of Limitations Expired
2013	270447	99130225740000000	Lonestar Contracting Services	$ 57.99	$ 5.80	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	270117	99121211760000000	Love and Fellowship Church	$ 22.27	$ 2.23	Statute of Limitations Expired
2013	255303	99080128610000000	Luu Tuan & Rose	$ 46.01	$ 4.60	Statute of Limitations Expired
2013	9609	99932280000157750	M D Bowers Inc	$ 193.69	$ 19.37	Statute of Limitations Expired
2013	10542	99950170000039600	Magic Food Mart	$ 273.03	$ 27.30	Statute of Limitations Expired
2013	265359	99060919560000000	Maina John	$ 20.01	$ 2.00	Statute of Limitations Expired
2013	270675	99130326620000000	Mansote	$ 30.79	$ 3.08	Statute of Limitations Expired
2013	268863	99120327430000000	Marker	$ 26.92	$ 2.69	Statute of Limitations Expired
2013	5268	99200225200103950	Mars Auto Repair	$ 10.01	$ 1.00	Statute of Limitations Expired
2013	269988	99121119860000000	Martin Stephen Lena	$ 40.16	$ 4.02	Statute of Limitations Expired
2013	270711	99130327700000000	Martinez Jaime	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	271335	99131106230000000	Martinez Jaime	$ 140.85	$ 14.09	Statute of Limitations Expired
2013	270396	99130219380000000	Martinez Maria	$ 196.37	$ 19.64	Statute of Limitations Expired
2013	268443	99111222260000000	Massage Virtue Llc	$ 37.06	$ 3.71	Statute of Limitations Expired
2013	268173	99111026480000000	Mcclure Ken	$ 34.88	$ -	Statute of Limitations Expired
2013	266415	99110119400000000	McDowell Darryl	$ 36.15	$ 3.62	Statute of Limitations Expired
2013	263163	99080116200000000	Medical Rehab Center LLC	$ 253.94	$ 25.39	Statute of Limitations Expired
2013	251406	990702213100000000	Mendoz Ana	$ 31.92	$ 3.19	Statute of Limitations Expired
2013	255282	99080124210000000	Menos Paint & Body	$ 42.63	$ 4.26	Statute of Limitations Expired
2013	268710	991203014300000000	Metrocall Wireless Inc	$ 56.37	$ 5.64	Statute of Limitations Expired
2013	255339	990802124200000000	Metroplex Insurance Agency	$ 33.40	$ 3.34	Statute of Limitations Expired
2013	11064	99952150000208650	Millen Alice & Mike	$ 391.12	$ 39.11	Statute of Limitations Expired
2013	270774	99130415150000000	Millennium Notary Service	$ 14.44	$ 1.44	Statute of Limitations Expired
2013	11598	99962980000089900	Miranda Mario	$ 19.09	$ 1.91	Statute of Limitations Expired
2013	258096	99081124420000000	Mirch Masala Inc	$ 540.50	$ -	Statute of Limitations Expired
2013	263763	99091221600000000	Mobile Computing Technologies	$ 11.13	$ 1.11	Statute of Limitations Expired
2013	270228	99130107230000000	Mondragon Oscar	$ 53.76	$ 5.38	Statute of Limitations Expired
2013	268590	99120117510000000	Monroy Dela Garza	$ 17.76	$ 1.78	Statute of Limitations Expired
2013	45	99P01237X0000000	Morgan Buildings & Spas Inc	$ 2.22	$ -	Statute of Limitations Expired
2013	267036	99P11110300000000	Munguia Lucas	$ 70.46	$ -	Statute of Limitations Expired
2013	267285	99120207150000000	Mwinga Kennedy	$ 8.74	$ -	Statute of Limitations Expired
2013	240984	99200334600106100	Nanak Subzi Mandi Inc	$ 5,248.78	$ -	Statute of Limitations Expired
2013	270669	99130326500000000	Nathaniel Rickie	$ 30.79	$ 3.08	Statute of Limitations Expired
2013	263784	99091223270000000	Natures Way	$ 14.30	$ 1.43	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	264036	99100127320000000	Nelsons Karate Do	$ 21.63	$ 2.16	Statute of Limitations Expired
2013	268704	99120228510000000	Netport Health Ltd	$ 52.85	$ 5.29	Statute of Limitations Expired
2013	269871	99121107138000000	New Harvest Kingdom Church	$ 22.19	$ 2.22	Statute of Limitations Expired
2013	244167	99200408300167750	Nguyen Sean	$ 99.49	$ 9.95	Statute of Limitations Expired
2013	270102	99121211530000000	North American Supply Co	$ 41.71	$ 4.17	Statute of Limitations Expired
2013	268725	99120314240000000	North Texas Home Visiting Phys	$ 24.59	$ 2.46	Statute of Limitations Expired
2013	247914	99060213560000000	Nunez Auto Repair	$ 31.71	$ 3.17	Statute of Limitations Expired
2013	270798	99130416000000000	Nye John/Auditax	$ 22.05	$ 2.21	Statute of Limitations Expired
2013	269997	99121119960000000	Obessive Motor Sports Inc	$ 90.54	$ 9.05	Statute of Limitations Expired
2013	270540	99130312300000000	Odell Michael	$ 78.70	$ -	Statute of Limitations Expired
2013	266106	99101206260000000	Offill	$ 122.18	$ 12.22	Statute of Limitations Expired
2013	265368	99071004270000000	Open Door Realtors Llc	$ 16.91	$ 0.06	Statute of Limitations Expired
2013	267201	99111103180000000	Opposition Inc	$ 107.38	$ 10.74	Statute of Limitations Expired
2013	257778	99081006720000000	Ortiz Erique	$ 67.71	$ 6.77	Statute of Limitations Expired
2013	267813	99110906450000000	Otiks Computer Repairs	$ 28.61	$ 2.86	Statute of Limitations Expired
2013	238668	99030923093422773	Owkilage Celetine	$ 135.21	$ 13.52	Statute of Limitations Expired
2013	265194	99L10581900000000	Pacific American Capital Llc	$ 306.36	$ 30.64	Statute of Limitations Expired
2013	270312	99130204480000000	Panchos Mexican Buffet	$ 915.42	$ -	Statute of Limitations Expired
2013	265503	99100826500000000	Party Land Party Supplies	$ 34.31	$ 3.43	Statute of Limitations Expired
2013	240105	99200334600383900	Pascual Ochoa	$ 46.01	$ 4.60	Statute of Limitations Expired
2013	263436	99090914740000000	Peaceway Community Church	$ 5.50	$ 0.55	Statute of Limitations Expired
2013	258492	99090330970000000	Penson Financial Services	$ 18.88	$ -	Statute of Limitations Expired
2013	244773	99P52778000000000	Perception Motorsport Inc	$ 677.33	$ -	Statute of Limitations Expired
2013	268773	99120316900000000	Perez Jose & Garcia Jorge	$ 60.38	$ 6.04	Statute of Limitations Expired
2013	266304	99110111350000000	Perry Hardwood Flooring	$ 93.15	$ 9.32	Statute of Limitations Expired
2013	11307	99962560000000300	Phan Dinh Chinh & Lan Thily	$ 316.37	$ 31.64	Statute of Limitations Expired
2013	266844	99200225200019450	Physicians Choicemedical Equip	$ 29.80	$ 2.98	Statute of Limitations Expired
2013	270174	99121212830000000	Polarizado Car Detail	$ 39.25	$ 3.93	Statute of Limitations Expired
2013	270768	99130411480000000	Porter Greg CPA	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	263937	99100125470000000	Precious Products Llc	$ 10.64	$ 1.06	Statute of Limitations Expired
2013	270153	99121212310000000	Preston Gemal Sanders Kimberly	$ 59.47	$ 5.95	Statute of Limitations Expired
2013	263580	99090288500000000	Pura Vida	$ 24.66	$ 2.47	Statute of Limitations Expired
2013	225684	99200334600031250	QCMC Inc	$ 71.16	$ 7.12	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	270501	99130304370000000	Quice S Fashion	$ 136.97	$ 13.70	Statute of Limitations Expired
2013	239709	99200334600052400	R & R Motors	$ 34.88	$ 3.49	Statute of Limitations Expired
2013	255363	99080227140000000	Ramirez Elvia	$ 40.16	$ -	Statute of Limitations Expired
2013	7617	99873640000053700	Reed Sheree A	$ 19.45	$ 1.95	Statute of Limitations Expired
2013	270222	99130107130000000	Refund Express	$ 34.45	$ 3.45	Statute of Limitations Expired
2013	246951	99051215116000000	Relief Medical Supplies	$ 33.19	$ 3.32	Statute of Limitations Expired
2013	268044	99111018150000000	Restaurant Tres Paises	$ 207.93	$ 20.79	Statute of Limitations Expired
2013	269889	99121107710000000	Restore Massage Therapy	$ 5.28	$ 0.53	Statute of Limitations Expired
2013	270786	99130415300000000	Reyes Feliz and Leigh Edwards	$ 23.60	$ 2.36	Statute of Limitations Expired
2013	270621	99130326101000000	Reyes Juan	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	2715	99200021600169450	Rhylan Insurance Agency Inc	$ 39.95	$ -	Statute of Limitations Expired
2013	258141	99081215106000000	Rio Café	$ 79.97	$ 8.00	Statute of Limitations Expired
2013	267723	99110728280000000	Road Speed Auto Brokers Llc	$ 17.40	$ 1.74	Statute of Limitations Expired
2013	269244	99P11325000000000	Road Speed Auto Brokers Llc	$ 170.80	$ -	Statute of Limitations Expired
2013	265584	99100902580000000	Robinson Nicole	$ 16.35	$ 1.64	Statute of Limitations Expired
2013	255171	99080132100000000	Rodriguez Cesar	$ 21.49	$ 2.15	Statute of Limitations Expired
2013	268731	99120315410000000	Rodriguez Hugo	$ 28.68	$ 2.87	Statute of Limitations Expired
2013	9243	999221600000214900	Rogers Robert Merle	$ 6.01	$ -	Statute of Limitations Expired
2013	270660	991302620000000000	Ronal Amaya	$ 17.76	$ 1.78	Statute of Limitations Expired
2013	270195	991212182000000000	Rosas Omar	$ 80.89	$ 8.09	Statute of Limitations Expired
2013	11247	999609200000031800	Saigon Kitchen LLC	$ 269.02	$ 26.90	Statute of Limitations Expired
2013	270348	991302092000000000	Sanchez Alfonso	$ 55.31	$ 5.53	Statute of Limitations Expired
2013	269346	99P116141000000000	Sandoval Jesus	$ 58.03	$ -	Statute of Limitations Expired
2013	269964	991211192500000000	Sandoval Jesus	$ 10.08	$ 1.01	Statute of Limitations Expired
2013	270606	991303251800000000	Santillan Cristina	$ 16.35	$ 1.64	Statute of Limitations Expired
2013	10455	99943120000021400	Schefer Evanor	$ 78.07	$ 7.81	Statute of Limitations Expired
2013	267969	99111006400000000	Scott Rebecca	$ 208.00	$ 20.80	Statute of Limitations Expired
2013	273543	99L14469300000000	Second City Leasing	$ 1,031.68	$ -	Statute of Limitations Expired
2013	267009	99P11028900000000	Shanaa Adham	$ 5.26	$ -	Statute of Limitations Expired
2013	267777	99110831540000000	Shepherds House The	$ 4.65	$ 0.47	Statute of Limitations Expired
2013	247629	99060129600000000	Shuttleworth Gary	$ 62.71	$ 6.27	Statute of Limitations Expired
2013	12621	99972800000029800	Smith Nathan	$ 97.59	$ 9.76	Statute of Limitations Expired
2013	269727	99111025320000000	Snyder David	$ 62.29	$ 6.23	Statute of Limitations Expired
2013	264336	99100428119000000	Solo Intl Corp	$ 8.46	$ 0.85	Statute of Limitations Expired
2013	263070	990912282400000000	Sorto Luis	$ 21.42	$ 2.14	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	270363	99130211340000000	Southern Street Machine	$ 89.55	$ 8.96	Statute of Limitations Expired
2013	6519	99830970000132850	Southwestern Battery Supply Co	$ 3,032.32	$ 303.23	Statute of Limitations Expired
2013	268347	99111205770000000	SRB Customs	$ 135.35	$ 13.54	Statute of Limitations Expired
2013	263121	99100407104000000	Stoker Tina	$ 12.54	$ 1.25	Statute of Limitations Expired
2013	270204	99121219190000000	Sunrise Café	$ 223.29	$ 22.33	Statute of Limitations Expired
2013	270027	99121129110000000	Sunrise Landscape	$ 137.40	$ 13.74	Statute of Limitations Expired
2013	270357	99130211200000000	Suphta K Lurendra	$ 23.67	$ 2.37	Statute of Limitations Expired
2013	270792	99130415600000000	Sutton Geoffrey	$ 25.72	$ 2.57	Statute of Limitations Expired
2013	250809	99061030120000000	Swinners Betty	$ 38.75	$ 3.88	Statute of Limitations Expired
2013	265920	99101020230000000	T Fashions	$ 79.90	$ 7.99	Statute of Limitations Expired
2013	270354	99130209400000000	T Mobile	$ 4.09	$ 0.41	Statute of Limitations Expired
2013	267765	99110831130000000	Tabernacle of Praise Evangelis	$ 33.96	$ 3.40	Statute of Limitations Expired
2013	270048	99121203790000000	Tacos De Cabeza	$ 14.09	$ 1.41	Statute of Limitations Expired
2013	254790	99071106320000000	Taco Pancho 2	$ 80.87	$ 26.37	Statute of Limitations Expired
2013	11496	99962560000213450	Tadia Jose	$ 136.76	$ 13.68	Statute of Limitations Expired
2013	267684	99100901330000000	Taylor Law Office	$ 25.30	$ 2.53	Statute of Limitations Expired
2013	9054	99920570000019750	Teletouch Communications Inc	$ 1,691.53	$ -	Statute of Limitations Expired
2013	270645	99130326135000000	Terry Discount	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	269328	99P11592000000000	Texas Auto Trading Inc	$ 88.94	$ -	Statute of Limitations Expired
2013	269808	99121010380000000	Texas Auto Trading Inc	$ 12.54	$ 1.25	Statute of Limitations Expired
2013	4629	99200208600049450	Texas Portraits LP	$ 63.70	$ 6.37	Statute of Limitations Expired
2013	11190	99960440000095600	Texas Portraits LP	$ 40.92	$ -	Statute of Limitations Expired
2013	3645	99200121400057050	Thornton Terry	$ 119.71	$ 11.97	Statute of Limitations Expired
2013	270696	99130327130000000	Threadquill Freddie	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	268356	99111206120000000	Toro Records Llc	$ 128.03	$ 12.80	Statute of Limitations Expired
2013	268425	99111219630000000	Tran Joann	$ 10.08	$ 1.01	Statute of Limitations Expired
2013	264342	99100428127000000	Trident Press Intl	$ 8.46	$ 0.85	Statute of Limitations Expired
2013	263265	99090931010000000	Trinh Cuong	$ 195.53	$ 19.55	Statute of Limitations Expired
2013	263592	99090930570000000	Trinity City Books	$ 2,390.43	$ -	Statute of Limitations Expired
2013	270642	99130326127000000	Tripty Marker	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	262737	99090908590000000	Truong Tich N Md	$ 100.76	$ 10.08	Statute of Limitations Expired
2013	267894	99110928430000000	Two Brothers Investment Group	$ 22.41	$ 2.24	Statute of Limitations Expired
2013	241185	99200334600221600	Tycoon Conoco	$ 106.39	$ 10.64	Statute of Limitations Expired
2013	270762	99130411460000000	US Healthcare Management LLC	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	2166	99199929900129650	V3 Investments Lp	$ 355.89	$ -	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL

PERSONAL PROPERTY

EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2013	263853	99100106130000000	Valdivia Perla	$ 24.73	$ 2.47	Statute of Limitations Expired
2013	265914	99101020160000000	Vargas Mario	$ 41.43	$ 4.14	Statute of Limitations Expired
2013	270717	99130327780000000	Velasquez Robertino	$ 7.05	$ 0.71	Statute of Limitations Expired
2013	270375	99130212220000000	Velocity Car Wash LLC	$ 373.30	$ 37.33	Statute of Limitations Expired
2013	9510	99932280000085000	Villarreal Irma	$ 32.62	$ 3.26	Statute of Limitations Expired
2013	3051	99200029800123750	Villeral Irma	$ 35.23	$ 3.52	Statute of Limitations Expired
2013	269913	99121112115000000	Vintiques	$ 37.20	$ 3.72	Statute of Limitations Expired
2013	11592	99962980000089100	Vita Mart	$ 155.51	$ 15.55	Statute of Limitations Expired
2013	270405	99130219750000000	Vixens	$ 170.16	$ 17.02	Statute of Limitations Expired
2013	2670	99200021600167100	Vo Hoa Tran	$ 78.77	$ 7.88	Statute of Limitations Expired
2013	268098	99111019800000000	Vo Van Tien	$ 333.49	$ 33.35	Statute of Limitations Expired
2013	251412	99070221350000000	Wafer Chris&Damon Batiste	$ 20.43	$ 2.04	Statute of Limitations Expired
2013	257727	99080929250000000	Wallace Jimmy	$ 114.00	$ 11.40	Statute of Limitations Expired
2013	271329	99130916360000000	Whitehurst Misty	$ 62.92	$ 6.29	Statute of Limitations Expired
2013	9543	99932280000110150	Whintey Bill	$ 19.80	$ 1.98	Statute of Limitations Expired
2013	255096	99071212330000000	William Emma Moore Stanley	$ 36.64	$ 3.66	Statute of Limitations Expired
2013	270480	99130228400000000	Williams Imports	$ 315.94	$ 31.59	Statute of Limitations Expired
2013	268845	99120327106000000	Willams Stacy Oneal	$ 31.71	$ 3.17	Statute of Limitations Expired
2013	270318	99130204510000000	Wireless World	$ 135.64	$ 13.56	Statute of Limitations Expired
2013	270672	99130326580000000	Wood Gene	$ 30.79	$ 3.08	Statute of Limitations Expired
2013	268110	99111019880000000	Wrights Catfish and More	$ 69.40	$ 6.94	Statute of Limitations Expired
2013	266475	99110207600000000	Xiong Rose	$ 61.72	$ 6.17	Statute of Limitations Expired
2013	263826	99100104500000000	Young Ronnie	$ 34.81	$ 3.48	Statute of Limitations Expired
2013	268491	99120105160000000	Your Price Shoes Inc	$ 157.90	$ 15.79	Statute of Limitations Expired
2013	267798	99110906390000000	Zulu Wings & Deli	$ 270.00	$ 27.00	Statute of Limitations Expired
2013 TOTAL				**$ 61,627.57**	**$ 4,055.21**	

$	69,421.90	TOTAL TAX AMOUNT
$	4,837.50	TOTAL MISC. AMOUNT
$	**74,259.40**	**TOTAL ADJ AMOUNT**
		(# OF RECORDS = 343)

EXCLUDED FROM WRITE-OFF

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	STATUS	REASON
2013	265491	99100826150000000	Durango Mechanic Inc	$ 298.26	$ 29.83	JS18-00038D	Per attorney exclude
2013	8316	99900030000184000	Hornez Michael	$ 92.51	$ 9.25	JS18-00040D	Per attorney exclude
2013	270237	99130107900000000	Pittman Phil	$ 16.56	$ 1.66	JS18-0072D	Per attorney exclude
2013	265800	99101012120000000	R and M Tires	$ 69.71	$ 9.55	JS18-00042	Per attorney exclude
2013	251451	99070301170000000	Ventura William	$ 15.24	$ 4.47	JS16-00654D	Per attorney exclude
2013	239259	99200324700184600	WLS Landscape Inc	$ 45.80	$ -	JS18-00052	Per attorney exclude
				$ 538.08	**$ 54.76**		

EXHIBIT B - TOTAL	
$ 69,421.90	TAX AMOUNT
$ 4,837.50	MISC AMOUNT
$ 74,259.40	

EXCLUDED TOTALS	
$ 538.08	TAX AMOUNT
$ 54.76	MISC AMOUNT
$ 592.84	

REPORT TOTALS	
$ 69,959.98	TAX AMOUNT
$ 4,892.26	MISC AMOUNT
$ 74,852.24	

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE TAX ROLL OF THE CITY OF GARLAND, TEXAS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article IX, Section 3, of the Charter of the City of Garland, Texas, grants the City Council the power "to cancel any uncollectible taxes upon the tax rolls"; and

WHEREAS, the taxes indicated on the attachments to this Ordinance are uncollectible by virtue of Sec. 33.05, Tex. Tax Code or other law;

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

Section 1

That the tax roll of the City of Garland, Texas is amended by cancellation of the amounts and for the reasons set out in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

Section 2

That this Ordinance shall become effective on and after its approval and adoption.

PASSED AND APPROVED this the 18th day of September, 2018.

CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 09/18/2018

Item Title: Consider an ordinance to issue Tax Notes, Series 2018

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the August 20, 2018 Work Session, Council considered authorizing the issuance of tax notes in the amount of $12,195,000. Savings realized from the General Obligation Commercial Paper Program and a increase in the property tax base have provided the City with the ability to issue tax notes. Tax note proceeds are used to supplement the street and infrastructure funding. The notes will be paid off within one year and will not impact the debt service tax rate.

Recommendation/Action Requested and Justification

Approve an ordinance to issue Tax Notes, Series 2018.

Attachments

Draft Ordinance

ORDINANCE NO. ____

AN ORDINANCE authorizing the issuance of "CITY OF GARLAND, TEXAS, TAX NOTES, SERIES 2018"; specifying the terms and features of said notes; levying a continuing direct annual ad valorem tax for the payment of said notes; and resolving other matters incident and related to the issuance, sale, payment, and delivery of said notes, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

WHEREAS, pursuant to Texas Government Code, Chapter 1431, as amended, the City Council of the City of Garland, Texas (the "City") is authorized and empowered to issue anticipation notes to pay contractual obligations to be incurred (i) for the construction of any public work; (ii) for the purchase of materials, supplies, equipment, machinery, buildings, lands and rights-of-way for the City's authorized needs and purposes; and (iii) for professional services rendered in relation to such projects and purposes and the financing thereof; and

WHEREAS, in accordance with the provisions of Texas Government Code, Chapter 1431, as amended, the City Council hereby finds and determines that anticipation notes should be issued and sold at this time to finance the costs of paying contractual obligations to be incurred for (i) constructing and improving streets and alleyways within the City, including related traffic signalization, signage, sidewalks, streetscaping, landscaping and drainage improvements, the relocation of utilities affected by such street improvements and the acquisition of rights-of-way therefor; (ii) acquiring, constructing, renovating, Improving and equipping municipal facilities; (iii) improving and equipping the Firewheel golf course and (iv) professional services rendered in relation to such projects and purposes and the financing thereof; now, therefore,

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

SECTION 1: Authorization - Designation - Principal Amount - Purpose. Notes of the City shall be and are hereby authorized to be issued in the aggregate principal amount of $_____, to be designated and bear the title "CITY OF GARLAND, TEXAS, TAX NOTES, SERIES 2018" (hereinafter referred to as the "Notes"), for the purpose of paying contractual obligations to be incurred for (i) constructing and improving streets and alleyways within the City, including related traffic signalization, signage, sidewalks, streetscaping, landscaping and drainage improvements, the relocation of utilities affected by such street improvements and the acquisition of rights-of-way therefor; (ii) acquiring, constructing, renovating, Improving and equipping municipal facilities; (iii) improving and equipping the Firewheel golf course and (iv) professional services rendered in relation to such projects and purposes and the financing thereof, in conformity with the Constitution and laws of the State of Texas, including Texas Government Code, Chapter 1431 as amended.

SECTION 2: Fully Registered Obligations - Note Date - Authorized Denominations - Stated Maturity - Interest Rate. The Notes shall be issued as fully registered obligations only, shall be dated September 1, 2018 (the "Note Date"), shall be in denominations of $100,000 or any integral multiple of $5,000 in excess thereof, and shall become due and payable on November 15, 2019 (the "Stated Maturity").

The Notes shall bear interest on the unpaid principal amounts from the date of delivery to the initial purchaser (anticipated to be September 28, 2018) at the rate of _____% per annum. The amount of interest to be paid on the Notes shall be computed on the basis of a 360-day year

of twelve 30-day months and such interest shall be payable on February 15, 2019, May 15, 2019, August 15, 2019 and at maturity on November 15, 2019 or upon prior redemption.

SECTION 3: Terms of Payment - Paying Agent/Registrar. The principal of, premium, if any, and the interest on the Notes, due and payable by reason of maturity or otherwise, shall be payable only to the registered owners or holders of the Notes (hereinafter called the "Holders") appearing on the registration and transfer books maintained by the Paying Agent/Registrar, and the payment thereof shall be in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, and shall be without exchange or collection charges to the Holders.

The selection and appointment of _____, _____, Texas to serve as Paying Agent/Registrar for the Notes is hereby approved and confirmed. Books and records relating to the registration, payment, transfer, and exchange of the Notes (the "Security Register") shall at all times be kept and maintained on behalf of the City by the Paying Agent/Registrar, as provided herein and in accordance with the terms and provisions of a "Paying Agent/Registrar Agreement," substantially in the form attached hereto as **Exhibit A**, and such reasonable rules and regulations as the Paying Agent/Registrar and the City may prescribe. The Mayor and City Secretary are authorized to execute and deliver such Agreement in connection with the delivery of the Notes. The City covenants to maintain and provide a Paying Agent/Registrar at all times until the Notes are paid and discharged, and any successor Paying Agent/Registrar shall be a commercial bank or trust company organized under the laws of the State of Texas or other entity duly qualified and legally authorized to serve as and perform the duties and services of Paying Agent/Registrar for the Notes. Upon any change in the Paying Agent/Registrar for the Notes, the City agrees to promptly cause a written notice thereof to be sent to each Holder by United States Mail, first class postage prepaid, which notice shall also give the address of the new Paying Agent/Registrar.

Principal of and premium, if any, on the Notes shall be payable at the Stated Maturity, only upon presentation and surrender of the Notes to the Paying Agent/Registrar at its designated offices, initially in _____, Texas, or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office"). Interest on the Notes shall be paid to the Holders whose names appear in the Security Register at the close of business on the Record Date (the last business day of the month next preceding each interest payment date) and shall be paid by the Paying Agent/Registrar (i) by check sent United States Mail, first class postage prepaid, to the address of the Holder recorded in the Security Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Holder. If the date for the payment of the principal of or interest on the Notes shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where either the Paying Agent/Registrar or the Designated Payment/Transfer Office is located are authorized by law or executive order to be closed, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to be closed; and payment on such date shall have the same force and effect as if made on the original date payment was due.

In the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States Mail, first class postage prepaid, to the address of each Holder appearing on the Security

Register at the close of business on the last business day next preceding the date of mailing of such notice.

SECTION 4: Redemption. (a) Optional Redemption. The Notes shall be subject to redemption prior to maturity, at the option of the City, in whole or in part, on February 15, 2019 and on any date thereafter, at the redemption price of par plus accrued interest to the date of redemption.

(b) Exercise of Redemption Option. At least ten (10) days prior to a redemption date for the Notes (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the City shall notify the Paying Agent/Registrar of the decision to redeem the Notes and the date of redemption therefor. The decision of the City to exercise the right to redeem Notes shall be entered in the minutes of the governing body of the City.

(c) Notice of Redemption. Not less than three (3) days prior to a redemption date for the Notes, a notice of redemption shall be sent by United States Mail, first class postage prepaid, in the name of the City and at the City's expense, or by such other method as the Paying Agent/Registrar shall deem appropriate and effective, to each Holder of the Notes to be redeemed in whole at the address of the Holder appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Holder.

(d) Conditional Notice of Redemption. With respect to any optional redemption of the Notes, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Notes to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Notes and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Notes have not been redeemed.

All notices of redemption shall (i) specify the date of redemption for the Notes, (ii) identify the Notes to be redeemed, (iii) state the redemption price, (iv) state that the Notes shall become due and payable on the redemption date specified, and the interest thereon shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Notes shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender of the Notes. If a Note is subject by its terms to prior redemption and has been called for redemption and notice of redemption has been duly given as hereinabove provided, such Note shall become due and payable and interest thereon shall cease to accrue from and after the redemption date therefor; provided moneys sufficient for the payment of such Note at the then applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

SECTION 5: Registration - Transfer - Exchange of Notes - Predecessor Notes. The Paying Agent/Registrar shall obtain, record, and maintain in the Security Register the name and address of each and every Holder of the Notes issued under and pursuant to the provisions of this Ordinance, or if appropriate, the nominee thereof. Any Note may be transferred or exchanged for Notes of other authorized denominations by the Holder, in person or by his or her duly authorized agent, upon surrender of such Note to the Paying Agent/Registrar for cancellation,

accompanied by a written instrument of transfer or request for exchange duly executed by the Holder or by his or her duly authorized agent, in form satisfactory to the Paying Agent/Registrar.

Upon surrender of any Note for transfer at the Designated Payment/Transfer Office of the Paying Agent/Registrar, the Paying Agent/Registrar shall register and deliver, in the name of the designated transferee or transferees, one or more new Notes of authorized denominations and having the same Stated Maturity and of a like aggregate principal amount as the Note or Notes surrendered for transfer.

At the option of the Holder, Notes may be exchanged for other Notes of authorized denominations and having the same Stated Maturity, bearing the same rate of interest and of like aggregate principal amount as the Notes surrendered for exchange, upon surrender of the Notes to be exchanged at the Designated Payment/Transfer Office of the Paying Agent/Registrar. Whenever any Notes are surrendered for exchange, the Paying Agent/Registrar shall register and deliver new Notes to the Holder requesting the exchange.

All Notes issued in any transfer or exchange of Notes shall be delivered to the Holders at the Designated Payment/Transfer Office of the Paying Agent/Registrar or sent by United States Mail, first class postage prepaid, to the Holders, and, upon the registration and delivery thereof, the same shall be the valid obligations of the City, evidencing the same obligation to pay, and entitled to the same benefits under this Ordinance, as the Notes surrendered in such transfer or exchange.

All transfers or exchanges of Notes pursuant to this Section shall be made without expense or service charge to the Holder, except as otherwise herein provided, and except that the Paying Agent/Registrar shall require payment by the Holder requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange.

Notes cancelled by reason of an exchange or transfer pursuant to the provisions hereof are hereby defined to be "Predecessor Notes," evidencing all or a portion, as the case may be, of the same obligation to pay evidenced by the new Note or Notes registered and delivered in the exchange or transfer therefor. Additionally, the term "Predecessor Notes" shall include any mutilated, lost, destroyed, or stolen Note for which a replacement Note has been issued, registered, and delivered in lieu thereof pursuant to the provisions of Section 10 hereof and such new replacement Note shall be deemed to evidence the same obligation as the mutilated, lost, destroyed, or stolen Note.

SECTION 6: Execution - Registration. The Notes shall be executed on behalf of the City by the Mayor or Mayor Pro Tem under its seal reproduced or impressed thereon and countersigned by the City Secretary. The signature of said officers on the Notes may be manual or facsimile. Notes bearing the manual or facsimile signatures of individuals who are or were the proper officers of the City on the Note Date shall be deemed to be duly executed on behalf of the City, notwithstanding that such individuals or either of them shall cease to hold such offices at the time of delivery of the Notes to the initial purchaser(s) and with respect to Notes delivered in subsequent exchanges and transfers, all as authorized and provided in Texas Government Code, Chapter 1201, as amended.

No Note shall be entitled to any right or benefit under this Ordinance, or be valid or obligatory for any purpose, unless there appears on such Note either a certificate of registration substantially in the form provided in Section 8C, manually executed by the Comptroller of Public

Accounts of the State of Texas, or his or her duly authorized agent, or a certificate of registration substantially in the form provided in Section 8D, manually executed by an authorized officer, employee, or representative of the Paying Agent/Registrar, and either such certificate duly signed upon any Note shall be conclusive evidence, and the only evidence, that such Note has been duly certified, registered, and delivered.

SECTION 7: Initial Note. The Notes herein authorized shall be initially issued as a single fully registered note in the total principal amount referenced in Section 1 hereof, with the principal amount to become due and payable as provided in Section 2 hereof and numbered T-1 and, the Initial Note shall be registered in the name of the initial purchaser(s) or the designee thereof. The Initial Note shall be the Note submitted to the Office of the Attorney General of the State of Texas for approval, certified and registered by the Office of the Comptroller of Public Accounts of the State of Texas and delivered to the initial purchaser(s). Any time after the delivery of the Initial Note, the Paying Agent/Registrar, pursuant to written instructions from the initial purchaser(s), or the designee thereof, shall cancel the Initial Note delivered hereunder and exchange therefor definitive Notes of authorized denominations, Stated Maturity, principal amounts and bearing the interest rate for transfer and delivery to the Holders named at the addresses identified therefor; all pursuant to and in accordance with such written instructions from the initial purchaser(s), or the designee thereof, and such other information and documentation as the Paying Agent/Registrar may reasonably require.

SECTION 8: Forms.

A. Forms Generally. The Notes, the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Registration Certificate of Paying Agent/Registrar, and the form of Assignment to be printed on each of the Notes, shall be substantially in the forms set forth in this Section with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including insurance legends in the event the Notes, or any maturities thereof, are purchased with insurance and any reproduction of an opinion of counsel) thereon as may, consistently herewith, be established by the City or determined by the officers executing such Notes as evidenced by their execution. Any portion of the text of any Note may be set forth on the reverse thereof, with an appropriate reference thereto on the face of the Note.

The definitive Notes and the Initial Note shall be printed, lithographed, engraved, typewritten, photocopied or otherwise reproduced in any other similar manner, all as determined by the officers executing such Notes as evidenced by their execution thereof.

B. Form of Note.

REGISTERED
NO. [R-1] [T-1]

REGISTERED
$_____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF GARLAND, TEXAS
TAX NOTES
SERIES 2018

Note Date:	Stated Maturity:	Initial Delivery Date:
September 1, 2018	November 15, 2019	September 28, 2018

Registered Owner:

Principal Amount:

The City of Garland (hereinafter referred to as the "City"), a body corporate and political subdivision in the Counties of Dallas, Collin and Rockwall, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the Registered Owner named above (the "Registered Owner"), or the registered assigns thereof, on the Stated Maturity date specified above the Principal Amount hereinabove stated (or so much thereof as shall not have been redeemed prior to maturity) and to pay interest on the unpaid principal amount hereof from the initial date of delivery stated above (unless this Note is transferred or assigned, then interest shall be paid from the date of such transfer or assignment, which date shall be clearly indicated on the Note) at the rate of _____% per annum. The amount of interest to be paid on the Notes shall be computed on the basis of a 360-day year of twelve 30-day months and such interest shall be payable on February 15, 2019, May 15, 2019, August 15, 2019 and at maturity on November 15, 2019 or upon prior redemption.

Principal of this Note is payable at its Stated Maturity or upon its prior redemption to the Registered Owner hereof, upon presentation and surrender, at the _____, Texas office (the "Designated Payment/Transfer Office") of _____, _____, Texas (the "Paying Agent/Registrar"). Interest is payable to the Registered Owner of this Note (or one or more Predecessor Notes, as defined in the Ordinance hereinafter referenced) whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date", which is the last business day of the month next preceding each interest payment date, and interest shall be paid by the Paying Agent/Registrar by check sent United States Mail, first class postage prepaid, to the address of the Registered Owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. All payments of principal of, premium, if any, and interest on this Note shall be without exchange or collection charges to the Registered Owner hereof and in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts. If the date for the payment of the principal of or interest on the Notes shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where either the Paying Agent/Registrar or the Designated Payment/Transfer Office is located are authorized by law or executive order to be closed, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to be closed; and payment on such date shall have the same force and effect as if made on the original date payment was due.

The Notes shall be subject to redemption prior to maturity, at the option of the City, in whole or in part, February 15, 2019 and on any date thereafter, at the redemption price of par plus accrued interest to the date of redemption.

At least ten (10) days prior to a redemption date for the Notes (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the City shall notify the Paying Agent/Registrar of the decision to redeem Notes and the date of redemption therefor. The decision of the City to exercise the right to redeem Notes shall be entered in the minutes of the governing body of the City.

Not less than three (3) days prior to a redemption date for the Notes, a notice of redemption shall be sent by United States Mail, first class postage prepaid, in the name of the City and at the City's expense, to each Holder of the Notes to be redeemed in whole at the address of the Holder appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Holder.

All notices of redemption shall (i) specify the date of redemption for the Notes, (ii) identify the Notes to be redeemed, (iii) state the redemption price, (iv) state that the Notes shall become due and payable on the redemption date specified, and the interest thereon shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Notes shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender of the Notes. If a Note is subject by its terms to prior redemption and has been called for redemption and notice of redemption has been duly given as hereinabove provided, such Note shall become due and payable and interest thereon shall cease to accrue from and after the redemption date therefor; provided moneys sufficient for the payment of such Note at the then applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

With respect to any optional redemption of the Notes, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Notes to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Notes and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Notes have not been redeemed.

This Note is one of the series specified in its title issued in the aggregate principal amount of $_____ (herein referred to as the "Notes") for the purpose of paying contractual obligations to be incurred for (i) constructing and improving streets and alleyways within the City, including related traffic signalization, signage, sidewalks, streetscaping, landscaping and drainage improvements, the relocation of utilities affected by such street improvements and the acquisition of rights-of-way therefor; (ii) acquiring, constructing, renovating, Improving and equipping municipal facilities; (iii) improving and equipping the Firewheel golf course and (iv) professional services rendered in relation to such projects and purposes and the financing thereof, under and in strict conformity with the Constitution and laws of the State of Texas and pursuant to an Ordinance adopted by the City Council of the City (herein referred to as the "Ordinance").

The Notes are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the City. Reference is hereby made to the Ordinance, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar and to all of the provisions of which the Registered Owner or Holder of this Note by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Notes; the terms and conditions relating to the transfer or exchange of this Note; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Registered Owners or Holders; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which this Note may be discharged at or prior to its Stated Maturity, and deemed to be no longer

Outstanding thereunder; and for other terms and provisions contained therein. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Note, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the Registered Owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Notes of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The City and the Paying Agent/Registrar, and any agent of either, shall treat the Registered Owner whose name appears on the Security Register (i) on the Record Date as the owner entitled to payment of interest hereon, (ii) on the date of surrender of this Note as the owner entitled to payment of principal hereof at its Stated Maturity, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of nonpayment of interest on a scheduled payment date and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States Mail, first class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented and declared that the City is a body corporate and political subdivision duly organized and legally existing under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Notes is duly authorized by law; that all acts, conditions and things required to exist and be done precedent to and in the issuance of the Notes to render the same lawful and valid obligations of the City have been properly done, have happened, and have been performed in regular and due time, form, and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Notes do not exceed any Constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Notes by the levy of a tax as aforestated. In case any provision in this Note shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The terms and provisions of this Note and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Note to be duly executed under the official seal of the City as of the Note Date.

CITY OF GARLAND, TEXAS

_____
Mayor

COUNTERSIGNED:

City Secretary

(SEAL)

C. Form of Registration Certificate of Comptroller of Public Accounts to appear on Initial Note only.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	(
OF PUBLIC ACCOUNTS	(
	(REGISTER NO. _____
THE STATE OF TEXAS	(

I HEREBY CERTIFY that this Note has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and duly registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal of office this _____.

Comptroller of Public Accounts
of the State of Texas

(SEAL)

D. Form of Certificate of Paying Agent/Registrar to appear on Definitive Notes only.

REGISTRATION CERTIFICATE OF PAYING AGENT/REGISTRAR

This Note has been duly issued and registered under the provisions of the within-mentioned Ordinance; the note or notes of the above entitled and designated series originally delivered having been approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts, as shown by the records of the Paying Agent/Registrar.

The corporate trust office of the Paying Agent/Registrar in _____ is the Designated Payment/Transfer Office for this Note.

_____, _____,_____
as Paying Agent/Registrar

By: _____
Authorized Signature

Registration Date:_____

E. Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee): _____ (Social Security or other identifying number: _____) the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ _____attorney to transfer the within Note on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____

Signature guaranteed:

_____

NOTICE: The signature on this assignment must correspond with the name of the registered owner as it appears on the face of the within Note in every particular.

SECTION 9: Levy of Taxes. To provide for the payment of the "Debt Service Requirements" of the Notes, being (i) the interest on the Notes and (ii) a sinking fund for their redemption at maturity or a sinking fund of 2% (whichever amount is the greater), there is hereby levied, and there shall be annually assessed and collected in due time, form, and manner, a tax on all taxable property in the City, within the limitations prescribed by law, and such tax hereby levied on each one hundred dollars' valuation of taxable property in the City for the Debt Service Requirements of the Notes shall be at a rate from year to year as will be ample and sufficient to provide funds each year to pay the principal of and interest on said Notes while Outstanding; full allowance being made for delinquencies and costs of collection; separate books and records relating to the receipt and disbursement of taxes levied, assessed, and collected for and on account of the Notes shall be kept and maintained by the City at all times while the Notes are Outstanding, and the taxes collected for the payment of the Debt Service Requirements on the Notes shall be deposited to the credit of a "Special 2018 Note Account" (the "Interest and Sinking Fund") maintained on the records of the City and deposited in a special fund maintained at an official depository of the City's funds; and such tax hereby levied, and to be assessed and collected annually, is hereby pledged to the payment of the Notes.

The Mayor, City Manager, Finance Director and City Secretary, individually or jointly, are hereby authorized and directed to cause to be transferred to the Paying Agent/Registrar for the Notes, from funds on deposit in the Interest and Sinking Fund, amounts sufficient to fully pay and discharge promptly each installment of interest and principal of the Notes as the same accrues or matures; such transfers of funds to be made in such manner as will cause collected funds to be deposited with the Paying Agent/Registrar on or before each principal and interest payment date for the Notes.

The City has sufficient current funds available and such funds are hereby appropriated to make the payments to become due on the Notes on February 15, 2019, May 15, 2019 and August 15, 2019, and the Mayor, Mayor Pro Tem, City Manager, Finance Director and City Secretary of the City, individually or jointly, are hereby authorized and directed to transfer and deposit in the

Interest and Sinking Fund such amount of current funds which will be sufficient to pay the amounts to become due on the Notes on February 15, 2019, May 15, 2019 and August 15, 2019.

SECTION 10: Mutilated, Destroyed, Lost and Stolen Notes. In case any Note shall be mutilated, or destroyed, lost, or stolen, the Paying Agent/Registrar may execute and deliver a replacement Note of like form and tenor, and in the same denomination and bearing a number not contemporaneously outstanding, in exchange and substitution for such mutilated Note, or in lieu of and in substitution for such destroyed, lost, or stolen Note, only upon the approval of the City and after (i) the filing by the Holder thereof with the Paying Agent/Registrar of evidence satisfactory to the Paying Agent/Registrar of the destruction, loss, or theft of such Note, and of the authenticity of the ownership thereof and (ii) the furnishing to the Paying Agent/Registrar of indemnification in an amount satisfactory to hold the City and the Paying Agent/Registrar harmless. All expenses and charges associated with such indemnity and with the preparation, execution, and delivery of a replacement Note shall be borne by the Holder of the Note mutilated, or destroyed, lost, or stolen.

Every replacement Note issued pursuant to this Section shall be a valid and binding obligation and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Notes; notwithstanding the enforceability of payment by anyone of the destroyed, lost, or stolen Notes.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost, or stolen Notes.

SECTION 11: Satisfaction of Obligation of City. If the City shall pay or cause to be paid, or there shall otherwise be paid to the Holders, the principal of, premium, if any, and interest on the Notes, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied under this Ordinance and all covenants, agreements, and other obligations of the City to the Holders shall thereupon cease, terminate, and be discharged and satisfied.

Notes or any principal amount(s) thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (i) money sufficient to pay in full such Notes or the principal amount(s) thereof at the Stated Maturity, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar, or an authorized escrow agent, or (ii) Government Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar, or an authorized escrow agent, which Government Securities have been certified by an independent accounting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any moneys deposited therewith, if any, to pay when due the principal of and interest on such Notes, or the principal amount(s) thereof, on and prior to the Stated Maturity thereof. The City covenants that no deposit of moneys or Government Securities will be made under this Section and no use made of any such deposit which would cause the Notes to be treated as “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or regulations adopted pursuant thereto.

Any moneys so deposited with the Paying Agent/Registrar, or an authorized escrow agent, and all income from Government Securities held in trust by the Paying Agent/Registrar, or an authorized escrow agent, pursuant to this Section which is not required for the payment of the Notes, or any principal amount(s) thereof, or interest thereon with respect to which such moneys have been so deposited shall be remitted to the City or deposited as directed by the City.

Furthermore, any money held by the Paying Agent/Registrar for the payment of the principal of and interest on the Notes and remaining unclaimed for a period of three (3) years after the Stated Maturity of the Notes shall, upon the request of the City, be remitted to the City against a written receipt therefor. Notwithstanding the above and foregoing, any remittance of funds from the Paying Agent/Registrar to the City shall be subject to any applicable unclaimed property laws of the State of Texas, including Title 6 of the Texas Property Code, as amended.

The term "Government Obligations," as used herein, shall mean (i) direct noncallable obligations of the United States of America, including obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations unconditionally guaranteed or insured by the agency or instrumentality and, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent and (iv) any other then authorized securities or obligations that may be used to defease obligations such as the Notes under the then applicable laws of the State of Texas.

Notwithstanding any provision herein, the Notes may not be partially defeased nor partially refunded in any manner that would require bifurcation of regularly scheduled principal and/or interest payments due to the Purchaser between the Purchaser and another party such as an escrow agent.

SECTION 12: Ordinance a Contract - Amendments - Outstanding Notes. This Ordinance shall constitute a contract with the Holders from time to time, be binding on the City, and shall not be amended or repealed by the City so long as any Note remains Outstanding except as permitted in this Section. The City may, without the consent of or notice to any Holders, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Holders, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the consent of Holders holding a majority in aggregate principal amount of the Notes then Outstanding affected thereby, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Holders of Outstanding Notes, no such amendment, addition, or rescission shall (1) extend the time or times of payment of the principal of, premium, if any, and interest on the Notes, reduce the principal amount thereof, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Notes, (2) give any preference to any Note over any other Note, or (3) reduce the aggregate principal amount of Notes required to be held by Holders for consent to any such amendment, addition, or rescission.

The term "Outstanding" when used in this Ordinance with respect to Notes means, as of the date of determination, all Notes theretofore issued and delivered under this Ordinance, except:

(1) those Notes cancelled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;

(2) those Notes deemed to be duly paid by the City in accordance with the provisions of Section 11 hereof; and

(3) those mutilated, destroyed, lost, or stolen Notes which have been replaced with Notes registered and delivered in lieu thereof as provided in Section 10 hereof.

SECTION 13: Covenants to Maintain Tax-Exempt Status. (a) Definitions. When used in this Section, the following terms have the following meanings:

"*Closing Date*" means the date on which the Notes are first authenticated and delivered to the initial purchasers against payment therefor.

"Code" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"Computation Date" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Notes.

"Investment" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Notes are invested and which is not acquired to carry out the governmental purposes of the Notes.

"*Rebate Amount*" has the meaning set forth in Section 1.1481(b) of the Regulations

"Regulations" means any proposed, temporary, or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Notes. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend, or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations and (2) the Notes has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Note to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Note, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Notes:

(1) exclusively own, operate and possess all property the acquisition, construction, or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Notes, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed, or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department, and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(2) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Notes or any property the acquisition, construction, or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan. Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Notes to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed, or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output, or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed, or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Notes directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested), if as a result of such investment the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Notes.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Notes to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(1) The City shall account for all Gross Proceeds (including all receipts, expenditures, and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures, and investments thereof) and shall retain all records of accounting for at least six (6) years after the day on which the last outstanding Note is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Notes with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(2) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Notes until six (6) years after the final Computation Date.

(3) As additional consideration for the purchase of the Notes by the Purchasers and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall pay to the United States from the construction fund, other appropriate fund, or if permitted by applicable Texas statute, regulation or opinion of the Attorney General of the State of Texas, the Interest and Sinking Fund, the amount that when added to the future value of previous rebate payments made for the Notes equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(4) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (2) and (3), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Notes, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Notes not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, City Manager and Finance Director, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Notes, in the Certificate as to Tax Exemption or similar or other appropriate certificate, form or document.

SECTION 14: Sale of the Notes - Purchase Agreement. The offer of _____ (herein referred to as the "Purchasers") to purchase the Notes in accordance with the Purchase Letter, dated as of September 18, 2018, attached hereto as **Exhibit B** and incorporated herein by reference as a part of this Ordinance for all purposes is hereby accepted, and the sale of the Notes to said Purchasers is hereby approved and authorized and determined to be in the best interest of the City. The Mayor is hereby authorized and directed to execute said Purchase Letter for and on behalf of the City and as the act and deed of this Council, and in regard to the approval and execution of the Purchase Letter, the Council hereby finds, determines, and declares that the representations, warranties, and agreements of the City contained in the Purchase Letter are true and correct in all material respects and shall be honored and performed by the City.

There is no Official Statement or other offering document relating to the Notes.

SECTION 15: Control and Custody of Notes. The Mayor of the City shall be and is hereby authorized to take and have charge of all necessary orders and records pending investigation by the Attorney General of the State of Texas, including the production or printing and supply of definitive Notes, and shall take and have charge and control of the Initial Note pending the approval thereof by the Attorney General, the registration thereof by the Comptroller of Public Accounts, and the delivery thereof to the initial purchasers.

Furthermore, the Mayor, City Manager, Finance Director and City Secretary, any one or more of said officials, are hereby authorized and directed to furnish and execute such documents and certifications relating to the City and the issuance of the Notes, including certifications as to facts, estimates, circumstances and reasonable expectations pertaining to the use, expenditure and investment of the proceeds of the Notes, as may be necessary for the approval of the Attorney General, the registration by the Comptroller of Public Accounts, and the delivery of the Notes to the Purchasers, and, together with the City's financial advisor, bond counsel and the Paying Agent/Registrar, make the necessary arrangements for the delivery of the Initial Note to the Purchasers and the initial exchange thereof for definitive Notes.

SECTION 16: Proceeds of Sale. The proceeds of sale of the Notes, excluding the amounts designated to pay the costs of issuance of the Notes, shall be deposited in a construction fund maintained at a City depository bank. Pending expenditure for authorized projects and purposes, such proceeds of sale may be invested in legally authorized investments, and any investment earnings realized shall be expended for such authorized projects and purposes or deposited in the Interest and Sinking Fund as shall be determined by the City Council. Any excess Note proceeds, including investment earnings, remaining after completion of all authorized projects or purposes shall be deposited to the credit of the Interest and Sinking Fund or another fund created for the payment of the Notes.

SECTION 17: Notices to Holders - Waiver. Wherever this Ordinance provides for notice to Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and sent by United States Mail, first class postage prepaid, to the address of each Holder appearing in the Security Register at the close of business on the business day next preceding the mailing of such notice.

In any case in which notice to Holders is given by mail, neither the failure to mail such notice to any particular Holders, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Notes. Where this Ordinance provides for notice in any manner, such notice may be waived in writing by the Holder entitled to receive such notice, either before or after the event with respect to which such notice is given, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders shall be filed with the Paying Agent/Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

SECTION 18: Cancellation. All Notes surrendered for payment, transfer, exchange, or replacement, if surrendered to the Paying Agent/Registrar, shall be promptly cancelled by it and, if surrendered to the City, shall be delivered to the Paying Agent/Registrar and, if not already cancelled, shall be promptly cancelled by the Paying Agent/Registrar. The City may at any time deliver to the Paying Agent/Registrar for cancellation any Notes previously certified or registered and delivered which the City may have acquired in any manner whatsoever, and all Notes so delivered shall be promptly cancelled by the Paying Agent/Registrar. All cancelled Notes held by the Paying Agent/Registrar shall be returned to the City.

SECTION 19: Legal Opinion. The Purchasers' obligation to accept delivery of the Notes is subject to being furnished a final opinion of Norton Rose Fulbright US LLP, Bond Counsel to the City, approving the Notes as to their validity, said opinion to be dated and delivered as of the date of delivery and payment for the Notes. An executed counterpart of said opinion is hereby authorized to be printed on or attached to the definitive Notes.

SECTION 20: Benefits of Ordinance. Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the City, the Paying Agent/Registrar, and the Holders, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance or any provision hereof, this Ordinance and all its provisions being intended to be and being for the sole and exclusive benefit of the City, the Paying Agent/Registrar, and the Holders.

SECTION 21: Inconsistent Provisions. All ordinances, orders, or resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

SECTION 22: Further Procedures. Any one or more of the Mayor, Mayor Pro Tem, City Manager, Finance Director and City Secretary are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the City all agreements, instruments, certificates or other documents, whether mentioned herein or not, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance and the issuance of the Notes. In addition, prior to the initial delivery of the Notes, the Mayor, Mayor Pro Tem, City Manager, Finance Director or Bond Counsel to the City are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect, or omission in the Ordinance or such other document; or (ii) as requested by the Attorney General of the State of Texas or his representative to obtain the approval of the Notes by the Attorney General and if such officer or counsel determines that such changes are consistent with the intent and purpose of the Ordinance, which determination shall be final. In the event that any officer of the City whose signature shall appear on any document shall cease to be such officer before the

delivery of such document, such signature nevertheless shall be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 23: Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 24: Effect of Headings. The Section headings herein are for convenience of reference only and shall not affect the construction hereof.

SECTION 25: Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 26: Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 27: Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 28: Effective Date. This Ordinance shall take effect and be in force immediately from and after its passage in accordance with Texas Government Code, Section 1201.028, as amended, and it is so ordained.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED, this September 18, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

PAYING AGENT/REGISTRAR AGREEMENT

EXHIBIT B

PURCHASE LETTER

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**
Meeting Date: 09/18/2018
Item Title: Atmos Settlement Agreement
Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the September 4, 2018 Work Session, Council considered a settlement agreement with Atmos Energy Mid-Tex Division (“Atmos Mid-Tex”) and the resulting rate change under the Rate Review Mechanism (RRM) tariff.

The City is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, the Atmos Cities Steering Committee and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members earlier this year. On or about April 1, 2018, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2017, entitled it to additional system-wide revenues of $42.0 million. Application of the standards set forth in ACSC’s RRM Tariff required Atmos to reduce its request to $27.4 million. After review of the consultants’ report, the Company offered to settle for a system-wide increase of $25.9 million. Following further negotiations, ACSC’s Executive Committee agreed to recommend a system-wide rate increase of $24.9 million. That increase when allocated to ACSC members results in an increase of $17.8 million. The Effective Date for new rates is October 1, 2018 and the average impact to a residents monthly bill will be $1.06 or a 1.94% increase.

It should be noted that the ACSC consultants have agreed that Atmos' Proof of Revenues is accurate and that the settlement at $24.9 million is fair and reasonable. In addition, Atmos decreased its rates in March of 2018 to reflect reduced federal income taxes in its cost-of-service.

Recommendation/Action Requested and Justification

Staff and the ACSC Executive Committee recommend approval of the Atmos settlement agreement.

Attachments

Ordinance

ORDINANCE NO. _____

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2018 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE 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 ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Garland, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the RRM tariff was adopted by the City in a rate ordinance earlier this year; and

WHEREAS, on about April 1, 2018, Atmos Mid-Tex filed its 2018 RRM rate request with ACSC Cities based on a test year ending December 31, 2017; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2018 RRM filing through its Executive Committee, assisted by ACSC's

attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $24.9 million on a system-wide basis ($17.8 million of which is applicable to ACSC members); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the Exhibit A rate tariffs incorporate the federal income tax rates that became effective January 1, 2018; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B) and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1

That the findings set forth in this Ordinance are hereby in all things approved.

Section 2

That the City Council finds that the settled amount of an increase in revenues of $24.9 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2018 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3

That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are

designed to allow Atmos Mid-Tex to recover annually an additional $24.9 million in revenue on a system-wide basis over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4

That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5

That amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6

That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2018 RRM filing.

Section 7

That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8

That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9

That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10

That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its

passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2018.

Section 11

That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of September, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Exhibit A

Rate Tariffs Effective
October 1, 2018

MID-TEX DIVISION **RRC Tariff No:**
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 12**

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 18.85 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 18.88 per month
Commodity Charge – All Ccf	$0.14846 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

MID-TEX DIVISION **RRC Tariff No:**
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 13**

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 43.50 per month
Rider CEE Surcharge	$ (0.03) per month[1]
Total Customer Charge	$ 43.47 per month
Commodity Charge – All Ccf	$ 0.09165 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 14**

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 15**

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 16**

Exhibit A

The rates were effective for the following Cities on **3/15/2018**:

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERVILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDGE
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILLE
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOKE
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 17**

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018**:

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 18**

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 19**

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN
TRENT
TRENTON
TRINIDAD
TROY
TUSCOLA
TYE
VALLEY MILLS
VALLEY VIEW
VAN ALSTYNE
WALNUT SPRINGS
WEINERT
WEST
WESTWORTH VILLAGE
WHITEHOUSE
WHITEWRIGHT
WHITNEY
WILMER
WINDOM
WINTERS
WIXON VALLEY
WOLFE CITY
WORTHAM
YANTIS

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 16**

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 17**

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 18**

Exhibit A

The rates were effective for the following Cities on **3/15/2018**:

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERVILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDGE
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILLE
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOKE
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 19**

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018**:

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 20**

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018**	**PAGE: 21**

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN	VALLEY VIEW	WHITNEY
TRENT	VAN ALSTYNE	WILMER
TRENTON	WALNUT SPRINGS	WINDOM
TRINIDAD	WEINERT	WINTERS
TROY	WEST	WIXON VALLEY
TUSCOLA	WESTWORTH VILLAGE	WOLFE CITY
TYE	WHITEHOUSE	WORTHAM
VALLEY MILLS	WHITEWRIGHT	YANTIS

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2018**	**PAGE:**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the ith rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the ith schedule or classification.

HSF_i = heat sensitive factor for the ith schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the ith schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2018**	**PAGE:**

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.77	0.1201	99.33	0.5737
Austin	10.38	0.1493	201.46	0.8942
Dallas	13.17	0.2062	183.71	1.0046
Waco	9.26	0.1323	124.57	0.6398
Wichita Falls	11.62	0.1278	114.97	0.5226

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B

Pensions and Retiree Medical Benefits

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2017

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Fiscal Year 2018 Willis Towers Watson Report, as adjusted	$ 4,082,906	$ 2,703,898	$ 6,964,307	$ 188,360	$ 3,724,168	
2	Allocation to Mid-Tex	43.55%	43.55%	71.24%	100.00%	71.24%	
3	Fiscal Year 2018 Actuarially Determined Benefit Costs (Ln 1 x Ln 2)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Fiscal Year 2018 Willis Towers Watson Benefit Costs To Approve (Excluding Removed Cost Centers) (Ln 3 x Ln 4)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	$ 10,758,260
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	80.15%	80.15%	40.05%	19.03%	40.05%	
11							
12							
13	Total Pension Account Plan	$ 1,425,108		$ 1,987,133			$ 3,412,241
14	Total Post-Employment Benefit Plan		$ 943,775			$ 1,062,621	2,006,396
15	Total Supplemental Executive Benefit Plan				$ 35,837		35,837
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 1,425,108	$ 943,775	$ 1,987,133	$ 35,837	$ 1,062,621	$ 5,454,474
17							
18	Note:						
19	1. Mid-Tex is proposing that the fiscal year 2018 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the						
20	benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The Company is requesting that the benchmark amount approved by the						
21	RRM Cities for future periods include only the expense amount. The amount attributable to capital would continue to be recorded to utility plant through the overhead						
22	process as described in the CAM.						

EXHIBIT B

Exhibit C

Amortization of Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2017
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning of Year Rate Base Adjustment Amount	Annual Amortization (1)	End of Year Rate Base Adjustment Amount	Balance as of December 31, 2017
	(a)	(b)	(c)	(d)	(e)
1	2017			$ 289,813,479	$ 289,813,479
2	2018	$ 289,813,479	$ 12,075,562	277,737,918	
3	2019	277,737,918	12,075,562	265,662,356	
4	2020	265,662,356	12,075,562	253,586,795	
5	2021	253,586,795	12,075,562	241,511,233	
6	2022	241,511,233	12,075,562	229,435,671	
7	2023	229,435,671	12,075,562	217,360,110	
8	2024	217,360,110	12,075,562	205,284,548	
9	2025	205,284,548	12,075,562	193,208,986	
10	2026	193,208,986	12,075,562	181,133,425	
11	2027	181,133,425	12,075,562	169,057,863	
12	2028	169,057,863	12,075,562	156,982,301	
13	2029	156,982,301	12,075,562	144,906,740	
14	2030	144,906,740	12,075,562	132,831,178	
15	2031	132,831,178	12,075,562	120,755,616	
16	2032	120,755,616	12,075,562	108,680,055	
17	2033	108,680,055	12,075,562	96,604,493	
18	2034	96,604,493	12,075,562	84,528,932	
19	2035	84,528,932	12,075,562	72,453,370	
20	2036	72,453,370	12,075,562	60,377,808	
21	2037	60,377,808	12,075,562	48,302,247	
22	2038	48,302,247	12,075,562	36,226,685	
23	2039	36,226,685	12,075,562	24,151,123	
24	2040	24,151,123	12,075,562	12,075,562	
25	2041	12,075,562	12,075,562	(0)	
26					
27	Note:				
28	1. The annual amortization of a 24 year recovery period is based on the				
29	Reverse South Georgia Method.				

EXHIBIT C

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**
Meeting Date: 09/18/2018
Item Title: Sale of Property - 1504 E. IH-30
Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the September 4, 2018 City Council Work Session, Council was briefed on the potential sale of property at 1504 E. IH-30. The City of Garland has received an unsolicited offer from Notewise Investments, LLC related to the purchase of City owned property obtained through a 2008 Sheriff's Sale. Notewise Investments, LLC has presented an offer of $81,577.32 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes will are approximately $43,422.68 bringing the total amount paid at closing cost to approximately $125,000. The City of Garland will receive sale proceeds of $1,500 for maintenance and $30,071.85 in taxes (includes post-judgment taxes of $10,549.71).

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Notewise Investments, LLC. This property has been held by the City of Garland since 2008 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

1504 E. IH-30 Resoution
1504 E. IH-30 Offer Letter
1504 E. IH-30 Deed
1504 E. IH-30 Map and Picture

RESOLUTION NO. ____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 101st Judicial District Court of Dallas County, Texas in cause number TX98-40500, and

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

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

Section 1

That City agrees to the sale of certain real property being **LOT 4, BLOCK 1, FAULKNER POINT #15 ADDITION, .5348 ACRES, AKA 1504 E. I30 FRWY, CITY OF GARLAND, DALLAS COUNTY, TEXAS (the "Property").**

Section 2

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

Section 3

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

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

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

PERDUE BRANDON FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

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

August 21, 2018

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

Via electronic-mail

Re: Offer from Notewise Investments, LLC to purchase
1504 E. I-30, Garland, Texas

Dear Mr. Worsham:

Notewise Investments, LLC has offered to purchase 1504 E. I-30, Garland, Texas (DCAD No. 26178690010040000, BEING LOT 4, BLOCK 1, FAULKNER POINT #15 ADDITION, .5348 ACRES, AKA 1504 E. I30 FRWY, CITY OF GARLAND, DALLAS COUNTY, TEXAS) for $81,577.32. In addition to that amount, all post-judgment taxes for the years 2001-2008 will be paid at closing. The total amount of post-judgment taxes will be approximately $43,422.68 of which the City of Garland will receive approximately $10,549.71.

This property was sold at a Sheriff's Sale on February 5, 2008 pursuant to delinquent tax collection suit number TX98-40500. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. The property was struck off for the assessed value in the judgment, $69,890.00.

The property's most recent value according to the Appraisal District is $116,480.00. The total judgment amount was $189,053.83, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total $8,576.12. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

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

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

Sincerely,



J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26178690010040000
Property address:	1504 E. I-30
Cause No.:	TX98-40500
Judgment Date:	June 13, 2001
Sheriff's Sale Date:	February 5, 2008
Judgment amount:	GISD 1984-2000 taxes $51,507.19 (53.8%)
	City 1984-2000 taxes $25,585.12 (26.8%)
	County 1983-2000 taxes $18,580.84 (19.4%)
Total Judgment for Taxes:	$95,673.15
City Abatement Liens:	$11,317.13
Court costs:	$4,065.28
Sheriff's fees for sale:	$2,690.44
Publication fees for sheriff's sale, paid by Perdue Brandon:	$320.40
Total Costs:	$7,076.12

Funds to be disbursed as follows:

1.	**Dallas County District Clerk**	$4,065.28
2.	**Dallas County Sheriff**	$2,690.44
3.	**Perdue Brandon Fielder Collins & Mott, LLP**	$320.40
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Pro-rata Judgment tax year distribution)**	$19,522.14
6.	**Garland ISD (Pro-rata Judgment tax year distribution)**	$39,301.38
7.	**John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)**	$14,177.68
	TOTAL Judgment Distribution	$81,577.32

Post Judgment Distribution:

8.	**City of Garland (Post Judgment tax year distribution)**	$10,549.71
9.	**Garland ISD (Post Judgment tax year distribution)**	$23,942.64
10.	**John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)**	$8,930.33
	TOTAL Post Judgment Distribution	$43,422.68

	TOTAL Distribution	$125,000.00

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Notewise Investments, LLC, 410 School St., Garland, TX 75042** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **1504 E. I-30**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

DCAD No. 26178690010040000, BEING LOT 4, BLOCK 1, FAULKNER POINT #15 ADDITION, .5348 ACRES, AKA 1504 E. I30 FRWY, CITY OF GARLAND, DALLAS COUNTY, TEXAS (the "Property").

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

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

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX98-40500 in the 101st Judicial District Court, Dallas County, Texas, and no more.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____day of _____ 2018.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2018, by _____, in her capacity as Mayor of the City of Garland.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

1504 E. IH-30
Map and Picture





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **8.**

Meeting Date: 09/18/2018

Item Title: Downtown Historic Commercial Facade Improvement Grant Program

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

Council was briefed at the September 4th Work Session regarding a Downtown Commercial Façade Matching Grant program.

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

Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

Attachments

Downtown Historic Commercial Facade Improvement Grant Program Resolution

RESOLUTION NO.

A RESOLUTION ESTABLISHING A DOWNTOWN HISTORIC COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM; LIMITING THE SOURCE OF PROGRAM FUNDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to enhance economic development activity and commercial revitalization within the historic downtown area by creating a cost-sharing program through which the owners of eligible commercial property within a designated area may receive reimbursement for up to 50% of eligible costs of improving the facades of buildings located within the designated historic downtown area;

WHEREAS, the City is authorized by Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide certain economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

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

WHEREAS, the City has determined that the Program will further the City's economic development goals and will: (i) promote the economic development objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) advance local economic development and stimulate business and commercial activity in the City and, in particular, the historic downtown area;

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

Section 1

(A) *Establishment of the Program.* There is hereby established a commercial historic façade improvement program (the "Program") applicable within the downtown historic district, that being the area depicted on the attached Exhibit A. (the "Program Area") No property located outside the Program Area shall be eligible to participate in the Program. A Design Review Committee consisting of staff appointed by the City Manager is hereby established to administer the Program in accordance with the terms of this Resolution. The Design Review Committee is authorized to promulgate written guidelines describing and controlling the types of improvements eligible for participation in the Program provided

those guidelines do not materially vary or negate the provisions of this Resolution and provided the guidelines are submitted for approval to the City Council or a committee thereof designated by the City Council.

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

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

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

(3) Only commercial properties are eligible to participate in the Program. A property that may not be lawfully used or occupied for use for commercial purposes is ineligible. For purposes of the Program "commercial property" means a lawful non-residential use of the property as provided in the Garland Development Code. A legal non-conforming commercial use may be eligible for participation in the Program if the proposed façade improvements will encourage the transition of use to a legally conforming use. A legal non-conforming commercial use is not eligible for participation if the proposed façade improvements will only extend the non-conforming status of the property.

(4) A property need not be in actual commercial use when application for participation in the Program is made, but the applicant must provide satisfactory evidence of intent to use the property, or offer it for use, for commercial purposes within a reasonable time after completion of the façade improvements.

(5) A property not located entirely within the Program Area is only eligible for participation to the extent the façade to be improved fronts on a street within the Program Area.

(C) *Eligible Improvements and Eligible Costs.* Applicants are encouraged to promote historic preservation and historic appearance in designing improvements. Only façade improvement costs, including permit and other city fees, will be eligible for reimbursement. For purposes of the Program, the façade to be improved consists of the entirety of the occupied space facing a public street. Components of the façade such as signs and awnings are not alone eligible projects. The cost of work done to

interiors, plumbing, electrical work, HVAC systems, roofs, fire suppression systems or other components that are not a part of the façade are not eligible for reimbursement. The cost of improvements that are only made to satisfy current building, fire or other code requirements are not eligible for reimbursement. An eligible façade must face on a public street – a façade that faces an alley, another building or private space or that constitutes merely a common wall are not eligible projects. The following costs are categorically excluded from eligibility: landscaping, parking, pavement sidewalks, interior fixtures and equipment, consumables and utilities, management fees, and expenses other than design fees incurred prior to receipt of approval.

(D) *Program Requirements and Application Processing.*

(1) Applications for participation in the Program must be submitted in writing to the City Manager or his designee. The application must be accompanied by drawings, plans, specifications, a scope of work, a written cost estimate, and other written materials that clearly depict, illustrate or describe the proposed improvements in a manner sufficient to enable meaningful review of the application by the Design Review Committee. The application must also provide a statement how the proposed façade improvements are consistent with and further the historic preservation and appearance of the downtown historic district. Submissions must be professionally prepared and must comply with the guidelines for submissions established by the Design Review Committee. Insufficient or incomplete applications will be returned to the applicant without further processing.

(2) Applications will be reviewed by the Design Review Committee on a first-in, first-out basis. Applications will be approved or denied by the committee considering the following factors:

(i) The restoration or re-creation of facades that are historically accurate representations of the Garland Square will be given primary consideration. The Program is not intended to be a source of funds for constructing facades that are inconsistent with the historic theme and intent of the Program. Historic photographs of the Garland Square or the particular commercial property itself, if available, should be submitted with the application to demonstrate how the proposed improvements will duplicate or represent the historic version of the façade.

(ii) Likewise, replacing typical strip-mall facades with a

historic re-creation is allowed, but replacing "strip-mall" facades with a similar façade is not an eligible project.

(iii) To be eligible, the entirety of the façade for a property must be included in the proposed project. Historically-themed and historically-accurate signage is an eligible project cost, but only when the signage is a part of an overall façade project. Similarly, the replacement of an awning may be part of an eligible project, but it is not sufficient if it will constitute the only or the substantial part of the proposed improvement.

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

(i) The applicant will obtain all necessary permits, authorizations, consents, and approvals necessary to complete the proposed improvements including, without limitation, those established or required by the Texas Historical Commission, the U.S. Department of Housing and Urban Development, the U.S. Department of the Interior, and similar agencies, as well as those required by the City;

(ii) The applicant will perform the work or cause the work to be performed in a good and workmanlike manner and cause the work to be promptly completed;

(iii) The applicant will make the improvements fully available for inspection by the City and other regulatory agencies;

(iv) The applicant will not materially deviate from the approved plans for the proposed improvements without the express written consent of the City;

(v) The applicant authorizes the City to promote the project and property as participating in the Program; and

(vi) The applicant agrees to maintain the façade in substantially the same condition in which it was constructed upon approval for a period of not less than five years after completion.

(4) The City shall notify the applicant in writing whether the

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

(E) *Reimbursement Procedures*. A Program grant recipient shall, upon completion of the approved project, submit to the City a request for reimbursement together with sufficient and verifiable proof of payment of the costs for which reimbursement is sought. Work that deviates substantially from the approved work will not be reimbursed. Costs that exceed the amount approved for the grant will be considered, provided the grant recipient demonstrates good cause for the deviation to the Design Review Committee.

Section 2

Funds for the Program are limited to those appropriated for such purposes by the City Council at its sole discretion from lawfully available funds, if any, in the account of the TIF No. 1, hotel occupancy tax revenues, and CDBG grant funds. No obligation, contractual or otherwise, is created or assumed by reason of this Resolution. No waiver of any immunity available to the City is intended through this Resolution or the Program.

Section 3

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

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

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **9.**
Meeting Date: 09/18/2018
Item Title: Bond Study Committee Appointments

Summary of Request/Problem

In accordance with the City Charter, Article X - Section 3, the Council will consider the appointment of a Bond Study Committee. In appointing these members, the Council also issues the attached instructions to the Committee.

Mayor Lori Barnett Dodson

- Ronald Jones
- Stephen Stanley
- Tony Torres

Council Member David Gibbons

- Jonathan Kelly
- Martin Glenn

Council Member Deborah Morris

- Mary Brumbach
- Koni Kaiwi

Council Member Jerry Nickerson

- David Perry
- Jerry Carter

Council Member Jim Bookhout

- Molly Bishop
- Mike Plumlee

Mayor Pro Tem Rich Aubin

- Laura Perkins Cox
- John Willis

Council Member Robert Vera

- David Morehead
- Susan Vaden

Deputy Mayor Pro Tem Scott LeMay

- Joe Thomas
- Dylan Hedrick

Council Member Robert John Smith

- Hank Beidleman
- Bob Duckworth

Recommendation/Action Requested and Justification

Council discussion.

Attachments

Bond Study Committee - Initial Charges to the Committee
Ron Jones - Bond Committee
Stephen Stanley - Bond Committee
Tony Torres - Bond Committee
Jonathan Kelly - Bond Committee
Martin Glenn - Bond Commitee
Mary Brumbach - Bond Committee
Koni Kaiwi - Bond Committee
David Perry - Bond Committee
Jerry Carter - Bond Committee
Molly Bishop - Bond Committee
Mike Plumlee - Bond Committee
Laura Perkins Cox - Bond Committee
John Willis - Bond Committee
David Morehead - Bond Committe
Susan Vaden - Bond Committee
Joe Thomas - Bond Committee
Dylan Hedrick - Bond Committee
Hank Beidleman - Bond Committee
Bob Duckworth - Bond Committee

CHARGES TO THE 2019 BOND STUDY COMMITTEE

PURPOSE

The Bond Study Committee will evaluate the capital needs of the City of Garland and ultimately provide a recommendation to City Council on potential capital projects, funding and project groupings that could be included in a Bond Election. The City Council will review the recommendations and may call for a General Obligation Bond Election in May 2019.

In accordance with the City's Charter, Article X – Section 3:

> *"Before submitting a proposition to issue new or additional bonds for approval by the voters, the Council shall first convene a Bond Study Committee, composed of not less than nine (9) residents of the City, to make recommendations to the Council on all such propositions. The Council shall establish the Bond Study Committee at a regular meeting no later than 6 months preceding an election."*

COMMITTEE MEMBERS

The Bond Study Committee will be a 19-member committee comprised of citizens of Garland appointed by the City Council (2 members per Councilmember and 3 at-large members appointed by the Mayor).

The Bond Study Committee will select a Chairperson to lead the group and report to City Council on a regular basis. The Chairperson will provide an update to Council at least once per month in October and November and at each scheduled Work Session in December 2018.

It will be at the committee's discretion to determine if the committee needs to organize sub-committees.

COMMITMENT

The Council is asking the committee members to dedicate several hours beginning in September 2018 through January 2019. During those months, committee members will meet with the City's Bond Program Management Team as well as other City Staff and their representatives to review and discuss the City's capital needs.

Meetings should occur at least twice per month, but also as frequently as the Committee deems necessary in order to achieve key deliverables to the Council.

PUBLIC MEETINGS

All meetings associated with the Bond Study Committee will be considered public meetings. The public may attend the meetings in an observer capacity.

In advance of each meeting, an agenda will be posted. The Program Management Team with City Staff will be assigned to prepare the meeting agendas, post the agendas and materials, and assist the committee with clerical support and research.

Meetings will be preferably held at City Hall or other centrally-located City buildings.

BOND PROJECT IDEAS

At the first committee meeting, committee members will receive a list of possible project ideas. The list of ideas has been prepared as a starting point for the committee. Ideas have been generated by the public, Council, and City Staff based upon their knowledge of capital needs within the community.

The list of project ideas will also include a brief description of the project, an estimated cost, and categorized by a Funding Group. The following Funding Groups will initially be used:

- City-wide Redevelopment Tools
- Drainage
- Municipal Facilities
- Parks and Recreation
- Streets and Transportation

Other projects may be added to the list of projects as follows:

- As requested by the Mayor
- As requested by at least 2 members of the City Council
- As requested by the City Manager

The Program Management Team will assist the committee in estimating costs and assigning a Funding Group for all projects.

FINAL DELIVERABLE / RECOMMENDATION TO COUNCIL

The Bond Study Committee is charged with ultimately grouping the projects into voting Propositions for City Council consideration.

The City Council has not pre-determined the total funding amount (size) of the bond program. The committee will need to consider an appropriate bond program size and implementation schedule.

The Bond Study Committee will be charged with submitting a final report and recommendation to City Council no later than the last scheduled Council Work Session in December, currently scheduled for December 17, 2018.

The Bond Study Committee's recommendation to City Council shall consist of the following:

- Proposition(s) with funding recommendations. The Bond Study Committee may choose to provide a tiered recommendation based upon varying Bond Program sizes.
- A representative project and/or project category listing for each Proposition. The list will include the following, at a minimum:
    - Project and/or project category description
    - Estimated project cost
    - Prioritization within each Project Funding Group and/or proposition
    - City Council District
    - Estimated time of duration to complete each project once started

COUNCIL CONSIDERATION

Upon receiving the Bond Study Committee's recommendation, City Council will consider their recommendations and take appropriate action towards implementation of a General Obligation Bond Election in 2019.

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 9/13/18

Name: Ronald E. Jones Phone: [redacted] *(Home)*

Address: 1209 Tralee Lane Phone: _____ *(Other*

City, State, Zip: Garland, TX 75044 Email: [redacted]

Resident of Garland for 21 years Resident of Texas for _____ years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 1

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

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

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

Former Assistant City Manager and Mayor

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

City Council

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

NAACP Garland Civic Theatre, New Beginnings Center, Salvation Army Advisory, Garland Landmark, Kiv

What is your educational background?

Dallas Bapt. BA, Abiline Christian (Amberton University) MA, and Cornerstone University, Lake Charles, L

What is your occupational experience?

Municipal Government, Executive Management

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

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

___ Board of Adjustment	___ Garland Cultural Arts Commission	___ Parks and Recreation Board
___ Building and Fire Codes Board	___ Garland Youth Council *	___ Plan Commission
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Unified Bldg Standards Board
___ Community Multicultural Commission	___ Library Board	✓ Sr. Citizens Ad. Committee
___ Electrical Board	* *Garland Youth Council has a separate application*	✓ Bond Committee

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

Revised 03/2017

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 9/5/2018

Name: Stephen W Stanley Phone: [redacted] *(Home)*

Address: 3918 Larkin Ln. Phone: *(Other*

City, State, Zip: Garland, TX 75043 Email: [redacted]

Resident of Garland for 35+ years Resident of Texas for 52+ years

Dallas County Voter Registration Number [redacted] arland 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.

Garland City Council 2013-2017; Sachse City Council 1998-2004; Licensed TX Realtor for 35+ years.

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

Garland City Council 2013-2017

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

Member Garland Noon Exchange Club 2016-Present, Board Member 7/2018-Present; Friends of South Garland 5/2018-Present; Garland Symphony Board 5/2018.

What is your educational background?

Graduate of South Garland High School 1983; Associates of Arts and Applied Sciences 1988, Richland Community College

What is your occupational experience?

Raised in the Real Estate industry and licensed agent since 1983. Have owned and operated Real Estate offices of RE/MAX and independent offices as well.

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

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

___Board of Adjustment	___Garland Youth Council **	___Parks and Recreation Board
___Citizens Environmental and Neighborhood Advisory Committee	___Property Standards Board	___Plan Commission
___Community Multicultural Commission	___Library Board	___Senior Citizens Advisory Committee
___Garland Cultural Arts Commission		___Unified Building Standards Commission

***Garland Youth Council has a separate application*

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Utility Account Status Current ✓ Past Due___

CSO Suit/Claim Filed Yes___ No ✓

Clerk Signature & Date Courtney Vanover

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

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*In what other areas have you served your community? Other Boards or Commissions?
Garland Noon Exchange Board 6/2018-Present
Garland Noon Exchange 6/2016-Present
Friends of South Garland Board of Directors 4/2018-Present
Garland Symphony Board of Directors 5/2018-Present
Garland City Council, District 3 2013-2017
Member North Texas Crime Commission 4-2017-Present
Sachse Youth Community Center Board of Directors 1999-2005,
Sachse Citizens Police Academy Class #2
Sachse Citizens Police Academy Alumni Association – President Board of Directors 8-07-Present
Sachse Community Emergency Response Team – charter class graduate
Sachse Chamber of Commerce Board of Directors 2003-Present
President of the Republican Club of Sachse
Member of the Lake Cities Association of Realtors
LCAR Governmental Affairs Committee
Texas and National Association of Realtors member
TAR appointee to the Land Use Task Force 2008
Actively participated with the Sachse Sports Association 1995-2001
Girls Softball Teams
Board of Directors of the Naaman Forest Football Booster Club 1998-2000
Parks & Recreation Board member appointed 1997,98
Served two terms on the Sachse City Council Place 5 from 1998-2004
Sachse Mayor *pro tem* -
City Council Liaison to the Parks & Recreation Board 1998 thru 2001
City Council Liaison to the Garland ISD School Board 2001 –2004
Sachse Chamber of Commerce Member since 1999 and served or chaired numerous committees.
Co-Recipient of the Sachse Chamber of Commerce "Spirit of Sachse Award" 2003
Sachse Chamber of Commerce Director 2003 – Present
Recipient of the "Person of the Year Award" 2007
Sachse Youth Community Center Board of Directors 1998, President 1999 – Present
Charter Member of the Sachse/Wylie Toastmasters
Hudson Middle School Campus Improvement Team 2000-2002
Charter Member of the Sachse High School PTSA 2002
Sachse High School PTSA Exec Board/Parliamentarian 2002-2003 - President 2003 to 2005
Sachse High School Class of 2005 Booster Club Member, 2002 to 2005
Sachse High School Girls Athletics Booster Club Member, 2002 to 2005
Sachse High School Campus Improvement Team 2002 –2005
Graduate of Sachse Citizens Police Academy and member of the SCPAA Alumni, and current President of the Executive Board.
Member of the Wylie Rotary May 2004 - Present
Charter Member of the Republican Club of Sachse and current President of the Board of Directors.

Smith

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 5/11/18

Name: J.A. (Tony) Torres Phone: [redacted]

Address: 1805 Trowbridge Phone: [redacted]

City, State, Zip: Garland TX 75044 Email: [redacted]

Resident of Garland for 45 years Resident of Texas for 72 years

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

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

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

Please list any experience that qualifies you to serve in the areas you have indicated.
Business owner for 25 years in Garland

If you have previously served on a City Board or Commission, please specify and list dates of service.
Utility Advisory Board 2004
Garland Power & Light Advisory Board - 2008
CENAC - 2015-2017

List civic or community endeavors with which you have been involved.
Habitat for Humanity
Garland Crime Stoppers
GISD Bond Drive Co-Chair 2014

What is your educational background?
BBA
MPA

What is your occupational experience?
Tax analyst
Business owner

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

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

___ Board of Adjustment	___ Garland Youth Council **	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building StandardsCommission

**Garland Youth Council has a separate application

Bond Committee

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 6/12/18

Date Appointed ___
Appointed By ___
Date Notified ___
Disclosure Form Filed ___

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 08/09/2018

Name: Jonathan Kelly Phone: [redacted] *(Home)*

Address: 6809 Galway Dr Phone: n/a *(Other*

City, State, Zip: Garland, Tx 75044 Email: [redacted]

Resident of Garland for 43 years Resident of Texas for 47 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 1

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

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

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

25 years of Investment industry experience; BS Intl Economics; MBA Corporate Finance.

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

2014-2018 TIF 2 Board; 2016 to Present DART Board Member appointed by Garland.

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

Teach personal finance at The Heights, volunteer work with Jonathan's Place and Junior Achievement.

What is your educational background?

BS Texas Tech University; MBA University of Dallas; North Garland HS degree.

What is your occupational experience?

25 years in financial services.

I hereby affirm that all statements herein are true and correct. [signature] Signature of Applicant

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

- ___ Board of Adjustment
- ___ Citizens Environmental and Neighborhood Advisory Committee
- ___ Community Multicultural Commission
- ___ Garland Cultural Arts Commission
- ___ Garland Youth Council **
- ___ Property Standards Board
- ___ Library Board
- ___ Parks and Recreation Board
- ___ Plan Commission
- ___ Senior Citizens Advisory Committee
- ___ Unified Building Standards Commission

**Garland Youth Council has a separate application

★ Bond Advisory Committee

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 9/6/18

Date Appointed ___
Appointed By ___
Date Notified ___
Disclosure Form Filed ___

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: September 7, 2018

Name: Martin E. Glenn Phone: [redacted] (Home)

Address: 2401 Chadwick Lane Phone: _____ (Other)

City, State, Zip: Garland, TX 75044 Email: [redacted]

Resident of Garland for 10 years Resident of Texas for 65 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 1

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

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

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

Worked in the areas of land planning, infrastructure and economic development for the City of Garland.

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

NA

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

None currently.

What is your educational background?

B.S. in Architecture, M.S. in City and Regional Planning - University of Texas at Arlington

What is your occupational experience?

37 years with the City of Garland - Planning Director, Assist. City Manager and Deputy City Manager.

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

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

- ___ Board of Adjustment
- ___ Citizens Environmental and Neighborhood Advisory Committee
- ___ Community Multicultural Commission
- ___ Garland Cultural Arts Commission
- ___ Garland Youth Council **
- ___ Property Standards Board
- ___ Library Board
- ___ Parks and Recreation Board
- ___ Plan Commission
- ___ Senior Citizens Advisory Committee
- ___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

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Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date Courtney Vandever 9/7/18

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: August 7, 2018

Name: Dr. Mary A. Brumbach Phone: _____ *(Home)*

Address: 1010 W. Avenue E Phone: [redacted] *(Other*

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

Resident of Garland for 40+ years Resident of Texas for 64 years

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

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

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

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

As Chief Strategy Officer, DCCCD: Master Plans, Financial Planning, Strategic Planning for system

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

NA

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

Numerous Boards/Task Forces including Dallas Regional Chamber Talent Council; Commit! Partnership I

What is your educational background?

Ph.D. in Art Education; Certified Fund Raising Executive

What is your occupational experience?

Chief Strategy Officer with DCCCD since 2007; Resource & Economic Development VP, Brookhaven

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

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

- ___ Board of Adjustment
- ___ Citizens Environmental and Neighborhood Advisory Committee
- ___ Community Multicultural Commission
- ___ Garland Cultural Arts Commission
- ___ Garland Youth Council **
- ___ Property Standards Board
- ___ Library Board
- ___ Parks and Recreation Board
- ___ Plan Commission
- ___ Senior Citizens Advisory Committee
- ___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

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Ad Valorem Tax Status Current ✓ Past Due ___

Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date Courtney Vansor 8/7/18

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: September 6, 2018

Name: Koni Ramos-Kaiwi Phone: [redacted] *(Home)*

Address: 1505 Hawk Court Phone: _____ *(Other)*

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

Resident of Garland for 31 years Resident of Texas for 64 years

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

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

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

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

As a community leader and citizen of Garland I believe that I have a lot to bring to the table.

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

Chair CMC, I was appointed in 2008 by then council person Laura Perkins Cox

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

LULAC Council President, Past Chair CMC, COG Police Chiefs Community Advisory,

What is your educational background?

Some College

What is your occupational experience?

Currently I work as Administrative Assistant for the Department of School Facilities for Garland ISD.

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

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

___ Board of Adjustment	___ Garland Youth Council **	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Standards Commission

Garland Youth Council has a separate application Bond Committee

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 9/6/18

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

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Board & Commission Application

Please Print or Type: PLEASE DO NOT SEND RESUME.
Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

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

___ Board of Adjustment	___ Garland Cultural Arts Commission	___ Parks and Recreation Board
_X_ **BOND STUDY COMMITTEE**	___ Garland Youth Council**	___ Plan Commission*
___ Citizens Environmental Advisory Committee	___ Property Standards Board	___ Plumbing and Mechanical Board
___ Community Development Advisory Committee	___ Library Board	___ Senior Citizens Advisory Committee
___ Electrical Board		

Full Name: **David Perry**
Home Address: **4010 Wallingford Dr.**
City, State, Zip: **Garland, Texas 75043**
Phone: [redacted]
E-mail Address: [redacted]
Resident of Garland for: **(21)** years

Bus. Address: **101 N Peak**
City, State, Zip: **Dallas, Texas 75266**
Phone: [redacted]
E-mail Address:
Resident of Texas for **54** years

Are you a registered voter in Dallas County? _X_ Yes ___ No
Voter Registration No. [redacted] Precinct No. **3700** City Council District No. **3**

Have you ever been convicted of a felony? ___ Yes _X_ No
Have you ever been convicted of a Class A misdemeanor? ___ Yes _X_ No

Please list any experience that qualifies you to serve in the areas you have indicated.
Leadership Garland Graduate (Class XVIII); Board Member-Garland's Housing Standards Board (Chairman); Board Member -Union Gospel Mission (Audit Committee – Chair); Internal Auditor (20 plus yrs); DART Transportation Department – Business Manager (Currently).

If you have served on a City Board or Commission, please specify and list dates of service. **7/98 – 12/08 (South Area Implementation Committee). 8/99-Present (Garland's Housing Standards Board)**
List civic or community endeavors with which you have been involved.
Leadership Garland Graduate (Class XVIII); Board Member-Garland's Housing Standards Board; Board Member/Treasurer- Coalition for a Better South Garland; Board Member -Union Gospel Mission
What is your educational background? **(BS) Accounting**

What is your occupational experience? **Internal Auditor (20 plus years); Business Manager (9 years)**

*Plan Commission members must own property within the city

I hereby affirm that all statements herein are true and correct

David Perry 7-31-18
Signature of Applicant

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Ad Valorem Tax Status ✓ Current _____ Past Due

Status of Utility Accounts ✓ Current _____ Past Due

Suit/Claim Against City Yes ✓ No

Courtney Vanover 9/6/18

Date Appointed _____

Appointed By _____

Date Notified _____

Date Disclosure Form Filed _____

Signatures

Tax Clerk

Accounting Clerk

City Attorney

City Manager

Revised 10/2011

DEMOCRACY IN ACTION

The American democratic experience is built upon the foundation of concerned and caring citizens becoming actively involved in local government. Consistent with this principle, Garland's Charter provides for the City Council to utilize citizen volunteers to assist in carrying out the many functions of municipal government by serving on the City's Advisory Boards and Commissions. Please give serious consideration to becoming more involved in helping make Garland the best city possible by applying to serve on a board or commission of your choice. For further information, call 972-205-2403.

Process For Selection

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. All applicants and incumbents must submit a Board and Commission Application form by July 1. Members of some boards must possess certain technical skills as specified by ordinance. All board and commission members must file a Code of Ethics Disclosure Form with the City Secretary. Applicants will be notified of acceptance by mail after their appointment. Because vacancies may arise during the year, all applications are kept on file for one year.

Qualifications

The Garland Charter and Code of Ordinances establish certain qualifications that must be met by members of boards and commissions. In addition to special qualifications for service, a board member must:

- have been a resident of the state of Texas for one year and of Garland for six months prior to the date of appointment;
- be a qualified voter at time of appointment;
- not be in arrears on City taxes, utility service charges or other obligations owed the City;
- have not been convicted of a felony;
- have not been convicted of a Class A misdemeanor;
- not be an adversary party to pending litigation against the City. *Revised 10/2011*

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: August 13, 2018

Name: Jerry Carter Phone: [redacted] (Home)

Address: 2725 Country Valley Road Phone: [redacted] (Other)

City, State, Zip: Garland, Texas 75043 Email: [redacted]

Resident of Garland for 68 years Resident of Texas for 70 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.

See attached qualifications

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

See attached list of various Boards and Commissions of service

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

See attached community and civic endeavors

What is your educational background?

Graduate of University of Texas @ Arlington

What is your occupational experience?

Custom Home Builder and Remodeler since 1972

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

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

___ Board of Adjustment	___ Garland Youth Council **	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

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Ad Valorem Tax Status Current ✓ Past Due ___

Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date Woodrow Vanover 9/6/18

Date Appointed ___

Appointed By ___

Date Notified ___

Revised 03/2018

Jerry Carter
Application for City of Garland 2019 Bond Study Committee

Attachment for ---

Application for City of Garland Boards/Commissions/Committees

Experience that qualifies to serve ---

Custom Home Builder and Remodeler since 1972

Previously served on City Board or Commission and Community and Civic Endeavor involvement ---

City of Garland - Boards & Committees
Housing Standard Board - 1977-1979
Committee to Develop 1st Municipal Energy Code in Nation – 1978
Building & Fire Codes Advisory & Appeals Board - 1979-1986
Chairman 1984-1986 (Brought City of Garland under the Uniform Family of Codes for Building, Fire, Mechanical & Electrical)
Bond Study Committee – Streets - 1977
Bond Study Committee – Streets - 1981(Chairman)
Bond Study Committee – Streets - 1984
Committee for development new standards for Subdivision Paving & Street Sizing 1981
Committee for placement of Temporary Directional Signs - 1985
Swimming Pool Fencing Committee - 1986
Retaining Wall Design Committee - 1987
Zoning Ordinance Review Committee - 1989-1990
Bond Study Committee - Streets 1991 (Chairman)
Single Family Development Standards Committee – 1993
Committee to Develop Plan for Implementation of Storm Water Permitting and Enforcement – 2002
South Area Plan Implementation Committee, 2002-2003
South Area Plan Implementation Committee Vice-Chairman, 2003- 2006
Blue Ribbon Committee to Develop Rental Housing Standards, Inspection, & Enforcement – 2006
Mayor's Development Advisory Committee – 2015
Chamber of Commerce – Committees
Garland Image Committee - 1979
Chamber Accreditation Committee - 1985
Retail Revitalization Committee - 1985-1989
Retail Development Committee - 1989-1990

cartco@aol.com
(972)271-6808 office
(214)908-5550 - cell

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: June 29, 2018

Name: Molly Bishop Phone: [redacted] *(Home)*

Address: 438 Trail View Lane Phone: [redacted] *(Other*

City, State, Zip: Garland TX 75043 Email: [redacted]

Resident of Garland for 23 years Resident of Texas for 36 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.

Education in Accounting, Volunteer education in Parks, previous volunteer experience

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

Garland Parks and Recreation 2003 to Present

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

Community - Disaster Aid, Church, Election Judge

What is your educational background?

B S Accounting

What is your occupational experience?

Accountant since 1983

I hereby affirm that all statements herein are true and correct. Molly Bishop
Signature of Applicant

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

___ Board of Adjustment	___ Garland Youth Council **	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

Board

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ___ Past Due ✓

CSO Suit/Claim Filed Yes ___ No ___
Clerk Signature & Date Courtney Vanover 7/2/18

Date Appointed ___
Appointed By ___
Date Notified ___
Disclosure Form Filed ___

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: _____

Name: Michael H. Plumlee Phone: [redacted] *(Home)*

Address: 5504 Coronado Dr. Phone: _____ *(Other)*

City, State, Zip: Garland TX 75043 Email: [redacted]

Resident of Garland for 16 years Resident of Texas for 65 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.

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

I have not.

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

I am the Coordinator for the LaPrada 8 Crime Watch

What is your educational background?

94 Credit Hours (Senior Level) at Texas A&M University

What is your occupational experience?

Tax Assessor /Collector, Facilities and Records Manager for an Ins. Company. Retail Management

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

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

___ Board of Adjustment
___ Citizens Environmental and Neighborhood Advisory Committee
___ Community Multicultural Commission
___ Garland Cultural Arts Commission
___ Garland Youth Council **
___ Property Standards Board
___ Library Board
___ Parks and Recreation Board
___ Plan Commission
___ Senior Citizens Advisory Committee
___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

Garland Board Program

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 7/2/18

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 6 SEP 2018

Name: LAURA PERKINS COX Phone: [redacted] (Home)

Address: 718 BARD DR Phone: (Other

City, State, Zip: GARLAND TX 75040 Email: [redacted]

Resident of Garland for 23 years Resident of Texas for 50 years

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

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

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

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

What is your educational background?

SEE ATTACHED

What is your occupational experience?

SEE ATTACHED

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

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

___ Board of Adjustment
___ Citizens Environmental and Neighborhood Advisory Committee
___ Community Multicultural Commission
___ Garland Cultural Arts Commission
___ Garland Youth Council **
___ Property Standards Board
___ Library Board
___ Parks and Recreation Board
___ Plan Commission
___ Senior Citizens Advisory Committee
___ Unified Building Standards Commission

1 BOND COMMITTEE

**Garland Youth Council has a separate application

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Ad Valorem Tax Status Current ✓ Past Due___
Utility Account Status Current ✓ Past Due___
CSO Suit/Claim Filed Yes___ No ✓
Clerk Signature & Date [signature] 9/7/18

Date Appointed _____
Appointed By _____
Date Notified _____

LAURA PERKINS COX
718 Bard Drive, Garland TX 75040, 214-725-8226

OBJECTIVE: Appointment by the Garland City Council to the City of Garland Bond Study Committee.

SUMMARY OF QUALIFICATIONS:

I am a proven community leader with strong consensus-building and teamwork skills.

I am an innovative policy maker, adapting ideas to best serve the needs of our community.

I am an experienced former elected official, interacting appropriately with professional staff at every level.

I am educated in effective communication, public engagement, and collaborative leadership.

I am invested in the continued success of Garland, with a long history of involvement with the city.

COMMUNITY SERVICE:

2017-2018: Member, Garland Municipal Charter Review Commission

2006-2012: Member of the Garland City Council from District 2, various council boards and committees including:

2010: Mayor's Ad Hoc Review Committee on the Utility Advisory Board

2010-2012: Member of the Council Utility Services Committee

2010/11: Garland City Council appointee to a special Ad Hoc TMPA settlement committee to resolve issues between the four TMPA cities

2006-2012: Member of the Leadership Training Council, National League of Cities

1999-2005: Member of the Board of Directors of the Garland Housing Finance Corporation

1996-2006: President of the Mill Creek Crossing Neighborhood Association

MILITARY SERVICE:

1989-1995: Lieutenant, Judge Advocate General's Corps, US Navy

EDUCATION:

2006-2012: Diamond Leadership Regent, National League of Cities Leadership Training Institute

1990: J.D., University of Texas at Austin School of Law

1987: B.A. in History, University of Texas at Austin

PERSONAL:

Married to Steve Cox for 26 years; Mother of two children

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 09/05/2018

Name: John Willis Phone: [redacted] *(Home)*

Address: 2116 Patricia Ln. Phone: [redacted] *(Other*

City, State, Zip: Garland, TX 75041 Email: [redacted]

Resident of Garland for 53 years Resident of Texas for 53 years

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

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

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

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

Served on Garland City Council, District 5, 2008 - 2014

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

Garland Board of Adjustment, 2006 - 2008

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

First United Methodist Church, Garland, Church Council Member

What is your educational background?

University of Texas at Austin, BA in Economics,

What is your occupational experience?

Owner and manager of investment real estate portfolio.

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

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

___ Board of Adjustment	___ Garland Youth Council **	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Standards Commission
	***Garland Youth Council has a separate application*	X Bond Study Committee

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 9/6/18

Date Appointed ___
Appointed By ___
Date Notified ___
Disclosure Form Filed ___

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 14 August 2018

Name: David Morehead Phone: [redacted] (Home)

Address: 3402 Burning Tree Ln Phone: [redacted] (Other)

City, State, Zip: Garland, TX 75042 Email: [redacted]

Resident of Garland for 13 years Resident of Texas for 22 years

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

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

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

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

Serve on board of West Garland Neighborhood Association

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

N/A

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

West Garland Neighborhood Assoc. Cross walk @ Jupiter / Lawlor
Nat'l Night Out DART stop replacement @ O'Henry
Trash Clean Up

What is your educational background?

BAAS

What is your occupational experience?

Production Manager
Business Systems Analyst

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

Board or Commission of first, second, and third choice: 1 Bond Study Comm.

- ___ Board of Adjustment
- ___ Citizens Environmental and Neighborhood Advisory Committee
- ___ Community Multicultural Commission
- ___ Garland Cultural Arts Commission
- ___ Garland Youth Council **
- ___ Property Standards Board
- ___ Library Board
- ___ Parks and Recreation Board
- ___ Plan Commission
- ___ Senior Citizens Advisory Committee
- ___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Pamela Vanover 9/6/18

Date Appointed ___
Appointed By ___
Date Notified ___

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: August 21, 2018

Name: Susan P. Vaden Phone: [redacted] (Home)

Address: 4010 Justice Lane Phone: [redacted] (Other)

City, State, Zip: Garland, TX 75042 Email: [redacted]

Resident of Garland for 48 years Resident of Texas for 70 years

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

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

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

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

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

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

West Garland Neighborhood Association

What is your educational background?

MEd in Secondary Education with minor in mathematics

What is your occupational experience?

Classroom Teacher; high school and community college

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

Board or Commission of first, second, and third choice: BOND STUDY COMMITTEE

___ Board of Adjustment	___ Garland Youth Council**	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Boards Committee

**Garland Youth Council has a separate application

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Utility Account Status: Current ✓ Past Due ___ Appointed By ___

Courtney Vanever 9/6/18

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: August 1, 2018

Name: Joe Thomas Phone: [redacted] (Home)

Address: 2917 Spring Brook Dr Phone: [redacted] (Other)

City, State, Zip: Garland TX 75044 Email: [redacted]

✓ Resident of Garland for 7 years Resident of Texas for 7 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 7

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

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

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

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

Charter Review Commission 2017

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

Lead on Nextdoor.com for Camelot; Vice President and Membership Chair, Camelot Neighborhood Assoc

What is your educational background?

Bachelors degree is in Business Management

What is your occupational experience?

Worked for Henry Company since 1980. Current role is Global Transportation Manager

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

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

___ Board of Adjustment	___ Garland Youth Council**	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Standards Commission

**Garland Youth Council has a separate application

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Ad Valorem Tax Status: Current ✓ Past Due ___

Utility Account Status: Current ✓ Past Due ___

CSO Suit/Claim Filed: Yes ___ No ✓

Clerk Signature & Date: Courtney Vanover 9/18/18

Date Appointed ___

Appointed By ___

Date Notified ___

Disclosure Form Filed ___

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 8/17/2018

Name: Dylan Hedrick Phone: [redacted] *(Home)*

Address: 2722 Oak Point Drive Phone: _____ *(Other*

City, State, Zip: Garland, TX 75044 Email: [redacted]

✓ Resident of Garland for 3 years Resident of Texas for 33 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 7

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

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

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

I currently serve as First Vice Chair of the Planning Commission.

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

Planning Commission - November 2016-Present

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

Garland Code Cares - Volunteer; Oakridge Neighborhood Association - President

What is your educational background?

Rice University - BS Civil Engineering 2004, Rice University - MBA 2011

What is your occupational experience?

Over a decade as a project manager for civil engineering development projects. Currently work for Halff Associates in Richardson, TX.

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

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

___ Board of Adjustment	___ Garland Youth Council **	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

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Ad Valorem Tax Status Current ✓ Past Due ___

Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date Courtney Vanover 9/10/18

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 8/16/18

Name: Henry J. (Hank) Beidleman Phone: 9[redacted]
(Home)

Address: 420 Rustic Ridge Phone: _____
(Other

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

Resident of Garland for 42 years Resident of Texas for 50 years

√ Dallas County Voter Registration Number [redacted] Garland City Council District Number 8

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

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

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

Over 40 years experience in managing operations and business consulting in various industries.

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.

Garland Citizens Police Academy Alumni Association, Neighborhood Watch Program.

What is your educational background?

BBA in Business Management, University of Texas at Arlington, 1973

What is your occupational experience?

20+ years electronics manufacturing management, 20+ years Business Process Improvement Consul

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

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

___ Board of Adjustment
___ Citizens Environmental and Neighborhood Advisory Committee
___ Community Multicultural Commission
___ Garland Cultural Arts Commission
___ Garland Youth Council **
___ Property Standards Board
___ Library Board
___ Parks and Recreation Board
___ Plan Commission
___ Senior Citizens Advisory Committee
___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

* Bond

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 8/23/18

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 7-11-18

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

Address: 909 Wakefield Phone: [redacted] (Other

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

Resident of Garland for 74 years Resident of Texas for 74 years

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

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

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

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

Professional career in finance for over 45 years.

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

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

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

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

What is your educational background?

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

What is your occupational experience?

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

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I hereby affirm that all statements herein are true and correct. [signature] of Applicant

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

___ Board of Adjustment	___ Garland Youth Council **	___ Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plan Commission
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Garland Cultural Arts Commission		___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

Bond Committee

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___

Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date Courtney Vanover 7/13/18

Date Appointed ___

Appointed By ___

Date Notified ___

Disclosure Form Filed ___

Revised 03/2018

GARLAND
POLICY REPORT

City Council Regular Session Agenda **10.**

Meeting Date: 09/18/2018

Item Title: Request for Development Assistance from Kirchhoff Automotive Dallas, Inc.

Submitted By: David Gwin, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a development incentive request from Kirchhoff Automotive Dallas, Inc. for a partial rebate of applicable Business and Personal Property (BPP) tax required of a proposed new manufacturing project for a specific period of time.

OPTIONS

1. Approve the staff recommendation for a partial rebate of applicable BPP tax
2. Not approve a rebate of the applicable BPP tax

RECOMMENDATION

The City would provide a fifty percent (50%) rebate of ad valorem tax attributed to new BPP value for the 2020 through 2023 tax years upon the company realizing the following performance requirements:

1. Lease 115,000 square feet of space at 3901 West Miller Road;
2. Commit to a minimum 9 year lease term; and
3. Add a minimum of $9.8 million in new BPP valuation to the City's tax roll

BACKGROUND

Van-Rob Inc., headquartered in Ontario, Canada and a tier-one supplier to the major automobile manufacturers, began operations in Garland 2013 after a large General Motors expansion at the plant in Arlington. In 2016, Kirchhoff Automotive purchased Van-Rob Inc. and implemented a full integration of the existing operation. Kirchhoff Automotive, a family-owned company, was established in 1785 in Germany. Today, Kirchhoff Automotive, Inc., is the largest of four business units in the Kirchhoff Group with 9,000 employees worldwide.

Kirchhoff's Garland plant produces components for GM's Chevrolet and GMC pick-up trucks and their Cadillac SUVs. Locally produced products are primarily used for GM'S Arlington plant and its associated operations.

CONSIDERATION

Currently, the Garland facility employees 190 employees with a total annual payroll of $7.3 million. With this project, the company commits to invest in excess of $20 million in personal property and facility improvements, execute a 9-year lease which icludes a 20,000 square feet expansion and will retain all existing jobs. Since this project will occupy new space, the company plans to run it parallel to their current operation for approximately a year and then most of the current equipment will be retired. If approved, the incentive will be applied to the new incremental value of their Business Personal Property only.

Attachments

Proposed Economic Development Incentive Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement ("Agreement") is made by and between the City of Garland, a Texas home-rule municipality ("City"), and Kirchhoff Automotive Dallas, Inc., a Michigan corporation duly authorized to conduct business in Texas, and its successors and assigns ("Developer") acting by and through their respective authorized officers. The City and Developer are referred to individually in this Agreement as a "Party" and together they are referred to as the "Parties."

ARTICLE I

RECITALS

The City and Developer each acknowledge and agree that the following recitals are true and correct and that the same are incorporated herein and are a material part of this Agreement:

WHEREAS, the City desires to further the public interest and welfare and induce the investment of private resources in productive business enterprises located in certain areas of the City in order to increase tax revenue for real property and business personal property within the City, and promote or develop new business enterprises; and

WHEREAS, Developer intends to enhance 114,515 square feet of an existing Manufacturing Facility on that certain tract of land commonly known as 3901 West Miller Road in the City of Garland, Dallas County, Texas (collectively, the "Property," and as more specifically described and depicted in Exhibit "A"); and

WHEREAS, Developer, by January 1, 2020, proposes to fully realize new taxable Personal Property valuation at the Property, as determined by the Dallas County Appraisal District, that upon full investment and operation shall cumulatively result in the addition of $17,100,000.00 in peak new Non-Exempt Assessed Value at the Property (the "Project"); and

WHEREAS, the Project will result in new economic development in the City, including increases in the number of new jobs; will serve as a catalyst for further, perhaps related development in the area; and will increase tax revenues because of investments in real property, business personal property, and taxable sales within the City; and

WHEREAS, the Project will have a direct and positive economic benefit to the City; and

WHEREAS, the Developer has advised the City that a contributing factor of inducing the Developer to further develop the Property is an agreement by the City to provide an economic development grant to the Developer as set forth herein; and

WHEREAS, the City is authorized by Tex. Const. art III, § 52 and Chapter 380 of the Texas Local Government Code to provide a program for economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, City wishes to provide incentives to Developer to assist in the economic development of the City; and

WHEREAS, the City has determined, based on information presented to it by the Developer, that making an economic development incentive grant to the Developer in accordance with this Agreement furthers the City's economic development goals and will: (i) promote the economic development objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) advance local economic development and stimulate business and commercial activity in the City; and

WHEREAS, City hereby finds that this Agreement embodies an eligible Program (defined below) and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and further, is in the best interests of the City;

NOW, THEREFORE, the Developer and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both the Developer and the City, and agree as follows:

ARTICLE II

DEFINITIONS

Section 2.01. "Compliance Certificate" has the meaning set forth in Section 4.02.

Section 2.02. "Manufacturing Facility" means dedicated commercial space containing a facility that is used in the manufacturing or production of tangible personal property, including the processing of such property that results in a change of condition of raw materials into a finished product.

Section 2.03. "Operational" means that Developer has: (i) received a certificate of occupancy for the Project at the Property; (ii) installed, caused, or allowed to be installed Personal Property of Developer that is present for taxing purposes on the Property in accordance with the specific performance dates and amounts specified in Exhibit B, which is attached hereto and incorporated herein by reference for all purposes.

Section 2.04. "DCAD" means the Dallas Central Appraisal District.

Section 2.05. "**Non-Exempt Assessed Value**" means the total assessed value, as determined by DCAD, of Personal Property assets of Developer that are taxable by a Texas taxing authority for ad valorem taxation purposes.

Section 2.06. "**Performance Period**" means the period of time beginning January 1, 2019 and continuing thereafter through December 31, 2027, which is inclusive of the Performance Rebate Period and the Continued Performance Period, in which Developer is obligated to meet certain minimum performance criteria related to DCAD's assessment of the values of new Non-Exempt Assessed Value present at the Property.

Section 2.07. "**Performance Rebate Period**" means the period of time during the Performance Period, beginning January 1, 2020 and continuing thereafter until December 31, 2023, in which Developer is eligible to receive Performance Rebate Payments subject to the terms and conditions of this Agreement.

Section 2.08. "**Continued Performance Period**" means the period of time during the Performance Period, beginning January 1, 2024 and continuing thereafter until December 31, 2027, in which Developer is obligated to meet certain minimum performance criteria, as described herein, related to DCAD's assessment of the values of nonexempt Personal Property present on the Property to avoid owing the City claw-back repayments as calculated in below Section 7.15.

Section 2.09. "**Performance Rebate Payments**" means the City's payments to Developer in the form of annual rebate payments in an amount equal to the applicable percentage as specified in Section 4.01 of this Agreement applied to the total of Developer's increase in tax payments (for the applicable new Personal Property valuations as determined by DCAD) received by the City and attributable to the calendar year immediately preceding the year for which a Performance Rebate Payment is requested by Developer in accordance with Article IV.

Section 2.10. "**Personal Property**" means all materials, supplies, equipment, inventory, or other business personal property attributable to the Project with a taxable situs on the Property that are subject to ad valorem taxes.

Section 2.11. "**Personal Property Taxes**" are the ad valorem taxes received by the City as a result of the Project on the value of Personal Property located on the Property.

Section 2.12. "**Program**" means the economic development program for the Project established by the City pursuant to Texas Local Government Code Chapter 380 to promote economic development and stimulate business and commercial activity within the City as represented by the terms of this Agreement.

Section 2.13. "**Project**" has the meaning described in the Recitals to this Agreement.

Section 2.14. "**Property**" has the meaning described in the Recitals to this Agreement, which is further identified as the Manufacturing Facility located at 3901 West Miller Road.

Section 2.15. **"Term"** means that time period during which this Agreement shall be in effect and governing the relationship between the Parties.

ARTICLE III

COMMENCEMENT, COMPLETION AND OPERATION OF THE PROJECT

Section 3.01. Commencement and Phasing of the Project. Developer shall commence the Project, including dedicating resources and funds to meet the required minimum performance standards more particularly described in Section 3.03, on or before January 1, 2019 and thereafter remain Operational until at least December 31, 2027.

Section 3.02. Continued Operation of Business. After Project becomes Operational, Developer shall continuously operate, maintain, and manage Project on the Property for the duration of the minimum required duration provided in Section 3.01.

Section 3.03. Non-Exempt Assessed Value Performance Standards. Notwithstanding any other provision contained herein to the contrary, Developer shall not be eligible for any Performance Rebate Payments described in Article IV of this Agreement, unless Developer meets the express performance standards specifically described below, based on DCAD's assessment of the new Personal Property of the Project. Developer shall be subject to the performance standards set forth below:

a. Beginning January 1, 2019 and continuing thereafter through December 31, 2027, the required minimum cumulative Non-Exempt Assessed Value of Developer's Personal of the Project shall be no less than the corresponding annual required minimum values attributed to new development and investment listed in Table 3.03(a), which is attached hereto as Exhibit B, and incorporated herein by reference.

b. In each year of the Performance Rebate Period, Developer shall meet the collective and cumulative Non-Exempt Assessed Value set forth in this Section 3.03 for the corresponding annual period to be eligible for a Performance Rebate Payment. Developer's failure to meet any minimum performance standard shall subject the Developer to the recapture and claw-back provisions of Section 7.15.

c. Developer is solely responsible for gathering and calculating the information necessary to calculate the Non-Exempt Assessed Values of Developer's Personal Property.

d. The Parties agree that any Performance Rebate Payments owed by the City are to be applied solely to the amount of the increase in the Personal Property Tax valuations, as determined by DCAD of the Property as identified in Exhibit B.

Section 3.04. "Most Favored Customer." If the City desires to become a customer of any products or services of the Project, Developer agrees that the City will be offered terms and pricing that Developer offers to the most favored customer of any products and/or services of the Project; however, Developer will have no obligation to disclose the terms of any transaction with any customer and Developer may modify the terms and conditions to take into account any substantive differences as warranted.

Section 3.05. "Furthering Garland Recognition and Pride." Developer acknowledges that the City is engaging in and administering the Program to further the economic interests of the people of Garland and that it is important to the City in that regard that Garland receive recognition for its efforts. In its communications, branding, marketing, and promotions throughout the term of this Agreement regarding the Project, Developer shall recognize that the Project and its associated business operations are located in Garland, Texas rather than "in the Dallas area" or similar non-Garland specific descriptors. Developer shall be and remain a customer of the City for all solid waste, water, and waste water services throughout the term of this Agreement.

Section 3.06. Local Purchases. Developer shall make commercially reasonable efforts to purchase within the City of Garland all supplies, materials, and equipment related to the Project and its operation so that the tax situs of sales tax revenue from such purchases is in Garland, Texas.

ARTICLE IV

PERFORMANCE REBATE PAYMENTS FROM THE CITY

Section 4.01. Performance Rebate Payments. Subject to the requirements and limitations of this Article, the other terms and conditions of this Agreement, and Developer's compliance with its obligations under this Agreement, the City shall make Performance Rebate Payments to Developer in accordance with this section and the rebate percentages associated with the corresponding Developer's required minimum performance standards indicated in the Table attached as Exhibit B.

Section 4.02. Process for Payment. Beginning in the year 2020, and once each year thereafter through 2023, Developer may request a Performance Rebate Payment by written application submitted to the City. The City shall not owe, nor be required to make, a Performance Rebate Payment for any applicable calendar year until such time as:

a. Developer submits to the City a compliance certificate in substantially the form attached as Exhibit "C" (the "Compliance Certificate") together with all information required under the Compliance Certificate necessary to verify Developer's material compliance with its obligations under this Agreement for the preceding year; and

b. the City has actually received all of Developer's Personal Property Taxes owed for the preceding year, as determined by DCAD; and

c. funds are appropriated by the Garland City Council for the specific purpose of making a Performance Rebate Payment under this Agreement as part of the City's ordinary budget and appropriations approval process or through any subsequent appropriation.

Provided that the foregoing conditions have been satisfied and Developer is otherwise in compliance with this Agreement, the City shall pay to Developer any Performance Rebate Payments due within ninety (90) days after the last to occur of the events in above subsections (a) through (c) of this Section 4.02.

Section 4.03. Tax Protests. Developer agrees that by submitting to the City a request for the payment of a Performance Rebate Payment, Developer has (i) finally agreed to the DCAD assessed tax values and the City's tax rate and procedures on which the Performance Rebate Payment will be based without further protest or challenge; (ii) will not make any claim for a refund, repayment, or reduction of those taxes after settling on any appealed tax assessments or bills from any source, including the City; and (iii) once any existing tax protest has been settled, waives, to the extent allowed by law, the right to protest, challenge, or otherwise contest those taxes in any manner. Notwithstanding any other provision of this Agreement to the contrary, no Performance Rebate Payment shall become due for any tax year in which or for which Developer is protesting the assessed value or contesting an ad valorem tax due until the protest has been finalized by DCAD, Developer, and the affected taxing authority. Developer shall promptly notify the City in writing of any ad valorem tax protest relating to the Property or any of Developer's Business Personal Property located for tax situs purposes on the Property. In the event Developer receives any refund of ad valorem taxes paid to the City after a Performance Rebate Payment has been made for the tax year for which the refund was paid, Developer agrees to refund to the City the pro rata amount that the City would have been entitled to retain as calculated by the applicable percentage provided in Article III.

ARTICLE V

PERSONAL LIABILITY OF PUBLIC OFFICIALS AND LIMITATIONS ON CITY OBLIGATIONS

Section 5.01. Personal Liability of Public Officials. No current, former or future employee or elected official of the City shall be held individually liable or otherwise be held personally responsible for any liability arising under this Agreement.

Section 5.02. Limitations on City Obligations. The Performance Rebate Payments made and any other financial obligation of the City hereunder shall be paid solely from lawfully available funds that have been budgeted and appropriated each year during the Term by the City as provided in this Agreement. Under no circumstance shall the City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Consequently, notwithstanding any other provision of this Agreement, the City shall have no obligation or liability to pay any Performance Rebate Payments unless the City budgets and appropriates funds to make such payments during the City's fiscal year in which such payments are due. If the City fails to appropriate funds to make any Performance Rebate Payment(s), it shall immediately notify

Developer of such non-appropriation and Developer may, at its sole option, terminate this Agreement, effective upon written notice to the City.

Section 5.03. No Recourse. Except for the right to terminate as provided in Section 5.02, Developer shall have no recourse against the City for the City's failure to budget and appropriate funds during any fiscal year to meet the purposes and satisfy its obligations under this Agreement.

Section 5.04. Source of Funds. Performance Rebate Payments shall be made from annual appropriations only from such funds of the City as may be legally appropriated for the implementation of Article III, Section 52-a of the Texas Constitution, Chapter 380 of the Texas Local Government Code or any other economic development or financing programs authorized by Texas law or the home-rule powers of the City. Any Performance Rebate Payment to be made by the City to Developer shall be limited as described in this Section and shall in no event exceed the amounts as are actually paid by Developer to and received in hand by the City from Personal Property Taxes and Real Property Taxes on the Project.

ARTICLE VI

INFORMATION REGARDING PERFORMANCE

Section 6.01. Information. Subject to this Article VIII, Developer shall, at such times and in such form as the City may reasonably request from Developer, provide information concerning the performance of Developer's obligations under this Agreement.

Section 6.02. Annual Certification Related to Compliance with Agreement. Beginning for the year 2020 and continuing each year thereafter during the Term and, notwithstanding whether Developer is making application for a Performance Rebate Payment, Developer shall submit to the City a duly executed and completed Compliance Certificate on or before March 1 or such other later date agreed to by the City, signed by an authorized officer or employee of Developer, together with supporting documentation necessary to verify Developer's compliance with this Agreement. The City shall have thirty days after receipt of a Compliance Certificate to notify Developer in writing of any questions related to the Compliance Certificate the status of the Project, or information submitted with or in support of the Compliance Certificate or under Section 6.01, and Developer shall diligently work in good faith to respond to such questions to the City's reasonable satisfaction.

Section 6.03. Review of Developer's Records. To the extent that the City has questions about the information supplied by Developer in any report, application, filing, or other document provided under this Agreement, the Parties will engage in good faith efforts to resolve such questions and, upon the City's reasonable request, Developer will furnish or make available for inspection documentation reasonably sufficient to verify the accuracy and completeness of the report, application, filing, certification or other information, and to demonstrate the manner in which such items or their contents were calculated or prepared. If, notwithstanding the good faith efforts of the Parties to resolve any questions concerning such items, the Parties are unable to resolve such issues, during the Term and for six (6) months thereafter, the City may examine and

audit such books and records of Developer as are reasonably sufficient to verify the accuracy of such items. In the event the City's examination reveals a payment deficiency or discrepancy, the Parties will cooperate in good faith to address and resolve such deficiency or discrepancy. Information, documents, and materials provided by Developer shall be treated as described in Section 8.04 of this Agreement. Notwithstanding the foregoing or any other provision of this Agreement, Developer shall not be required to disclose, permit the inspection of or examination of, or discuss, any document, information or other matter that is not necessary to verify Developer's compliance with this Agreement and that (a) constitutes trade secrets or proprietary information, (b) from disclosure by law or any binding agreement or (c) is subject to attorney-client, attorney work product or other evidentiary privilege recognized under Texas law. Notwithstanding anything to the contrary herein, the City will not have the right to review, inspect or audit any of Developer's records for periods that are more than four years from the date of the review, inspection or audit.

Section 6.04. Public Records; Confidentiality. Developer acknowledges and agrees that this Agreement, Developer's annual compliance certificates, and certain other documents and filing related to this Agreement are or will be public records subject to disclosure (after redaction of information exempt from disclosure as described below) under the Texas Public Information Act. The Parties acknowledge and agree that the Public Information Act exempts from disclosure certain types of records, materials and information, including without limitation: records confidential by law, either constitutional, statutory or by judicial decision (Tex. Gov't Code § 552.101); social security numbers (Tex. Gov't Code § 552.147); trade secrets and economic development project information (Tex. Gov't Code §§ 552.110, 552.131); and proprietary commercial information (Tex. Gov't Code § 552.110). The City will endeavor to use adequate safeguards, no less than those safeguards observed by the City for its own confidential information, to maintain the security and confidentiality of all materials, communications, data and information related to this Agreement or supplied by Developer in connection with this Agreement that may be subject to such exemptions from disclosure. Developer acknowledges that this Agreement constitutes public information and the materials, communications, data and information related to this Agreement may also constitute public information subject to disclosure under the Public Information Act and agrees that the City may disclose this Agreement, the annual compliance certificates and the portions of materials, communications, data and information related to this Agreement as required by law. The City will make reasonable efforts to (a) give Developer prior written notice of a request for public information (other than a request for copies of this Agreement or annual compliance certificates, which Developer agrees may be released without notice to Developer) in a reasonably practicable time period to allow Developer to seek a protective order or other appropriate remedy, (b) disclose only such information as is required under the applicable law, (c) cooperate with Developer in responding to any such records request (but there shall be no obligation for the City to independently request or join in any request for a ruling from the Attorney General, to engage or participate in litigation or to otherwise pursue any remedies sought by Developer with regard to asserted proprietary commercial or financial information or trade secrets). The City, without waiving its right to appeal an opinion or ruling under applicable procedures, will or may comply with any opinion or ruling of the Texas Attorney General or court order recommending or requiring redaction or withholding of information in response to a request for public information without further protest or appeal.

ARTICLE VII

MISCELLANEOUS

Section 7.01. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well known and generally accepted technical or trade meanings are used herein in accordance with such recognized meanings. In addition, the following rules of interpretation shall apply:

a. The masculine shall include the feminine and neuter.

b. References to "Articles," "Sections," or "Exhibits" shall be to articles, sections, or exhibits of this Agreement.

c. The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.

d. This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.

e. Unless expressly provided otherwise in this Agreement, (i) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be unreasonably withheld, conditioned or delayed, and (ii) wherever the Agreement gives a Party a right to determine, require, specify or take similar action with respect to a matter, such determination, requirement, specification or similar action shall be reasonable.

f. Use of the words "include" or "including" or similar words shall be interpreted as "including but not limited to" or "including, without limitation."

g. The recitals to this Agreement are incorporated herein.

Section 7.02. Force Majeure. Unless otherwise provided, all obligations of Developer and City shall be subject to events of "force majeure" which shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party),

fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor, and inadequate capacity within the electric grid outside the control of the City or Garland Power & Light affecting the Property. Notwithstanding any other provision to the contrary, calculations for Performance Rebate Payments owed by the City, including any tax valuations determined by DCAD, are not subject to, and expressly excluded from, events of "force majeure." Performance Rebate Payment amounts owed by the City shall be strictly calculated in accordance with the terms and conditions of Article III, without regard to any event, contingency, or cause beyond the reasonable control of either Party."

Section 7.03. Dispute Resolution and Step Negotiations. (a) The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows. Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Executives of both Parties at levels one level above the Project personnel who have previously been involved in the dispute shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such executives, or if no meeting of such executives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days' notice of such intention and may also be accompanied by an attorney. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the federal and state rules of evidence. Each Party will bear its own costs for this dispute resolution phase.

(b) In the event that the Parties are unable to resolve any dispute arising out of or relating to this Agreement or any of the transactions contemplated hereby is not resolved in accordance with the procedures set forth in Section 7.03(a), such dispute shall be submitted to non-binding mediation to a person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase. If the mediation process has not resolved the dispute within thirty (30) days of the submission of the matter to mediation or within such longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of Court Proceedings, subject to the limitations of this Agreement.

(c) Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely for the purposes of securing a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm. The Parties shall continue to perform each of their respective obligations under this Agreement during the pendency of any dispute; provided that this obligation shall not apply after the termination of this Agreement (except with respect to payments of amounts due and owing under this Agreement).

Section 7.04. Jurisdiction and Venue. City and Developer, to the fullest extent permitted by applicable law, irrevocably (i) submit to the exclusive jurisdiction of the district courts located in Dallas County, Texas and any appellate court thereof; (ii) waive any objection which either may have to the laying of venue of any proceedings brought in any such court and (iii) waive any claim that such proceedings have been brought in an inconvenient forum. Nothing in this provision shall prohibit a party from bringing an action to enforce a money judgment in any other jurisdiction where the courts of such jurisdiction have jurisdiction over the other party.

Section 7.05. Accommodation of Financing Parties. To facilitate Developer's obtaining of financing to construct and operate the Project, City shall make reasonable efforts to provide such consents to assignments, certifications, representations, information or other documents as may be reasonably requested by Developer or Developer's financing parties in connection with the financing of the Project; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information or other document, or enter into any agreement, that materially adversely affects or unduly burdens the City. Developer shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented third party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution or delivery of any documents requested by Developer or the financing parties, and provided by the City.

Section 7.06. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire understanding and agreement of the parties as to the matters set forth herein. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Section 7.07. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive grant payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City; not to be unreasonably withheld, conditioned or delayed; provided that Developer may, without the City's consent, assign this Agreement to a wholly-owned subsidiary or affiliate of Developer. However, without the City's consent, Developer may enter into a collateral assignment of this Agreement in connection with any financing of the Project. For purposes of this Agreement, performance by a successor or an affiliate of Developer, or performance by a party with whom Developer or its affiliates contract shall be deemed to be performance by Developer.

Section 7.08. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory.

Section 7.09. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

Section 7.10. **Notices.** All notices required to be given under this Agreement shall be in writing and shall be given by either party or its counsel in person, via an express mail service, courier, facsimile transmission (but only if the transmission provides a date and time stamped confirmation that the transmission was successfully completed and duplicate notice is also given via express mail service, courier, or USPS certified mail, return receipt requested) or via USPS certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given pursuant to this paragraph shall be deemed effective, as applicable, on the date such notice is given in person, the next business day following the date on which said notice is transmitted via facsimile, or, as applicable, on the date the notice is deposited with an express mail service, courier, or the United States mail. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland
200 North Fifth Street
Fourth Floor
Garland, Texas 75040
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504

With a required copy to:
Mr. David Gwin, AICP, CEcD
Director of Economic Development
Post Office Box 469002
Garland, Texas 75046
Phone: (972) 205-3800
Fax: (972) 205-2474
dgwin@garlandtx.gov

With a required copy to:
Mr. Brad Neighbor
City Attorney
200 North Fifth Street
Fourth Floor
Garland, Texas 75046
Phone: (972) 205-2380
Fax: (972) 205-2389
bneighbo@garlandtx.gov

If to Developer:

Katie Perkey
Plant Controller
Kirchhoff Automotive Dallas, Inc.
3901 West Miller Road Suite 200
Garland, Texas 75041
Phone: (214) 553-0208
Katie.Perkey@Kirchhoff-Automotive.com

With a required copy to:
Amy Banninga
Controller, Special Projects
Kirchhoff Automotive
2600 Bellingham Drive, Suite 400
Troy, Michigan 48083
Phone: (248) 839-9289
Amy.Banninga@Kirchhoff-Automotive.co

Section 7.11. **Employment of Undocumented Workers.** During the term of this Agreement Developer agrees not to knowingly employ any undocumented workers. If Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the

Performance Rebate Payments and any other funds received by Developer from the City as of the date of such violation within 120 business days after the date Developer is notified by the City of such violation, plus interest at the rate of six percent compounded annually from the date of violation until paid. Developer shall notify the City within thirty days of the imposition of any penalty under 8 U.S.C. § 1324a(f).

Section 7.12. Non-Collusion. Developer represents and warrants that neither Developer nor anyone on Developer's behalf has given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any employee, agent, representative or official of the City as an inducement to or in order to obtain the benefits to be provided by the City under this Agreement.

Section 7.13. Time of the Essence; determination of deadlines. Time is of the essence in the performance of this Agreement. Any deadline consisting of a period of days shall be calculated using the method provided in Tex. Gov't Code § 311.014.

Section 7.14. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

Section 7.15. Default and Claw-Back. (a) The City shall notify Developer, in writing, of a default by Developer in complying with the terms and provisions of this Agreement. In the event that Developer has failed to cure the default(s) within thirty (30) days of receipt of the notice of default (or has failed to commence and diligently pursue such cure within such thirty (30) day period if cure cannot be completed within such thirty (30) day period), Developer shall promptly reimburse the City for the property tax revenue lost for the subject phase according to the formula in below subsection (b). Failure on the part of the City to exercise any right contained in this Agreement shall not constitute waiver of any right in the event of any subsequent default, and no waiver shall be effective unless in writing, executed by both the City and Developer.

(b) If the Non-Exempt Assessed Value for Personal Property is 84% or less than the Minimum New Personal Property Value for a given year as set forth on Exhibit B ("Minimum Value") within either the Performance Rebate Period or the Continued Performance Period, as set forth in Section 3.03 and Exhibit B, the City may, in addition to any other available remedy, recapture a portion of the Performance Rebate Payments made to Developer. In such event, Developer shall repay the City an amount calculated as follows:

> (i) the total sum of the Performance Rebate Payments made to Developer multiplied by the percentage by which the Project is short of meeting the Minimum Value for a given year, divided by (ii) the number of prior years the subject Project successfully met the Minimum Value.

Section 7.16. Term. The Term of this Agreement commences on the Effective Date and continues until December 31, 2027, unless sooner terminated by either Party in accordance with the terms of this Agreement, provided that Developer's obligation to reimburse or repay the City for any obligation to the City otherwise arising under this Agreement shall survive the termination of this Agreement.

for any obligation to the City otherwise arising under this Agreement shall survive the termination of this Agreement.

Executed and effective as of the 29 day of August, 2018.

DEVELOPER

Kirchhoff Automotive Dallas, Inc.
a Michigan corporation

By: _____

Name: Ken Gibbons

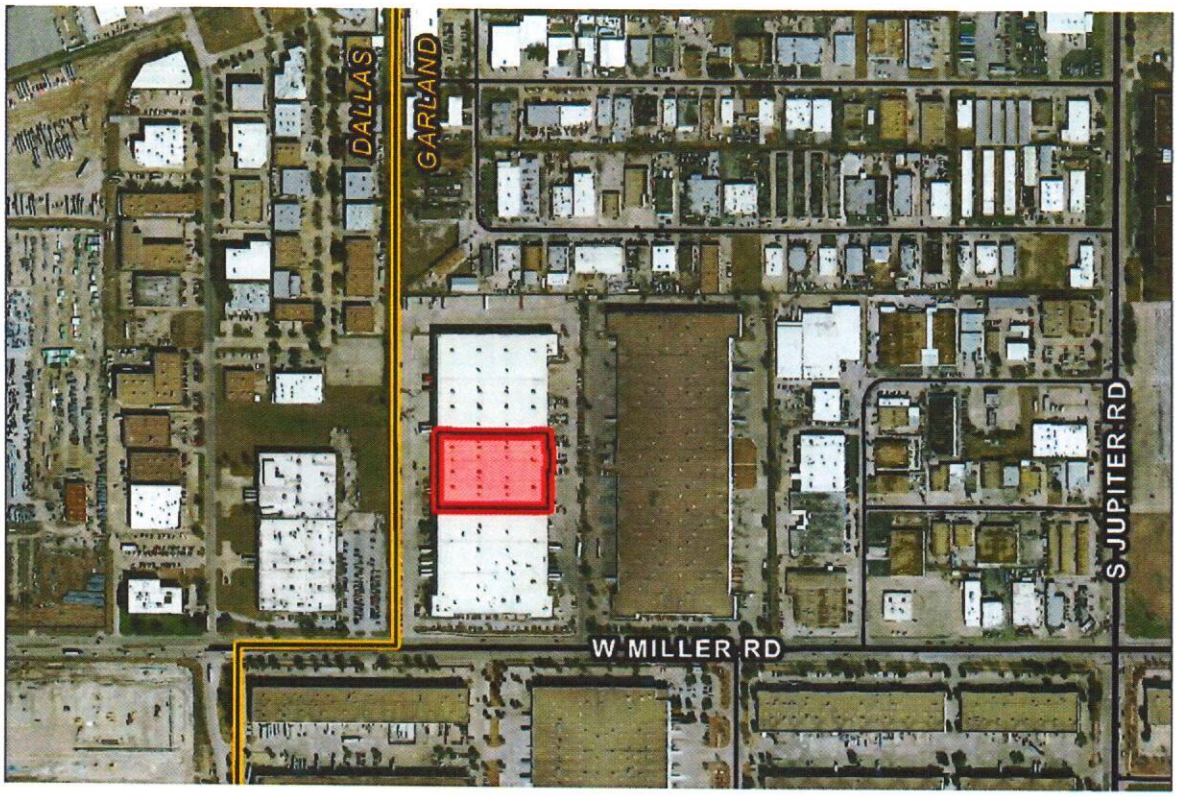
Title: Secretary and Treasurer

Executed and effective as of the ____ day of _____, 2018.

Exhibit A

Property Legal Description

Project Site: 3901 West Miller Road, Garland, Texas



Legal:

Lot 2, Block 1 of First Industrial Miller Road Addition, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002182, Page 150, Map Records, Dallas County, Texas

Exhibit B

Personal Property Performance Standards

Table 3.03(a) Personal Property Performance Standards		YEAR					
		January 1, XXXX	Investment	Required Minimum New Personal Property Value	Current Personal Property Value	Eligible Minimum Required Rebate Value	Rebate on New Value
		2019	**$19,000,000**	--	$9,110,371	--	--
PERFORMANCE PERIOD	PERFORMANCE REBATE PERIOD	**2020**	--	**$17,100,000**	$8,122,499	**$8,977,501**	**50%**
		2021	--	**$15,770,000**	$7,463,918	**$8,306,082**	**50%**
		2022	--	**$14,060,000**	$6,695,574	**$7,364,427**	**50%**
		2023	--	**$12,920,000**	$6,036,993	**$6,883,008**	**50%**
	CONTINUED PERFORMANCE PERIOD	**2024**	--	**$11,590,000**	$5,707,702	--	**0%**
		2025	--	**$10,450,000**	$5,268,648	--	**0%**
		2026	--	**$9,880,000**	$4,719,831	--	**0%**
		2027	--	**$9,120,000**	$4,390,540	--	**0%**

Exhibit C

Compliance Certificate

GARLAND

ANNUAL DEVELOPMENT INCENTIVE COMPLIANCE AND CERTIFICATION REPORT

Reporting Period: January 1 to December 31, 20____

INSTRUCTIONS

Please complete this compliance report form with information covering the reporting period of the economic development incentive agreement. An Annual Certificate of Compliance is also required to be completed and notarized by a binding contract officer. This form is attached to this report document.

It is encouraged for the client to attach any additional documentation that can assist the City in verifying the claims in this reporting form.

I. PROJECT INFORMATION (REQUIRED)

Company/ Project Name:

Project Contact: Title:

Telephone: E-mail:

Company Address (If different):

Address of Property Subject to Incentive:

Has construction/installation of planned improvements commenced? ☐ YES ☐ NO

If Yes, on what date?

If No, please explain.

Has construction/installation of planned improvements been completed? ☐ YES ☐ NO

If Yes, on what date?

If No, please estimate completion date:

Date that Certificate of Occupancy was received: / /

II. INVESTMENT/ VALUATION (REQUIRED)

Real Property:

Appraised Value – Land: $

Appraised Value – Improvements: $

Investment in Construction Costs of Improvements this Reporting Period: $

Appraised Value of Improvements Added This Period: $

Real Property Taxes paid for this Reporting Period: $

Personal Property:

Current Year Appraised Value – Machinery, Equipment, and Other Business Personal Property $

Investment in New Machinery and Equipment Costs During this Reporting Period: $

Appraised Value of Machinery, Equipment, and Other Business Personal Property Added This Period: $

Personal Property Tax Paid for this Reporting Period: $

Additional information on appraised property values can be found at the Dallas Central Appraisal District's website: http://www.dallascad.org/

III. JOB CREATION/ RETENTION

Total Current Employees at End of Reporting Period:

Full Time: Total Payroll:

Part-Time: Total Payroll:

Number of New Employees Added During Reporting Period:

Full Time: Total Payroll:

Part-Time: Total Payroll:

Number of New Employees Added Since Execution of Incentive Agreement:

Full Time: Total Payroll:

Part-Time: Total Payroll:

IV. OTHER

Is this a LEED certified building?	☐ YES	☐ NO
If so, what is the LEED level?		

V. ADDITIONAL INFORMATION

These items are REQUIRED:

Please check all that apply and include additional attachments with this form

- ☐ Annual Certificate of Compliance (please complete attached form)
- ☐ Copy of Personal Property Listing Rendered to the Dallas Central Appraisal District
- ☐ Brief narrative highlighting the progress and status of the Project
- ☐ If applicable, a statement addressing any failure to meet requirements of the Incentive Agreement and a plan for rectification

Please mail to:

ATTN: Annual Development Incentive Compliance and Certification Report

City of Garland
Department of Economic Development
PO Box 469002
Garland, TX 75046-9002

For the convenience of speeding up submittal, you may fax a copy of the completed report to: (972) 205-3801

Please note that you must submit an **original hard copy** of the report to the above stated physical address for review and proper filing. Also, each report must be accompanied by the attached Certificate of Compliance. The completed Certificate must be signed and an **original hard copy** must be submitted to the address above. No photocopies or scanned copies of the Certificate of Compliance will be accepted as a record of contract compliance.

For any assistance please call (972) 205-3800

The City may agree to an amendment to this form from time to time, provided such amendment form shall be substantially similar in reporting the information necessary to confirm compliance with the Economic Development Incentive Agreement.

GARLAND

ANNUAL CERTIFICATE OF COMPLIANCE FOR ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

Please respond to the following information and submit by mail to:

City of Garland
Department of Economic Development
PO BOX 469002
Garland, TX 75046-9002
Fax: (972) 205-3801

Before me, the undersigned notary, on this day personally appeared _____ *[printed name of affiant]*, a person whose identify is known to me. After I administered an oath to him/her, upon said oath affiant stated;

1. My name is_____*[printed name of affiant]*. *I* am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I have personal knowledge of the economic development incentive agreement (the "Agreement") entered into between the City of Garland, Texas and_____ *[printed name of company]* (the "Company"). I read the Agreement and understand the Company's obligations and representations therein.

3. I am authorized by the Company to make this affidavit on behalf of the Company.

4. I am the_____*[affiant's job position held with the Company]*. As such, I have personal knowledge of the Company's operations as it relates to the Agreement.

5. The Company has met all of its obligations, conditions, and terms of the Agreement as of the_____day of _____, 20_____ .

_____
Signature of Affiant

Sworn to and subscribed before me by _____*[name of affiant]* on the_____day of _____, 20_____.

_____
Notary Public in and for the State of Texas

GARLAND

ECONOMIC DEVELOPMENT INCENTIVE PAYMENT REQUEST

Date:

Company Name:

Contact Person:

Job Title:

Address:

Phone Number:
E-mail:

CURRENT PAYMENT REQUESTED (Please include EXACT dollars and cents amount)

$ _____

PAYMENTS MADE TO DATE: $ _____

TOTAL REMAINING INCENTIVE AMOUNT: $ _____

(Please attach paid invoices/receipts to this form)

Before me, the undersigned notary, on this day personally appeared_____ _____*[printed name of affiant]*, a person whose identify is known to me. After I administered an oath to him/her, upon said oath affiant stated:

1. My name is_____*[printed name of affiant]*. *I am* capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have personal knowledge of the Agreement entered into between the City of Garland, Texas and _____ *[printed name of company]* (the "Company"). I read the Agreement and understand the Company's obligations and representations therein.
3. I am authorized by the Company to make this affidavit on behalf of the Company.

4. I am the_____*[affiant's job position held with the Company]*. As such, I have personal knowledge of the Company's operations as it relates to the Agreement.
5. The Company has met all of its obligations, conditions, and terms of the Agreement as of the _____Day of_____, 20_____.
6. I understand that in order to receive payments from the City, the Company must register as an authorized City Vendor.

_____
Signature of Affiant

Sworn to and subscribed before me by_____*[name of affiant]* on the _____ _____day of_____, 20_____.

_____
Notary Public in and for the State of _____

Please submit the complete form by mail to:

City of Garland
Department of Economic Development
PO Box 469002
Garland, TX 75046-9002

For additional questions, please contact the City of Garland at 972-205-3800.

FOR OFFICE USE ONLY:

Notes --

Vendor Name:

Vendor Number:

Distribution Code / Funding Source:
Invoice Number:

Received (Please Initial):
Research Specialist:
Business Development Manager:
Department Coordinator:
Director Approval _____

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **11.**
Meeting Date: 09/18/2018
Item Title: Public Hearing on 2018-19 Proposed Budget
Submitted By: Ron Young, Budget Director

Summary of Request/Problem

Section 5, Article VII, 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 2018-19 has been available for public inspection in the City libraries, in the City Secretary's Office and on the City's website since August 8, 2018.

Previous Public Hearings were held on August 21 and September 4, 2018.

Recommendation/Action Requested and Justification

Open public hearing.

Take citizens' comments.

Close public hearing.

Attachments

Notice of Public Hearing on Budget

NOTICE OF PUBLIC HEARING ON BUDGET

SEC. 102.006, TEXAS LOCAL GOVERNMENT CODE

A public hearing on the 2018-19 proposed budget will be held by the City Council on September 18, 2018 at 7:00 p.m. in the Council Chambers of City Hall, 200 N. Fifth Street, Garland, Texas.

This budget will raise more total property taxes than last year's budget by $8,354,149 or 8.65%, and of that amount $2,124,981 is tax revenue to be raised from new property added to the tax roll this year.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **12.**
Meeting Date: 09/18/2018
Item Title: Public Hearing on Proposed 2018-19 Tax Rate
Submitted By: Ron Young, Budget Director

Summary of Request/Problem

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 rollback tax rate or the effective rate until the governing body has held two public hearings on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2018-19 Proposed Budget is based on a tax rate of 70.46 cents per $100 of valuation, which does exceed the effective tax rate of 65.35 cents due to a 7.82% increase in taxable values.

Previous public hearings were held on August 21 and September 4, 2018.

Proposed Tax Rate

	2017-18 Current	Change	2018-19 Proposed
O&M	39.40	0.00	39.40
Debt Service	31.06	0.00	31.06
Total Tax Rate	70.46	0.00	70.46

Mayor should read the following:
The tax rate is scheduled for adoption this evening, Tuesday, September 18, 2018.

Recommendation/Action Requested and Justification

Open public hearing.

Take public comments.

Close public hearing and Mayor read statement above.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **13.**

Meeting Date: 09/18/2018

Item Title: Adoption of 2018-19 Budget

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

Adoption of the Budget for 2018-19. In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2018-19 to the City Council on August 7, 2018. Copies were made available for public inspection at the City libraries, at the City Secretary's Office, and on the City's website. Public hearings were held on August 21, September 4, and September 18, 2018.

An ordinance reflecting final decisions regarding the Budget for 2018-19 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

Two votes are required. See Attachment for process and wording.

Recommendation/Action Requested and Justification

Approve the Budget for the City of Garland for fiscal year 2018-19. **(See specific process in Attachment - two votes required.)**

Attachments

Proposal to Vote on Proposed Budget for FY 2018-19

Proposal to Vote on Proposed Budget for 2018-19

Required Motion Wording

1. “Mayor, I move to ratify the property tax rate reflected in this budget.”

   Second

   [VOTE]

2. “I move to approve the budget [as submitted] [as amended].”

   Second

   [VOTE]

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **14.**
Meeting Date: 09/18/2018
Item Title: Adoption of 2018-19 Property Tax Rate
Submitted By: Ron Young, Budget Director

Summary of Request/Problem

The City Council has considered an Ad Valorem Tax Rate of 70.46 cents per $100 of valuation for the fiscal year beginning October 1, 2018. All meetings, notices and public hearing requirements related to the adoption of the Tax Rate have been met in accordance with State law.

Proposed Tax Rate
(Cents per $100 Value)

	Current	Change	Proposed
O&M	39.40	0.00	39.40
Debt Service	31.06	0.00	31.06
Total Tax Rate	70.46	0.00	70.46

Public hearings were held on the Proposed Tax Rate on August 21, September 4, and September 18, 2018.

Recommendation/Action Requested and Justification

Approve an ordinance setting the Ad Valorem Tax Rate at 70.46 cents per $100 of valuation for 2018-19. **(Required motion wording is included in Attachment.)**

Vote on above motion.

Attachments

Proposal to Vote on Proposed Tax Rate for FY 2018-19

Proposal to Vote on Proposed Tax Rate for 2018-19

Required Motion Wording

“Mayor, I move that the property tax rate be increased by the adoption of a tax rate of 70.46 cents per $100 of valuation, which is effectively a 7.82 percent increase in the tax rate.”

1. “I move first that the rate for debt service be approved in the amount of thirty-one and six hundredths of a cent.”

   Second

   [VOTE]

2. “I move now that the rate for maintenance and operations be approved in the amount of thirty-nine and forty hundredths of a cent.”

   Second

   [VOTE]

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **15.**
Meeting Date: 09/18/2018
Item Title: Rate and Fee Changes for 2018-19
Submitted By: Ron Young, Budget Director

Summary of Request/Problem

In considering the 2018-19 Proposed Budget, the City Council reviewed the adjustments to existing rates and fees. Revenue estimates included in the 2018-19 Proposed Budget are based on these actions.

Area	Fees Being Added or Adjusted
Wastewater	Rates for Service
Water	Rates for Service
Building Inspection	Building Permit Fees
Code Compliance	Single-Family Rental Permit and Nuisance Abatement Fees
Fire	EMS Monthly Fee
Firewheel Golf	Green Fees
Health	Food Permit, Rabies Quarantine, Carcass Disposal, and MSD Processing Fees
Landfill Disposal	Dumping Fees
Planning	Planned Development, Straight Zoning Change, Specific Use Provision, Alcohol Distance, and Zoning Verification Letter Fees
Recreation Performance Fund	Recreation Center ID Cards and Recreation Center Rentals

An ordinance will be prepared for the Mayor's signature once final direction has been given by the City Council.

Recommendation/Action Requested and Justification

Approve an ordinance making certain fee and rate adjustments and establishing an effective date of October 1, 2018.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **16.**

Meeting Date: 09/18/2018

Item Title: Civil Service Actions

Submitted By: Priscilla Wilson, Sr. Managing Director

Summary of Request/Problem

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 attached ordinance reflects the positions and compensation approved in the 2018-2019 budget.

The ordinance reflecting final decisions regarding the proposed salary schedule, incentive plans and staffing levels will be signed by the Mayor upon final direction from the Council.

Recommendation/Action Requested and Justification

Approve an ordinance authorizing all civil service classifications, number of positions, base salary and types of incentive pay for classified positions.

Attachments

FY 18-19 Civil Service Ordinance

ORDINANCE NO. _____

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.

WHEREAS, pursuant to Chapter 143 of the Texas Local Government Code, the City Council shall establish certain classifications and shall prescribe the number of positions in each of these classifications by ordinance, and

WHEREAS, the City Council has reviewed and approved a budget for the City for the fiscal year beginning October 1, 2018, and ending September 30, 2019, and

WHEREAS, such budget contains a program of planned expenditures for the police and fire departments, including changes to the operations and human resources of those departments,

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

Section 1

That the City Council of the City of Garland, Texas, hereby establishes the classifications and number of authorized positions within each classification and the base salary and types of pay for those classifications as specified on “Exhibits A-1 through A-4” attached hereto and made a part hereof as if fully set forth herein.

Section 2

That this Ordinance shall take effect on October 1, 2018.

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

THE CITY OF GARLAND, TEXAS

By: _____
Lori Barnett Dodson
Mayor

ATTEST:

_____
Rene Dowl,
City Secretary

EXHIBIT "A-1"

CIVIL SERVICE

2018/2019
Budgeted Positions

POLICE → **Total: 355**

Classification	Number of Positions Effective 10-01-2018
Police Officer [B,C]	302
Police Supervisor [C]	39
Police Captain [B]	9
Assistant Chief	4
Police Chief (Managing Director)	1
Total	355

FIRE → **Total: 264**

Classification	Number of Positions Effective 10-01-2018
Firefighter [A,D]	128
Driver	72
Lieutenant [A]	14
Captain	37
Battalion Chief	9
Assistant Chief	3
Fire Chief (Managing Director)	1
Total	264

A) Revision as per City Council instruction on July 5th, 2016
B) Revision reflects reducing the number of Police Officers from 287 to 286 and increasing the number of Police Captains from 8 to 9 effective May 16, 2017
C) Includes six new requested Patrol Officers and one new Patrol Lieutenant.
D) Includes seven new requested Firefighter positions.

EXHIBIT "A-2"

Civil Service
2018-2019 Salary Schedules
Effective 1/1/2019

Police

Years	Step	Classification	Hourly	Annual	Spread
Hire	1	Recruit	$29.36	$61,070	
6 months	2	Officer 2	$30.46	$63,358	4%
1 year	3	Officer 3	$31.69	$65,915	4%
2 year	4	Officer 4	$33.24	$69,145	5%
3 year	5	Officer 5	$34.87	$72,532	5%
4 year	6	Officer 6	$36.17	$75,230	4%
5 year	7	Officer 7	$38.02	$79,089	5%
10 years	8	Officer 8	$39.63	$82,429	4%
12 years	9	Officer 9	$40.64	$84,532	3%
Year 1	1	Supervisor 1	$48.71	$101,327	
Year 2	2	Supervisor 2	$52.95	$110,141	9%
Year 1	1	Captain 1	$57.18	$118,925	
Year 2	2	Captain 2	$61.74	$128,417	8%
Year 1	1	Assistant Chief 1	$70.10	$145,805	
Year 2	2	Assistant Chief 2	$73.25	$152,358	4%

Fire

Years	Step	Classification	Staff*	Shift**	Annual	Spread
Hire	1	Recruit 1	$27.66	$19.76	$57,534	
6 months	2	Recruit 2	$29.04	$20.74	$60,409	5%
1 year	3	Firefighter 3	$30.26	$21.62	$62,948	4%
2 year	4	Firefighter 4	$31.84	$22.74	$66,219	5%
3 year	5	Firefighter 5	$33.16	$23.69	$68,978	4%
5 years	6	Firefighter 6	$35.81	$25.58	$74,478	8%
7 years	7	Firefighter 7	$36.80	$26.28	$76,539	3%
8.5 years	8	Firefighter 8	$37.91	$27.08	$78,847	3%
Year 1	1	Fire Driver 1	$40.04	$28.60	$83,281	
Year 2	2	Fire Driver 2	$41.66	$29.75	$86,646	4%
Year 1	1	Lieutenant 1	$44.30	$31.64	$92,143	
Year 2	2	Lieutenant 2	$46.43	$33.16	$96,566	5%
Year 1	1	Captain 1	$49.07	$35.05	$102,057	
Year 2	2	Captain 2	$51.61	$36.86	$107,345	5%
Year 1	1	Battalion Chief 1	$55.91	$39.93	$116,284	
Year 2	2	Battalion Chief 2	$59.21	$42.29	$123,147	6%
Year 1	1	Assistant Chief 1	$68.71	$49.08	$142,925	
Year 2	2	Assistant Chief 2	$72.29	$51.63	$150,358	5%

* Staff - hourly rate calculated from 2080 hours per year

** Shift - hourly rate calculated from 2912 hours per year

EXHIBIT "A-3"

POLICE DEPARTMENT

2018/2019
INCENTIVE PAY PLANS

ELIGIBILITY:

1. Must be a full time, paid, duly sworn peace officer in the Garland Police Department.
2. Must have more than one year of service as a peace officer in the department.

CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:

1. Certification Incentive

Description	Amount Per Month
Advanced Certification	$75 per month
Master Certification	$95 per month

2. Education Incentive

Description	Amount Per Month
Bachelor Degree	$125 per month
Masters or Doctoral Degree	$150 per month

ASSIGNMENT PAY:

Description	Amount Per Month
Officers designated by the Chief of Police as Field Training Officers (FTO) shall receive FTO Pay in compensation for this job assignment. This job assignment is of a temporary nature and can be removed at the discretion of the Chief of Police.	$250 per month

Description	Annual Amount
Patrol Officers and Patrol Lieutenants who spend the majority of the calendar year in that assignment.	$1,000 per year

.

BILINGUAL PAY:

Description	Amount Per Month
a) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	$100 per month
b) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	$150 per month

Note: The above is a synopsis of these special pay plans. Details of these plans are available from the Director of Civil Service or Chief of Police.

EXHIBIT "A-4"

FIRE DEPARTMENT

2018/2019
INCENTIVE PAY PLANS

ELIGIBILITY:

Must be a Certified Texas Firefighter

CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:

1. **Certification Incentive**
   a) Per TCFP Rules
   b) Available to all ranks

Description	Amount Per Month
a) Intermediate	$45 per month
b) Advanced	$85 per month
c) Master	$125 per month

2. **Education Incentive**
   a) Per TCFP Rules
   b) Available to all ranks

Description	Amount Per Month
1. Bachelor or Master Degree + Intermediate Certification	$50 per month
2. Bachelor or Master Degree + Advanced Certification	$100 per month
3. Bachelor Degree + Master Certification	$150 per month
4. Master Degree + Master Certification	$200 per month

EXHIBIT "A-4" (Continued)

ASSIGNMENT PAY:

Assignment Pay Incentive - Available to Firefighter, Driver/Engineer, Lieutenant and Captain classifications.

Description	Amount Per Month
a) Instructor II	$25 per month
b) Instructor III Must be assigned full time to Training Division Not eligible for Intermediate Instructor incentive pay	$100 per month
c) Paramedic Must be certified by the State, and be accepted by the City Medical Control Director and approved by the Fire Chief.	$100 per month
d) Paramedic Paramedics who staff an ambulance receive an additional $30 per shift.	$30 per shift
e) Fire Inspector Must be certified and assigned to Inspection and Prevention Section of Fire Marshal Division	$100 per month
f) Fire/Arson Investigator Must be certified and assigned to the Arson and Investigation Section of Fire Marshal Division.	$100 per month

Assignment Pay Incentive - Available to Firefighter, Driver/Engineer, Lieutenant, Captain and Battalion Chief classifications.

Description	% Pay
Staff Assignment Pay shall be for all non-exempt, sworn personnel assigned to a Staff position performing duties in the EMS, Support Services, Fire Marshal or Training Divisions of the Fire Department.	2.7815% of Staff hourly rate

BILINGUAL PAY:

Description	Amount Per Month
a) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	$100 per month
b) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	$150 per month

Note: The above is a synopsis of these special pay plans. Details of these plans are available from the Director of Civil Service or Fire Chief.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **17.a.**

Meeting Date: 09/18/2018

Item Title: Z 18-27 Kimley-Horn and Associates, Inc. (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use.

OWNER

SDC DFW VII, L.P.

PLAN COMMISSION RECOMMENDATION

On August 27, 2018 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use.

BACKGROUND

In May 2015, City Council approved Planned Development (PD) District 15-20 for Mixed Uses which encompassed approximately 300 acres of land in the vicinity of SH 190 and Campbell Road; it is generally bound by SH 190, Holford Road, and the northern city limits. In 2017, PD 15-20 was amended with the approval of Planned Development (PD) District 17-35. The PD establishes unique character zones with individualized uses and development standards intended to create a mixed-use community. The subject property was included in the Planned Development. The PD allows development proposals in compliance with its requirements to be administratively reviewed. A public hearing process is required for deviation of the PD requirements or for Specific Use Provision applications.

The applicant submitted an application for a Master Concept Plan, Detail Plan, and Specific Use Provision for Data Center and Electric Substation uses. Data Center use is allowed by right. The PD allows for administrative approval of Master Concept Plans and Detail Plans in conformance with each PD standard and applicable sections of the GDC. These plans are in conformance with the PD standards and the GDC.

Per PD 17-35, an Electric Substation requires approval of a Specific Use Provision through a public hearing process.

SITE DATA

The subject property contains approximately 2.97 acres in area with approximately 530 feet of frontage along unimproved Lookout Drive and 460 feet along a shared access drive. The property is north of the West Campbell Road and Lookout Drive intersection.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The Planned Development (PD) 17-35 District allows mixed-use development including residential, commercial, and employment uses.

CONSIDERATIONS

1. This project's intent is for development of two Electric Substations. The northern 1.9 acre portion of the site will be developed for an Oncor Electric Substation while the southern 2.0-acre portion will be for a Garland Power & Light (GP&L) Electric Substation. Proposed improvements associated with the Electric Substation include circuit breakers, switches, transformers and related substation equipment.

2. The PD 17-35 overall intent is for Mixed-Use development. Additionally PD 17-35 includes Electric Substation as a use in recognition of potential future electrical service needs. The utility service is valuable for the future of residential and employment development.

3. The Electric Substation plan proposes small ornamental trees, shrubs, and ground cover along the south side of the property where the site has visibility to Lookout Road. The PD 17-35 screening element draws from the Garland Development Code for screening of mechanical equipment, including Electric Substations, from view of public streets and residential districts. This proposal meets the intent of providing screening per the GDC as well as providing security with an ornamental metal fence around the property.

4. The proposed development is part of a larger Data Center site development and meets the development standards requirements of PD 17-35, as shown in Exhibit E.

5. The application does not propose a time limitation for this Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business Centers. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development. As a vital utility service, the proposed use provides support for the ongoing development efforts within the area that are consistent with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is immediately adjacent to property to the west and south that is within PD 17-35. The property west of the Electric Substation is planned for a Data Center, as part of an associated Master Concept Plan and Data Center. South of the property is an unimproved site designated for development with Mixed Uses in PD 17-35. To the east is a worship facility.

Attachments

Z 18-27 Kimley-Horn and Associates, Inc Exhibits and Attachments

Z 18-27 Kimley-Horn and Associates, Inc Responses

Z 18-27 Kimley-Horn and Associates, Inc Staff Presentation



0 250 500 Feet

1 inch = 330 feet

ZONING MAP Z 18-27

INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-27

1613 Lookout Road

I. Statement of Purpose: The purpose of this Specific Use Provision is to permit the development of an Electric Substation.

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.

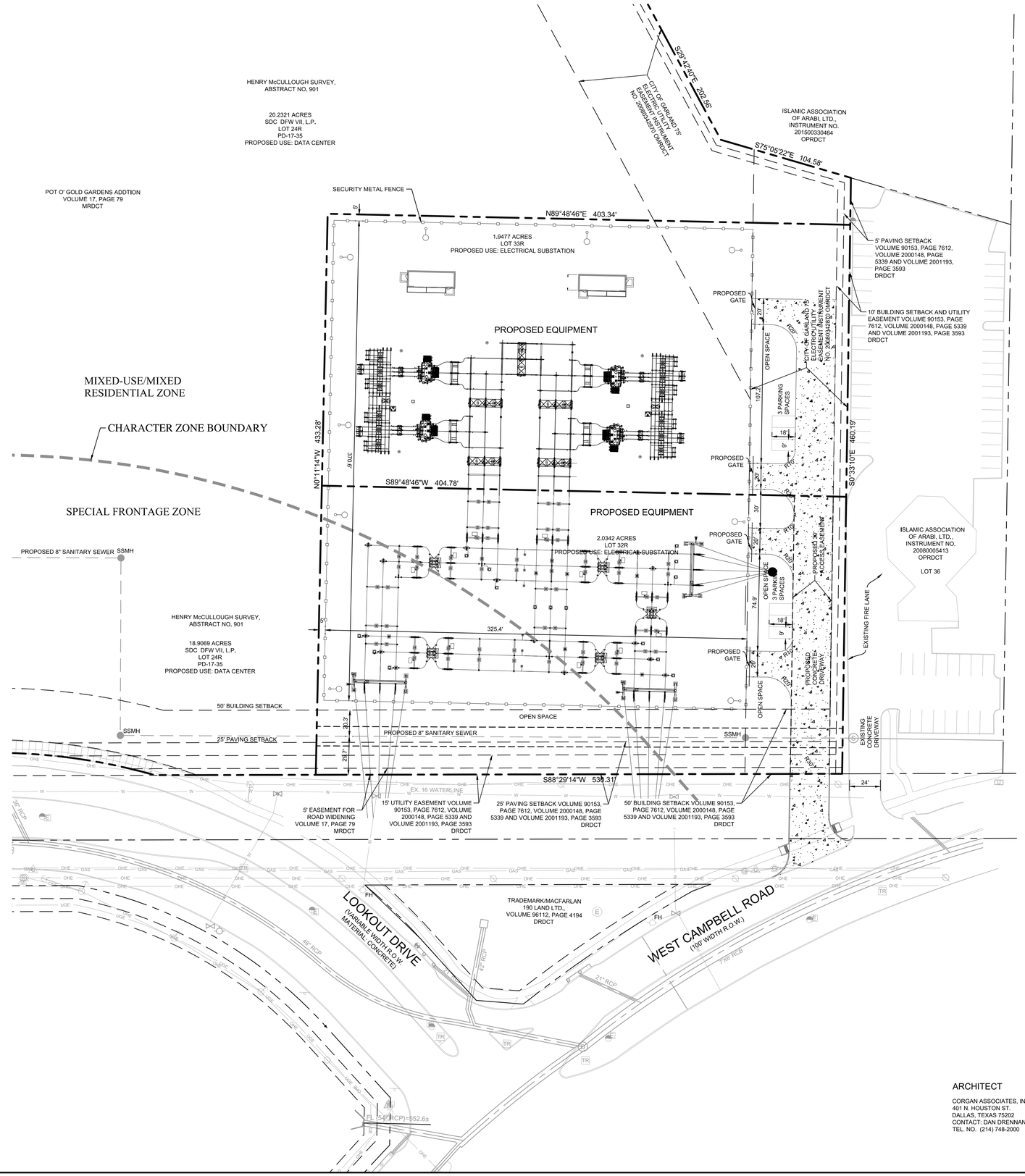
III. General Regulations: All regulations of the Planned Development (PD) District 17-35 are included by reference and shall apply, except as otherwise specified by this ordinance.

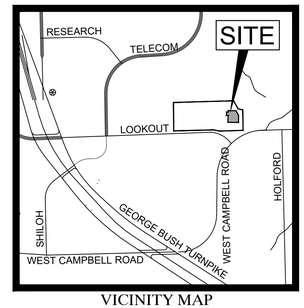
V. Specific Regulations:

A. Site Plan: The site development shall be as reflected in Exhibit C.

B. Landscape Plan: The landscape plan shall be as reflected in Exhibit D.

EXHIBIT B





VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
SSMH	PROPOSED SANITARY SEWER MANHOLE
FL	PROPOSED FIRE LANE
	PROPOSED LIGHT POLE
	PROPOSED METAL FENCE
W	EXISTING WATER MAIN
SS	EXISTING SAN. SWR. MAIN
OHE	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
GAS	EXISTING GAS

EXHIBIT C

SITE PLAN
POT O' GOLD ADDITION
LOT 32R AND LOT 33R
(3.9819 ACRES)
CITY OF GARLAND
DALLAS COUNTY, TEXAS

DATE PREPARED: AUGUST 8, 2018

CASE NUMBER 170309-3

ARCHITECT
CORGAN ASSOCIATES, INC.
401 N. HOUSTON ST.
DALLAS, TEXAS 75202
CONTACT: DAN DRENNAN, AIA
TEL. NO. (214) 748-2000

OWNER/DEVELOPER
SDC DFW VII, L.P.
2001 ROSS AVE., STE. 400
DALLAS, TEXAS 75201
CONTACT: CHRIS KINCAID

CIVIL ENGINEER/SURVEYOR
APPLICANT/REPRESENTATIVE
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST, STE. 950
FORT WORTH, TEXAS 76102
CONTACT: HUGO MORALES, P.E.
EMAIL: HUGO.MORALES@KIMLEY-HORN.COM
TEL. NO. (972) 770-1300
FAX NO. 972) 239-3820

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY STREET, SUITE 1300
FORT WORTH TEXAS 76102
PHONE: 817- 335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer HUGO MORALES
P.E. No. 120188 Date 8/8/2018

PROJECT No. 063934069
DATE: AUGUST 2018
SCALE: AS SHOWN
DESIGNED BY: KH
DRAWN BY: KH
CHECKED BY: KH

STREAM VII
DATA CENTER
NWC W. CAMPBELL ROAD & LOOKOUT DRIVE
CITY OF GARLAND, TEXAS

SITE PLAN

SHEET NUMBER
SP-1

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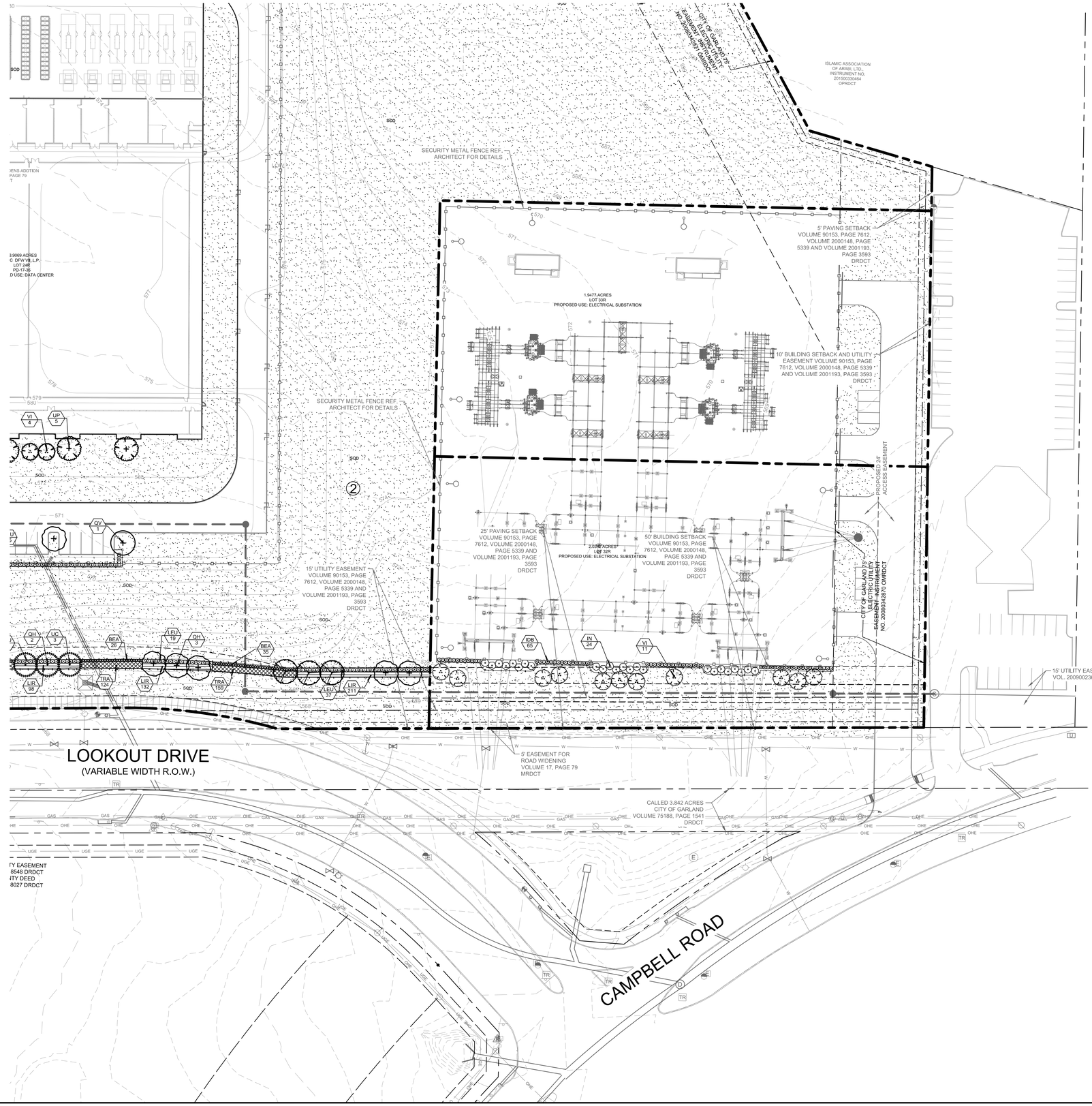

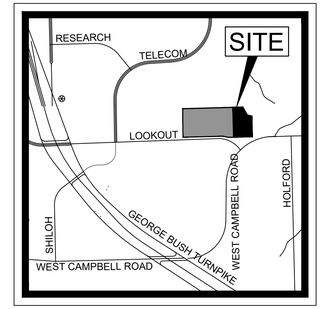

VICINITY MAP
N.T.S.

PLANT SCHEDULE (SUBSTATION)

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	VI	11	Vitex agnus / Vitex	3" cal, 8' ht, 4' spr,	Full, Multi Trunk, 3 Trunk min, 1" Min per Tr
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	IDB	65	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	30" ht, 24" spr., 36" oc	Full
	IN	24	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	48" ht, 48" spr, 72" oc	Full
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
MISC	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	
	SOD	TBD	Cynodon dactylon / Bermuda Grass	Solid, rolled, right sand filled joints, 100% pest, weed, and disease free	
	MULCH	TBD	Hardwood mulch	Shredded, 3" Depth, All within sod areas to receive 4' dia. mulch ring	
	SE	TBD	Steel Edge	3/16" min. See detail.	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811
Know what's **below.**
Call before you dig.

EXHIBIT D

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY STREET, SUITE 950
FORT WORTH TEXAS 76102
PHONE: 817- 335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E./ P.L.A. KENZIE L. PORTER
L.A. No. 3128 Date 08/07/2018

PROJECT No: 063934068	DESIGNED BY: LRH
DATE: AUGUST 2018	DRAWN BY: LRH
SCALE: AS SHOWN	CHECKED BY: KLP

STREAM VII DATA CENTER
LOOKOUT DRIVE
CITY OF GARLAND, TEXAS

SUBSTATION LAYOUT PLAN

SHEET NUMBER
LP-1

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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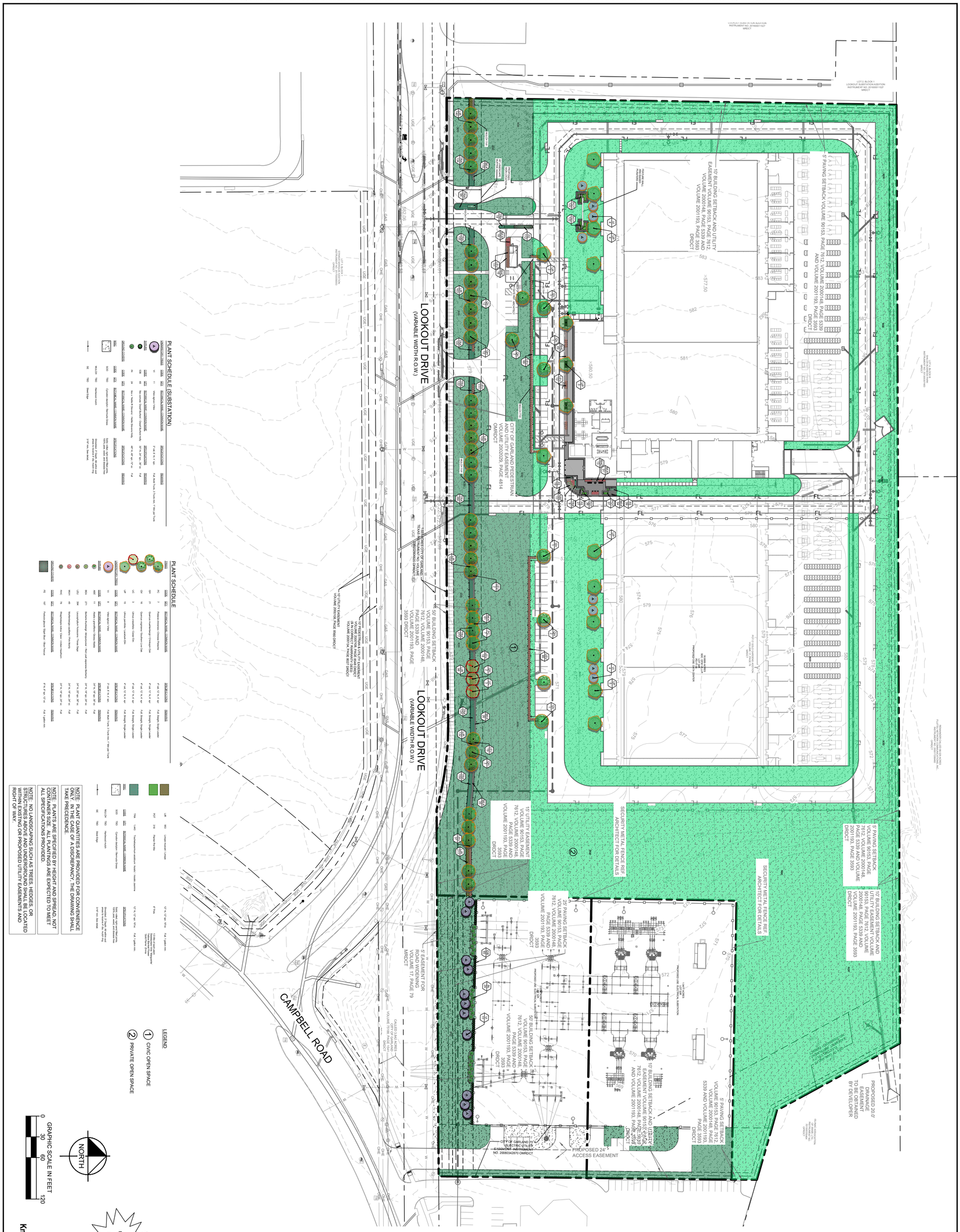

PLANT SCHEDULE (SUBSTATION)

KEY	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
LI	11	Liriodendron tulipifera / Yellow Poplar	B&B	3"	12' HT. MIN.	Full, Multi-Trunk, 3 Trunk min. / Straight Trunk
QS	55	Quercus shumardii / Shumard Red Oak	B&B	3"	12' HT. MIN.	Full, Multi-Trunk, 3 Trunk min. / Straight Trunk
UA	34	Ulmus x 'Accolade' PP#16,078 / Accolade Elm	B&B	3"	12' HT. MIN.	Full, Multi-Trunk, 3 Trunk min. / Straight Trunk
MGS	TBD	Mahonia aquifolium / Oregon Grape	3 GAL		24" HT. MIN.	Full
MT	TBD	Nerium oleander / Texas Red Oleander	3 GAL		24" HT. MIN.	Full
RAS	TBD	Rosmarinus officinalis 'Arp' / Arp Rosemary	3 GAL		24" HT. MIN.	Full
SAC	TBD	Salvia greggii 'Autumn Sage' / Autumn Sage	3 GAL		24" HT. MIN.	Full
SAL	TBD	Salvia leucantha / Mexican Bush Sage	3 GAL		24" HT. MIN.	Full
SAM	TBD	Salvia madrensis / Forsythia Sage	3 GAL		24" HT. MIN.	Full
SAR	TBD	Salvia regla / Mexican Red Sage	3 GAL		24" HT. MIN.	Full
SAS	TBD	Salvia x 'Indigo Spires' / Indigo Spires Sage	3 GAL		24" HT. MIN.	Full
SEC	TBD	Senna lindheimeriana 'Lindheimer' / Lindheimer Senna	3 GAL		24" HT. MIN.	Full
SEM	TBD	Senna lindheimeriana 'Twisted Leaf' / Twisted Leaf Senna	3 GAL		24" HT. MIN.	Full
TEG	TBD	Tecoma stans 'Gold Star' / Gold Star Esperanza	3 GAL		24" HT. MIN.	Full
VIT	TBD	Vitex agnus-castus / Texas Lilac Vitex	3 GAL		24" HT. MIN.	Full
XYL	TBD	Xylosma congestum / Shiny Xylosma	3 GAL		24" HT. MIN.	Full
YUF	TBD	Yucca filamentosa / Adam's Needle	3 GAL		24" HT. MIN.	Full
YUR	TBD	Yucca rostrata / Beaked Yucca	3 GAL		24" HT. MIN.	Full
BER	TBD	Berlandiera lyrata / Chocolate Flower	1 GAL		12" HT. MIN.	Full
CAN	TBD	Coreopsis x 'Sunfire' / Sunfire Coreopsis	1 GAL		12" HT. MIN.	Full
GAL	TBD	Gaillardia pulchella / Indian Blanket	1 GAL		12" HT. MIN.	Full
HES	TBD	Hesperaloe parviflora / Red Yucca	1 GAL		12" HT. MIN.	Full
MEX	TBD	Muhlenbergia capillaris 'Lenca' / Lenca Muhly	1 GAL		12" HT. MIN.	Full
PEC	TBD	Pennisetum x 'Cleonis' / Cleonis Fountain Grass	1 GAL		12" HT. MIN.	Full
SAG	TBD	Salvia greggii / Autumn Sage	1 GAL		12" HT. MIN.	Full
SAN	TBD	Salvia nemorosa / Violet Queen Sage	1 GAL		12" HT. MIN.	Full
SCO	TBD	Scutellaria suffrutescens / Texas Skullcap	1 GAL		12" HT. MIN.	Full
SEG	TBD	Senna lindheimeriana 'Glaucous' / Glaucous Senna	1 GAL		12" HT. MIN.	Full
SEH	TBD	Senna lindheimeriana 'Lindheimer' / Lindheimer Senna	1 GAL		12" HT. MIN.	Full
SEN	TBD	Senna lindheimeriana 'Twisted Leaf' / Twisted Leaf Senna	1 GAL		12" HT. MIN.	Full
SOL	TBD	Solidago rigida / Prairie Goldenrod	1 GAL		12" HT. MIN.	Full
TEC	TBD	Tecoma stans 'Gold Star' / Gold Star Esperanza	1 GAL		12" HT. MIN.	Full
VER	TBD	Verbena bipinnatifida / Dakota Verbena	1 GAL		12" HT. MIN.	Full
BUF	TBD	Buchloe dactyloides / Buffalo Grass	Plugs		12" HT. MIN.	Full
CYN	TBD	Cynodon dactylon / Common Bermuda	Sod		12" HT. MIN.	Full
HIL	TBD	Hilaria belangeri / Curly Mesquite	Plugs		12" HT. MIN.	Full
MUL	TBD	Muhlenbergia capillaris / Muhly Grass	1 GAL		12" HT. MIN.	Full
SPO	TBD	Sporobolus wrightii / Giant Sacaton	Plugs		12" HT. MIN.	Full

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
CE	11	Cercis canadensis / Texas Redbud	B&B	3"	12' HT. MIN.	Full, Multi-Trunk, 3 Trunk min. / Straight Trunk
CR	11	Chilopsis linearis / Desert Willow	B&B	3"	12' HT. MIN.	Full, Multi-Trunk, 3 Trunk min. / Straight Trunk
LI	11	Liriodendron tulipifera / Yellow Poplar	B&B	3"	12' HT. MIN.	Full, Multi-Trunk, 3 Trunk min. / Straight Trunk
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NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES, OR SHRUBS SHALL BE PLANTED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

Know what's below. Call before you dig. 811

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

EXHIBIT E

SHEET NUMBER LP-0

OVERALL LANDSCAPE PLAN

STREAM VII DATA CENTER
LOOKOUT DRIVE
CITY OF GARLAND, TEXAS

PROJECT No. 063934068
DATE: AUGUST 2018
SCALE: AS SHOWN
DESIGNED BY: LRH
DRAWN BY: LRH
CHECKED BY: KLP

DOCUMENTS RELEASED FOR THE PURPOSES OF
FOR REVIEW ONLY
Not for construction, permit or bidding purposes
Kimley»Horn
P.E. No. 123456 Date 08/07/2018

Kimley»Horn
801 CHERRY STREET, SUITE 950
FORT WORTH TEXAS 76102
PHONE: 817- 335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

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REPORT & MINUTES

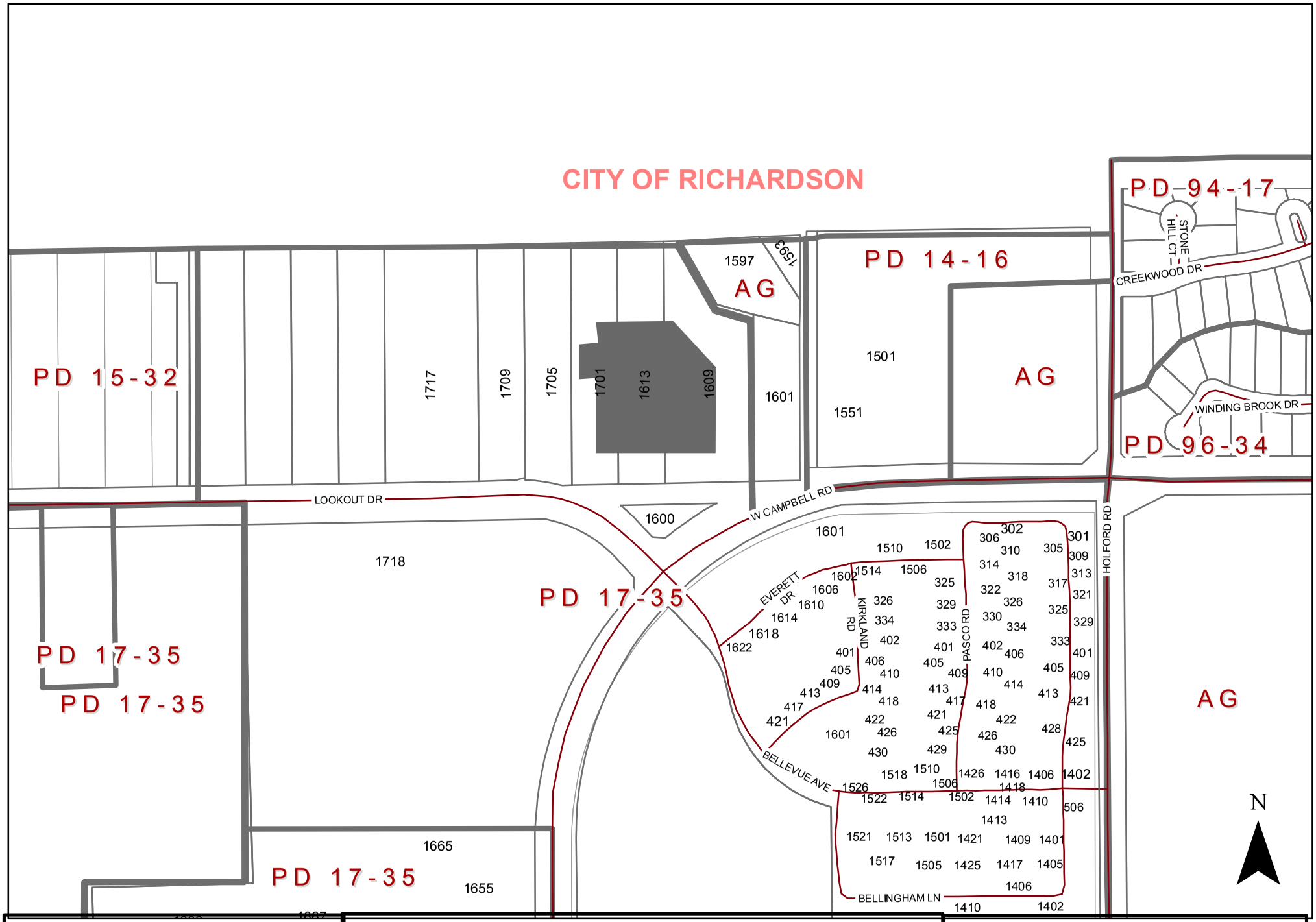
P.C. Meeting, August 27, 2018

Consideration of the application of **Kimley-Horn**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use. This property is located at 1613 Lookout Road. (District 1) (File Z 18-27)

Chairman Roberts inquired as to the location choice of the proposed Electric Substation.

Representing the applicant, Hugo Morales, 801 Church Street, Fort Worth, Texas 76102, elaborated on the location choice of the proposed Electric Substation due to limited frontage, transmission easement and drainage issues.

Motion was made by Commissioner Dalton, seconded by Commissioner Hallman to **approve** the request. **Motion carried: 9** Ayes, **0** Nays.


CITY OF RICHARDSON
PD 15-32
PD 14-16
PD 94-17
PD 96-34
PD 17-35
PD 17-35
PD 17-35
PD 17-35
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1600
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1665
1655
LOOKOUT DR
W CAMPBELL RD
HOLFORD RD
CREEKWOOD DR
STONE HILL CT
WINDING BROOK DR
EVERETT DR
KIRKLAND RD
PASCO RD
BELLEVUE AVE
BELLINGHAM LN
N
0
250
500 Feet
1 inch = 344 feet
ZONING MAP Z 18-27
INDICATES AREA OF REQUEST

We did not receive any replies for this case.

Z 18-27

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 17-35 for Mixed Use.

City Council Meeting
September 18, 2018

GARLAND
TEXAS MADE HERE

GARLAND
TEXAS MADE HERE

Case Information

Location: 1613 Lookout Road

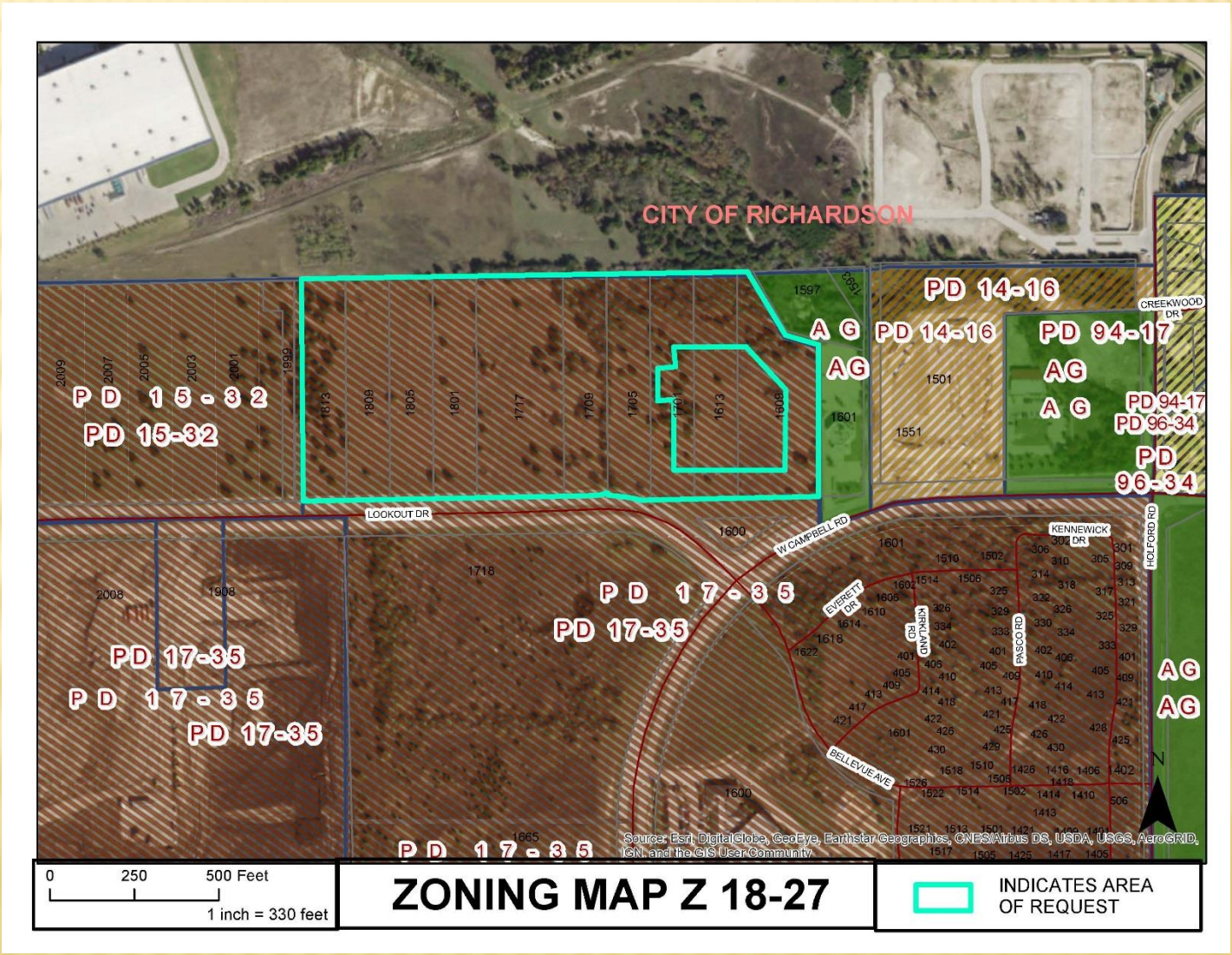
Applicant: Kimley-Horn

Owner: SDC DFW VII, L.P.

Acreage: 2.97 acres

Zoning: Planned Development (PD) 17-35 District for Mixed-Uses

Location Map & Surrounding Properties



Z 18-27

GARLAND
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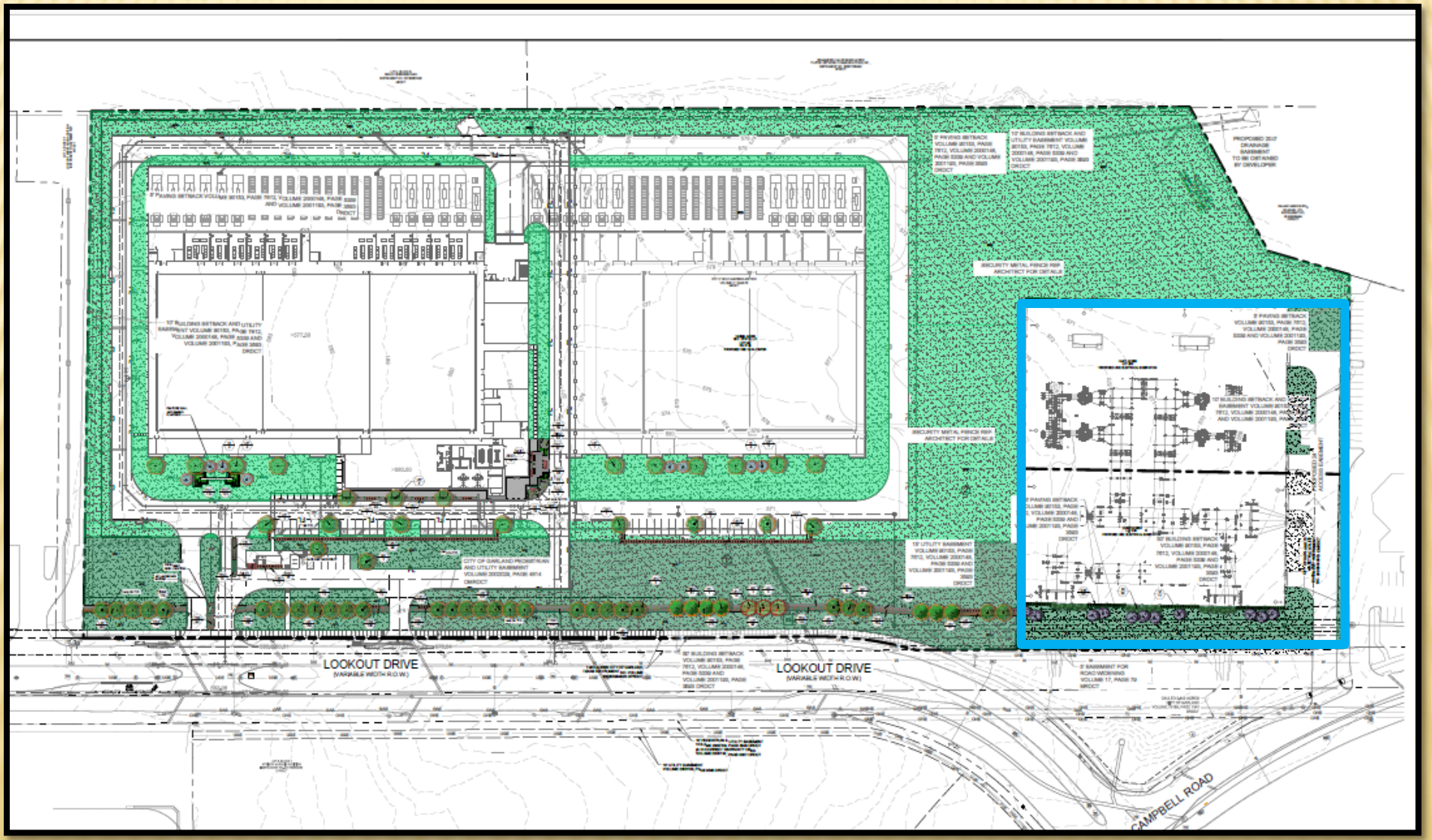
Combined Plan



Z 18-27

GARLAND
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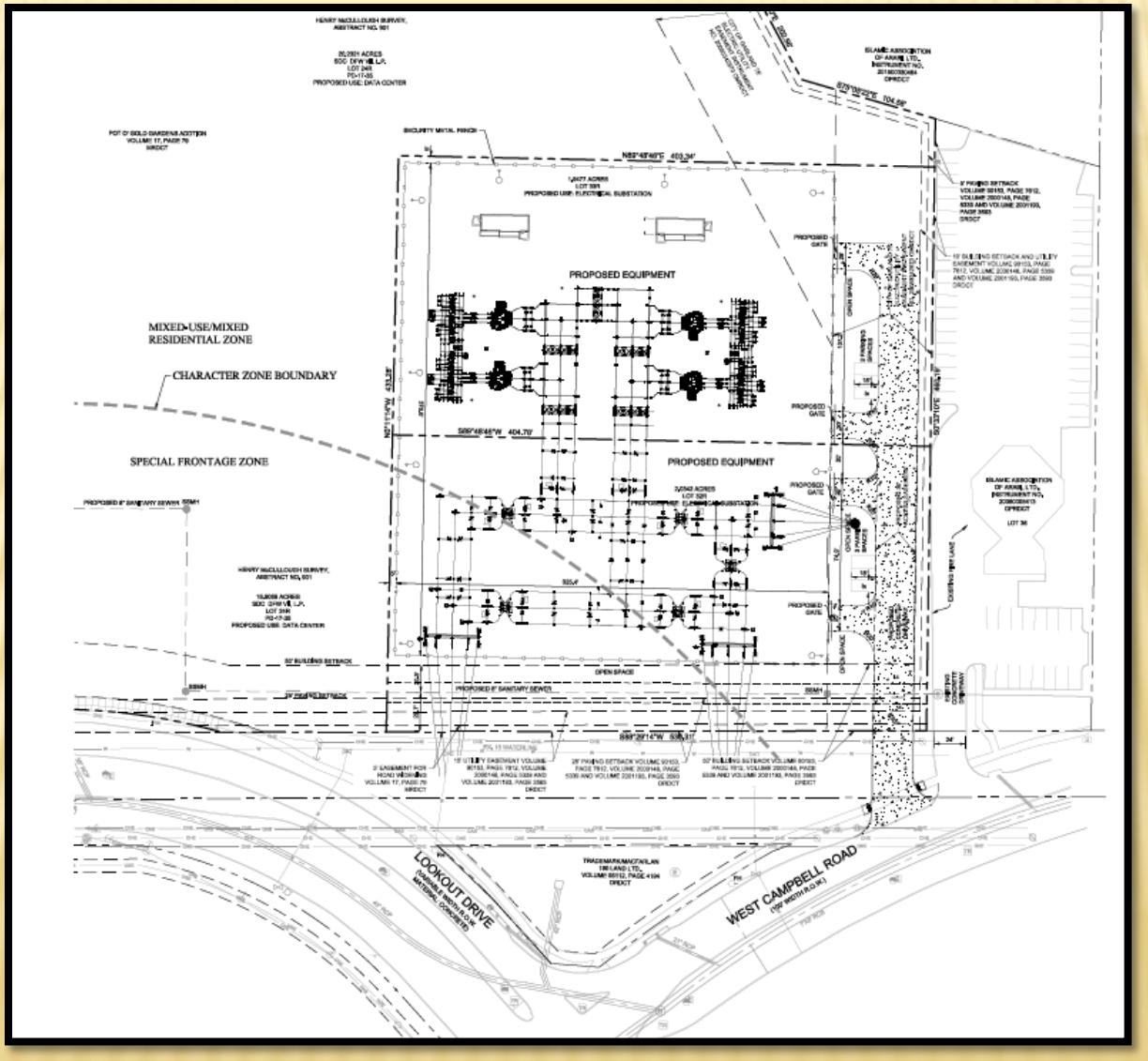
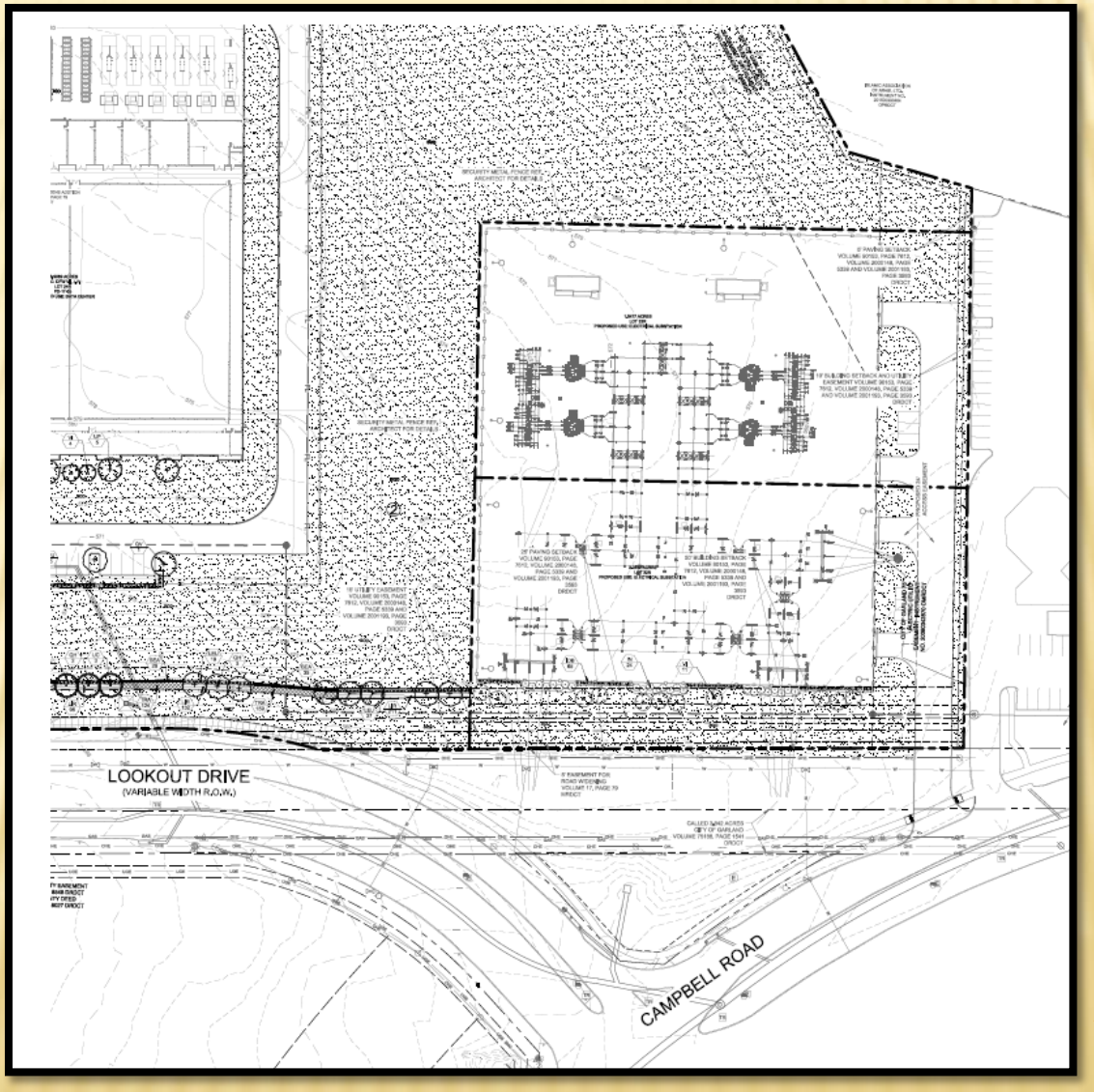
Site Plan



Z 18-27

GARLAND
TEXAS MADE HERE

Landscape Plan



Z 18-27

Comprehensive Plan

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business Centers.

Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development.

As a vital utility service, the proposed use provides support for the ongoing development efforts within the area that are consistent with the Comprehensive Plan.

GARLAND

TEXAS MADE HERE

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **17.b.**
Meeting Date: 09/18/2018
Item Title: Z 18-30 Huckabee (District 1)
Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST
Approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor.

OWNER
Garland Independent School District

PLAN COMMISSION RECOMMENDATION
On August 13, 2018 the Plan Commission, by a vote of seven (7) to one (1), recommended approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor, with the recommendation to relocate the dumpster enclosures and to install a 6-foot tall masonry wall between the subject property and the adjacent residential zoned properties.

STAFF RECOMMENDATION
Approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor.

BACKGROUND
In 1994 City Council approved Planned Development (PD) 94-53 District to allow the development of a single-family residential neighborhood on the subject property; however, such development did not come to fruition and the site remains undeveloped. The applicant proposes a Planned Development (PD) District and has brought forward a Detail Plan to develop the subject property with a natatorium (Athletic Events Facility, Indoor) for the Garland Independent School District.

This case was postponed from the September 4, 2018 City Council meeting. The applicant will be prepared to address concerns raised during that meeting.

SITE DATA

The subject property contains approximately 19.224 acres (minus right-of-way dedication), with approximately 730 lineal feet of frontage along Firewheel Parkway and 760 lineal feet of frontage along Crosslands Drive. The site will be accessed from two points along Firewheel Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 94-53 allows those land uses as they are permitted in the Single-Family-7 (SF-7) District. Public schools and their associated learning facilities are permitted by right in any zoning district. Single-Family-7 (SF-7) would remain the base zoning under the proposed Planned Development (PD) District.

CONSIDERATIONS

Detail Plan

1. The applicant has brought forward a Detail Plan (Exhibit C) to develop a 2-story, 66,508-square foot natatorium. The natatorium would provide facilities and a venue for aquatic related training, classes and competitions; it would consist of office spaces, a classroom, locker rooms and restroom facilities, a teaching pool for those learning how to swim, a fifty (50) meter pool with separate diving well and spectator seating for approximately 1,200 people. The natatorium would be open Monday through Friday and on weekends during swim meets.

2. Section 2.51 of the Garland Development Code establishes a parking requirement of 532 parking spaces for a facility of the size and type as the one proposed. The proposed Detail Plan provides 532 parking spaces. Most of these parking spaces would be located between the building and Firewheel Parkway.

3. The proposed landscape and screening layout (Exhibit D) complies with the applicable screening and landscape regulations in Chapter 4 of the Garland Development Code (GDC). No screening is proposed between the subject property and the adjacent residential zoned properties to the west; per the Garland Development Code (GDC) public schools and their learning facilities are exempt from all provisions of Section 4.39 regarding the screening between nonresidential developments and residential zoned properties.

4. The design of the natatorium (Exhibit E) is required to comply with the following Garland Development Code (GDC) requirements:

    - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
    - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
    - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
    - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of the natatorium complies with the aforementioned design requirements.

5. The Garland Development Code (GDC) establishes a maximum building height of thirty-five (35) feet. Within the proposed Planned Development (PD) District the maximum

building height would be fifty-five (55) feet which would accommodate the proposed fifty-two (52) foot tall natatorium and any unforeseen revisions to the building height during the construction phase.

The applicant asserts that the proposed building height is needed in order to accommodate for the spectator seating as well as the diving boards.

The proposed natatorium would be located approximately 350 feet from the nearest residential zoned/developed properties.

6. No deviation requests were provided regarding signage. The applicant has noted that all signage will be in compliance with the applicable standards of the Garland Development Code (GDC) and has proposed a Planned Development (PD) condition limiting freestanding signage to monument signage for consistency with the freestanding signage on the adjacent properties.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

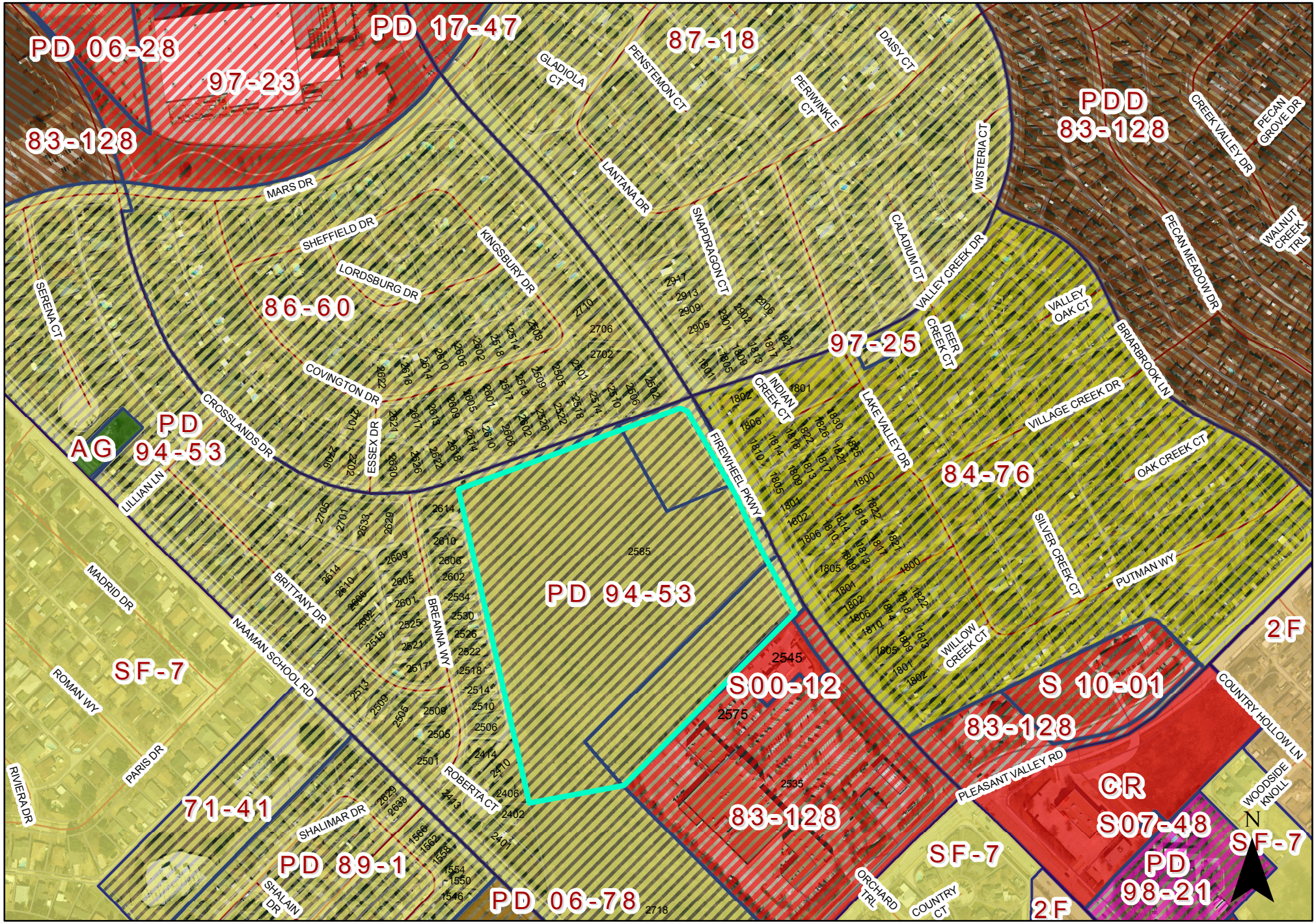
The properties to the north, east and west are zoned for Single-Family-7 and Single-Family-5 Uses; these properties are developed as residential neighborhoods. The properties to the south, at the west corner of Firewheel Parkway and Pleasant Valley Road, are zoned for Community Retail Uses; these properties are developed with a shopping center consisting of a restaurant with a drive-through, retail, a grocery store/supermarket and personal services.

Attachments

Z 18-30 Huckabee Exhibits

Z 18-30 Huckabee Responses

Z 18-30 Staff Presentation


PD 06-28
97-23
PD 17-47
87-18
83-128
PDD
83-128
MARS DR
SHEFFIELD DR
LORDSBURG DR
KINGSBURY DR
LANTANA DR
SNAPDRAGON CT
CALADIUM CT
VALLEY CREEK DR
WISTERIA CT
GLADIOLA CT
PENSTEMON CT
PERIWINKLE CT
DAISY CT
CREEK VALLEY DR
PECAN GROVE DR
PECAN MEADOW DR
WALNUT CREEK TRL
SERENA CT
86-60
97-25
DEER CREEK CT
VALLEY OAK CT
BRIARBROOK LN
COVINGTON DR
CROSSLANDS DR
ESSEX DR
INDIAN CREEK CT
LAKE VALLEY DR
VILLAGE CREEK DR
AG
PD
94-53
LILLIAN LN
FIREWHEEL PKWY
84-76
OAK CREEK CT
SILVER CREEK CT
PUTMAN WY
2585
PD 94-53
MADRID DR
BRITTANY DR
BREANNA WY
NAAMAN SCHOOL RD
ROMAN WY
PARIS DR
RIVIERA DR
SF-7
71-41
ROBERTA CT
SHALIMAR DR
SHALAIN DR
PD 89-1
PD 06-78
2718
2545
S00-12
2575
2535
83-128
S 10-01
83-128
2F
COUNTRY HOLLOW LN
PLEASANT VALLEY RD
WOODSIDE KNOLL
CR
S07-48
PD
98-21
SF-7
ORCHARD TRL
COUNTRY CT
WILLOW CREEK CT
N
0
250
500 Feet
1 inch = 400 feet
ZONING MAP Z 18-30
INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-30

2585 Firewheel Parway

I. Statement of Purpose: The purpose of this Planned Development is to permit the development of an Athletic Events Facility, Indoor.

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 Single-Family-7 (SF-7) 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. Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Regulations:

A. Permitted Uses: Only those uses as permitted in the Single-Family-7 (SF-7) District.

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

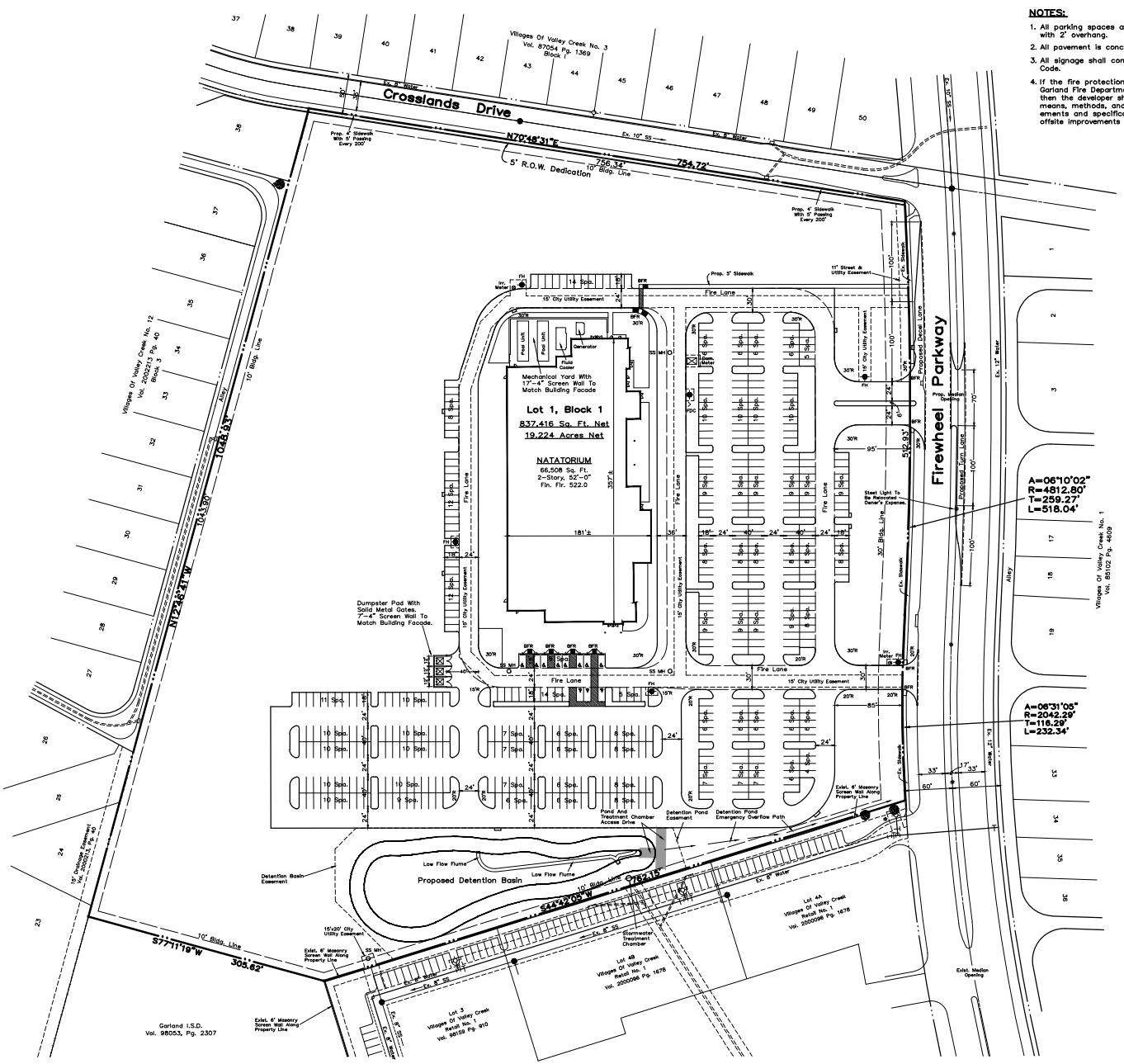
C. Elevations: Building elevations shall be in general conformance with the elevations labeled Exhibit E.

D. Building Height: The maximum building height shall not exceed fifty-five (55) feet.

E. Signage: Freestanding signage shall be limited to monument signage.

EXHIBIT B

EXHIBIT C

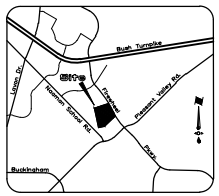


NOTES:

1. All parking spaces are 9' wide, 20' deep, or 18' deep, with 2' overhang.
2. All pavement is concrete.
3. All signage shall comply with the General Development Code.
4. If the fire protection system cannot meet the City of Garland Fire Department requirements and specifications, then the developer shall be required to furnish additional means, methods, and equipment to meet such requirements and specifications including but not limited to offsite improvements or onsite pumping storage facilities.

0 60 100

GRAPHIC SCALE 1"=60'



VICINITY MAP
NTS

SITE DATA SUMMARY

Zoning	PD 94-53
Proposed Use	Natatorium
Lot Area	19.224 Ac. Net (837,416 SF)
Building Area	66,508 SF
Building Height	2-Story, 52'-0"
Lot Coverage	6.5%
Floor Area Ratio	0.08 : 1
Impervious Area	293,180 SF
Parking Required	
(66,508 sf @ 1/125 sf)	532 Spaces
HC Parking Required	11 Spaces
HC Parking Provided	11 Spaces
Total Parking Provided	532 Spaces

SITE PLAN

GISD NATATORIUM ADDITION

LOT 1, BLOCK 1

19.224 Acres Zoned PD 94-53

DANIEL CRIST SURVEY ~ ABST. 226

CITY OF GARLAND, DALLAS COUNTY, TEXAS

City Case No. 180313-2

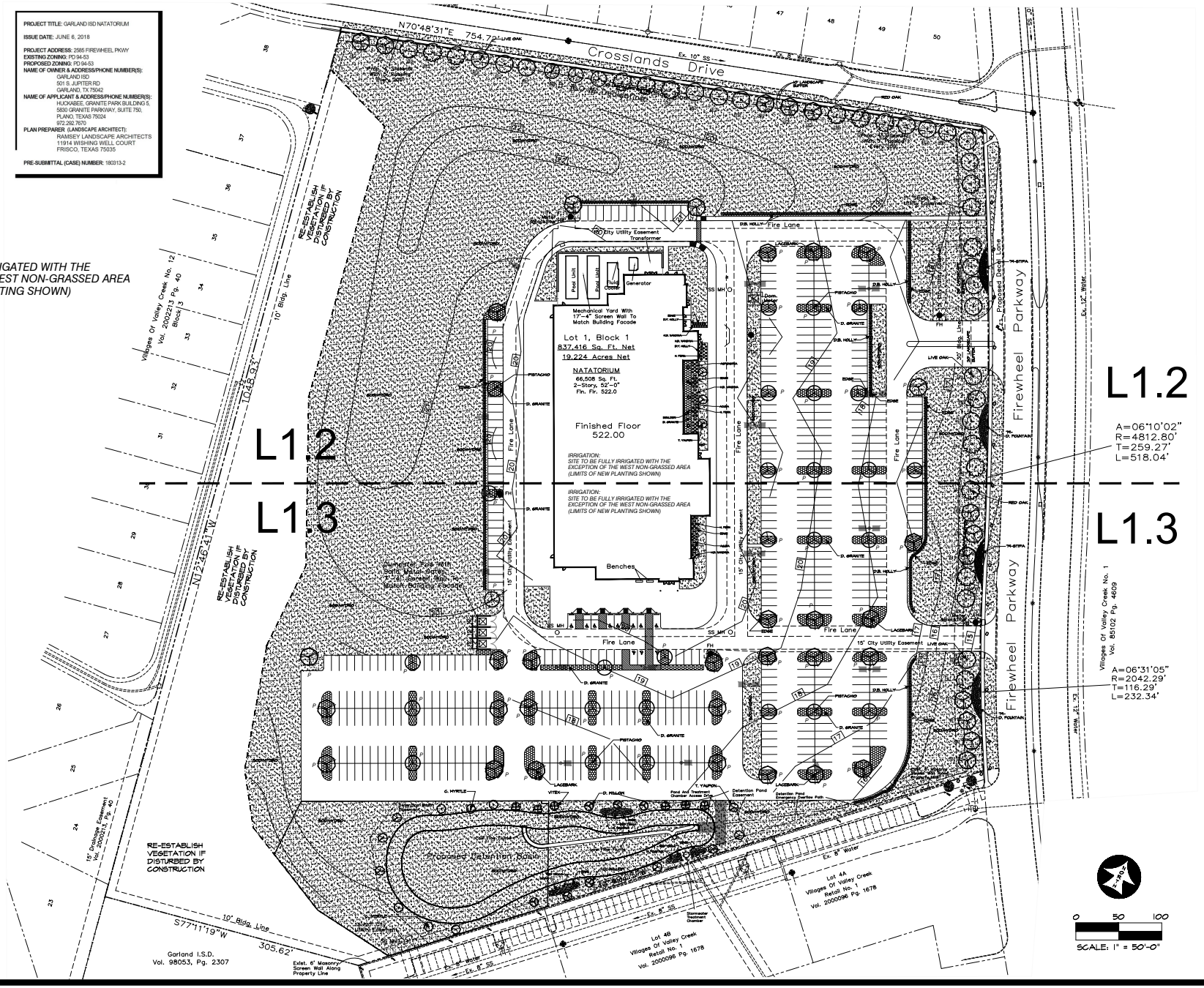
Owner

Garland Independent School District
701 North First Street
Garland, Texas 75040
Telephone 972 494-8278

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

EXHIBIT D



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Revision / Date

Project:
BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL COURT
FRISCO, TEXAS 75035
PHONE (972) 335-3389
FAX (972) 335-3389
EMAIL MIKE@RLAARTT.NET

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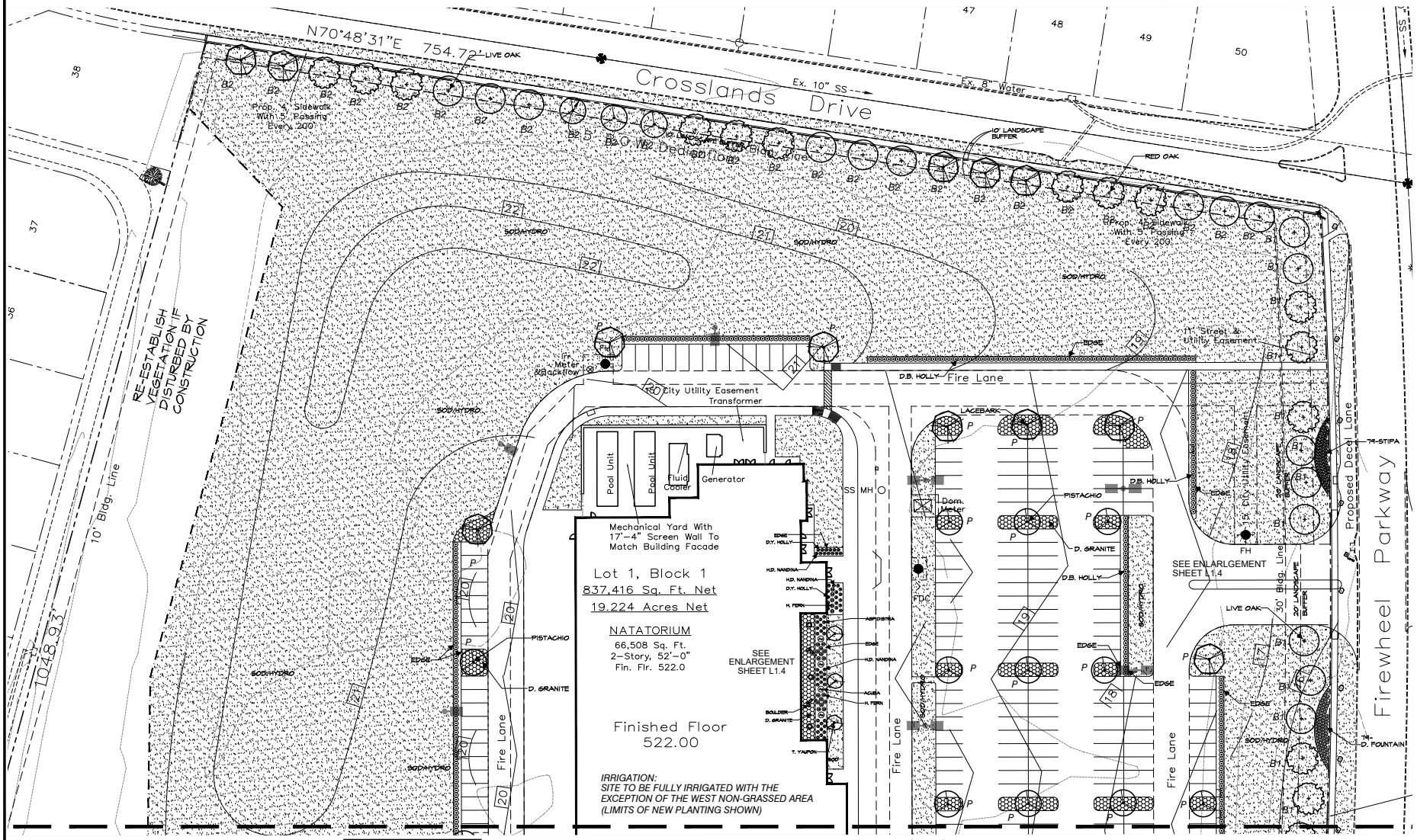
800.687.2229

SITE SUBMITTAL
OVERALL
LANDSCAPE PLAN
VOLUME

Job. No.	Sheet No.
1718-04-01	L1.1
Drawn By: MR	
Date: 07/09/2018	

EXHIBIT D



MATCHLINE SEE SHEET L1.3

PROJECT TITLE: GARLAND ISD NATATORIUM

ISSUE DATE: JUNE 6, 2018

PROJECT ADDRESS: 2565 FIREWHEEL PKWY
EXISTING ZONING: PD 94-53
PROPOSED ZONING: PD 94-53
NAME OF OWNER & ADDRESS/PHONE NUMBER(S):
GARLAND ISD
501 S. JUPITER RD
GARLAND, TX 75042
NAME OF APPLICANT & ADDRESS/PHONE NUMBER(S):
HUCKABEE, GRANITE PARK BUILDING 5,
5830 GRANITE PARKWAY, SUITE 750,
PLANO, TEXAS 75024
972.292.7070
PLAN PREPARER: (LANDSCAPE ARCHITECT):
RAMSEY LANDSCAPE ARCHITECTS
11914 WISHING WELL COURT
FRISCO, TEXAS 75035

PRE-SUBMITTAL (CASE) NUMBER: 180313-2

IRRIGATION:
SITE TO BE FULLY IRRIGATED WITH THE EXCEPTION OF THE WEST NON-GRASSED AREA (LIMITS OF NEW PLANTING SHOWN)

SCALE: 1" = 30'-0"

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Project:
BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

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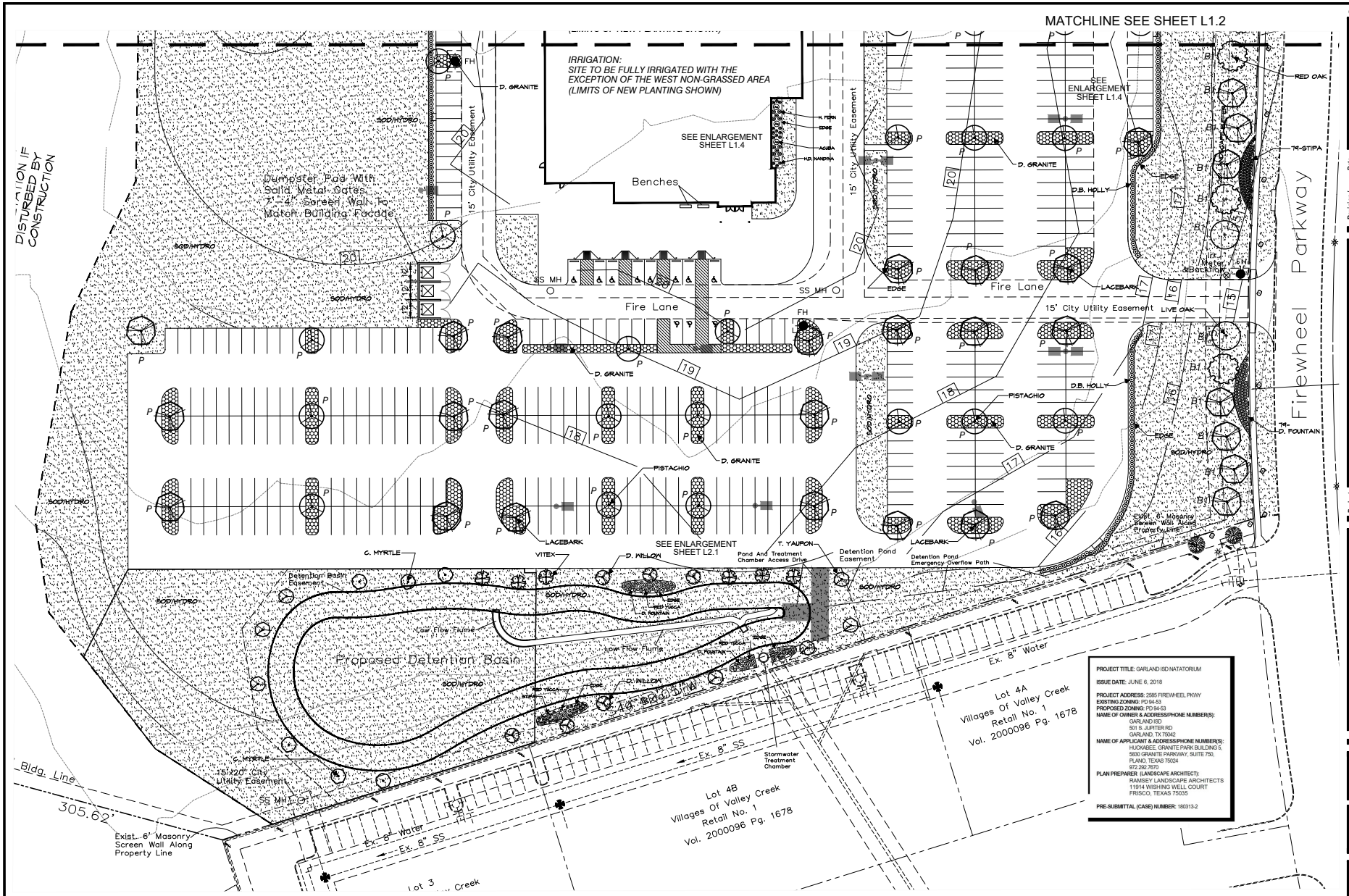
SITE SUBMITTAL
LANDSCAPE PLAN
AREA A
VOLUME

Job. No.	Sheet No.
1718-04-01	L1.2
Drawn By: MR	
Date: 07/09/2018	

EXHIBIT D



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GARLAND, TEXAS

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SITE SUBMITTAL
LANDSCAPE PLAN
AREA B
VOLUME

Job. No.	Sheet No.
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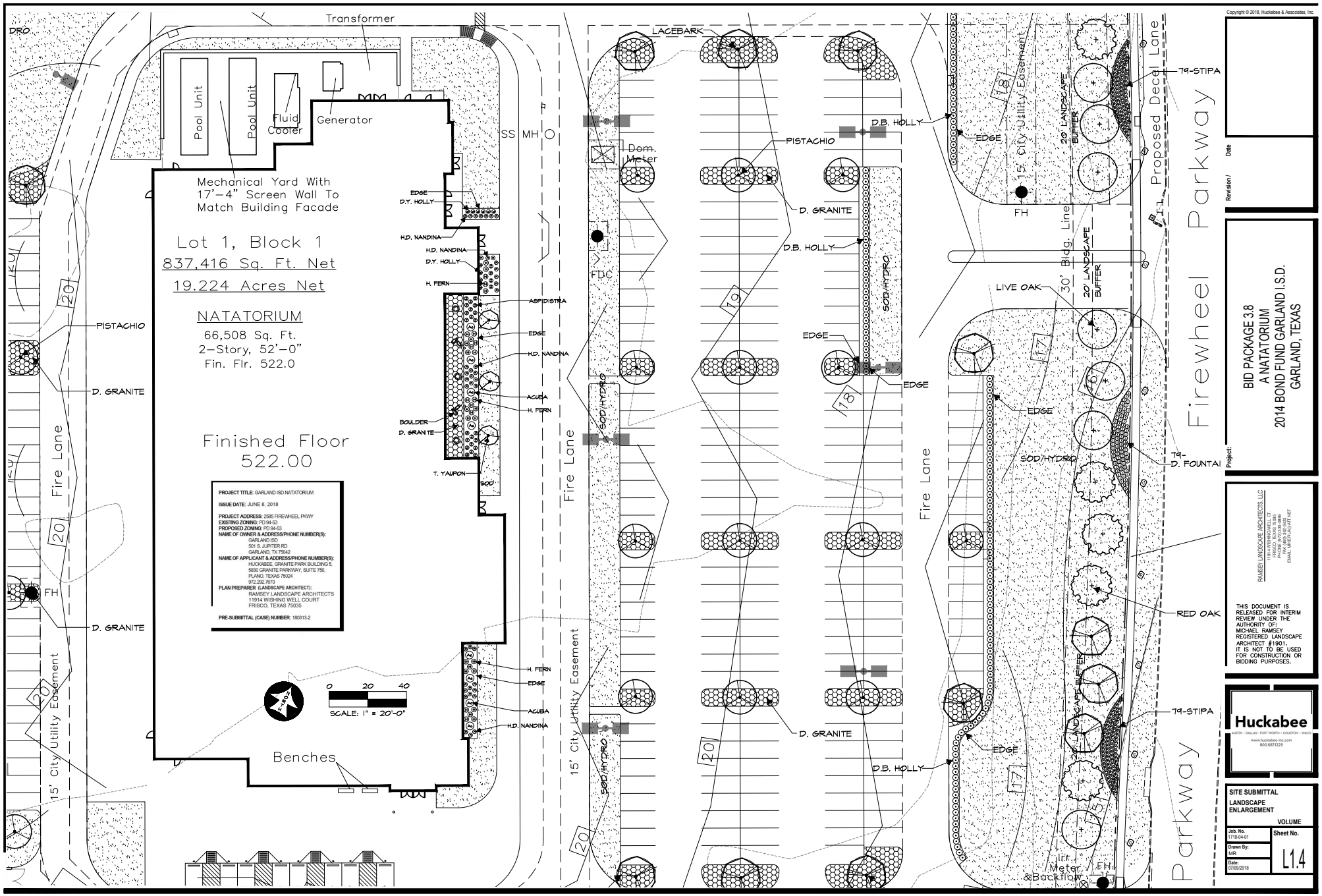
Drawn By: MR	
Date: 07/09/2018	

EXHIBIT D



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SITE SUBMITTAL
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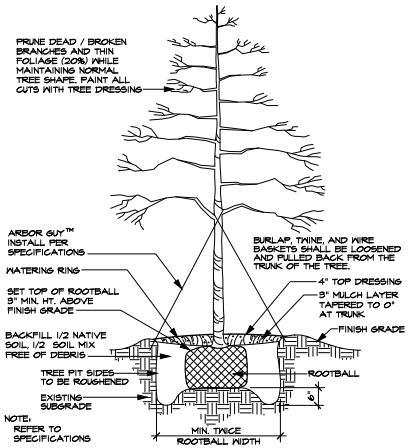
Job. No.	Sheet No.
1718-04-01	L1.4
Drawn By: MR	
Date: 07/06/2018	

EXHIBIT D



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

LANDSCAPE TABULATIONS

SITE LANDSCAPE

10% OF SITE TOTAL SITE AREA TO BE LANDSCAPE

SITE AREA	887,416 SF
SITE LANDSCAPE REQUIRED (887,416 SF X 10% =)	88,742 SF
SITE LANDSCAPE AREA PROVIDED	477,102 SF

STREET BUFFER

20' MAJOR AA, 15' MAJOR A D, 10 MINOR,
1-3" TREE PER 30 LF, +7 SHRUBS PER 30 LF ON MAJOR.

FIREWHEEL PARKWAY - 750 LF

BUFFER TREES REQUIRED (750 LF / 30 LF =)		25 TREES
BUFFER TREES PROVIDED	B1	25 TREES
BUFFER SHRUBS/N. GRASS REQUIRED (750 / 30 LF = 25 X 7 =)		175 SHRUBS
BUFFER SHRUBS PROVIDED		316 SHRUBS
NON TURF AREA REQUIRED (13,570 SF X 25% = 3,393 SF)		3,393 SF
NON TURF AREA PROVIDED		5,115 SF

CROSSLANDS DRIVE - 756 LF

BUFFER TREES REQUIRED (756 LF / 30 LF =)		26 TREES
BUFFER TREES PROVIDED	B2	26 TREES

PARKING LANDSCAPE

5% LANDSCAPE, ISLAND AT TERMINUS OF EACH PARKING ROW, 1 CANOPY TREE WITHIN 65' OF EACH SPACE, 1 TREE PER 10 SPACES,

TOTAL PARKING AREA		144,345 SF
PARKING LANDSCAPE REQUIRED (144,345 SF X 5% =)		7,220 SF
PARKING LANDSCAPE PROVIDED		19,075 SF
PARKING TREES REQUIRED (530 SPACES / 10 =)		53 TREES
PARKING TREES PROVIDED	P	57 TREES

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION	FORM / COLOR / TEXTURE
19	+	LIVE OAK	Live Oak	Quercus virginiana	5" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy	Rounded 40' canopy / dark green, evergreen / medium texture
17	+	RED OAK	Shumard Red Oak	Quercus shumardii	5" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy	Rounded 40' canopy / medium green, deciduous, red fall color / coarse texture
41		LACEBARK	Lacebark Elm	Ulmus parvifolia	5" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy	Rounded 40' canopy / medium green, deciduous, red fall color / fine texture
31		PISTACHIO	Chinese Pistachio	Pistacia chinensis	5" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy	Rounded 30' canopy / medium green, deciduous, orange-yellow fall color / medium texture
10		T. YAUPON	Tree Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4'	Rounded 15' canopy / dark green, evergreen, red berries / fine texture
6		D. WILLOW	Desert Willow	Chilopsis linearis	5'-6' Ht, 3'-4' spread, container	Rounded 18' canopy / medium green, deciduous, pink flowers / medium texture
6		C. MYRTLE	Red Flowering Crape Myrtle	Lagerstroemia indica 'Carolina Beauty'	3/4" caliper per trunk, 4 trunk min, 6' Ht./4' spread, B&B	Rounded 15' canopy / medium green, deciduous, red flowers / medium texture
6		VITEX	Vitex	Agnus castus	3/4" caliper per trunk, 4 trunk min, 6' Ht./4' spread, B&B	Rounded 15' canopy / medium green, deciduous, purple flowers / medium texture

SHRUBS

	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	
10	⊛	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, full to ground	Rounded / medium green, evergreen / fine texture
442	⊙	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	24" Ht. Min per code/16" spread, full to ground, Shrubs to be 3'-0" high min. at 2 years.	Oval / dark glossy green, evergreen / medium texture
40	⊛	H.D. NANDINA	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	5 gallon, 14" Ht./14" spread, bushy, specimen, full to ground	Rounded / light green, red in winter / fine texture
187	Ⓟ	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon	Rounded / light green, brown in winter / fine texture
30	Ⓡ	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon	Oval / medium green, evergreen base / tall center flower stem, medium texture
31	Ⓗ	H. FERN	Holly Fern	Cyrtomium falcatum	5 gallon	Low oval / medium green, fine texture
8	Ⓐ	ACUBA	Acuba	Acuba japonica	5 gallon	Rounded / dark green, variagated / medium texture
210	Ⓓ	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuroides 'hamlin'	1 gallon	Rounded / medium green, brown in winter / fine texture
26	Ⓐ	ASPIDISTRA	Aspidistra	Aspidistra elatior	1 gallon, 16" Ht., full , bushy	Rounded / dark green, evergreen / medium texture

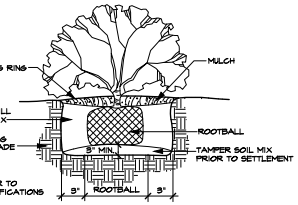
GROUNDCOVER

	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	
AS SHOWN		SOD/HYDRO	Common Bermuda Grass	Cynodon dactylon	Solid rolled sod refer to specifications	Level / Medium green, brown in winter / fine texture

MISCELLANEOUS

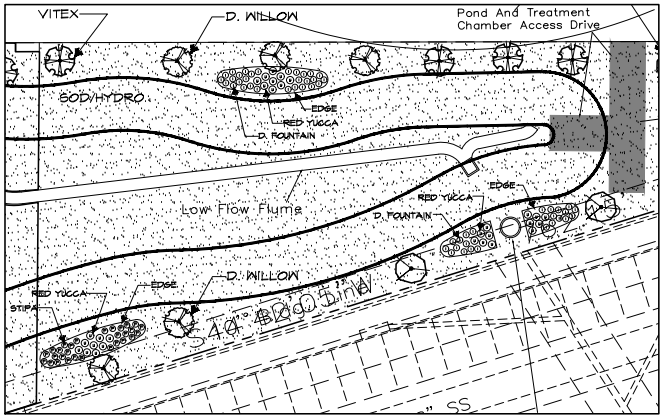
AS SHOWN	——	EDGE	L.F. Ryerson steel edge, 1/8" x 4" with 12" stakes, green in color. Use to separate all shrubs, granite, and turf.			Linear / dark green / smooth texture
AS SHOWN		D. GRANITE	Decomposed Granite	4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 5%-5 % FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.		Level / beige / fine texture
7		BOULDER	500 to 800 pounds each BROWN MOSS BOULDERS			Irregular / medium to dark brown / rough texture

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



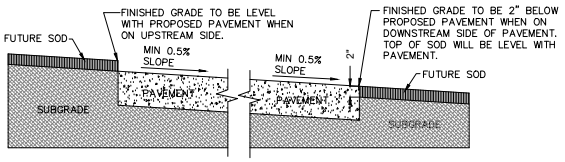
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



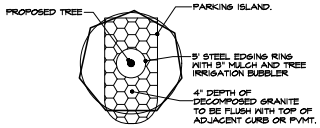
DETENTION PLANTING ENLARGMENET

SCALE: 1" = 20'-0"



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



DECOMPOSED GRANITE ISLAND

SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

PROJECT TITLE: GARLAND ISD NATATORIUM

ISSUE DATE: JUNE 6, 2018

PROJECT ADDRESS: 2555 FIREWHEEL PKWY
EXISTING ZONING: PD 94-53
PROPOSED ZONING: PD 94-53
NAME OF OWNER & ADDRESS/PHONE NUMBER(S):
GARLAND ISD
501 S. JUPITER RD
GARLAND, TX 75042
NAME OF APPLICANT & ADDRESS/PHONE NUMBER(S):
HUCKABEE, GRANITE PARK BUILDING 5,
5830 GRANITE PARKWAY, SUITE 750,
PLANO, TEXAS 75024
972.292.7670
PLAN PREPARER (LANDSCAPE ARCHITECT):
RAMSEY LANDSCAPE ARCHITECTS
11914 WISHING WELL COURT
FRISCO, TEXAS 75035

PRE-SUBMITTAL (CASE) NUMBER: 180313-2

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Revision / Date

Project:
BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL COURT
FRISCO, TEXAS 75035
PHONE (972) 335-3389
FAX (972) 335-3611
EMAIL MIKE@LASTT.NET

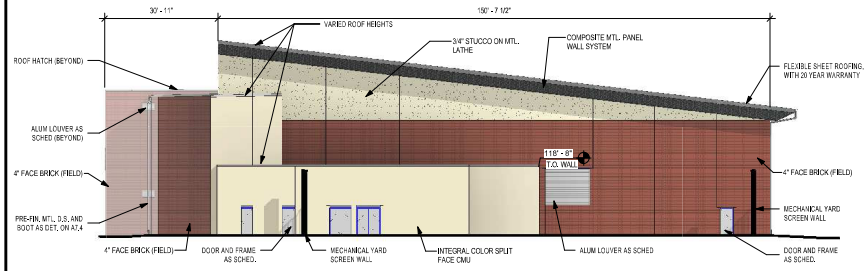
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

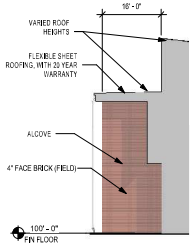
SITE SUBMITTAL
LANDSCAPE DETAILS
VOLUME

Job. No. 1718-04-01	Sheet No. L2.1
Drawn By: MR	
Date: 07/09/2018	

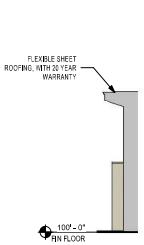
EXHIBIT E



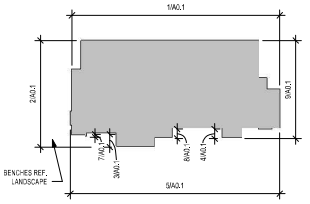
9 ELEVATION - NORTH WEST
A1.1 1/16" = 1'-0"



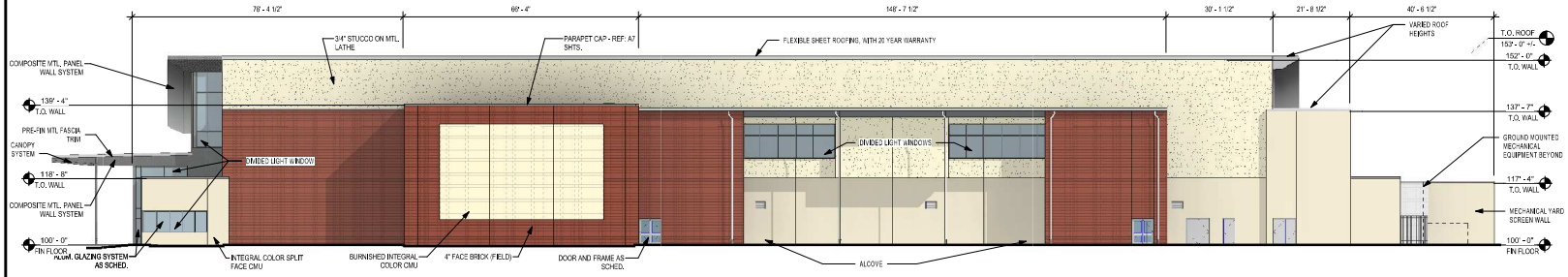
8 ELEV NORTH WEST 1.01 STAIR
A1.1 1/16" = 1'-0"



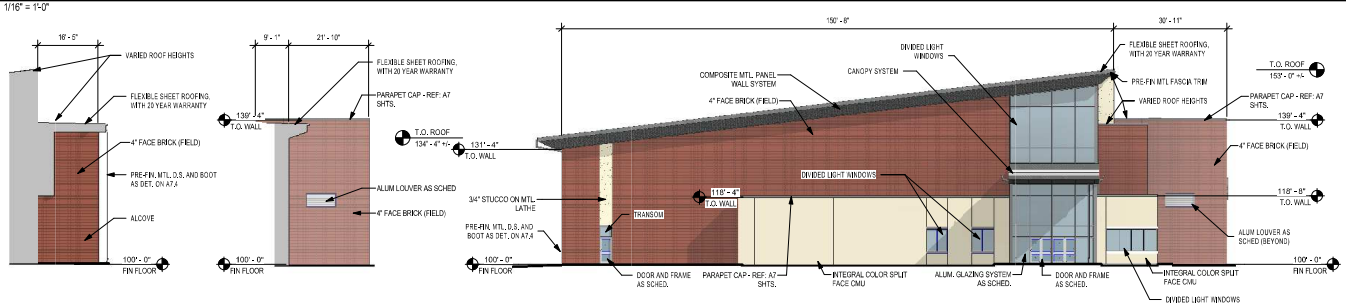
7 ELEV NORTH WEST (SOUTH OF LOBBY)
A1.1 1/16" = 1'-0"



6 ELEVATION KEY PLAN
A0.1 1" = 100'-0"



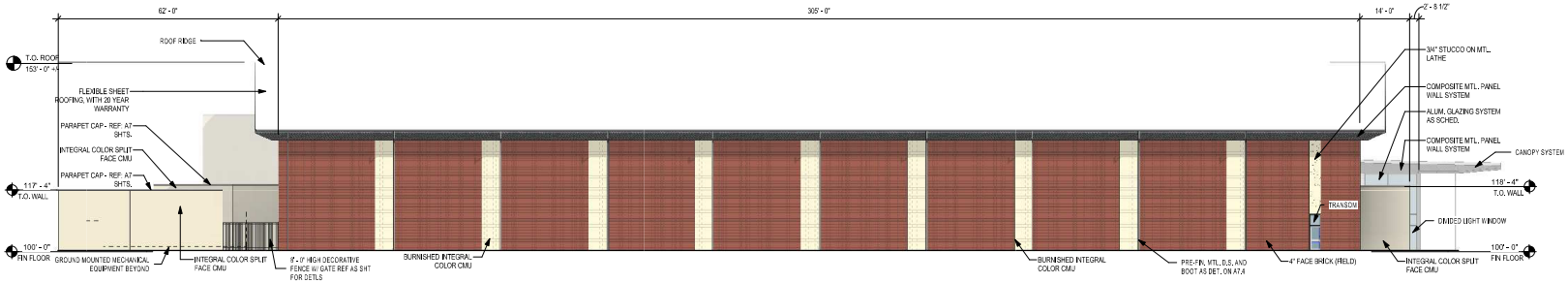
5 ELEVATION - NORTH EAST - FRONT ELEVATION
A1.1 1/16" = 1'-0"



4 ELEV SOUTH WEST 2.01 STAIR
A1.1 1/16" = 1'-0"

3 ELEV NORTH WEST 1.08
A1.1 1/16" = 1'-0"

2 ELEVATION - SOUTH EAST
A1.1 1/16" = 1'-0"



1 ELEVATION -SOUTH WEST
A0.1 1/16" = 1'-0"

PROJECT TITLE: GARLAND ISD NATATORIUM

ISSUE DATE: JUNE 6TH, 2018

PROJECT ADDRESS: 2585 FIREWHEEL PKWY
EXISTING ZONING: PD 94-53
PROPOSED ZONING: PD 94-53
NAME OF OWNER & ADDRESS/PHONE NUMBER(S):
GARLAND ISD
501 S. JUPITER RD
GARLAND, TX 75042
NAME OF APPLICANT & ADDRESS/PHONE NUMBER(S):
HUCKABEE, GRANITE PARK BUILDING 5, 5830 GRANITE PARKWAY, SUITE 750, PLANO, TEXAS 75024
972.292.7670
PLAN PREPARER (ARCHITECT):
HUCKABEE, GRANITE PARK BUILDING 5, 5830 GRANITE PARKWAY, SUITE 750, PLANO, TEXAS 75024

PRE-SUBMITTAL (CASE) NUMBER: 180313-2

FACADE PLAN FOR CITY OF GARLAND
06/06/2018

NOTE: ALL ELEVATIONS ON THIS SHEET ARE 1/16" = 1'-0"

FACADE PLAN NOTES:
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY CHIEF BUILDING OFFICIAL

COLOR AND MATERIAL SCHEDULE TABLE

FACE BRICK: 3-5/8" X 2-1/4" X 7-5/8" MODULAR BRICK UNITS. DESIGN BASIS "BURGUNDY" AS MANUFACTURED BY ACME.

INTEGRAL COLOR SPLIT FACE CMU: DESIGN BASIS-ROCK FACE 'TEXAS SHELL" AS MANUFACTURED BY FEATHERLITE.

BURNISHED INTEGRAL COLOR CMU: DESIGN BASIS-HILL COUNTRY STONE 'TEXAS CREAM" AS MANUFACTURED BY: FEATHERLITE

PREFINISHED METAL COPING/DOWNSPOUTS/WALL SYSTEM: TO MATCH CLEAR ANODIZED ALUM

STUCCO: COLOR-INTRINSIC 3 COAT SYSTEM - LAHABRA - COLOR TO MATCH SPLIT FACED CMU
ALL MATERIALS NOTED MEET THE REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE, AS DEFINED IN SECTION 4.07

SOUTH WEST ELEVATION:

MASONRY:	10,675SF	94%
SPLIT FACE CMU:	1,256SF	11%
BURNISHED CMU:	1,485SF	13%
BRICK:	7,954SF	69%
STUCCO:	70SF	1%
MCM PANEL:	724SF	6%
OVERALL SF:	**11,493SF**	
GLAZING/OPENINGS:	140SF	

NORTH EAST ELEVATION:

MASONRY:	15,941SF	97%
SPLIT FACE CMU:	3,783SF	23%
BURNISHED CMU:	1,256SF	8%
BRICK:	5,531SF	33%
STUCCO:	5,377SF	33%
MCM PANEL:	593SF	3%
OVERALL SF:	**16,534SF**	
GLAZING/OPENINGS:	1,534SF	

NORTH WEST ELEVATION:

MASONRY:	6,815SF	94%
SPLIT FACE CMU:	1,842SF	25%
BRICK:	3,766SF	52%
STUCCO:	1,213SF	17%
MCM PANEL:	433SF	6%
OVERALL SF:	**7,248SF**	
GLAZING/OPENINGS:	266SF	

SOUTH EAST ELEVATION:

MASONRY:	5,950SF	92%
SPLIT FACE CMU:	1,564SF	24%
BRICK:	4,260SF	66%
STUCCO:	126SF	2%
MCM PANEL:	526SF	8%
OVERALL SF:	**6,476SF**	
GLAZING/OPENINGS:	1,262SF	

ARCHITECTURAL ELEMENTS (6)
1. AWNINGS OR CANOPIES
2. DIVIDED LIGHT WINDOWS
3. TRANSOMS
4. ALCOVES/ PORTICOS
5. VARIED ROOF HEIGHTS
6. BENCHES (REF. LANDSCAPE)

EXTERIOR SIGNAGE:

ALL EXTERIOR BUILDING AND SITE SIGNAGE WILL MEET THE REQUIRMENTS OF THE GDC.

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Revision / Date

Project:
BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Heather M. Barksdale
TX 26379

Huckabee
ARCHITECTURE | INTERIORS | PLANNING
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972.247.7272

SITE SUBMITTAL
VOLUME

Job No. 1716-04-02	Sheet No. A0.1
Drawn By: JDS	
Date: 06/06/2018	

C:\Users\rwin\Documents\Local Files\1716-04-02 Garland ISP\3.8_Natatorium_ARCH_r17_cbf_design_modelLWWin.rvt

EXHIBIT F

Copyright © 2018, Huckabee & Associates, Inc.

PROJECT TITLE: GARLAND ISD NATATORIUM

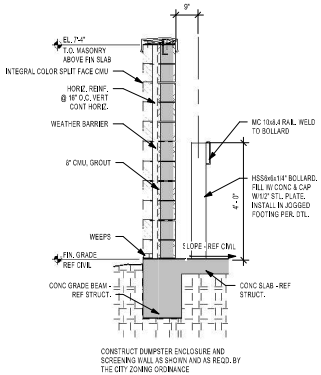
ISSUE DATE: JUNE 6TH, 2018

PROJECT ADDRESS: 2585 FIREWHEEL PKWY
EXISTING ZONING: PD 94-53
PROPOSED ZONING: PD 94-53
NAME OF OWNER & ADDRESS/PHONE NUMBER(S):
GARLAND ISD
501 S. JUPITER RD
GARLAND, TX 75042
NAME OF APPLICANT & ADDRESS/PHONE NUMBER(S):
HUCKABEE, GRANITE PARK BUILDING 5,
5830 GRANITE PARKWAY, SUITE 750,
PLANO, TEXAS 75024
972.292.7670
PLAN PREPARER (ARCHITECT):
HUCKABEE, GRANITE PARK BUILDING 5,
5830 GRANITE PARKWAY, SUITE 750,
PLANO, TEXAS 75024

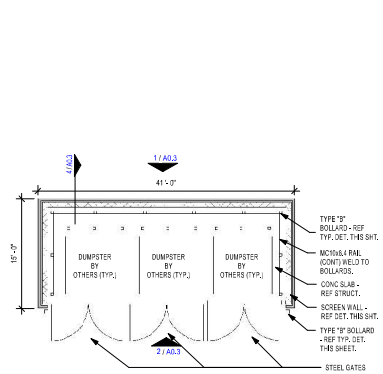
PRE-SUBMITTAL (CASE) NUMBER: 180313-2

Revision / Date

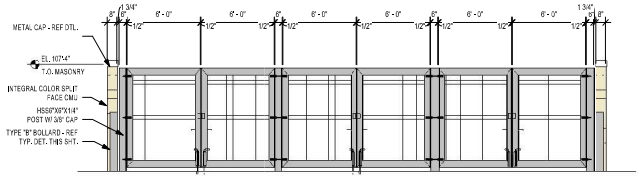
Project:
BID PACKAGE 3.8
A NATATORIUM
2014 BOND FUND GARLAND I.S.D.
GARLAND, TEXAS



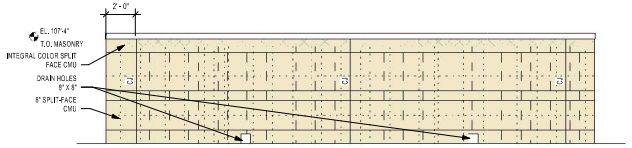
4 DUMPSTER FENCE SECTIONS
A0.3 1/2" = 1'-0"



3 ENLARGED DUMPSTER PLAN - INTEGRAL COLOR SPLIT FACE CMU
A0.3 1/8" = 1'-0"



2 DUMPSTER GATE ELEVATION
A0.3 1/4" = 1'-0"



1 DUMPSTER FENCE ELEVATION
A0.3 1/4" = 1'-0"

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CULTURE · MANAGEMENT · ENERGY
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800.697.3220

SITE SUBMITTAL

Job. No. 1718-04-02
Drawn By: WW
Date: 06/06/2018
Sheet No. A0.3

C:\Users\nwink\Documents\Local Files\1718-04-02 Garland BP3.8_Natatorium_ARCH_v17_old_design_model_WWink.rvt

REPORT & MINUTES

P.C. Meeting, August 13, 2018

Consideration of the application of **Huckabee,** requesting approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. This property is located at 2585 Firewheel Parkway. (District 1) (File Z 18-30)

The applicant, Heather Barksdale, 3508 Glenhaven Drive, Sachse, Texas 75040 provided additional information regarding the orientation choice of the building, and the proposed landscaping plan.

Commissioner Hedrick asked the applicant of the possible addition of landscaping on the south side of the subject property.

Chairman Roberts questioned the applicant on the location of the pedestrian walkway and proposed adding landscaping to soften the rear of the building due to the large amount of concrete.

Residents speaking in support of the request:

Jesus B. Ytem, 2618 Brittany Drive, Garland, Texas 75040
Residents speaking in opposition of the request:

David Permenter, 2414 Roberta Court, Garland, Texas 75040
Josh Lamb, 2402 Roberta Court, Garland, Texas 75040
C Mori Permenter, 2414 Roberta Court, Garland, Texas 75040
Laureen B. Potter, 2625 Brittany Drive, Garland, Texas 75040

Raised concerns regarding the refuse location, lighting glare into the neighborhood. There was also concern raised with the lack of a screening wall in the proposal. There was also a request for additional information regarding the traffic flow into and out of the subject property.

Residents registering their position in support:

Bob Duckworth, 909 Wakefield, Garland, Texas 75040
Charlotte Moody, 1806 Valley Glen Court, Texas 75040

Commissioner Williams inquired to the possible relocation of the refuse container.

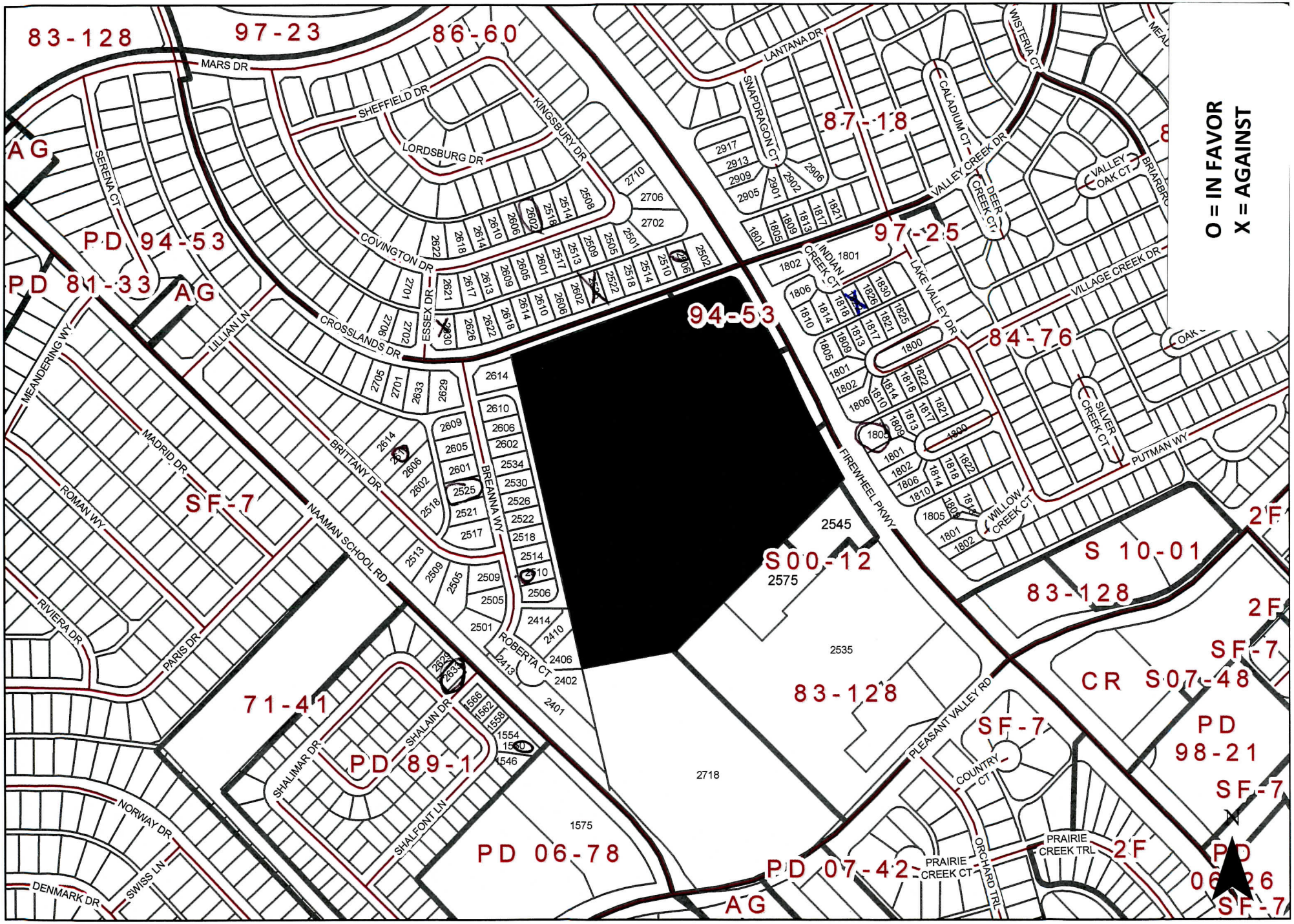
Motion was made by Commissioner Hedrick, seconded by Commissioner Hallman to close the public and open the case for discussion. **Motion carried: 8** Ayes, **0** Nays.

Commissioner Hedrick spoke in support of the request; however, proposed the refuse container be relocated.

Chairman Roberts and Commissioner Ott spoke in support of requiring a screening wall.

Commissioner Hallman spoke in opposition of requiring a screening wall.

Motion was made by Commissioner Hedrick, seconded by Commissioner Williams to **approve** the application with the relocation of the refuse container and addition of a six (6) foot screening wall. **Motion carried: 7** Ayes, **1** Nay by Commissioner Hallman. Commissioner Dalton recused himself from this case.


O = IN FAVOR
X = AGAINST
83-128
97-23
86-60
MARS DR
SHEFFIELD DR
KINGSBURY DR
LORDSBURG DR
COVINGTON DR
AG
SERENA CT
PD 94-53
PD 81-33
AG
LILLIAN LN
CROSSLANDS DR
ESSEX DR
MEANDERING WY
MADRID DR
ROMAN WY
SF-7
RIVIERA DR
PARIS DR
NAAMAN SCHOOL RD
BRITTANY DR
BREANNA WY
ROBERTA CT
71-41
SHALAIN DR
SHALIMAR DR
PD 89-1
SHALFONT LN
NORWAY DR
SWISS LN
DENMARK DR
PD 06-78
94-53
LANTANA DR
SNAPDRAGON CT
87-18
CALADIUM CT
WISTERIA CT
VALLEY CREEK DR
DEER CREEK CT
VALLEY OAK CT
BRIARBRO
97-25
INDIAN CREEK CT
LAKE VALLEY DR
VILLAGE CREEK DR
84-76
SILVER CREEK CT
PUTMAN WY
WILLOW CREEK CT
FIREWHEEL PKWY
S00-12
2575
2545
2535
2718
1575
83-128
S 10-01
2F
SF-7
CR S07-48
PD 98-21
PLEASANT VALLEY RD
COUNTRY CT
PRAIRIE CREEK CT
PRAIRIE CREEK TRL
ORCHARD TRL
PD 07-42
AG
PD 06-26
0
250
500 Feet
1 inch = 400 feet
ZONING MAP Z 18-30
INDICATES AREA OF REQUEST

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

GARLAND

August 1, 2018

HEARING DATE/TIME: Plan Commission: August 13, 2018 – 7:00 PM

APPLICANT: Huckabee

File Z 18-30

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 13, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Huckabee**, requesting Approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 19-acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas, and being part of a called 27.000-acre tract conveyed to the Garland Independent School District by deed recorded in Volume 98053, Page 2307, Deed Records of Dallas County, Texas. **The property is located at 2585 Firewheel Parkway. (District 1)**

Note: The applicant makes the above request to build a natatorium for the Garland Independent School District.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

__√__ I am in favor of the request.

_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

KHAI NGUYEN
Printed Name

2525 BREANNA WAY — GARLAND, TX — 75040
Address — City, State — Zip

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

Signature — Title

Date: [signature]

GARLAND

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

August 1, 2018

HEARING DATE/TIME: Plan Commission: August 13, 2018 – 7:00 PM

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File Z 18-30

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(Please Check One Below)

_____ I am in favor of the request.

✔ I am opposed to the request.

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

The proposed natatorium would be obtrusive and bring more traffic to the neighborhood. We are also concerned about how it would impact our property value.

(Please complete the following information)

Your Property Address

Printed Name

2526 Crosslands Garland TX 75040

Address City, State Zip

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

Signature Title

Date: 8/5/18

Allmendinger, Tracy

From: cst@magicfoo.net
Sent: Thursday, August 16, 2018 10:44 AM
To: Planning Group
Subject: File Z 18-30
Attachments: 2526 Crosslands FileZ18-30.pdf

Please see attached opposition to the request

Sandy Stillo 214/718-8341
Chris Stillo 214/263-6694
Taylor Carroll 940/597-1118

Labyrinth Properties LLC

Address:

5646 Milton Street, Suite 238
Dallas, TX 75206

email: cst@magicfoo.net

GARLAND

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

August 1, 2018

HEARING DATE/TIME: Plan Commission: August 13, 2018 – 7:00 PM

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(Please Check One Below)

__V__ I am in favor of the request.

_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address Flor & Anna Velez.

Printed Name 2633 Shalimar Dr. Garland, TX 75040

Address City, State Zip

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

Flor and Anna Velez

Signature Title

Date: 8/3/2018

AUG 14 '18 PM 1:56

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

GARLAND

August 1, 2018

HEARING DATE/TIME: Plan Commission: August 13, 2018 – 7:00 PM

APPLICANT: Huckabee

File Z 18-30

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 13, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Huckabee**, requesting Approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 19-acre tract of land situated in the Daniel Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas, and being part of a called 27.000-acre tract conveyed to the Garland Independent School District by deed recorded in Volume 98053, Page 2307, Deed Records of Dallas County, Texas. **The property is located at 2585 Firewheel Parkway. (District 1)**

Note: The applicant makes the above request to build a natatorium for the Garland Independent School District.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

V I am in favor of the request.

____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

LONG D HOANG
Printed Name

2510 Breanna way Garland, TX 75040
Address City, State Zip

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

Signature Title

Date: 8-2-18

RECEIVED

AUG 8 2018

GARLAND

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

August 1, 2018

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(Please Check One Below)

✓ I am in favor of the request.

____ I am opposed to the request.

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

I need more information about the nature of the development

(Please complete the following information)

Your Property Address

NNEKA OKAFOR

Printed Name

2506 CROSSLANDS DRIVE GARLAND TX 75040

Address City, State Zip

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

Signature Title

Date: 08/03/18

08/06/2018 14:34 214-348-6900 FEDEX OFFICE 0207 PAGE 01

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

GARLAND

August 1, 2018

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(Please Check One Below)

✓ I am in favor of the request.

_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

ADRIANNE MOSLEY
Printed Name

1550 SHALFONT LANE — GARLAND — TX — 75040
Address — City, State — Zip

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

Signature — Title

Date: 8-2-18

Allmendinger, Tracy

From: Amie Goins <AGoins@crausa.com>
Sent: Friday, August 03, 2018 10:28 AM
To: Planning Group
Cc: dgibbons610@aol.com
Subject: Public Hearing, Huckabee Application for Natatorium for GISD
Attachments: 001.pdf

Good morning,

Please find attached our signed letter in support of Huckabee's request to build a natatorium facility on the parcel at Crosslands and Firewheel Parkway in Garland. Our home address is 2610 Brittany Drive.

Please feel free to contact me at goins1993@verizon.net or 214-770-7637 if you have trouble with the attached file, or if you have any questions.

Thank you,
Amie and Chris Goins

Amie Goins
Corporate Realty Advisors

CoStar POWER BROKER 2017 Top Firm Award

D 214-751-2179 | O 972-386-7100 x 221 | F 972-386-0035
agoins@crausa.com | www.crausa.com

This communication is confidential and may be legally privileged. If you are not the intended recipient, (i) please do not read or disclose to others, (ii) please notify the sender by reply mail, and (iii) please delete this communication from your system. Failure to follow this process may be unlawful. Thank you for your cooperation.

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

GARLAND

August 1, 2018

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APPLICANT: Huckabee

File Z 18-30

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(Please Check One Below)

✓ I am in favor of the request.

____ I am opposed to the request.

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

We approve 100%.

(Please complete the following information)

Your Property Address

Christopher and Amie Goins
Printed Name

2610 Brittany Dr. Garland, TX 75040
Address City, State Zip

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

Signature Title

Date: 8/2/18

GARLAND

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

August 1, 2018

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APPLICANT: Huckabee

File Z 18-30

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(Please Check One Below)

_____ I am in favor of the request.

✓ I am opposed to the request.

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

parking will be a mess and traffic will overflow into the neighborhood

(Please complete the following information)

Your Property Address

LINDA ALBASHA BURT
Printed Name

1822 Indian Creek Ct — Garland TX — 75040
Address — City, State — Zip

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

Linda A. Burt — home-owner
Signature — Title

Date: 8-3-18

AUG 6 '18 PM 2:04

GARLAND

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

August 1, 2018

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APPLICANT: Huckabee

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(Please Check One Below)

____ I am in favor of the request.

X I am opposed to the request.

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

Concerns with more increased property taxes (already significant) ↑traffic+noise; ↑public presence +possible ↑ loitering+crime, etc...

(Please complete the following information)

Your Property Address
Stephanie Hill
Printed Name
2630 Crosslands Dr., Garland, TX 75040
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
Stephanie Hill - Home Owner
Signature Title

Date: 08/05/18

RECEIVED
AUG 8 2018

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

GARLAND

August 1, 2018

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(Please Check One Below)

✓ I am in favor of the request.

____ I am opposed to the request.

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

This natatorium is long overdue. For many years now the Garland swim teams have needed a decent place to practice & hold meets. We certainly hope this becomes a reality!

(Please complete the following information)

Your Property Address

Ken & Nancy Myers
Printed Name

2602 Covington Dr. | Garland TX | 75040
Address | City, State | Zip

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

Signature | Title

Date: 8/11/18

AUG 13 '18 PM 1:38

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

GARLAND

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(Please Check One Below)

____ I am in favor of the request.

____ I am opposed to the request.

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

GISD

(Please complete the following information)

Your Property Address 2585 Firewheel Pkwy Garland, Tx

Joel Falcon
Printed Name

701 N. First Street Garland, TX 75040
Address City, State Zip

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

Joel Falcon GISD Exec Dir of Facilities & Maint
Signature Title

Date: 8/8/18

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

GARLAND

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jdelavega@garlandtx.gov

(Please Check One Below)

✓ I am in favor of the request.

____ I am opposed to the request.

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

I hope residents of Garland will be allowed access, but even if we're not, I am in favor of it.

(Please complete the following information)

Your Property Address 1805 Creekside Ct Garland TX 75040

Printed Name Chelsea Callahan-Haag

Address Same City, State Zip

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

Signature Chelsea Callahan-Haag Title Home Owner

Date: 8-13-2018

GARLAND

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

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(Please Check One Below)

✓ I am in favor of the request.

____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Mary Kathryn Lightsey
Printed Name

18226 Valley Glen Court Garland Tx 75040
Address City, State Zip

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

Signature Owner
Title

Date: 8/6/18

Outside the Notification Area

AUG 20 '18 PM 1:12

Z 18-30

Approval of 1) Amendments to Planned Development (PD) 94-53 for Single-Family-7 Uses and 2) a Detail Plan for Athletic Events Facility, Indoor.

City Council Meeting
September 18, 2018

GARLAND
TEXAS MADE HERE

Case Information

Location: 2585 Firewheel Parkway

Applicant: Huckabee

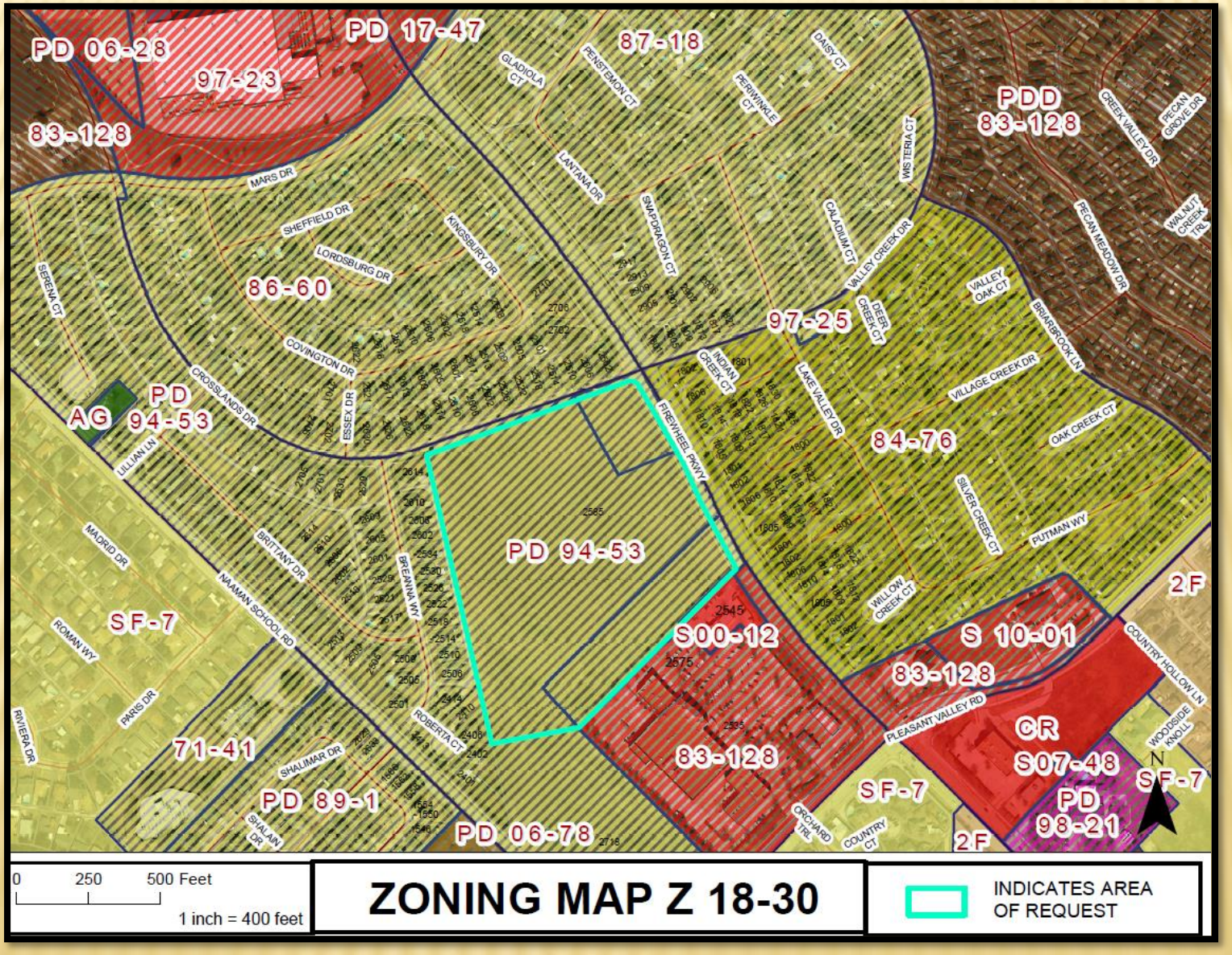
Owner: Garland Independent School District

Acreage: 19.224 acres

Zoning: Planned Development (PD) 94-53 for Single-Family-7 Uses

GARLAND
TEXAS MADE HERE

Location Map

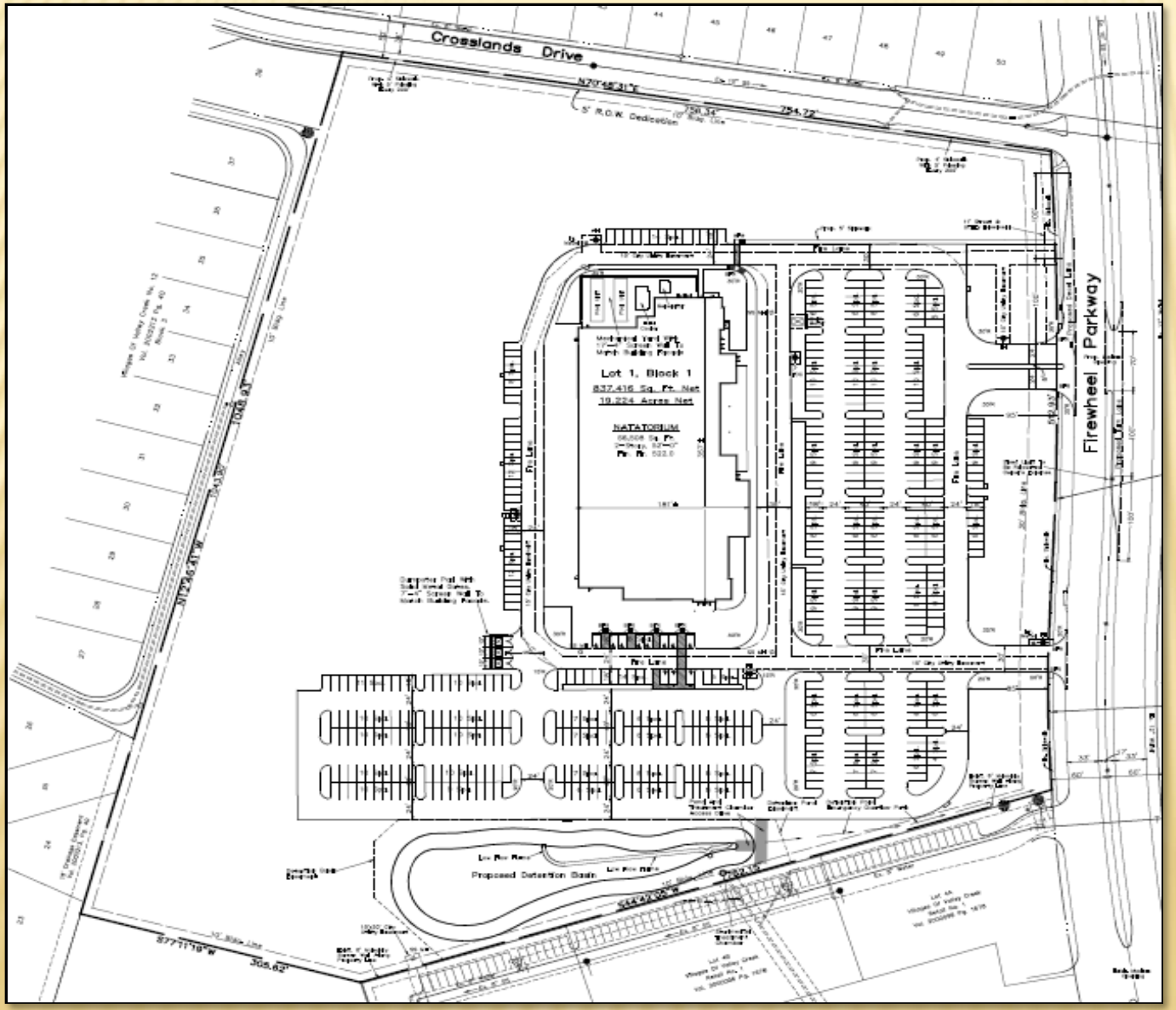


Subject Property



View of the subject property from Firewheel Parkway

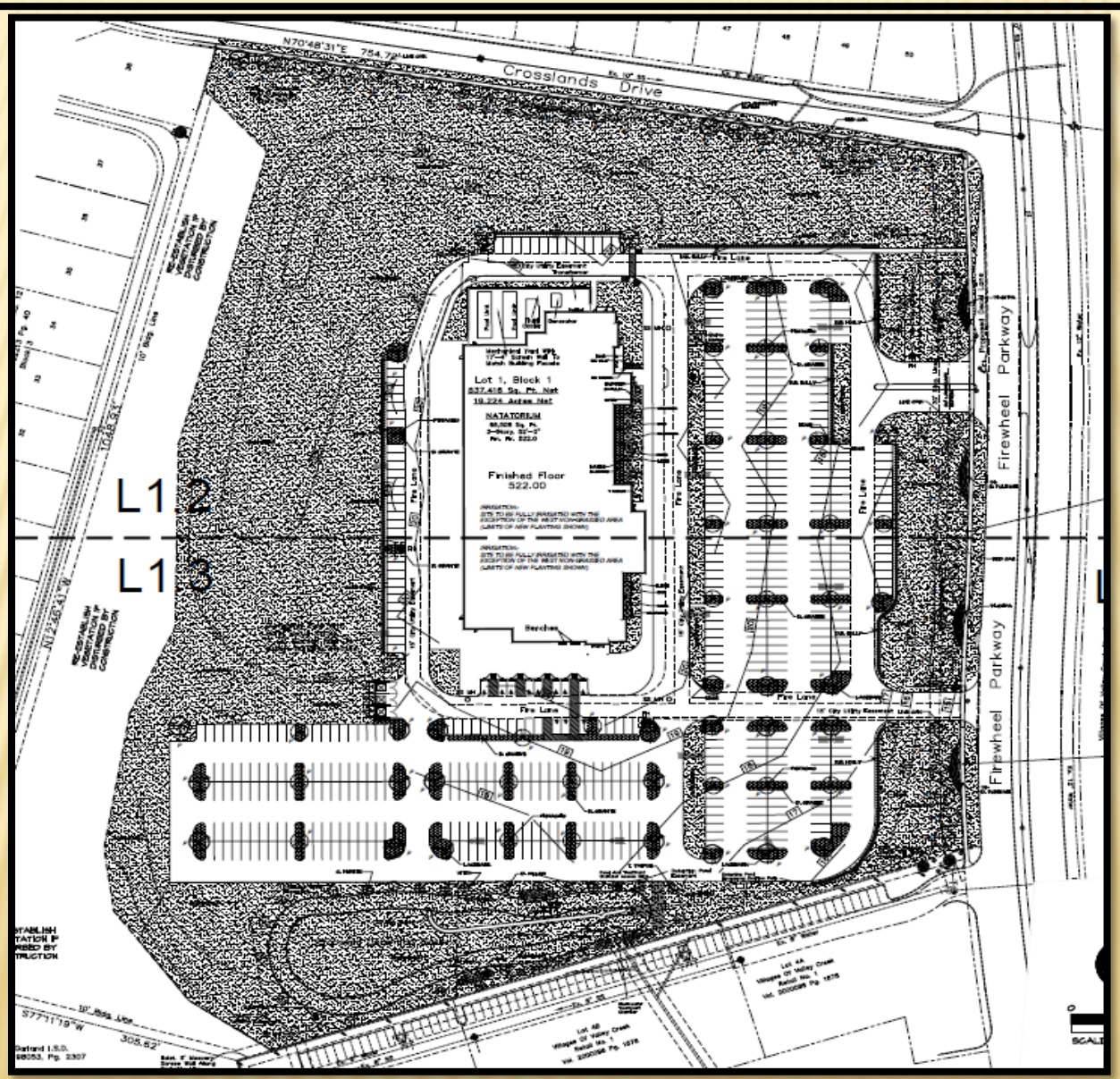
PD/Detail Plan



- 2-story, 66,508-square foot natatorium
- The GDC establishes a maximum building height 35 feet. Within the proposed PD the maximum building height 55 feet to accommodate the 52-foot tall natatorium, the building height needed to accommodate spectator seating as well as the diving boards

Z 18-30

PD/Landscape Plan

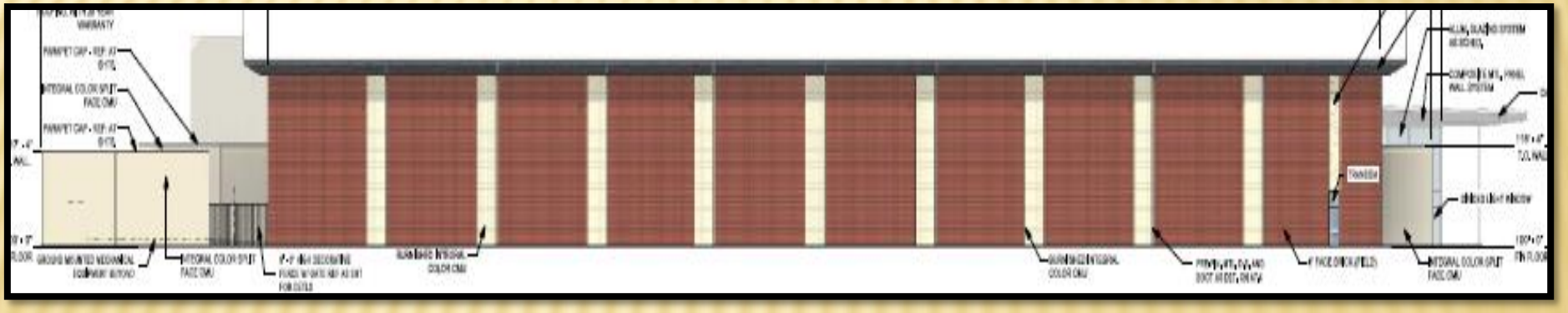


The proposed landscape layout is in compliance with the GDC, including the proposed refuse enclosures.

Z 18-30

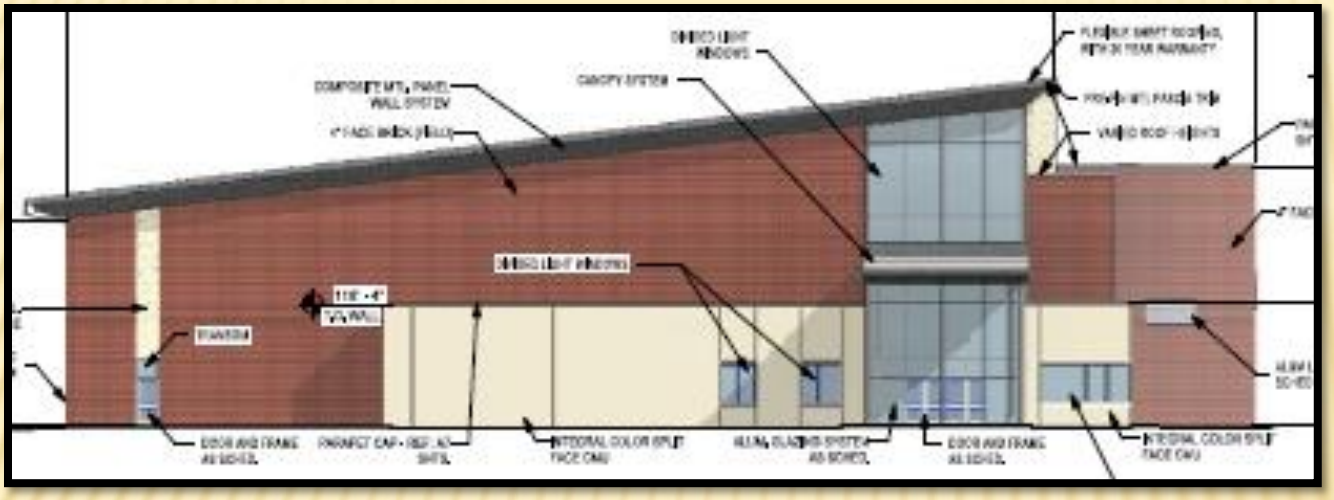
PD/Building Elevations





Z 18-30

PD/Building Elevations





GARLAND
PLANNING REPORT

City Council Regular Session Agenda **17.c.**

Meeting Date: 09/18/2018

Item Title: Z 17-14 Cates-Clark & Associates, LLP (District 6)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard; 3) a Specific Use Provision for a Recycling Salvage Yard; and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping.

OWNER

Emmanuel Holdings, LLC

PLAN COMMISSION RECOMMENDATION

On July 9, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended denial of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard; 3) a Specific Use Provision for a Recycling Salvage Yard; and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping.

STAFF RECOMMENDATION

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard; 3) a Specific Use Provision for a Recycling Salvage Yard; and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping.

However, staff recommends upholding Section 2.52(A)(8)(f) of the Garland Development Code (GDC) and requiring a masonry screening wall that is architecturally compatible with the main building to be installed to screen all outdoor storage from all public streets and from neighboring properties.

BACKGROUND

The peripheral area of the subject property is undeveloped and densely populated with trees while its central area, previously utilized as heavy truck parking, is covered with gravel; however, other than light poles, there are no vertical structures on the subject property. The applicant makes the above request to allow the development and operation of a Recycling Salvage Yard on the subject property. The Garland Development Code defines Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non- consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

The City Council postponed this item from its August 7, 2018 City Council hearing to September 18, 2018.

SITE DATA

The subject property consists of 9.3 acres with approximately 430 linear feet of frontage along North Shiloh Road and with the entire 770-foot long south property line abutting the DART rail. The subject property would be accessed at a single point along North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District, a district where Recycling Salvage Yard is only permitted with approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

Proposed Planned Development (PD) and Detail Plan

1. The applicant proposes to develop a Recycling Salvage Yard (Exhibit C) consisting of one (1) building with 7,155 square feet of office and 60,275 square feet of warehouse as well as 58,799 square feet of proposed outdoor storage and 40,192 square feet of future outdoor storage. Vehicles would access the site along North Shiloh Road and drive (counterclockwise) to the north side of the building where a truck scale would be located for the weighing of the materials. From the truck scale, the vehicles would continue driving to the back of the building where the material would be unloaded at various designated areas behind the building. The Recycling Salvage Yard would operate Monday through Friday, from 7:00 a.m. to 6:00 p.m. and Saturday from 7:30 a.m. to 2:00 p.m.

2. Section 2.52(A)(8)(f) of the Garland Development Code (GDC) stipulates that all outdoor storage in a Recycling Salvage Yard is to be screened from all public streets and from neighboring properties with a fully opaque, minimum eight (8) foot tall masonry screening wall that is architecturally compatible with the main building(s).

   The applicant is seeking approval of a deviation from the above special standard and proposes to screen the outdoor storage area that would be located behind the building with a ten (10) foot tall ribbed metal fence along the south property line (adjacent to the DART rail), the west property line (adjacent to Industrial (IN) District and Community Office (CO) District zoned properties) and north property line (adjacent to Community Office (CO) District zoned properties). Also along the south property line, adjacent to the DART rail, a three (3) foot tall evergreen hedge would be provided on the outside and along the length of the ten (10) foot tall ribbed metal fence.

It should be noted that the outdoor storage would be screened from North Shiloh Road by the main building, a 10-foot high masonry wall (split-face block) and solid gates.

3. The Garland Development Code (GDC) establishes a parking ratio of one (1) parking space for every 300 square feet of office space plus one (1) parking space for every 1,000 square feet of warehouse/storage area. The proposed Recycling Salvage Yard would require 144 parking spaces without the future outdoor storage and 184 parking spaces with the future outdoor storage. The proposed Detail Plan provides 149 parking spaces without the future outdoor storage and 184 parking spaces with the future outdoor storage.

4. The Garland Development Code (GDC) establishes a series of Special Standards to Recycling Salvage Yard regarding processing of materials, storage of materials and on-site traffic circulation. With the exception of the outdoor storage screening method prescribed under Special Standards (see Consideration No. 2), the proposed Recycling Salvage Yard shall comply with all the applicable Special Standards.

5. With the exception of the Variance request under Consideration No. 8 regarding the parking area landscaping, the landscape layout reflected on Exhibit D complies with the applicable Screening and Landscape Standards in the Garland Development Code (GDC).

6. The design of the building (Exhibit E) is required to comply with the following Garland Development Code (GDC) development standards:

    - Facade materials on buildings in the Industrial (IN) District are required to comply with Section 4.83(G) which requires the east elevation facing North Shiloh Road to be covered with a non-metal material.
    - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
    - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
    - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

    The design of the Recycling Salvage Yard as proposed complies with the aforementioned development standards.

<u>Specific Use Provision</u>

7. A Specific Use Provision for a Recycling Salvage Yard for a period of thirty (30) years is requested by the applicant.

<u>Variance</u>

8. The applicant seeks a variance to Section 4.35 of the Garland Development Code to locate seven (7) of the thirteen (13) large canopy trees required in the rear parking areas (including future parking) behind the gates to, a landscaped area near the front of the building where they would be clustered together with five (5) other large canopy tress. These are trees that would otherwise be located in the rear parking areas immediately

adjacent to the outdoor storage area, where these trees would likely be damaged by on-site activity and stored materials.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

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

Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

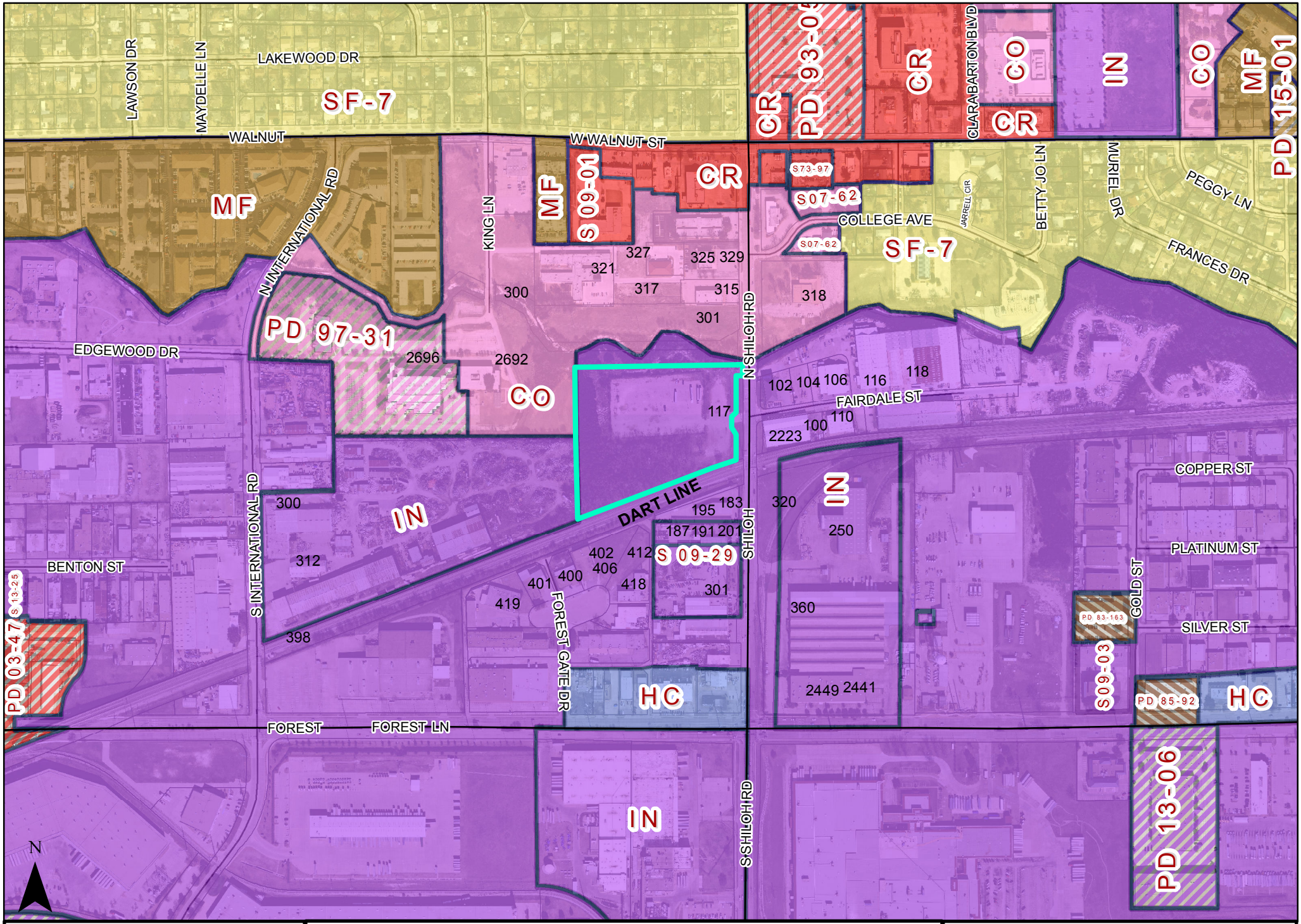
Most of the properties to the east, south and west are zoned for Industrial Uses and are developed with a variety of industrial and heavy commercial land uses including recycling salvage yards. The properties to the north are zoned for Industrial and Community Office Uses and are mostly developed with medical related land uses, a pharmacy, an apartment complex, retail and personal service uses.

Attachments

Z 17-14 Cates-Clark & Associates, LLP Exhibits and Attachments

Z 17-14 Cates-Clark & Associates, LLP Responses

Z 17-14 Cates-Clark & Associates, LLP Staff Presentation



0 275 550 Feet

1 inch = 552 feet

ZONING MAP Z 17-14

INDICATES AREA OF INTEREST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-14

117 North Shiloh Road

I. Statement of Purpose: The purpose of this Planned Development is to permit the development of a Recycling Salvage Yard.

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 Industrial (IN) District and all Special Standards for Recycling Salvage Yard 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. Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Regulations:

A. Permitted Uses: Only those uses as permitted in the Industrial (IN) District.

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

C. Parking Lot Trees: Seven (7) of the thirteen (13) large canopy trees required in the rear parking areas (parking areas behind the gates) shall be allowed to be clustered together and planted in a landscaped area near the front entrance to the building as reflected on the landscape plan labeled Exhibit D.

D. Screening of Outdoor Storage: All outdoor storage shall be located behind the building and shall be screened from public streets and neighboring properties with the following screening methods:

- Outdoor storage shall be screened from North Shiloh Road with a minimum ten (10) foot tall masonry wall and solid gates.

- Outdoor storage shall be screened from the north and west properties with a minimum ten (10) foot tall ribbed metal fence.

- Outdoor storage shall be screened from the south properties (DART rail) with a minimum ten (10) foot tall ribbed metal fence and a minimum three (3) foot tall evergreen hedge located on the outside of the ribbed metal fence.

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

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-14

117 North Shiloh Road

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Recycling Salvage Yard.

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

III. General Regulations: All regulations of the Industrial (IN) District and all Special Standards for Recycling Salvage Yard 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 Regulations:

A. Specific Use Provision: The Specific Use Provision for Recycling Salvage Yard shall be in effect for a period of thirty (30) years.

EXHIBIT B

Exhibit C

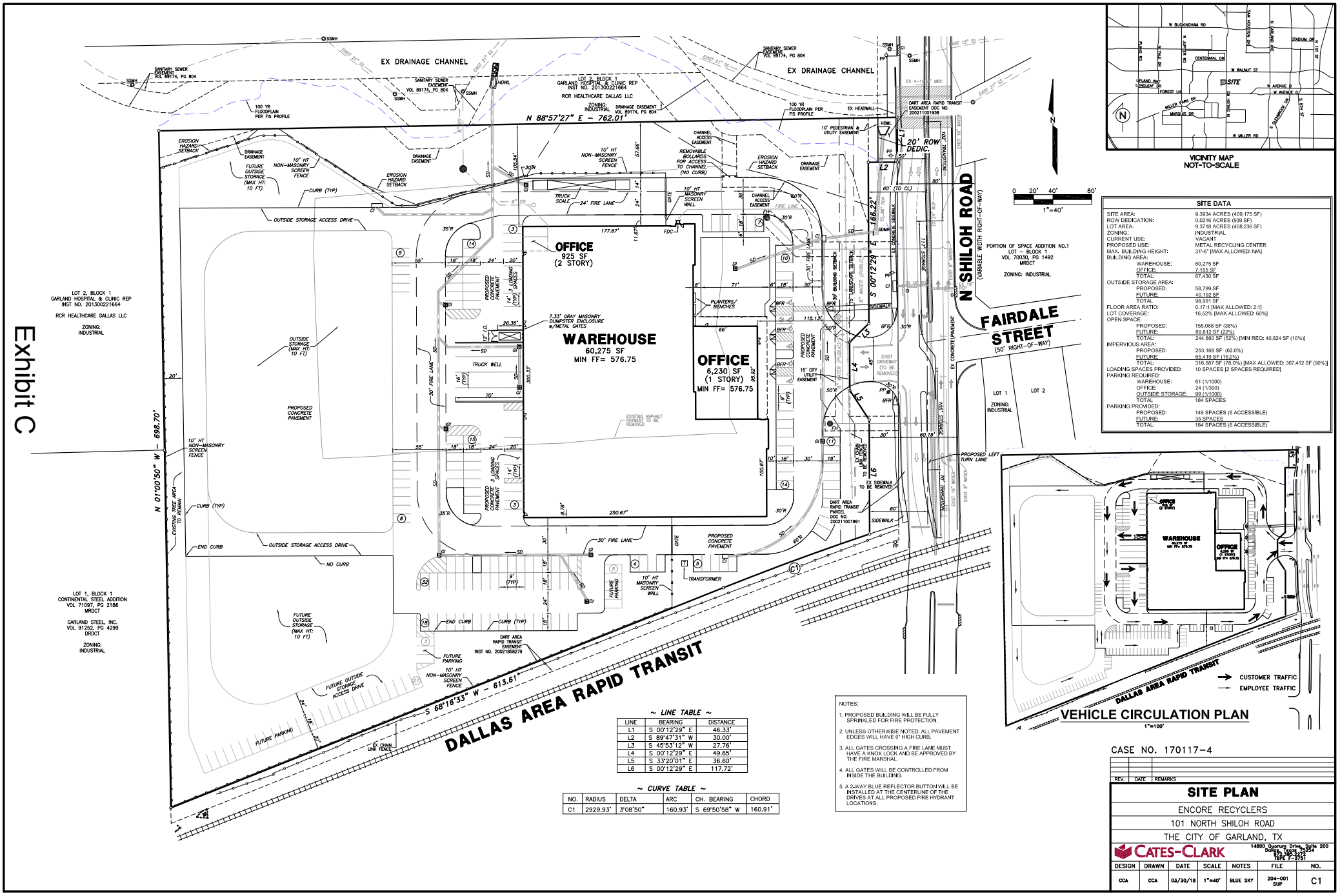
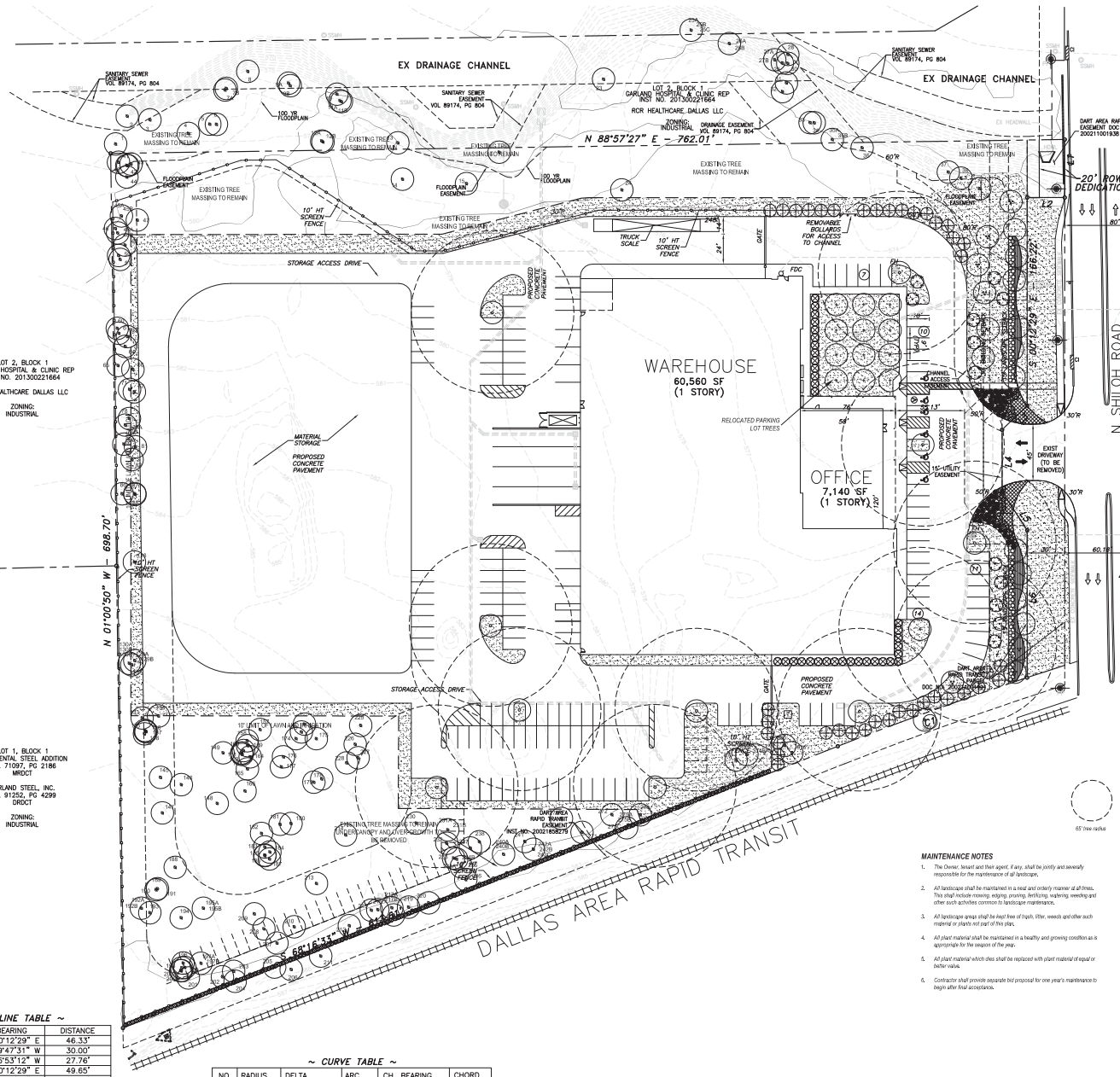
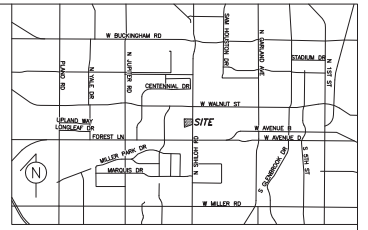

EX DRAINAGE CHANNEL
EX DRAINAGE CHANNEL
N 88°57'27" E - 762.01'
N 01°00'50" W - 698.70'
S 68°16'33" W - 613.61'
DALLAS AREA RAPID TRANSIT
N SHILOH ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
S 00°12'29" E - 166.22'
20' ROW DEDIC.
FAIRDALE STREET
(50' RIGHT-OF-WAY)
OFFICE
925 SF
(2 STORY)
WAREHOUSE
60,275 SF
MIN FF= 576.75
OFFICE
6,230 SF
(1 STORY)
MIN FF= 576.75
LOT 2, BLOCK 1
GARLAND HOSPITAL & CLINIC REP
INST NO. 20130022166
RCR HEALTHCARE DALLAS LLC
ZONING:
INDUSTRIAL
LOT 1, BLOCK 1
CONTINENTAL STEEL ADDITION
VOL 71097, PG 2186
MRDCT
GARLAND STEEL, INC.
VOL 91252, PG 4299
DRDCT
ZONING:
INDUSTRIAL
PORTION OF SPACE ADDITION NO.1
LOT - BLOCK 1
VOL 70030, PG 1492
MRDCT
ZONING: INDUSTRIAL
LOT 1
ZONING:
INDUSTRIAL
LOT 2
PROPOSED LEFT TURN LANE
OUTSIDE STORAGE ACCESS DRIVE
PROPOSED CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT TO BE REMOVED
10' HT NON-MASONRY SCREEN FENCE
10' HT MASONRY SCREEN WALL
7.33' GRAY MASONRY DUMPSTER ENCLOSURE w/METAL GATES
TRUCK WELL
TRUCK SCALE
24' FIRE LANE
30' FIRE LANE
CURB (TYP)
END CURB
NO CURB
FUTURE PARKING
FUTURE OUTSIDE STORAGE ACCESS DRIVE
FUTURE OUTSIDE STORAGE (MAX HT: 10 FT)
EROSION HAZARD SETBACK
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT VOL 89174, PG 804
100 YR FLOODPLAIN PER FIS PROFILE
DART AREA RAPID TRANSIT EASEMENT DOC NO. 200211001938
DART AREA RAPID TRANSIT EASEMENT INST NO. 20021856278
DART AREA RAPID TRANSIT PARCEL DOC NO. 200211001991
10' PEDESTRIAN & UTILITY EASEMENT
CHANNEL ACCESS EASEMENT
REMOVABLE BOLLARDS FOR ACCESS TO CHANNEL (NO CURB)
EX 4'-10" MBC
EX HEADWALL
EX CONCRETE SIDEWALK
EX CONCRETE PAVEMENT
EXIST 8" WATER
EXIST 15" SS
EXIST 21" SS
EXIST 27" SS
EXIST 6" SS
EXIST 12" WATER
EXIST 24" WATER
EXIST 30" WATER
EXIST 36" WATER
EXIST 48" WATER
EXIST 54" WATER
EXIST 60" WATER
EXIST 72" WATER
EXIST 84" WATER
EXIST 96" WATER
EXIST 108" WATER
EXIST 120" WATER
EXIST 132" WATER
EXIST 144" WATER
EXIST 156" WATER
EXIST 168" WATER
EXIST 180" WATER
EXIST 192" WATER
EXIST 204" WATER
EXIST

Exhibit D





VICINITY MAP
NOT-TO-SCALE

GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN: REFER TO TMP.1
- CHINESE PISTACHE (9) 4" CAL. = 36"
- BALD CYPRESS (13) 4" CAL. = 52"
- LIVE OAK (10) 4" CAL. = 40"
- CEDAR ELM (10) 4" CAL. = 40"
- EASTERN RED CEDAR, 8' HT. (33) 3" CAL. = 66"
- FLOWERING ORNAMENTAL TREE, 8' HT.

TOTAL CALIPER INCHES OF MITIGATION TREES PROVIDED: 234"

- EVERGREEN HEDGE, 36" ALONG DART RAIL FENCE
- EVERGREEN HEDGE, 5' HT.
- EVERGREEN HEDGE, 5 GAL.
- ORNAMENTAL GRASSES, 5 GAL.
- ACCENT SHRUBS, 5 GAL.
- LAWN, BERMUDAGRASS
- GROUNDCOVER PLANTING
- GROUNDCOVER PLANTING

CITY OF GARLAND NOTES

No landscaping such as trees, hedges, or structures above and underground shall be located within existing or proposed utility easements and right of way

Any landscape or irrigation in R.O.W. or easements will require License Agreement of Real Prop Agreement

All shrubs screening the parking spaces from the street will grow to a minimum height of 3 feet within two years of planting.

All ground cover plant material in the 15' street buffer will be selected from the species listed in Table 4-5 in Division 7 of Article 3.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey dwg of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE TABULATIONS

STREET BUFFER REQUIREMENTS: TYPE AA THRU D Thoroughfare
Requirements: (1) tree, 3" cal, and (7) shrubs per 30 LF, of 15' landscape buffer. All parking spaces must be screened by a berm or shrubs, 24"ht. (70% max.)lawn

SHILOH ROAD: (397.95 LF. Buffer s.f. less drives (5,820 s.f.)

Required	Provided
(13) trees, 3" cal.	(13) trees, 4" cal.
(93) shrubs, 5 gal.	(163) shrubs, 5 gal.
24" ht. screen	24" ht. evergreen screen
4,365 s.f. max lawn	2,263 s.f. of lawn

PARKING LOT: (149 SPACES / 43,243 s.f.)
Requirements: (1) tree, 3" cal., per (10) parking spaces: All parking spaces shall be no further than 60' from of a required tree; excluding buffer yard trees. 5% of parking lot area to be landscape green space

Required	Provided
(19) trees, 3" cal.	(12) trees, 4" cal., in islands
2,162 s.f., (5%)	(7) trees relocated elsewhere, 4" cal.
	3,326 s.f. (7.6%)

TOTAL SITE LANDSCAPE: Total Site Area: 408,236 s.f.
Requirements: 10% of total lot to be landscape

Required	Provided
40,823.6 s.f. (10%)	91,720 s.f. (22.4%)

~ LINE TABLE ~

LINE	BEARING	DISTANCE
L1	S 00°12'29" E	46.33'
L2	S 89°47'31" W	30.00'
L3	S 45°53'12" W	27.76'
L4	S 00°12'29" E	49.65'
L5	S 33°20'01" E	36.60'
L6	S 00°12'29" E	117.72'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2929.93'	3°08'50"	160.93'	S 69°50'58" W	160.91'

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

smr
landscape architects, Inc.
1708 N. 64th Street
Dallas, Texas 75702
Tel 214.871.2083
Fax 214.871.2646
Email smr@smrla.com

CASE NO. 170117-4

REV.	DATE	REMARKS
1	4.25.18	CITY COMMENTS

LANDSCAPE SITE PLAN

ENCORE RECYCLERS
101 NORTH SHILOH ROAD
THE CITY OF GARLAND, TX

CATES-CLARK
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.1477
TBPE F-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	04/02/18	1"=40'	BLUE SKY	204-001 SUP	CLP1

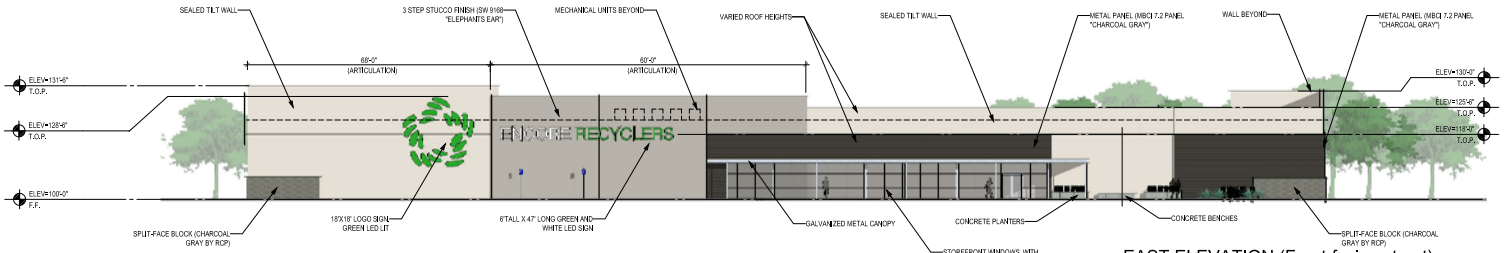
LICENSED LANDSCAPE ARCHITECT BRIAN D. ADAMS STATE OF TEXAS 4.25.18

CALL BEFORE YOU DIG 1-800-DIG-TESS TEXAS ONE CALL SYSTEM

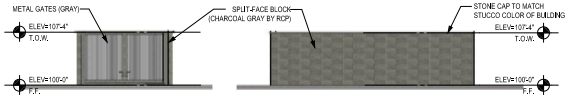
PRELIMINARY

This document shall not be used for regulatory approval, permit, or construction. Released under the authority of Nicholas King Cade, TBAE license # 9301

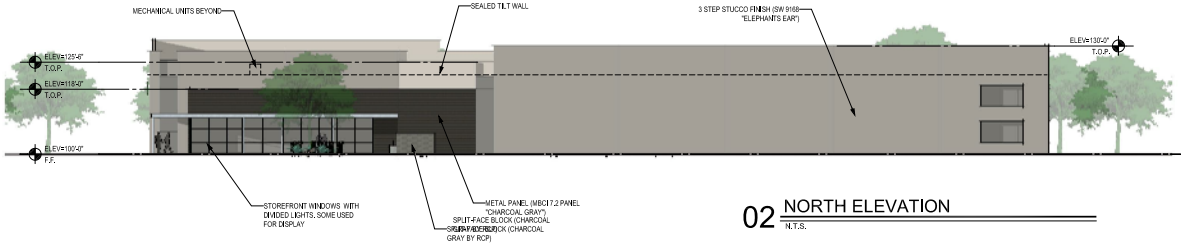
Exhibit E



01 EAST ELEVATION (Front-facing street)
N.T.S.



05 DUMPSTER ELEVATION
N.T.S.



02 NORTH ELEVATION
N.T.S.

HORIZONTAL ARTICULATION CALCULATIONS

EAST ELEVATION (FRONT FACADE) - 300' OF ELEVATION = 300/3.3 = 90' OF MINIMUM 4' ARTICULATION REQUIRED. **128' PROVIDED**

VERTICAL ARTICULATION CALCULATIONS

EAST ELEVATION (FRONT FACADE) - 300' OF ELEVATION = 300/50 = 6'X3' = 18' OF MINIMUM 3' HEIGHT ARTICULATION REQUIRED. **128' PROVIDED**

SOUTH ELEVATION (VISIBLE FROM STREET) - 250' OF ELEVATION = 250/50 = 5X3 = 15' OF MINIMUM 3' HEIGHT ARTICULATION REQUIRED. **80' PROVIDED**

MATERIAL CALCULATIONS

EAST ELEVATION (FRONT FACADE) - 7420 SF. OF WALL AREA
6015 SF. OF MASONRY WALL (PART STUCCO, SPLIT-FACE BLOCK AND TILT WALL) = 81%
1405 SF. OF METAL SIDING = 19% (FACADE GREATER THAN 100FT. FROM SHILOH)

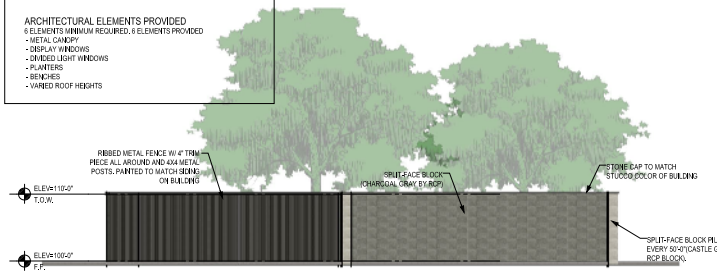
SOUTH ELEVATION (VISIBLE FROM STREET) - 7360 SF. OF WALL AREA
7360 SF. OF MASONRY WALL (STUCCO, SPLIT-FACE BLOCK AND TILT) = 100%

ARCHITECTURAL ELEMENTS PROVIDED

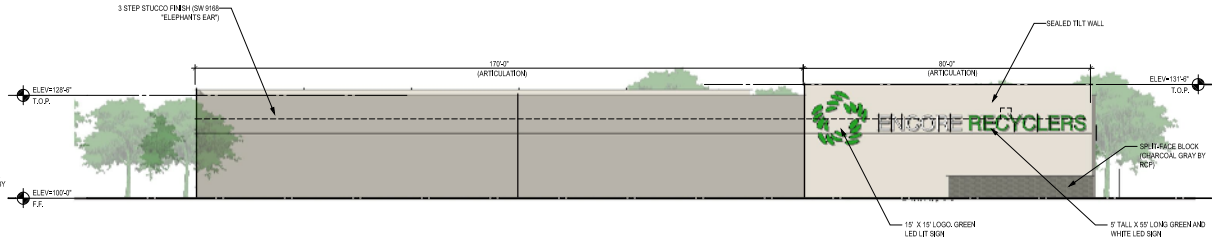
6 ELEMENTS MINIMUM REQUIRED, 8 ELEMENTS PROVIDED
- METAL CANOPY
- DISPLAY WINDOWS
- DIVIDED LIGHT WINDOWS
- PLANTERS
- BENCHES
- VARIED ROOF HEIGHTS



03 WEST ELEVATION
N.T.S.



06 TYPICAL SCREEN WALL
N.T.S.



04 SOUTH ELEVATION (Visible from street)
N.T.S.

ENCORE RECYCLERS (GARLAND, TX)

CASE NO. 170117-4

101 N. SHILOH RD., GARLAND, TX. - 23 APRIL 2018

NCA | Partners ARCHITECTURE

REPORT & MINUTES

P.C. Meeting, July 9, 2018

Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)

The applicant, Daniel Stewart, 14800 Quorum Drive, Suite 200, Dallas, Texas 75254, provided an overview of the request. Mr. Stewart provided additional information regarding the addition of a left turn lane.

Speaking in opposition of the request:

Wesley Ard, 102 N. Shiloh, Garland, Texas 75042

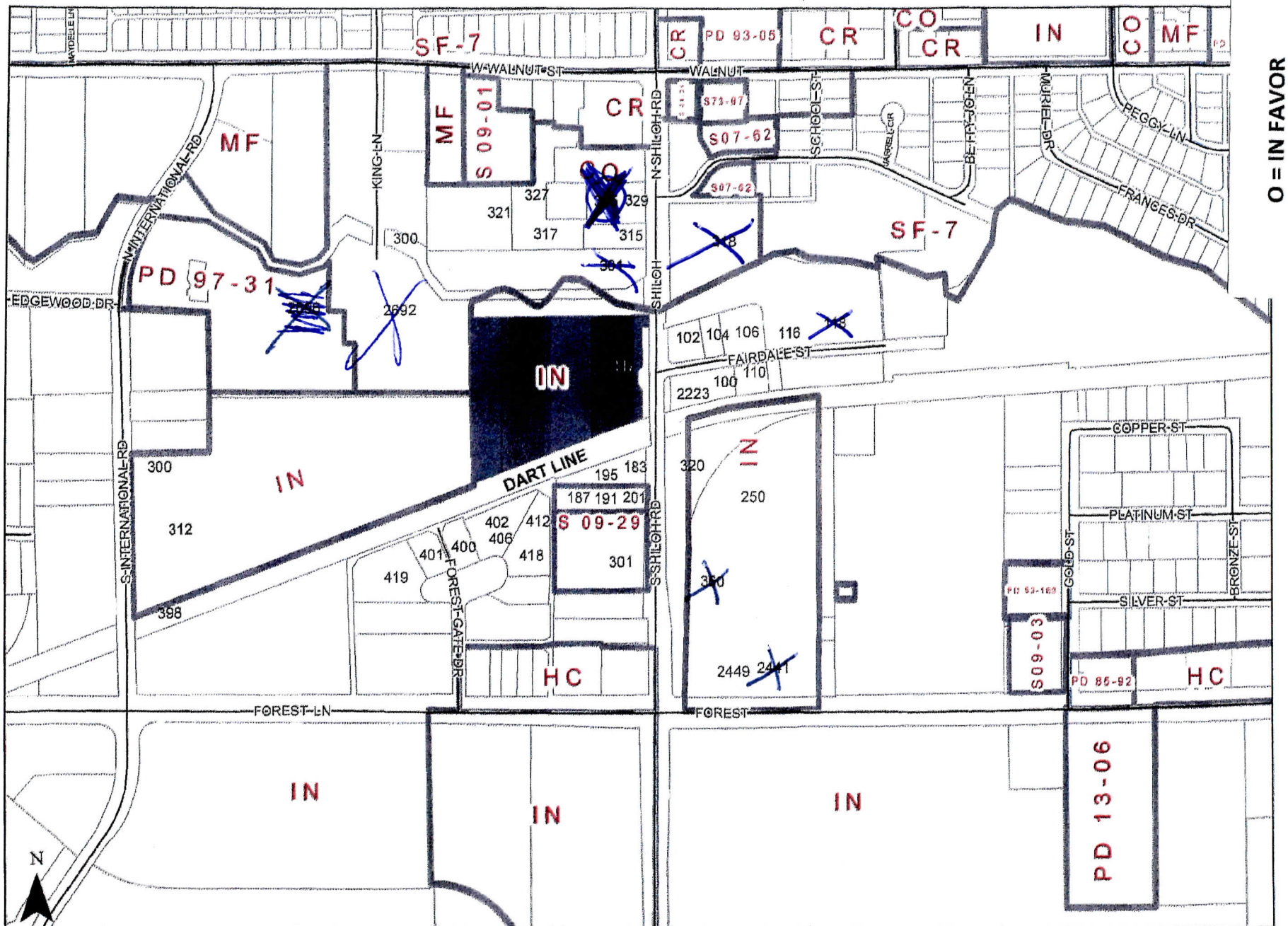
Spoke of concerns regarding security, the number of recycling centers in the immediate area and decrease of property values.

Commissioner Dalton spoke against this request due to traffic concerns.

Commissioner Williams questioned the entering/exiting and weighing process for the trucks.

Motion was made by Commissioner Williams to approve the request per staff recommendation. Motion failed due to a lack of a second.

Motion was made by Commissioner Dalton, seconded by Commissioner Edwards to **deny** the request. **Motion carried: 8** Ayes, **0** Nays



O = IN FAVOR
X = AGAINST

0 250 500 Feet
1 inch = 507 feet

ZONING MAP Z 17-14

INDICATES AREA OF INTEREST

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

GARLAND

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes to redevelop the subject property with a recycling salvage yard with outdoor storage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

____ I am in favor of the request.
_✓_ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
We opposoe having a recycle plant across the street from us. It will be loud, ugly, and create hazardous traffic. This activity should go to outside city limits

(Please complete the following information)

Your Property Address
2441 Forest Lane & 360 S. Shiloh Rd - Garland TX 75042

Printed Name
Rod Stepp

Address: 5300 Camp Bowie Blvd. City, State: Ft Worth TX Zip: 76107

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

Signature

Title: Partner - GG 2001 LP - owner of the Real Estate

Date: 7-1-18

GARLAND

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

June 27, 2018

RECEIVED
JUL 0 2 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

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(Please Check One Below)

___ I am in favor of the request.
✓ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
As per Texas State Administrative court, Psychiatry hospital should not be in vicinity of facilities those are detrimental to patients and their safety and mental well being. We consider graveyards, funeral homes and Junk yards are not conducive to our patients well being.

(Please complete the following information)

Your Property Address
SUNDANCE HOSPITAL

Printed Name
2692 W. Walnut ST. GARLAND, TX 75042

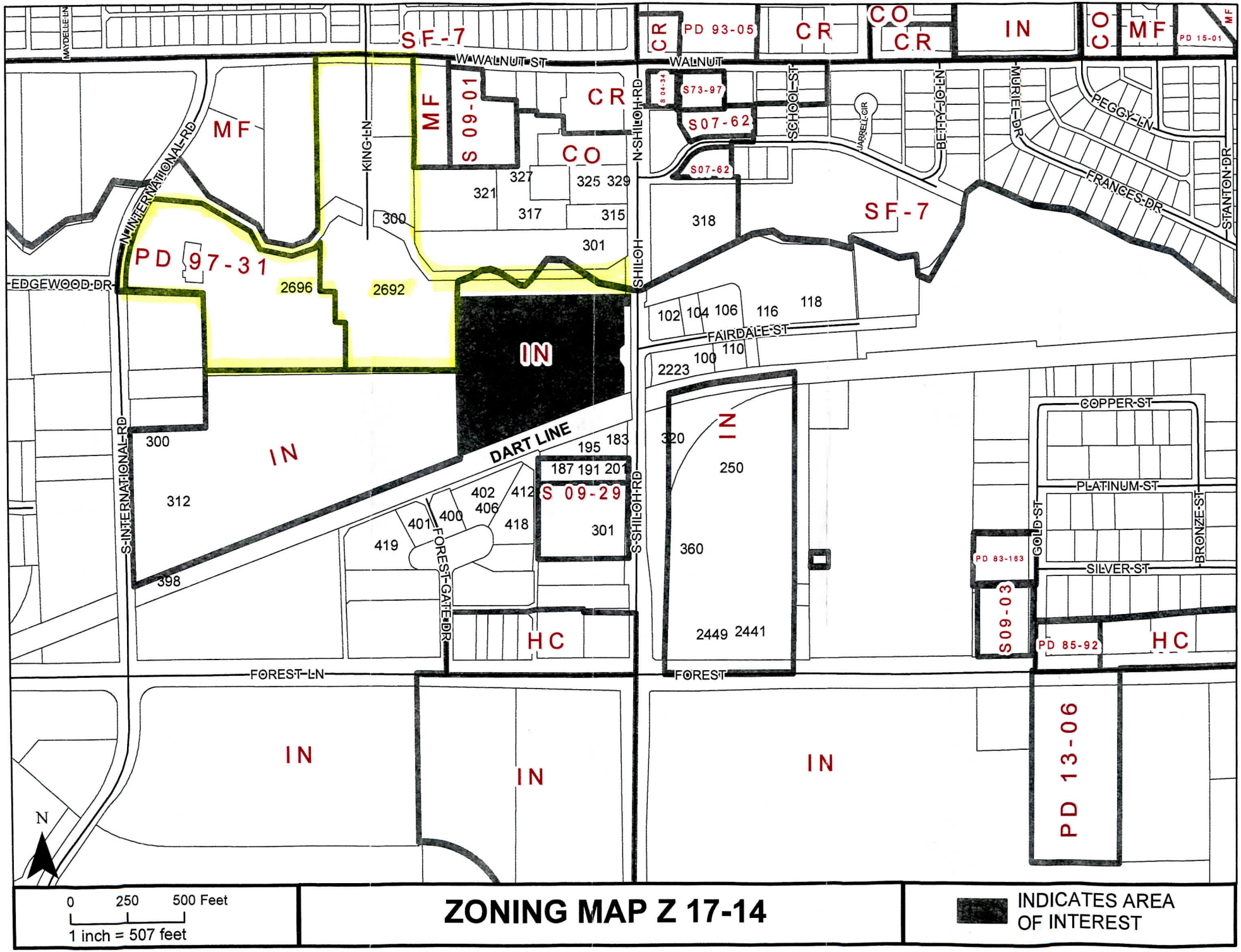
Address City, State Zip

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

Signature Title Owner

Date: 7/5/2018.

JUL 5 '18 PM 3:27



0 250 500 Feet

1 inch = 507 feet

ZONING MAP Z 17-14

INDICATES AREA OF INTEREST

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

____ I am in favor of the request.
__X__ I am opposed to the request.

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

OUTSIDE STORAGE WOULD LOWER THE VALUE OF ADJOINING PROPERTIES

(Please complete the following information)

Your Property Address 301 N. SHILOH ROAD & 325 N. SHILOH (Land only)

Printed Name KC INVESTMENTS (KISHIN SURTANI)

Address 3200 STANFORD DR. City, State PLANO, TX Zip 75075

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

Signature Title MANAGING PARTNER

Date: 7/4/2018

GARLAND

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

June 27, 2018

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File Z 17-14

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(Please Check One Below)

___ I am in favor of the request.
X I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
This will cause too much traffic of which is already a very congested area w/o any turn lanes. We already have a scrap yard next to the re-zoned property!

(Please complete the following information)

Your Property Address 318 N. Shiloh Rd Garland, TX 75042

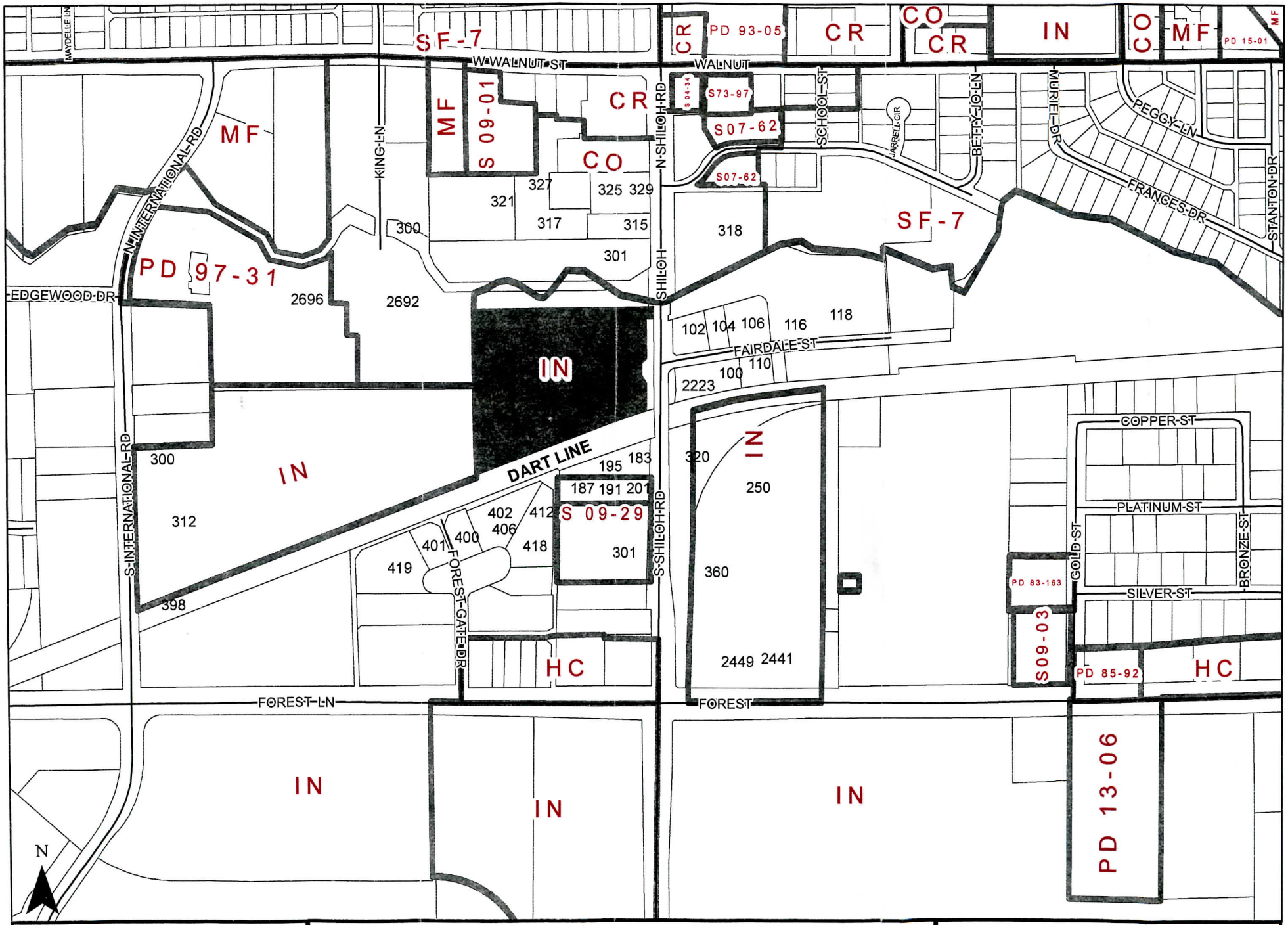
Printed Name The Northeast Church - Shannon K. Lanster

Address City, State Zip

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

Signature Shannon K Lanster Title Board Secretary

Date: 7/2/18



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1 inch = 507 feet

ZONING MAP Z 17-14

INDICATES AREA OF INTEREST

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

____ I am in favor of the request.
X I am opposed to the request.

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

Do busy of an intersection for truck traffic! Don't want junk yard across street

(Please complete the following information)

Your Property Address 118 N. Shiloh

Printed Name Maggio Shiloh LLC

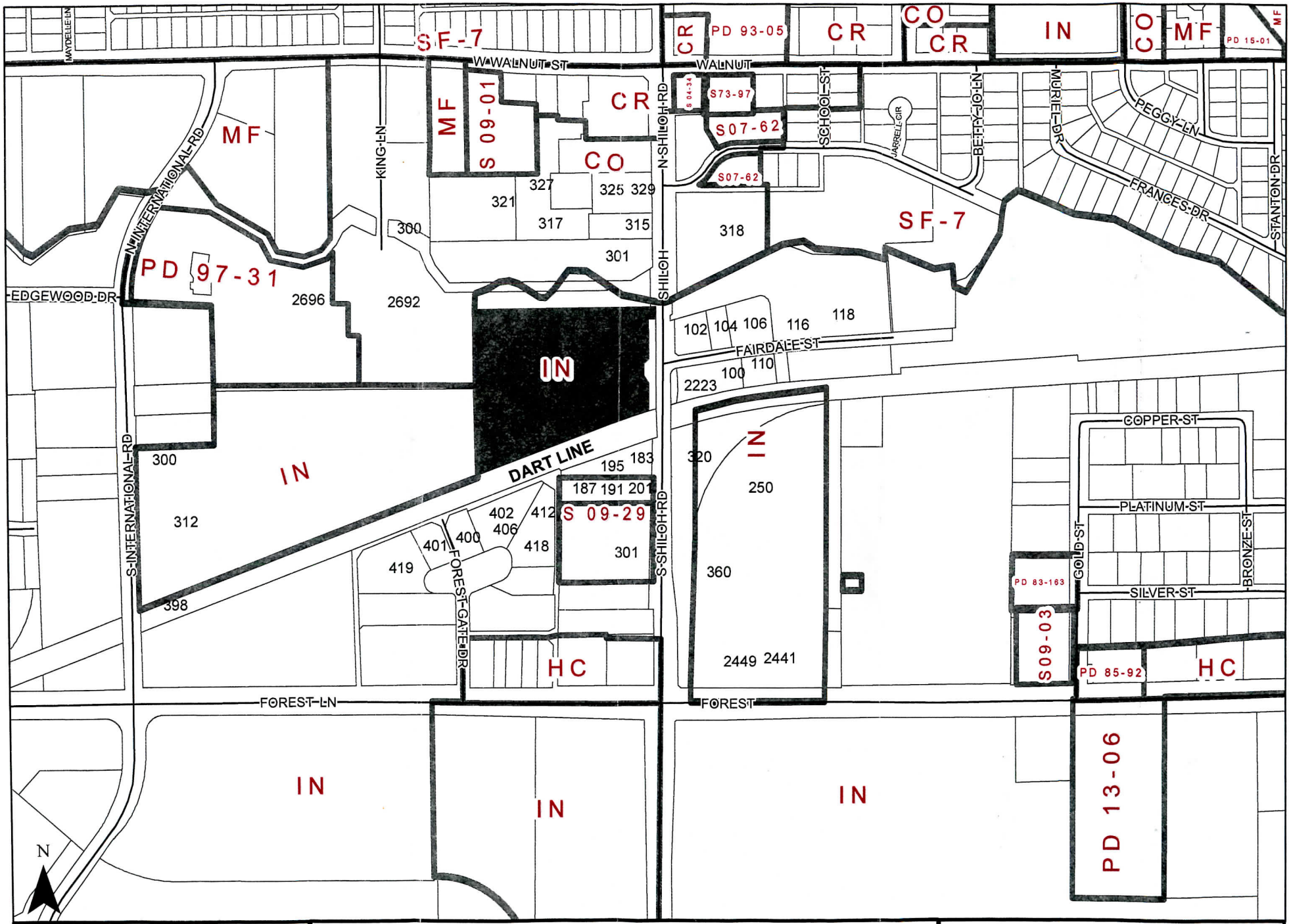
Address 939 Knott Pl City, State Dallas, Tx Zip 75208

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

Signature Joseph Bry - Maggio Title (owner)

Date: 7-2-18

JUL 6 '18 PM 2:23



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ZONING MAP Z 17-14

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

325 S Shiloh Rd (CES ELECTRIC)

(Please complete the following information)

Your Property Address

John Cohen

Printed Name

325 S Shiloh Rd Garland Tx 75042

Address City, State Zip

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

Signature Title

Date: 9-10-2018

Outside the Notification Area

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 3327 Bobbie Lane

Printed Name PREM CHAND Garland TX 75042

Address City, State Zip

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

Signature Title

Date: Sept 11, 2018

Outside the Notification Area

SEP 12 '18 AM 11:07

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Margaret N. Gharis
Printed Name

1105 Doss Dr. Garland, Tx 75042
Address City, State Zip

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

Margaret N. Gharis 9/10/18
Signature Title

Date: _____

Outside the Notification Area

SEP 12 '18 AM11:07

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address 4255 Jupiter Rd GARLAND TX

Printed Name STEPHEN LEE

Address City, State 75042 Zip

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

Signature Title Home Owner

Date: SEP-11-18

Outside the Notification Area

SEP 12 '18 AM 11:07

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Joe L. Garcia
Printed Name

2513 Sylvan — Garland, TX — 75040
Address — City, State — Zip

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

Joe L. Garcia — Homeowner
Signature — Title

Date: Sept. 9, 2018

Outside the Notification Area

SEP 12 '18 AM11:07

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

GARLAND

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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File Z 17-14

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address
TENA GARCIA
Printed Name
2513 SYLVAN — GARLAND, TX — 75040
Address — City, State — Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
Tena Garcia — Owner
Signature — Title

Date: 9 Sept 2018

Outside the Notification Area

SEP 12 '18 AM11:07

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 9.39-acre tract of land situated in the John W. Keen Survey, Abstract No. 744, City of Garland, Collin County, Texas, and being all of that same tract of land as described in deed to Valley View Land Partnership, Ltd. recorded In Volume 2002117, Page 1053, Official Public Records, Dallas County, Texas. **The site is located at 117 North Shiloh Road. (District 6)**

Note: The applicant proposes to redevelop the subject property with a recycling salvage yard with outdoor storage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 3309 Bobbie Lane Garland, Tx 75042

Printed Name: K. Joan Howard

Address | City, State | Zip

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

K. Joan Howard — Owner

Signature | Title

Date: 9/10/18

Outside the Notification Area

SEP 12 '18 AM11:07

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

No Comment

(Please complete the following information)

Your Property Address 425 S. Jupiter, Garland TX 75042

Printed Name Susan Lee

Address City, State Zip

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

Susan Lee Home Owner

Signature Title

Date: 9/11/2018

Outside the Notification Area

SEP 12 '18 AM 11:07

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address Remedios Perez
Printed Name
3321 Bobbie CT Garland TX 75042
Address City, State Zip

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

Remedios Perez Owner
Signature Title

Date: 9/11/18

Outside the Notification Area

SEP 12 '18 AM11:07

GARLAND

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

June 27, 2018

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File Z 17-14

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

(Please complete the following information)

Your Property Address
JEANNE VERA
Printed Name
3311 Bobbie Court GARLAND, TX. 75042
Address City, State Zip

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

Jeanne Vera Home owner
Signature Title

Date: 9-11-18

Outside the Notification Area

SEP 12 '18 AM11:07

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Candido Perez
Printed Name

3324 Bobbie CT Garland TX 75042
Address City, State Zip

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

Candido Perez Owner
Signature Title

Date: 9/11/18

Outside the Notification Area

SEP 12 '18 AM 11:07

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Lois Walden
Printed Name

1101 Bobbie Ln. GARLAND, TX 75042
Address City, State Zip

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

Lois Walden co-homeowner
Signature Title

Date: 9-10-18

Outside the Notification Area

SEP 12'18 AM11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address HA NGO

Printed Name

3319 Bobbie CT GARLAND 75042

Address City, State Zip

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

Signature Title

Date: 9.11.18

Outside the Notification Area

SEP 12 '18 AM 11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

NGAN T MCLOI
Printed Name

3319 BOBBIE CT. GARLAND TX 75042
Address City, State Zip

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

Signature OWNER
Title

Date: 09-11-18

Outside the Notification Area

SEP 12 '18 AM11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

_____

(Please complete the following information)

Your Property Address

Kyla Flores
Printed Name

1517 Green tree Garland TX 75042
Address City, State Zip

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

Kyla Flores TENANT
Signature Title

Date: 9-11-2018

Outside the Notification Area

SEP 12 '18 AM 11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Joel Requenez
Printed Name

3841 Mosswood Dr — Garland Tx 75042
Address — City, State — Zip

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

Joel Requenez — Property owner
Signature — Title

Date: 9-9-18

Outside the Notification Area

SEP 12 '18 AM11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

(Please complete the following information)

Your Property Address

ROBERTO MEDINA
Printed Name

602 BRADFIELD DRIVE — GARLAND, TEXAS. 75042
Address — City, State — Zip

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

Roberto Medina — OWNER
Signature — Title

Date: 9-9-18

Outside the Notification Area

SEP 12 '18 AM 11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

/ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Dan Lewis
Printed Name

103 N. Bernice Dr. Garland 75042
Address City, State Zip

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

Signature Title

Date: 9/11/18

Outside the Notification Area

SEP 12 '18 AM11:08

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes to redevelop the subject property with a recycling salvage yard with outdoor storage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Luis Gonzalez
Printed Name

1519 Greentree Lane — Garland — 75042
Address — City, State — Zip

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

Signature — Title

Date: 9-11-18

Outside the Notification Area

SEP 12 '18 AM11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Thanh K Ngo
Printed Name

3319 Bobbie Ct. Garland TX 75042
Address City, State Zip

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

Signature Owner
Title

Date: 09-11-2018

Outside the Notification Area

SEP 12'18 AM11:08

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Vicente Gamboa (CFM TIRE)
Printed Name

2501 Forest Ln Garland TX 75042
Address City, State Zip

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

Signature Manager
Title

Date: 9-10-18

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

X I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

David Sanchez (Sanchez Paint & Body)
Printed Name

401 S Shiloh Rd — Garland, Tx — 75042
Address — City, State — Zip

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

[signature] — Owner
Signature — Title

Date: 9/11/18

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 104 N. Forest Crest DR.

Rosa Olivera
Printed Name

104 N. Forest Crest DR. Garland, TX. 75042
Address City, State Zip

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

Rosa M Olivera Home Owner
Signature Title

Date: 9-11-18

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 104 N. Forest Crest DR.

Edmund Olivera
Printed Name

104 N. Forest Crest DR. Garland TX. 75042
Address City, State Zip

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

Edmund Olivera Home owner
Signature Title

Date: 9-11-18

Outside the Notification Area

GARLAND

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

June 27, 2018

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(Please Check One Below)

X I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

David Sanchez (Sanchez Paint & Body)
Printed Name

401 S Shiloh Rd — Garland, Tx — 75042
Address — City, State — Zip

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

David Sanchez — Owner
Signature — Title

Date: 9/11/18

Outside the Notification Area

SEP 13 '18 AM11:18

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Marvell Clay Jr.
Printed Name

1602 N. Jupiter Rd #207 Garland, TX 75042
Address City, State Zip

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

Signature Title

Date: 09/12/2018

Outside the Notification Area

SEP 13 '18 AM11:21

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

GARLAND

June 27, 2018

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(Please Check One Below)

/ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Ashley M Gorea
Printed Name

1309 Cumberland Dr — Garland, Tx — 75041
Address — City, State — Zip

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

Ashley Gorea
Signature — Title

Date: 9-13-18

SEP 13 '18 AM 11:21

Outside the Notification Area

GARLAND

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

June 27, 2018

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(Please Check One Below)

Y I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

JERONE LYLES
Printed Name

2906 Martin Ln Garland TX 75044
Address City, State Zip

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

Signature Title

Date: 9-12-2018

Outside the Notification Area

SEP 13 '18 AM11:21

GARLAND

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PLANNING DEPARTMENT
P.O. BOX 469002
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(Please Check One Below)

X I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address Bertha Henderson

Printed Name 2906 Chariot Ln Garland Tx 75044

Address City, State Zip

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

Signature Bertha Henderson Title

Date: 9/12/18

Outside the Notification Area SEP 13 '18 AM 11:21

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

AM Brose Norma
Printed Name

1426 Parkcrest Dr, Garland, TX 75043
Address City, State Zip

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

Signature Title

Date: 9-12-2018

Outside the Notification Area

SEP 13 '18 AM 11:21

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

GARLAND

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes to redevelop the subject property with a recycling salvage yard with outdoor storage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

_____ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name: Denita Hatten

Address: 4113 Greenway Dr. City, State: Garland, TX. Zip: 75041

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

Signature: [signature] Title: Mrs.

Date: 9/12/2018

Outside the Notification Area

SEP 13 '18 AM 11:21

GARLAND

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

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Roderick Hatter
Printed Name

4013 Greenway Dr. Garland, TX 75041
Address City, State Zip

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

Signature Title

Date: 9/12/2018

Outside the Notification Area

SEP 13 '18 AM 11:21

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Shanika Lacy
Printed Name

5038 Highridge Dr Garland, TX 75043
Address City, State Zip

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

Signature Title

Date: 9/12/2018

Outside the Notification Area

SEP 13 '18 AM11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Dakolya Washington
Printed Name

3425 Rockcrest Dr. Garland TX 75044
Address City, State Zip

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

Dakolya Washington
Signature Title

Date: 09-12-2018

SEP 13 '18 AM 11:20

Outside the Notification Area

GARLAND

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

June 27, 2018

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(Please Check One Below)

X I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address
DaKisha Jemerson
Printed Name
3425 Rockcrest Dr. Garland Tx 75044
Address 3425 Rockcrest Dr. City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
DAKisha Jemerson
Signature Title

Date: 09-12-2018

Outside the Notification Area

SEP 13 '18 AM 11:2

GARLAND

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

June 27, 2018

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(Please Check One Below)

X I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 3425 Rockcrest Dr.

Printed Name Marki Johnson

Address 3425 Rockcrest Dr. City, State Garland, TX Zip 75044

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

Signature Marki Johnson Title

Date: 09-12-2018

Outside the Notification Area

SEP 13 '18 AM 11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

John W. Franklin
Printed Name

6017 Waterway Dr | Garland, Tx | 75043
Address | City, State | Zip

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

Signature | Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM11:20

GARLAND

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

June 27, 2018

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(Please Check One Below)

_✓_ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Curtis Brock
Printed Name

[redacted] Forney TX
Address City, State Zip

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

Signature Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

ADRIAN BARRON
Printed Name

730 PLEASANT HILLS DR DALLAS TX 75217
Address City, State Zip

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

Signature Title

Date: 09-11-18

SEP 13 '18 AM 11:20

Outside the Notification Area

GARLAND

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

June 27, 2018

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Luis A. Garcia
Printed Name

218 est Linda Dr Garland TX 75041
Address City, State Zip

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

Luis A Garcia
Signature Title

Date: 09/11/18

SEP 13 '18 AM 11:20

Outside the Notification Area

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

GARLAND

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Juan Alberto Hernandez
Printed Name

3270 W Buckingham Rd APT-B Garland TX 75042
Address City, State Zip

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

J A H.
Signature Title

Date: 9-11-2018

Outside the Notification Area

SEP 13 '18 AM11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name Jonathan

Address 1607 RANNEX Dallas / TX 75240
City, State Zip

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

Signature Jonathan Johnson Title

Date: 9/11/-18

Outside the Notification Area

SEP 13 '18 AM 11:20

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

GARLAND

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes to redevelop the subject property with a recycling salvage yard with outdoor storage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Oscar Cortes Ortiz
Printed Name

10977 Richmond Cir APT D Dallas TX 75218
Address City, State Zip

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

Signature Title

Date: 9-11-2018

SEP 13 '18 AM11:2

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Gabriel Rosas
Printed Name

2613 Nottingham DR | Garland TX | 75041
Address | City, State | Zip

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

Gabriel Rosas
Signature | Title

Date: 9-11-18

SEP 13 '18 AM 11:20

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Kevin Santana Perez
Printed Name

2320 Canary ct Mesquite TX 75149
Address City, State Zip

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

Kevin Santana
Signature Title

Date: 09-11-18

Outside the Notification Area

SEP 13 '18 AM11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

x Jose Castro
Printed Name

x 3200 W Buckingham rd Garland Tx 75042
Address City, State Zip

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

x Jose Castro
Signature Title

Date: x 9-11-18

Outside the Notification Area

SEP 13 '18 AM11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

X Javier Martinez Mtz
Printed Name

2316 Nottingham Dr Garland TX 75041
Address City, State Zip

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

X Javier Martinez Mtz
Signature Title

Date: 9/11/18

Outside the Notification Area

SEP 13 '18 AM11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

V I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Benjamin Avila.
Printed Name

2609 Poplar Ree- Garland TX 75042
Address City, State Zip

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

Benjamin Avila
Signature Title

Date: 9-11-18

Outside the Notification Area

SEP 13 '18 AM 11:20

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

GARLAND

June 27, 2018

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Jose Angel Gonzales Castro
Printed Name

4305 Rowlett Rd Rowlett TX 75088
Address City, State Zip

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

Jose Angel Gonzales
Signature Title

Date: 9/11/18

Outside the Notification Area

SEP 13 '18 AM11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Samuel Antonio Hernandez Chavez
Printed Name

9027 Trellis Dr Garland tx 75045
Address City, State Zip

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

Signature Title

Date: 9-11-18

Outside the Notification Area

SEP 13 '18 AM11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

__/__ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Alma Rios
Printed Name

220 E. Overton Rd. | Dallas, Tx | 75216
Address | City, State | Zip

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

Alma Rios
Signature | Title

Date: 09/13/18

Outside the Notification Area

SEP 13 '18 AM 11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address Jose Jimenez 2902 Tyler Logos

Printed Name Jose Jimenez

Address City, State 75228 Zip

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

Jose Jimenez
Signature Title

Date: 9/13/18

SEP 13 '18 AM11:19

Outside the Notification Area

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

GARLAND

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Jessica Hernandez
Printed Name

705 E Wheatland Rd Dallas Tx 75241
Address City, State Zip

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

Jessica Hdz
Signature Title

Date: 09-13-18

Outside the Notification Area

SEP 13 '18 AM11:19

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

GARLAND

June 27, 2018

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__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Roman Covea Cordova
Printed Name

1309 Cumberland Dr Garland. Tx. 75040
Address City, State Zip

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

Roman Covea C.
Signature Title

Date: 9/11/18

Outside the Notification Area SEP 13'18 AM11:19

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

GARLAND

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes to redevelop the subject property with a recycling salvage yard with outdoor storage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De la Vega at 972-205-2454.

(Please Check One Below)

_____ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address Manuel Torres Dallas, TX

Printed Name 7023 Village Star Apto. D

Address City, State Zip

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

Signature Title

Date: 9/11/18

Outside the Notification Area

SEP 13 '18 AM11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 906 DANCING WATERS AVE. FORNEY, TX. 75126

Printed Name JAMIE HUKILL

Address City, State Zip

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

Signature Title

Date: 9-12-18

SEP 13 '18 AM11:15

Outside the Notification Area

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Santiago Ramirez Garland, TX

Printed Name

1505 Nueces Dr

Address City, State Zip

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

Santiago Ramirez

Signature Title

Date: 8/11/18

Outside the Notification Area

SEP 13 '18 AM11:19

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

GARLAND

June 27, 2018

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File Z 17-14

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Shannon Franklin
Printed Name

6017 Waterway Dr. Garland, Tx 75043
Address City, State Zip

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

Shannon Franklin
Signature Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM 11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

JOAN Carlos GONZALEZ
Printed Name

ROWLETT RD ROWLETT DALLAS TX 75088
Address City, State Zip

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

JOAN County Commissioner
Signature Title

Date: 09-13-18

SEP 13 '18 AM 11:15

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Jessica Wylie
Printed Name

314 James Drive — Heath, TX — 75032
Address — City, State — Zip

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

Jessica Wylie
Signature — Title

Date: 9/13/18

Outside the Notification Area

SEP 13 '18 AM11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Liliana Oviedo
Printed Name

1936 Devonshire Dr — Garland TX — 75041
Address — City, State — Zip

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

Liliana Oviedo
Signature — Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM 11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Diana Aguilera
Printed Name

1614 Valley View st Mesquite TX 75149
Address City, State Zip

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

Diana Aguilera
Signature Title

Date: 09/13/2018

Outside the Notification Area

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

X I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Dylan Booth
Printed Name

326 S. Fourth St. | Wylie TX | 75098
Address | City, State | Zip

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

Booth | Driver
Signature | Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM11:19

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name ROBERT CHAPPELL

Address 6340 Murphy Rd Sachse City, State TX Zip 75048

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

Robert Chappell
Signature Title

Date: 9-12-18

SEP 13 '18 AM11:1

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name Fred Atkins

Address 2130 Blossom City, State Richardson Zip 75081

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

Signature Title

Date: 9-12-2018

SEP 13 '18 AM11:15

Outside the Notification Area

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

GARLAND

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Jose Gallegos
Printed Name

3215 Jerome St Dallas Tx 75223
Address City, State Zip

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

Jose Gallegos
Signature Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM 11:18

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

GARLAND

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: Cates-Clark & Associates, LLP

File Z 17-14

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. The property is shown on the enclosed sketch and is described as follows:

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Harvey Stanfield
Printed Name

320 E 5th Dallas TX 75203
Address City, State Zip

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

Harvey Stanfield Driver
Signature Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM11:1

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

GARLAND

June 27, 2018

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(Please Check One Below)

__✓__ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

JESUS GARCIA RUIZ
Printed Name

302 N YALE — GARLAND T.X — 75042
Address — City, State — Zip

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

Jesus Garcia
Signature — Title

Date: 9/13/18

SEP 13 '18 AM11:18

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

/ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Christopher Brown
Printed Name

2123 Rosemary Forney TX 75126
Address City, State Zip

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

Christopher Brown
Signature Title

SEP 13 '18 AM 11:18

Date: _____

Outside the Notification Area

GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

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(Please Check One Below)

__/__ I am in favor of the request.
_____ I am opposed to the request.

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

_____

_____

(Please complete the following information)

Your Property Address

Leticia Caro

Printed Name

2106 Monaco Dr Arlington Tx 76010

Address City, State Zip

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

Leticia Caro

Signature Title

Date: 9-18-18

SEP 13 '18 AM11:18

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

/ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address
Agustina Ramos
Printed Name
2250 Aggie Dr grand Prairie TX 75051
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
Agustina Ramos
Signature Title

Date: 9-13-18

SEP 13 '18 AM11:

Outside the Notification Area

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

GARLAND

June 27, 2018

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(Please Check One Below)

/ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address
Valeria garay.
Printed Name
~~Valeria garay~~ 1664 Carter Dr Arlington TX 76010.
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
Valeria garay.
Signature Title

Date: 9-13-18

Outside the Notification Area

SEP 13 '18 AM 11:16

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

GARLAND

June 27, 2018

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(Please Check One Below)

/ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Maria Cano
Printed Name

2250 Aggie Dr grand Prairie TX 75051
Address City, State Zip

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

Maria Cano
Signature Title

Date: 9-13-18

Outside the Notification Area

SEP 18 '18 AM11:18

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

GARLAND

June 27, 2018

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File Z 17-14

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

325 S Shiloh Rd (CES ELECTRIC)

(Please complete the following information)

Your Property Address

John Cohen

Printed Name

325 S Shiloh Rd Garland Tx 75042

Address City, State Zip

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

John Cohen Pres

Signature Title

Date: 9-10-2018

Outside the Notification Area

SEP 13 '18 AM 11:18

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

GARLAND

June 27, 2018

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Vicente Gandara (CAM TIRE)
Printed Name

2301 Forest Ln | Garland TX | 75042
Address | City, State | Zip

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

Signature | Manager
Title

Date: 9-10-18

Outside the Notification Area

SEP 13 '18 AM 11:18

Z 17-14

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard; 3) a Specific Use Provision for a Recycling Salvage Yard; and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping.

City Council Meeting
September 18, 2018

GARLAND
TEXAS MADE HERE

Case Information

Location: 117 North Shiloh Road

Applicant: Cates-Clark & Associates, LLP

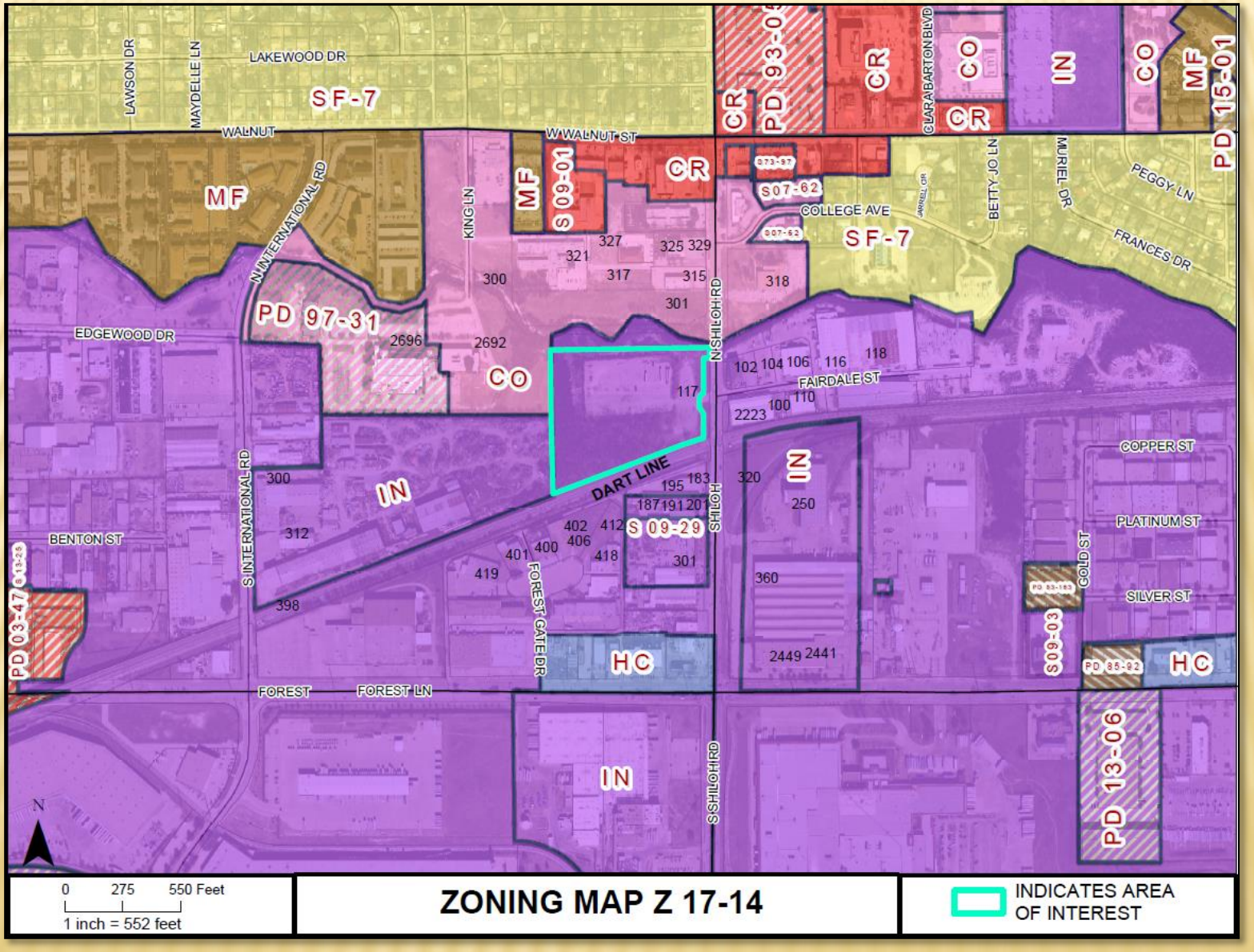
Owner: Emmanuel Holdings, LLC

Acreage: 9.3 acres

Zoning: Industrial (IN) District

GARLAND
TEXAS MADE HERE

Location Map



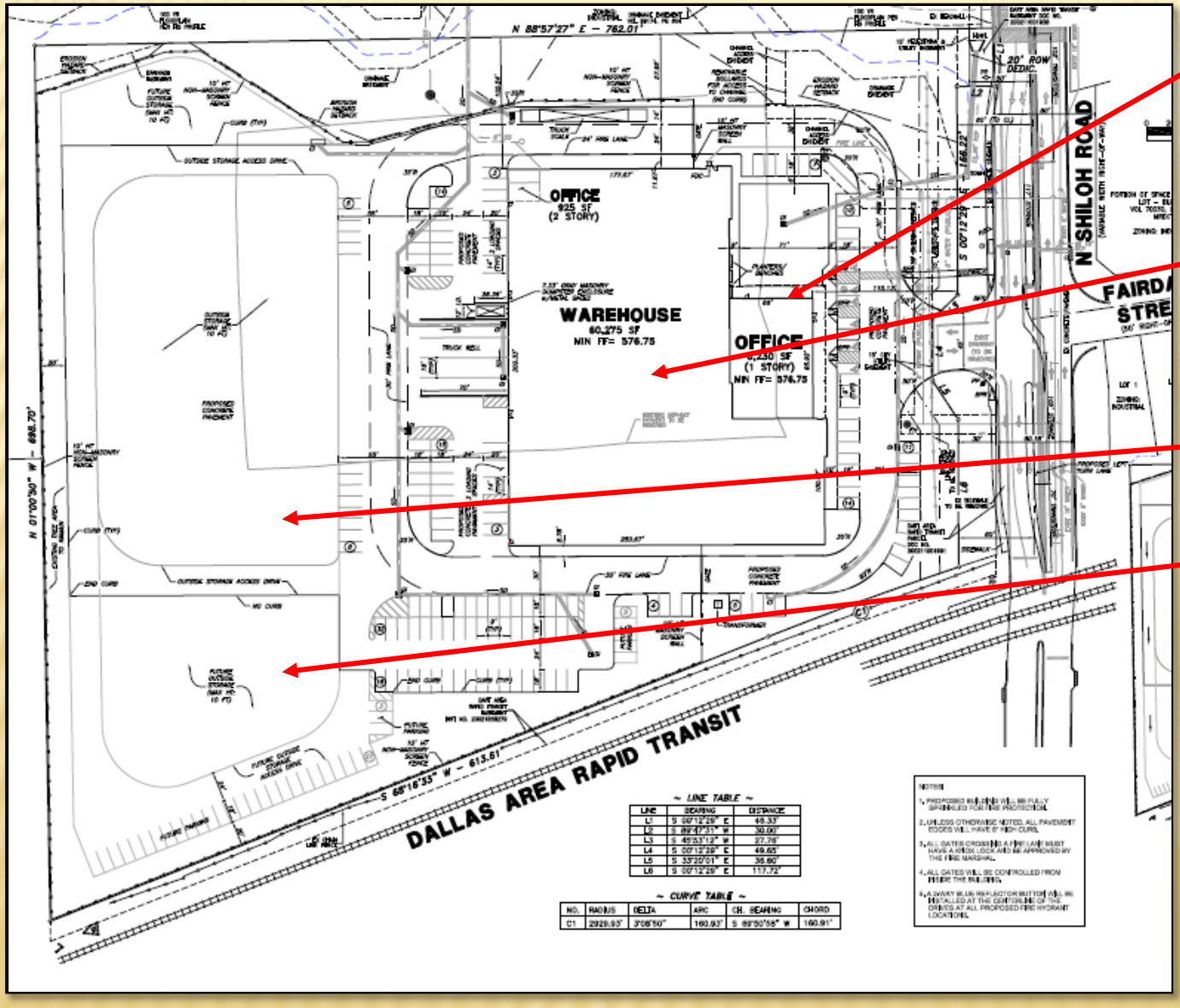
Background



Proposal: The construction and operation of a Recycling Salvage Yard (PD, Detail Plan and SUP are required)

The GDC defines Recycling Salvage Yard as a facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non- consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

PD/Detail Plan



7,155 sq.ft (office)

60,275 sq.ft (warehouse)

58,799 sq.ft. (phase 1 outdoor storage)

40,192 sq.ft (phase 2 future outdoor storage)

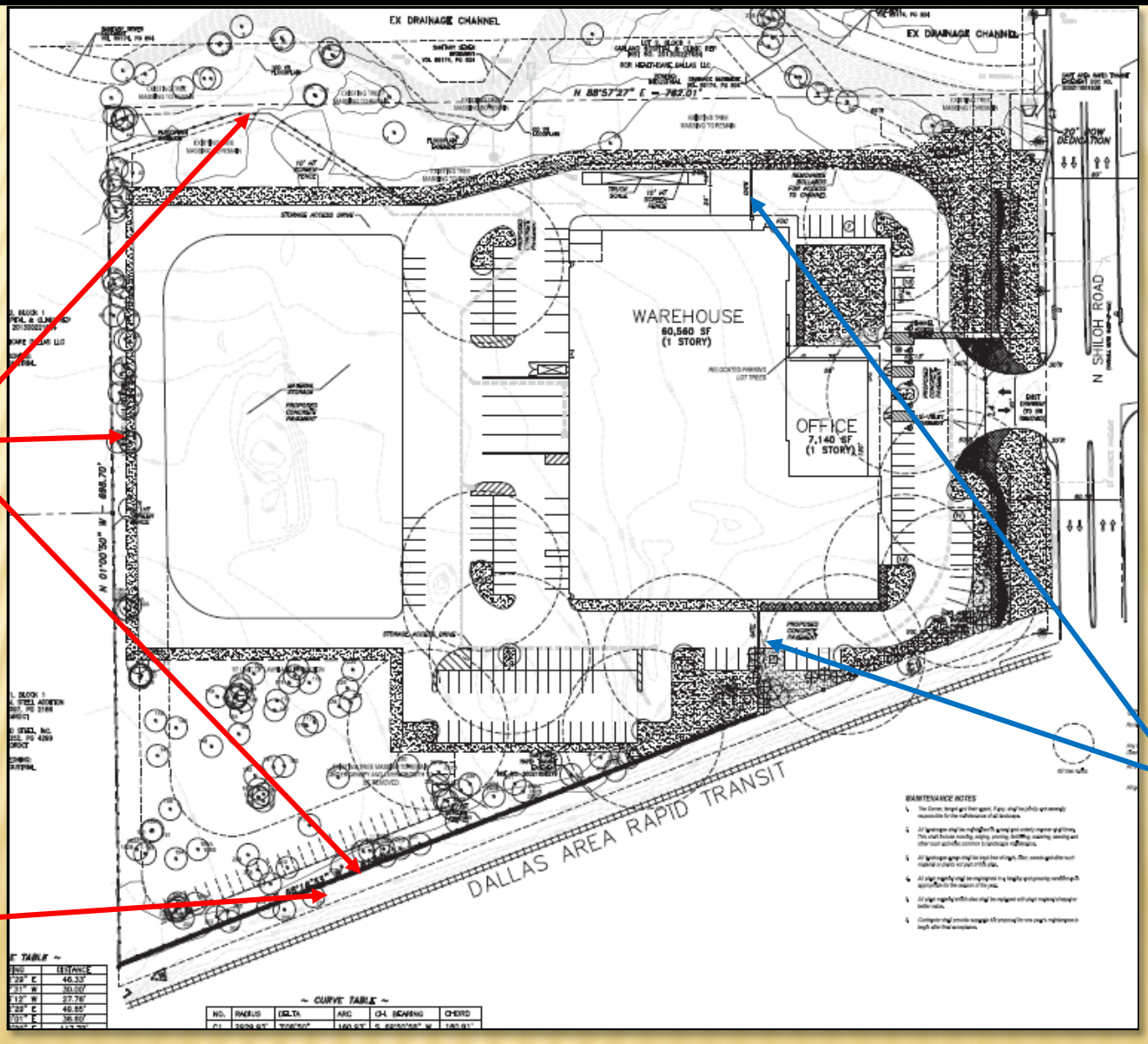
Z 17-14

PD/Screening & Landscape Plan

GARLAND
TEXAS MADE HERE

Proposed: 10-foot tall ribbed metal fence

3-foot tall evergreen hedge

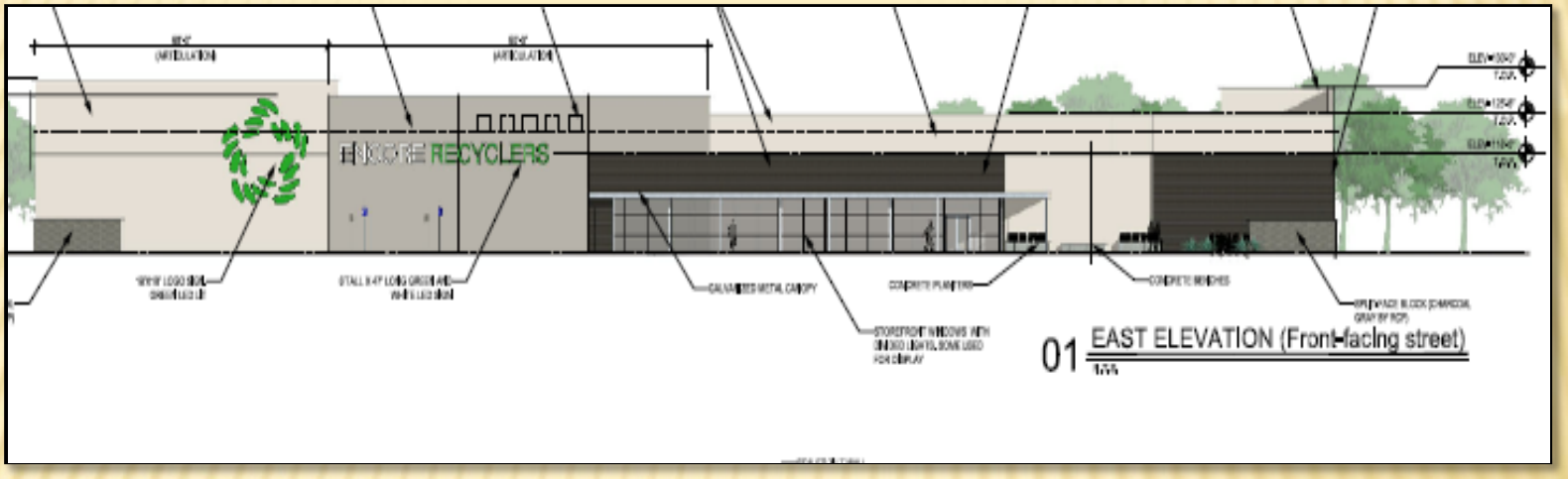


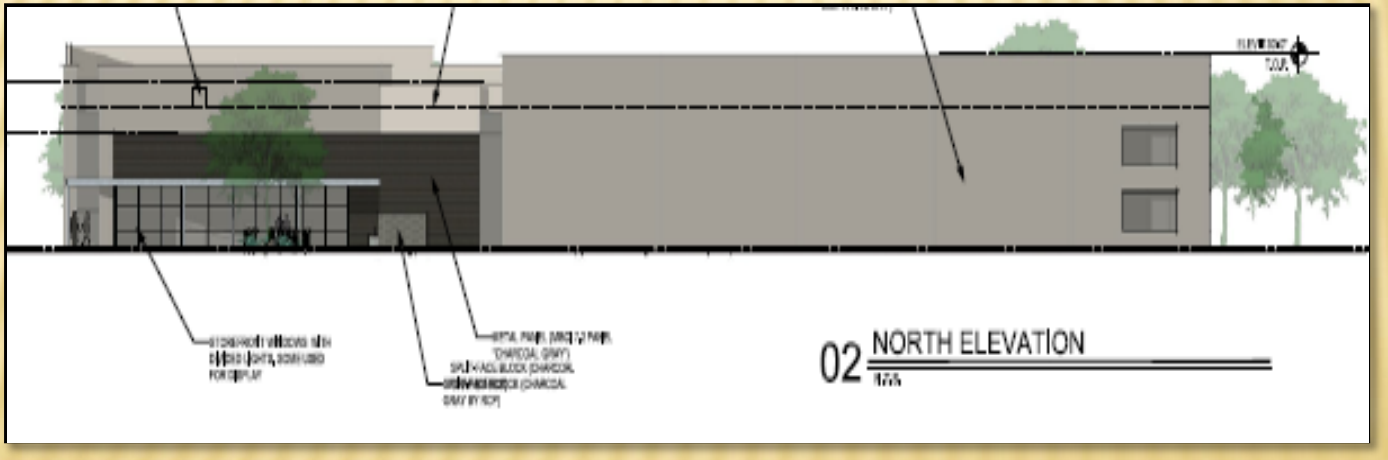
Requirement for screening of outdoor storage per GDC: Min. 8-foot tall masonry wall that is architecturally compatible with the main building(s).

Proposed: 10-foot tall masonry wall (split-face block) and solid gates

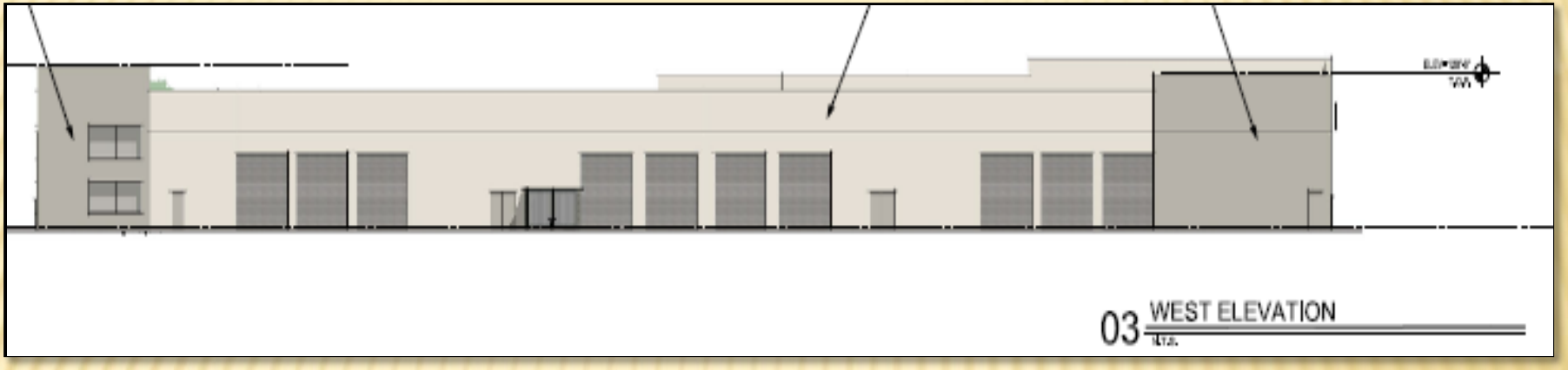
Z 17-14

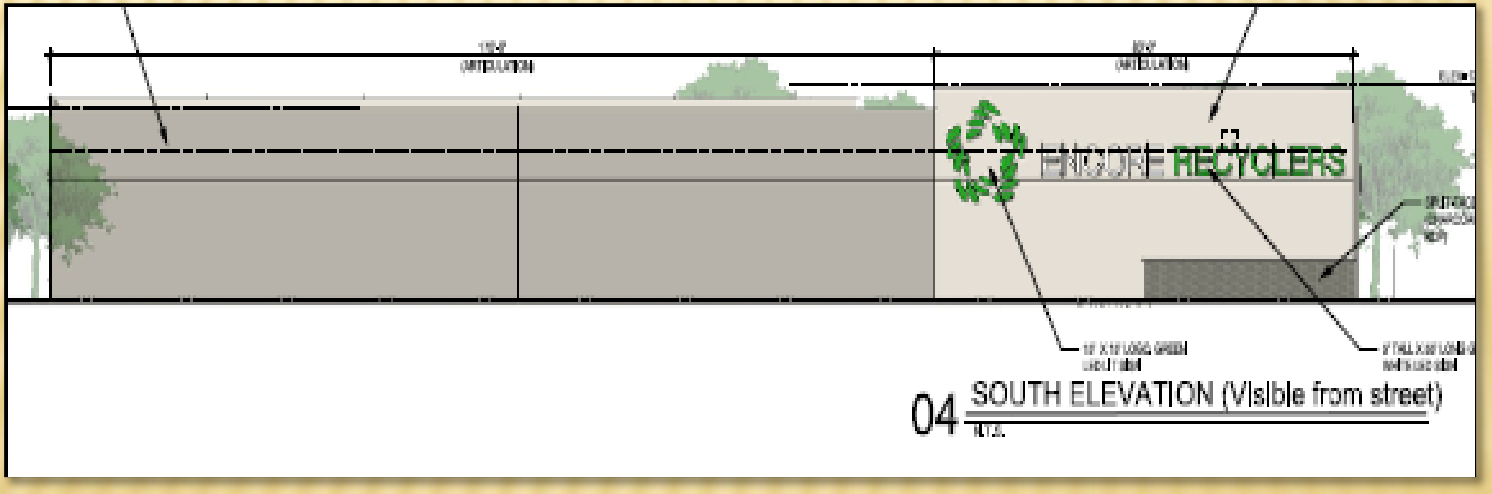
PD/Building Elevations



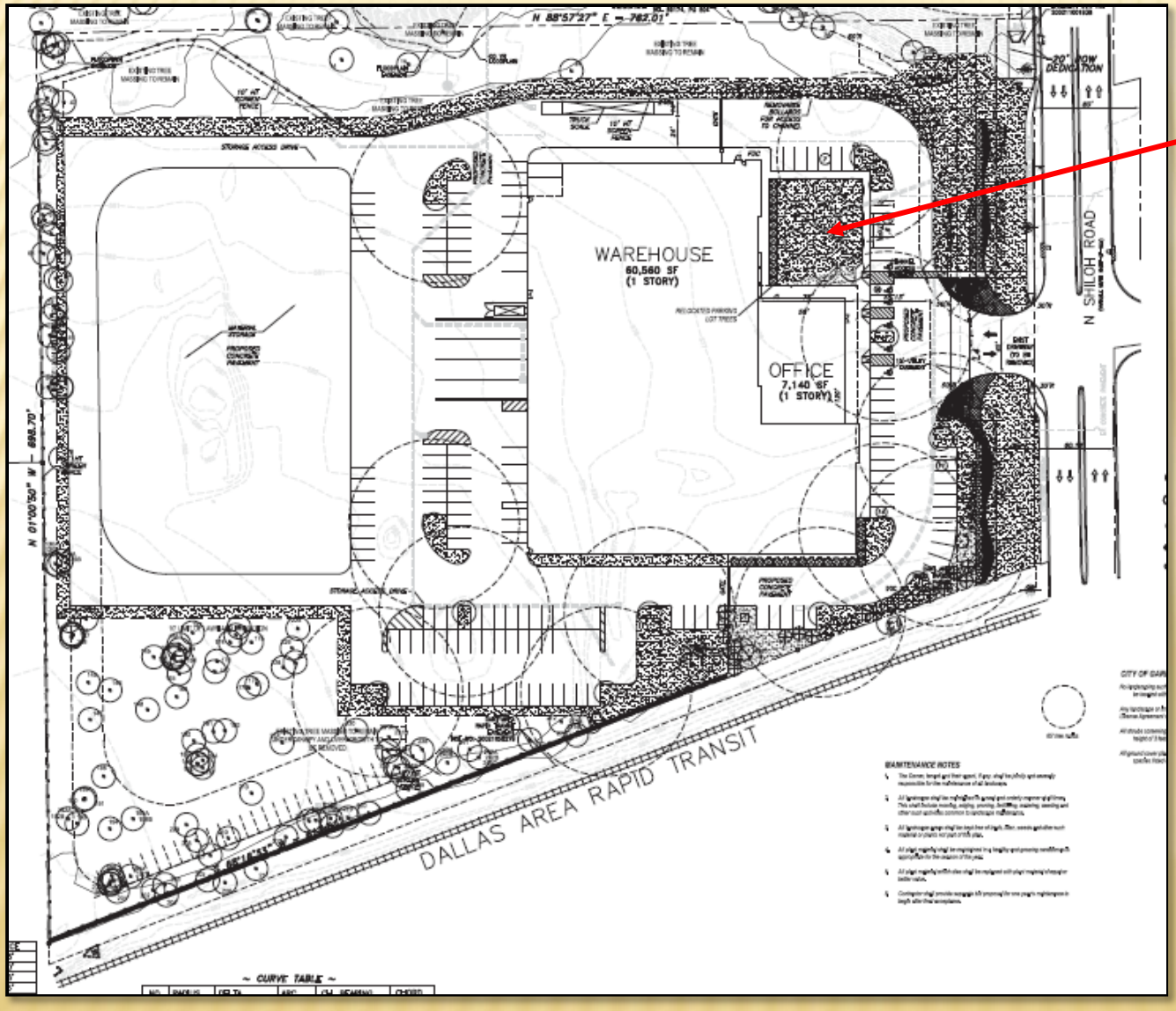


PD/Building Elevations





Variance



Locating 7 of the 13 large canopy trees required in the rear parking areas to this landscaped area in front of the building.

Z 17-14

GARLAND
TEXAS MADE HERE

SUP

A Specific Use Provision for a Recycling Salvage Yard for a period of thirty (30) years is requested by the applicant.

Comprehensive Plan

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

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

Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **17.d.**

Meeting Date: 09/18/2018

Item Title: Z 18-37 Spiars Engineering, Inc. (District 3)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and 2) a Concept Plan as a prelude to a required Detail Plan to be filed and reviewed at a later date for Dwelling, Single-Family.

OWNER

Victor Ballas

PLAN COMMISSION RECOMMENDATION

On August 27, 2018 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and 2) a Concept Plan for Dwelling, Single-Family, with direction to the applicant to provide additional information regarding the percentages of house sizes and additional information regarding required development amenities. The Plan Commission also noted a desire for the final traffic report to be included for the Plan Commission's information with the future Detail Plan submittal; a traffic impact analysis is under review by the Transportation Department.

The applicant has proposed the following changes accordingly:

- Decreased the maximum percentage of PD SF-6 lots from forty (40%) percent to thirty-five (35%) percent.
- Increased the minimum dwelling unit size from 1,700 square feet (as presented at the Plan Commission meeting after the applicant originally requested 1,500 square feet minimums in the initial application submittal) to 2,000 square feet for the PD SF-8 lots.
- Proposed concrete trails as a required amenity.
- Increased the minimum open space requirement from twenty (20%) percent to thirty-five (35%) percent.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and 2) a Concept Plan for Dwelling, Single-Family.

BACKGROUND

The site is the location of the former Eastern Hills Country Club which was established in 1954 as a private golf / country club. In 2013 the country club closed and the golf course was decommissioned. In 2014 the site was proposed, although a formal Change in Zoning application was not submitted, for development with an approximately 550-lot single-family residential neighborhood. Additionally, the City carried out an extensive study of the potential for redevelopment of the site. This study observed redevelopment scenarios involving the continuation of a golf course center use or development with single-family residences.

The applicant proposes a Change in Zoning to a Planned Development (PD) District to establish a Concept Plan for future consideration of a Detail Plan with development of a single-family residential subdivision containing 300 lots. The initial submittal from the applicant reflected a PD condition request with a maximum of 325 residential lots; however, the applicant has since revised the request to 300 residential lots accordingly.

SITE DATA

The subject property consists of approximately 178 acres. The site has approximately 188 linear feet of frontage along Country Club Road. The proposed residential development would be accessed from Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

CONSIDERATIONS

1. As a first step of the zoning process, the applicant has submitted a Change in Zoning application with a proposed Planned Development (PD) District and a Concept Plan. In the future, a more refined development plan will be submitted for public hearing consideration with a Detail Plan. In this Z 18-37 request, the applicant proposes a new Planned Development (PD) District with development standards of the Single-Family-7 (SF-7) District and the Single-Family-5 (SF-5) District. The proposal specifically excludes zero-lot line development which would otherwise be allowed in the Single-Family-5 (SF-5) District.

2. The Concept Plan depicts the site with open spaces, lines representing streets, and areas designated for residential lots. A Concept Plan is intended to provide a general layout of the proposed development, prior to a more specific Detail Plan being submitted. The Concept Plan provides an overall impression of the development proposed. The Garland Development Code (GDC) states that “A Concept Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed.” As stated above in Consideration 1, a Detail Plan submittal will be required at a future date through the public hearing process.

3. The applicant proposes that the maximum number of residential lots is 300. This number of lots results in an approximate density of 1.68 units per acre inclusive of the entire site

area without accounting for land dedicated for proposed rights-of-way or floodplain not reclaimed or substantially improved as open space areas. Of the 300 lots, the proposal offers variation in the distribution of standards for the lots. While the applicant initially proposed forty (40%) percent to the Plan Commission, the applicant proposes that a maximum of thirty-five percent (35%) or 105 lots are proposed as PD-SF-6 lots. A minimum of twenty-five percent (25%) or 75 lots are proposed as PD-SF-8 lots. The remaining lots would be developed with any of the PD 18-37 standards including PD-SF-6, PD-SF-7 or PD-SF-8 standards subject to the above lot counts.

4. Accompanying the Concept Plan request are proposed development standards intended to modify certain restrictions of the Single-Family-7 (SF-7) District and Single-Family-5 (SF-5) District standards. The modifications would allow development of dwellings on lots with unique standards. Specifically, this proposed Planned Development would create three separate zones corresponding to two GDC districts:

    - The proposed PD-SF-6 designation corresponds to Single-Family-5 (SF-5) District standards;
    - The proposed PD-SF-7 designation corresponds to Single-Family-7 (SF-7) District standards; and
    - The proposed PD SF-8 designation corresponds to the Single-Family-7 (SF-7) District standards.

Development Standard	GDC SF-5	Proposed PD SF-6 (compare to GDC SF-5)	GDC SF-7	Proposed PD SF-7 (compare to GDC SF-7)	Proposed PD SF-8 (compare to GDC SF-7)
Minimum Lot Area	5,000 square feet	6,000 square feet	7,000 square feet	7,000 square feet	8,000 square feet
Minimum Setbacks Adjacent to Street					
Front	20 feet / 15 ft curved	20 ft	20 ft / 15 ft curved	20 ft	20 ft
Side	15 ft / 15 ft curved	10 ft	15 ft / 15 ft curved	10 ft	10 ft
Rear	20 ft / 15 ft curved	20 ft	25 ft / 20 ft curved	20 ft	20 ft
Minimum Setbacks Not Adjacent. to Street					
Side	5 ft each side, with zero lot line option	5 ft each side without zero lot line option	6 ft each side	5 ft	5 ft
Rear	10 ft	20 ft	10 ft	20 ft	20 ft

Minimum Dwelling Unit Area	1,500 square feet	1,700 square feet	1,500 square feet	1,700 square feet	2,000 square feet
Minimum Lot Width	55 ft / 60 ft corner lot	50 ft	60 ft	60 ft	70 ft
Minimum Lot Depth	90 ft	115 ft	100 ft	115 ft	115 ft
Maximum Lot Coverage	50%	55%	45%	55%	50%
Maximum Structure Height	35 ft / architectural projections 60 ft	45 ft / amenity structures 60 ft*	35 ft	45 ft / amenity structures 60 ft*	45 ft / amenity structures 60 ft*

*Accessory amenity structures, architectural projection above the forty-five (45) foot level may be allowed; however, these may not exceed sixty (60) feet in height.

As reflected in the above table, the applicant proposes a minimum 2,000 square-foot dwelling unit area for the PD SF-8 lots. This is an increase from the 1,700 square-foot minimum presented by the applicant to the Plan Commission; 1,500 square-foot minimums were originally requested with the application submittal. The proposed dwelling unit areas for the PD SF-6 and PD SF-7 lots remain at a 1,700 square-foot minimum.

5. Parking requirements are to conform to the GDC with residential parking at a rate of two (2) spaces per dwelling and this parking will be provided in garages. Parking for the Amenity Offices and Recreation uses will be parked as required by the GDC.

6. Building materials and building design will comply with the GDC.

7. The GDC requires two (2) large canopy trees on all single-family detached lots and at least one (1) of which must be located within the front yard. The applicant proposes that each lot be provided with two (2) - three-inch (3”) caliper large ornamental trees, one (1) to be placed in the backyard and one (1) to be placed in the front yard.

8. The Concept Plan depicts a seventy-five (75) foot wide minimum landscape buffer adjacent to existing residential lots. This buffer would provide a separation and open space between the existing dwellings and the proposed residential lots of the new development.

9. In addition to the landscape buffer, the Concept Plan shows wide areas of open space and several lakes which would function as amenity areas for the development. A minimum of thirty-five percent (35%) of the entire site area would be provided in open space inclusive of the amenities as indicated in Consideration 11 below as well as other open areas such as HOA lawns, amenity areas, floodplain, trails and lakes. This open space percentage excludes residential lot yards which are a separate yard, not open space, requirement.

10. The entry to the development is proposed with medians, and the intended development includes an entry feature which may contain monument style signage.

11. Amenities are proposed with three elements: two (2) amenity centers and one (1) optional amenity feature. Amenity center #1 would include a swimming pool, playground, clubhouse, shade structure, and restrooms. Amenity center #2 would provide offices and conference rooms. The optional amenities feature an additional community clubhouse, pavilions, amphitheater, piers, shade structures, park equipment, and playgrounds. As requested by the applicant following the Plan Commission meeting, concrete trails would be provided throughout the community. Staff encourages the allocation for a future trail along the lakefront.

COMPREHENSIVE PLAN

The Envision Garland 2030 Comprehensive Plan's Future Land Use Map, was adopted March 20, 2012 prior to the golf course closing, and depicts land uses planned for properties throughout the community. The Land Use Map indicates "Parks & Open Space (Public & Private)" for the subject property. The following is the Comprehensive Plan's description of that Land Use:

"Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

Provision for transportation options encourages residents to move throughout their neighborhood for mobility, recreational, social, and health purposes. This should include a network of interconnected roads, sidewalks, pathways, and transit connections to neighborhoods, schools, retails centers, and other area destinations.

Public Parks and Open Space areas offer a variety of publicly-owned parks, plazas, and natural areas for passive and active recreation as well as informal gathering places. These places incorporate high-quality design elements and construction materials appropriate for the area and development scale. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm.

Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Facilities and amenities range from landscaped entryways and medians to small playgrounds; to play fields, swimming pools, and golf courses, and other amenities including cemeteries, lakes, creeks, and other natural areas. These private lands play an essential role by contributing to the overall community park and open space system.

Although internal pathways and roads typically connect private facilities, connections to the community mobility network provide transportation options to residents, visitors, and employees, enabling travel outside the immediate area.

Private Parks and Open Space areas also offer a variety of parks, plazas, and natural areas for informal gathering places or a variety of recreational activities. Development includes high-quality design elements and construction materials appropriate for the area. Design elements include decorative paving, landscape plantings, lighting, benches, transit shelters, and other elements of the public realm."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

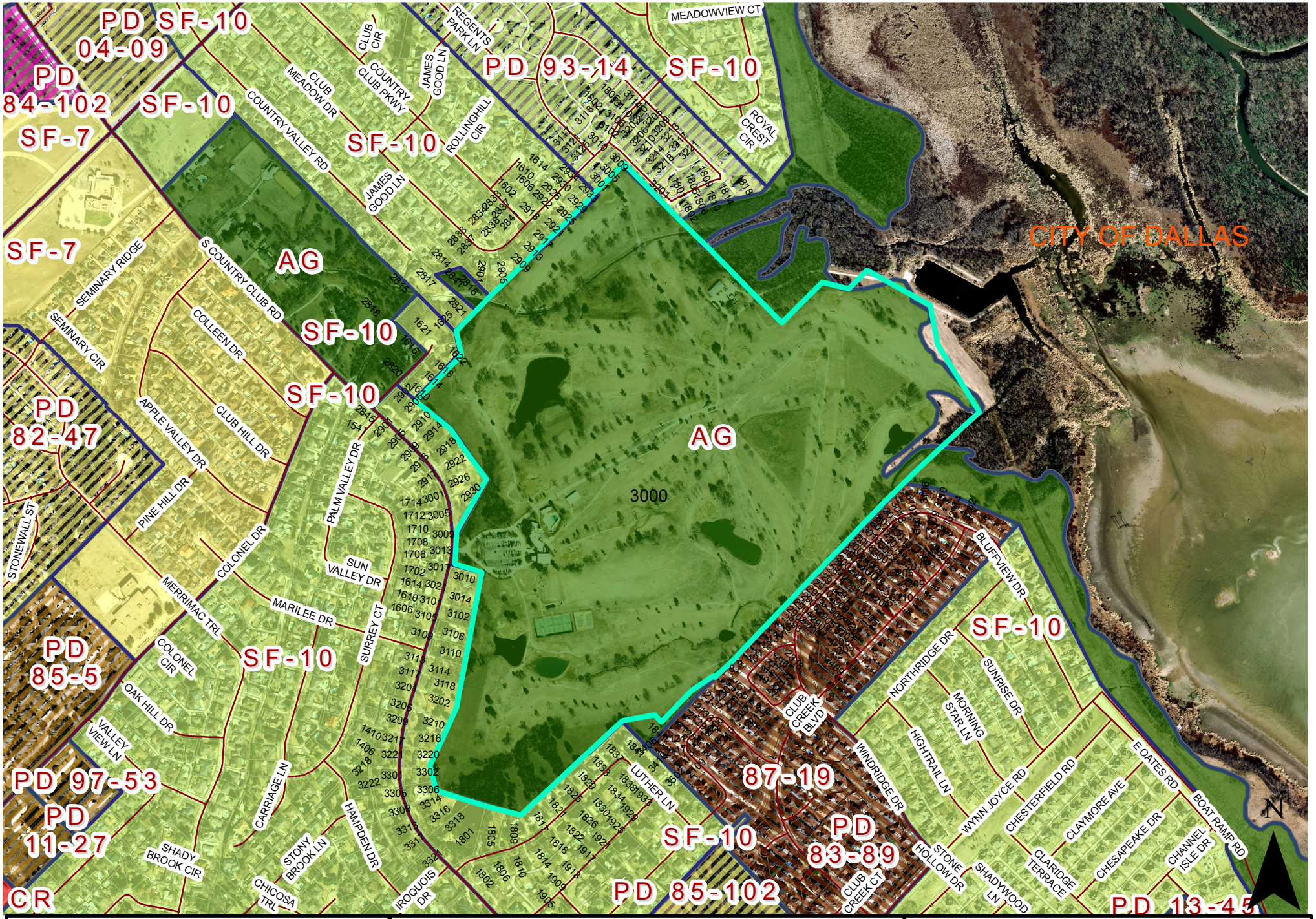
The surrounding properties are comprised of single-family residential development and open spaces. Southwest and north of the site single-family residential development is zoned Single-Family-10 (SF-10) District. The single-family residential areas to the southeast of the property are zoned Planned Development (PD) District 87-19 for Conventional Single-Family dwellings and Zero Lot Line Single-Family Detached dwellings. These properties are developed with single-family detached dwellings. Some open spaces remain undeveloped and the majority of properties undeveloped are located to the northeast of the site, along the lake.

Attachments

Z 18-37 Spiars Engineering, Inc. Exhibits and Attachments

Z 18-37 Spiars Engineering, Inc. Responses

Z 18-37 Spiars Engineering, Inc. Staff Presentation


PD 04-09
SF-10
PD 84-102
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PD 93-14
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SF-10
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CITY OF DALLAS
PD 82-47
PD 85-5
SF-10
PD 97-53
PD 11-27
CR
SF-10
PD 87-19
PD 83-89
PD 85-102
SF-10
PD 13-45
MEADOWVIEW CT
REGENTS PARK LN
CLUB CIR
COUNTRY CLUB PKWY
JAMES GOOD LN
CLUB MEADOW DR
COUNTRY VALLEY RD
ROLLINGHILL CIR
ROYAL CREST CIR
SEMINARY RIDGE
SEMINARY CIR
S COUNTRY CLUB RD
COLLEEN DR
APPLE VALLEY DR
CLUB HILL DR
PINE HILL DR
STONEWALL ST
COLONEL DR
PALM VALLEY DR
SUN VALLEY DR
MERRIMAC TRL
MARILEE DR
SURREY CT
COLONEL CIR
OAK HILL DR
VALLEY VIEW LN
CARRIAGE LN
HAMPDEN DR
STONY BROOK LN
SHADY BROOK CIR
CHICOSA TRL
IROQUOIS DR
LUTHER LN
BLUFFVIEW DR
NORTHRIDGE DR
SUNRISE DR
MORNING STAR LN
HIGHTRAIL LN
WINDRIDGE DR
CLUB CREEK BLVD
CLUB CREEK CT
STONE HOLLOW DR
SHADYWOOD LN
WYNN JOYCE RD
CHESTERFIELD RD
CLAYMORE AVE
CHESAPEAKE DR
CLARIDGE TERRACE
CHANNEL ISLE DR
BOAT RAMP RD
E OATES RD
N
0
500
1,000 Feet
1 inch = 780 feet
ZONING MAP Z 18-37
INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 18-37

3000 South Country Club Road

I. Statement of Purpose: The purpose of this Planned Development District is to permit the development of Single-Family Detached Uses subject to conditions.

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

III. General Regulations: All regulations of the Single-Family-5 (SF-5) District and the Single-Family-7 (SF-7) District set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

V. Concept Plan: Development shall be in general conformance with the Concept Plan as identified as Exhibit C. Should there be any conflict between the Concept Plan and the written conditions below, the conditions shall prevail.

VI. Detail Plan: Approval of a Detail Plan, with a public hearing, is required for all development, prior to issuance of a permit for construction.

VII. Specific Conditions:

A. Permitted Uses: Only Dwelling, Single-Family Detached and associated Amenity Areas and Amenity Area accessory offices are permitted.

B. Zoning Classifications: The development will be allowed the following base zoning:

i. PD-SF-6: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-5 (base zoning) in the Garland Development Code, excluding zero-lot line style development.

ii. PD-SF-7: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-7 (base zoning) in the Garland Development Code.

iii. PD-SF-8: Single Family Detached. All lot standards not specifically detailed in this planned development will default to SF-7 (base zoning) in the Garland Development Code.

C. Maximum Lot Counts:

i. A maximum of 300 single-family dwelling unit lots is allowed on the site.

ii. A maximum of thirty-five percent (35%) of the total 300 lots are allowed to be PD-SF-6 lots.

iii. A minimum of twenty-five percent (25%) of the total 300 lots are allowed to be PD-SF-8 lots.

iv. The remainder of the lots may be either PD-SF-6, PD-SF-7, or PD-SF-8 lots, subject to the above lot counts.

D. Lot Standards:

PD-SF-6

Minimum Lot Area = 6,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet
Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 50 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 55 percent

PD-SF-7

Minimum Lot Area = 7,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet

Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 60 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 55 percent

PD-SF-8
Minimum Lot Area = 8,000 square feet
Minimum Yard Setbacks Adjacent to Street
Front = 20 feet
Side = 10 feet
Rear = 20 feet
Minimum Yard Setbacks Not Adjacent to Street
Side = 5 feet
Rear = 20 feet
Minimum Lot Width = 70 feet
Minimum Lot Depth = 115 feet
Maximum Lot Coverage = 50 percent

E. Minimum Dwelling Unit Area: A minimum dwelling unit area of 1,700 square feet is required for the PD SF-6 and PD SF-7 lots. A minimum dwelling unit area of 2,000 square feet is required for the PD SF-8 lots.

F. Maximum Structure Height:
i. A maximum of forty-five (45) feet as measured to the midpoint of the pitched roof.
ii. On the Amenity structures, architectural projections above the forty-five (45) foot level may be allowed; however, these may not exceed sixty (60) feet in height.

G. Minimum Parking Requirements: Two (2) parking spaces per single-family residential dwelling lot are to be provided as off-street garage parking. Accessory Amenity Offices and Recreation uses are to be parked as required under the City of Garland Development Code.

H. Building Materials & Design: The District shall comply with Section 4.84 of the City of Garland Development Code.

I. Landscape/Hardscape:

i. Landscaping: Each lot shall provide two (2) – three-inch (3”) caliper large ornamental trees one (1) to be placed in the back yard and one (1) is to be placed in the front yard.

ii. Landscape Buffer: A seventy-five (75) foot minimum landscape buffer shall be provided adjacent to existing residential lots, as shown on the Concept Plan.

J. Open Space:

i. A minimum of thirty-five percent (35%) of the entire site area shall be provided with open space. Open space includes such areas as Homeowners Association (HOA) lawns, lakes, amenity areas, trails, floodplain, easements requiring open space, and landscape buffers. Open space excludes residential lot yards.

ii. All open space lots shall be owned and maintained by the Homeowners Association (HOA) unless otherwise noted on a city approved plat.

K. Entry Feature:

i. Entry Features shall be allowed to be constructed in HOA owned and maintained medians within the platted subdivision. The entry feature may contain monument style signage.

L. Amenities:

i. Amenity Center #1: A swimming pool, playground, clubhouse, shade structure, and restrooms shall be provided at the proposed Amenity Center.

ii. Amenity Center #2: Offices and conference rooms shall be provided.

iii. Concrete trails shall be provided throughout the community.

iv. Optional Amenities: The development shall be allowed, but not required, to include

additional amenities suitable for the development that may include items such as: a second community clubhouse, pavilions, amphitheater, piers, shade structures, park equipment, and playgrounds.

M. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.

N. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots Or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas and entry features including any allowed within the street medians, irrigation, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

EXHIBIT B

150 0 75 150 300

1 inch = 150 ft.

Open Space/Amenity Area

Lake

70'x125'

60'x125'

50'x125'

COUNTRY CLUB ROAD

15' Landscape Buffer

20' Utility Easmt.

25' San. Sewer Easmt.

100 yr. Floodplain

11±Lots

9±Lots

7±Lots

10±Lots

12±Lots

11±Lots

16±Lots

6±Lots

4±Lots

6±Lots

6±Lots

7±Lots

10±Lots

24±Lots

6±Lots

6±Lots

6±Lots

13±Lots

21±Lots

15±Lots

8±Lots

8±Lots

15±Lots

6±Lots

6±Lots

15±Lots

8±Lots

13±Lots

EXHIBIT C

CONCEPT

MY POSSIBILITIES COMMUNITY
GARLAND, TEXAS

Pre Submittal Case No. 180213-2

Scale: 1"=100' July, 2018 SEI Job No. 17-158

NOTE:
1. Easements to be relocated as necessary.
2. Layout is an illustration not an exact map of the development proposed.

SPIARS ENGINEERING
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077
TBPE No. F-2121 • TBPLS No. F-10045100

Drawing: G:\2017 JOBS\17-158 Eastern Hills Community\PRELIMINARY\17-158 Exhibit B-CONCEPT.dwg Saved By: GAutton Save Time: 9/10/2018 3:03:47 PM
Plotted by: gautton Plot Date: 9/20/2018 1:29 PM

REPORT & MINUTES

P.C. Meeting, March 26, 2018

Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and 2) a Concept Plan as a prelude to a required Detail Plan to be filed and reviewed at a later date for Dwelling, Single-Family. The property is located at 3000 South Country Club Road. (District 3) (File Z 18-37)

Principal Planner, Kira Wauwie, presented information for this item.

Representing My Possibilities, Michael Thomas and Charmaine Soloman, 3601 Maple Shade, Plano Texas 75024 provided an overview of the request. Mr. Thomas further provided additional information regarding square footage of the residential homes, minimum square footage for residential homes and increased lot coverage.

Mr. Thomas addressed the concerns of the residents. He stated My Possibilities will continue to keep the residents involved as the development progresses. Additionally, through development they intend to retain as many trees as possible. Mr. Thomas addressed questions regarding the buffer zones, proposed trails, lot sizes and coverage, drainage concerns, development costs, and traffic issues.

Mr. Thomas also clarified My Possibilities is a non-profit organization.

Commissioner Dalton inquired as to the anticipated square footage for an SF-8 residential home and the minimum square footage of the residential homes.

Commissioner Hallman requested clarification on the increased lot coverage.

Chairman Roberts provided clarification regarding the Tree Mitigation Plan and proposed lot sizes.

Citizens speaking in support of the request:

Helen Partain, 3016 Bluffview, Garland, Texas 75043
Mark Ulrich, 2110 Lane, Garland, Texas 75043
Jerry Carter, 2725 Country Valley Road, Garland, Texas 75043
Jerry Reynolds, 2125 Shari, Garland, Texas 75043
Rick Barrett, 9 Winding Creek, Garland, Texas 75043
Rachel Hopkins, 2821 Club Meadow, Garland, Texas 75043
Robert “Bob” Schwarz, 3 Knightsbridge Court, Garland, Texas 75043
William Sefzik, 414 Edgemere Drive, Garland, Texas 75043
Wesley Johnson, 3007 Bluffview Drive, Garland, Texas 75043
John Pelletier, 2901 Bluffview Drive, Garland, Texas 75043

Kendra Walden, 2610 Northridge, Garland, Texas 75043

Residents conveyed the need for the development of this site. Concern was expressed as its current state it is a wildfire hazard. Residents also support the My Possibilities program and the proposed amenities.

Citizens speaking in opposition of the request:

Jan McCorstin, 3306 South Country Club Road, Garland, Texas 75043
Larry Cole, 2910 Bluffview Drive, Garland, Texas 75043
Benny Watkins, 1825 Eastern Hills Drive, Garland, Texas 75043
Brandy Currence, 1610 Caddy's Circle, Garland, Texas 75043
Michael Johnston, 2201 Shari Lane, Garland, Texas 75043
Susan Wehe, 2906 South Country Club Road, Garland, Texas 75043
Kenneth Daniel, 2904 Bluffview, Garland Texas 75043
Lieu Vuong, 3210 South Country Club Road, Garland, Texas 75043
Dziem Nguyen, 2926 South Country Club Road, Garland, Texas 75043
Janet Schwarz, 1914 Nancy Jane, Garland, Texas 75043
Gary Schwarz, 1914 Nancy Jane, Garland, Texas 75043
Tammy Chambers, 1522 Colonel, Garland, Texas 75043
Glynn Raymer, 3316 South Country Club, Garland, Texas 75043
Bud Carmichael, 16 Winding Creek Trail, Garland, Texas 75043,
Andrea Raye, 2905 Club Meadow Drive, Garland, Texas 75043

Residents raised concerns regarding loss of pastoral views, property values, residential home and lot sizes, absence of amenities, traffic concerns, drainage issues, construction noise, displacement of wildlife, need for increased buffer zones, proposed location, and safety concerns for the existing neighborhood.

Citizens also asked who will be maintaining the vacant lots and median space.

Stephen Stanley, 3918 Larkin Lane, Garland, Texas 75043 expressed the need to clearly state the percentages of the proposed home sizes and amenities.

Fred Treffinger, 1829 Eastern Hills, Garland, Texas 75043, inquired as to the removal of existing trees on the subject property.

Citizens registering their position in support of the request, but did not speak:

Lindsey Figelman, 1330 Surrey Court, Garland, Texas 75043
Brenda Cornell, 2102 Shari Lane, Garland, Texas 75043
Cindy Giles, 14 Winding Creek Trail, Garland, Texas 75043
Lana Springer, 2101 Shari Lane, Garland, Texas 75043
Jan Hopkins, 2837 Country Club Parkway, Garland, Texas 75043
Thomas J. Hopkins, 2837 Country Club Parkway, Garland, Texas 75043
Darlene Bright, 20 Winding Creek Trail, Garland, Texas 75043
Michael Bright, 20 Winding Creek Trail, Garland, Texas 75043
Brad Springer, 2101 Shari Lane, Garland, Texas 75043
Obi Chunkwumah, 1802 Redcliff Court, Garland, Texas 75043

Citizens registering their position in opposition of the request, but did not speak:

Williams Foster, 3 Winding Creek Trail, Garland, Texas 75043
Pamela Rucker, 2829 S. Country Club Road, Garland, Texas 75043
Jeffrey Rucker, 2829 S. Country Club Road, Garland, Texas
Becky Barker, 1810 Eastern Hills Drive, Garland, Texas 75043
75043
Julia Foster, 3 Winding Creek Trail, Garland, Texas 75043
Allen McCorstin, 3306 South Country Club Road, Garland, Texas 75043
Sharon Cole, 2910 Bluffview Drive, Garland, Texas 75043
Henry Whalen, 2905 Club Meadow Drive, Garland, Texas 75043
Terry Barker, 1810 Eastern Hills Drive, Garland, Texas 75043
75043
Leroy and Tammy Oslee, (no address provided)

Commissioner Hedrick requested clarification regarding the lot sizes and the number of the smaller houses.

Chairman Roberts stated a Homeowners Association would be required and maintenance of the green space would be the responsibility of the Homeowners Association and requested to review the Traffic Report.

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

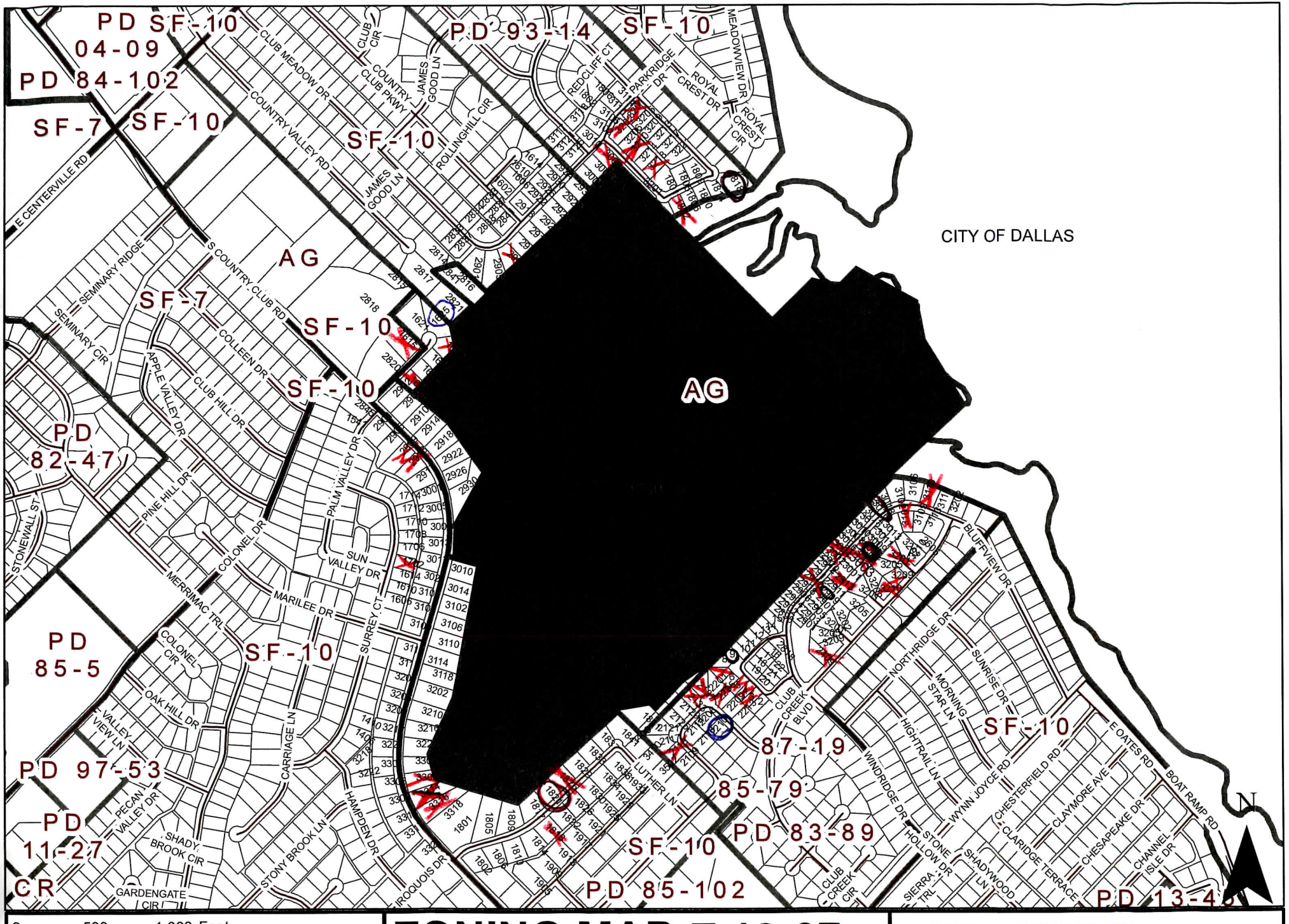
Commissioner Dalton requested the maker of the motion that the applicant state in their proposal the percentages of the house sizes prior to the Detail Plan and spoke in favor of the request.

Commissioner Hedrick concurred with the sentiments of Commissioner Dalton and supports moving the Concept Plan forward through the process.

Commissioner Williams requested the Commission be provided the Traffic Report with the Detail Plan submittal.

Chairman Roberts would like it noted that the aforementioned recommendations as well as the optional and required amenities should be addressed as the case moves forward to City Council.

Motion was made by Commissioner Edwards, seconded by Commissioner Hedrick to approve the request per staff recommendation, with the aforementioned recommendations. **Motion carried: 9** Ayes, **0** Nays.


PD SF-10
04-09
PD 84-102
SF-7
SF-10
E CENTERVILLE RD
CLUB MEADOW DR
COUNTRY VALLEY RD
CLUB CIR
COUNTRY CLUB PKWY
JAMES GOOD LN
ROLLINGHILL CIR
PD 93-14
SF-10
REDCLIFF CT
PARKRIDGE DR
ROYAL CREST DR
MEADOWVIEW DR
ROYAL CREST CIR
CITY OF DALLAS
AG
SF-7
SF-10
SEMINARY RIDGE
SEMINARY CIR
S COUNTRY CLUB RD
COLLEEN DR
APPLE VALLEY DR
CLUB HILL DR
SF-10
PD 82-47
PINE HILL DR
STONEWALL ST
COLONEL DR
PALM VALLEY DR
SUN VALLEY DR
MERRIMAC TRL
MARILEE DR
SURREY CT
PD 85-5
SF-10
COLONEL CIR
OAK HILL DR
VALLEY VIEW LN
CARRIAGE LN
PD 97-53
PECAN VALLEY DR
SHADY BROOK CIR
PD 11-27
CR
GARDENGATE CIR
STONY BROOK LN
HAMPDEN DR
IROQUOIS DR
SF-10
PD 85-102
LUTHER LN
87-19
85-79
PD 83-89
SF-10
BLUFFVIEW DR
NORTHRIDGE DR
SUNRISE DR
MORNING STAR LN
WYNN JOYCE RD
CLUB CREEK BLVD
HIGHTRAIL LN
WINDRIDGE DR
STONE HOLLOW DR
SIERRA TRL
SHADYWOOD LN
CLUB CREEK CIR
CHESTERFIELD RD
CLARIDGE TERRACE
CLAYMORE AVE
CHESAPEAKE DR
E OATES RD
BOAT RAMP RD
CHANNEL ISLE DR
PD 13-45
N
0
500
1,000 Feet
1 inch = 780 feet
ZONING MAP Z 18-37
INDICATES AREA OF REQUEST

Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

***Note:* The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.**

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

(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

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

1.) Too many homes for traffic & emergency services
2.) Trails & parks create increased crime, trash & money. Not opposed to my possibilies.

(Please complete the following information)

Your Property Address

Jill & Mark Owen

Printed Name

3110 Bluffview Dr. Garland, Tx 75043

Address — City, State — Zip

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

Jill Owen — Property Owner

Signature — Title

Date: 8/24/18

Allmendinger, Tracy

From: Terry Edney <Terry.Edney@data-matique.com>
Sent: Thursday, August 23, 2018 10:49 AM
To: Planning Group
Subject: file Z 18-37 Spiars Engineering, Inc
Attachments: img-823071632-0001.pdf

Here is signed form, with several questions

1) Will we be able to have privacy fencing..... and who will pay for privacy fencing.
2)will there be alleys?
3)Will it be front entrance parking or rear entrance parking
4) what will be lot sizes?
5) will there be any zero lot sizes?
6) where will 2nd entrance be?
7) will they use GISD and/or will school be included in build?

terry

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

GARLAND

August 15, 2018

HEARING DATE/TIME: Plan Commission: August 27, 2018 – 7:00 PM

APPLICANT: Spiars Engineering, Inc.

File Z 18-37

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 27, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Spiars Engineering, Inc.**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and a Concept Plan for Dwelling, Single-Family. The property is shown on the enclosed sketch and is described as follows:

Note: The applicant makes the above request to develop a residential subdivision with *approximately 325 residential lots.*

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

(Please Check One Below)

✓ I am in favor of the request. see questions
____ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
Will we be able to have privacy fences? Will there be alleys? Front entrance parking or rear entrance? What will be the lot sizes? Will they be zero lot sizes? Where will 2nd entrance in and out of complex be? Will they use GISD?

(Please complete the following information)

Your Property Address

Terry L + Patsy J Eaney
Printed Name

1821 Eastern Hills Dr Garland, Tx 75043
Address City, State Zip

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

[signature] owner
Signature Title

Date: 8-22-2018

Allmendinger, Tracy

From: Guerin, Will
Sent: Wednesday, August 22, 2018 8:02 AM
To: Allmendinger, Tracy
Cc: Wauwie, Kira
Subject: FW: Eastern Hills

Tracy, please log this response in favor of Z 18-37. Thank you.

From: Rick Barrett [mailto:barrett.rick@icloud.com]
Sent: Tuesday, August 21, 2018 9:06 PM
To: Guerin, Will <WGuerin@garlandtx.gov>
Subject: Re: Eastern Hills

Yes I am for it.
I was at the last proposal at the church and sound really good. A lot of kinks to work out but it was a great idea for Garland and My Possibility. I still have a lot of question but they will be answered as we go down that road.

My house backs up to the property and I look forward to what to come.
If I can help in any way let me know. Only problem is I have no back yard and what is going to happen. Garland needs this more than I need a back yard. This will be great for city of Garland.

RIck Barrett

Sent from my iPad

On Aug 21, 2018, at 10:07 AM, Guerin, Will <WGuerin@garlandtx.gov> wrote:

> Thank you, Rick. Would you like your response to be formally considered as "in favor" of the proposal?
>
> -Will
>
> **From:** Rick Barrett [mailto:barrett.rick@icloud.com]
> **Sent:** Tuesday, August 21, 2018 9:18 AM
> **To:** Guerin, Will <WGuerin@garlandtx.gov>
> **Subject:** Re: Eastern Hills
>
> Thank you so much
> Good luck on the project. Garland needs it.
> Thank you
>
> Rick
>
> Sent from my iPad
>
> On Aug 21, 2018, at 8:41 AM, Guerin, Will <WGuerin@garlandtx.gov> wrote:
>
> > Hi Mr. Barrett:

Yes, see the attached draft Concept Plan. There will be a staff report along with formalized Planned Development (PD) Conditions once the Plan Commission agenda packet is posted on the City website this week. Please understand that at this point in the development process prior to agenda posting, exhibits such as this Concept Plan are still in the draft stage and subject to changes.

Also, it is our understanding from My Possibilities that they have the land under contract and the sale is contingent upon zoning approval.

I'll be glad to answer any further questions you have.

Thank you,
Will

From: Dowl, Rene
Sent: Monday, August 20, 2018 3:17 PM
To: Guerin, Will <WGuerin@garlandtx.gov>
Subject: FW: Eastern Hills

Good afternoon Will,

Please provide the information responsive to this request.

Regards,

René Dowl

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

From: Rick Barrett [mailto:barrett.rick@icloud.com]
Sent: Monday, August 20, 2018 1:30 PM
To: Dowl, Rene <RDowl@garlandtx.gov>
Subject: Eastern Hills

My house backs up to the Eastern Hills club property at 9 winding creek trail.
I understand I can request for open records, Eastern Hills (My Possibilities)

project and plans.
I do understand it is not out yet, when you get to it.
One question is has My Possibilities purchase the land?
You can email it or mail.

Thank you

Rick Barrett
972-979-7482
9 winding creek trail
Garland Texas 75043

<17-158 Exhibit B-1.pdf>

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

__X__ I am in favor of the request.
_____ I am opposed to the request.

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

Garland needs smaller housing for Seniors. Wonderful concept for Disabled. Can't justify 6 Million piece of property to set vacant for neighbors to look at. Property is not maintained and danger of fire is a problem.

(Please complete the following information)

Your Property Address

3016 Bluffview Drive

Printed Name

Helen R. Partain

Address	City, State	Zip
	Garland	75043

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

Helen R. Partain — Owner

Signature — Title

Date: August 24, 2018

Allmendinger, Tracy

From: Wesley Johnson <wes@wesleyjohnsonlawyer.com>
Sent: Wednesday, August 22, 2018 9:27 AM
To: Planning Group
Subject: File Z 18-37; Applicant Spiars Engineering, Inc. I am in favor...see attached...thank you.
Attachments: Zoning Change Approval 8.22.2018.pdf

I hope to attend next Monday's hearing.

Wesley C Johnson
Law Office of Wesley C Johnson
3960 Broadway Blvd., Suite 220V
Garland, Texas 75043
Ph: 214-328-9378
Cell: 214-641-1903
Fax: 214-550-0297
wes@wesleyjohnsonlawyer.com

Z18-37

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

X I am in favor of the request. (to change the zoning)
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 3007 Bluffview, Garland 75043

Wesley Johnson
Printed Name

3007 Bluffview — 75043
Address — City, State — Zip

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

Wesley C Johnson — Owner/Taxpayer/Lawyer/Husband
Signature — Title

Date: 22 August 2018

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

✓ I am in favor of the request.
_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 2909 Bluffview Dr. Garland, TX 75043

Printed Name: Kenneth or Barbara Cole

Address: Garland, TX 75043
City, State Zip

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

Barbara Cole — Owner
Signature Title

Date: 8-21-18

AUG 24 '18 PM 1:45

Allmendinger, Tracy

From: Carl Hammert <chammert@verizon.net>
Sent: Wednesday, August 22, 2018 2:27 PM
To: Planning Group
Cc: Lynn Hammert; 'Carl Hammert'
Subject: Plan Commission hearing, Aug 27, 2018
Attachments: scan0066.pdf

Attached is our signed document in favor of proposal by Spiars Engineering. File Z 18-37

Carl Hammert, PE
chammert@verizon.net
972-342-2819

Z18-37

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

CARL HAMMERT, LYNN HAMMERT
Printed Name

1818 BLENHEIM DR. GARLAND TX 75043
Address City, State Zip

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

Carl H. Hammert, Lynn Hammert OWNERS
Signature Title

Date: 22 AUG 18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Victor Ballas
Printed Name

4936 Radbook Pl | Dallas | 75220
Address | City, State | Zip

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

Victor Ballas | OWNER
Signature | Title

Date: 8-22-2018

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

MARK ULRICH
Printed Name

2210 Shari LN. Garland TX. 75043
Address City, State Zip

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

Signature Title

Date: 8/27/18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

Only concern is the maintenance of the green space buffer zones. If not maintained it will turn to jungle.

(Please complete the following information)

Your Property Address

1625 Caddy's Circle, 57 Country Valley Rd (LOTS)

Printed Name

William P. Sefzik 414 Edgemere Dr Garland TX 75043

Address City, State Zip

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

[signature] Owner

Signature Title

Date: _____

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

X I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 2905 Regents Park Lane, Garland TX 75043

Wilbur E. Havel, Jr. and Kathleen L. Havel
Printed Name

2905 Regents Park Lane Garland, TX 75043
Address City, State Zip

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

Wilbur E. Havel Jr. Kathleen L. Havel
Signature Title

Homeowners

Date: August 26, 2018

Outside the Notification Area

Allmendinger, Tracy

From: Lindsey Fiegelman <lnunn08@gmail.com>
Sent: Monday, August 27, 2018 1:35 PM
To: Dowl, Rene; Allmendinger, Tracy
Subject: meeting tonight-please forward to Garland Plan Commission

Re: EHCC/My Possibilities zoning change proposal

I would just like to express my household's STRONG SUPPORT for the development (& associated zoning change) of EHCC by My Possibilities. Our home is located approximately one-half mile south/southwest of the site in question. I believe the proposed change from AG to PD for single-family use is in line with most people's visions of how we'd like our neighborhood to stay AND grow.

I of course support strict requirements that their development stay in line with the proposal they have given the community (as of the last Town Hall they held at their facility). I spoke with Michael Thomas of My Possibilities and he assured me that was the case - WYSIWYG (what you see is what you get).

Thank you for your time and consideration, and I appreciate your attention to this matter.

Regards,
Lindsey Fiegelman
1330 Surrey Ct., 75043 (district 3)
214-695-1161

Outside the Notification Area

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

X I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address
1810 Redcliff Court

Printed Name
Squire J. Marshall

Address Garland City, State TX Zip 75043

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

Signature , homeowner Title

Date: 8-27-2018

Outside the Notification Area

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

✓ I am in favor of the request.
____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Winston Champion
Printed Name

1713 Whitehall Ln. Garland, Texas 75043
Address City, State Zip

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

Winston Champion Home owner
Signature Title

Date: 8-27-18

SEP 4'18 PM 1:42

Outside of Notification area

Allmendinger, Tracy

From: Vinu Johnson <vinu_johnson@hotmail.com>
Sent: Wednesday, August 22, 2018 10:13 AM
To: Planning Group
Subject: File Z 18-37

Planning Department,

Garland, TX

File Z 18-37

Applicant: Spiars Engineering Inc.

√ I'm **opposed** to the request.

Comments:

Paid premium for Golf / Open green view when purchasing my home.

This will affect my property value.

Increased concentration of population will exponentially increase the demand on current infrastructure which will eventually affect me.

Name: Vinu Johnson

Address: 3202 Bishops Bridge dr., Garland, Texas- 75043

Signature: Vinu Johnson Title: home-owner

Date: 8/22/18

Note: signed copy of the original enclosed herewith as attachment.

Vinu Johnson

E 18-37

(Please Check One Below)

____ I am in favor of the request.
✓ I am opposed to the request.

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

PAID PREMIUM FOR GOLF/OPEN FIELD VIEW.
WILL AFFECT MY PROPERTY VALUE.

(Please complete the following information)

Your Property Address

~~3202 BISHOPS BRIDGE DR., GARLAND, TX 7~~ VINU JOHNSON

Printed Name

3202 BISHOPS BRIDGE DR., GARLAND, TX 75043

Address City, State Zip

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

Vinu Johnson HOME OWNER

Signature Title

Date: 08/21/18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

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

I believe it will bring too much congestion and I am also concerned about the price point of the homes in the development

(Please complete the following information)

Your Property Address

LeRoy + Tammy Owsley
Printed Name

3210 Bishops Bridge Dr — Garland, TX — 75043
Address — City, State — Zip

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

Signature — Title

Date: 8/27/18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

____ I am in favor of the request.
X I am opposed to the request.

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

I AM CONCERNED THE REZONE WILL CHANGE THE CHARACTER OF MY NEIGHBORHOOD LEAD TO MORE PEOPLE, NOISE, TRAFFIC, SAFETY ISSUE.

(Please complete the following information)

Your Property Address

HONG TRAN

Printed Name

3218 Bishops Bridge Dr Garland TX 7504[illegible]

Address City, State Zip

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

[signature]

Signature

OWNER.

Title

Date: 08/23/18

Z 18-37

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
Eastern Hills is an agricultural property and home to wildlife since the demise of the golf course. There is not a single park in walking distance of my home and that would be the only option that I see fit for this property More houses don't improve an existing community who has had nothing but things taken away from them to house even more people.

(Please complete the following information)
Your Property Address

Autumne Price
Printed Name

1802 Blenheim Dr. | Garland TX | 75043
Address | City, State | Zip

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

Autumne Price | Head of Household
Signature | Title

Date: 8/23/2018

Allmendinger, Tracy

From: Sharon Cole <sharon@coleindustries.com>
Sent: Thursday, August 23, 2018 5:52 PM
To: Planning Group
Subject: I am opposed to rezonning EHCC land

Dear Sirs:

I am opposed to the request for change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and a Concept Plan for Dwelling, Single-Family.

This proposed development is not in alignment with the Envision Garland 2030 Comprehensive Plan that was unanimously approved by the City Council in March 2012. Under that plan, the EHCC land was to be used as public and private parkland.

I live on EHCC and I like the natural habitat as is – quiet and serene.

400 more cars on Country Club Road during the morning rush hour and the evening rush hour is unacceptable.

Government subsidized housing and services in other areas have resulted in impoverished areas.

80 houses of 1500 square feet will lower property values.

I was told by Mike at My Possibilities that they would not take down the trees behind my house and they would have a minimum of 75' of green space – but – this was verbal and with no guarantees.

There is no guarantee that My Possibilities will have all the funding (donations) needed to compete this project.

If this land is rezoned and My Possibilities proposal falls through for any reason, what will be allowed to happen next?

It will take approximately 2 years to build this out providing it goes well and during that time it will be miserable living next to it.

Crime in our neighborhood will increase – even with "security" living within the development.

Thank you for your attention in this matter,
Larry Cole, owner
2910 Bluffview Drive
Garland, TX 75043
214-793-4786 cell or 972-271-0280 business
cole@coleindustries.com

Privileged and Confidential Electronic Transmission.
The information in this E-mail is confidential and/or privileged. This E-mail is intended to be reviewed by only the individual or organization named above. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination, or copying of this E-mail and attachments, if any, or the information contained herein is prohibited. If you have received this E-mail in error, please immediately notify the sender by return E-mail, and delete this E-mail from your system. Thank you.

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

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

APPLICANT HAS PROPOSED VIOLATION OF CLUB CREEK HOA'S N.
APPLICANT HAS NOT RESPONDED TO CLUB CREEK HOA ASSN LETTER
REGARDING PLANS (RE: 2902 BLUFFVIEW)
NO HOUSING NEEDED IN AREA

(Please complete the following information)

Your Property Address

FISKE CLIF

Printed Name

2913 BLUFFVIEW | GARLAND TX | 75043

Address | City, State | Zip

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

Signature | Title

Date: 8-21-18

Allmendinger, Tracy

From: Lynne Fiske <lynne.fiske@sbcglobal.net>
Sent: Wednesday, August 22, 2018 3:13 PM
To: Planning Group
Subject: Zoning change request response
Attachments: scan.pdf

This response is for the property at 3000 South Country Club Road, Garland TX

Lynne D Fiske
972-965-3749

Z 18-37

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

____ I am in favor of the request.
_✓_ I am opposed to the request.

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

① There are enough houses in this area of Garland - a little green space is not a bad thing. The roads cannot handle anymore added traffic (W. S. Country Club Rd)

② I am a member of the Club Creek HOA Board of Directors →

(Please complete the following information)

Your Property Address

Lynne Fiske
Printed Name

2913 Bluffview Dr. Garland Tx 75043
Address City, State Zip

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

Lynne Fiske Homeowner - Club Creek
Signature Title

Date: 8-22-18

③ I am very concerned that the land owner and his developer will violate our CC&R's.

④ The Board of Directors attorney sent the attached letter to the EHCC owner. To date we have had no response.

⑤ The Planning/Zoning Commission should be aware that the CCHOA Board of Directors voted unanimously to oppose (in court if necessary) any effort to use the residential lot at 2902 Bluffview for ingress or egress of any kind to the proposed development.

RIDDLE & WILLIAMS, P.C.
ATTORNEYS & COUNSELORS

DEAN A. RIDDLE*
LANCE E. WILLIAMS
CHAD E. ROBINSON†
* also admitted in NC & GA
† also admitted in GA

3811 TURTLE CREEK BOULEVARD
SUITE 500
DALLAS, TEXAS 75219-4400
TELEPHONE (214) 760-6766
FACSIMILE (214) 760-6765
www.riddleandwilliams.com

DAVID A. SURRATT
JULIE L. DUPONT
GRANT R. NEIDENFEUHR
JASON R. REED

May 16, 2018

Victor Ballas
2902 Bluffview Dr.
Garland, Texas 75043

Via Certified Mail
Return Receipt Requested
No.7010 2780 0003 0266 9775
and Regular Mail

Victor Ballas
4936 Radbrook Place
Dallas, Texas 75220

Via Certified Mail
Return Receipt Requested
No. 7010 2780 0003 0266 9782
and Regular Mail

Re: Development of residential lot at 2902 Bluffview Dr. and its potential conversion to non-residential use as ingress and egress for a proposed high density living community.

Dear Mr. Ballas:

Our firm represents Club Creek Homeowner's Association, Inc. ("Association"). On behalf of the Board of Directors for the Association ("Board"), we are writing to you regarding your proposed development of 2902 Bluffview (the "Lot") as ingress and egress for a proposed high density living community for the former Eastern Hills Country Club ("EHCC" or "golf course").

It is our understanding that you purchased EHCC out of bankruptcy and that you own the Lot at 2902 Bluffview. We understand that you plan to apply to the City of Garland to re-zone the golf course property to allow you to develop, or allow you to sell the property to a third party to develop, a high density community. As part of the re-zoning application and process, we understand that you intend to propose that the Lot in question be used as an access point for ingress and egress to the planned development. We also understand that the planned development, including such non-residential use of the Lot at 2902 Bluffview, is in its final review stage.

The EHCC and the Lot at 2902 Bluffview are adjacent to homeowners in the Association and to property owned by the Association. The Lot is subject to the deed restrictions and covenants contained in the Declaration of Covenants, Conditions and Restrictions for Club Creek Subdivision ("Declaration").

Article VIII, Section 8.01, of the Declaration states as follows regarding the use of lots in the Association, including your Lot:

> 8.01. Residential Lots. **All lots** (excluding, however, those platted areas on which certain Common Properties will be located) **shall be used, known, and described as residential lots. No building or structure shall be erected, altered, placed or permitted to remain on any residential lot other than a single-family dwelling** and, if any, its customary and usual accessory structures (unless prohibited herein). No building or structure on any residential lot shall exceed two (2) stories in height. (*Emphasis Supplied*).

Article VIII, Section 8.10, of the Declaration states as follows regarding offensive activities conducted on lots in the Association:

> **No noxious or offensive activity shall be conducted on any Lot nor shall anything be done thereon which is or may become an annoyance or nuisance** within the Properties or any portion thereon. [...] (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration states as follows regarding the construction on lots:

> **No** building, structure, fence, wall or **improvement of any kind or nature shall be erected, placed or altered on any Lot until all plans and specifications** and a plot plan **have been submitted to and approved in writing by the Committee**. (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration creates the Architectural Control Committee "Committee") and grants the Committee decision making authority with respect to the construction of improvements on lots, including your Lot.

Based on the facts and allegations regarding your intended use for the Lot and the above covenants, your proposed conversion of the Lot to an ingress and egress drive for the new development violates the Declaration because Section 8.01 limits the use of your Lot for residential purposes. Further, Section 8.01 states that the Lot shall only be improved with a single-family dwelling. The conversion of the Lot into a drive access for the new development does not constitute residential use and construction of a drive is not a single-family dwelling. Accordingly, your proposed plans violate Section 8.01. In addition, Section 8.10 prohibits any noxious, offensive, or annoying activity from being conduct on the Lot. The Board believes that your proposed use of the Lot will unreasonably increase traffic on Bluffview and other streets within the Association as residents and visitors access the new development. Such increased traffic and associated potential safety concerns constitute noxious, offensive, and annoying activity that violates Section 8.10. Finally, Section 8.14 of the Declaration requires that you submit plans to the Architectural Control Committee and obtain its prior written approval before any improvement of any kind, including a drive, is constructed on the Lot. Therefore, before you begin any work or construction on the Lot, you must submit your proposed plans to the Architectural Control Committee and obtain the Committee's prior written approval before commencing any work.

On behalf of the Board of Directors, we hereby demand that within thirty (30) days from the date of this letter that you enter into a written agreement with the Association that you and your agents will not convert the Lot to a drive for ingress and egress to the new development, and that you will use the Lot in compliance with the Declaration and its above referenced provisions. In the event you fail to comply with the Board's demands, the Board may pursue any and all legal and equitable remedies against you, including but not limited to, filing a lawsuit that seeks a Court Order declaring that your intended use violates the covenants enjoining you from converting the Lot into a drive. In the event the Association must file a lawsuit, it will seek recovery of its attorney's fees and costs.

No later than the 30th day after the date of this notice, you may deliver to the Association a written request for a hearing before the Board to contest the violation.

You may have special rights of relief related to the enforcement action under federal law, including the Service Members Civil Relief Act (50 U.S.C app. Section 501 et. seq.), if the owner is serving on active military duty.

The Board does not desire an adversarial relationship with you, however it must enforce the covenants in order to preserve the residential nature of the community and protect all owners' investments. The Association is hopeful that you will work with it to resolve the issues discussed in this letter. Your prompt attention to this matter is encouraged.

Yours Truly,

Grant R. Neidenfeuhr

GRN/aa

C: My Possibilities
1631 Dorchester Drive
Plano, Texas 75075

Board of Directors
Club Creek Homeowner's Association, Inc.
c/o Zach Beasley

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

_____ I am in favor of the request.
_____ I am opposed to the request.

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

Too much Traffic & People

(Please complete the following information)

Your Property Address
3002 BLUFFVIEW DR.

Printed Name
Richard W. HARTCRAFT

Address City, State Zip
Garland TX. 75043

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

Richard W. Hartcraft owner

Signature Title

Date: 8-23-2018

Z18-37

04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

___ I am in favor of the request.
_✓_ I am opposed to the request.

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

Added burden of traffic.

This request comes right to my property and I dont want houses backed up to my property. Concerns of this pulling my property value down.

(Please complete the following information)

Your Property Address

Edgar, Jim & Kim
Printed Name

3004 Bluffview Dr — Garland — TX
Address — City, State — Zip

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

Kim Edgar — Owner
Signature — Title

Date: 8/20/18

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(Please Check One Below)

____ I am in favor of the request.
✓ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
South Garland could use something more natural for that lot
If approved we strongly oppose the vacant lot cut
through to Bluffview! We would prefer
this land to be some type of natural / Park area!
wear

(Please complete the following information)

Your Property Address

3005 Bluffview Dr. Garland, Tx 75043

Printed Name

David & Terry Hanes

Address City, State Zip

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

David Hanes

Signature Title

Date: 8/21/18

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(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request. *

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

*PLEASE ATTACHED LETTER

(Please complete the following information)

Your Property Address

THOMAS CARTER AND JUDY CARTER

Printed Name

3101 BLUFFVIEW DR, GARLAND, TX 75043

Address City, State Zip

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

Signature

HOMEOWNER AND MEMBER OF THE CLUB CREEK HOA BOARD OF DIRECTORS

Title

Date: 8/21/18

Thomas B. Carter
Attorney at Law
3101 Bluffview Dr.
Garland, Texas 75043

August 21, 2018

City of Garland
Planning Department
P.O. Box 469002
Garland, Texas 75046-9002

To Whom It May Concern:

I have lived at the above address for more than 25 years and I have served on the Board of Directors of the Club Creek Home Owners Association (CCHOA) for more than 20 years. My wife and I are personably opposed to the zoning change request out of concern about the density of the planned development and its potential to increase traffic and disturb the serenity of our neighborhood.

More importantly, the CCHOA is very concerned that the land owner and his developer will violate our Declaration of Covenants, Conditions, and Restrictions and attempt to use the residential lot at 2902 Bluffview for ingress or egress to the development. By unanimous vote of the Board of Directors, we instructed our attorney to send the attached letter to the land owner (Mr. Ballas) with a copy to the developer (My Possibilities). To date, neither has responded to our letter.

The Plan Commission should be aware that the CCHOA is opposed to the requested zoning change if there is any possibility that the developer could use the residential lot at 2902 Bluffview for ingress or egress of any kind to the property. Further, as part of your consideration of the proposal, be aware that the CCHOA will oppose (in court if necessary) any effort to use the residential lot at 2902 Bluffview for ingress or egress of any kind to the proposed development.

Sincerely,

Tom Carter
(214) 533-2051

AUG 27 '18 PM 1:40

RIDDLE & WILLIAMS, P.C.
ATTORNEYS & COUNSELORS

DEAN A. RIDDLE*
LANCE E. WILLIAMS
CHAD E. ROBINSON†
* also admitted in NC & GA
† also admitted in GA

3811 TURTLE CREEK BOULEVARD
SUITE 500
DALLAS, TEXAS 75219-4400
TELEPHONE (214) 760-6766
FACSIMILE (214) 760-6765
www.riddleandwilliams.com

DAVID A. SURRATT
JULIE L. DUPONT
GRANT R. NEIDENFEUHR
JASON R. REED

May 16, 2018

Victor Ballas
2902 Bluffview Dr.
Garland, Texas 75043

Via Certified Mail
Return Receipt Requested
No.7010 2780 0003 0266 9775
and Regular Mail

Victor Ballas
4936 Radbrook Place
Dallas, Texas 75220

Via Certified Mail
Return Receipt Requested
No. 7010 2780 0003 0266 9782
and Regular Mail

Re: Development of residential lot at 2902 Bluffview Dr. and its potential conversion to non-residential use as ingress and egress for a proposed high density living community.

Dear Mr. Ballas:

Our firm represents Club Creek Homeowner's Association, Inc. ("Association"). On behalf of the Board of Directors for the Association ("Board"), we are writing to you regarding your proposed development of 2902 Bluffview (the "Lot") as ingress and egress for a proposed high density living community for the former Eastern Hills Country Club ("EHCC" or "golf course").

It is our understanding that you purchased EHCC out of bankruptcy and that you own the Lot at 2902 Bluffview. We understand that you plan to apply to the City of Garland to re-zone the golf course property to allow you to develop, or allow you to sell the property to a third party to develop, a high density community. As part of the re-zoning application and process, we understand that you intend to propose that the Lot in question be used as an access point for ingress and egress to the planned development. We also understand that the planned development, including such non-residential use of the Lot at 2902 Bluffview, is in its final review stage.

The EHCC and the Lot at 2902 Bluffview are adjacent to homeowners in the Association and to property owned by the Association. The Lot is subject to the deed restrictions and covenants contained in the Declaration of Covenants, Conditions and Restrictions for Club Creek Subdivision ("Declaration").

Article VIII, Section 8.01, of the Declaration states as follows regarding the use of lots in the Association, including your Lot:

AUG 27 '18 PM 1:40

> 8.01. Residential Lots. **All lots** (excluding, however, those platted areas on which certain Common Properties will be located) **shall be used, known, and described as residential lots. No building or structure shall be erected, altered, placed or permitted to remain on any residential lot other than a single-family dwelling** and, if any, its customary and usual accessory structures (unless prohibited herein). No building or structure on any residential lot shall exceed two (2) stories in height. (*Emphasis Supplied*).

Article VIII, Section 8.10, of the Declaration states as follows regarding offensive activities conducted on lots in the Association:

> **No noxious or offensive activity shall be conducted on any Lot nor shall anything be done thereon which is or may become an annoyance or nuisance** within the Properties or any portion thereon. [...] (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration states as follows regarding the construction on lots:

> **No** building, structure, fence, wall or **improvement of any kind or nature shall be erected, placed or altered on any Lot until all plans and specifications** and a plot plan **have been submitted to and approved in writing by the Committee.** (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration creates the Architectural Control Committee "Committee") and grants the Committee decision making authority with respect to the construction of improvements on lots, including your Lot.

Based on the facts and allegations regarding your intended use for the Lot and the above covenants, your proposed conversion of the Lot to an ingress and egress drive for the new development violates the Declaration because Section 8.01 limits the use of your Lot for residential purposes. Further, Section 8.01 states that the Lot shall only be improved with a single-family dwelling. The conversion of the Lot into a drive access for the new development does not constitute residential use and construction of a drive is not a single-family dwelling. Accordingly, your proposed plans violate Section 8.01. In addition, Section 8.10 prohibits any noxious, offensive, or annoying activity from being conduct on the Lot. The Board believes that your proposed use of the Lot will unreasonably increase traffic on Bluffview and other streets within the Association as residents and visitors access the new development. Such increased traffic and associated potential safety concerns constitute noxious, offensive, and annoying activity that violates Section 8.10. Finally, Section 8.14 of the Declaration requires that you submit plans to the Architectural Control Committee and obtain its prior written approval before any improvement of any kind, including a drive, is constructed on the Lot. Therefore, before you begin any work or construction on the Lot, you must submit your proposed plans to the Architectural Control Committee and obtain the Committee's prior written approval before commencing any work.

On behalf of the Board of Directors, we hereby demand that within thirty (30) days from the date of this letter that you enter into a written agreement with the Association that you and your agents will not convert the Lot to a drive for ingress and egress to the new development, and that you will use the Lot in compliance with the Declaration and its above referenced provisions. In the event you fail to comply with the Board's demands, the Board may pursue any and all legal and equitable remedies against you, including but not limited to, filing a lawsuit that seeks a Court Order declaring that your intended use violates the covenants enjoining you from converting the Lot into a drive. In the event the Association must file a lawsuit, it will seek recovery of its attorney's fees and costs.

No later than the 30th day after the date of this notice, you may deliver to the Association a written request for a hearing before the Board to contest the violation.

You may have special rights of relief related to the enforcement action under federal law, including the Service Members Civil Relief Act (50 U.S.C app. Section 501 et. seq.), if the owner is serving on active military duty.

The Board does not desire an adversarial relationship with you, however it must enforce the covenants in order to preserve the residential nature of the community and protect all owners' investments. The Association is hopeful that you will work with it to resolve the issues discussed in this letter. Your prompt attention to this matter is encouraged.

Yours Truly,

Grant R. Neidenfeuhr

GRN/aa

C: My Possibilities
1631 Dorchester Drive
Plano, Texas 75075

Board of Directors
Club Creek Homeowner's Association, Inc.
c/o Zach Beasley

AUG 27 '18 PM 1:40

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

____ I am in favor of the request.
X I am opposed to the request.

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

Increased traffic (traffic study out of date)
Decrease in ~~open space~~ / natural habitat - we've got migratory birds that utilize the current property; there are also coyote, bobcat, etc! It's nice they have a place! It will directly affect me as my property ~~has~~ collects drainage from the course - and less permeable ~~space~~ surface will decrease my value.

(Please complete the following information)

Your Property Address

Brandy & Jack Currence
Printed Name

1610 Caddys Cir | Garland, Tx | 75043
Address | City, State | Zip

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

Signature | Title

Date: 8/21/18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

___ I am in favor of the request.
✓ I am opposed to the request.

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

1.) Lower Property Value
2). Added traffic & congestion
3) Misplacement of wild life

(Please complete the following information)

Your Property Address

Cole & Victoria Smith
Printed Name

1615 Caddys Circle Garland, Tx 75043
Address City, State Zip

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

Cole & Victoria Smith Homeowners
Signature Title

Date: 8.21.18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

____ I am in favor of the request.
__X__ I am opposed to the request

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

Ther is only one access to this property Country Club which will cause more traffic than County Club can handel in the AM & PM due to school traffic now

(Please complete the following information)

Your Property Address

CARL E. IKARD

Printed Name

1622 Caddy's Circle | Garland, Tx | 75043

Address | City, State | Zip

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

Carl E Ikard | owner

Signature | Title

AUG 24 '18 PM 1:44

Date: 8/21/2018

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

____ I am in favor of the request.
__✓__ I am opposed to the request.

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

I am opposed to the change to 1500ft. That is NOT what we were told as a neighbor hood! I oppose the use of a lot in Club Creek being used as a roadway to increase traffic in my neighborhood

(Please complete the following information)

Your Property Address

2409 Club Creek Blvd GARLAND, TX 75043

Printed Name

Ronald and Carol Dennis

Address City, State Zip

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

Ronald W Dennis

Signature Title

Date: 08/23/18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

___ ~~I am in favor of the request.~~
_✓_ I am opposed to the request.

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

The Eastern Hills Golf Course has been a central part of the Garland city since the 1950's. Why can't the city of Garland buy the property and create a nine hole golf course with play areas for other sports for children, and maybe a dining facility too. Starter homes in this space would be a giant step backward

(Please complete the following information)

Your Property Address

John Ronald Moser and Carol Lee Moser
Printed Name

2909 Club Meadow Garland, Tx 75043-1109
Address City, State Zip

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

J. Ronald Moser Carol Moser Home owners.
Signature Title

Date: 8/27/2018

SEP 4 '18 PM 1:55

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

___ I am in favor of the request.
_X_ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Gregory S Elam
Printed Name

3009 Club Meadow Dr. Garland TX 75043
Address City, State Zip

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

Gregory S Elam
Signature Title

Date: 8/24/2018

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

The space provided below is inadequate to state my objections

____ I am in favor of the request.
_X_ I am opposed to the request.

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

This number of homes is like to more than double the amount of traffic on Country Club, a street on which Google already routes traffic. A street that already has to have speed bumps to slow speeding drivers

(Please complete the following information)

Your Property Address: See AFFIXED / Enclosed Sheet

Gary Parks
Printed Name

2909 S Country Club Rd Garland TX 75043
Address City, State Zip

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

Gary Parks Mr. Gary Parks
Signature Title

Date: 8/20/2018

AUG 24 '18 PM 1:45

8/20/2018
2909 S. Country Club Rd
Garland, TX 75043

City of Garland
Planning Department
PO BOX 48469002
Garland, TX 75046-9002
Ref: File **Z 18-37**

Dear City Planning Department,

This project in no way improves our neighborhood. I would write you a more detailed list of objections, questions, and concerns, but in my experience people tend to ignore muti-page documents. So briefly on a single page:

1. Based on the map you sent 325 home would appear to more than double the amount of traffic on S Country Club Rd. **If you have traffic data and analysis, such as a Monte Carlo or other queueing theory traffic simulation that shows otherwise, I would be very interested to see it and have the opportunity to spend some time evaluating the results for myself** and for the sake of my neighbors.

325 homes likely means 650+ cars parked at those homes. That likely means 275 - 325 cars entering leaving 7-9 am and returning some 8-10 hours later with how many ingress/egress points ??

2. Country Club already has a sufficiently bad speeding problem that the City found it necessary to install speed bumps more traffic will just make the problem worse.

3. More homes generally means more families with children. How many children do you expect to attend Club Hill Elementary School on Colonel Dr that already has traffic problem at the start and end of the school day?

4. 325 home in the space suggested likely means many smaller homes not in keeping with those in the neighborhood. **Were the 325 lots made larger resulting in 125 – 150 I would drop my objections.**

5. My residence already has a problem with low water pressure. What will happen with 325 additional homes? What water use assumptions have been made for these homes?

6. Can you provide me with a copy of the environmental impact study that was done for this project or let me know how I can review it?

7. E Centerville Rd h**as been torn up for years** as it has been repaired. Broadway Blvd is still torn up. S Country Club and Chicosa Trail have recently been torn up for months. While I welcome having neighboring streets in good condition, the prospect *construction* equipment and more traffic is not likely to keep the streets in that condition.

Unfortunately my work hours are 11:30 – 8:30 some 26 miles from my residence and as I work for in infrastructure/operations group with 1 or more members on vacation next week I may not be able to attend in person.

Sincerely,

Gary Parks

Gary Parks

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

_____ I am in favor of the request.
_X_ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
We understand the need to improve the City of Garland, but due to the high traffic flow on S. Country Club Road, we believe this added residential neighborhood will add more traffic to the already highly trafficked road. We have seen an increase of accidents and damages to ~~mailbox~~ due to the increase of 325 residential homes

(Please complete the following information)
Your Property Address

Jose Estefes
Printed Name

293 S. Country Club Rd — Garland Tx — 75043
Address — City, State — Zip

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

Jose Estefes — Owner
Signature — Title

Date: 8/24/18

Allmendinger, Tracy

From: Jose Estefes <jestefes@yahoo.com>
Sent: Friday, August 24, 2018 2:34 PM
To: Planning Group
Subject: 3000 South Country Club Road
Attachments: 2018-08-24 Plan Commission-Spiars Engineering, Inc.pdf

Good afternoon,

Attached please find the completed form for the Rezoning of 3000 South Country Club Road, Garland, Texas 75043.

Please note my comments:

We understand the need to improve the City of Garland, but due to the high traffic flow on South Country Club Road, we believe this added residential neighborhood will add to more traffic to the already highly trafficked road. Furthermore, we have seen an increase in accidents and property damage "mailboxes" due to vehicles using South Country Club Road as a pass-through to Wynn Joyce and neighborhoods/roads to the south of Wynn Joyce.

It would be nice to see a site plan in order to see the ingress and egresses since the Old Country Club Golf Course only has access on 3000 South Country Club Road.

Thank you,

Allmendinger, Tracy

From: Jan McCorstin <janmccorstin@yahoo.com>
Sent: Sunday, August 26, 2018 8:38 PM
To: Planning Group
Subject: Zoning Request File Z 18-37
Attachments: 2018-08-26 20-26.pdf; P&Z Presentation--J McCorstin.docx

I am opposed to this zoning request for a number of reasons as you will see on the attached document. I have also attached additional comments expressing my concerns and objections.
----- Forwarded Message -----

-Jan McCorstin
3306 S Country Club Rd.

Country Club Road a public right-of-way, THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8 Block 27, Eastern Hills Estates No 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof, THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

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

More attached comments

Destroying my property value / minimum sq. ft requirements

Ruining my view - rooftops in place of trees / grass

Increasing traffic in front of my home

Zoning application does not conform to public promises made to garner support - Bait & Switch tactics

(Please complete the following information)

Your Property Address

JAN + ALLEN McCORSTIN

Printed Name

3306 S Country Club Rd Garland TX 75043

Address City, State Zip

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

Jan McCorstin Homeowner

Signature Allen McCorstin Title

Date: 8/26/2018

My name is Jan McCorstin. My husband and I live at 3306 S. Country Club Rd. and have so for the last 17 years. We have lived in Garland more than 20 years.

I am opposed to the zoning change.

1. Today I enjoy a pastoral view. Our property sits on higher ground, so with the proposed development, my view will be ruined as it will consist of rooftops, plus I will be looking down into someone's back yard.
2. Ruining the view from my wraparound deck will also seriously impact the sales value of my home. Now I understand that there is some altruistic value to the homes to be built for the disabled. But the homes that will be built on the perimeter of the property will be built for profit. Someone else's--not mine.
3. There was hype about how this development will improve property values but I do not see how. People were led to believe that larger lots will have larger houses but that was misleading. According to the zoning requested, none of the houses have to be larger than 1500 square feet.
4. I appreciate the accommodation for the 75 feet between my property line and the edge of the lot but it is unclear how this green space will be cared for. The maintenance by the HOA says it is only for vacant lots in the development.
5. The "commitment" or initial hype claimed that trees would be preserved but there is nothing in the plan before you that says this will be lived up to. A 3" tree in front and back of the houses is all that is called for in this arrangement.
6. The optional amenities are merely that. But, in the neighborhood meetings, the My Possibilities representative sold this as part of the plan to sway opinion. Now the details of the proposal show these to be merely window dressing which they do not intend to deliver.
7. The number of mid-sized lots is not capped while the number of the largest lots are capped. This seems to be a way to put in more lots than has been touted and therefore skewing other counts to make this seem like a better deal than it really is. More bait and switch tactics.
8. Who will ensure that the lot requirements are adhered to?
9. I am also very concerned about the increase in traffic on Country Club--the noise, congestion and the pollution from additional cars, trucks and buses associated with this development. It is heavy now and this will add as many as 200 cars per hour during peak times! Will the city's asphalt repairs be sufficient to handle this traffic and the heavy equipment that will be traversing up and down CC Rd to get into the subdivision?
10. How will the traffic be managed coming from two roads 50 or so feet apart onto Country Club? Should we expect stop signs for traffic coming from the division? Will this proximity affect road safety? Is there a risk that the city might restrict parking on Country Club? We need to know the whole story of the potential impacts of this development.

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

____ I am in favor of the request.
_✓_ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
There is already too much traffic on S. Country Club Rd. People drive over 50 mph between speed bumbs! There would be even more traffic + speeding with hundreds of more cars! Something other than homes should be considered.

(Please complete the following information)

Your Property Address

Jaren Hayes
Printed Name

3314 S. Country Club Rd. Garland Tx 75043
Address City, State Zip

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

Jaren W. Hayes home owner
Signature Title

Date: 8/21/18

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

____ I am in favor of the request.
✓ I am opposed to the request.

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

- TRAFFIC ON S. COUNTRY CLUB WILL INCREASE TO AN INTOLERABLE LEVEL. ALREADY HEAVY - ONE ENTRANCE
- VIEW WILL BE DESTROYED - HOME VALUES TANKED
- NO PROVISION RELATED TO NOT CUTTING TREES AS PROMISED
- ~~MIN HOME SIZE AT 1500 ft Sq. MINIMUM.~~ SEEMS A BAIT & SWITCH

(Please complete the following information)

Your Property Address

3316 S. COUNTRY CLUB RD.

Printed Name

GLYNN RAYMER

Address GARLAND, TX City, State 75043 Zip

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

G. Rayner OWNER

Signature Title

Date: 25 AUGUST 2018

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

____ I am in favor of the request.
✓ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
This zoning change would increase vehicle traffic by an Average of 600 cars in the morning and 600 cars in the evening daily. The area is not designed for that kind of traffic and there is no other way of entrance to development. I have children that walk to School on that road. Can the developer make other entrances to area? Can the developer (cont on other sheet)

(Please complete the following information)

Your Property Address 1818 Eastern Hills Dr Garland

Monica & Robert Brown
Printed Name

1818 Eastern Hills Dr | Garland TX | 75043
Address | City, State | Zip

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

Monica + Robert Brown | owners
Signature | Title

Date: 8/25/18

(cont.)

make the lots bigger instead of cramming as many houses in the area as possible. I don't believe that there are any homes in the area with zero lot lines. Why start now? That many homes in the area will only congest Country Club RD. Right now everything flows relatively smooth. If the builder wants to build in that location the city should make the builder build more access points other than Country Club Rd. The residents who live in the area now and who may move to the area later should not have to endure that congestion because of poor planning from the city. The developer should have done their homework before purchasing a property that can only be accessed from one neighborhood street. The city should not allow the developer to build that many houses in an area where no more streets can be paved because of homes already surrounding the area.

Thank you

Monica and Robert Brown

Monica and Robert Brown

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(Please Check One Below)

MW BW

~~I am in favor of the request.~~

✓ I am opposed to the request.

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

Not enough information was provided concerning the size of lots & homes, construction type, carports, garages, street width, placement and number of entrances.

(Please complete the following information)

Your Property Address

1825 Eastern Hills Dr

Printed Name

1825 Easton Hills Garland, TX 75043

Address City, State Zip

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

Benny & Margie Walburn Owners

Signature Title

Date: 8/23/2018

AUG 24 '18 PM 2:24

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(Please Check One Below)

___ I am in favor of the request.
_X_ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

CHRIS ROEBUCK
Printed Name

2906 KNIGHTSBRIDGE LN GARLAND TX 75043
Address City, State Zip

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

Signature Title

Date: 8-27-2018

Outside the Notification Area

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

___ I am in favor of the request.
☑ I am opposed to the request.

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

This property should be considered for recreation center and water park or something for the neighborhood community

(Please complete the following information)

Your Property Address

Jennifer and Richard Rangel
Printed Name

3201 Redcliff Lane Garland, Tx 75043
Address City, State Zip

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

Jennifer Rangel homeowners
Signature Title

Date: 8-25-18

Z 18-37

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

___ I am in favor of the request.
✓ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
The "final" plan that was presented by My Possibilities called for only 300 homes, yet this request is for 325 homes. Additionally, the "final" plan called for utilizing a lot on Bluffview Dr as an access point/road; however, current Club Creek HOA restrictions prohibit lots being used as roads. The developers have yet to present a true final plan/sol to the affected neighborhoods – therefore, I am opposed to this zoning char

(Please complete the following information)

Your Property Address

Corey Pettit
Printed Name

3201 Shannons Place ; Garland, TX 75043
Address City, State Zip

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

Corey C Pettit — Property Owner
Signature Title

Date: 8/21/2018

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

____ I am in favor of the request.

X I am opposed to the request.

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

TAKE's AWAY, PRICE VALUE OF OUR HOME'S

IT IS PERFECT FOR A PRIVATE GATE'; - EST LAKE, MURPHY TX.

(Please complete the following information)

Your Property Address

3209 SHANNON PLACE's . GAR. TX 75043

Printed Name

MR JAMES RICHESON 75043

Address 3209 SHANNON's PLACE City, State GAR, TX Zip 75043

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

James Richeson owner

Signature Title

Date: 8-21-018

AUG 24 '18 PM 1:45

Allmendinger, Tracy

From: Elaine Pettit <ejpettit@verizon.net>
Sent: Wednesday, August 22, 2018 10:19 AM
To: Planning Group
Cc: Council3
Subject: Re-Zoning Survey for File Z 18-37 from Elaine and Michael Pettit
Attachments: Re-Zoning Survey for File Z 18-37 from Elaine and Michael Pettit.pdf; Neidenfeuhr to Ballas [Club Creek - DL to Adjacent Land Developer].pdf

Two attachments: The first is our response to the survey letter for proposed re-zoning of the former Eastern Hills Country Club property. The second is the legal notification referenced in our response that was sent on 17 May 2018 from the Club Creek HOA attorney to Mr. Ballas and My Possibilities regarding the proposed non-residential development of the lot at 2902 Bluffview as an ingress/egress route in violation of the Declaration of Covenants, Conditions and Restrictions for Club Creek Subdivision. Mr. Ballas is the owner of the lot. The HOA has received no response to the letter. The deed restriction has been in place since the creation of the subdivision and a copy is provided to each property owner at the time of closing.

Elaine and Michael Pettit
3210 Shannon's Place
Garland, TX 75043

E18-37

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

____ I am in favor of the request.
✓ I am opposed to the request.

Why I am Opposed. Issue 1: My Possibilities plans to develop the lot at 2902 Bluffview in Club Creek Estates as an ingress/egress route. On 5/16/2018, attorneys for the Club Creek HOA sent legal notice via certified mail to My Possibilities and Victor Ballas (the Lot owner) advising them that development of anything other than a single-family home on that Lot would violate the Declaration of Covenants, Conditions and Restrictions for Club Creek Subdivision, and legal remedy would be sought. The HOA has received no response. Additionally, in 2 of the 3 neighborhood meetings, I had advised director Michael Thomas of the deed restriction but the proposed ingress/egress route was still included in his final neighborhood presentation on 5/17/2018. **Issue 2:** The rezoning request is for 325 homes. In the 5/17/2018 neighborhood meeting, My Possibilities stated that the "third and final plan" was for 300 homes. Without a firm Concept Plan that resolves these issues, I cannot support the rezoning request.

(Please complete the following information)

Your Property Address 3210 Shannon's Place; Garland, TX 75043

Elaine Pettit and Michael Pettit
Printed Name

3210 Shannon's Place Garland, TX 75043
Address City, State Zip

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

Elaine J Pettit
Signature Title

Date: August 22, 2018

RIDDLE & WILLIAMS, P.C.
ATTORNEYS & COUNSELORS

DEAN A. RIDDLE*
LANCE E. WILLIAMS
CHAD E. ROBINSON†
* also admitted in NC & GA
† also admitted in GA

3811 TURTLE CREEK BOULEVARD
SUITE 500
DALLAS, TEXAS 75219-4400
TELEPHONE (214) 760-6766
FACSIMILE (214) 760-6765
www.riddleandwilliams.com

DAVID A. SURRATT
JULIE L. DUPONT
GRANT R. NEIDENFEUHR
JASON R. REED

May 16, 2018

Victor Ballas
2902 Bluffview Dr.
Garland, Texas 75043

Via Certified Mail
Return Receipt Requested
No.7010 2780 0003 0266 9775
and Regular Mail

Victor Ballas
4936 Radbrook Place
Dallas, Texas 75220

Via Certified Mail
Return Receipt Requested
No. 7010 2780 0003 0266 9782
and Regular Mail

Re: Development of residential lot at 2902 Bluffview Dr. and its potential conversion to non-residential use as ingress and egress for a proposed high density living community.

Dear Mr. Ballas:

Our firm represents Club Creek Homeowner's Association, Inc. ("Association"). On behalf of the Board of Directors for the Association ("Board"), we are writing to you regarding your proposed development of 2902 Bluffview (the "Lot") as ingress and egress for a proposed high density living community for the former Eastern Hills Country Club ("EHCC" or "golf course").

It is our understanding that you purchased EHCC out of bankruptcy and that you own the Lot at 2902 Bluffview. We understand that you plan to apply to the City of Garland to re-zone the golf course property to allow you to develop, or allow you to sell the property to a third party to develop, a high density community. As part of the re-zoning application and process, we understand that you intend to propose that the Lot in question be used as an access point for ingress and egress to the planned development. We also understand that the planned development, including such non-residential use of the Lot at 2902 Bluffview, is in its final review stage.

The EHCC and the Lot at 2902 Bluffview are adjacent to homeowners in the Association and to property owned by the Association. The Lot is subject to the deed restrictions and covenants contained in the Declaration of Covenants, Conditions and Restrictions for Club Creek Subdivision ("Declaration").

Article VIII, Section 8.01, of the Declaration states as follows regarding the use of lots in the Association, including your Lot:

> 8.01. Residential Lots. **All lots** (excluding, however, those platted areas on which certain Common Properties will be located) **shall be used, known, and described as residential lots. No building or structure shall be erected, altered, placed or permitted to remain on any residential lot other than a single-family dwelling** and, if any, its customary and usual accessory structures (unless prohibited herein). No building or structure on any residential lot shall exceed two (2) stories in height. (*Emphasis Supplied*).

Article VIII, Section 8.10, of the Declaration states as follows regarding offensive activities conducted on lots in the Association:

> **No noxious or offensive activity shall be conducted on any Lot nor shall anything be done thereon which is or may become an annoyance or nuisance** within the Properties or any portion thereon. [...] (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration states as follows regarding the construction on lots:

> **No** building, structure, fence, wall or **improvement of any kind or nature shall be erected, placed or altered on any Lot until all plans and specifications** and a plot plan **have been submitted to and approved in writing by the Committee**. (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration creates the Architectural Control Committee "Committee") and grants the Committee decision making authority with respect to the construction of improvements on lots, including your Lot.

Based on the facts and allegations regarding your intended use for the Lot and the above covenants, your proposed conversion of the Lot to an ingress and egress drive for the new development violates the Declaration because Section 8.01 limits the use of your Lot for residential purposes. Further, Section 8.01 states that the Lot shall only be improved with a single-family dwelling. The conversion of the Lot into a drive access for the new development does not constitute residential use and construction of a drive is not a single-family dwelling. Accordingly, your proposed plans violate Section 8.01. In addition, Section 8.10 prohibits any noxious, offensive, or annoying activity from being conduct on the Lot. The Board believes that your proposed use of the Lot will unreasonably increase traffic on Bluffview and other streets within the Association as residents and visitors access the new development. Such increased traffic and associated potential safety concerns constitute noxious, offensive, and annoying activity that violates Section 8.10. Finally, Section 8.14 of the Declaration requires that you submit plans to the Architectural Control Committee and obtain its prior written approval before any improvement of any kind, including a drive, is constructed on the Lot. Therefore, before you begin any work or construction on the Lot, you must submit your proposed plans to the Architectural Control Committee and obtain the Committee's prior written approval before commencing any work.

On behalf of the Board of Directors, we hereby demand that within thirty (30) days from the date of this letter that you enter into a written agreement with the Association that you and your agents will not convert the Lot to a drive for ingress and egress to the new development, and that you will use the Lot in compliance with the Declaration and its above referenced provisions. In the event you fail to comply with the Board's demands, the Board may pursue any and all legal and equitable remedies against you, including but not limited to, filing a lawsuit that seeks a Court Order declaring that your intended use violates the covenants enjoining you from converting the Lot into a drive. In the event the Association must file a lawsuit, it will seek recovery of its attorney's fees and costs.

No later than the 30th day after the date of this notice, you may deliver to the Association a written request for a hearing before the Board to contest the violation.

You may have special rights of relief related to the enforcement action under federal law, including the Service Members Civil Relief Act (50 U.S.C app. Section 501 et. seq.), if the owner is serving on active military duty.

The Board does not desire an adversarial relationship with you, however it must enforce the covenants in order to preserve the residential nature of the community and protect all owners' investments. The Association is hopeful that you will work with it to resolve the issues discussed in this letter. Your prompt attention to this matter is encouraged.

Yours Truly,

Grant R. Neidenfeuhr

GRN/aa

C: My Possibilities
1631 Dorchester Drive
Plano, Texas 75075

Board of Directors
Club Creek Homeowner's Association, Inc.
c/o Zach Beasley

Allmendinger, Tracy

From: EJA RICHARDSON <ejarstar@msn.com>
Sent: Monday, August 27, 2018 6:22 PM
To: Planning Group
Subject: File Z 18-37
Attachments: Spiars Engineering Rezoning Request_File Z 18-37_EHCC.pdf

Importance: High

We are opposed to the request!

Make today a great day; it is the only day guaranteed!

"Nobody made a greater mistake than he who did nothing because he could do only a little." *Edmund Burke, Statesman and Orator*

Peace,

Elvenn & Lynn Richardson
2113 Shari LN, Garland 75043-1460

Elvenn J. A. Richardson, President/Strategic Relationship Manager
James-Hamilton Insurance Agency, Inc.
EJAR STAR & Associates, Inc.
P. O. Box 496683
Garland, TX 75049-6683
(M) 214-282-8108
(E) ejar@ejarstar.com
(E) ejarstar@msn.com
(W) www.ejarstar.com

Please consider the environment before printing this email!

The material being sent to you contains PRIVILEGED AND CONFIDENTIAL information only for the use of the addressee(s) named above. If the reader of this message is not the intended recipient, please note that any dissemination, distribution, or copying of this communication is prohibited. It is requested that anyone who receives this communication in error notify the sender immediately by email reply and destroy all copies of the transmission received. Thank you!

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(Please Check One Below)

____ I am in favor of the request.
X I am opposed to the request.

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

(Please complete the following information)

Your Property Address

2113 SHARI LN, GARLAND 75043-1460

Printed Name

ELVENA AND LYNN RICHARDSON, 2113 SHARI LN GARLAND

Address City, State 75043-1460 Zip

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

Elvena A Richards

Signature Title

Date: 082718

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(Please Check One Below)

___ I am in favor of the request.
X I am opposed to the request.

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

concerned about property value.
We didn't pay what we did for this house to back up to
neighbors. We like the peace and quiet.

(Please complete the following information)

Your Property Address

George Broussard
Printed Name

2133 Shari Ln. | Garland, TX | 75043
Address | City, State | Zip

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

George Broussard | Homeowner
Signature | Title

Date: 8/21/18

AUG 24'18 PM 1:45

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

_____ I am in favor of the request.
_X_ I am opposed to the request.

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

This proposal is not in alignment with the Garland 2030 development plan, which was already approved by a unanimous vote of the Garland City Council on March 20, 2012. Additionally, the city infrastructure will be inadequate and traffic will increase.

(Please complete the following information)

Your Property Address

Jerry Garner
Printed Name

2137 Shari Ln. Garland TX 75043
Address City, State Zip

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

[signature] home owner + registered voter.
Signature Title

Date: 8/23/18

AUG 27 '18 PM 1:41

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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

(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
Property owners surrounding the land had every expectation that this would remain agricultural. Garland should follow and abide by their Envision Garland 2030 plan showing Parks & open space on this land (page 3-7) Homes built next to this land were built for a view onto the property. The zoning should not be changed.

(Please complete the following information)

Your Property Address

~~2201 Shari Lane~~ Michael W & Deborah M Johnston
Printed Name

2201 Shari Lane | Garland, TX | 75043
Address | City, State | Zip

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

Michael Debbie Johnston
Signature | Title

Date: 8-20-18

AUG 24 '18 PM 1:44

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

Note: The applicant makes the above request to develop a residential subdivision with approximately 325 residential lots.

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(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

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

Proposed residential lots are too small -- resulting in severe traffic constraints

(Please complete the following information)

Your Property Address

MAXINE WILKINS
Printed Name

1702 SURREY COURT — GARLAND, TEXAS — 75043
Address — City, State — Zip

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

Maxine Wilkins — Owner
Signature — Title

Date: 8-20-18

AUG 24 '18 PM 1:44

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

___ I am in favor of the request.
_✓_ I am opposed to the request.

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

IMPORTANCE OF PRESERVING THIS GREEN SPACE, AVOIDING INCREASED TRAFFIC IN OUR AREA AND RELATED QUALITY OF LIFE ISSUES.

(Please complete the following information)

Your Property Address

RONALDO MARSOLLIER
Printed Name

1710 WHITEHALL LN. - GARLAND, TX 75043
Address City, State Zip

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

[signature] MR.
Signature Title

Date: 8-24-18

Outside the Notification Area

Country Club Road, a public right-of-way; THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 17°35'57", a radius of 613.69 feet, a chord of N 04°08'11" E - 187.76 feet, an arc length of 188.50 feet to the southwest corner of Lot 8, Block 27, Eastern Hills Estates No. 7, 4th Section, an addition recorded in Volume 73082, Page 786 DRDCT; THENCE N 26°46'18" E, 401.31 feet along the common line thereof; THENCE N 36°21'28" W, 371.79 feet along the common line of said Lot 8, and along the east line of Lot 7, Block 27, Eastern Hills Estates No. 7, 3rd Section, an addition recorded in Volume 71073, Page 1991 DRDCT, and along the east line of Lots 6 and 5, Block 27, Eastern Hills Estates No. 7, an addition recorded in Volume 46, Page 149 DRDCT, to the northeast corner of said Lot 6 and being the southeast corner of Lots 4 through 1, Block 27, Eastern Hills Estates No. 7, 2nd Section, an addition recorded in Volume 67216, Page 1847 DRDCT; THENCE N 52°17'46" W, 285.00 feet along the common line thereof to the easterly south corner of Country Club Estates No. 7, an addition recorded in Volume 74245, Page 674 DRDCT; THENCE N 44°26'48" E, 400.00 feet along the common line thereof; THENCE N 13°47'14" W, 159.53 feet along the common line thereof to the southwest corner of a tract conveyed to William Sefzik, recorded in Instrument No. 201100098611 OPRDCT; THENCE N 46°28'26" E, 315.56 feet along the common line thereof and the common line of a tract conveyed to John P. Boylan, recorded in Instrument No. 200600404824 OPRDCT, to the south corner of Country Club Park Estates, an addition recorded in Volume 73018, Page 707 DRDCT; THENCE N 45°11'46" E, 1185.37 feet along the common line thereof, passing the east corner thereof and the westerly south corner of said Kensington Gardens No. 2, continuing along the common line thereof to the POINT OF BEGINNING with the subject tract containing 7,742,723 square feet or 177.748 acres of land. **The site is located at 3000 South Country Club Road. (District 3)**

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(Please Check One Below)

____ I am in favor of the request.
__✓__ I am opposed to the request.

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

A zoning change will greatly diminish our home value and disrupt our whole neighborhood.

No, No, No. Our streets are now in horrible condition and CAN NOT handle more traffic!

(Please complete the following information)

Your Property Address

William L. & Julia Foster
Printed Name

3 Winding Creek Trail — Garland TX — 75043
Address — City, State — Zip

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

Wm. L. Foster Julia Foster
Signature — Title

Date: Aug. 24, 2018

AUG 24 '18 PM 1:44

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(Please Check One Below)

____ I am in favor of the request.
_X_ I am opposed to the request.

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

Please see comments attached.

(Please complete the following information)

Your Property Address

MARGERY J. PETROVICH
Printed Name

4 WINDING CREEK TRL. GARLAND, TX 75043 1481
Address City, State Zip

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

Margery J Petrovich
Signature Title

Date: 8/21/18

AUG 24 '18 PM 1:44

Comments supporting position:

I am a Club Creek homeowner and member of the board of directors of CCHOA. We oppose the high-density residential project that seeks to violate our CC&Rs by arbitrarily proposing an entrance to the EHCC property through our community. The attached letter was sent to the landowner and to My Possibilities. The Board has had no response and has voted unanimously to oppose (in court, if necessary) any effort to use the residential lot at 2902 Bluffview for ingress or egress of any kind to the proposed development.

Our Club Creek community is one of the most attractive communities in South Garland. Our hope is that the Planning Committee will support us in our efforts to retain the community as it was organized over 30 years ago.

Margery Petrovich

President, CCHOA

RIDDLE & WILLIAMS, P.C.
ATTORNEYS & COUNSELORS

DEAN A. RIDDLE*
LANCE E. WILLIAMS
CHAD E. ROBINSON †
* also admitted in NC & GA
† also admitted in GA

3811 TURTLE CREEK BOULEVARD
SUITE 500
DALLAS, TEXAS 75219-4400
TELEPHONE (214) 760-6766
FACSIMILE (214) 760-6765
www.riddleandwilliams.com

DAVID A. SURRATT
JULIE L. DUPONT
GRANT R. NEIDENFEUHR
JASON R. REED

May 16, 2018

Victor Ballas
2902 Bluffview Dr.
Garland, Texas 75043

Via Certified Mail
Return Receipt Requested
No.7010 2780 0003 0266 9775
and Regular Mail

Victor Ballas
4936 Radbrook Place
Dallas, Texas 75220

Via Certified Mail
Return Receipt Requested
No. 7010 2780 0003 0266 9782
and Regular Mail

Re: Development of residential lot at 2902 Bluffview Dr. and its potential conversion to non-residential use as ingress and egress for a proposed high density living community.

Dear Mr. Ballas:

Our firm represents Club Creek Homeowner's Association, Inc. ("Association"). On behalf of the Board of Directors for the Association ("Board"), we are writing to you regarding your proposed development of 2902 Bluffview (the "Lot") as ingress and egress for a proposed high density living community for the former Eastern Hills Country Club ("EHCC" or "golf course").

It is our understanding that you purchased EHCC out of bankruptcy and that you own the Lot at 2902 Bluffview. We understand that you plan to apply to the City of Garland to re-zone the golf course property to allow you to develop, or allow you to sell the property to a third party to develop, a high density community. As part of the re-zoning application and process, we understand that you intend to propose that the Lot in question be used as an access point for ingress and egress to the planned development. We also understand that the planned development, including such non-residential use of the Lot at 2902 Bluffview, is in its final review stage.

The EHCC and the Lot at 2902 Bluffview are adjacent to homeowners in the Association and to property owned by the Association. The Lot is subject to the deed restrictions and covenants contained in the Declaration of Covenants, Conditions and Restrictions for Club Creek Subdivision ("Declaration").

Article VIII, Section 8.01, of the Declaration states as follows regarding the use of lots in the Association, including your Lot:

> 8.01. Residential Lots. **All lots** (excluding, however, those platted areas on which certain Common Properties will be located) **shall be used, known, and described as residential lots. No building or structure shall be erected, altered, placed or permitted to remain on any residential lot other than a single-family dwelling** and, if any, its customary and usual accessory structures (unless prohibited herein). No building or structure on any residential lot shall exceed two (2) stories in height. (*Emphasis Supplied*).

Article VIII, Section 8.10, of the Declaration states as follows regarding offensive activities conducted on lots in the Association:

> **No noxious or offensive activity shall be conducted on any Lot nor shall anything be done thereon which is or may become an annoyance or nuisance** within the Properties or any portion thereon. [...] (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration states as follows regarding the construction on lots:

> **No** building, structure, fence, wall or **improvement of any kind or nature shall be erected, placed or altered on any Lot until all plans and specifications** and a plot plan **have been submitted to and approved in writing by the Committee**. (*Emphasis Supplied*).

Article VIII, Section 8.14, of the Declaration creates the Architectural Control Committee "Committee") and grants the Committee decision making authority with respect to the construction of improvements on lots, including your Lot.

Based on the facts and allegations regarding your intended use for the Lot and the above covenants, your proposed conversion of the Lot to an ingress and egress drive for the new development violates the Declaration because Section 8.01 limits the use of your Lot for residential purposes. Further, Section 8.01 states that the Lot shall only be improved with a single-family dwelling. The conversion of the Lot into a drive access for the new development does not constitute residential use and construction of a drive is not a single-family dwelling. Accordingly, your proposed plans violate Section 8.01. In addition, Section 8.10 prohibits any noxious, offensive, or annoying activity from being conduct on the Lot. The Board believes that your proposed use of the Lot will unreasonably increase traffic on Bluffview and other streets within the Association as residents and visitors access the new development. Such increased traffic and associated potential safety concerns constitute noxious, offensive, and annoying activity that violates Section 8.10. Finally, Section 8.14 of the Declaration requires that you submit plans to the Architectural Control Committee and obtain its prior written approval before any improvement of any kind, including a drive, is constructed on the Lot. Therefore, before you begin any work or construction on the Lot, you must submit your proposed plans to the Architectural Control Committee and obtain the Committee's prior written approval before commencing any work.

On behalf of the Board of Directors, we hereby demand that within thirty (30) days from the date of this letter that you enter into a written agreement with the Association that you and your agents will not convert the Lot to a drive for ingress and egress to the new development, and that you will use the Lot in compliance with the Declaration and its above referenced provisions. In the event you fail to comply with the Board's demands, the Board may pursue any and all legal and equitable remedies against you, including but not limited to, filing a lawsuit that seeks a Court Order declaring that your intended use violates the covenants enjoining you from converting the Lot into a drive. In the event the Association must file a lawsuit, it will seek recovery of its attorney's fees and costs.

No later than the 30th day after the date of this notice, you may deliver to the Association a written request for a hearing before the Board to contest the violation.

You may have special rights of relief related to the enforcement action under federal law, including the Service Members Civil Relief Act (50 U.S.C app. Section 501 et. seq.), if the owner is serving on active military duty.

The Board does not desire an adversarial relationship with you, however it must enforce the covenants in order to preserve the residential nature of the community and protect all owners' investments. The Association is hopeful that you will work with it to resolve the issues discussed in this letter. Your prompt attention to this matter is encouraged.

Yours Truly,

Grant R. Neidenfeuhr

GRN/aa

C: My Possibilities
1631 Dorchester Drive
Plano, Texas 75075

Board of Directors
Club Creek Homeowner's Association, Inc.
c/o Zach Beasley

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(Please Check One Below)

____ I am in favor of the request.
X I am opposed to the request.

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

Infrastructure doesn't permit additional housing in this area. It is currently difficult with the existing home to get thru the area.

(Please complete the following information)

Your Property Address

Kathryn A. Lynn
Printed Name

5 Winding Creek Trl Garland Tx 75043
Address City, State Zip

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

Kathryn A Lynn Homeowner
Signature Title

Date: 8/21/2018

This is not what I want in a place for those currently living in the area. Future Potential new homeowners & their development.

Allmendinger, Tracy

From: DAVENPORT, KEITH <KD5943@att.com>
Sent: Sunday, August 26, 2018 5:19 PM
To: Planning Group
Cc: DAVENPORT, KEITH
Subject: City of Garland: File Z 18-37 Spiars Engineering, Inc.
Attachments: File Z 18-37_Garland Plan Commission_08.27.18.pdf

To: planning@garlandtx.gov
Attn: Kira Wauwie

This is the response from the homeowner at **7 Winding Creek Trail, Garland, TX 75043**, concerning **File Z 18-37 – Spiars Engineering, Inc**.

Please include these comments in the meeting notes from the Garland Plan Commission to be held on 8/27/18.

Thank you!

Keith Davenport

To: Planning@Garlandtx.gov
Attn: Kira Wauwie

Hearing Date/Time: Plan Commission: August 27, 2018 – 7:00 PM
Applicant: Spiars Engineering, Inc.
File Z 18-37

(Please Check One Below)

_____ I am in favor of the request.

✔ I am **opposed** to the request.

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

I purchased my home in September 2013. A major selling point to the home was that it backed up to the Eastern Hills Country Club. The open area behind my home was definitely a plus. Less than 6 months later the EHCC shuttered its doors. Had I known the institution was failing, I doubt that I would have purchased this particular home. Now that I am in a situation where I must remain in this home for the foreseeable future, my desire is for the old EHCC property to be maintained as an open space—either as a park/community center or preferably as a new golf course. While I know the latter is currently not feasible, I can't help but imagine that, in time, this property could once again be a successful course.

In terms of this particular proposal, I have good friends whose adult child is a part of the My Possibilities community. I have reached out to them requesting their knowledge of this project and their feelings about building such a community. They are not aware of this project and could not speak to its viability as a successful experimental neighborhood. As a result, I must **vote in opposition** to this plan. If Spiars Engineering is indeed working with My Possibilities, I would think the parents/guardians of the clients would have been engaged in discussions. How are they even certain that there are enough clients who would want to live in south Garland when their school location is in Plano? Why are they not interested in building this community nearer to the school? I fear it is a plan that could fail easily and end up damaging the home values in the surrounding communities. I also have serious concerns that there is a market for individuals who would want to build larger more expensive homes surrounding such a client village. While it is a novel idea, I do not think it would work as suggested in this plan.

As a homeowner in a surrounding community (and adjacent to the property in question), I must demand assurances that **any** developer/builder who wants to develop the old EHCC property will build homes on par with the style/size/value of the surrounding homes. I would also

demand significant green space between my property and any new development (again, that is why I purchased this home).

I urge the Plan Commission **not** to approve this proposal.

Your Property Address: 7 Winding Creek Trail, Garland, TX 75043

Keith Davenport
7 Winding Creek Trail, Garland, TX 75043

The above statements reflect my opinion regarding the proposed request.

Keith Davenport

Date: 8/26/18

Z 18-37

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Uses; and 2) a Concept Plan as a prelude to a required Detail Plan to be filed and reviewed at a later date for Dwelling, Single-Family.

City Council Meeting
September 18, 2018

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Zoning Function and Purpose

- Zoning
  - Legal Basis – State Law
  - Guided by City Policies, Goals, and Vision
  - Divides City into districts for use and development of land
  - Intent to ensure compatible land use patterns
  - Defines characteristics of sites designated for particular use
- Garland Development Code (GDC) is the Zoning Ordinance
  - Official Zoning Map accompanies the GDC

Garland Development Code

- Schedule of Uses
- Schedule of Development Standards
- Other Requirements
- Procedures
  - Standard Zoning
  - Planned Development Zoning

Establishment of Zoning

- Public Hearings
- Specific Steps

1. Application submitted to the Planning Department
2. Notification, preparation for Hearings
3. Plan Commission Hearing
4. City Council Hearing

Planned Development

Concept Plan

- When used?
  - With a Planned Development (PD) Change in Zoning prior to a Detail Plan

- Purpose of Concept Plan?
  - Provide a general idea of the proposed development as an illustration imparting the intent of the development proposal, not an exact representation of the specific development proposal

Detail Plan

- When used?
  - Required with Planned Development (PD) Change in Zoning unless waived

- Purpose of Detail Plan?
  - Illustrate location and arrangement of uses and structures, improvements, open spaces, amenities, design, and standards for such

Planned Development Process

Step 1. Pre-Submittal Meeting

Step 2. Community Meetings

(not required by City)

Step 3. Change in Zoning Application

Step 4 Plan Commission

Step 5 City Council Hearing

Step 6 City Council Ordinance

Case Information

Location: 3000 South Country Club Road

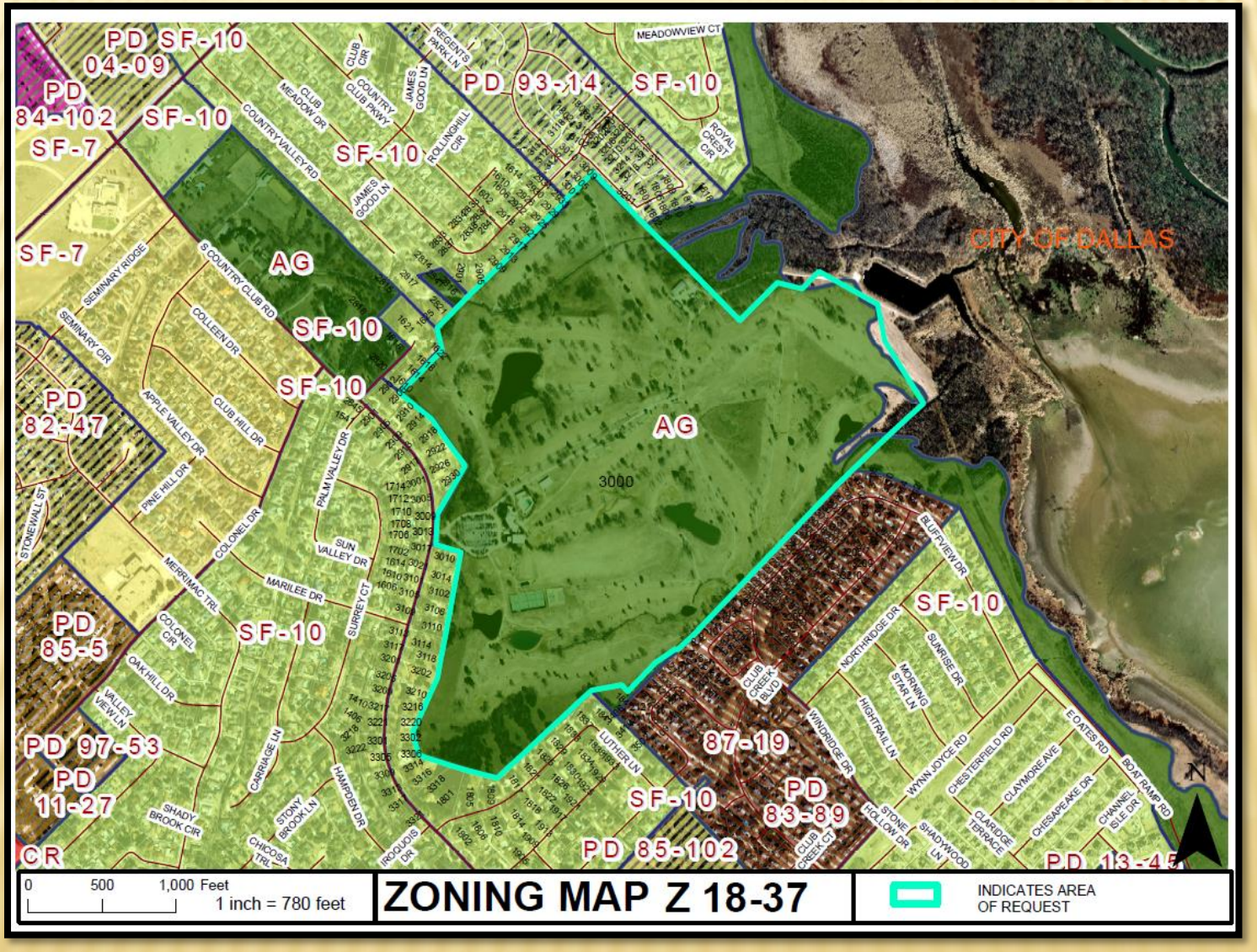
Applicant: Spiars Engineering, Inc.

Owner: Victor Ballas

Acreage: 177.748 acres

Zoning: Agriculture (AG) District

Location Map



Subject Property



View of the subject property from Country Club Road

Changes After Plan Commission

- Decreased the maximum percentage of PD SF-6 lots from 40% to 35%
- Increased the minimum dwelling unit size from 1,700 square feet (originally 1,500 square feet minimums) to 2,000 square feet for the PD SF-8 lots
- Proposed concrete trails as a required amenity
- Increased the minimum open space requirement from 20% to 35%

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Concept Plan



Z 18-37

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Development Standards

Development Standard	GDC SF-5	Proposed PD SF-6 (compare to GDC SF-5)	GDC SF-7	Proposed PD SF-7 (compare to GDC SF-7)	Proposed PD SF-8 (compare to GDC SF-7)
Minimum Lot Area	5,000 square feet	6,000 square feet	7,000 square feet	7,000 square feet	8,000 square feet
Minimum Setbacks Adjacent to Street					
Front	20 feet / 15 ft curved	20 ft	20 ft / 15 ft curved	20 ft	20 ft
Side	15 ft / 15 ft curved	10 ft	15 ft / 15 ft curved	10 ft	10 ft
Rear	20 ft / 15 ft curved	20 ft	25 ft / 20 ft curved	20 ft	20 ft
Minimum Setbacks Not Adjacent. to Street					
Side	5 ft each side, including zero lot line option	5 ft each side Without zero lot line option	6 ft each side	5 ft	5 ft
Rear	10 ft	20 ft	10 ft	20 ft	20 ft
Minimum Dwelling Unit Area	1,500 square feet	1,500 square feet – amended to 1,700 square feet	1,500 square feet	1,500 square feet – amended to 1,700 square feet	1,500 square feet – amended to 2,000 square feet
Minimum Lot Width	55 ft / 60 ft corner lot	50 ft	60 ft	60 ft	70 ft
Minimum Lot Depth	90 ft	115 ft	100 ft	115 ft	115 ft
Maximum Lot Coverage	50%	55%	45%	55%	50%
Maximum Building Height	35 ft	45 ft / amenity Structures 60 ft	35 ft	45 ft / amenity structures 60 ft	45 ft / amenity structures 60 feet

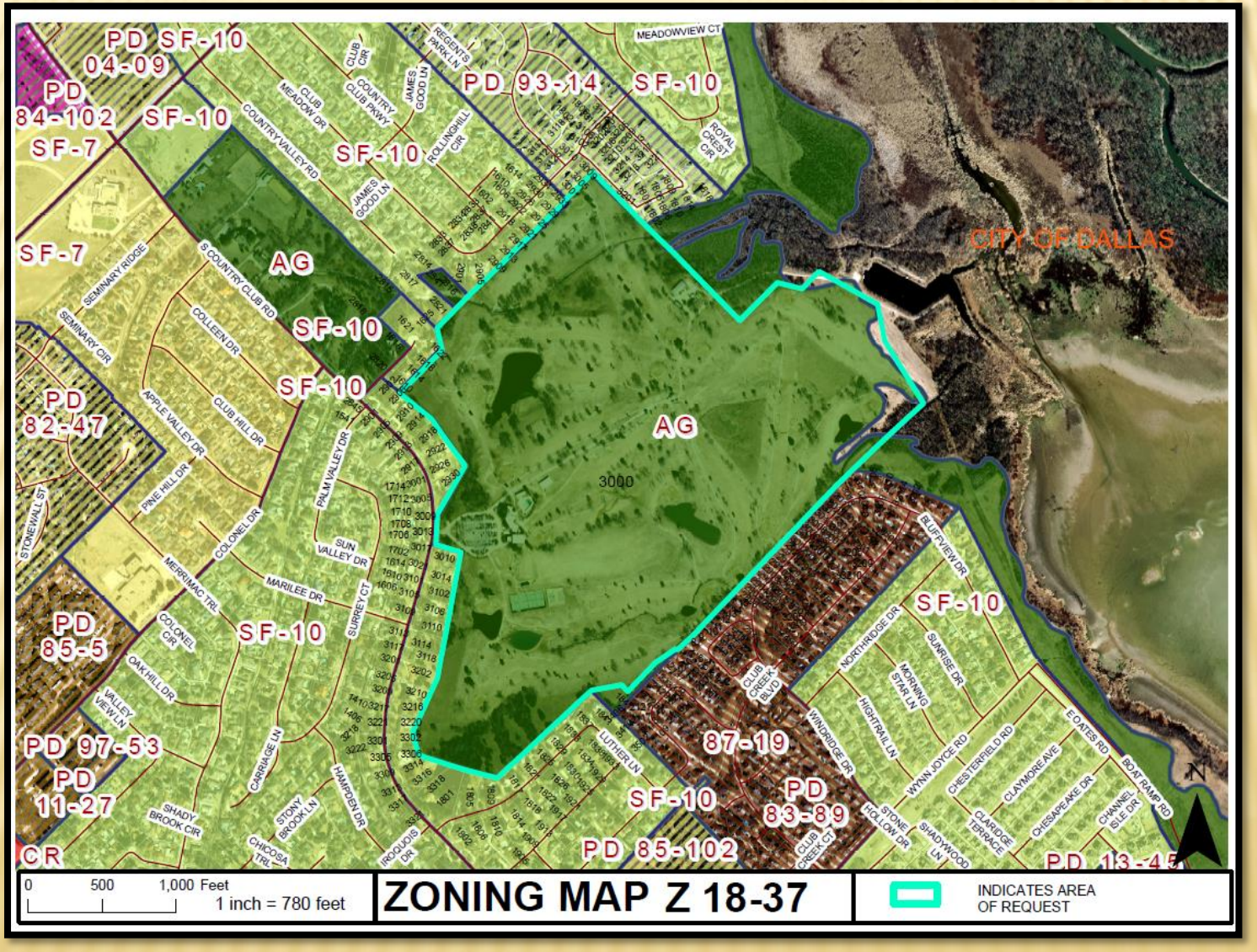
Comprehensive Plan

Public Parks and Open Space areas include park, recreation, and open space lands. These are small neighborhood playgrounds to community parks with outdoor and indoor recreational spaces; as well as natural areas and floodplains.

Recreation features in these areas encourage residents to move throughout their neighborhood using a pedestrian and other connections to various destinations. Public Parks and Open Space areas offer a variety of publicly-owned parks, plazas, and natural areas for passive and active recreation as well as informal gathering places.

Private Parks and Open Space areas also offer a variety of parks, plazas, and natural areas for informal gathering places or a variety of recreational activities. Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions.

Location Map



GARLAND

City Council Regular Session Agenda
Meeting Date: 09/18/2018
Item Title: Boards & Commission Appointments
Submitted By: Elisa Morales, Management Services Coordinator , Administration

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Summary:
Mayor Lori Barnett Dodson

- Mark Tyler - Unified Building Standards Commission
- David Perry - Property Standards Board

Attachments

Mark Tyler - Unified Building Standards Commission
David Perry - Property Standards Board

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: 6/23/16

Name: Mark E. Tyler Phone: [redacted] (Home)

Address: 5809 Harbor Town Dr Phone: _____ (Other)

City, State, Zip: Garland, TX 75044 Email: [redacted]

Resident of Garland for 49 years Resident of Texas for 54 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 1

Have you ever been convicted of a felony? ____ Yes X No

Have you ever been convicted of a Class A misdemeanor? ____ Yes X No

Please list any experience that qualifies you to serve in the areas you have indicated.
Fire & Rescue Officer - City of Dallas for 31 years
Custom Home Builder /Remodeler since 1983
Independent Home Inspector for 18 years
If you have previously served on a City Board or Commission, please specify and list dates of service.
N/A

List civic or community endeavors with which you have been involved.
Garland youth sports volunteer/ board member Garland Pee Wee Football, North Garland Little League
30 year volunteer/contributor for the Muscular Dystrophy Association Fill the Boot Campaign

What is your educational background?
South Garland High School ('80)
Tyler Junior College ('82)
Master Firefighter Certification with The Texas Commission on Fire Protection
What is your occupational experience?
Building code & permit compliance, Fire code inspections & compliance, knowledge of construction, Project management, Customer service, 30+ years Civil service

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

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

___ Board of Adjustment	___ Garland Cultural Arts Commission	___ Parks and Recreation Board
1 Building and Fire Codes Board	___ Garland Youth Council **	3 Plan Commission *
___ Citizens Environmental and Neighborhood Advisory Committee	2 Property Standards Board	___ Plumbing and Mechanical Codes Board
___ Community Multicultural Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Electrical Board		

* *Plan Commission members must live in district* ** *Garland Youth Council has a separate application*

Return completed application to:

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

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GARLAND

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Board & Commission Application

Please Print or Type: PLEASE DO NOT SEND RESUME.

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

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

____ Board of Adjustment	____ Garland Cultural Arts Commission	____ Parks and Recreation Board
____ Building and Fire Codes Board	____ Garland Youth Council**	2 Plan Commission*
____ Citizens Environmental Advisory Committee	1 Property Standards Board	____ Plumbing and Mechanical Board
____ Community Development Advisory Committee	____ Library Board	____ Senior Citizens Advisory Committee
____ Electrical Board		

Full Name: **David Perry**

Home Address: **4010 Wallingford Dr.**
City, State, Zip: **Garland, Texas 75043**
Phone:
E-mail Address: [redacted]
Resident of Garland for: **(21)** years

Bus. Address: **101 N Peak**
City, State, Zip: **Dallas, Texas 75266**
Phone: [redacted]
E-mail Address:
Resident of Texas for **54** years

Are you a registered voter in Dallas County? **X** Yes ____No
Voter Registration No. [redacted] Precinct No.**3700** City Council District No. **3**

Have you ever been convicted of a felony? ____Yes **X** No
Have you ever been convicted of a Class A misdemeanor? ____Yes **X** No

Please list any experience that qualifies you to serve in the areas you have indicated.
Leadership Garland Graduate (Class XVIII); Board Member-Garland's Property Standards Board (Chairman); Board Member -Union Gospel Mission; Internal Auditor (20 plus yrs); DART Transportation Department – Business Manager (Currently).

If you have served on a City Board or Commission, please specify and list dates of service. **7/98 – 12/08 (South Area Implementation Committee). 8/99-Present (Garland's Housing Standards Board)**
List civic or community endeavors with which you have been involved.
Leadership Garland Graduate (Class XVIII); Board Member-Garland's Housing Standards Board; Board Member/Treasurer- Coalition for a Better South Garland; Board Member -Union Gospel Mission

What is your educational background? **(BS) Accounting**

What is your occupational experience? **Internal Auditor (20 plus years); Business Manager (9 years)**

*Plan Commission members must own property within the city.

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

David Perry 8-20-18
Signature of Applicant

FOR OFFICE USE ONLY

Ad Valorem Tax Status_____Current _____Past Due

Status of Utility Accounts_____Current_____Past Due

Suit/Claim Against City Yes_____ No

Signatures

Tax Clerk

Accounting Clerk

City Attorney

City Manager

Date Appointed_____
Appointed By_____
Date Notified_____
Date Disclosure Form Filed _____

Revised 10/2011

DEMOCRACY IN ACTION

The American democratic experience is built upon the foundation of concerned and caring citizens becoming actively involved in local government. Consistent with this principle, Garland's Charter provides for the City Council to utilize citizen volunteers to assist in carrying out the many functions of municipal government by serving on the City's Advisory Boards and Commissions. Please give serious consideration to becoming more involved in helping make Garland the best city possible by applying to serve on a board or commission of your choice. For
further information, call 972-205-2403.

Process For Selection

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. All applicants and incumbents must submit a Board and Commission Application form by July 1. Members of some boards must possess certain technical skills as specified by ordinance. All board and commission members must file a Code of Ethics Disclosure Form with the City Secretary. Applicants will be notified of acceptance by mail after their appointment. Because vacancies may
arise during the year, all applications are kept on file for one year.

Qualifications

The Garland Charter and Code of Ordinances establish certain qualifications that must be met by members of boards and commissions. In addition to special qualifications for service, a board member must:

- have been a resident of the state of Texas for one year and of Garland for six months prior to the date of appointment;
- be a qualified voter at time of appointment;
- not be in arrears on City taxes, utility service charges or other obligations owed the City;
- have not been convicted of a felony;
- have not been convicted of a Class A misdemeanor;
- not be an adversary party to pending litigation against the City. *Revised 10/2011*

Boards and Commissions

Board of Adjustment

•Consists of 9 members
•Meets 3rd Wednesday of every month
•Considers applications for variances to zoning ordinance regulation, hears appeals regarding determinations of the Zoning Administrator, and considers action concerning non-conforming uses

Building and Fire Codes Board

•Consists of 9 members
•Meets on call
•Reviews proposed amendments to Building and Fire Codes and hears appeals on rulings of the Building Official or Fire Chief

Citizens Environmental and Neighborhood Advisory Committee

•Consists of 9 members
•Meets 2nd Wednesday of each month
•Reviews, develops and recommends new and expanded projects to the City Council

Community Multicultural Commission

•Consists of 13 members
•Meets 3rd Thursday of each month
•Researches issues and makes recommendations to Council concerning the City's changing demographic composition and diverse needs

Electrical Board

•Consists of 9 members: 8 members specializing in electrical work and 1 lay person
•Meets on call
•Reviews proposed amendments to Electrical Codes, hears appeals on rulings of the Building Official, administers electrical exams to license electricians, and approves electrical contractors to operate in the city

Garland Cultural Arts Commission

•Consists of 9 members
•Meets quarterly
•Advises on policies of the Arts Center, negotiates contracts for usage of Heritage Park, awards grants to arts groups, and promotes the arts in general

Garland Youth Council

•Consists of 20 members; all high school age
•One-Year Terms
•Meets 2nd Tuesday of every month
•Advises Council of wants and needs of Garland youth and acts as ambassadors for the City of Garland

Property Standards Board

•Consists of 9 members
•Meets 1st Thursday of each month if needed
•Reviews staff recommendations and issues orders requiring repair/demolition and/or civil penalties

Library Board
•Consists of 9 members
•Meets 2nd Monday of every month
•Advises Council on library services and programs

Parks and Recreation Board
•Consists of 9 members
•Meets 1st Wednesday of every month
•Advises on acquisitions, maintenance, operation and use of parks, playgrounds and open spaces

Plan Commission
•Consists of 9 members
•Meets 2nd and 4th Monday each month
•Reviews rezoning applications, subdivision plats and site plans, and advises Council regarding comprehensive planning issues

Plumbing and Mechanical Codes Board
•Consists of 9 members: 7 members
Specializing in the construction industry and 2 lay persons
•Meets on call
•Reviews proposed amendments to Plumbing and Mechanical Codes and hears appeals on rulings of the Building Official

Senior Citizens Advisory Committee
•Consists of 9 members
•Meets 1st Thursday of each month
•Advises Council on senior citizen issues

GARLAND

City Council Regular Session Agenda
Meeting Date: 09/18/2018
Item Title: Boards & Commission Appointments
Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:
Council Member Robert Vera

- Jacobe Chandler - Community Multicultural Commission

Attachments

Jacobe Chandler - Community Multicultural Commission

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AUG 29 2018
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: 8-28-18

Name: JACOBE CHANDLER Phone: N/A (Home)

Address: 4718 FIREWHEEL DR. Phone: [redacted] (Other)

City, State, Zip: GARLAND, TX 75044 Email: [redacted]

Resident of Garland for 6 years Resident of Texas for 24 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 1

Have you ever been convicted of a felony? ____ Yes ✓ No

Have you ever been convicted of a Class A misdemeanor? ____ Yes ✓ No

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

I HAVE A LONG HISTORY OF LIVING IN DIVERSE AREAS PRIOR TO MOVING TO GARLAND.

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

N/A

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

JURY DUTY, VOTING ETC. I ALSO VOLUNTEER AT THE NON PROFIT MEDALS FOR METTLE AND THE KNIGHTS OF COLUMBUS.

What is your educational background?

GRADUATED FROM WIT IN BOSTON, MA WITH A BACHELOR OF SCIENCE IN PROJECT MANAGMENT. SUMMA CUM LAUDE.

What is your occupational experience?

I CURRENTLY WORK AS A CONSTRUCTION MANAGER OVERSEEING THE DEVELOPMENT AND CONSTRUCTION OF MULTIFAMILY PROJECTS IN DFW.

I hereby affirm that all statements herein are true and correct. *Signature of Applicant*

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

- ___ Board of Adjustment
- ___ Building and Fire Codes Board
- ___ Citizens Environmental and Neighborhood Advisory Committee
- 1 Community Multicultural Commission
- ___ Electrical Board
- ___ Garland Cultural Arts Commission
- ___ Garland Youth Council **
- 2 Housing Standards Board
- ___ Library Board
- ___ Parks and Recreation Board
- 3 Plan Commission *
- ___ Plumbing and Mechanical Codes Board
- ___ Senior Citizens Advisory Committee

* *Plan Commission members must live in district* ** *Garland Youth Council has a separate application*

Return completed application to:

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

Revised 03/2015

Courtney Vanover 8/29/18